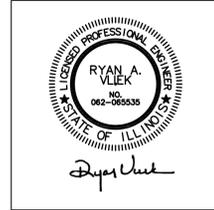


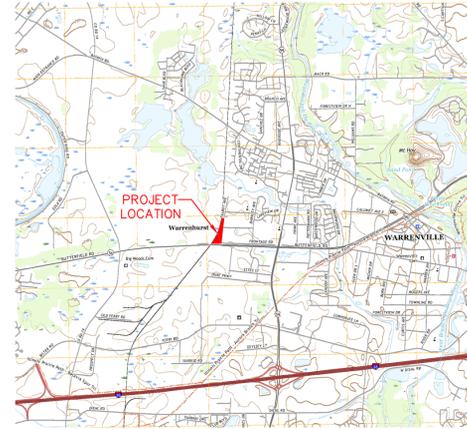
SITE ENGINEER

INGENAE, LLC
 301 N. MAIN STREET, SUITE B
 SOUTH BEND, IN 46601
 TEL: 574.400.2167



THIS PORTION OF THE TECHNICAL SUBMISSION DESCRIBED BELOW HAS BEEN PREPARED UNDER THE DIRECT SUPERVISION AND RESPONSIBLE CHARGE OF THE UNDERSIGNED.

SIGNATURE: *Ryan A. Vliek*
 NAME: RYAN A. VLEK
 DISCIPLINE: PROFESSIONAL ENGINEER
 ILLINOIS REGISTRATION NO.: 062-065535
 SHEETS COVERED BY THIS SEAL: C.1, C.4, C.5, C.6, C.7, C.8, C.9, C.10, C.13
 DATE OF ISSUE: JULY 02, 2025
 DATE OF LICENSE EXPIRATION: NOVEMBER 30, 2025



LOCATION MAP
 WARRENVILLE, IL; DUPAGE COUNTY;
 WINFIELD TOWNSHIP
 S33; T39N; R9E

DRAWING INDEX

- C.0 TITLE SHEET
- C.1 SURVEY
- C.2 SURVEY
- C.3 SURVEY
- C.4 SITE INFORMATION AND GENERAL DETAILS
- C.5 GENERAL NOTES
- C.6 SOIL EROSION CONTROL PLAN
- C.7 SITE DEMOLITION PLAN
- C.8 SITE PLAN
- C.9 SITE GRADING AND UTILITY PLAN
- C.10 STANDARD WATER DETAILS
- C.11 CITY OF WARRENVILLE UTILITY STANDARDS
- C.12 SITE LIGHTING PLAN
- C.13 SITE LANDSCAPE PLAN



301 N. Main Street, Suite B
 South Bend, IN 46601
 www.ingenae.com

UTILITY CONTACTS

ELECTRIC
 COMED
 TEL: 866.639.3532

GAS
 NICOR
 TEL: 888.642.6748

TELEPHONE
 COMCAST
 TEL: 630.473.7564

WATER
 CITY OF WARRENVILLE PUBLIC WORKS
 TEL: 630.393.9050

SEWER
 CITY OF WARRENVILLE PUBLIC WORKS
 TEL: 630.393.9050

STORMWATER
 COMMUNITY DEVELOPMENT DEPARTMENT
 TEL: 630.393.9050

Submissions / Revisions:	Date:
1	ISSUED FOR MUNICIPAL REVIEW 04/30/25
2	ISSUED FOR MUNICIPAL REVIEW 07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	



48 HOURS BEFORE YOU DIG
 (EXCLUDING SAT., SUN., & HOL.)
 800-892-0123 OR 811

TRUCK SERVICE

3S286 TALBOT AVENUE

WARRENVILLE, IL 60555

Project Name & Location:

TRUCK SERVICE

3S286 TALBOT AVENUE
 WARRENVILLE, IL 60555
 DUPAGE COUNTY, IL

Copyright © 2025
 ingenae, LLC
 www.ingenae.com

DO NOT SCALE PLANS
 Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name:

TITLE SHEET

Date:	07/02/2025	Project No.:	MRM001-D25
Type:	SITE	Drawing No.:	C.0
Drawn By:	DPW		
Approved By:	RAV		
Scale:	AS NOTED		

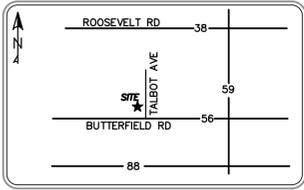
ALTA/NSPS LAND TITLE SURVEY

3S286 TALBOT AVENUE, WARRENVILLE, IL 60555

PARCELS 4, 5 AND 6 IN TUCKER'S SUBDIVISION OF THAT PART OF THE NORTHEAST 1/4 AND THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT THE QUARTER SECTION CORNER ON THE NORTH LINE OF SAID SECTION; THENCE SOUTH ON QUARTER LINE 16.14 CHAINS; THENCE SOUTH 81 DEGREES EAST 5.68 CHAINS; THENCE SOUTH 7 DEGREES WEST 86 LINKS FOR A PLACE OF BEGINNING; THENCE SOUTH 7 DEGREES WEST 15.91 CHAINS TO CENTER OF WARRENVILLE ROAD AND BIG WOODS ROAD; THENCE SOUTH 89 DEGREES WEST ALONG CENTER OF SAID ROAD 4.91 CHAINS TO THE EAST LINE OF LANDS OF THE ELGIN JOLIET AND EASTERN RAILROAD COMPANY; THENCE NORTHERLY ALONG THE EAST LINE OF SAID RAILROAD LAND AND PARALLEL WITH THE CURVED LINE OF SAID RAILROAD TRACKS 17.80 CHAINS TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING SOUTH OF A LINE DRAWN PARALLEL WITH AND 190.88 FEET NORTH OF THE CENTER LINE OF OLD WARRENVILLE BIG WOODS ROAD AS MEASURED ON SAID WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, IN DUPAGE COUNTY, ILLINOIS; TOGETHER WITH THE EASTERLY 179.78 FEET AS MEASURED ON THE NORTH AND SOUTH LINES THEREOF, OF THAT PART OF THE NORTH 1/2 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF THE ELGIN JOLIET AND EASTERN RAILROAD, WEST OF THE WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, A SUBDIVISION IN SAID SECTION 33 AND SOUTH OF A LINE DRAWN PARALLEL WITH AND 190.88 FEET NORTH OF THE CENTER LINE OF OLD WARRENVILLE BIG WOODS ROAD, AS MEASURED ON SAID WEST LINE OF ROBERT BARTLETT'S GREEN ACRES, IN DUPAGE COUNTY, ILLINOIS; ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 3, 2023 AS DOCUMENT NO. R2023-041604, IN DUPAGE COUNTY, ILLINOIS.

PIN: 04-33-203-010

PAGE 1 OF 3

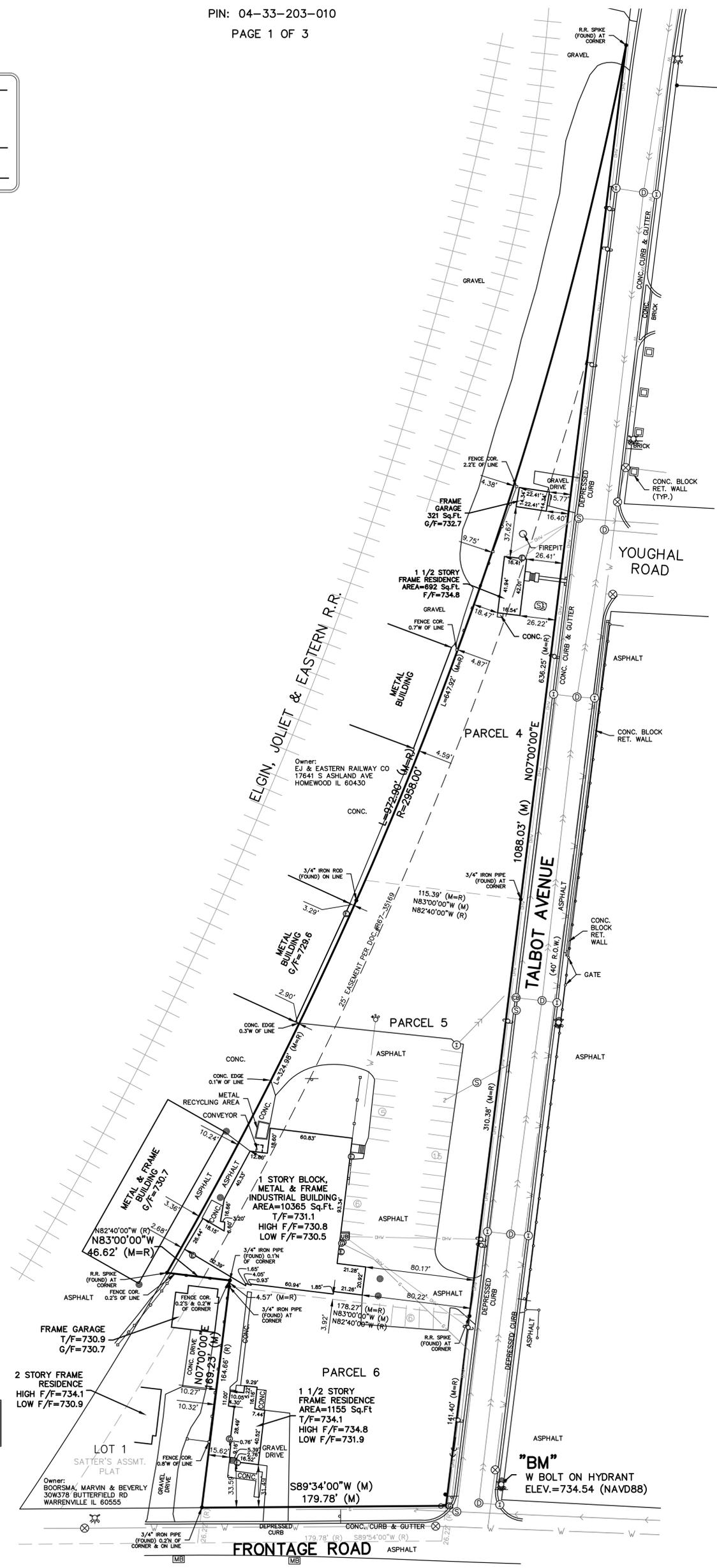
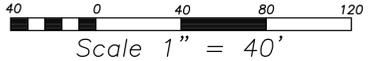


BASIS FOR BEARINGS:
THE BASIS FOR BEARINGS SHOWN HEREON IS THE PLAT OF SUBDIVISION OF "TUCKER'S SUBDIVISION" RECORDED ON JULY 3, 2023 AS DOCUMENT NO. R2023-041604, IN DUPAGE COUNTY, ILLINOIS.

General Notes
TOTAL BUILDING AREA = 12533 Sq.Ft.
PROPERTY AREA = 108221 Sq.Ft. or 2.484 Acres±
REGULAR PARKING SPACES = 32
HANDICAP PARKING SPACES = NOT DELINEATED
No evidence of recent earth moving work, building construction or additions observed in the process of conducting field work on site.
No evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

FLOOD NOTE:
BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17043C01294, EFFECTIVE DATE: 08/01/2019, THE PROPERTY PLATTED HEREON IS LOCATED IN ZONE X AREA OF MINIMAL FLOOD HAZARD.

ALTA/NSPS CERTIFICATION:
1. Big Timber Farms, LLC
2. CHICAGO TITLE INSURANCE COMPANY
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WAS MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7a, 7b1, 8, 9, 13 AND 16 OF TABLE "A" THEREOF.
THE FIELD WORK WAS COMPLETED ON 02/04/2025
DATE OF PLAT OR MAP: 02/10/2025
(SIGNED) _____
ILLINOIS LAND SURVEYOR NO. 3251, LICENSE EXPIRES 11/30/26
ILLINOIS DESIGN FIRM NO. 184-007260
REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.



SYMBOL LEGEND	
(M)	STORM MANHOLE
(C)	CATCH BASIN
(I)	INLET
(V)	WATER VALVE VAULT
(W)	WATER VALVE
(H)	HYDRANT
(B)	B-BOX
(S)	SANITARY MANHOLE
(E)	ELECTRIC METER
(G)	GAS METER
(U)	UTILITY BOX
(P)	UTILITY POLE
(W)	WIRE
(S)	SIGN
(M)	MAILBOX
(P)	STEEL POST
(M)	MONUMENTATION

LINE LEGEND	
(---)	WOOD FENCE
(---)	CHAINLINK FENCE
(---)	BURIED GAS LINE
(---)	OVERHEAD WIRES
(---)	WATER MAIN
(---)	SANITARY SEWER
(---)	STORM SEWER

ORDERED BY: INGENAE, LLC FILE NO. 240911-01

POLENA ENGINEERING LLC
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-007260
POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKA SURVEYING

ALTA/NSPS LAND TITLE SURVEY

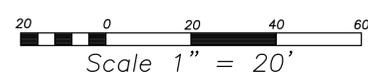
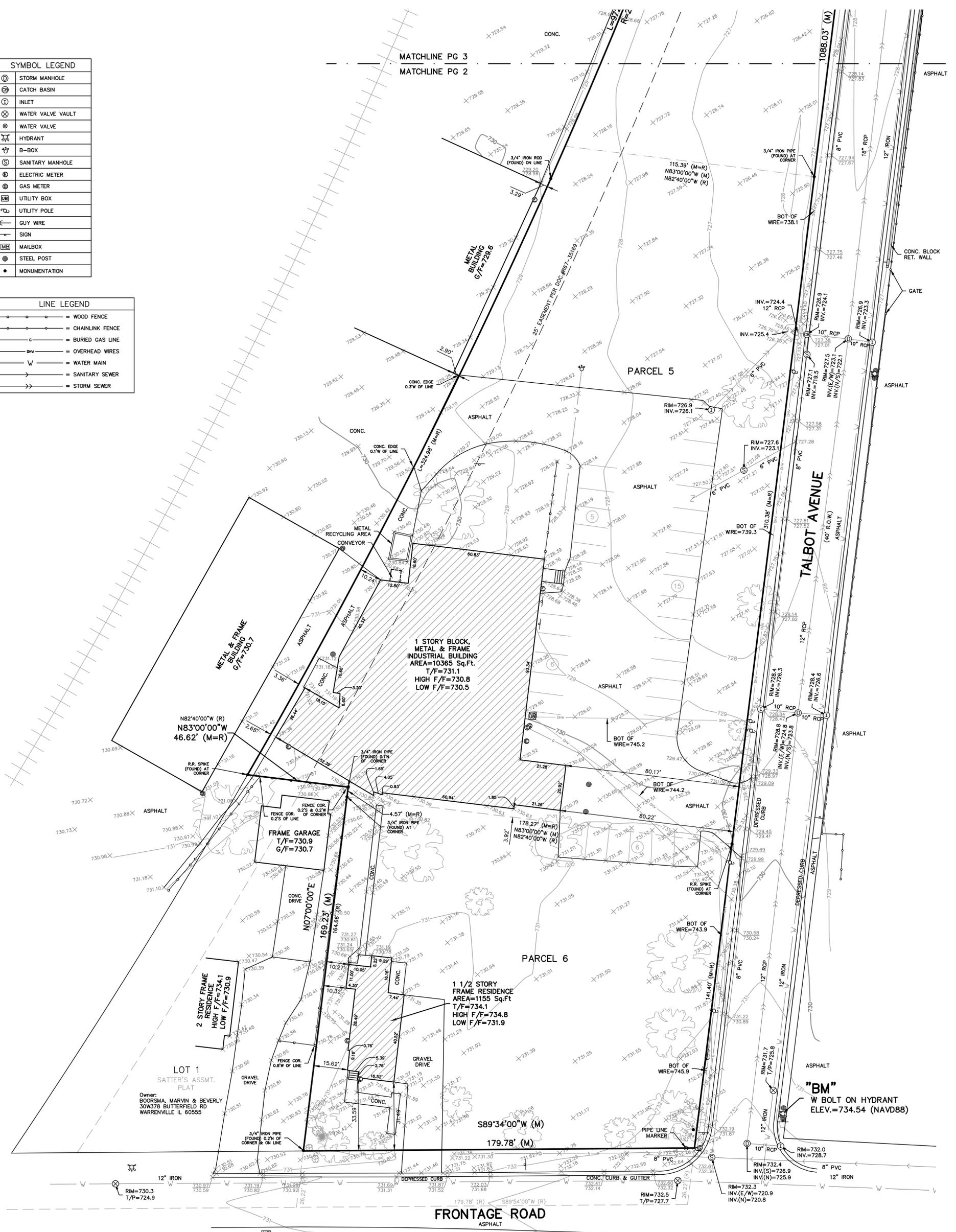
3S286 TALBOT AVENUE, WARRENVILLE, IL 60555

PIN: 04-33-203-010
PAGE 2 OF 3 (TOPOGRAPHY)

BASIS FOR BEARINGS:
THE BASIS FOR BEARINGS
SHOWN HEREON IS THE PLAT
OF SUBDIVISION OF "TUCKER'S
SUBDIVISION" RECORDED ON
JULY 3, 2023 AS DOCUMENT
NO. R2023-041604, IN
DUPAGE COUNTY, ILLINOIS.

