FINAL PLAT OF SUBDIVISION
FOR
THE PINNACLE AT MEYERS SUBDIVISION
1ST RESUBDIVISION

BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING AND RETURN TO:

NAME: VILLAGE OF LOMBARD
255 E. WILSON AVE
LOMBARD, IL 60148-3926

P.I.N. NUMBERS

06-21-102-010
06-21-102-011
06-21-102-012
06-21-102-013
06-21-102-014
06-21-102-028

LINE TYPE LEGEND

ADJACENT LOT LINE
BOUNDARY LINE
UNDERGROUND DETENTION EASEMENT
PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.& D.E.)
SIDEWALK EASEMENT =
OUTLOT "A" =

ABBREVIATION LEGEND

E = EAST
(M) = MEASURED DISTANCE
N = NORTH
P.U & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R) = RECORD DISTANCE
R.O.W. = RIGHT OF WAY
S = SOUTH
W = WEST

NOTE:
A BLANKET EASEMENT IS RESERVED AND HEREBY GRANTED OVER LOTS 1 THROUGH 11, ALL INCLUSIVE, EXCEPT FOR THE BUILDING PADS, FOR THE HOMEOWNER'S ASSOCIATION.

NOTES:

1. UPON VILLAGE APPROVAL IRON PIPE MONUMENTS WILL BE PLACED AT NEW PROPERTY CORNERS CREATED BY THIS PLAT.
2. 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 TRIMBLES VRS NETWORK AND EQUIPMENT.
3. PARCELS SHOWN ARE BASED ON INFORMATION NOTED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO'S. 24CCO0059035SK DATED APRIL 4, 2024. (LOT 7), 23GNW431053WC (REVISION 1), DATED MARCH 15, 2024, (LOTS 8, 9, & 10), 24ST00526SK, DATED APRIL 5, 2024. (LOT 11) AND 24ST00429SK DATED MARCH 18, 2024. (FORMER LOT 12 OR LOT "A").
4. ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

North
Scale 1" = 20'
20' 0' 20' 40'

SCHOOL STREET
(PLATTED AS CO-OP ROAD)
(66' R.O.W.)

MEYERS ROAD (PLATTED AS MEYER ROAD)
COUNTY HWY. 25
(83' APPARENT R.O.W.)

SHEET	OF
1	2

PREPARED FOR: THE PINNACLE AT MEYERS
PROPERTY ADDRESS: 1312 S. MEYERS ROAD, LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	BOOK:	DWG. SIZE: D
			DRAWN: REW	CHECKED: JH
			REFERENCE:	
			DATE: 05/13/2025	
			PROJECT NO.	2023-0528

FINAL PLAT OF SUBDIVISION
FOR
THE PINNACLE AT MEYERS SUBDIVISION
1ST RESUBDIVISION

BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE SCHOOL DISTRICT STATEMENT TO THE BEST OF THE OWNER'S KNOWLEDGE, THE TRACT OF LAND DESCRIBED IN THE ATTACHED PLAT LIES IN THE FOLLOWING SCHOOL DISTRICT(S):

GRADE SCHOOL DISTRICT 45, 255 W. VERMONT STREET, VILLA PARK, IL 60181

HIGH SCHOOL DISTRICT 88, 101 HIGHRIDGE ROAD, VILLA PARK, IL 60181

JUNIOR COLLEGE DISTRICT 502, 425 2ND STREET,GLEN ELLYN, IL 60137

OWNER:

_____

AHMED I. KHAN, FOR AIK LIVING TRUST ACTING AS MANAGER OF AFSAR DEVELOPERS LLC.

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT AFSAR DEVELOPERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THOSE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

_____

AHMED I. KHAN, FOR AIK LIVING TRUST IN THE TRUST'S CAPACITY AS MANAGER OF
AFSAR DEVELOPERS LLC
201 E. ARMY TRAIL ROAD, SUITE 204
BLOOMINGDALE, IL. 60107

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED THERETO AND THAT THEY APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THEIR FREE AND VOLUNTARY ACT UNDER THE STYLE AND TITLE THEREON INDICATED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

MY COMMISSION EXPIRES ON _____ _____, 20___.
MONTH DATE

MORTGAGEE CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

_____, AS MORTGAGEE, UNDER THE
PRINT MORTGAGEE NAME

PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D., 20___ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____DATE

DAY OF _____, A.D., 20____ MONTH YEAR AS DOCUMENT NO. _____
HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS _____ DAY OF _____ A.D., 20__.

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT
(NAME) _____(TITLE) _____
OF _____ AND (NAME) _____
(TITLE) _____ OF _____
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES
ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH
(TITLE) _____ AND (TITLE) _____
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED
THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE
AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT
OF SAID _____, AS MORTGAGEE, FOR THE USES AND
PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL
THIS _____ DAY OF _____, 20___.

_____
NOTARY PUBLIC

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, WILLIAM J. HENIFF, VILLAGE COMMUNITY DEVELOPMENT DIRECTOR OF LOMBARD, DO HEREBY CERTIFY THAT I HAVE REVIEWED THIS PLAT OF SUBDIVISION AND I FIND IT TO BE IN CONFORMANCE WITH THE VILLAGE OF LOMBARD SUBDIVISION CODE.

DATED AT LOMBARD THIS_____ DAY OF _____, 20___.

_____
VILLAGE COMMUNITY DEVELOPMENT DIRECTOR

VILLAGE PRESIDENT AND CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

APPROVED BY THE PRESIDENT OF THE BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____ A.D., 20 _____.

_____
VILLAGE PRESIDENT

_____
VILLAGE CLERK

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS

NONEXCLUSIVE AND PERPETUAL EASEMENTS ARE RESERVED FOR THE VILLAGE OF LOMBARD AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISES FROM THE VILLAGE OF LOMBARD, INCLUDING BUT NOT LIMITED TO, COMED, COMCAST, NICOR, AT&T, WIDE OPEN WEST AND THEIR SUCCESSORS AND ASSIGNS OVER ALL AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" ON THE PLAT, THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, MODIFY, SUPPLEMENT, REMOVE, REPLACE, RELOCATE, INSPECT, MAINTAIN AND OPERATE ABOVE GROUND (WHERE PERMITTED BY THE VILLAGE) AND UNDERGROUND UTILITY TRANSMISSIONS AND DISTRIBUTION SYSTEMS AND INCLUDING OVERLAND DRAINAGE, STORM OR/AND SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE AND/OR UTILITY COMPANIES, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK, THE RIGHT IS ALSO GRANTED TO CUT DOWN AND TRIM OR REMOVE AND REPLACE ANY FENCES, TEMPORARY STRUCTURES, TREES, SHRUBS, OR OTHER PLANTS ON OR ABOVE THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR FENCES, GARDENS, SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. EASEMENT USE SHALL BE SUBJECT TO THE ORDINANCES OF THE VILLAGE OF LOMBARD AND ALL OTHER APPLICABLE LAWS.

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LOMBARD AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY, OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS, AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES INCLUDING WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

EASEMENTS ALSO ARE RESERVED FOR CABLE COMMUNICATION COMPANIES ALONG WITH THE PUBLIC UTILITIES ALREADY REFERENCED.

RESPONSIBILITY OF HOMEOWNER'S ASSOCIATION

THE TERRITORY WITHIN THE PLAT IS GOVERNED BY AN ANNEXATION AGREEMENT WITH A TERM ENDING 20 YEARS FROM ITS EFFECTIVE DATE. THE ANNEXATION AGREEMENT REQUIRES THAT THE SUBDIVIDER SHALL RECORD A HOMEOWNER'S DECLARATION WHICH SHALL PROVIDE FOR THE ESTABLISHMENT OF A HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF AT LEAST THE FOLLOWING: OUTLOT A; GRADING, SURFACE AND SUBSURFACE DRAINAGE ACROSS ALL LOTS, INCLUDING BUT NOT LIMITED TO THE UNDERGROUND DETENTION EASEMENT AREA ACROSS OUTLOT A AND LOTS 7 THRU 22; FENCING AND IRRIGATION FOR LANDSCAPING ON THE PERIMETER PORTIONS OF OUTLOT A; GATES, STREETS, SIDEWALKS AND RELATED LIGHTING; THAT PORTION OF THE STORM SEWER SYSTEM NOT LOCATED WITHIN THE DEDICATED PUBLIC RIGHTS-OF-WAY; AND ALL OTHER UTILITIES NOT MAINTAINED BY THE VILLAGE OF LOMBARD OR ANY OTHER UTILITY COMPANY.

DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, ACCORDING TO THE TOPOGRAPHICAL AND PROFILE STUDIES ON FILE WITH THE VILLAGE OF LOMBARD, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION, OR, IF CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS THE SUBDIVIDER HAS A RIGHT TO USE. SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ADJOINING PROPERTIES BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.

_____

AHMED I. KHAN, FOR AIK LIVING TRUST IN THE TRUST'S CAPACITY AS MANAGER OF AFSAR DEVELOPERS LLC
201 E. ARMY TRAIL ROAD, SUITE 204
BLOOMINGDALE, IL. 60107

_____
REGISTERED PROFESSIONAL ENGINEER

DUPAGE COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE DUPAGE COUNTY DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY 25 (MEYERS ROAD) PURSUANT TO 765 ILCS 20512 ET SEQ. HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED PRIOR TO CONSTRUCTION IN THE COUNTY RIGHT-OF-WAY.

THIS _____, DAY OF _____, 2024.

_____
COUNTY ENGINEER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DU PAGE)

I, _____
COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY

CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT. GIVEN UNDER MY NAME AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

DATED THIS _____ DAY OF _____A.D., 20_____.

_____
COUNTY CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, _____, COLLECTOR FOR THE VILLAGE OF LOMBARD, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT..

DATED AT LOMBARD THIS_____ DAY OF _____, 20___.

_____
VILLAGE COLLECTOR

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS INSTRUMENT_____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON

THIS _____, DAY OF _____, AT _____ O'CLOCK ___M.

ON THE _____ DAY OF _____, A.D., 20_____

AT_____O'CLOCK___M.

_____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF KANE)

THIS IS TO STATE THAT I, JIANFENG HUA, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004071 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

PARCEL ONE (1308 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-010)

LOT 7 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO (1312 S. MEYERS ROAD, PERMANENT INDEX NOS. 06-21-102-011, -012, -013)

LOT 8, 9, AND 10 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL THREE (1320 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-014)

LOT 11 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL FOUR (1330 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-028)

LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING: THAT PART OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT A AFORESAID AND RUNNING THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS); THENCE SOUTH 46 DEGREES 33 MINUTES 12 SECONDS WEST, 22.57 FEET (6.88 METERS) TO A POINT ON THE SOUTH LINE OF LOT A AFORESAID; THENCE SOUTH 86 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE OF LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL FIVE (GAP STRIP PERMANENT INDEX NO. 06-21-102-099, PARTIAL)

THAT PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: A TRACT OF LAND BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, BOUNDED ON THE EAST BY THE WEST LINE OF SAID DEICKE'S DIVISION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, ACCORDING TO THE PLAT RECORDED MAY 17, 1947 AS DOCUMENT NO. R1947-521197 (CERTIFICATE OF CORRECTION RECORDED DECEMBER 17, 1947 AS DOCUMENT NO. R1947-536351), SAID NORTH LINE ALSO BEING THE NORTH LINE AND ITS WESTERLY EXTENSION OF LOT 12 IN SAID DEICKE'S DIVISION AND BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST THIRTY (30) ACRES OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MONUMENTED AND OCCUPIED, SAID EAST LINE ALSO BEING THE EAST LINE OF SCHOOL STREET AS MONUMENTED AND OCCUPIED.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LOMBARD WHICH HAS ADOPTED A COMPREHENSIVE PLAN AD WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED AND THAT BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL 17043C0176J WITH A EFFECTIVE DATE OF AUGUST 1, 2019. IT IS MY OPINION THAT THE PROPERTY PLATTED HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF LOMBARD TO RECORD THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT MONTGOMERY, ILLINOIS THIS 5TH DAY OF NOVEMBER, A.D. 2024.

RIDGELINE CONSULTANTS LLC

_____
JIANFENG HUA, PLS #035-004071
MY LICENSE EXPIRES 11-30-2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-004766

PREPARED FOR:
THE PINNACLE AT MEYERS

PROPERTY ADDRESS:
1312 S. MEYERS ROAD
LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	BOOK:	DWG. SIZE: D
			DRAWN: REW	CHECKED: JH
			REFERENCE:	
			DATE: 05/07/2025	
			PROJECT NO.	2023-0528

PRELIMINARY ENGINEERING PLAN
THE PINNACLE AT MEYERS
1ST RESUBDIVISION

LEGAL DESCRIPTION OF PROPERTY

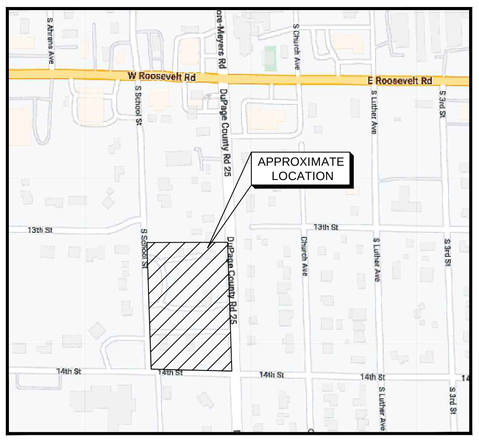
LOTS 1 THROUGH 22, INCLUSIVE, AND OUTLOT A, IN THE PINNACLE AT MEYERS SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 2025 AS DOCUMENT NUMBER R2025-015016, IN DUPAGE COUNTY, ILLINOIS.

1308 ~ 1320 MEYERS ROAD
LOMBARD, ILLINOIS

STANDARD SYMBOLS

	PROPOSED
DEPRESSED CURB	
CURB & GUTTER	
STORM INLET STRUCTURE	
STORM SEWER STRUCTURE	
SANITARY MANHOLE	
SANITARY MAIN/SERVICE	
STORM MAIN/SERVICE	
WATER MAIN/SERVICE	
PROPOSED LIGHT STANDARD WITHIN PUBLIC RIGHT OF WAY	
PROPOSED LIGHT LAMP WITHIN PRIVATE DEVELOPMENT	
B-BOX	
VALVE IN VAULT	
PROPOSED CONTOUR	723
TOP OF FOUNDATION	T / F
FINISHED FLOOR	F / F
GARAGE FLOOR	G / F
6' SOLID FENCE	
4' SOLID FENCE	
CONCRETE WALK/DRIVEWAY	
PAVER PATIOS	
INLET FILTER	
COIR LOG	
DETECTABLE WARNING	
OVERLAND FLOW PATH	
DOWNSPOUT	
ELECTRIC METER	E
SANITARY CLEANOUT	C.O.
POP-UP EMITTER	

SEE SHEET 2 OF 16 FOR SYMBOLS OF EXISTING IMPROVEMENTS



Vicinity Map
(not to scale)

North

BENCHMARK INFORMATION

1) 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 TRIMBLES VRS NETWORK AND EQUIPMENT.