SYMBOL LEGEND	
⊕	STORM MANHOLE
⊙	CATCH BASIN
⊖	INLET
⊗	WATER VALVE VAULT
⊕	WATER VALVE
⊕	HYDRANT
⊕	B-BOX
⊕	SANITARY MANHOLE
⊕	ELECTRIC METER
⊕	GAS METER
⊕	UTILITY BOX
⊕	UTILITY POLE
⊕	GUY WIRE
⊕	SIGN
⊕	MAILBOX
⊕	STEEL POST
•	MONUMENTATION

LINE LEGEND	
—	WOOD FENCE
—	CHAINLINK FENCE
—	BURIED GAS LINE
—	OVERHEAD WIRES
—	WATER MAIN
—	SANITARY SEWER
—	STORM SEWER



ORDERED BY: INGENAE, LLC FILE NO. 240911-01

POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-00760

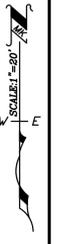
POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPIK DESIGN, AND MIONSKO SURVEYING

ALTA/NSPS LAND TITLE SURVEY

3S286 TALBOT AVENUE, WARRENVILLE, IL 60555

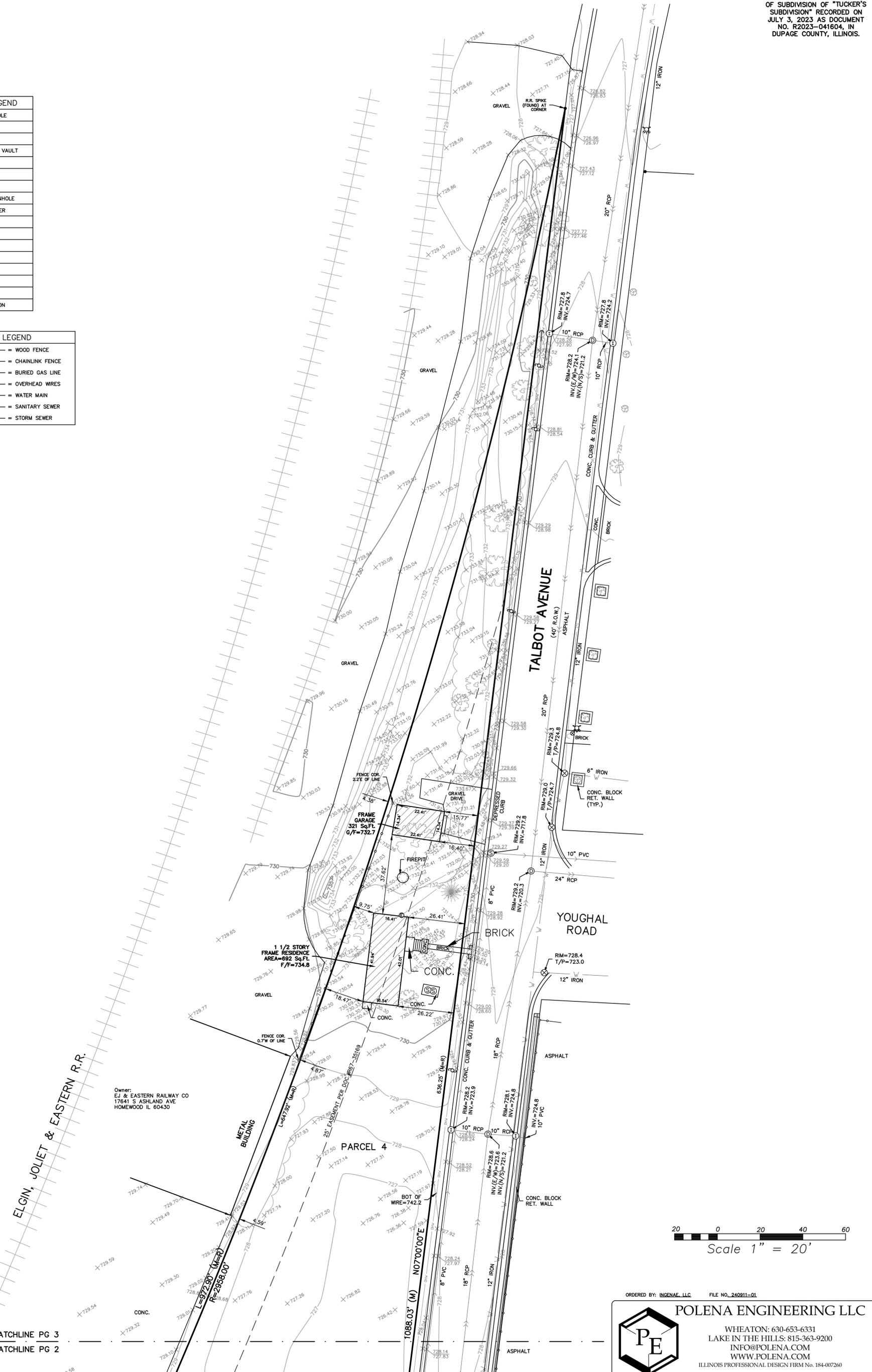
PIN: 04-33-203-010
PAGE 3 OF 3 (TOPOGRAPHY)

BASIS FOR BEARINGS:
SHOWN HEREON IS THE PLAT
OF SUBDIVISION OF "TUCKER'S
SUBDIVISION" RECORDED ON
JULY 3, 2023 AS DOCUMENT
NO. R2023-041604, IN
DUPAGE COUNTY, ILLINOIS.

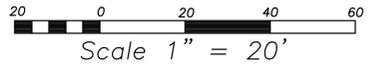


SYMBOL LEGEND	
	STORM MANHOLE
	CATCH BASIN
	INLET
	WATER VALVE VAULT
	WATER VALVE
	HYDRANT
	B-BOX
	SANITARY MANHOLE
	ELECTRIC METER
	GAS METER
	UTILITY BOX
	UTILITY POLE
	GUY WIRE
	SIGN
	MAILBOX
	STEEL POST
	MONUMENTATION

LINE LEGEND	
	WOOD FENCE
	CHAINLINK FENCE
	BURIED GAS LINE
	OVERHEAD WIRES
	WATER MAIN
	SANITARY SEWER
	STORM SEWER



Owner:
EJ & EASTERN RAILWAY CO
17641 S ASHLAND AVE
HOMEWOOD IL 60430



MATCHLINE PG 3
MATCHLINE PG 2

ORDERED BY: INGENAE, LLC FILE NO. 240911-01

POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKE SURVEYING

LEGEND – SURVEY

SYMBOL LEGEND	
⊕	STORM MANHOLE
⊗	CATCH BASIN
⊙	INLET
⊗	WATER VALVE VAULT
⊗	WATER VALVE
⊕	HYDRANT
⊕	B-BOX
⊕	SANITARY MANHOLE
⊕	ELECTRIC METER
⊕	GAS METER
⊕	UTILITY BOX
⊕	UTILITY POLE
←	GUY WIRE
⊕	SIGN
⊕	MAILBOX
⊕	STEEL POST
●	MONUMENTATION

LINE LEGEND	
—○—○—○—	WOOD FENCE
—○—○—○—	CHAINLINK FENCE
—○—○—○—	BURIED GAS LINE
—○—○—○—	OVERHEAD WIRES
—W—	WATER MAIN
—S—	SANITARY SEWER
—>>—	STORM SEWER

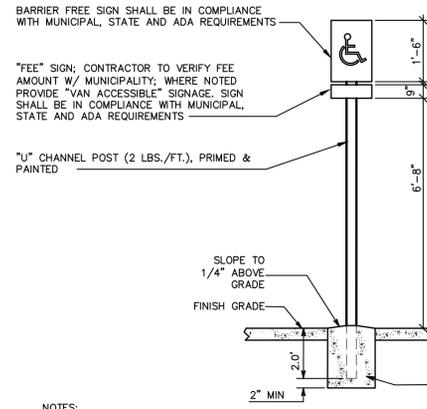
LEGEND – PROPOSED

---	EXISTING CONTOUR LINE
---	PROPOSED CONTOUR LINE
X 728.00	EXISTING SPOT ELEVATION
X 728.00 FG	PROPOSED SPOT ELEVATION AT PAVEMENT
X 728.00 BC	PROPOSED SPOT ELEVATION AT FINISH GRADE
X 728.00 C	PROPOSED SPOT ELEVATION AT BACK OF CURB
X 728.00 G	PROPOSED SPOT ELEVATION AT TOP OF CONCRETE
X 728.00 EX	PROPOSED SPOT ELEVATION AT GUTTER
X 728.00 MATCH 728.00 EXIST.	EXISTING SPOT ELEVATION AT PAVEMENT
●	PROPOSED PARKING LOT LIGHT FIXTURES
5	PROPOSED PARKING SPACE COUNT
---	PROPOSED LOT BOUNDARY LINE
---WTR---	PROPOSED WATER SERVICE LINE
○ F	FABRIC DROP INLET PROTECTION (TO BE REMOVED AFTER CONSTRUCTION)
(SF)	SILT FENCE (SEDIMENT FENCE)
---	SAWCUT LINE / REMOVAL LIMITS
⌒	CULVERT INLET PROTECTION
■	PROPOSED PAVEMENT AREA
▨	SAWCUT AND REMOVE ALL EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PAVEMENT, FULL DEPTH AND WASTE OFF-SITE UNLESS OTHERWISE NOTED
🌳	PROPOSED DECIDUOUS TREE
▨	PROPOSED AREA TO BE GRADED AND SEEDED

RECOMMENDED MATERIALS FOR PAVEMENT DESIGN

FLEXIBLE PAVEMENT DESIGN		
PAVEMENT SECTION	THICKNESSES ¹	STATE DEPARTMENT OF TRANSPORTATION SPECIFICATION ²
	PAVEMENT AREAS	
BITUMINOUS COURSES:	SURFACE	SECTION 403 CLASS 1
	BINDER	CLASS 1
DENSE – GRADED AGGREGATE BASE COURSE MATERIALS: ³		SECTION 402
	COARSE AGGREGATE	CA 6

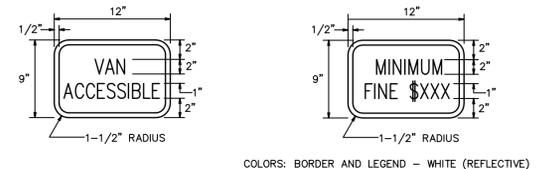
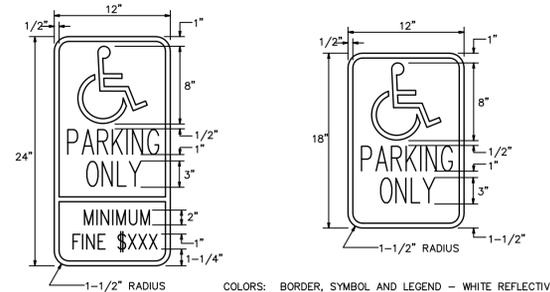
NOTES:
 1. REFERS TO COMPACTED THICKNESS.
 2. CURRENT ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS"
 3. MATERIAL TO BE USED IS BASED LARGELY ON LOCAL AVAILABILITY. RECOMMENDED THICKNESS VARY DEPENDING ON MATERIAL SELECTED.



- NOTES:
- SIGN SHALL BE CONSTRUCTED OF ALUMINUM, 0.062" MINIMUM THICKNESS.
 - LETTERING, SYMBOL AND BORDER SHALL BE REFLECTORIZED WHITE, ON A BLUE BACKGROUND.
 - LETTERING SHALL BE 1 INCH AND 2 INCHES HIGH.
 - WHERE SPACE IS DESIGNED FOR VAN ACCESSIBILITY, A SIGN "VAN ACCESSIBLE" SHALL BE INSTALLED.
 - MINIMUM VAN ACCESSIBLE VERTICAL CLEARANCE IS 8'-2".
 - BLUE COLOR SHALL MATCH COLOR NO. 15090 IN THE FEDERAL STANDARD 595a AS SPECIFIED IN SECTION 522(b)2
 - ALL CUTTING, DRILLING OR OTHER POLE MODIFICATION SHALL BE PAINTED WITH GALVANIZING PAINT. ALL BOLTS, NUTS AND WASHERS SHALL BE STAINLESS STEEL.
 - MOUNTING HEIGHT TO BE VERIFIED BY CONTRACTOR AND SHALL BE IN COMPLIANCE WITH LOCAL MUNICIPAL AND STATE REQUIREMENTS.

ACCESSIBILITY PARKING SIGN

SCALE: N.T.S.



- NOTES:
- ACCESSIBLE PARKING SIGN TO BE CENTERED AT INTERIOR END OF THE PARKING STALL.
 - SIGNS SHALL BE CONSTRUCTED OF ALUMINUM, 0.090" MIN. THICKNESS AND CONFORMING TO STRENGTH AND DURABILITY PROPERTIES SPECIFIED IN ASTM B209 FOR 5005-H15. ATTACH TO STEEL PIPE WITH (2)202" TAMPERPROOF BOLTS.
 - SEE ACCESSIBLE SIGN DETAIL FOR MOUNTING REQUIREMENTS.
 - FINES DETERMINED BY MUNICIPALITY.

ACCESSIBILITY PARKING SIGNS

SCALE: N.T.S.

IngenAE
 301 N. Main Street, Suite B
 South Bend, IN 46601
 www.ingenae.com

Submissions / Revisions:	Date:
1	ISSUED FOR MUNICIPAL REVIEW 04/30/25
2	ISSUED FOR MUNICIPAL REVIEW 07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Project Name & Location:
TRUCK SERVICE
 3S286 TALBOT AVENUE
 WARRENVILLE, IL 60555
 DUPAGE COUNTY, IL

Copyright © 2025
 ingenae LLC
 www.ingenae.com

DO NOT SCALE PLANS
 Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name:
SITE INFORMATION AND GENERAL DETAILS

Date: 07/02/2025	Project No. MRM001-D25
Type: SITE	Drawing No. C.4
Drawn By: DPW	
Approved By: RAV	
Scale: AS NOTED	

GENERAL SITE NOTES:

- PRIOR TO BIDDING THE PROJECT, CONTRACTOR SHALL VISIT THE JOB SITE, CONTACT ALL REGULATORY AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION AND VERIFY ALL EXISTING AND PROPOSED SITE CONDITIONS, UTILITY LOCATIONS, ETC. TO UNDERSTAND ALL CONDITIONS THAT WILL AFFECT AND THAT ARE INVOLVED WITH THIS PROJECT. REFER TO THE GEOTECHNICAL EXPLORATION AND PHASE I ENVIRONMENTAL SITE ASSESSMENT REPORTS PREPARED SPECIFICALLY FOR THIS SITE FOR ADDITIONAL INFORMATION.
- ALL WORK SHALL BE VERIFIED WITH THE MUNICIPALITY, COUNTY, STATE AND UTILITY COMPANIES, AND SHALL CONFORM TO ALL MUNICIPAL, COUNTY, STATE AND UTILITY COMPANY REQUIREMENTS AND SPECIFICATIONS.
- ALL PROPOSED WORK WITHIN THE DEPARTMENT OF TRANSPORTATION'S RIGHT-OF-WAY SHALL CONFORM TO DOT LAWS, RULES, REGULATIONS, SPECIFICATIONS, AND RECOMMENDATIONS.
- ALL IMPROVEMENTS SHOWN OR SPECIFIED, WHETHER NOTED "PROPOSED" OR NOT, ARE PART OF THIS PROJECT AND THE RESPONSIBILITY OF THE CONTRACTOR.
- DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN FIELD.
- THE CIVIL SITE DESIGN DOCUMENTS SHALL TAKE PRECEDENCE OVER THE GENERAL CONSTRUCTION SPECIFICATIONS AND GEOTECHNICAL REPORT RECOMMENDATIONS.
- ALL MATERIAL QUANTITIES PROVIDED ON THE SITE DEVELOPMENT DOCUMENTS ARE ESTIMATED AND NOT INTENDED TO GOVERN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT QUANTITY OF MATERIALS AND APPURTENANCES NECESSARY TO INSURE THE COMPLETION OF THIS PROJECT.
- THE PROPOSED BUILDING ENTRY, SIDEWALK, AND ADJACENT CONCRETE ARE THE DESIGN OF THE ARCHITECT. THE GENERAL DESIGN INFORMATION PROVIDED WITHIN THESE AREAS ARE SUPPLEMENTAL TO THE ARCHITECTURAL CONSTRUCTION DOCUMENTS. REFER TO THE ARCHITECTURAL PLANS FOR DESIGN INFORMATION REGARDING THE ACCESSIBILITY DESIGN, INCLUDING BARRIER FREE RAMPS AND DETECTABLE WARNING STRIPS. THE AREAS ADJACENT TO THE BUILDING ENTRY AND TRUCK DOCK AREAS, WHERE ASPHALT AND CONCRETE MATERIALS ADJUT, THE PROPOSED SPOT ELEVATION REFERS TO THE FINISHED ELEVATION OF BOTH ADJUTING MATERIALS. SEE ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE MUNICIPALITY TO ARRANGE FOR PRE-CONSTRUCTION MEETINGS AS MAY BE REQUIRED.
- THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED IN CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND ANY PLANS PREPARED BY OTHERS TO THE ATTENTION OF THE ENGINEER AND ARCHITECT OF RECORD.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, APPLICATIONS, PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, UTILITY SERVICE INSTALLATIONS, INSPECTIONS AND ANY OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY. ALL ASSOCIATED FEES SHALL BE PAID IN FULL BY ??? INC. DIRECTLY. CONTRACTOR SHALL COORDINATE ALL FEE AMOUNTS AND PAYMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC AS MAY BE REQUIRED DURING ALL PHASES OF DEMOLITION AND/OR CONSTRUCTION. CONTRACTOR SHALL ALSO PROVIDE TRAFFIC CONTROL FOR ANY CONSTRUCTION ADJACENT TO OR WITHIN A PUBLIC ROADWAY OR CONTROLLING TRAFFIC ENTERING OR LEAVING A PUBLIC STREET. TRAFFIC CONTROL SHALL BE PROVIDED PER THE LATEST MUTCD STANDARDS AND PER APPLICABLE SECTIONS OF THE STATE OR LOCAL DEPARTMENT OF TRANSPORTATION STANDARD DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION WITHIN THE RIGHT-OF-WAY AND LANE CLOSURES WITH THE MUNICIPALITY AND ANY OTHER GOVERNING AGENCIES AT LEAST ONE WEEK IN ADVANCE OF THE BEGINNING OF CONSTRUCTION.
- RECORD DRAWINGS (AS-BUILT DOCUMENTS): THE CONTRACTOR IS RESPONSIBLE FOR RECORD DRAWINGS (AS-BUILT DOCUMENTS) AS REQUIRED BY AND TO THE SATISFACTION OF THE OWNER, MUNICIPALITY AND/OR ANY OTHER REGULATORY AGENCY AS MAY BE NECESSARY, UPON COMPLETION OF EACH PHASE OF CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR THE RECORD DRAWINGS (AS-BUILT DOCUMENTS) TO BE PREPARED AND CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR.
- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND ARCHITECT OF RECORD PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO CLARIFICATION OR REDESIGN MAY OCCUR.
- REFER TO THE ATTACHED CIVIL DRAWINGS AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION. (ARCHITECTURAL DRAWINGS INCLUDE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DOCUMENTS)