2) CONTOUR INTERVAL = 1.0'

3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.

4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF NGS OPUS-RS SOLUTION.

SITE BENCHMARK: SW. TAG BOLT ON FIRE HYDRANT ON THE WEST SIDE OF MEYERS ROAD (SEE PLAN FOR EXACT LOCATION).
ELEVATION = 724.79

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	BOUNDARY / TOPOGRAPHIC SURVEY & DEMOLITION PLAN
3	SITE PLAN
4	UTILITY PLAN
5	GRADING PLAN
6	EROSION CONTROL PLAN
7	DRIVEWAY ACCESSING MEYERS ROAD AND SANITARY MAIN PROFILES
8	WATER MAIN PROFILES & GATE DESIGN
9	HANDICAP ACCESSIBILITY DETAILS
10	CONSTRUCTION DETAILS
11	CONSTRUCTION DETAILS
12	CONSTRUCTION DETAILS
13	CONSTRUCTION DETAILS
14	CONSTRUCTION DETAILS
15	UNDERGROUND DETENTION DETAILS
16	CONSTRUCTION DETAILS

NOTES:

1. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.
2. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.
3. ALL ELEVATIONS ARE BASED ON THE SAME DATUM AS THE "TOPO SURVEY". BENCHMARK LOCATIONS AND ELEVATIONS ARE SHOWN ON PLANS. VERIFY ELEVATIONS IN FIELD BEFORE CONSTRUCTION.
4. ALL APPLICABLE PROVISIONS OF THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES OF ILLINOIS LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.
6. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

a. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IOOT, LATEST EDITION.
b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AS PUBLISHED BY THE IEPA," LATEST EDITION.
c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA. LATEST EDITION.
d. THE SUBDIVISION CODE OF THE VILLAGE OF LEMONT.
e. THE NATIONAL ELECTRIC CODE.

IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITEWORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

8. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.
9. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH LOCAL ORDINANCE AND IDOT REQUIREMENTS.
10. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.
11. THE CONTRACTOR SHALL NOTIFY THE COUNTY 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.
12. AREAS OUTSIDE THE R.O.W. LINE OR CONSTRUCTION LIMIT LINE IMPACTED BY OPERATIONS OF THE CONTRACTOR SHALL BE RETURNED TO THE STATE IT WAS FOUND PRIOR TO NEW CONSTRUCTION, EXCEPT WHERE NEW WORK IS SHOWN.
13. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE MUNICIPALITY OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.
14. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.
15. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE MUNICIPALITY AND IDOT SPECIFICATIONS.
16. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL UNDERGROUND UTILITY CONSTRUCTION AND SUBMIT "RECORD" INFORMATION TO ENGINEER FOR USE IN PREPARING "RECORD DRAWINGS".
17. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS OR AS REQUIRED BY STATE AND VILLAGE OFFICIALS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS SHOWN ON THESE DRAWINGS.
19. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.
20. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO THE SEWER INSTALLATION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.
21. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED BY THE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
22. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR WITH OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
23. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.
24. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.
25. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.
26. BAND-SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILIAR MATERIAL.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 107.14 OF THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH IDOT "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
29. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN OFF-SITE DUMP SITE AT HIS OWN EXPENSE.
30. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS MUST MEET THE ILLINOIS URBAN MANUAL SPEC 945. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
31. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF HIS/HER WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
32. ALL REQUESTS FOR FINAL INSPECTIONS SHOULD BE MADE 10 WORKING DAYS IN ADVANCE OF THE DESIRED INSPECTION DATE.

DUTY TO INDEMNIFY
The contractor shall defend, indemnify, keep and save harmless the municipality, owner and engineer, and their respective board members, representatives, agents and employees, in both individual and official capacities, against all suits, claims, damages, losses and expenses, including attorney's fees, caused by, growing out of, or incidental to the performance of the work under the contract by the contractor or its subcontractors to the full extent as allowed by the laws of the State of Illinois and not beyond any extent which would render these provisions void or unenforceable. This obligation includes but is not limited to: the Illinois laws regarding structural work [IL. Rev. Stat. Ch. 48, Par. 60 at Seq.] and regarding the protection of adjacent landowners [Il. Rev. Stat. Ch. 17–1/2 Par. 51 Et. Seq.]. In the event of any such injury [including death] or loss of damage, of claims therefore, or claims therefore, the contractor shall give prompt notice to the owner.

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

PREPARED FOR:
AFSAR DEVELOPER, LLC
ATTN: AHMED KHAN
2000 BLOOMINGDALE RD, SUITE 100
GLENDALE HEIGHTS, IL, 60139
PH: 312-446-1163

PREPARED FOR:
AFSAR DEVELOPER, LLC
PROPERTY ADDRESS:
1308 ~ 1320 MEYERS ROAD
LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS · LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	REVISION	DATE	DESC		
						BOOK:	DWG. SIZE: E1
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						DATE: 05/23/2025	
						PROJECT NO.	2023-0528

BOUNDARY/TOPOGRAPHIC SURVEY & DEMOLITION PLAN

North
Scale 1" = 20'

20' 0' 20' 40'

DEMOLITION NOTES:

1) ALL EXISTING SEPTIC FIELDS & WELLS ON SITE, NOT SHOWN HERE, ARE TO BE REMOVED & DISPOSED OF OFFSITE.
2) ALL EXISTING DRAIN TILE OR STORM SEWER ON SITE, NOT SHOWN HERE, ARE TO BE REMOVED & DISPOSED OF OFFSITE.
3) EXISTING DRY UTILITIES ON SITE, NOT SHOWN HERE, ARE TO BE REMOVED & DISPOSED OF OFFSITE. PROPER DISCONNECTION SHOULD BE MADE AT MAINS.
4) THE DECORATIVE STONE, DEBRIS, AND MAIL BOXES SHALL BE REMOVED FROM PARKWAY ALONG THE FRONTAGE OF THE SITE AND RESTORED WITH PULVERIZED TOPSOIL AND CLASS 2A SALT-TOLERANT SEED.

ABBREVIATION LEGEND

(C) = CALCULATED
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
E = EAST
E/C = EDGE OF CONCRETE
E'LY = EASTERLY
FEX = FENCE CORNER
FFE = FINISHED FLOOR ELEVATION
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
N'LY = NORTHERLY
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
S'LY = SOUTHERLY
T/F = TOP OF FOUNDATION ELEVATION
TWL = TOP OF WALL ELEVATION
T/WW = TOP OF WINDOW WELL ELEVATION
VCP = VITREOUS CLAY PIPE
W = WEST
W'LY = WESTERLY

EXISTING SYMBOL LEGEND

= ASPHALT
= AIR CONDITIONER
= B BOX
= BRICK
= CONCRETE
= DECIDUOUS TREE
= DOWNSPOUT
= ELECTRIC METER
= ELECTRIC PEDESTAL
= GAS METER
= HYDRANT
= PINE TREE
= SANITARY MANHOLE
= SET IRON PIPE 1/2" DIA x 24"
= SIGN
= WATER MANHOLE
= WATER VALVE
= WOOD UTILITY POLE

LINE TYPE LEGEND

ADJACENT LOT LINE =
BOUNDARY LINE =
FENCE =
CENTERLINE BETWEEN POLES WITH OVERHEAD WIRES = OHW
SANITARY SEWER =
STORM SEWER =
WATER MAIN = WM

SURVEY NOTES:

1) 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 TRIMBLES VRS NETWORK AND EQUIPMENT.
2) CONTOUR INTERVAL = 1.0'
3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.
4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF NGS OPUS-RS SOLUTION.
   SITE BENCHMARK: SW. TAG BOLT ON FIRE HYDRANT ON THE WEST SIDE OF MEYERS ROAD
   (SEE PLAN FOR EXACT LOCATION).
   ELEVATION = 724.79
5) THIS SURVEY IS BASED ON INFORMATION NOTED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO'S. 24CCO059035SK DATED APRIL 4, 2024. (LOT 7), 23GNW431053WC (REVISION 1), DATED MARCH 15, 2024, (LOTS 8, 9, & 10), 24ST005265K, DATED APRIL 5, 2024. (LOT 11) AND 24ST00429SK DATED MARCH 18, 2024. (FORMER LOT 12 OR LOT "A").
6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.
7) LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.
8) THIS PROPERTY MAY BE WITHIN THE LIMITS OF UNINCORPORATED DUPAGE COUNTY AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.
9) ORIGINAL SURVEY FIELD WORK COMPLETED ON 12-21-2023. ADDITIONAL SURVEY FIELD WORK COMPLETED ON APRIL 19, 2024.
10) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.
11) PARCEL CONTAINS APPROXIMATELY 182,374 SQUARE FEET (4.19 ACRES) MORE OR LESS.
    (INCLUDING APPARENT MEYERS ROAD R.O.W.)
    PARCEL CONTAINS APPROXIMATELY 164,611 SQUARE FEET (3.78 ACRES) MORE OR LESS.
    (EXCLUDING APPARENT MEYERS ROAD R.O.W.)
12) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
PARCEL 1
LOT 8
LOT 9
PARCEL 2
LOT 10
LOT 11
PARCEL 3
LOT 12
LOT 13
LOT 14
PART OF LOT "A"
PARCEL 4
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
LOT 21
LOT 22
OUTLOT A
(CROSS HATCHED)

SCHOOL STREET
(PLATTED AS COUNTY HWY. 25)
(66' R.O.W.)

MEYERS ROAD (PLATTED AS MEYERS ROAD)
COUNTY HWY. 25
(83' APPARENT R.O.W.)

14TH STREET

W. LINE OF VILLA ROOSEVELT SUBDIVISION MONUMENTED & OCCUPIED

DEICKE'S DIVISION OF PT. NW 1/4 OF SEC 21-39-11 RECORDED JULY 9, 1924 DOC. NO. 173881

WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION PT. NW 1/4 OF SEC 20-39-11 RECORDED MAY 11, 1944 DOC. NO 536351

Ridgeline CONSULTANTS
CONSULTING ENGINEERS · LAND SURVEYORS

Ridgeline Consultants LLC
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Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

SHEET 2 OF 16

PREPARED FOR: AFSAR DEVELOPER, LLC

PROPERTY ADDRESS: 1308 ~ 1320 MEYERS ROAD LOMBARD, ILLINOIS

REVISION	DATE	DESC	REVISION	DATE	DESC

BOOK: | DWG. SIZE: E1
DRAWN: REW | CHECKED: JGL
REFERENCE:
DATE: 05/23/2025
PROJECT NO. 2023-0528

SITE PLAN

NOTES:
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB IS B6.12 COMBINATION CONCRETE CURB & GUTTER UNLESS NOTED OTHERWISE.
   B6.12 CURB: NORMAL PITCHED TOP OF CURB (T/C) = EDGE OF PAVEMENT (P) + 0.42'
   B6.12 CURB: REVERSED PITCHED TOP OF CURB (T/C) = EDGE OF PAVEMENT (P) + 0.56'
   ~~B6.12 CURB: NORMAL PITCHED DEPRESSED CURB (T/C) = EDGE OF PAVEMENT (P) - 0.01'~~
   B6.12 CURB: REVERSED PITCHED DEPRESSED CURB (T/C) = EDGE OF PAVEMENT (P) + 0.09'
   SEE CITY DETAIL FOR SPECIFICATIONS.
3. ALL TRAFFIC SIGNS FACING MEYERS ROAD SHALL BE INSTALLED BY THE COUNTY WITH THE EXCEPTION OF THE DELIVERY SIGN, THE GENERAL CONTRACTOR SHALL INSTALL THE TRAFFIC SIGNS FACING THE SITE.
4. ALL TRAFFIC SIGNS SHALL BE INSTALLED AT 7' HIGH MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.
5. MATERIALS FOR DRIVEWAY AND ISLAND:
   1 1/2" HMA SURFACE COURSE (MIX D, N70) — 8" CLASS PV P.C.C. (W/ 6" W.W. MESH OR FIBER ADDITIVE)
   8" HMA BASE COURSE (MIX D, N70) — MIN. 8" CA-6 (GRADE 8) COMPACTED GRAVEL/RECYCLED
   6" AGGREGATE SUBGRADE — ASPHALT SUB BASE
6. THE GENERAL CONTRACTOR SHALL REMOVE THE SCHOOL CROSSING SIGN AND STORE IT ON SITE UNTIL THE COUNTY CAN REINSTALL THE SIGN AT THE PROPOSED LOCATION.

North
Scale 1" = 20'
20' 0' 20' 40'

LOT 1 — T/F 725.37, F/F 725.37
LOT 2 — T/F 725.37, F/F 725.37
LOT 3 — T/F 725.17, F/F 725.17
LOT 4 — T/F 724.67, F/F 724.67
LOT 5 — T/F 724.67, F/F 724.67
LOT 6 — T/F 725.67, F/F 725.67
LOT 7 — T/F 726.17, F/F 726.17
LOT 8 — T/F 725.67, F/F 725.67
LOT 9 — T/F 725.67, F/F 725.67
LOT 10 — T/F 724.67, F/F 724.67
LOT 11 — T/F 724.67, F/F 724.67
OUTLOT A

SCHOOL STREET (PLATTED AS COO-P ROAD) (66' R.O.W.)
MEYERS ROAD (PLATTED AS MEYERS ROAD) COUNTY HWY. 25 (83' APPARENT R.O.W.)

ASPHALT PAVEMENT

CONCRETE WALK/DRIVEWAY WITH PRIVATE DEVELOPMENT SITE. REFER TO SIDEWALK DETAIL & TYPICAL PAVEMENT CROSS SECTIONS ON SHEET 12 FOR TYPICAL SECTION.

PAVER PATIOS
PAVER BRICKS ON 4" COMPACTED SAND

SEE SHEET 4 UTILITY PLAN FOR SUMP & ROOF DISCHARGES

SHEET	3	OF	16

PREPARED FOR: AFSAR DEVELOPER, LLC
PROPERTY ADDRESS: 1308 ~ 1320 MEYERS ROAD, LOMBARD, ILLINOIS

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UTILITY PLAN

North
Scale 1" = 20'
20' 0' 20' 40'

SANITARY MANHOLE
RIM 720.04
8" PVC N. INV. 708.69
INV. 709.18 (SOUTH)

237 LF 8" PVC SDR26 SANITARY MAIN @ 1.37%

15 LF 12" CMP @ 1.00%

INV. 720.49

INV. 720.64

90.00'(M) 95.0'(R)

S89° 14' 09"E (M)
337.21' (M) 330.0'(R)
364.24' (M)

10' P.U. & D.E. PER DOC. R2025-015016

721.59 FFE
1 STORY BRICK RESIDENCE
721.30 T/F

10.10' SHED 11.99' SHED 8.20' 10.09'

20' P.U. & D.E. PER DOC. R2025-015016

CATCH BASIN
RIM 720.10
12" RCP N. & S. INV. 714.15

PROP. MONUMENT (TYPICAL)

20' P.U. & D.E. PER DOC. R2025-015016

16" WATER MAIN PER VILLAGE ATLAS
8" WATER MAIN PER COUNTY ATLAS

WATER RIM 723.73
16" DIP N. & S. T/PIPE 717.73

10" CMP INV. 722.12

SIDEWALK EASEMENT PER DOC. R2025-015016

5.00'

POP-UP EMITTER (TYP.) RIM 723.1

6" PVC SDR26 SANITARY SERVICE @ 1.00% MIN.

INVERT WATER MAIN 716.7± TOP OF SANITARY SERVICE 715.2±

CONCRETE DRIVE

ASPHALT APRON

INV. WATER MAIN 715.8± TOP SANITARY MAIN 712.9±

10" CMP INV. 721.98

CONTRACTOR IS TO ASSURE NO CONFLICT TO EXISTING WATER MAIN'S AT CROSSING.

INV. 722.62

PROP. 29 LF 10" CMP

PROP. 8" VALVE IN 5'Ø VAULT #1 (PRESSURE CONNECTION) RIM 724.5

INV. 723.13

SANITARY MANHOLE #1
RIM 722.40
INV. 713.46 (EAST)
INV. 712.43 (SOUTH & NORTH)

CATCH BASIN #5 TYPE A 4'Ø W/ TYPE 1 FRAME & GRATE (OPEN LID)
RIM 722.67
INV. 717.44

LOT 1
T/F 725.37
F/F 725.37

LOT 2
T/F 725.37
F/F 725.37

LOT 3
T/F 725.17
F/F 725.17

75.00' 58.56' 69.19' 11.35' 6.16' 17.91' 21.31' 21.17' 1.12' G/F 724.70 G/F 724.50

INVERT WATER MAIN 716.9± TOP OF SANITARY SERVICE 715.4±

SANITARY MANHOLE #4
RIM 723.02
INV. 714.48 (S,W,E & NE)

INVERT STORM 719.3± TOP OF WATER MAIN 717.8±

SANITARY SERVICE INV. 719.5± TOP WATER MAIN 718.0±

INLET #11 TYPE A 2'Ø W/ TYPE 1 FRAME & GRATE (OPEN LID)
RIM 722.5
INV. 719.50

8" VALVE IN 5'Ø VAULT #2 (PRESSURE CONNECTION) RIM 721.2±

NO LEFT TURN SIGN (R3-2)

DELIVERY TO TAKE 14TH STREET ACCESS

INV. STORM 715.9±
TOP WATER MAIN 714.3±
(LOWER WATER MAIN)

LOWER 22 LINEAR FEET EXISTING WATER MAIN CENTERED ON PROP 12" STORM SEWER TO MAINTAIN 18" MIN. CLEARANCE. COORDINATE W/ PUBLIC WORKS 7 DAYS PRIOR TO THE CONSTRUCTION.

PROPOSED 4'Ø MANHOLE #1 (CLOSED LID)
RIM 721.04 (MATCH EXISTING GUTTER)
N & S INV. 715.89 (EXISTING)
W INV. 715.89 (12" PVC)

82 LF 12" PVC C-900 WATER MAIN QUALITY STORM MAIN @ 0.27%

10' MINIMUM SEPARATION

24" WIDE WHITE STOP BAR, 4' WEST OF PUBLIC WALK (TYP.)

CATCH BASIN
RIM 721.51
12" RCP N. INV. 716.86
12" RCP S. INV. 716.56

STOP SIGN (R1-1) ON EX. UTILITY POLE, FILL THE AREA WITH ASPHALT

DO NOT ENTER SIGN (R5-1)

PROPOSED SCHOOL CROSSING TRAFFIC SIGN

SOIL BORE B-5

INLET #10 TYPE A 2' Ø WITH TYPE 1 FRAME & GRATE (OPEN LID)
RIM 722.5
INV. 719.09

INV. STORM 718.8±
TOP WATER SERVICE 717.2±

97 LF 12" PVC C-900 WATER MAIN QUALITY STORM MAIN @ 1.00%

CATCH BASIN #9 TYPE A 4'Ø W/ TYPE 1 FRAME & GRATE
RIM 722.5
INV. 718.12

12" WATER MAIN PER VILLAGE ATLAS

STORM MANHOLE
RIM 722.94
INV. 717.94 (N&S)
CATCH BASIN
RIM 722.96
12" RCP 719.16 (NE)
4" HDPE 720.21

MEYERS ROAD (PLATTED AS MEYER ROAD)
COUNTY HWY. 25
(83' APPARENT R.O.W.)
523.56'(M)
N02° 18'09"E (M)

PROP. 10' x 10' UTILITY HOUSING

10' EASEMENT

51 LF 12" PVC C-900 WATER MAIN QUALITY @ 1.00%

BUBBLER (TYP.)

376 LF 8" DUCTILE IRON WATER MAIN

PROP. HYDRANT #1 GRADE RING 723.2

CATCH BASIN #4 TYPE A 4'Ø W/ TYPE 1 FRAME & GRATE (OPEN LID)
RIM 722.5
INV. 717.01

PROPOSED 51.5' P.U.& D.E.

2.5' (MIN. 10') SEPARATION

SANITARY MANHOLE #5
RIM 722.65
INV. 714.97 (W & NE)

49 LF 8" PVC SDR26 SANITARY MAIN @ 1.00%

CATCH BASIN #3 TYPE A 4'Ø W/ TYPE 1 FRAME & GRATE (OPEN LID)
RIM 722.5
INV. 716.01

203LF 8" PVC SDR26 SANITARY MAIN @ 0.50%

52 LF 12" PVC SDR26 STORM MAIN @ 0.50%

43 LF 12" PVC SDR26 STORM MAIN @ 1.00%

100 LF 12" PVC SDR26 STORM MAIN @ 1.00%

SEE DETAILS FOR GATE DESIGN ON SHEET 8

OUTLOT A
63.50'

5 LF 12" PVC SDR26 @ 2.6%
INV. 716.14

INV. STORM 715.8±
TOP SANITARY MAIN 715.2±

CONTROL STRUCTURE # 2, 5' Ø MANHOLE TYPE A W/ TYPE 1 FRAME & GRATE (OPEN LID)
RIM 722.5
INV. 715.55 (W)
INV. 716.11 (E)
INV. 718.91 (NE)
W/ 2.5'Ø RESTRICTOR PIPE

RISER #13 2'Ø W/ TYPE 1 FRAME & GRATE (OPEN LID)
RIM 722.50
INV. 716.14

28' P.U.& D.E. PER DOC. R2025-015016

190 LF 8" PVC SDR26 SANITARY MAIN @ 2.12%

SCHOOL STREET
(PLATTED AS CO-OP ROAD)
(66' R.O.W.)

CATCH BASIN #6 TYPE A 4' Ø W/ TYPE 1 FRAME & GRATE (OPEN LID)
RIM 722.5
INV. 718.44

83 LF 12" PVC C-900 WATER MAIN QUALITY STORM MAIN @ 1.20%

LOT 11
T/F 724.67
F/F 724.67

LOT 4
T/F 724.67
F/F 724.67

INV. STORM 718.5±
TOP WATER SERVICE 717.0±

INV. STORM 718.6±
TOP SANITARY SERVICE 718.0±

6" PVC SDR 26 SANITARY SERVICE @1.00% MIN. (TYP.)

INV. WATER SERVICE 718.4±
TOP SANITARY MAIN 714.7±

10" CMP INV. 723.18

725.59 T/F

CONCRETE DRIVE

725.63 G/F

6" PVC (TYP.)

100 LF 12" PVC C-900 WATER MAIN QUALITY STORM MAIN @ 1.00%

INV. STORM 718.9±
TOP SANITARY SERVICE 718.0±

INV. STORM 719.0±
TOP WATER SERVICE 717.3±

INV. WATER SERVICE 718.6±
TOP SANITARY MAIN 715.5±

181 LF 8" PVC SDR26 SANITARY MAIN @ 1.65%

10" CMP INV. 723.29

LOT 10
T/F 724.67
F/F 724.67

UNDERGROUND DETENTION EASEMENT PER DOC. R2025-015016

INVERT STORM 719.3± TOP OF WATER MAIN 717.8±

LOT 5
T/F 724.67
F/F 724.67

RISER #12 2'Ø W/ TYPE 1 FRAME AND GRATE
RIM 722.50
INV. 716.14
(OPEN LID)

INV. SANITARY MAIN 718.7±
TOP STORM 717.9±

118 LF 12" PVC SDR26 STORM MAIN @ 1.00%

SANITARY MANHOLE #2
RIM 724.45
INV. 715.52 (NORTH & SOUTH)
INV. 717.40 (E)

CATCH BASIN #7 TYPE A 4'Ø (FLAT SLAB TOP) W/ TY 1 FRAME & GRATE (OPEN LID)
RIM 722.5
INV. 719.44

343.00'

SANITARY MANHOLE #6
RIM 723.30
INV. 718.50

CONNECT TO CHAMBER WALL
INV. 716.94

30' BUILDING LINE PER DOC. R1924-179881

8' P.U. & D.E. PER DOC. R2025-015016

100 LF 12" PVC C-900 WATER MAIN QUALITY STORM MAIN @ 1.00%

1.5" COPPER TYPE K WATER SERVICE @ 5.5' MIN. COVER

20' P.U.& D.E. PER DOC. R2025-015016

INV. STORM 720.4±
TOP SANITARY SERVICE 719.0±

INLET #8 TYPE A 2' Ø W/ TYPE 1 FRAME & GRATE
RIM 722.5
INV. 720.44

APPROXIMATE LOCATION OF SUMP PIT IN BASEMENT (TYP.)

INV. SANITARY MAIN 716.8±
TOP WATER SERVICE 715.3±

INV. STORM 720.3±
TOP WATER SERVICE 717.2±

RIM 722.6

63.5' x 343.0' (GROSS DIMENSION) STORMWATER MANAGEMENT FACILITY (CMP DETENTION SYSTEM BY CONTECH) FOR DETENTION & PCBMP PROVISION
HWL = 721.54
NWL = 716.14
BOTTOM OF FOUNDATION STONE = 715.25
BOTTOM OF 66"Ø CMP 715.54
TOP OF 66"Ø CMP 721.04

APPROXIMATE LOCATION PROPOSED DOWNSPOUTS (TYP.)

4.0' (TYP.)

16.0' (TYP.)

LOT 8
T/F 725.67
F/F 725.67

10.0' (TYP.)

20.0' (TYP.)

LOT 9
T/F 725.67
F/F 725.67

LOT 6
T/F 725.67
F/F 725.67

175 LF 8" PVC SDR26 SANITARY MAIN @ 1.00%

LOT 7
T/F 726.17
F/F 726.17

166 LF 8" PVC SDR26 SANITARY MAIN @ 1.50%

SANITARY MANHOLE #3
RIM 722.80
INV. 718.01

CULVERT
INV. = 720.38 (8" DIP)

RIM = 722.15
(W. INV. = 720.45 (8" DIP)
SE. INV. = 720.45 (8" PVC)

INV. STORM 719.9±
TOP WATER MAIN 717.1±

24 LF 8" PVC C-900 WATER MAIN QUALITY @ 1.88%

INV. STORM 719.8±
TOP WATER MAIN 716.4±

WATER RIM 722.18
8" DIP N. & S., SW. T/PIPE 716.38

70 LF 12" PVC C-900 WATER MAIN QUALITY @ 0.43%

INLET #14 TYPE A 2'Ø W/ BEEHIVE GRATE
RIM 721.5
W. & NW. INV. 720.00

RIM 723.10

RESET STOP SIGN IF NECESSARY

12" FES
INV. 719.70

ULVERT
IV. = 717.82

TOP OF BANK

RIM = 719.02
E. & W. T/PIPE = 710.27 (6"± DIP)

C/L DITCH

PROP. HYDRANT # 2 (TYP.)
GRADE RING 724.5

28' P.U.& D.E. PER DOC. R2025-015016

SAN. MH #7
RIM 725.80
INV. 720.25

22.5' P.U.& D.E. PER DOC. R2025-015016

BUBBLER (TYP.)

RIM 723.4

1.5" COPPER TYPE K WATER SERVICE @ 5.5' MIN. COVER

SEE DETAILS FOR GATE DESIGN ON SHEET 8

STOP SIGN

8" DUCTILE IRON WATER MAIN

PROP. MONUMENT (TYPICAL)

ADA

RIM 724.4

PROPOSED SCHOOL CROSSING TRAFFIC SIGN

PROPOSED 20' P.U.& D.E.

SIDEWALK EASEMENT PER DOC. R2025-015016 (SHADED AREA)

SIDEWALK EASEMENT PER DOC. R2025-015016 (SHADED AREA)

RIM = 724.21

EXISTING WALK, CURB/GUTTER & PAVEMENT REMOVAL & REPLACEMENT FOR UTILITY EXTENSION/CONNECTION (TYP.)

CONTRACTOR IS TO ASSURE NO CONFLICT TO EXISTING WATER MAIN'S AT CROSSING.