GENERAL EARTHWORK NOTES:

- THE CONTRACTOR SHALL REMOVE ALL EXISTING IMPROVEMENTS AND EXCAVATE TO VIRGIN SOIL UNLESS OTHERWISE NOTED.
- ANY CONTAMINATED SOIL DISCOVERED DURING EXCAVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS.
- THE CONTRACTOR SHOULD NOTE THAT MACHINE GRADING SHALL INCLUDE THE REMOVAL OF ALL TREES, PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE THESE UTILITIES CROSS. A "WATER MAIN QUALITY" CASING SHALL BE INSTALLED ON EITHER THE WATER OR SEWER PIPE WHERE WATER LINES CROSS UNDER ANY STORM OR SANITARY SEWER LINE. "WATER MAIN QUALITY" CASING SHALL BE INSTALLED CENTERED AND EXTENDED TO 10 FT BOTH DIRECTIONS AT EACH CROSSING. C-900 PVC IS ALLOWED AS CASING PIPE. SEE STANDARD WATER DETAILS PAGE FOR MORE INFORMATION.
- ALL FILL FOR THIS PROJECT MUST BE OBTAINED AND FURNISHED BY THE CONTRACTOR. ALL REQUIRED FILL SHALL BE SELECTED EXCAVATED MATERIAL OBTAINED OFF-SITE FROM A LOCAL SOURCE OR ON-SITE IF THE EXISTING SOIL IS ACCEPTABLE. ALL EXCESS FILL SHALL BE REMOVED FROM SITE BY THE CONTRACTOR. NO BORROW OR SOIL REMOVAL ARRANGEMENTS HAVE BEEN PREARRANGED FOR THIS PROJECT, AND SHALL BE THE TOTAL RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL REMOVE AND STOCKPILE ALL TOPSOIL AND BLACK ORGANIC SOILS ON SITE. THE TOPSOIL AND BLACK ORGANIC SOIL CAN BE USED IN THE REGRADING OF AREAS TO BE SEEDED, SOODED OR LANDSCAPED ONLY. THIS MATERIAL IS NOT TO BE USED AS FILL UNDER BUILDING, PAVEMENT OR CURBED AREAS. REMOVAL OF ANY EXCESS SOIL OFF THE SITE SHALL BE THE CONTRACTORS RESPONSIBILITY.
- FILL SHOULD BE PLACED IN UNIFORM LAYERS OF NOT MORE THAN 8 INCHES IN THICKNESS EACH AND ADEQUATELY KEVED INTO STRIPPED AND SCARIFIED SOILS. ALL FILL UNDER BUILDING, PAVEMENT AND WITHIN 20 FEET OF BUILDING AND PARKING AREAS SHALL BE COMPACTED TO ACHIEVE A DENSITY OF NOT LESS THAN 98 PERCENT STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY. ALL LANDSCAPE AND LAWN AREAS SHALL BE COMPACTED TO 90 PERCENT MAXIMUM DRY DENSITY PER ASTM D 1557 (MODIFIED PROCTOR). ALL FILL MATERIAL SHOULD BE AT APPROXIMATELY THE OPTIMUM MOISTURE CONTENT DURING COMPACTION. FURTHERMORE, FILL MATERIAL SHOULD NOT BE FROZEN NOR BE PLACED ON A FROZEN BASE. IT IS RECOMMENDED THAT ALL EARTHWORK AND SITE PREPARATION ACTIVITIES BE CONSTRUCTED UNDER ADEQUATE SUPERVISION AND PROPERLY CONTROLLED IN THE FIELD BY A GEOTECHNICAL ENGINEERING TESTING FIRM. COMPACTION OF ANY FILL BY FLOODING IS NOT ACCEPTABLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DEWATERING AND TEMPORARY SHORING THAT MAY BE REQUIRED DURING CONSTRUCTION.
- TRENCH EXCAVATION REQUIRING SHEETING, SHORING OR OTHER STABILIZING DEVICES SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND MEET ALL O.S.H.A. REQUIREMENTS. ALL EXCAVATIONS SHALL MAINTAIN SAFE SIDE SLOPES IN ACCORDANCE WITH LOCAL, STATE AND O.S.H.A. REQUIREMENTS.
- IF ROCK IS ENCOUNTERED DURING CONSTRUCTION, WHICH HAS NOT BEEN PREVIOUSLY DISCOVERED AND/OR IDENTIFIED, THE CONTRACTOR SHALL CONTACT THE CLIENT PRIOR TO REMOVAL.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEEDING ON STOCKPILES AND ALL OTHER AREAS OF THE SITE THAT WILL REMAIN UNDISTURBED FOR 30 DAYS OR MORE.
- SOILS EXPOSED IN THE BASE OF ALL FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGES IN CONDITION SUCH AS FROM DISTURBANCE, RAIN AND FREEZING. SURFACE RUN-OFF WATER SHOULD BE DRAINED AWAY FROM THE EXCAVATION AND NOT ALLOWED TO POND. IF POSSIBLE, ALL FOOTING CONCRETE SHOULD BE POURED THE SAME DAY THE EXCAVATION IS MADE. IF THIS IS NOT PRACTICAL, THE FOOTING EXCAVATIONS SHOULD BE ADEQUATELY PROTECTED.
- THE CONTRACTOR SHALL REMOVE AND REPLACE WITH CONTROLLED FILL ANY AREAS THAT HAVE BEEN SOFTENED BY RAINS, FREEZING, CONSTRUCTION EQUIPMENT, ETC.
- THE CONTRACTOR SHALL INSTALL PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT, AS REQUIRED.
- THE CONTRACTOR SHALL STAGE THE GRADING AND UTILITY CONSTRUCTION SO THAT THE EXISTING STORM WATER FLOW FROM THE SURROUNDING PROPERTIES SHALL NOT BE IMPEDED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EXISTING DRAINAGE PATTERNS, AND SHALL RESOLVE ANY DRAINAGE PROBLEMS ON ADJACENT PROPERTIES WHICH MAY RESULT FROM THE CONTRACTOR'S ACTIVITIES.
- THE CONTRACTOR SHALL PERPETUATE ANY SUBSURFACE STORM WATER DRAINS ENCOUNTERED DURING CONSTRUCTION AS DIRECTED BY THE OWNER AND AS APPROVED BY THE MUNICIPALITY.
- THE CONTRACTOR SHALL GRADE ALL ASPHALT/CONCRETE PAVEMENT, SIDEWALK, CONCRETE CURB AND GUTTER AND LANDSCAPE AREAS UNIFORMLY BETWEEN PROPOSED SPOT ELEVATIONS/CONTOURS. CONTRACTOR SHALL GRADE FROM PROPOSED SPOT ELEVATIONS/CONTOURS TO THE EXISTING GRADE AT THE LIMITS OF CONSTRUCTION AT A MAXIMUM SLOPE OF 1V TO 4H UNLESS OTHERWISE NOTED.
- REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR EXISTING SOILS INFORMATION.

ASPHALT AND CONCRETE PAVEMENT NOTES:

- ASPHALT BINDER MATERIAL FOR THIS PROJECT SHALL MEET THE MOST RECENT DOT STANDARDS AND SPECIFICATIONS.
- ASPHALT SHALL ONLY BE PLACED WHEN THE OUTSIDE TEMPERATURE IS 45 DEGREES F OR RISING. ASPHALT SHALL NEVER BE PLACED ON FROZEN MATERIAL, DURING MEDIUM OR HEAVY PRECIPITATION OR WHEN PRECEDING PRECIPITATION HAS SATURATED THE SUBBASE AND/OR SUBGRADE.
- ALL SURFACES THAT WILL ABUT THE NEW ASPHALT SHALL BE TACK COATED PRIOR PLACEMENT OF ASPHALT INCLUDING CURBS, GUTTER, EXISTING ASPHALT AND STRUCTURES. TACK COAT SHALL BE APPLIED NEATLY TO MATCH THE LINES AND GRADES OF THE PROPOSED ABUTTING ASPHALT AT A MINIMUM RATE OF .05 TO .15 GALLONS PER SQUARE YARD. TACK COAT PROCEDURE SHALL MEET ALL DOT STANDARDS AND SPECIFICATIONS.
- ASPHALT SHALL BE PLACED IN LAYERS EQUAL TO THOSE SPECIFIED THICKNESS OF EACH LAYER OR THE THICKNESS OF ALL LAYERS COMBINED SHALL NOT VARY MORE THAN ¼ INCH FOR THICKNESS OF 0 TO 4 INCHES AND ½ INCH FOR THICKNESS OF 4 INCHES OR GREATER, FROM THOSE SPECIFIED ON THE DRAWINGS. IF MORE THAN 60% OF THE TEST CORES SAMPLED FAIL TO EQUAL OR EXCEED THE REQUIRED DEPTH, THE PAVEMENT SHALL BE CONSIDERED FAILED AND BE SUBJECT TO REPAIRS, REPLACEMENT OR REASONABLE COMPENSATION OF WHICH THE CONTRACTOR WILL BEAR ALL COSTS. THE ASPHALT SHALL ALSO BE TESTED FOR SMOOTHNESS BY LAYING A 16 FOOT STRAIGHT EDGE ON THE PAVEMENT AND VERIFYING THAT THERE ARE NO GAPS GREATER THAN ¼ INCH IN ANY DIRECTION.
- THE CONCRETE MIX SHALL BE 4000 PSI AT 28 DAYS MADE WITH TYPE I OR TYPE II CEMENT, PER ASTM C 150, AND AGGREGATE MEETING STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS. SLUMP FOR SUP FORMING SHALL BE 1 INCH +/- ½ INCH AND FOR FORMED CONCRETE THE SLUMP SHALL BE 3 INCH +/- 1 INCH. AIR ENTRAINMENT MIXTURE SHALL MEET THE REQUIREMENTS OF ASTM C 260 4% +/- 1 ½% FOR SUP FORM WORK AND 6% +/- 1 ½% FOR FORMED AND PLACED CONCRETE. WATER REDUCING AGENT SHALL CONFORM TO ASTM C 494, TYPE A. CURING COMPOUNDS SHALL CONFORM TO ASTM C309, TYPE I, CLASS A MOISTURE LOSS OF NOT MORE THAN .055 GR/SQCM WHEN APPLIED AT 200 SO FT PER GALLON.
- ALL SIDEWALKS, GUTTERS AND CURBS SHALL BE PLACED ON COMPACTED SUBBASE, CONSISTENT WITH THE PAVEMENT SUBBASE. SIDEWALKS AND GUTTERS SHALL BE PLACED ON A MINIMUM OF 6 INCHES OF COMPACTED SUBBASE AND CURBS SHALL BE PLACED ON A MINIMUM OF 4 INCHES OF COMPACTED SUBBASE.
- ALL FORMING, PLACEMENT, MATERIALS AND CURING SHALL CONFORM TO THE LATEST ADDITION OF ACI 318 'BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE' AND ALL SIMILAR STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS.
- REINFORCING SHALL BE IN ACCORDANCE WITH THAT SPECIFIED ON THE DRAWINGS AND THE CONCRETE REINFORCING STEEL INSTITUTE (CRS) 'MANUAL OF STANDARD PRACTICES'; REINFORCING STEEL SHALL BE ASTM A 615, GRADE 60, DEFORMED. WELDED WIRE FABRIC SHALL BE ASTM A 185, WELDED WIRE STEEL FABRIC.
- ALL SIDEWALKS AND GUTTERS SHALL HAVE A BROOM FINISH PERPENDICULAR TO FLOW WITH A PICTURE FRAME EDGE JOINT ALL THE WAY AROUND. CURBS SHALL HAVE A SMOOTH FINISH OR LIGHT RUB FINISH, BUT CONSISTENT THROUGH OUT THE PROJECT.
- EXPANSION JOINTS FOR CONCRETE SIDEWALK AND CURB AND GUTTER SHALL BE PLACED EVERY 50 FEET AND AT ADJOINING STRUCTURES SUCH AS WALLS, MANHOLES AND VAULTS. EXPANSION JOINT MATERIAL SHALL BE FRENCHMAN ½ INCH MATERIAL WITH ½ INCH GAP IN ACCORDANCE WITH ASTM D1751. AFTER CONCRETE HAS SET, THE CAP SHOULD BE REMOVED AND VOID FILLED WITH WATERPROOF JOINT FILLER. CURB AND GUTTER SHALL BE CUT OR TOOL JOINTED TO 1/3 THE DEPTH EVERY 10 FEET. SIDEWALKS SHOULD HAVE TOOLED OR CUT JOINTS TO 1/3 THE DEPTH IN SQUARES OR AS CLOSE TO SQUARE AS POSSIBLE NOT EXCEEDING 5FT X 5FT.
- SUBBASE SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES AND COMPACTED TO THE REQUIREMENTS TESTING IN THE GEOTECHNICAL REPORT. IF NOT STATED, THE COMPACTION REQUIREMENT SHALL BE 98 PERCENT STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY.
- FINAL GRADING OF SUBBASE SHALL BE TO +/- 1 INCH OF THAT DESIGNATED ON THE DRAWINGS AND +/- 1 INCH OF THE REQUIRED THICKNESS FOR THICKNESS OF 8 INCHES OR GREATER AND +/- ½ INCH FOR THICKNESS LESS THAN 8 INCHES.
- REFER TO THE BID INSTRUCTIONS AND DOCUMENTATION PROVIDED BY CLIENT TO IDENTIFY AND CLARIFY TESTING RESPONSIBILITIES AND REQUIREMENTS. WE RECOMMEND THAT AS A MINIMUM THE FOLLOWING TESTING SHALL BE PERFORMED.
 - 13.A CONCRETE TESTING - VERIFY THE SLUMP, AIR ENTRAINMENT AND PROVIDE (3) CYLINDER SAMPLES FOR EACH DAYS POUR, OR 50 C.Y. OF CONCRETE WHICHEVER OCCURS MORE OFTEN.
 - 13.B SOIL AND GRAVEL DENSITY TESTING - VERIFY THE DENSITY OF ALL FILL AND CRUSH IN PLACE EXCAVATION AS SPECIFIED AND ALL SLAB, FOUNDATIONS, AND FOOTING SURFACES.
 - 13.C PERFORM COMPACTION TESTS IN THE VICINITY OF THE FACILITIES CONCRETE SIDEWALK/RAMP EDGE AND PRIOR TO THE INSTALLATION OF THE AGGREGATE BASE AND ASPHALT PAVEMENT; THE TESTS ARE TO VERIFY THAT THE DENSITY OF THE SUBBASE AND AGGREGATE BASE MEETS, OR EXCEEDS, THOSE REQUIREMENTS SPECIFIED.
- JOINT SEALER FOR TRAFFIC BEARING CONCRETE JOINTS AND CONCRETE PAVEMENT SHALL BE "SONOLASTIC C-2" ONE PART, NON-PRIME, POLYURETHANE SEALANT BY SONNEBORN, OR APPROVED EQUAL. COLOR - GRAY. JOINT SEALER FOR NON-TRAFFIC BEARING CONCRETE JOINTS, AND CONCRETE PAVEMENT SHALL BE "SONOLASTIC NP-1" ONE-PART, NON-PRIME, URETHANE SEALANT BY SONNEBORN, OR APPROVED EQUAL. COLOR - GRAY. JOINTS AT THE ENTRANCE SLABS AND SIDEWALKS ADJACENT TO THE BUILDING SHOULD BE SAWN AND NOT TOOLED.
- ALL CONTRACTION JOINTS TO BE PLACED AT 15' INTERVALS IN CONCRETE PAVEMENT.
- DUB DOWN (TAPER) CONCRETE CURBS TO ZERO HEIGHT AT SIDEWALKS, RAMP SIDEWALKS, PER ADA REQUIREMENTS, AS REQUIRED TO MEET EXISTING AND PROPOSED ADJACENT GRADES.
- REFER TO CIVIL DRAWINGS FOR PAVEMENT MARKING LOCATIONS. PRIOR TO PAINT APPLICATION, PAVEMENT SHALL BE DRY AND CLEANED WITH POWER BROOMS AND HAND BROOMS TO REMOVE ALL LOOSE MATERIAL AND DIRT. APPLY TWO COATS OF 4" WIDE PAINT WITH MECHANICAL EQUIPMENT UTILIZING TEMPLATES AT THE LOCATIONS AND LENGTHS DEPICTED. ALL DRIVE LANES, VEHICULAR DIRECTION ARROWS AND STOP BAR PAVEMENT MARKING SHALL BE PAINTED YELLOW. ALL OTHER PAVEMENT MARKINGS INCLUDING PARKING SPACES, ACCESSIBLE PARKING SPACES, BARRIER FREE SYMBOLS, ACCESS AISLES, NO PARKING AREAS AND RESTRICTED PARKING AREAS SHALL BE PAINTED YELLOW IN COLOR. PAINT SHALL MEET ALL MUNICIPAL, STATE, ADA AND REGULATORY AGENCY REQUIREMENTS AND SPECIFICATIONS.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