339.60' (M)
N89° 13' 57"W (M)

16" WATER MAIN PER VILLAGE ATLAS

20" WATER MAIN TRANS PER VILLAGE ATLAS

RIM = 724.93

RIM = 724.95

RIM = 724.33

RIM = 724.26

ADA

RIM = 725.37

RIM = 724.26
E. & W. T/PIPE = 718.71 (6" DIP)

RIM = 725.52

14TH STREET

BIKE RACK

GUARD RAIL

GUY ANCHOR

BOLLARD (TYPICAL)

RIM = 724.70

RIM = 725.39
N. & S. T/PIPE = 718.74 (24" DIP)

RIM = 726.52

IDOT CABINET ON CONCRETE PAD

2 TRAFFIC CONTROL VAULTS ON CONCRETE PAD

GUY ANCHOR

PAVEMENT/CURB & GUTTER REMOVAL & REPLACEMENT. SEE VILLAGE STANDARD PAVEMENT 11 DETAIL

12" CMP
INV. 721.05

12" CMP
INV. 720.43

8" WATER MAIN PER VILLAGE ATLAS

16" WATER MAIN PER VILLAGE ATLAS

SHEET 4 OF 16

PREPARED FOR:
AFSAR DEVELOPER, LLC

PROPERTY ADDRESS:
1308 ~ 1320 MEYERS ROAD
LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS · LAND SURVEYORS

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Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	REVISION	DATE	DESC		
						BOOK:	DWG. SIZE: E1
						DRAWN: REW	CHECKED: JGL
						REFERENCE:	
						DATE: 05/23/2025	
						PROJECT NO.	2023-0528

GRADING PLAN

North
Scale 1" = 20'

20' 0' 20' 40'

IMPERVIOUS AREA TABLE: LOT = 170,401 SF	
EXISTING CONDITIONS:	
BUILDINGS/GARAGES	9,860 SF
CONC. PAVEMENT	17,997 SF
ASPHALT PAVEMENT	15,227 SF
GRAVEL PAVEMENT	2,954 SF
STONE PAVEMENT	4,102 SF
BRICK PAVEMENT	209 SF
WALLS	195 SF
EXISTING IMPERVIOUS	50,554 SF (29.7%)

IMPERVIOUS AREA TABLE: LOT = 170,401 SF	
PROPOSED CONDITIONS:	
BUILDINGS	54,659 SF
CONCRETE DRIVE / DRIVEWAYS / WALK	35,120 SF
CONCRETE PATIOS / STOOPS / PRIVATE WALK	3,608 SF
PROPOSED IMPERVIOUS	93,387 SF (54.8%)

NET NEW IMPERVIOUS AREA: 42,833 > 2,500 SF THRESHOLD OF PCBMP REQUIREMENTS
PCBMP IS REQUIRED.
REQUIRED PCBMP VOLUME = 93,387 SF x 1.25" = 9,728 CF (0.223 AC-FT)
PROVIDE PCBMP VOLUME VIA CMP DETENTION BY CONTECH BELOW NWL OF 716.14 = 9,761 CF (0.224 AC-FT)
(36% POROSITY ASSUMED)

ALLOWABLE RELEASE RATE: 0.39 CFS (0.10 CFS/AC)

PEAK RELEASE RATE: 0.38 CFS (FREE DISCHARGE CONDITION)
PEAK RELEASE RATE: 0.14 CFS (TAILWATER CONDITION)

RESTRICTOR: 2.5"Ø W/ INV. AT 716.11

REQUIRED DETENTION VOLUME: 1.95 AC-FT (FREE DISCHARGE CONDITION) - 0.224 AC-FT OF REQUIRED PCBMP = 1.726 AC-FT
REQUIRED DETENTION VOLUME: 2.20 AC-FT (TAILWATER CONDITION) - 0.224 AC FT OF REQIRED PCBMP = 1.976 AC-FT

PROVIDED DETENTION VOLUME:
CMP DETENTION SYSTEM BY CONTECH: 86,419 CF (1.984 AC-FT)

ENTIRE ASPHALT DRIVEWAY APRON TO BE REMOVED & REPLACED WITH 3" BITUMINOUS CONC. SURFACE COURSE ON 6" COMPACTED AGGREGATE. COORDINATE W/ PROPERTY OWNER.

SEASONAL GROUND WATER TABLE DETERMINATION

	SURFACE ELEVATION	DEPTH TO SEASONAL GROUND WATER TABLE DETERMINATION	SEASONAL GROUND WATER TABLE ELEVATION
BORING #1	723.6	> 10'	< 713.6'
BORING #2	723.9	> 10'	< 713.9'
BORING #3	722.2	> 10'	< 712.2'

SANITARY MANHOLE
RIM 720.04
8" PVC N. INV. 708.69

LOT 1
T/F 725.37
F/F 725.37

LOT 2
T/F 725.37
F/F 725.37

LOT 3
T/F 725.17
F/F 725.17

LOT 4
T/F 724.67
F/F 724.67

LOT 5
T/F 724.67
F/F 724.67

LOT 6
T/F 725.67
F/F 725.67

LOT 7
T/F 726.17
F/F 726.17

LOT 8
T/F 725.67
F/F 725.67

LOT 9
T/F 725.67
F/F 725.67

LOT 10
T/F 724.67
F/F 724.67

LOT 11
T/F 724.67
F/F 724.67

OUTLOT A

721.59 FFE
1 STORY BRICK RESIDENCE
721.30 T/F

SHED
SHED

S89° 14' 09"E (M)
337.21' (M)
330.0'(R)
304.24' (M)

90.00'(M) 95.0'(R)

PROP. 5' WIDE CONCRETE WALK (TYPICAL)

10 LF CURB TRANSITION BETWEEN FULL DEPTH CURB & DEPRESSED CURB

5 LF CURB TRANSITION BETWEEN FULL DEPTH CURB & DEPRESSED CURB

10 LF CURB TRANSITION BETWEEN FULL DEPTH CURB & DEPRESSED CURB

PROPOSED CONCRETE PAVEMENT (TYPICAL)

SEE DETAILS FOR GATE DESIGN ON SHEET 8

AREA A
AREA B
AREA C
AREA D
AREA E
AREA F

PROP. MONUMENT (TYPICAL)

PROPOSED NEW CONCRETE WALK WITH ACCESSIBLE RAMPS & DETECTABLE WARNING STRIPS (TYP.)

NO LEFT TURN SIGN (R3-2)

DELIVERY TO TAKE 14TH STREET ACCESS

B6.12 CURB

PROP. 10' x 10' UTILITY HOUSING

PROWAG COMPLIANT DETECTABLE WARNING (TYP.)

24" WIDE WHITE STOP BAR, 4' WEST OF PUBLIC WALK (TYP.)

STOP SIGN (R1-1) ON EX. UTILITY POLE, FILL THE AREA WITH ASPHALT

DO NOT ENTER SIGN (R5-1)

PROPOSED SCHOOL CROSSING TRAFFIC SIGN

SOIL BORE B-5

B6.18 CURB ALONG MEYERS ROAD (TYP.)

7 SQUARES OF EXISTING CONCRETE WALK TO BE REMOVED & REPLACED. CROSS SLOPE TO BE 2% MAX.

1 SQUARE OF EXISTING CONCRETE WALK TO BE REMOVED & REPLACED. CROSS SLOPE TO BE 2% MAX.

PROPOSED FULL DEPTH CURB & GUTTER (TYPICAL)

4 SQUARES OF EXISTING CONCRETE WALK TO BE REMOVED & REPLACED. CROSS SLOPE TO BE 2% MAX.

4 SQUARES OF EXISTING CONCRETE WALK TO BE REMOVED & REPLACED. CROSS SLOPE TO BE 2% MAX.

PROP. 5' WIDE CONC. WALK WITHIN 7' WIDE EASEMENT.

30' BUILDING LINE PER DOC. R1924-179881

BORING #1
BORING #2
BORING #3

MEYERS ROAD (PLATTED AS MEYERS ROAD)
COUNTY HWY. 25
(83' APPARENT R.O.W.)

SCHOOL STREET
(PLATTED AS CO-OP ROAD)
(66' R.O.W.)

14TH STREET

CONCRETE DRIVE
ASPHALT APRON
CONCRETE DRIVE
725.59 T/F
725.63 G/F
TOP OF BANK
MAINTAIN EXISTING SWALE IN THE PARKWAY
C/L DITCH
RESET STOP SIGN IF NECESSARY
PROWAG COMPLIANT DETECTABLE WARNING
BIKE RACK
GUARD RAIL
GUY ANCHOR
BOLLARD (TYPICAL)
IDOT CABINET ON CONCRETE PAD
2 TRAFFIC CONTROL VAULTS ON CONCRETE PAD
GUY ANCHOR
ADA

336.80' (M)
N89° 13' 57"W (M)

523.56'(M)
S02°18'09"E (M)

SEE DETAILED VIEW OF AREAS A THROUGH F ON SHEET 9

SHEET	OF
5	16

PREPARED FOR: AFSAR DEVELOPER, LLC
PROPERTY ADDRESS: 1308 ~ 1320 MEYERS ROAD LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS · LAND SURVEYORS

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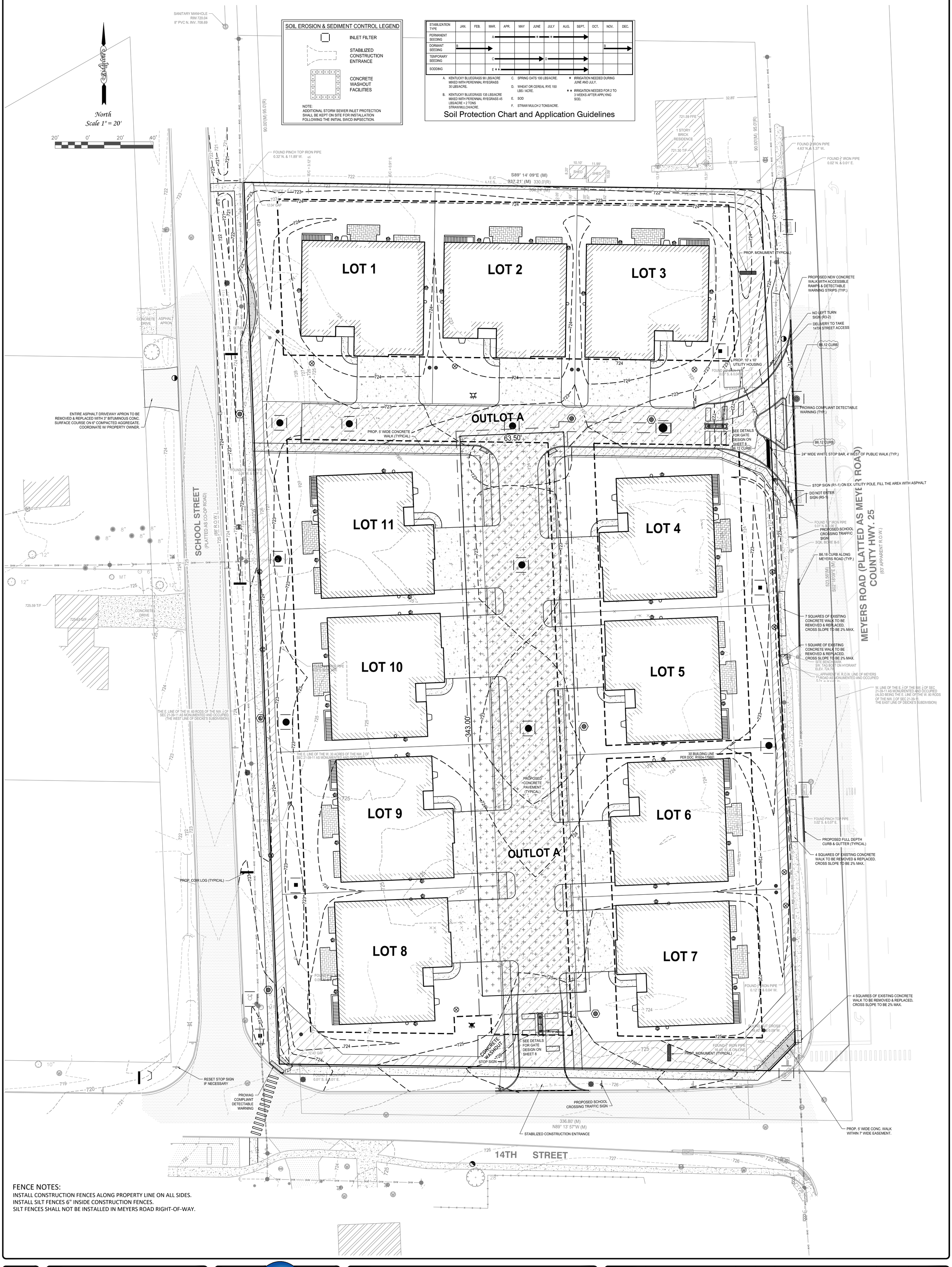
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	REVISION	DATE	DESC

BOOK: DWG. SIZE: E1
DRAWN: REW CHECKED: JGL
REFERENCE:
DATE: 05/23/2025
PROJECT NO. 2023-0528

EROSION CONTROL PLAN



FENCE NOTES:
INSTALL CONSTRUCTION FENCES ALONG PROPERTY LINE ON ALL SIDES.
INSTALL SILT FENCES 6" INSIDE CONSTRUCTION FENCES.
SILT FENCES SHALL NOT BE INSTALLED IN MEYERS ROAD RIGHT-OF-WAY.

SHEET 6 OF 16

PREPARED FOR:
AFSAR DEVELOPER, LLC

PROPERTY ADDRESS:
1308 ~ 1320 MEYERS ROAD
LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
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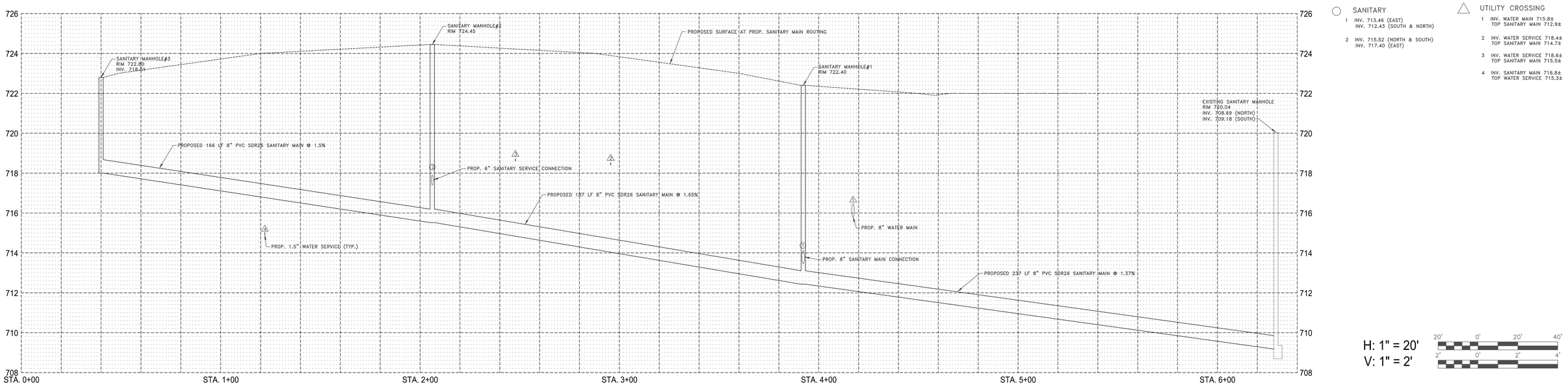
PROJECT NO. 2023-0528



SANITARY

1 INV. 713.46 (EAST)
INV. 712.43 (SOUTH & NORTH)

2 INV. 715.52 (NORTH & SOUTH)
INV. 717.40 (EAST)

UTILITY CROSSING

1 INV. WATER MAIN 715.8±
TOP SANITARY MAIN 712.9±

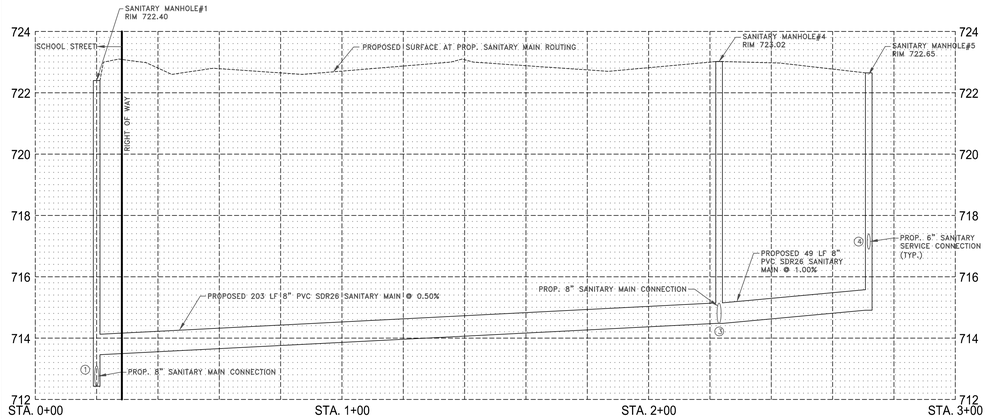
2 INV. WATER SERVICE 718.4±
TOP SANITARY MAIN 714.7±

3 INV. WATER SERVICE 718.6±
TOP SANITARY MAIN 715.5±

4 INV. SANITARY MAIN 716.8±
TOP WATER SERVICE 715.3±

H: 1" = 20'
V: 1" = 2'

20' 0' 20' 40'
2' 0' 2' 4'



SANITARY

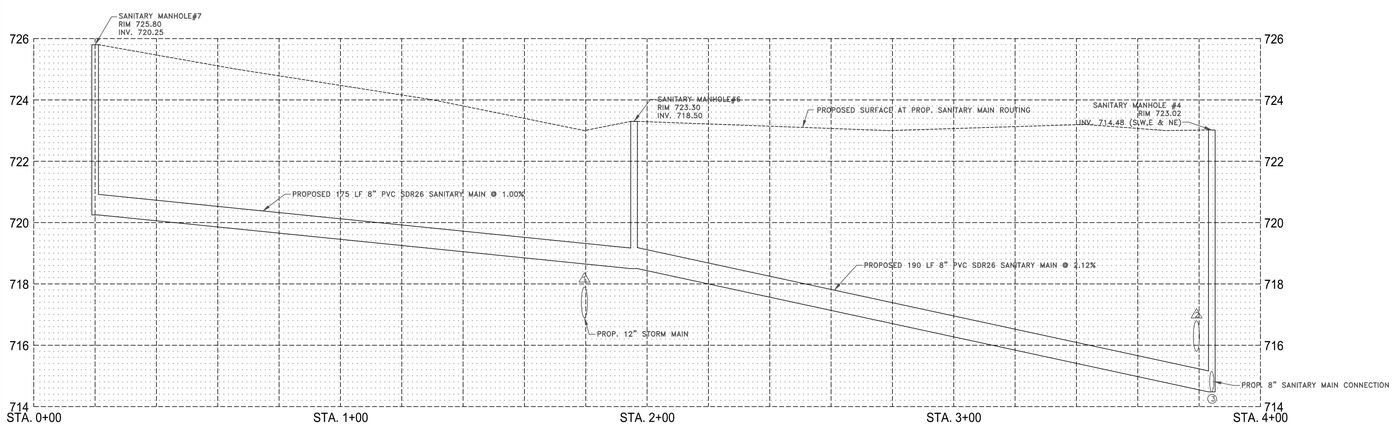
1 INV. 713.46 (EAST)
INV. 712.43 (SOUTH & NORTH)

3 INV. 714.48 (S,W,E & NE)

4 INV. 714.97 (W)
INV. 716.90 (N)

H: 1" = 20'
V: 1" = 2'

20' 0' 20' 40'
2' 0' 2' 4'



SANITARY

3 INV. 714.48 (S,W,E & NE)

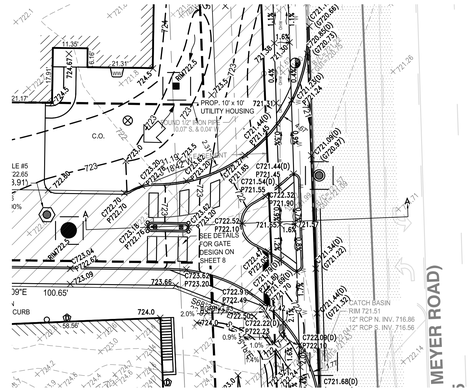
UTILITY CROSSING

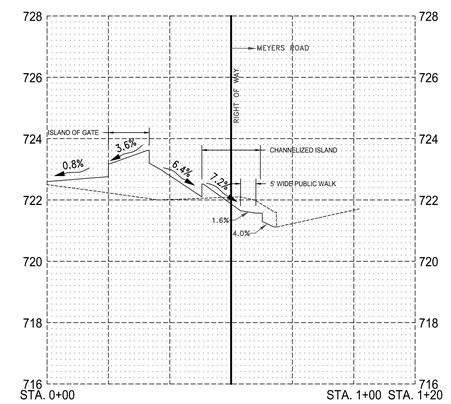
1 INV. SANITARY MAIN 718.7±
TOP STORM 717.9±

2 INV. STORM MAIN 715.8±
TOP SANITARY MAIN 715.2±

H: 1" = 20'
V: 1" = 2'

20' 0' 20' 40'
2' 0' 2' 4'





H: 1" = 20'
V: 1" = 2'

20' 0' 20' 40'
2' 0' 2' 4'

SECTION A-A
(PROFILE OF DRIVEWAY ACCESSING MEYERS ROAD)

DRIVEWAY ACCESSING MEYERS ROAD & SANITARY MAIN PROFILES

REVISION	DATE	DESC

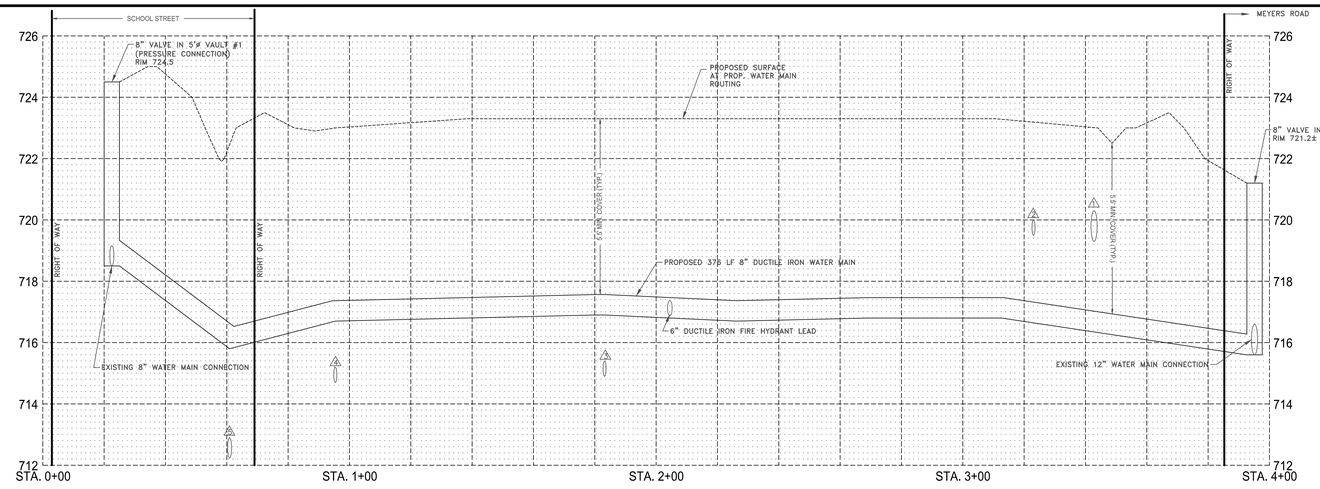
REVISION	DATE	DESC

BOOK:
DRAWN: KWH
CHECKED: JGL
DATE: 05/23/2025
PROJECT NO. 2023-0528
DWG SIZE: E1

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1000 Jorie Blvd., Suite 170, Oak Brook, IL 60523
PH: 630.801.7927 FAX: 630.701.1385
Jeffrey G. Lagen, P.E. 062-070208
Stacy L. Stewart P.E.& S. 3410 Expiration Date 11/30/2026

PREPARED FOR:
AFSAR DEVELOPER, LLC
PROPERTY ADDRESS:
1308 - 1320 MEYERS ROAD
LOMBARD, ILLINOIS

SHEET 7 OF 16



UTILITY CROSSING

1 INV. STORM MAIN 719.3±
TOP WATER MAIN 717.8±

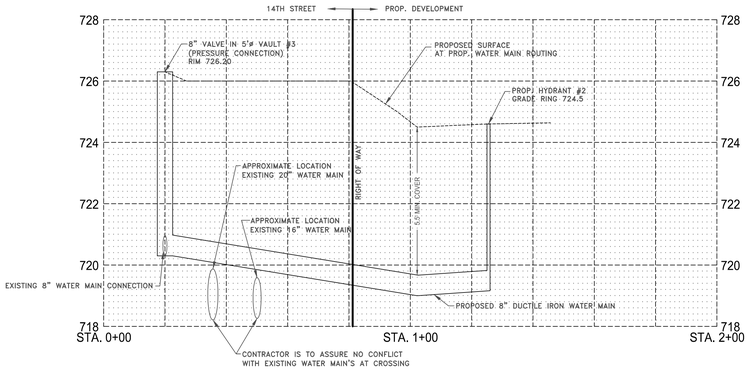
2 INV. SANITARY SERVICE 719.5±
TOP WATER MAIN 718.0±

3 INV. WATER MAIN 716.9±
TOP SANITARY SERVICE 715.4±

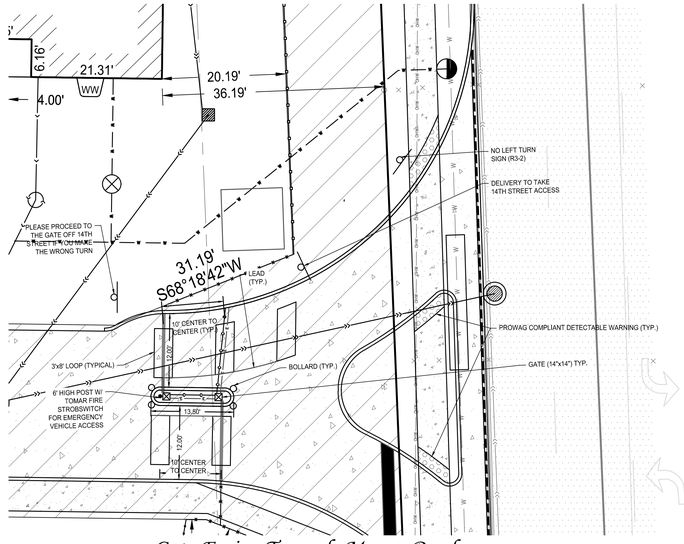
4 INV. WATER MAIN 716.7±
TOP SANITARY SERVICE 715.2±

5 INV. WATER MAIN 715.8±
TOP SANITARY MAIN 712.9±

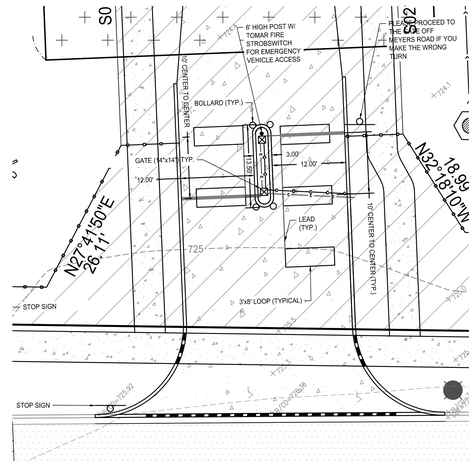
H: 1" = 20'
V: 1" = 2'



H: 1" = 20'
V: 1" = 2'



Gate Facing Towards Meyers Road
Scale 1" = 10'



Gate Facing Towards 14th Street
Scale 1" = 10'

GATE DESIGN FEATURES (APPLICABLE TO BOTH GATES OFF MEYERS RD. & 14TH STREET)

1. GATE REQUIRES NO CODE/TRANSPONDER. IT ALWAYS OPENS.
2. GATE OPENS BY THE TIME A CAR ARRIVES VIA. 3 LOOP DETECTORS.
3. GATE WILL NOT CLOSE IF SECOND CAR IS DETECTED.
4. BATTERY BACK-UP, AUTOMATIC OPEN WHEN POWER OUTAGE.
5. GATE AUTOMATIC OPENS FOR FIRST RESPONDERS WITH TOMAR FIRE STROBSWITCH.
6. INFORMATION SIGNS AT MEYERS RD ENTRANCE DIRECTING "DELIVERY TO TAKE 14TH STREET ACCESS" AND "PLEASE PROCEED TO THE GATE OFF 14TH STREET IF YOU MAKE A WRONG TURN".

WATER MAIN PROFILES & GATE DESIGN

PARKING

StrongArmPark DC™

Parking Barrier Arm Operator

Ultra Reliable/Low maintenance • Millions of cycles • UPS standard • Field configurable

Is your barrier arm operator this Smart?

Thousand plus cycles after AC power loss*
*Actual UPS cycles depend on accessory power draw, frequency of cycles, battery health, ambient temperature and other conditions.

Extremely low maintenance and minimal down time

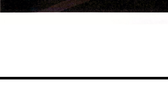
Easy to configure numerous functions including parking specific options

Intelligent charging system monitors battery condition to maximize battery life

Sensitive auto rebound feature greatly reduces possibility of injury or vehicle damage

Multi-Family Residential

Commercial

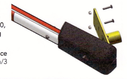

Corporate

Advanced HyProtect™ breakaway arm mount

Every **StrongArmPark DC™** operator includes an advanced HyProtect breakaway arm mount, which reduces the cost of arm replacement due to a vehicle strike. The HyProtect breakaway arm mount adapts easily to typical aftermarket arms such as 1 x 4 inch wood or 2.5 inch square PVC.