- IN ADDITION TO ALL NECESSARY MATERIAL & LABOR REQUIRED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE SOIL EROSION CONTROL PERMIT, PERMIT COSTS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
- GEOTEXTILE SILT FENCING SHALL BE CONSTRUCTED AT THE LIMITS OF CONSTRUCTION AND ALONG ALL AREAS TO BE DISTURBED.
- A TEMPORARY CONSTRUCTION ENTRANCE SHALL BE CONSTRUCTED ON SITE. ALL CONSTRUCTION VEHICLES ENTER OR EXITING THE SITE WILL BE LIMITED TO THIS ACCESS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGNATING AN EQUIPMENT AND MATERIAL STAGING AREA.
- GEOTEXTILE SILT FENCE OR INLET FILTERS SHALL BE UTILIZED AT ALL EXISTING AND PROPOSED STORM STRUCTURES, WITHIN THE VICINITY OF THE PROPOSED PROJECT AS NECESSARY TO PREVENT SILT FROM WASHING INTO THE STORM SEWER SYSTEM.
- ALL SEEDED AREAS WHERE THE GRADE IS SLOPED SHALL BE COVERED WITH A BIODEGRADABLE GREEN CURLEX® SINGLE NET BLANKET MANUFACTURED BY AMERICAN EXCELSIOR COMPANY OR APPROVED EQUAL. THE BLANKET WILL REDUCE EROSION AND PROMOTE IDEAL GROWING CONDITIONS.
- IF DUST GENERATED DURING CONSTRUCTION BECOMES EXCESSIVE, CONTRACTOR SHALL APPLY AN EPA APPROVED METHOD OF DUST CONTROL (VEGETATIVE COVERING, BARRIERS, APPLYING WATER, TILLAGE, ETC.).
- THE CONTRACTOR SHALL AVOID ANY UNNECESSARY DISTURBANCE OR REMOVAL OF EXISTING VEGETATED AREAS, AS THESE AREAS ACT AS A SEDIMENT CONTROL MEASURE.
- THE CONTRACTOR SHALL INITIATE THE STABILIZATION (VEGETATION OR COVERING) OF DISTURBED AREAS BY THE 14TH DAY OF CONSTRUCTION IF THE AREA IS TO BE OPEN AND NOT WORKED FOR 21 DAYS.
- ALL TEMPORARY SOIL EROSION PROTECTION SHALL REMAIN IN PLACE UNTIL REMOVAL IS REQUIRED FOR FINAL CLEAN-UP AND APPROVAL.
- REFER TO THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR ALL SOIL EROSION CONTROL MEASURES AND PROCEDURES.
- THE CONTRACTOR SHALL MAINTAIN A COPY OF THE SWPPP ON-SITE AT ALL TIMES, AND SHALL BE AVAILABLE TO BE PRODUCED FOR INSPECTION WITHIN 3 HOURS.
- ALL SOIL EROSION MEASURES AND PROCEDURES MUST MEET ALL MUNICIPAL AND STATE RULES AND REGULATIONS.

GENERAL UTILITY NOTES:

- THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT ALL OPERATIONS IN A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED.
- ALL PROPOSED UTILITY SERVICES SHALL BE DESIGNED AND CONSTRUCTED FOR UNDERGROUND SERVICE UNLESS OTHERWISE NOTED.
- REFER TO THE ELECTRICAL AND ARCHITECTURAL DRAWINGS FOR THE PARKING LOT LIGHT FIXTURE SCHEDULE AND FOUNDATION DETAILS.
- THE SIZE, TYPE AND LOCATION OF THE EXTERIOR WALL MOUNTED FIRE DEPARTMENT CONNECTION SHALL COMPLY WITH THE GOVERNING RULES AND REGULATIONS OF THE LOCAL FIRE DEPARTMENT AND/OR AUTHORITY. PRIOR TO THE START OF CONSTRUCTION THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING APPROVAL FOR ALL PROPOSED WORK.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATIONS AND INVERTS OF ALL EXISTING WATER, STORM AND SANITARY SEWER LINES. HE CONTRACTOR SHALL VERIFY LOCATIONS AND ELEVATIONS OF ALL EXISTING AND PROPOSED UTILITY CROSSINGS AS LISTED IN BUT NOT LIMITED TO THE UTILITY CROSSINGS TABLE. THE CONTRACTOR SHALL REPORT ANY CONFLICT OR DISCREPANCY TO THE ENGINEER OR ARCHITECT OF RECORD TO SEEK CLARIFICATION OR POSSIBLE REDESIGN.
- THE CONTRACTOR SHALL INSTALL ALL WATER IN ACCORDANCE WITH ALL REGULATORY AGENCIES SPECIFICATIONS AND RECOMMENDATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL DISTURBED PROPERTY TO THE CONDITION WHICH PRESENTLY EXISTS OR BETTER, AND TO THE OWNER'S APPROVAL.
- UNLESS OTHERWISE NOTED, ALL WATER LINES 4" AND GREATER SHALL BE EITHER DUCTILE IRON OR POLYVINYL CHLORIDE (PVC) PIPE (IF ALLOWABLE BY THE MUNICIPALITY), DUCTILE IRON SHALL BE CLASS 52 PIPE MEETING AWWA C151, LINED WITH A CEMENT MORTAR IN ACCORDANCE WITH AWWA C104, POLYETHYLENE WRAP IN ACCORDANCE WITH AWWA C105. MECHANICAL JOINT FITTINGS, CLASS 250 GRAY IRON MEETING AWWA C110 WITH ELASTOMERIC RUBBER GASKETS AND JOINTS PER AWWA C111. PVC PIPE SHALL BE CLASS 150 DR-18, MEETING AWWA C900 AND ASTM D1785 WITH GASKETS INCLUDING ELASTOMERIC SEAL PER ASTM F-477 AND JOINTS PER ASTM D-3139. ALL TAPPING SLEEVES SHALL BE IN ACCORDANCE WITH AWWA C223. TAPPING SLEEVES AND VALVES SHALL BE MUELLER STAINLESS STEEL TAPPING SLEEVE AND MUELLER RESILIENT WEDGE VALVE OR APPROVED EQUAL.
- ALL WATER LINES LESS THAN 3" SHALL BE COPPER TYPE "K" PIPE SEAMLESS, MEETING ASTM B-88 WITH FITTINGS AND CORPORATION STOPS PER AWWA C600 OR POLYVINYL CHLORIDE (PVC) PIPE (IF ALLOWABLE BY THE MUNICIPALITY) MEETING AWWA C901 AND ASTM D-2737 WITH GASKETS INCLUDING ELASTOMERIC SEAL PER ASTM F-477 AND JOINTS PER ASTM D-3139.
- ALL WATER LINES SHALL BE INSTALLED AT A DEPTH WITH A MINIMUM COVER OF 54 INCHES. A TEN GAUGE TRACER WIRE SHALL BE PLACED WITH ALL WATER PIPES PER SPECIFICATION.
- ALL WATER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH AWWA C600 OR AWWA C605. ALL BEDDING AND BACKFILL INCLUDING COMPACTION SHALL BE IN ACCORDANCE WITH THE REGULATORY AGENCIES SPECIFICATIONS AND RECOMMENDATIONS, AND MUST BE BEDDED AND BACKFILLED TO THE TOP OF THE PIPE WITH FINE-TO-MEDIUM GRAIN SAND (CLASS 4 BEDDING CONDITIONS). VIRGIN GRANULAR BACKFILL MATERIAL SHALL BE USED AROUND WATER PIPES. ALL EXCAVATION, DEWATERING, TEMPORARY SHORING, BORROW, FILL, HANDLING AND DISPOSAL OF SOIL FOR ALL WORK SHOWN HEREIN SHALL BE INCLUDED IN THE BASE BID. REFER TO THE CIVIL AND ARCHITECTURAL PLANS AND DETAILS FOR SIZES, LOCATIONS OF PIPING AND ADDITIONAL INFORMATION.
- ALL WATER VALVES SHALL BE IN ACCORDANCE WITH AWWA C509 FOR RESILIENT WEDGE VALVES WITH A MINIMUM WORKING PRESSURE OF 250 PSI. ALL VALVES SHALL BE INSTALLED IN VALVE BOXES UNLESS OTHERWISE NOTED. VALVE BOX SHALL BE CAST IRON WITH A BALL COMPATIBLE WITH VALVE, 5 INCHES IN DIAMETER, SCREW TYPE EXCAVATION AT TOP AND A COVER HAVING THE LETTERING "WATER".
- ALL CURB STOPS SHALL HAVE A BRONZE BODY, GROUND KEY PLUG OR BALL WITH WIDE TEE HEAD. THE CURB STOP SHALL BE COMPATIBLE WITH ADJOINING PIPES. THE SERVICE BOX SHALL HAVE A TELESCOPING TOP SECTION WITH LENGTH THAT WILL PLACE THE ADJUSTMENT CENTERED WHEN BURIED TO THE APPROPRIATE DEPTH. THE SERVICE BOX SHALL BE OF A SIZE AND TYPE THAT IS COMPATIBLE WITH THE CURB STOP. THE COVER SHALL HAVE THE LETTERING "WATER".
- ALL METERS AND BACKFLOW DEVICES SHALL MEET THE REQUIREMENTS OF THE HEALTH DEPARTMENT AND OTHER AGENCIES HAVING JURISDICTION. VAULTS ARE NOT ALLOWED ON LARGE WATER SERVICES.
- ALL FIRE HYDRANTS SHALL MEET AWWA C502 AND ALL MUNICIPAL, STATE AND REGULATORY AGENCY REQUIREMENTS AND SPECIFICATIONS.
- ALL WATER LINES, FITTINGS AND VALVES SHALL BE TESTED FOR PRESSURE AND LEAKAGE IN ACCORDANCE WITH AWWA C600 OR AWWA C605, AND FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA C651. ALL TESTING, FLUSHING AND DISINFECTION SHALL BE IN COMPLIANCE WITH ALL MUNICIPAL, STATE AND REGULATORY AGENCY GUIDELINES, REQUIREMENTS AND SPECIFICATIONS.
- THE CONTRACTOR WILL COORDINATE ALL TESTING AND DISINFECTING WITH THE WATER AUTHORITY AND HEALTH DEPARTMENT. IF A PROFESSIONAL ENGINEER CERTIFICATION IS REQUIRED THE CONTRACTOR SHALL NOTIFY THE OWNER'S OWNER AT LEAST TEN DAYS PRIOR TO THE START OF WORK.
- OTHER FITTING AND APPURTENANCES NOT PART OF THE MAIN LINE TESTING SHALL BE TESTED BY VISUAL INSPECTION FOR LEAKAGE UNDER NORMAL WORKING PRESSURES.
- MAINTAIN 10 FOOT MINIMUM HORIZONTAL SEPARATION BETWEEN THE SANITARY/STORM SEWER AND WATER UTILITIES. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE THESE UTILITIES CROSS. A "WATER MAIN QUALITY" CASING SHALL BE INSTALLED ON EITHER THE WATER OR SEWER PIPE WHERE WATER LINES CROSS UNDER ANY STORM OR SANITARY SEWER LINE. "WATER MAIN QUALITY" CASING SHALL BE INSTALLED CENTERED AND EXTENDED TO 10 FT BOTH DIRECTIONS AT EACH CROSSING. C-900 PVC IS ALLOWED AS CASING PIPE. SEE STANDARD WATER DETAILS PAGE FOR MORE INFORMATION.
- CONTRACTOR SHALL ALTER EXISTING SEWER FRAMES AND CASTINGS AS REQUIRED BY PROPOSED CONSTRUCTION. IF REQUIRED, REPLACE PER MUNICIPAL, STATE AND REGULATORY AGENCY REQUIREMENTS AND SPECIFICATIONS.
- ALL DRAINAGE STRUCTURES, PIPES AND PAVEMENT SURFACES WITHIN THE LIMITS OF CONSTRUCTION SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO FINAL ACCEPTANCE AND AS MAY BE PERIODICALLY REQUIRED DURING THE COURSE OF CONSTRUCTION.
- ANY WATER, STORM OR SANITARY SEWER UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR DURING OPERATIONS SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT THE CONTRACTOR'S EXPENSE. IF REQUIRED THE CONTRACTOR SHALL BE RESPONSIBLE TO CLEAN THE EXISTING STORM SEWER SYSTEM(S) ADJACENT TO THE PROPERTY TO INSURE THE DRAINAGE OF THE PROPOSED STORM SEWER SYSTEM. IF REPAIR OF THE EXISTING SYSTEM IS NECESSARY, THE CONTRACTOR SHALL NOTIFY AND PROVIDE THE OWNER WITH A COST FOR SUCH WORK.

SIGNAGE & FENCING NOTES:

- THE PLACING OF TRAFFIC CONTROL SIGNS SHALL BE DONE IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
- REGULATORY SIGNAGE (IF SPECIFIED) SHALL BE PER THE STATE DEPARTMENT OF TRANSPORTATION AND/OR LOCAL MUNICIPALITY.
- ALL SIGNAGE SHALL COMPLY WITH THE STATE BARRIER FREE DESIGN REQUIREMENTS AND THE AMERICANS WITH DISABILITIES ACT.
- AN ALDI APPROVED CONSTRUCTION FENCE SHALL BE PLACED AT THE LIMITS OF CONSTRUCTION. FENCE SHALL MEET ALL MUNICIPAL, STATE, OSHA AND ANY OTHER REGULATORY AGENCY REQUIREMENTS.

GENERAL LANDSCAPE NOTES

- ALL CONSTRUCTION TO CONFORM TO THE MUNICIPALITIES LATEST APPLICABLE REGULATIONS.
- THE CONTRACTOR SHOULD NOTE THAT MACHINE GRADING SHALL INCLUDE THE REMOVAL OF ASPHALT/CONCRETE PAVEMENT, EARTH EXCAVATION, ALL BRUSH AND MISCELLANEOUS ITEMS AND ALL OTHER OPERATIONS NECESSARY TO DEVELOP THE DESIRED CROSS SECTIONS. ALL TOPSOIL AND OTHER UNSUITABLE MATERIAL LOCATED BENEATH THE PROPOSED PAVEMENT AREAS SHALL BE REMOVED AS PART OF MACHINE GRADING. ALL REMOVED ON-SITE TOPSOIL THAT IS ADEQUATE MAY BE STOCKPILED AND REUSED AS PROPOSED TOPSOIL SURFACE. IF REQUIRED AMOUNTS OF ADEQUATE ON-SITE TOP SOIL ARE NOT AVAILABLE, THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE SCREENED TOP SOIL AS REQUIRED.
 - THE CONTRACTOR SHALL CLEAR ALL AREAS OF PROPOSED LANDSCAPING TO BARE SOIL PRIOR TO THE INSTALLATION OF MULCH, TREES, SHRUBS AND/OR PLANTS. A PERMEABLE LANDSCAPING FABRIC SHALL BE USED AT ALL PROPOSED LANDSCAPING AREAS TO RECEIVE A MULCH COVER. LANDSCAPING FABRIC SHALL BE "TYPAR LANDSCAPE FABRIC" BY REEMAY INC. (OR APPROVED EQUAL), INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS. ALL MULCH COVER SHALL BE SHREDDED CEDAR (STAINED BROWN) AND APPLIED AT A MINIMUM OF 4" DEEP. THE CONTRACTOR SHALL BE RESPONSIBLE TO WATER ALL TREES, SHRUBS AND/OR PLANTS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE ALL LANDSCAPE AREA TO RECEIVE SEED UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL GRADE (OR REGRADE) ALL AREAS THAT ARE CROSS HATCHED AND INSTALL A TOPSOIL SURFACE. THE MINIMUM TOPSOIL DEPTH SHALL BE FOUR INCHES IN LAWN AREAS AND TWELVE INCHES IN LANDSCAPE PLANTING AREAS. TOPSOIL CHARACTERISTICS SHALL MEET THE DOT SPECIFICATIONS. THE TOPSOIL SURFACE SHALL BE RAKED TO FORM A SMOOTH SURFACE WITH ALL STONES LARGER THAN 1/2" DIA. TO BE REMOVED.
 - THE CONTRACTOR SHALL PROVIDE AT ALL AREAS TO RECEIVE PERMANENT SEEDING. CONTRACTOR SHALL PROVIDE CLASS A SEEDING AND CHEMICAL FERTILIZER NUTRIENT IN ACCORDANCE WITH THE MUNICIPAL AND STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. FERTILIZE AND WATER UNTIL GRASS TAKES HOLD. SEED, MULCH, AND FERTILIZER SHALL BE APPLIED THRU HYDROMULCHING. ALL SEEDED AREAS UPON WHICH THE GRADE IS SLOPED SHALL BE COVERED WITH A GREEN CURLEX® SINGLE NET BLANKET MANUFACTURED BY AMERICAN EXCELSIOR COMPANY OR APPROVED EQUAL.
 - ALL AREAS TO BE TEMPORARILY SEEDED ARE TO BE SEEDED IN ACCORDANCE WITH THE MUNICIPAL AND STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. CONTRACTOR SHALL BE RESPONSIBLE TO WATER ALL LAWN AREAS DURING CONSTRUCTION.
 - THE WATERING OF ALL LANDSCAPE AREAS SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND SHALL INCLUDE AS A MINIMUM, ONE COMPLETE IRRIGATION APPLICATION EVERY TWO (2) DAYS FOR A TOTAL OF SIX (6) APPLICATIONS. THEREAFTER, IRRIGATION SHALL BE PERFORMED BY THE CONTRACTOR ON AN AS-NEEDED BASIS, UNTIL THE DAY OF THE STORE'S GRAND OPENING TO THE GENERAL PUBLIC. CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN WATER FOR IRRIGATION OFF-SITE VIA TANKER TRUCKS.
 - PLANT MATERIAL, INCLUDING LAWN, SHALL BE MAINTAINED IN A SUBSTANTIALLY WEED FREE, HEALTHY GROWING CONDITION, NEAT AND ORDERLY IN APPEARANCE IN ACCORDANCE WITH THE APPROVED SITE PLAN.
 - PLANTS SHALL BE CONTROLLED BY PRUNING, TRIMMING, OR OTHER SUITABLE METHODS SO THAT THEY DO NOT INTERFERE WITH PUBLIC UTILITIES, RESTRICT PEDESTRIAN OR VEHICULAR ACCESS, OR CONSTITUTE A TRAFFIC HAZARD.
 - ALL UNHEALTHY WITHERED, SEVERELY PRUNED, DISEASED OR DEAD PLANTS SHALL BE REPLACED WITHIN ONE (1) YEAR OR THE NEXT APPROPRIATE PLANTING PERIOD, WHICHEVER COMES FIRST.
 - ALL PLANT MATERIAL SHALL BE HARDY TO THE LOCAL AREA, BE FREE OF DISEASE AND INSECTS AND CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMEN.
 - CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL DISTURBED PROPERTY TO THE CONDITION WHICH PRESENTLY EXISTS OR BETTER, AND TO THE OWNER'S APPROVAL.
 - REFER TO THE SITE LANDSCAPE PLAN FOR FURTHER INFORMATION.