HySecurity barrier arms:

- Aluminum arms available in standard lengths of 8, 10, 12 and 14 ft (2.4, 3, 3.7 and 4.3 m) with LED lighting and bumper
- Articulating arms with bumper, ideal for low clearance garages. Available in 8 ft clear/10 ft extended (2.4 m/3 m) or 9 ft clear/11 ft extended (2.7 m/3.4 m)



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PARKING

Highest Customer Satisfaction

Distributed by

Smart Barrier Arm

See the latest from HySecurity at www.hysecurity.com

HySecurity operators *secure the world's critical infrastructure and key assets where ultimate reliability is vital.* ***StrongArmPark DC*** *delivers that same uncompromising quality to commercial customers, where ease of use, consistent operation, low maintenance, long life and high reliability is expected.*

For easy integration into parking systems, *HySecurity offers a number of parking related relay options including an HyRelay™ which adds eight output relays to the Smart DC Controller.*

HySecurity strives for simplicity. *Easy to install. Easy to configure. Easy to maintain. Easy to troubleshoot and repair. Your StrongArmPark DC barrier arm is built to last.*

TROUBLESHOOT AND PROGRAM USING SMART DC CONTROLLER AND S.T.A.R.T.
(Smart Touch Analyze & Retrieve Tool)

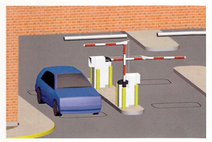
- *Simplifies installation*
- *Configures gate operation to exact user needs quickly and easily*
- *Communicates in real time and stores faults in a date and time stamped log*
- *Simple, quick and inexpensive troubleshooting*

Easily configure the operator with 5 tact buttons and a 32 character display. Faults flash on the display accompanied by an audio sequence which alerts owner. For the ultimate in security, faults can also be communicated in real time to the command and control network system. The 300 event fault log can be downloaded to a laptop computer to easily troubleshoot random events that appeared days in the past.

StrongArmPark DC™ Models

Standard	StrongArmPark DC 10	StrongArmPark DC 14
Solar	StrongArmPark DCS 10	StrongArmPark DCS 14
Arm Length Max.	up to 10 ft (3 m)	10 to 14 ft (3 to 4.3 m)
Field adjustable Open/Close Time	3 speeds: 1.5/2/2.5 seconds	3 speeds: 2.5/3/3.5 seconds
Full Open Angle	Adjustable 90° ± 10°	
Handing	Left handing standard. Easy to convert to right handing in field	Left handing standard. Right handing available
Arm Design	Custom aluminum	Custom aluminum
	Articulating arm, 8 ft (2.4 m) clear/10 ft (3m) extended or 9 ft (2.7 m) clear/11 ft (3.4) extended, combination aluminum PVC	
	Attachment plates available for 1"x 4" (2.5 x 10 cm) wood and 2.5" (6 cm) square PVC	
Duty Cycle	Continuous	
Uninterrupted Power Supply*	Two 12V, 8Ah batteries. Operates for thousand plus cycles after AC power loss.* Field configurable to fail open or secure when batteries deplete.	
Voltage Input	115VAC, 3A, 50/60 Hz; 208/230VAC, 1.5A, 50/60 Hz Solar: 24VDC solar panels	
Accessory Power	12VDC and 24VDC 1A each	
Temperature Rating	-13° F to 158° F (-25° C to 70° C) No heater necessary.	
Communication	USB, RS-232, RS-485	
User Controls	Smart DC Controller with 70+ configurable settings. 32 character LCD display and 5 tact buttons or a PC using S.T.A.R.T. software.	
Relays	Two configurable user relays: 30VDC, 3A solid state and 250VAC, 10A electromechanical. HyRelay option.	
ETL Listed (UL 325)	Usage Class I, II, III, IV	
Cycle Tested	2 million cycles	
Warranty	2 years	

* Actual UPS cycles depend on accessory power draw, frequency of cycles, battery health, ambient temperature and other conditions.



OPTIONAL ACCESSORIES:

- HyRelay™ - extended relay module provides eight additional programmable relay outputs
- HY-5A intelligent vehicle detectors
- Photo eye

Compatible with most access control, safety, vehicle detection and other accessories.

SYSTEM DESIGN SUPPORT: Contact HySecurity for CAD drawings, installation information, technical manuals, help with custom site requirements or other support. Visit www.hysecurity.com or call to speak with a HySecurity representative today.

HySecurity
Simple. Reliable. Secure.®
Contact HySecurity for an operator/parts distributor near you.
phone **800-321-9947** | **253-867-3700** fax **888-321-9946**
www.hysecurity.com • info@hysecurity.com

Intertek
D0580 032814

REVISION	DATE	DESC

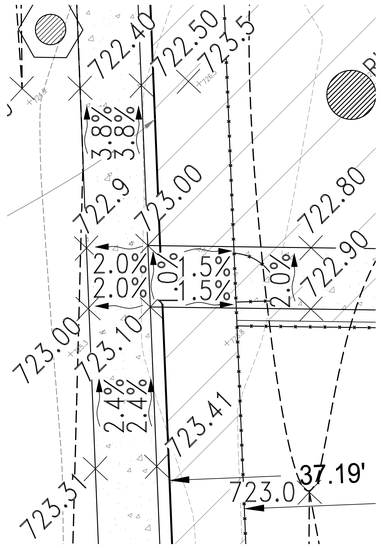
REVISION	DATE	DESC

BOOK: 4809
DRAWN: MEB
DATE: 05/23/2025
DWG SIZE: E1
CHECKED: JGL
PROJECT NO. 2023-0528

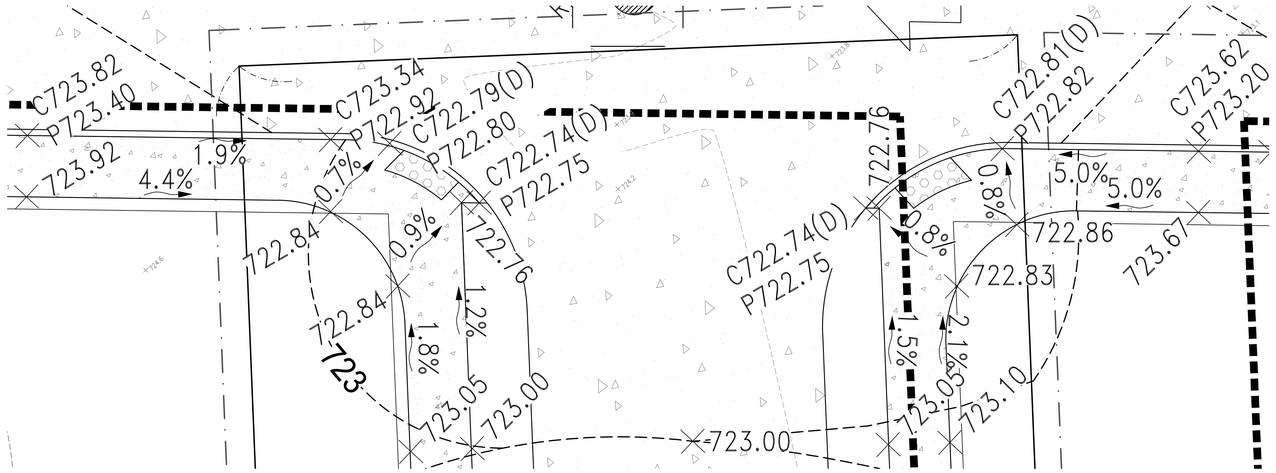
Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184.004766
1600 Manor Road, Aurora, IL 60506
PH: 630.801.7927 FAX: 630.701.1383
Jason Lee, P.E., CFM jason@ridgelinellc.com
Stacy L. Stewart P.E.,S. 3410 Expiration Date 11/30/2026

PREPARED FOR: AFSAR DEVELOPER, LLC
PROPERTY ADDRESS: 1308 – 1320 MEYERS ROAD LOMBARD, ILLINOIS

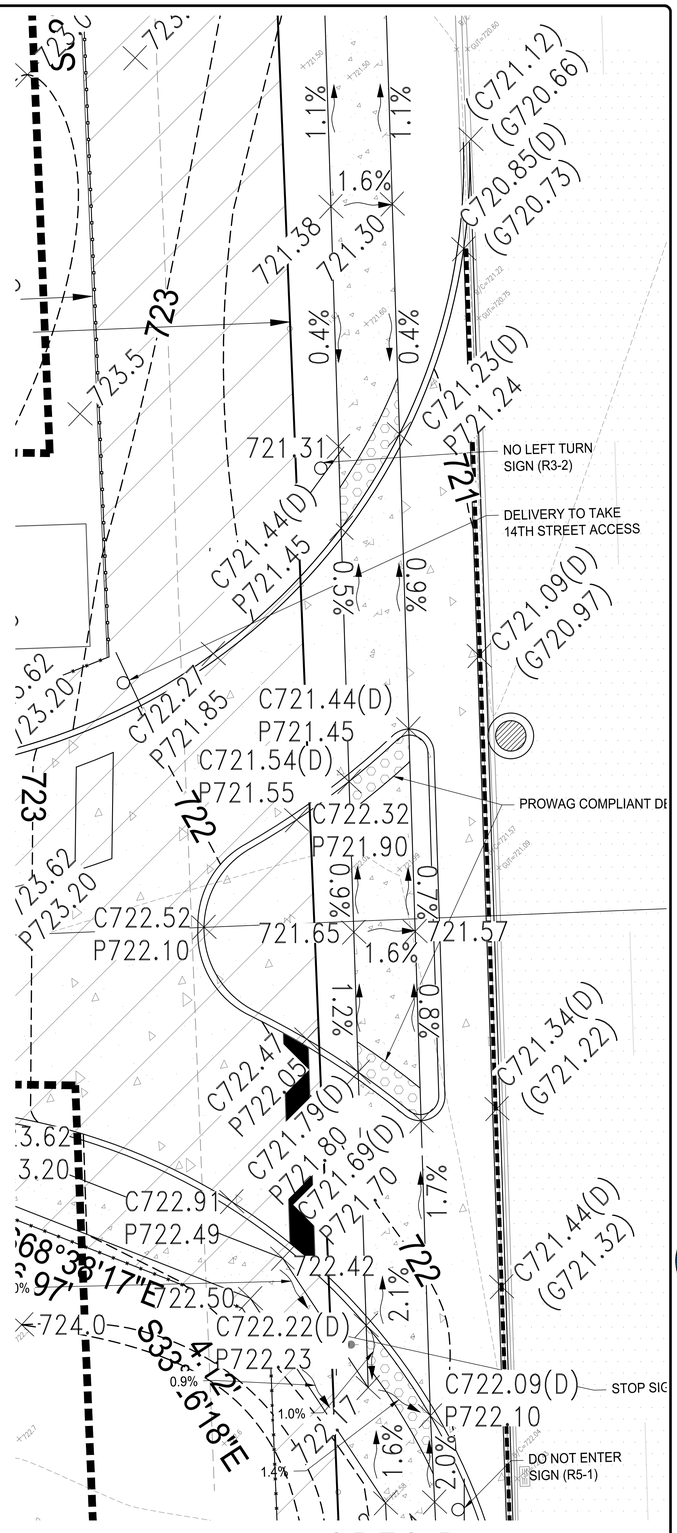
SHEET 8 OF 16



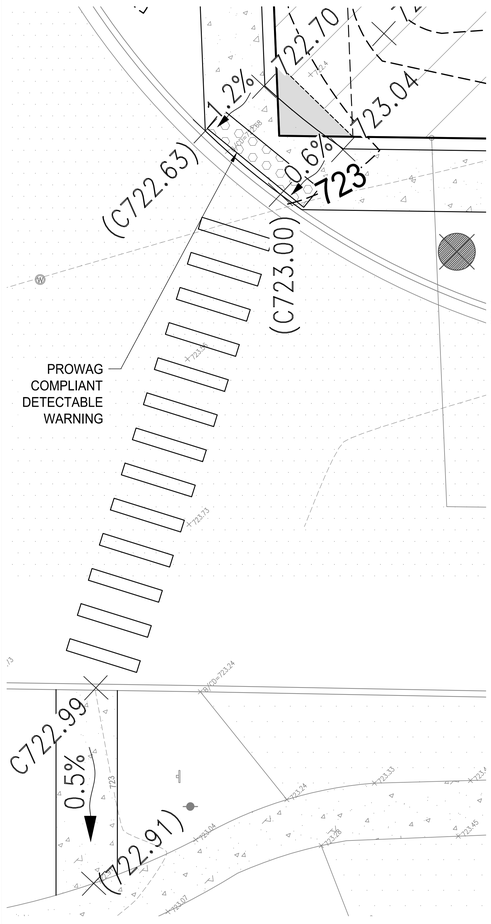
AREA F



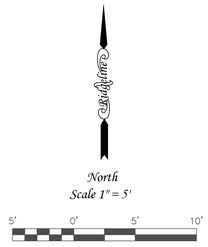
AREA E

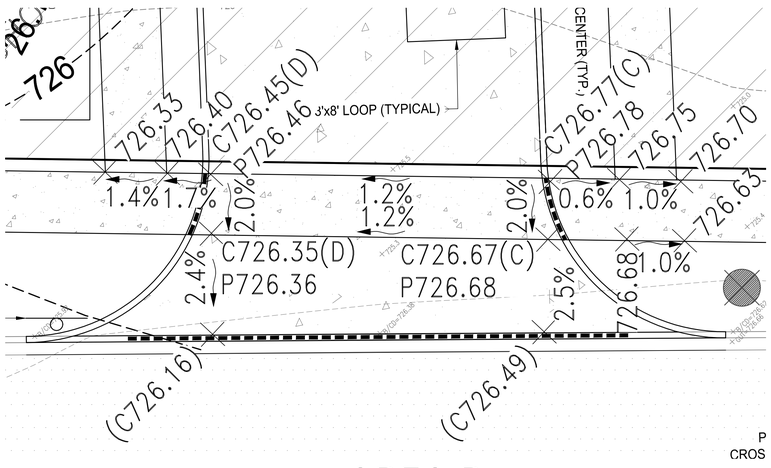


AREA D

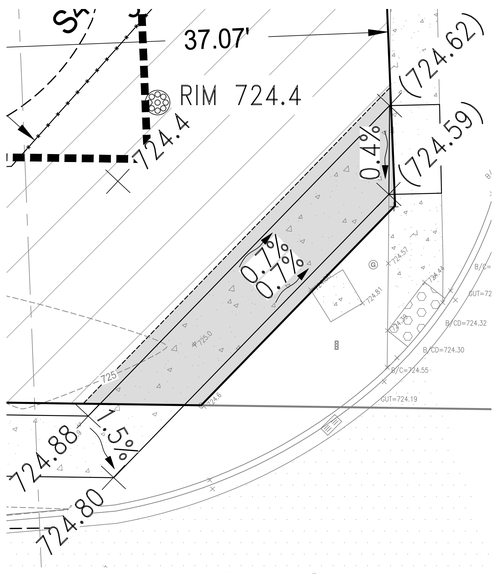


AREA A





AREA B



AREA C

NOTE: "RED" WARNING DEVICES ARE REQUIRED IN COUNTY RIGHT-OF-WAY EDGE TO EDGE OF PAVEMENT OR WALK

HANDICAP ACCESSIBILITY DETAILS

BOOK:	
DWG SIZE: E1	
DRAWN: RPH	
CHECKED: JAL	
DATE: 02/22/2025	
PROJECT NO:	2022-0528

REVISION	DATE	DESC

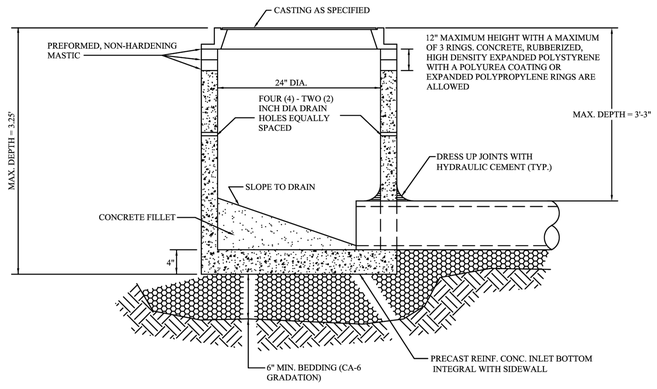
Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
Illinois Professional Surveying Firm No. LLC 1383
Phone: 630.761.7927 FAX: 630.761.1388
Jeffrey A. Lamb P.E. 62411 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3416 Expiration Date 11/30/2026