GENERAL DEMOLITION NOTES

- ALL WORK TO BE VERIFIED WITH THE MUNICIPALITY, COUNTY, STATE AND ALL UTILITY COMPANIES, AND SHALL CONFORM TO ALL MUNICIPAL, COUNTY, STATE, FEDERAL AND UTILITY COMPANY'S REQUIREMENTS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS, PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, INSPECTIONS AND ALL FEES REQUIRED FOR PROPOSED WORK TO CLEAR THE SITE AND RAZE THE EXISTING STRUCTURES.
- THE PLANS MAY NOT SHOW ALL EXISTING IMPROVEMENTS, IT IS THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE EXISTING SITE PRIOR TO BIDDING.
- THE CONTRACTOR SHALL INSPECT ALL STRUCTURES, FACILITIES AND AREAS SLATED FOR DEMOLITION TO GAIN A FULL UNDERSTANDING OF THE WORK REQUIRED. THE CONTRACTOR SHALL TAKE WHAT EVER MEASURES NECESSARY TO PROTECT THE SAFETY OF THE PUBLIC, HIS EMPLOYEES AND AGENTS DURING THE INSPECTIONS AND SUBSEQUENT WORK. THE OWNER, CLIENT AND ENGINEER ARE NOT RESPONSIBLE FOR THE CONDITION OF THE BUILDINGS, FACILITIES OR OTHER AREAS SLATED FOR DEMOLITION.
- CONTRACTOR SHALL FIELD VERIFY BENCHMARKS AND PROTECT PROPERTY CORNERS. PROPERTY CORNERS SHALL BE WITNESSED BY A PROFESSIONAL LAND SURVEYOR PRIOR TO DISTURBING ANY PROPERTY CORNERS DISTURBED DURING THE COURSE OF CONSTRUCTION SHALL BE RESET AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL REMOVE ALL PRE-EXISTING ON-SITE IMPROVEMENTS TO VIRGIN SOIL, UNLESS OTHERWISE NOTED AND WASTE OFF-SITE. THIS INCLUDES BUT IS NOT LIMITED TO BUILDINGS, FOUNDATIONS, FOOTINGS, CURBS, ASPHALT, MILLED SURFACE ASPHALT, EXISTING UTILITY LINES, DEBRIS, TREES/SHRUBS, AND ALL OTHER ITEMS AND UTILITIES TO BE ABANDONED.
- ALL AREAS SHALL BE BROUGHT BACK TO THEIR ORIGINAL GRADE OR THAT OF THE SURROUNDING AREA, WHICH EVER IS CLOSER TO THE FINAL GRADES OF THE PROJECT FOR THAT AREA. ALL AREAS REQUIRING FILL SHALL BE COMPACTED TO THE REQUIREMENTS OF THE AREA BUT IN NO CASE LESS THAN 90% OF MODIFIED PROCTOR (ASTM D 1557).
- ANY CONTAMINATED SOIL DISCOVERED DURING DEMOLITION OR EXCAVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS.



301 N. Main Street, Suite B
South Bend, IN 46601
www.ingenae.com

Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Project Name & Location:

TRUCK SERVICE

3S286 TALBOT AVENUE
WARRENVILLE, IL 60555
DUPAGE COUNTY, IL

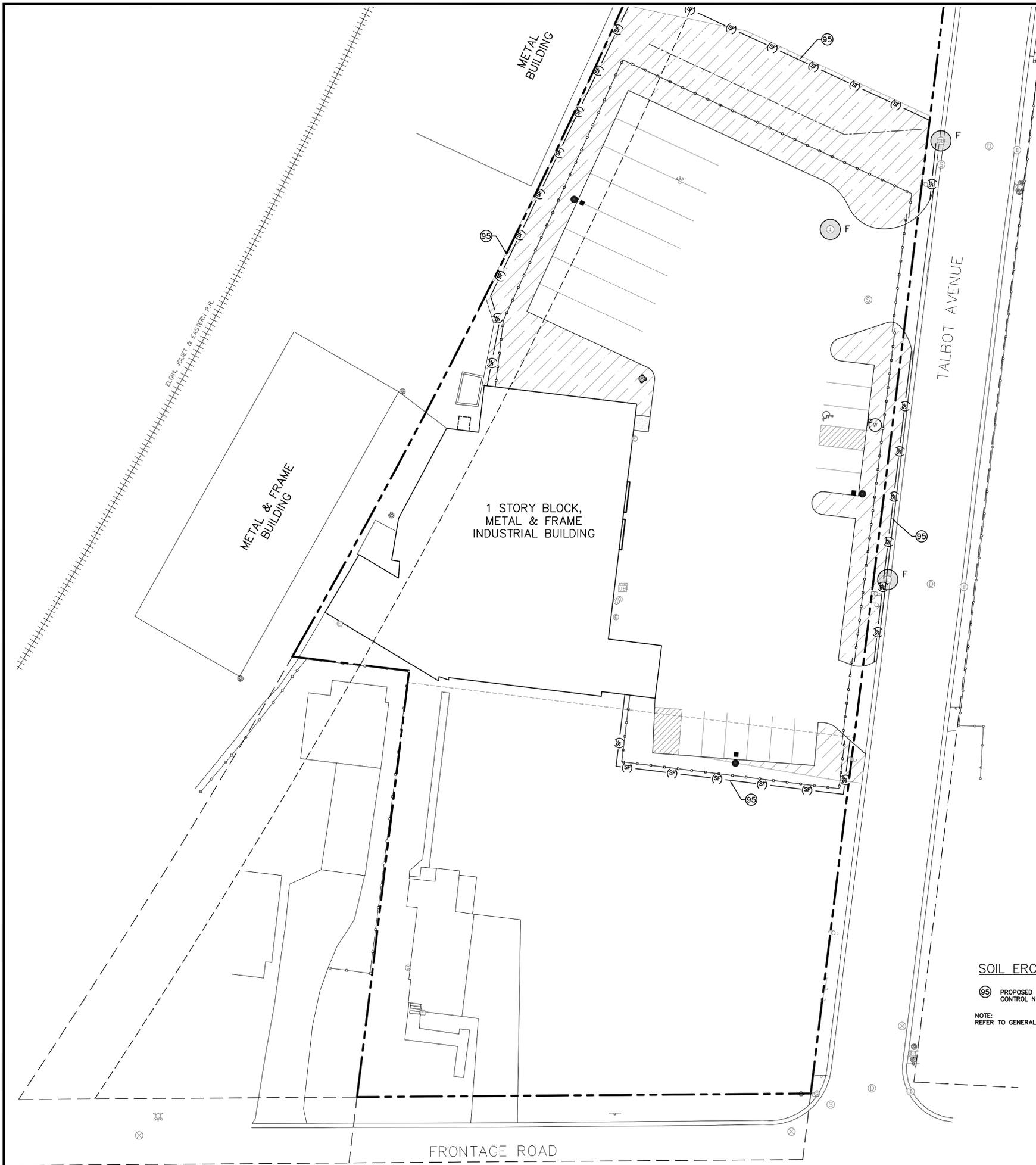
Copyright © 2025
www.ingenae.com

DO NOT SCALE PLANS
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name:

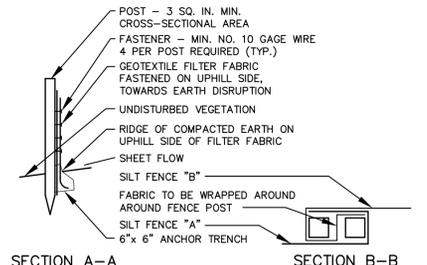
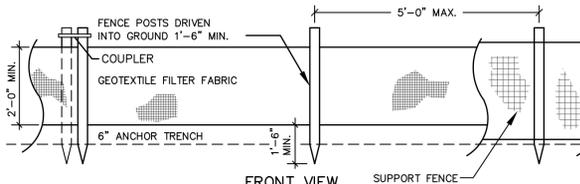
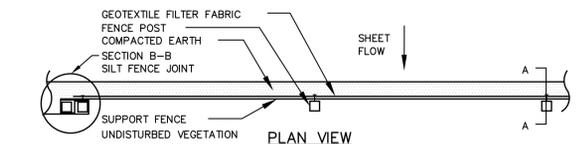
GENERAL NOTES

Date:	07/02/2025	Project No.	MRM001-D25
Type:	SITE	Drawing No.	
Drawn By:	DPW	C.5	
Approved By:	RAV		
Scale:	AS NOTED		



STANDARD CITY OF WARRENVILLE EROSION CONTROL NOTES

- Sediment and erosion control devices shall be installed and functional before the site is otherwise disturbed. All runoff from disturbed areas shall be filtered by silt fence. In addition to silt fence, disturbed areas draining more than one acre but fewer than five acres shall incorporate a temporary sediment trap at the outfall and disturbed areas draining more than five acres shall incorporate a temporary sediment basin at the outfall.
- If a stockpile is to remain in place for more than three days, it shall be surrounded by silt fence. If a stockpile is to remain in place for more than 7 days, it shall be protected with temporary seeding.
- All flared end sections shall be protected by sediment traps and/or perforated riser pipes until ground cover has been established. Filter fabric or filter baskets shall be installed under all inlet and catch basin grates and shall be maintained until ground cover has been established.
- Water pumped from the site shall be filtered through the use of a silt bag on the end of the discharge hose.
- A specific area shall be designated as a concrete wash location and shall be surrounded by silt fence.
- All soil, mud and construction debris washed, tracked or otherwise deposited on street pavement shall be removed immediately and a wash-down facility shall be provided for all construction vehicles leaving the site.
- Vehicular access to the site shall be restricted to a temporary gravel construction entrance. The temporary construction entrance shall be installed before the start of construction and shall remain in place until the permanent driveway is installed.
- Seed with mulch or erosion blanket, or sod, shall be placed on all disturbed areas within 7 days of top soil placement and final grading. Silt fence shall remain in place until a healthy stand of grass has been established.



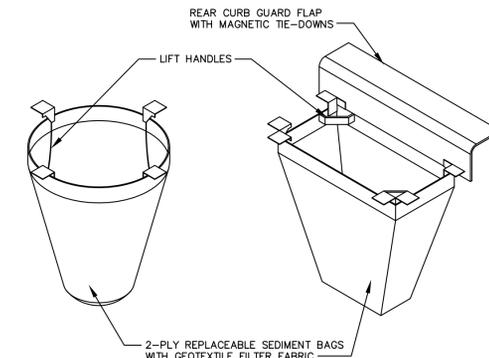
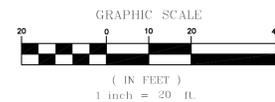
SILT FENCE DETAIL
 SCALE: N.T.S.

EROSION CONTROL LEGEND

- F FABRIC DROP INLET PROTECTION (TO BE REMOVED AFTER CONSTRUCTION)
- (SF) - SILT FENCE (SEDIMENT FENCE)
- CULVERT INLET PROTECTION
- PROPOSED AREA TO BE GRADED AND SEEDED

SOIL EROSION CONTROL KEYNOTES

- 95 PROPOSED SILT FENCE FOR EROSION CONTROL; REFER TO SOIL EROSION CONTROL NOTES AND DETAILS
- NOTE: REFER TO GENERAL NOTES & SOIL EROSION CONTROL DETAILS FOR MORE INFORMATION.



NOTE: TEMPORARY INLET SEDIMENT FILTER TO BE INSTALLED ON ALL STORM STRUCTURES. SEE SITE UTILITY PLAN FOR SIZE AND SHAPE OF CASTINGS OR AS DETERMINED BY ACTUAL AS BUILT CONDITIONS. INLET FILTER TO BE SIMILAR TO "FLEXSTORM INLET FILTERS" AS MANUFACTURED BY INLET & PIPE PROTECTION, INC. (847-228-3884). CONTACT MANUFACTURER FOR PROPER INSTALLATION AND MAINTENANCE.

TEMPORARY INLET SEDIMENT FILTER
 SCALE: N.T.S.

IngenAE
 301 N. Main Street, Suite B
 South Bend, IN 46601
 www.ingenae.com

Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

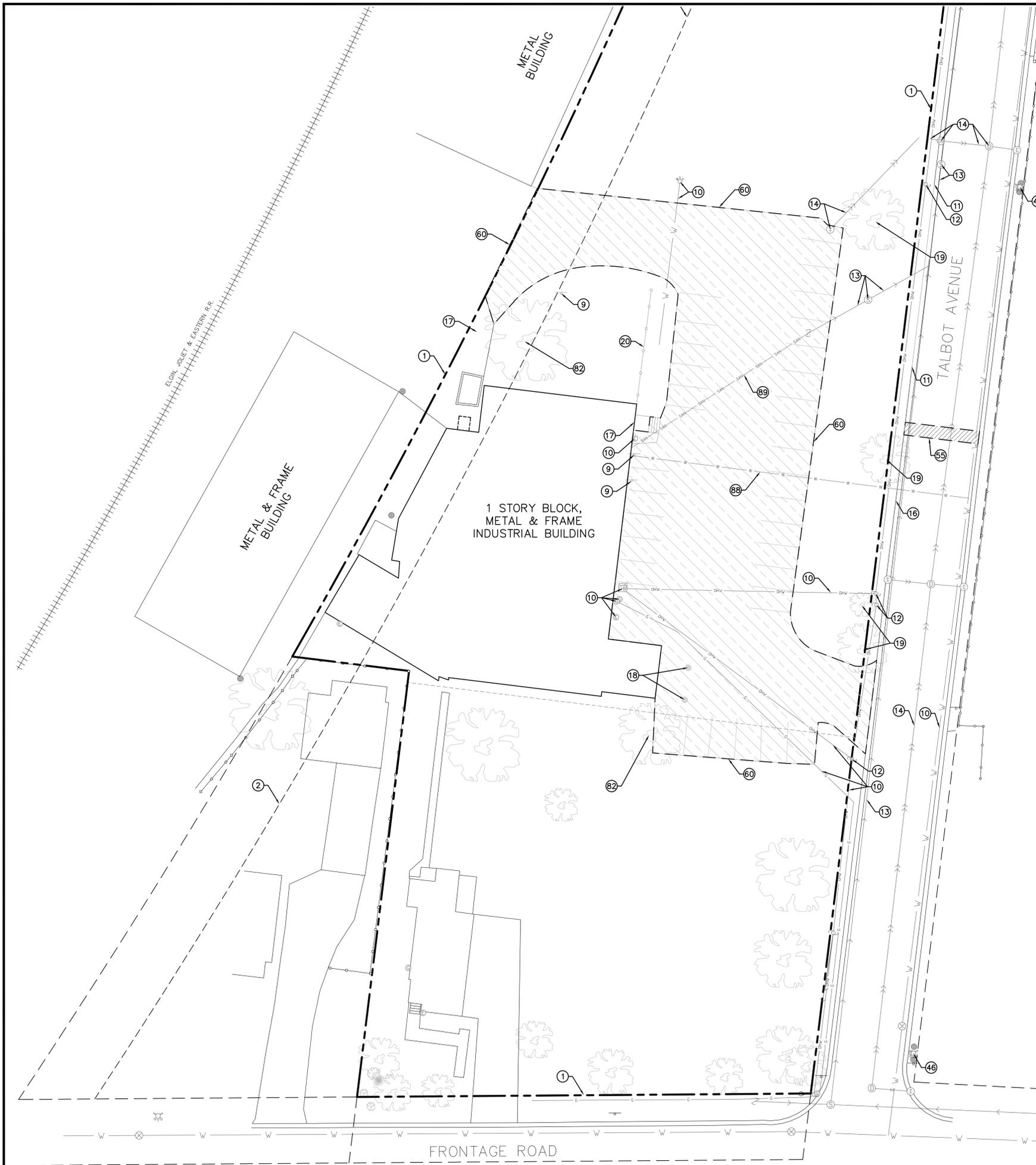
Project Name & Location:
TRUCK SERVICE
 3S286 TALBOT AVENUE
 WARRENVILLE, IL 60555
 DUPAGE COUNTY, IL

Copyright © 2025
 IngenAE, LLC
 www.ingenae.com

DO NOT SCALE PLANS
 Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name:
SOIL EROSION CONTROL PLAN

Date:	07/02/2025	Project No.:	MRM001-D25
Type:	SITE	Drawing No.:	C.6
Drawn By:	DPW		
Approved By:	RAV		
Scale:	AS NOTED		



LEGEND

SAWCUT AND REMOVE ALL EXISTING IMPROVEMENTS INCLUDING BUT NOT LIMITED TO PAVEMENT, FULL DEPTH AND WASTE OFF-SITE UNLESS OTHERWISE NOTED

SAWCUT LINE / REMOVAL LIMITS

SITE DEMOLITION KEYNOTES

- ① EXISTING PROPERTY/BOUNDARY LINE
- ② 25' EASEMENT PER DOCUMENT #R67-35169
- ⑨ EXISTING SIGN TO BE REMOVED
- ⑩ ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED
- ⑪ PORTION OF EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
- ⑫ EXISTING UTILITY POLE TO REMAIN
- ⑬ ALL EXISTING SANITARY STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
- ⑭ ALL EXISTING STORM STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
- ⑮ EXISTING CURB & GUTTER TO REMAIN
- ⑰ EXISTING CONCRETE STAIRS AND HANDRAILS TO BE REMOVED; EXISTING CONCRETE PAD (TOP OF STAIRS) AND AWNING TO REMAIN
- ⑱ EXISTING COLUMNS TO BE REMOVED AND WASTED OFF-SITE; REFER TO ARCHITECTURAL PLANS
- ⑲ EXISTING TREE TO BE REMOVED
- ⑳ EXISTING WOOD FENCE TO BE REMOVED
- ⑤⑤ REMOVAL & REPLACEMENT OF EXISTING PAVEMENT & CURB & GUTTER FOR PROPOSED WATER SERVICE CONNECTION; ALL REPLACEMENT CONSTRUCTION SHALL BE PER CITY OF WARRENVILLE CONSTRUCTION STANDARD AND SPECIFICATIONS; MATCH EXISTING PAVEMENT GRADES; ALL WORK SHALL BE VERIFIED & COORDINATED WITH MUNICIPALITY AND/OR UTILITY COMPANIES
- ⑥① PROPOSED SAWCUT LINE/ REMOVAL LIMITS (TYP.)
- ⑥② EXISTING TREE TO REMAIN; PROTECT IN PLACE
- ⑥⑧ APPROXIMATE LOCATION OF EXISTING POTABLE WATER SERVICE
- ⑥⑨ APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE

REMOVE AND REPLACE (IF REQUIRED) DEAD TREES ALONG TALBOT AVE.

Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Project Name & Location:

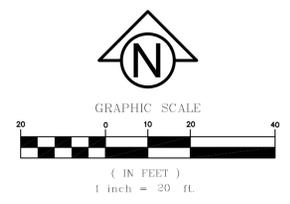
TRUCK SERVICE

3S286 TALBOT AVENUE
WARRENVILLE, IL 60555
DUPAGE COUNTY, IL

Copyright © 2025
IngenAE LLC
www.ingenae.com

DO NOT SCALE PLANS
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name: SITE DEMOLITION PLAN	
Date: 07/02/2025	Project No. MRM001-D25
Type: SITE	Drawing No. C.7
Drawn By: DPW	
Approved By: RAV	
Scale: AS NOTED	





LEGEND


 PROPOSED PAVEMENT; REFER TO SITE INFORMATION AND GENERAL DETAILS FOR PAVEMENT SECTION (Sn=2.8)

PARKING TABLE		
DESIGN VEHICLE	PARKING SPACE DIMENSIONS	TOTAL COUNT
SU-40 SINGLE UNIT TRUCK	12' x 45'	8
STANDARD PASSENGER VEHICLE	8.5' x 18'	11*

* REQUIRED: 1 PARKING SPACE PER EMPLOYEE; 2 PARKING SPACES PER SERVICE BAY

- SITE KEYNOTES**
- ① EXISTING PROPERTY/BOUNDARY LINE
 - ② 25' EASEMENT PER DOCUMENT #R67-35169
 - ⑩ ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED
 - ⑪ PORTION OF EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED
 - ⑫ EXISTING UTILITY POLE TO REMAIN
 - ⑬ ALL EXISTING SANITARY STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
 - ⑭ ALL EXISTING STORM STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
 - ⑮ EXISTING CURB & GUTTER TO REMAIN
 - ⑯ (1) BARRIER FREE PARKING SPACES (TYP.); REFER TO GENERAL NOTES & DETAILS
 - ⑰ PROPOSED BUILDING EXIT
 - ⑱ PROPOSED FIRE HYDRANT PER CITY OF WARRENVILLE STANDARDS AND SPECIFICATIONS
 - ⑳ PROPOSED PAVEMENT MARKINGS (TYP.)
 - ㉑ PROPOSED NUMBER OF PARKING SPACES IN PARKING ROW COUNT (TYP.)
 - ㉒ PROPOSED PAVEMENT AREA
 - ㉓ PROPOSED 8 FT HIGH CHAINLINK SECURITY FENCE WITH OPAQUE SCREENING
 - ㉔ SAWCUT EXISTING CURB FOR PROPOSED CURB CUT; EXISTING GUTTER TO REMAIN
 - ㉕ PROPOSED LANDSCAPE AREA (TYP.); REFER TO LANDSCAPE PLAN
 - ㉖ PROPOSED PARKING LOT LIGHT FIXTURE; REFER TO SITE LIGHTING PLAN
 - ㉗ EXISTING FIRE HYDRANT TO REMAIN
 - ㉘ PROPOSED MECHANICAL SLIDING GATE
 - ㉙ PROPOSED KNOX BOX (FIRE DEPT.) ATTACHED TO PROPOSED GATE
 - ㉚ APPROXIMATE LOCATION OF EXISTING POTABLE WATER SERVICE
 - ㉛ APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE

IngenAE

301 N. Main Street, Suite B
South Bend, IN 46601
www.ingenae.com

Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Project Name & Location:

TRUCK SERVICE

3S286 TALBOT AVENUE
WARRENVILLE, IL 60555
DUPAGE COUNTY, IL

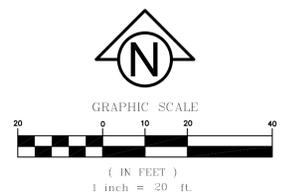
Copyright © 2025
IngenAE, LLC
www.ingenae.com

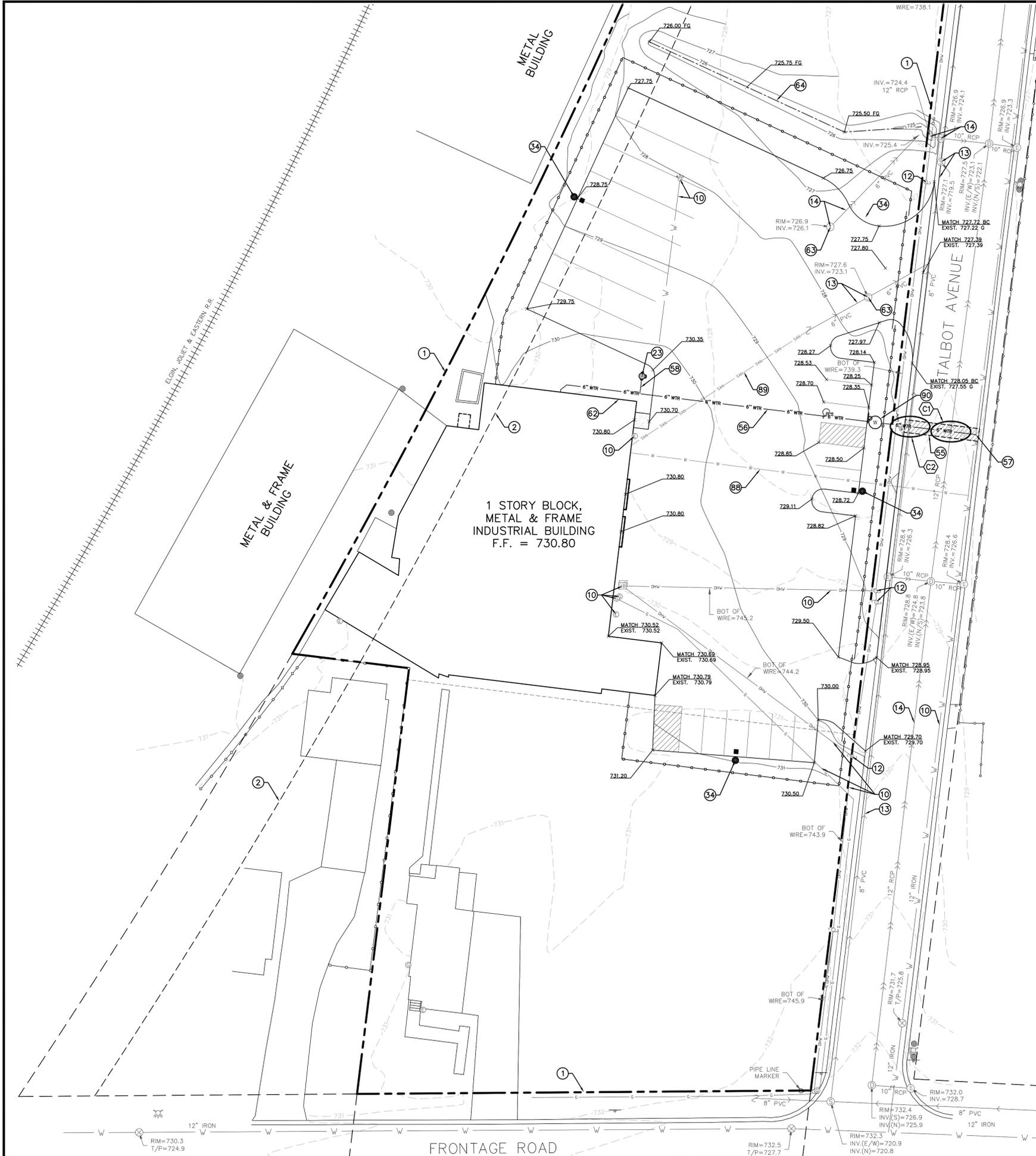
DO NOT SCALE PLANS
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name:

SITE PLAN

Date:	07/02/2025	Project No.	MRM001-D25
Type:	SITE	Drawing No.	C.8
Drawn By:	DPW		
Approved By:	RAV		
Scale:	AS NOTED		





- * UTILITY CROSSINGS**
- (C1) STORM OVER WATER
B.O.P. 12" STM = ±723.22
T.O.P. 6" WTR = ±721.72
 - (C2) WATER OVER SANITARY
B.O.P. 6" WTR = ±722.33
T.O.P. 8" SAN = ±720.57

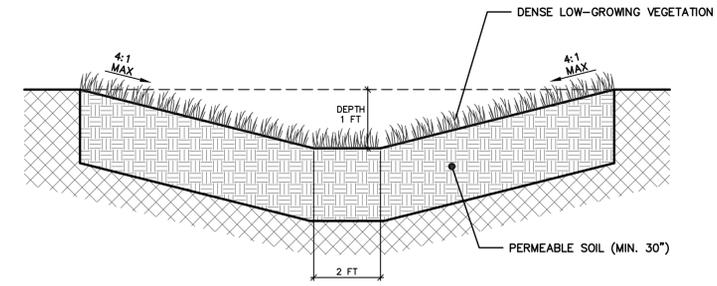
* SEE STANDARD WATER DETAILS & GENERAL NOTES FOR PIPE CLEARANCE AND CASING REQUIREMENTS

AREA CHANGED FROM PERVIOUS TO IMPERVIOUS AREAS ±8,586 SFT
 AREA CHANGED FROM IMPERVIOUS TO PERVIOUS AREAS ±835 SFT
 NET NEW IMPERVIOUS AREA ±7,751 SFT

- LEGEND**
- 728 --- EXISTING CONTOUR LINE
 - 728 --- PROPOSED CONTOUR LINE
 - X 728.00 EXISTING SPOT ELEVATION
 - X 728.00 PROPOSED SPOT ELEVATION AT PAVEMENT
 - X 728.00 FG PROPOSED SPOT ELEVATION AT FINISH GRADE
 - X 728.00 BC PROPOSED SPOT ELEVATION AT BACK OF CURB
 - X 728.00 C PROPOSED SPOT ELEVATION AT TOP OF CONCRETE
 - X 728.00 G PROPOSED SPOT ELEVATION AT GUTTER
 - X 728.00 MATCH PROPOSED SPOT ELEVATION TO MATCH EXISTING SPOT ELEVATION

GRADING AND UTILITY KEYNOTES

- 1 EXISTING PROPERTY/BOUNDARY LINE
- 2 25' EASEMENT PER DOCUMENT #R67-35169
- 10 ALL EXISTING UTILITIES TO REMAIN UNLESS OTHERWISE NOTED
- 12 EXISTING UTILITY POLE TO REMAIN
- 13 ALL EXISTING SANITARY STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
- 14 ALL EXISTING STORM STRUCTURES & PIPE TO REMAIN UNLESS OTHERWISE NOTED
- 25 PROPOSED FIRE HYDRANT
- 34 PROPOSED PARKING LOT LIGHT FIXTURE; REFER TO SITE LIGHTING PLAN
- 55 REMOVAL & REPLACEMENT OF EXISTING PAVEMENT & CURB & GUTTER FOR PROPOSED WATER SERVICE CONNECTION; ALL REPLACEMENT CONSTRUCTION SHALL BE PER CITY OF WARRENVILLE CONSTRUCTION STANDARD AND SPECIFICATIONS; MATCH EXISTING PAVEMENT GRADES; ALL WORK SHALL BE VERIFIED & COORDINATED WITH MUNICIPALITY AND/OR UTILITY COMPANIES
- 56 ±172 LFT - 6" WATER LINE FOR FIRE SUPPRESSION SYSTEM
- 57 CONNECT PROPOSED 6" FIRE SERVICE TO 8" WATER MAIN UTILIZING A 6"x8" PRESSURE TAPPING SLEEVE & 6" GATE VALVE W/ VALVE BOX; FIELD VERIFY CONNECTION LOCATION; VERIFY WORK W/ MUNICIPALITY AND/OR UTILITY/WATER COMPANIES; REPAIR/REPLACE ANY DAMAGED IMPROVEMENTS IN KIND AS REQUIRED
- 58 ±7 LFT - 6" WATER LINE FOR FIRE HYDRANT CONNECTION
- 62 PROPOSED EXTERIOR WALL MOUNTED FIRE DEPARTMENT CONNECTION; REFER TO ARCHITECTURAL PLANS
- 63 ADJUST EXISTING CASTINGS AS REQUIRED
- 64 PROPOSED VEGETATIVE SWALE (BMP); REFER TO DETAIL
- 68 APPROXIMATE LOCATION OF EXISTING POTABLE WATER SERVICE
- 69 APPROXIMATE LOCATION OF EXISTING SANITARY SEWER SERVICE
- 90 PROPOSED TYPE A 4' DIA. VALVE VAULT PER IDOT STANDARD DETAIL 602501-06



VEGETATIVE SWALE DETAIL
 NOT TO SCALE

PCBMP VOLUME
 (1.25 IN) x (8,586 SFT) = 895 CFT REQUIRED
 (80 FT) x (6 SFT + 25 SFT x 0.36) = 1,200 CFT PROVIDED

Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

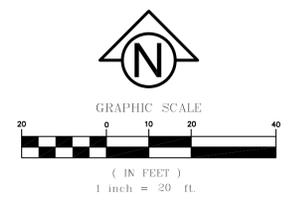
Project Name & Location:
TRUCK SERVICE
 3S286 TALBOT AVENUE
 WARRENVILLE, IL 60555
 DUPAGE COUNTY, IL

Copyright © 2025
 ingenae LLC
 www.ingenae.com

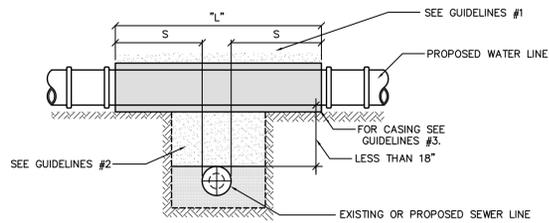
DO NOT SCALE PLANS
 Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name:
SITE GRADING AND UTILITY PLAN

Date:	07/02/2025	Project No.:	MRM001-D25
Type:	SITE	Drawing No.:	C.9
Drawn By:	DPW	Approved By:	RAV
Scale:	AS NOTED		



NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO EXISTING WATER LINE.

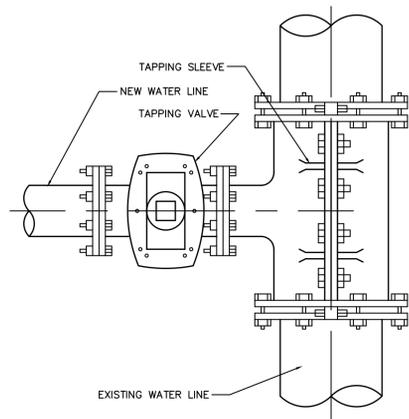


WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION

GUIDELINES:

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER LINE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. USE "L" FEET OF WATER MAIN QUALITY MATERIAL FOR CASING OF PROPOSED WATER LINE AND SEAL ENDS OF CASING.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER LINE CASING AND SEWER.