Ridgeline CONSULTANTS
CONSULTING ENGINEERS, LAND SURVEYORS

PREPARED FOR: AFSAR DEVELOPER, LLC

PROPERTY ADDRESS: 1308 – 1320 MEYERS ROAD LOMBARD, ILLINOIS

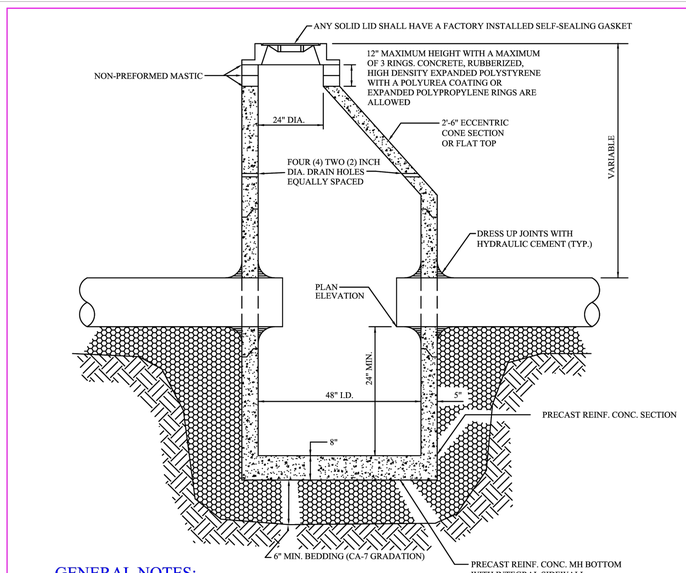
SHEET 9 OF 16



GENERAL NOTES:

1. ONLY PRECAST REINFORCED CONCRETE BARREL AND RISER SECTIONS ARE ALLOWED.
2. PROVIDE GRANULAR BACKFILL AROUND THE INLET TO SUBGRADE ELEVATIONS IN PAVED AREAS. MATERIAL SHALL MEET THE REQUIREMENTS OF IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" FOR COARSE AGGREGATE CA-6 GRADATION.
3. WHEN THE FRAME DOES NOT MEET THE PROPOSED ELEVATION, ADJUSTING RINGS SHALL BE USED FOR FINAL ADJUSTMENT. A MAXIMUM OF THREE (3) ADJUSTING RINGS MAY BE USED TO A MAXIMUM HEIGHT OF TWELVE (12) INCHES. CONCRETE, RUBBERIZED, HIGH DENSITY EXPANDED POLYSTYRENE WITH A POLYUREA COATING OR EXPANDED POLYPROPYLENE RINGS MAY USED (ALL RINGS MUST BE IDOT APPROVED). CONCRETE RINGS MAY BE NO LESS THAN THREE (3) INCHES THICK. EACH RING SHALL BE SEALED UNDERNEATH THE FRAME PER THE PRODUCT MANUFACTURERS SPECIFICATIONS WITH THE APPROVAL OF THE ENGINEER.
4. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GAUGE WIRE AND SHALL HAVE A MINIMUM THICKNESS OF THREE (3) INCHES.
5. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAME.
6. IN PAVED AREAS, DRAIN HOLES/WEEP HOLES SHALL BE COVERED WITH FILTER FABRIC. FILTER FABRIC SHALL BE SECURED TO THE OUTSIDE OF THE STRUCTURE PRIOR TO BACKFILLING.
7. IN GRASSED AREAS, DRAIN HOLES/WEEP HOLES SHALL BE PLUGGED WITH HYDRAULIC CEMENT.
8. IF AN IDOT TYPE 8 GRATE CASTING IS SPECIFIED, NO MASTIC SHALL BE ALLOWED BETWEEN THE FRAME AND THE TOP RING OR STRUCTURE. A MINIMUM OF ONE RUBBER RING 1 /4 INCH THICKNESS SHALL BE PLACED BETWEEN THE FRAME AND THE TOP RING OR STRUCTURE. ALL EXCESS MATERIAL EXTENDING BEYOND THE EDGE OF THE GRATE SHALL BE TRIMMED FLUSH.

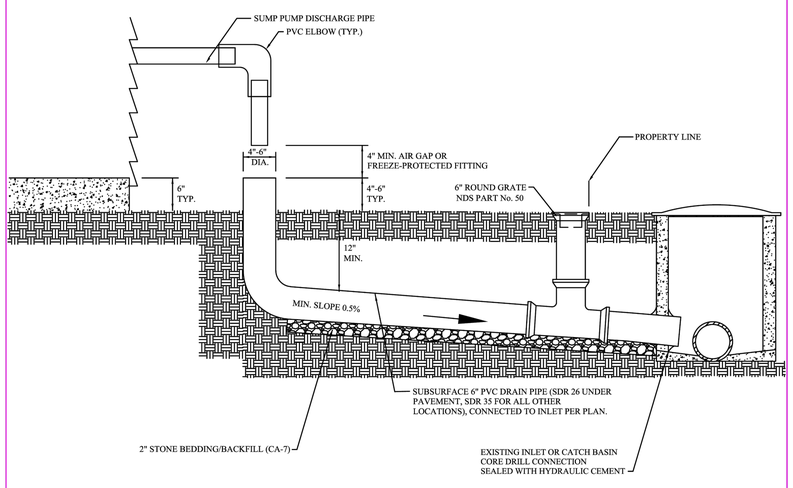
REV.:	REV.:	INLET TYPE A	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-02-2024		STORM 2
DRAWN BY: VJGL	DATE: 02-16-1998		



GENERAL NOTES:

1. ONLY PRECAST REINFORCED CONCRETE BARREL AND RISER SECTIONS ARE ALLOWED.
2. PROVIDE GRANULAR BACKFILL AROUND THE MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS. MATERIAL SHALL MEET THE REQUIREMENTS OF IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" FOR COARSE AGGREGATE CA-6 GRADATION.
3. APPLY A CONTINUOUS LAYER OF NON-HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL (RU 106 RUB-R-NEK BY HENRY, EZ-STICK BY PRESS-SEAL CORPORATION OR AN APPROVED SUBSTITUTION) TO EACH JOINT BELOW THE BOTTOM OF THE CONE OR FLAT TOP.
4. WHEN THE FRAME DOES NOT MEET PROPOSED ELEVATION, ADJUSTING RINGS SHALL BE USED FOR FINAL ADJUSTMENT. A MAXIMUM OF 3 ADJUSTING RIGNS MAY BE USED UP TO A MAXIMUM HEIGHT OF 12 INCHES. CONCRETE, RUBBERIZED, HIGH DENSITY EXPANDED POLYSTYRENE WITH A POLYUREA COATING OR EXPANDED POLYPROPYLENE RINGS MAY BE USED (ALL RINGS MUST BE IDOT APPROVED). CONCRETE RINGS MAY BE NO LESS THAN 3 INCHES THICK. EACH RING SHALL BE SEALED UNDERNEATH THE FRAME PER THE PRODUCT MANUFACTURERS SPECIFICATIONS WITH THE APPROVAL OF THE ENGINEER.
5. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GAUGE WIRE AND SHALL HAVE A MINIMUM THICKNESS OF TWO INCHES.
6. WITHIN NON-PAVED AREAS, MORTAR SHALL ONLY BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAMES ON THE EXTERIOR OF THE STRUCTURE. MORTAR IS NOT PERMITTED ON THE INSIDE OF THE RINGS AND/OR FRAME.
7. STEPS SHALL NOT BE INSTALLED.
8. WHEN THE MANHOLE DEPTH IS OVER 12 FEET, THE THICKNESS OF THE BASE SHALL BE A MINIMUM OF 10 INCHES. WHEN THE MANHOLE DEPTH IS LESS THAN 12 FEET, THE THICKNESS SHALL BE A MINIMUM OF 8 INCHES.
9. IN PAVED AREAS, DRAIN HOLES/WEEP HOLES SHALL BE COVERED WITH FILTER FABRIC. FILTER FABRIC SHALL BE SECURED TO THE OUTSIDE OF THE STRUCTURE PRIOR TO BACKFILL.
10. IN GRASS AREAS, DRAIN HOLES/WEEP HOLES SHALL BE PLUGGED WITH HYDRAULIC CEMENT.

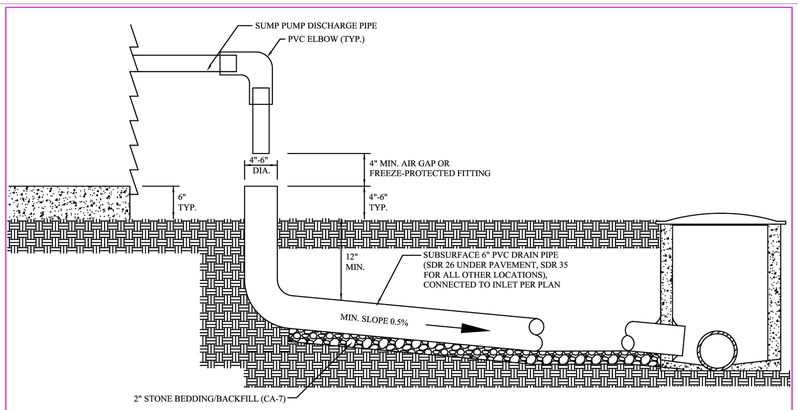
REV.:	REV.:	CATCH BASIN TYPE A	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-02-2024		STORM 3
DRAWN BY: VJGL	DATE: 02-16-1998		

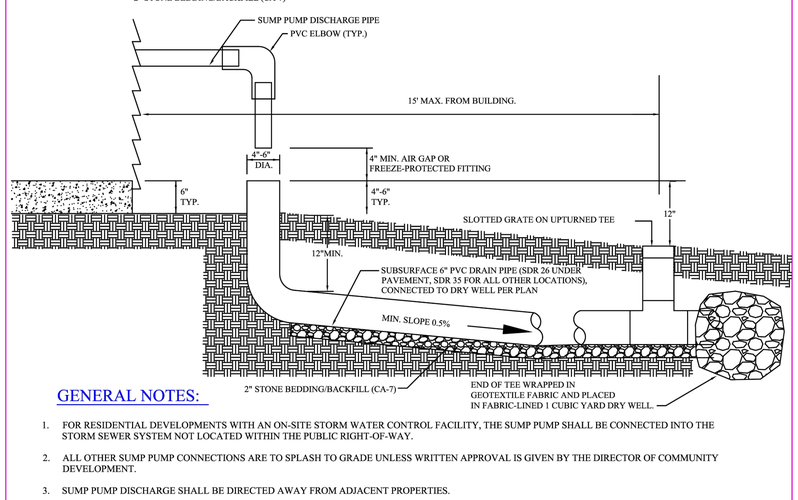


GENERAL NOTES:

1. HOMES THAT ARE LOCATED IN AREAS SERVED BY A COMBINED SEWER SYSTEM SHALL NOT CONNECT SUMP PUMPS TO THE SEWER SYSTEM.
2. SUMP PUMP CONNECTIONS THAT DIRECTLY CONNECT INTO THE SEPARATED STORM SEWER SYSTEM ARE ONLY PERMITTED IF APPROVED BY THE DIRECTOR OF PUBLIC WORKS OR COMMUNITY DEVELOPMENT.
3. INSTALLATION OF SUMP PUMP CONNECTION MUST BE INSPECTED BY THE VILLAGE OF LOMBARD.
4. INSTALLER ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR ANY AND ALL DAMAGE TO UTILITIES OR ADJOINING PROPERTIES.
5. REFER TO STORM 10A FOR STANDARD SUBSURFACE DRAIN TILE SUMP PUMP CONNECTION.
6. EXISTING SIDEWALK SHALL BE REMOVED AND REPLACED.
7. SEE STORM 11 FOR TRENCH SECTION.

REV.:	REV.:	DIRECT SUBSURFACE DRAIN TILE SUMP PUMP CONNECTION	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		STORM 10
DRAWN BY: AK	DATE: 05-13-2009		

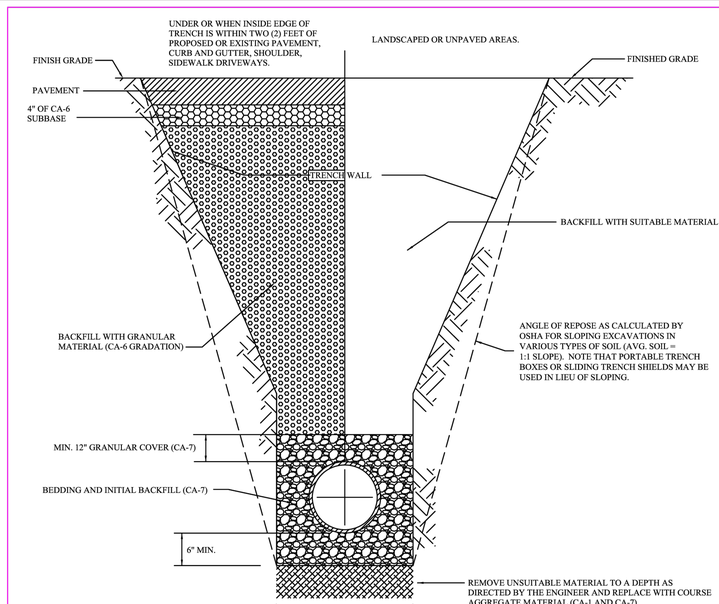




GENERAL NOTES:

1. FOR RESIDENTIAL DEVELOPMENTS WITH AN ON-SITE STORM WATER CONTROL FACILITY, THE SUMP PUMP SHALL BE CONNECTED INTO THE STORM SEWER SYSTEM NOT LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY.
2. ALL OTHER SUMP PUMP CONNECTIONS ARE TO SPLASH TO GRADE UNLESS WRITTEN APPROVAL IS GIVEN BY THE DIRECTOR OF COMMUNITY DEVELOPMENT.
3. SUMP PUMP DISCHARGE SHALL BE DIRECTED AWAY FROM ADJACENT PROPERTIES.
4. INSTALLER ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR ANY AND ALL DAMAGE TO UTILITIES OR ADJOINING PROPERTIES.
5. INSTALLATION OF SUMP PUMP DRAIN TILES MUST BE INSPECTED BY THE VILLAGE OF LOMBARD.
6. SLOTTED GRATE ON UPTURNED TEE SHALL BE 12" BELOW ENTRANCE POINT.
7. SEE STORM 11 FOR TRENCH SECTION.