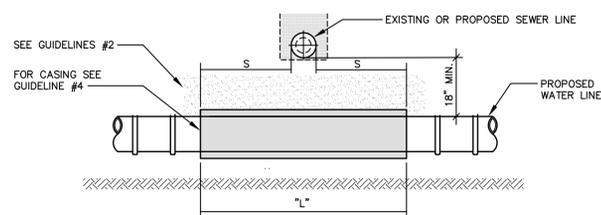
PROPOSED WATER ABOVE SEWER CROSSING DETAIL
SCALE: N.T.S.



(UNDER PRESSURE)
CONNECTING NEW WATER LINE TO EXISTING WATER LINE

WET TAP METHOD
SCALE: N.T.S.

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AND MEASURED PERPENDICULAR TO EXISTING SEWER LINE.

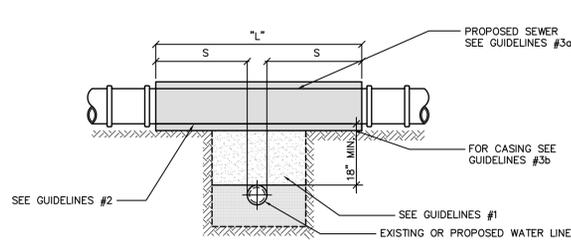


GUIDELINES:

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATER LINE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.
4. USE "L" FEET OF WATER MAIN QUALITY MATERIAL FOR CASING OF PROPOSED WATER LINE AND SEAL ENDS OF CASING.

PROPOSED WATER BELOW SEWER CROSSING DETAIL
SCALE: N.T.S.

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO EXISTING WATER LINE.

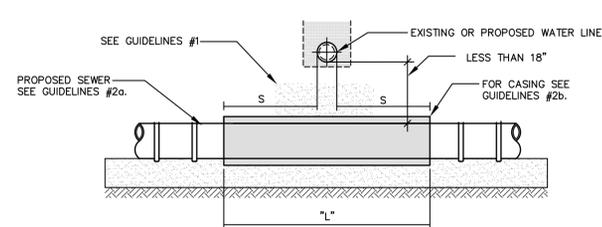


GUIDELINES:

1. IF SELECT GRANULAR BACKFILL EXISTS: REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
2. IF SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L" FEET.
- 3a. CONSTRUCT "L" FEET OF PROPOSED SEWER WITH WATER MAIN QUALITY MATERIAL AND PRESSURE TEST, OR;
- 3b. USE "L" FEET OF WATER MAIN QUALITY MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.

PROPOSED SEWER ABOVE WATER CROSSING DETAIL
SCALE: N.T.S.

NOTE: "S" THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AND MEASURED PERPENDICULAR TO EXISTING SEWER LINE.

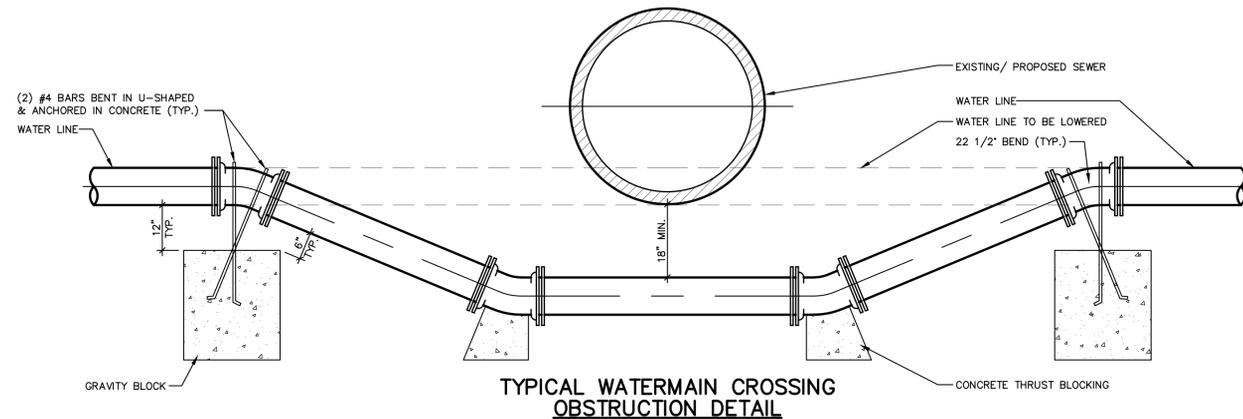


WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION

GUIDELINES:

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "S" FEET ON EACH SIDE OF WATER LINE.
- 2a. CONSTRUCT "L" FEET OF PROPOSED SEWER WITH WATER MAIN QUALITY MATERIAL AND PRESSURE TEST, OR;
- 2b. USE "L" FEET OF WATER MAIN QUALITY MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER LINE QUALITY TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

PROPOSED SEWER BELOW WATER CROSSING DETAIL
SCALE: N.T.S.

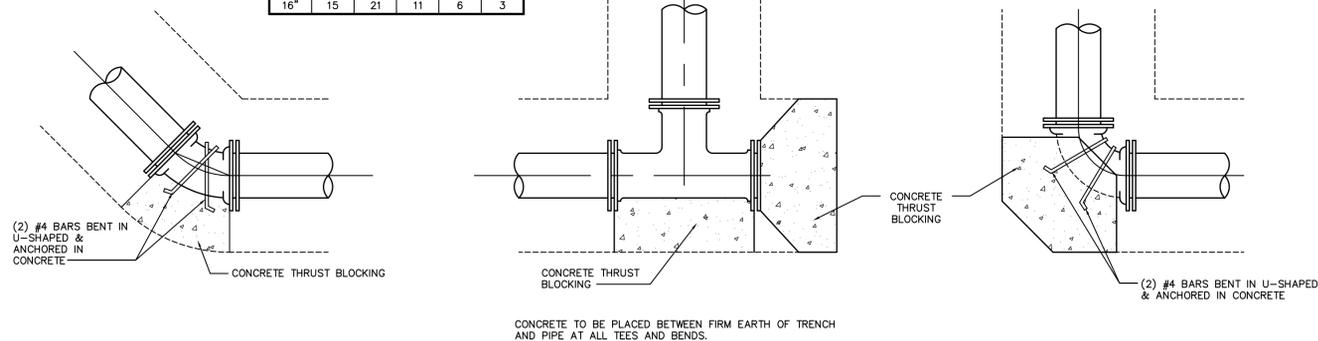


TYPICAL WATERMAIN CROSSING OBSTRUCTION DETAIL
NOT TO SCALE

TYPICAL TRENCH DETAIL
SCALE: N.T.S.

PIPE SIZE	BLOCKING FOR PLUGS & ENDS				
	PLUG	90	45	22 1/2"	11 1/2"
4"	2	3	2	1	1
6"	2	3	2	1	1
8"	3	5	3	2	2
10"	6	8	5	3	2
12"	9	13	7	4	3
16"	15	21	11	6	3

SIZE OF RUN	BLOCKING FOR TEES & WYES	
	OUTSIDE FACE AREA (SQ. FT)	
6" OR LESS	2	
8"	3	
10"	6	
12"	9	
16"	15	



NOTE: THRUST BLOCKING SHALL MEET ALL MUNICIPAL AND/OR UTILITY COMPANY STANDARDS AND SPECIFICATIONS

TYPICAL THRUST BLOCKING INSTALLATIONS
SCALE: N.T.S.

Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Project Name & Location:
TRUCK SERVICE
3S286 TALBOT AVENUE
WARRENVILLE, IL 60555
DUPAGE COUNTY, IL

Copyright © 2025
ingenAE, LLC
www.ingenae.com

DO NOT SCALE PLANS
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name:
STANDARD WATER DETAILS

Date:	07/02/2025	Project No.:	MRM001-D25
Type:	SITE	Drawing No.:	C.10
Drawn By:	DPW		
Approved By:	RAV		
Scale:	AS NOTED		



**CITY OF WARRENVILLE STANDARD SPECIFICATIONS
WATER MAIN, SANITARY SEWER AND STORM SEWER**

WATER MAIN

- All open cut water main shall be polyvinyl chloride plastic (PVC) pressure pipe per AWWA specification C-900, Class 150 (DR-18). The above pipe and fittings shall be furnished with elastomeric gasket joints conforming to ASTM F477. Trench Backfill shall be utilized to twelve inches (12") above the top of the PVC water main.
- All water main installed by horizontal directional drilling shall be PVC per AWWA specification C-900 with CertaLok joints. Assembly and installation of pipe shall be in accordance with the manufacturer's instructions. All material specifications shall be submitted to the City and approved prior to installation.
- Copper clad steel (SSC) blue tracer wire shall be installed directly over the center of the water main in the trench with a maximum separation of four inches (4") above the pipe. The tracer wire will be installed with the water main and attached to all in-line valves, hydrant valves, hydrants and service lines to insure signal conductivity along all portions of the new main. Connections shall be DryConn 3-way Direct Bury Lug OR Copperhead Mainline-to-Service Connector 3WB-01.
 - For open trench, a Copperhead High Strength 1230 wire shall be used.
 - For directional boring, a Copperhead Extra High Strength 1245 shall be used.
 - For pipe bursting, a Copperhead SoloShot Xtreme Strength 7x7 stranded PBX-50 shall be used.
 - For fire hydrants, tracer wire shall terminate at trace wire access box. Copperhead T3-75-F shall be used.
- Fittings shall be ductile iron, 250 psi pressure rating, cement mortar lined with restrained push-on joint or mechanical joint with MEGALUG retainer glands, or approved equal.
- Water Main Bolts shall be stainless steel ASTM 304.
- Restrained Joints - All fittings shall have restrained joints. All water main piping in casing shall have restrained joints. Restrained joints shall be push joint with a field lock gasket or a mechanical joint with MEGALUG retainer glands, or approved equal. All bends, tees, and dead end piping must be restrained a minimum of 24" in both directions of the fitting. Thrust cement blocking of all fittings, hydrants, and dead end piping is required.
- Pressure connections - Pressure tapping sleeves shall be all stainless steel.
- All valves shall be resilient wedge gate valves installed in a precast concrete vault. Valves shall be Mueller, Waterous, or Clow manufacture. All bolts shall be stainless steel.

Revision Date: February 12, 2021 N:\Engineering Spec\City of Warrenville Standard Specifications.doc



- The minimum storm sewer size allowed in the public right-of-way will be 10-inch diameter unless conditions warrant a smaller size.
- On private property, storm sewer installed to drain an existing depressional area shall generally be six-inch or eight-inch (6" or 8") diameter, unless a larger size is supported by calculations.
- Storm manholes and catch basins shall be pre-cast concrete units. For storm sewers 21-inch diameter or less, the manhole shall be 48-inch inside diameter. For storm sewers 24-inch through 42-inch diameter, the manhole shall be 60-inch inside diameter. For storm sewers 48-inch diameter and larger, the manhole shall be 72-inch inside diameter.
- Rings / steps shall be installed in manholes unless specifically prohibited.
- The minimum size structure shall be a 2-foot diameter precast concrete inlet, unless conditions warrant a different structure.
- Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "STORM" shall be cast in the cover.
- Allowable curb and parkway castings for inlets and catch basins:
 - When a barrier curb is present, use a Neenah R-3275 frame and grate (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).
 - For some slope conditions when a barrier type curb is present, a Neenah R-3065-L frame and grate may be used (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).
 - When roll curb is present, use a Neenah R-3501-P frame and grate.
 - In lawn areas, use beehive type grate, Neenah R-4340-B.
 - In lawn areas where a lot of trees are present, in public right-of-way and in ditches, use stool type grate, Neenah R-4342.
 - When applicable in parking lots or lawn areas, use round grate Neenah R-2502-A.

Revision Date: February 12, 2021 N:\Engineering Spec\City of Warrenville Standard Specifications.doc

- Valve vaults shall be pre-cast concrete units. For water mains 8-inch diameter or less, the vault shall be 48-inch inside diameter. For water mains 10-inch diameter and greater, the vault shall be 60-inch inside diameter.
- Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "WATER" shall be cast in the cover.
- Casing - Spacers All joints within the casing shall be restrained. Spacers shall be installed on all pipe in casing. Spacers shall be bolt on style with a shell made in two sections of heavy 1-304 stainless steel. Casing shall be filled with pea gravel or sand and sealed at both ends.
- All ductile iron pipes and fittings are required to be encased in 8-mil polyethylene conforming to AWWA C-105.
- It shall be the responsibility of the contractor to obtain and supply certification for all materials. Shop drawings shall be submitted to and approved by the City before installation.
- Depth of bury for water main to be 5'-6" (minimum).
- Installation shall conform to "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.

FIRE HYDRANTS

- Hydrant shall be FM approved and UL listed, shall conform to AWWA C-502, and shall have breakaway safety flanges.
- Hydrants shall be Mueller Centurion, Waterous WB67-250, or Clow Medallion.
- All bolts shall be stainless steel from and including the breakaway flange to the inlet on the hydrant shoe.
- All hydrants shall have a bronze cross arm / top plate.
- Connecting piping shall be six-inch (6") diameter shall be polyvinyl chloride plastic (PVC) pressure pipe per AWWA specification C-900, Class 150 (DR-18). The above pipe and fittings shall be furnished with elastomeric gasket joints conforming to ASTM F477.
- Main Valve opening shall be five and one quarter inch (5-1/4") in diameter, compression type, with a brass drain valve.
- Nozzles shall have threaded male ends conforming to "American National Standard Fire Hose Connection Screw Threads. The hydrant shall have two nozzles of 63 mm which are 2-1/2" and one pumper nozzle of 114 mm (4-1/2") with caps and chains.
- Hydrants shall have a minimum working pressure of 175 psi.
- Hydrants shall open in a counter-clockwise direction, as indicated by an arrow and the word "OPEN" on the dome.
- Hydrants shall be painted a high visibility red, factory applied paint. Hydrants shall have a six-inch (6") auxiliary valve with box on the inlet piping. Valve shall meet water main piping specifications for the City of Warrenville. Auxiliary valve attached to hydrant shall have stainless steel bolts at the flange inlet.

Revision Date: February 12, 2021 N:\Engineering Spec\City of Warrenville Standard Specifications.doc



- Connection of six-inch (6") piping shall be restrained joints from the tee at the water main to the inlet of the hydrant with field lock gaskets for push joint and MEGALUG retainer glands, or approved equal for mechanical joint.

WATER SERVICES

- For water services 2-inch diameter and less shall be Type "K" copper OR ADS potable water service tubing (CTS) pipe SDR 9. Pipe requirements of ASTM D2737, AWWA C901 and NSF Standard 14 and 61. Pipe dimensions shall meet Copper Tubing Size (CTS) standards. Minimum service size of one-inch (1") diameter. Non-copper services will require copper clad steel (SSC) blue tracer wire. See Watermain specifications for types.
- Brass shall be Mueller or Ford. All brass is to have compression fittings. Compression fittings must be of the stainless full circle ring retainage. No set screws are allowed. Flair fitting are NOT acceptable.
- B-Boxes shall be of the arch pattern design with a telescoping one and one quarter-inch (1-1/4") iron pipe upper section, pentagon nut access, enlarged base for 1-1/2" roundways and larger, manufactured in the USA.
- Tapping saddle at minimum shall be epoxy coated ductile with two stainless steel bands. All stainless steel saddles are acceptable. Manufactured in USA.
- All repair clamps shall be full circle stainless steel.
- Depth of bury for water services to be 5'-6" (minimum) to 6'-6" (maximum).

SANITARY SEWER

- All sanitary sewer and sanitary sewer service pipe shall be SDR 26 ASTM D-2241 and fittings shall meet the requirements of ASTM D-3139 or equivalent. **Note:** This is a pressure rated pipe.
- Sanitary sewer services shall be a minimum of 6-inches in diameter. Cleanout should be provided (preferred outside of home).
- All sanitary sewers shall be air and mandrel tested, and televised, including private commercial lines between inspection manhole and the public sanitary sewer. Copies of DVDs and reports shall be provided to the City.
- Sanitary sewer manholes shall have openings for the pipe connections cast into the wall of the structure. Rubber gasketed coupling (boot) with stainless steel bands / retainers shall be per ASTM C-923.
- When connecting to an existing manhole, the hole must be cored and a rubber gasketed coupling (boot) with stainless steel bands / retainers shall be per ASTM C-923. The bench

Revision Date: February 12, 2021 N:\Engineering Spec\City of Warrenville Standard Specifications.doc



shall be removed and repoured, if necessary. Rubber boots/seals must be used where pipes enter manholes. The internal connection shall be dressed up with non-shrink hydraulic cement. Hydraulic cement, mortar, and concrete must be of the strength and water-tightness quality as specified in the ASTM standards

- When connecting a new sanitary service to an existing sanitary sewer main without an existing wye, contact Public Works to determine which one of the two following methods shall be used:
 - A section of the main shall be cut out to install a new wye. Connection between the existing sanitary sewer and the new wye shall be made with non-shear mission couplings with two stainless steel bands to a point where the coupling cannot shift.
 - Core the existing main and make the connection with an INSERTA TEE connection or an approved equal
- Sanitary manholes shall be pre-cast concrete units. For sanitary sewers 18-inch diameter or less, the manhole shall be 48-inch inside diameter. For sanitary sewers 21-inch diameter and larger, the manhole shall be 60-inch inside diameter.
- Frames and lids shall conform to Neenah Foundry R-1713 or approved equal or otherwise noted in plans and the word "SANITARY" shall be cast in the cover. The lid shall be a self-sealing solid lid with watertight gasket and concealed pickhole. Any manhole within a floodplain shall have a watertight, bolt-down frame and lid, Neenah R-1916-F1 or approved equal.
- All commercial buildings shall have an inspection manhole.
- Manhole sections and adjusting rings shall be sealed with butyl rope.
- Sanitary manholes shall have a poured concrete bench.
- Rings / steps shall be installed in manholes unless specifically prohibited.
- External chimney seals (Cretex or approved equal) and MacWrap will be required with all sanitary manholes. The frame, chimney, and top "lip" of the cone section shall be required to be sealed with a chimney seal. This should be observed by the City prior to backfilling.
- No ground water will be allowed to enter the sanitary sewer during or after construction.
- No more than twelve inches (12") of adjusting rings are allowed.

STORM SEWER

- All storm sewers 18-inch diameter and less shall be PVC SDR26 with pipes and fittings meeting ASTM D-3034.
- All RCP storm sewers shall be installed with rubber gasket joints.

Revision Date: February 12, 2021 N:\Engineering Spec\City of Warrenville Standard Specifications.doc



301 N. Main Street, Suite B
South Bend, IN 46601
www.ingenae.com

Submissions / Revisions:	Date:
1	ISSUED FOR MUNICIPAL REVIEW 04/30/25
2	ISSUED FOR MUNICIPAL REVIEW 07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Project Name & Location:

TRUCK SERVICE

3S286 TALBOT AVENUE
WARRENVILLE, IL 60555
DUPAGE COUNTY, IL

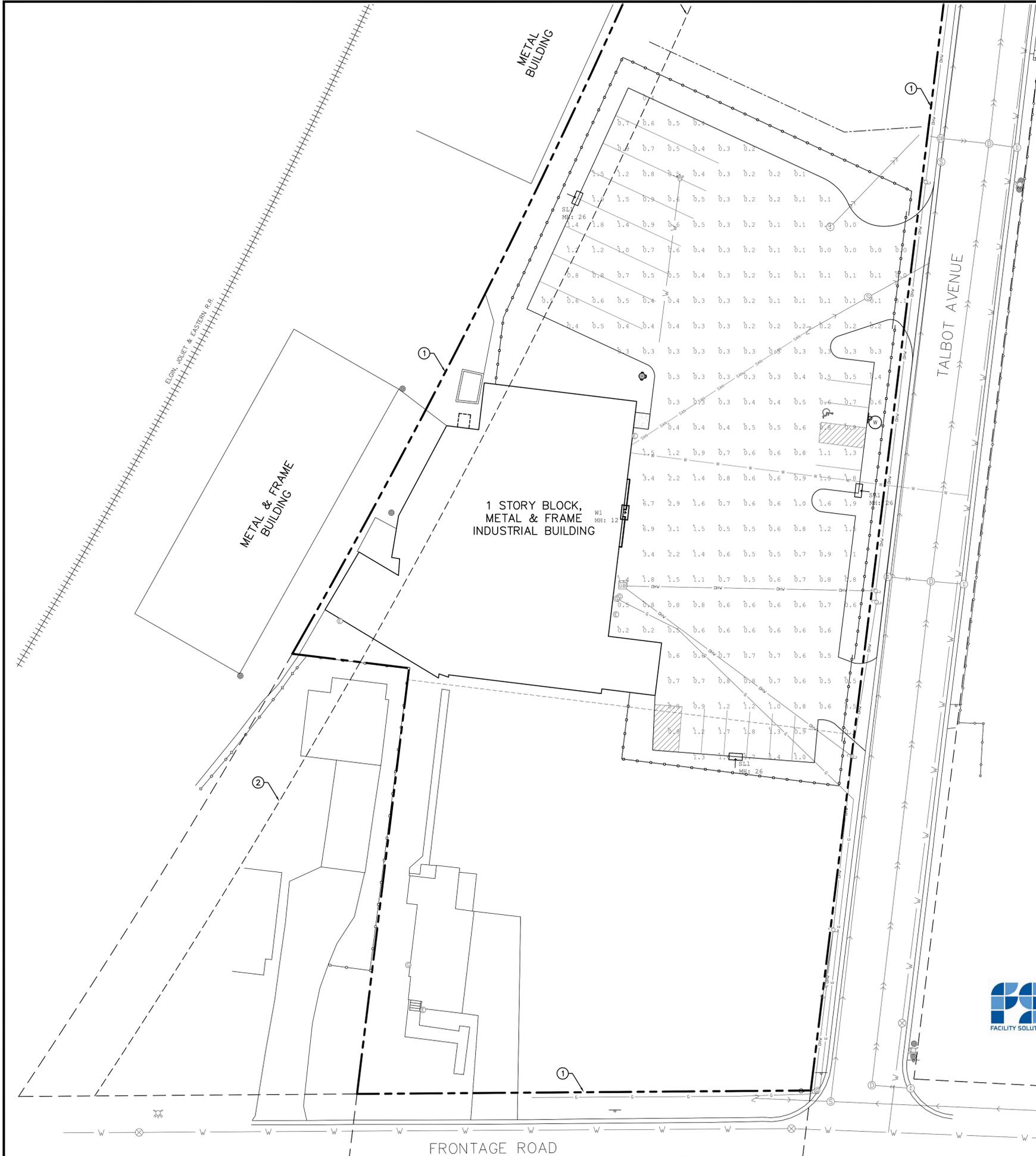
Copyright © 2025
IngenAE, LLC
www.ingenae.com

DO NOT SCALE PLANS
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name:
**CITY STANDARD
UTILITY NOTES**

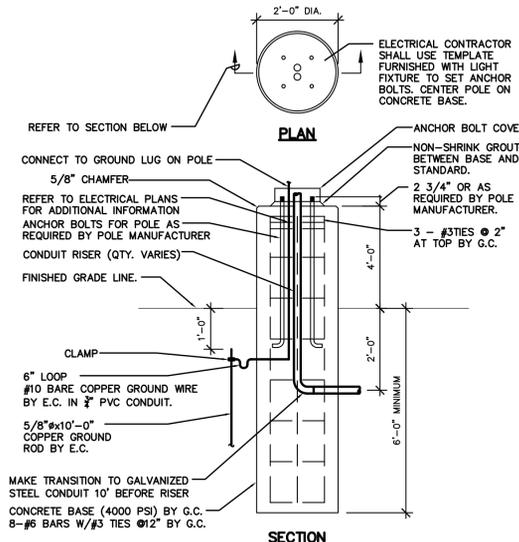
Date:	07/02/2025	Project No.	MRM001-D25
Type:	SITE	Drawing No.	C.11
Drawn By:	DPW		
Approved By:	RAV		
Scale:	AS NOTED		

Revision Date: February 12, 2021 N:\Engineering Spec\City of Warrenville Standard Specifications.doc

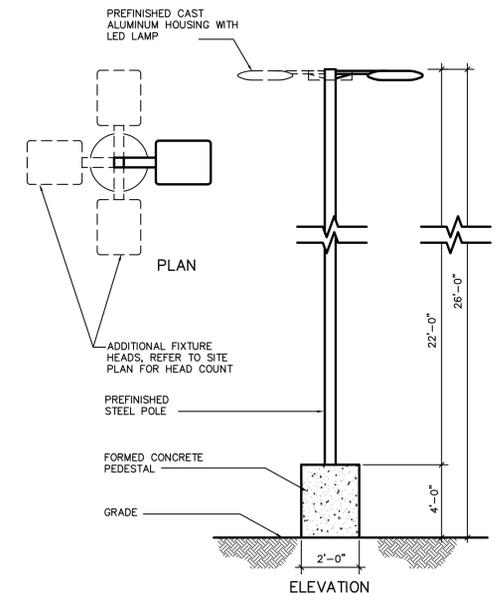


SITE KEYNOTES

- ① EXISTING PROPERTY/BOUNDARY LINE
- ② 25' EASEMENT PER DOCUMENT #R67-35169



LIGHT POLE BASE DETAIL
SCALE: N.T.S.



26' PARKING LOT LIGHT FIXTURE
SCALE: N.T.S.

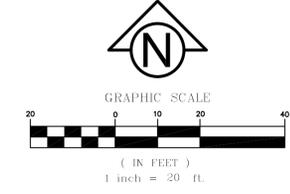
Symbol	Qty	Label	Arrangement	Description	Tag	BUG Rating
□	1	W1	Single	RSX1 LED P1 40K R4 WALL MOUNT	B1-U0-G2	
□	3	SL1	Single	RSX1 LED P1 40K R4 POLE MOUNT	B1-U0-G2	

Label	CalcType	Units	Avg	Max	Min	Avg/Min
PARKING AREA		Fc	0.73	6.9	0.0	N/A

WARRENVILLE, IL LIGHTING LAYOUT

PHOTOMETRIC CALCULATIONS

Drawn By: JJM
 Checked By: _____
 Date: 6/25/2025



IngenAE

301 N. Main Street, Suite B
 South Bend, IN 46601
 www.ingenae.com

Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Project Name & Location:

TRUCK SERVICE

3S286 TALBOT AVENUE
 WARRENVILLE, IL 60555
 DUPAGE COUNTY, IL

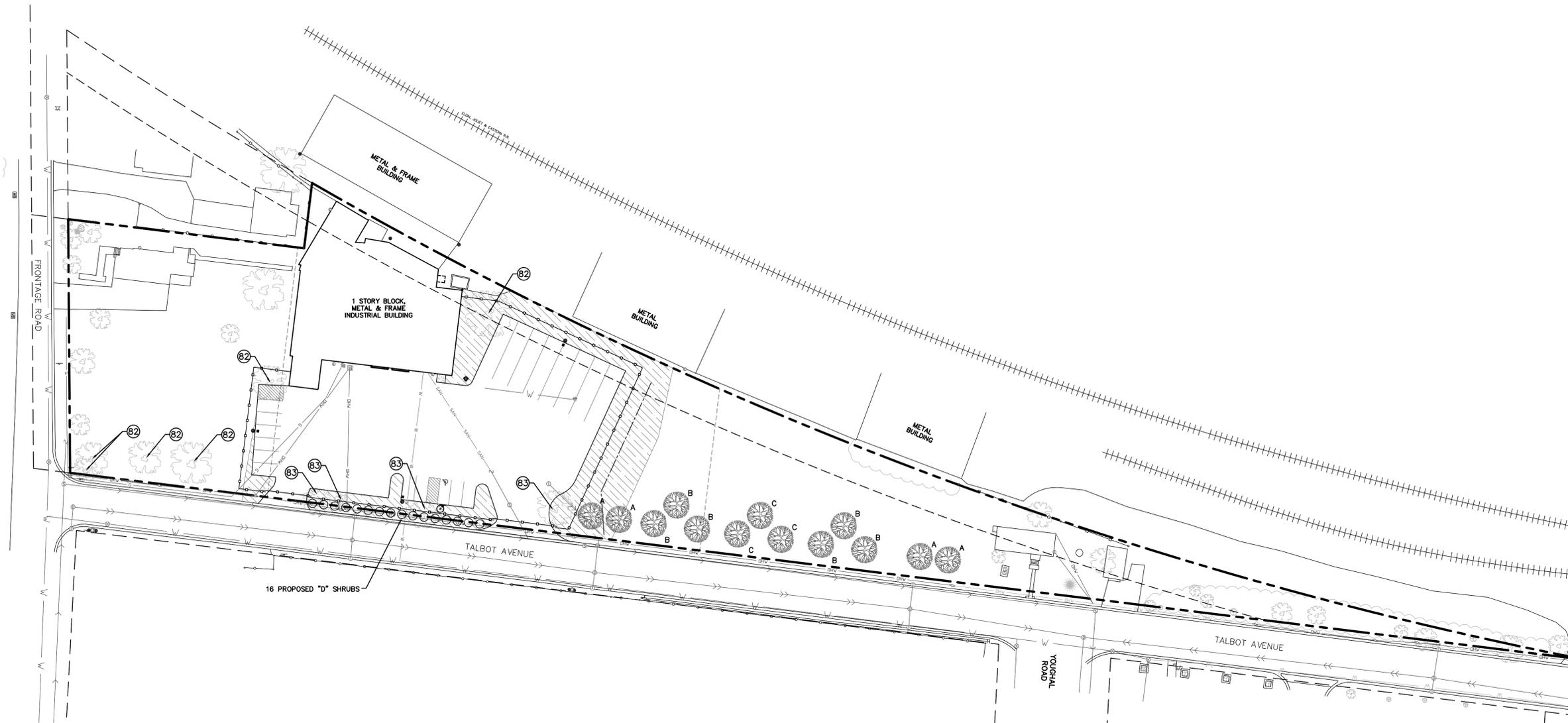
Copyright © 2025
 ingenae LLC
 www.ingenae.com

DO NOT SCALE PLANS
 Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name:
SITE LIGHTING PLAN

Date: 07/02/2025 Project No. MRM001-D25
 Type: SITE Drawing No. _____
 Drawn By: DPW
 Approved By: RAV
 Scale: AS NOTED

C.12



16 PROPOSED "D" SHRUBS

LANDSCAPE MAINTENANCE SCHEDULE

MAINTENANCE OPERATION ("INCLUDES DEBRIS DISPOSAL")		APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
TURF	MOW AND TRIM	X	X	X	X	X	X	X	X				
	EDGE CURB AND WALKS	X	X	X	X	X	X	X	X				
	PRE-EMERGENT WEED CONTROL (CRABGRASS)	X	X										
	POST-EMERGENT (BROADLEAF)	X	X	X	X	X	X	X	X				
	FERTILIZE	X		X			X						
	LEAF REMOVAL (FALL*)								X	X			
TREES	CORE AERATION							X					
	EDGE RINGS AND CULTIVATE	X				X							
	PRUNE TREES								X	X	X		
	PRE-EMERGENT WEED CONTROL	X		X									
	POST-EMERGENT WEED CONTROL	X	X	X	X	X	X	X					
GENERAL MAINTENANCE	FERTILIZE TREES (ORNAMENTAL/EVERGREENS)						X						
	MULCH REJUVENATION - TREE RINGS	X					X						
	\$PRING CLEAN-UP*	X											
GENERAL MAINTENANCE	INSPECT BEDS FOR INVASIVE OR VOLUNTEER PLANTS. REMOVE AS	X		X		X		X					
	SWEEP ALL PAVED PATHS (WEEKLY)	X	X	X	X	X	X	X					
	INSPECT GROUNDS WEEKLY	X	X	X	X	X	X	X					
	DORMANT PRUNING 3 YEAR PROGRAM (SHADE TREES)											X	
	DORMANT PRUNING 3 YEAR PROGRAM (ORNAMENTAL/SHRUBS)											X	

PLANTING SCHEDULE					
MARK	NO.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
A	4	ACER RUBRUM " RED SUNSET "	" RED MAPLE " (TREE FORM)	3" CALIPER MIN.	B & B
B	6	ACER SACCHARUM " LEGACY "	" SUGAR MAPLE "	3" CALIPER MIN.	B & B
C	3	GINKO BILOBA (MALE)	" PRINCETON SENTRY GINKO "	3" CALIPER MIN.	B & B
D	16	THUJA OCCIDENTALIS " EMERALD GREEN "	" EMERALD GREEN ARBORVITAE "	24" MIN. HT.	B & B

NOTE: ALL PLANT MATERIALS ARE TO BE FREE OF DISEASE AND INSECTS AND ARE TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK OF THE AMERICAN NURSERYMEN.

REMOVE AND REPLACE (IF REQUIRED)
DEAD TREES ALONG TALBOT AVE

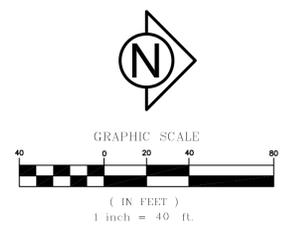
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
STREET TREES / RIGHT-OF WAY LANDSCAPING 1 TREE PER 40 LINEAR FT (1088 FT)	28	28 TREES (15 EXISTING TREES) (13 PROPOSED TREES)

LEGEND

- PROPOSED AREA TO BE GRADED AND SEEDED
- PROPOSED DECIDUOUS TREE
- PROPOSED SHRUBS
- EXISTING TREE

LANDSCAPE KEYNOTES

- 81 PROPOSED LANDSCAPE AREA TO RECEIVE SHRUBS/PLANTINGS, MULCH & EDGING
- 82 EXISTING TREE TO REMAIN; PROTECT IN PLACE
- 83 EXISTING TREE TO BE REMOVED



Submissions / Revisions:	Date:
1 ISSUED FOR MUNICIPAL REVIEW	04/30/25
2 ISSUED FOR MUNICIPAL REVIEW	07/02/25
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	

Project Name & Location:
TRUCK SERVICE

3S286 TALBOT AVENUE
WARRENVILLE, IL 60555
DUPAGE COUNTY, IL

Copyright © 2025
IngenAE, LLC
www.ingenae.com

DO NOT SCALE PLANS
Copying, Printing, Software and other processes required to produce these prints can stretch or shrink the actual paper or layout. Therefore, scaling of this drawing may be inaccurate. Contact IngenAE with any need for additional dimensions or clarifications.

Drawing Name:
SITE LANDSCAPE PLAN

Date: 07/02/2025 Project No. MRM001-D25
Type: SITE Drawing No. C.13
Drawn By: DPW
Approved By: RAV
Scale: AS NOTED