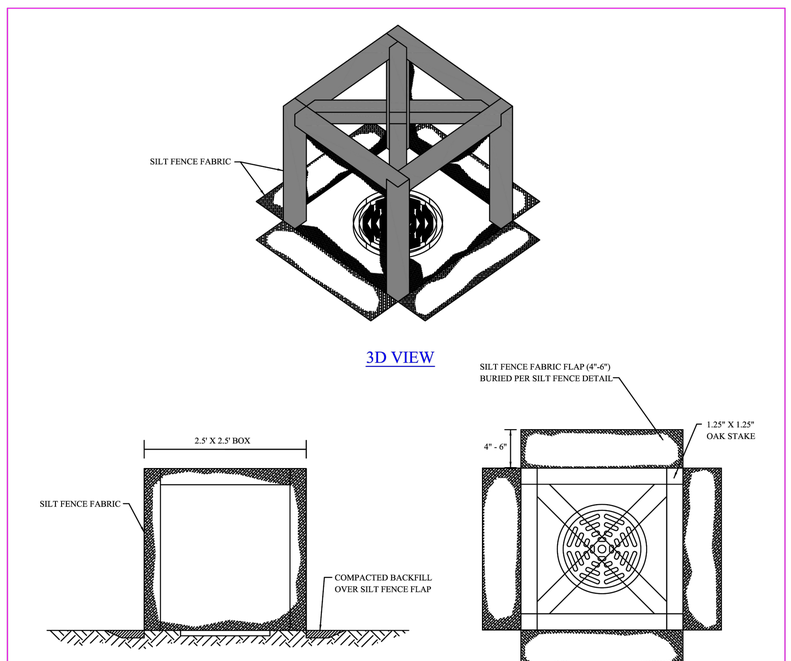
REV.:	REV.:	SUBSURFACE DRAIN TILE SUMP PUMP CONNECTION	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		STORM 10A
DRAWN BY: VJGL	DATE: 02-16-1998		



GENERAL NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA SAFETY STANDARDS.
2. BEDDING THICKNESS SHALL BE A MINIMUM OF SIX (6) INCHES OR ONE QUARTER (1/4) OF THE OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
3. ALL BEDDING AND PIPE BACKFILL MATERIAL (UP TO A HEIGHT OF 12 INCHES ABOVE THE PIPE) SHALL BE CAREFULLY DEPOSITED IN UNIFORM LAYERS NOT EXCEEDING 6 INCHES THICK (LOOSE MEASURE). EACH LIFT SHALL BE COMPACTED BY MECHANICAL MEANS TO THE SATISFACTION OF THE ENGINEER.
4. UNDER PAVED AND/OR HARD SURFACES, GRANULAR BACKFILL MATERIAL (CA-6) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 550.01 METHOD 1. THE USE OF JETTING (METHOD 3) SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE VILLAGE ENGINEER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE APPROPRIATE JUSTIFICATION (IN THE FORM OF DOCUMENTATION) TO THE VILLAGE ENGINEER WITH THE REQUEST FOR THE APPROVAL OF JETTING.
5. GRANULAR MATERIAL FOR BACKFILL AND BEDDING SHALL BE GRAVEL, CRUSHED GRAVEL OF STONE MEETING THE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR COURSE AGGREGATE OF THE GRADATION SPECIFIED. NO RECYCLED CONCRETE SHALL BE ALLOWED.
6. UNDER LANDSCAPED AREAS SUITABLE BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN NOTE 4. THE USE OF JETTING (METHOD 3) SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WIRITING BY THE VILLAGE ENGINEER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE APPROPRIATE JUSTIFICATION (IN THE FORM OF DOCUMENTATION) TO THE VILLAGE ENGINEER WITH THE REQUEST FOR THE APPROVAL OF JETTING.
7. WHEN THE INSIDE EDGE OF THE TRENCH IS WITHIN TWO (2) FEET OF THE PROPOSED OR EXISTING PAVEMENT, CURB, AND GUTTER, SHOULDER, SIDEWALK, OR DRIVEWAY, GRANULAR MATERIAL PER NOTE 4 SHALL BE USED.
8. THE MINIMUM COVER OVER THE TOP OF THE RIGID PIPE SHALL BE ONE (1) FOOR BELOW THE PAVED OR LANDSCAPED FINISHED GRADE. THE MINIMUM COVER OVER THE TOP OF A FLEXIBLE, UP TO AND INCLUDING FORTY-EIGHT (48) INCHES IN DIAMETER, SHALL BE ONE (1) FOOT BELOW THE PAVED OR LANDSCAPED FINISHED GRADE. THE MINIMUM COVER OVER THE TOP OF A FLEXIBLE PIPE, GREATER THAN FORTY-EIGHT (48) INCHES IN DIAMETER, SHALL BE EIGHTEEN (18) INCHES BELOW THE PAVED OR LANDSCAPED FINISHED GRADE.
9. THE MAXIMUM TRENCH WIDTH ALLOWED FOR PAYMENT OF BACK FILL SHALL BE 18 INCHES PLUS THE OUTER PIPE DIAMETER WHEN THE TRENCH DEPTH IS LESS THAN 5 FEET FROM SUBGRADE TO THE PIPE INVERT OR 36 INCHES PLUS THE OUTER PIPE DIAMETER WHEN THE TRENCH DEPTH IS 5 FEET OR GREATER.

REV.:	REV.:	STORM SEWER TRENCH SECTION	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		STORM 11
DRAWN BY: VJGL	DATE: 02-16-1998		

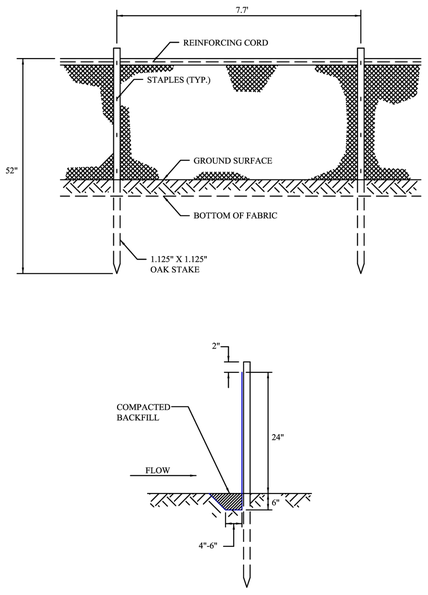


SILT BOX DETAIL

GENERAL NOTES:

1. SILT BOX SHALL BE MAINTAINED UNTIL THE AREA TRIBUTARY TO THE STRUCTURE HAS STABILIZED GROUND COVER, AS DETERMINED BY THE VILLAGE ENGINEER.
2. ALLOWABLE FOR BOTH PAVED AND NON-PAVED AREAS IS THE FLEXSTORM "CATCH IT" OR OTHER APPROVED EQUIVALENT DROP-IN STRUCTURE DESIGNED TO CATCH SEDIMENT WITH AN OVERFLOW ALLOWANCE. GEOTEXTILE FILTER BAGS SHALL BE CLEANED OUT/REPLACED AS NEEDED DUE TO STORM EVENTS.
3. SILT BOX ONLY TO BE USED FOR NON-PAVED AREAS.
4. FILTREXX® INLETSOXX™ IS ALSO ALLOWED IN NON-PAVED AREAS, AS LONG AS INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

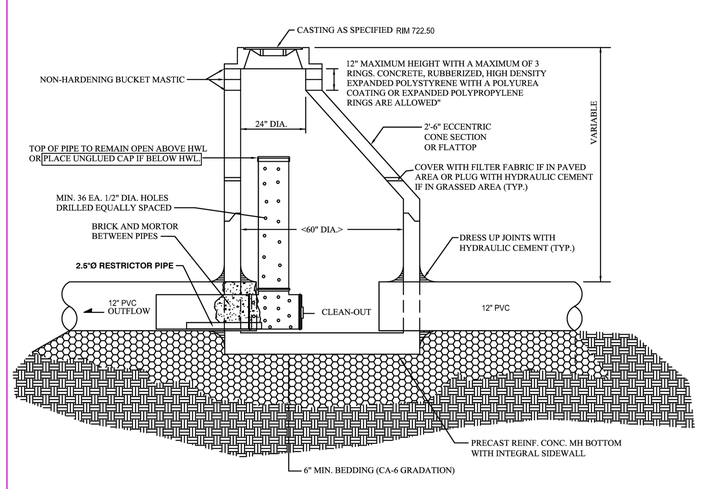
REV.:	REV.:	OPEN LID SEDIMENT PROTECTION	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-14-2024		STORM 14
DRAWN BY: DRG	DATE: 02-25-2016		



GENERAL NOTES:

1. SILT FENCE SHALL BE MAINTAINED TO THE SATISFACTION OF THE ENGINEER UNTIL THE AREA TRIBUTARY TO THE STRUCTURE HAS STABILIZED GROUND COVER.
2. THE SILT FENCE MATERIAL SHALL COMPLY WITH ARTICLE 1080.02 OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

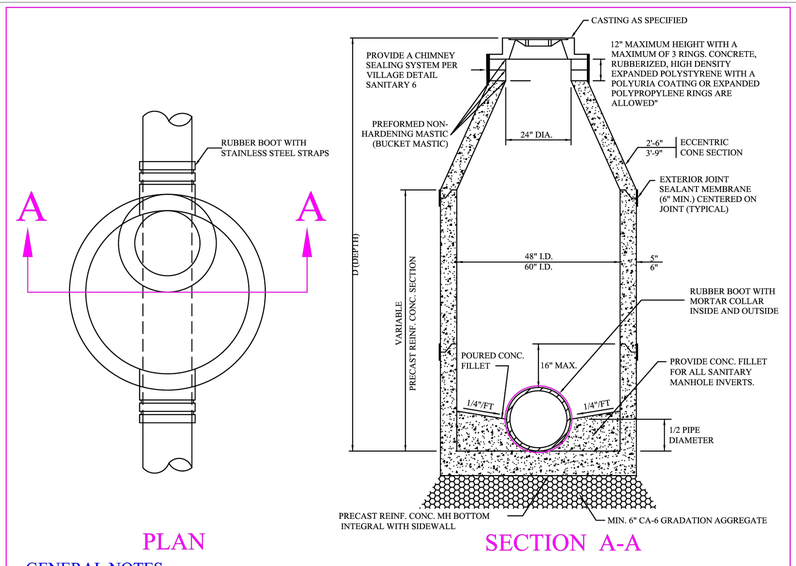
REV.:	REV:	SILT FENCE INSTALLATION	VILLAGE OF LOMBARD
REV.: TEG	REV: 02-05-2024		STORM 15
DRAWN BY: VJGL	DATE: 02-16-1998		



GENERAL NOTES:

1. RESTRICTOR PIPE MATERIAL CAN BE SCHEDULE 40 PVC PIPE.
2. 6" DIA. SDR 35 PVC PIPE GROUTED INTO THE OUTLET PIPE. EXTEND RESTRICTOR PIPE INTO VISIBLE AREA OF TEE FOR VERIFICATION.
3. CASTINGS SHALL HAVE FACTORY INSTALLED O-RING GASKETS.
4. MANHOLE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH MANHOLE TYPE A (STORM 1) SPECIFICATONS.

REV.:		RESTRICTOR DETAIL	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		STORM 19
DRAWN BY: ERH	DATE: 09-01-2004		



GENERAL NOTES:

1. PROVIDE PRECAST REINFORCED CONCRETE BARREL AND RISER SECTION. CONCRETE BLOCK CONSTRUCTION IS NOT PERMITTED.
2. REFER TO VILLAGE DETAIL SANITARY 6 FOR BARREL JOINT SEAL.
3. WHEN THE FRAME DOES NOT MEET THE PROPOSED ELEVATION, ADJUSTING RINGS SHALL BE USED FOR FINAL ADJUSTMENT. A MAXIMUM OF 3 ADJUSTING RINGS MAY BE USED TO A MAXIMUM HEIGHT OF 12 INCHES. CONCRETE, RUBBERIZED, HIGH DENSITY EXPANDED POLYSTYRENE WITH A POLYURIA COATING OR EXPANDED POLYPROPYLENE RINGS MAY USED (ALL RINGS MUST BE IDOT APPROVED). CONCRETE RINGS MAY BE NO LESS THAN 3 INCHES THICK. EACH RING SHALL BE SEALED UNDERNEATH THE FRAME PER THE PRODUCT MANUFACTURERS SPECIFICATIONS WITH THE APPROVAL OF THE ENGINEER.
4. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GAUGE WIRE OR EQUIVALENT AND SHALL HAVE A MINIMUM THICKNESS OF 3 INCHES.
5. OUTSIDE OF FULL DEPTH ROADWAY AREAS, SANITARY MANHOLES SHALL BE CONSTRUCTED WITH A CHIMNEY SEALING SYSTEM. REFER TO VILLAGE DETAIL SANITARY 6.
6. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAME.
7. STEPS SHALL NOT BE INSTALLED.
8. WHEN MANHOLE DEPTH IS OVER 12 FEET, THE THICKNESS OF THE BASE SHALL BE A MINIMUM OF 10 INCHES. WHEN MANHOLE DEPTH IS LESS THAN 12 FEET, THE THICKNESS SHALL BE A MINIMUM OF 8 INCHES.
9. PROVIDE GRANULAR BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS. MATERIALS SHALL MEET THE REQUIREMENTS OF IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" FOR COARSE AGGREGATE CA-6 GRADATION.
10. APPROVED EXTERIOR JOINT SEALANT MEMBRANE PRODUCTS ARE AS FOLLOWS: CRETEX WRAP BY CRETEX SPECIALTY PRODUCTS. INFI-SHIELD GATOR WRAP BY SEALING SYSTEMS, INC., OR BARREL WRAP BY ADAPTOR. THE PRODUCT SHALL BE PROVIDED BY AND AUTHORIZED VENDOR AND SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS. APPROVED EXTERNAL CHIMNEY PRODUCTS ARE: CLASSIC EXTERNAL CHIMNEY SEAL BY CRETEX SPECIALTY PRODUCTS, INFI-SHIELD RUBBER EXTERNAL CHIMNEY SEALING BY SEALING SYSTEMS, INC. OR INTERNAL/EXTERNAL ADAPTOR SEAL (IEA SEAL) BY ADAPTOR. THE PRODUCT SHALL BE PROVIDED BY AN AUTHORIZED VENDOR AND INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.

REV.:	REV.:	SANITARY MANHOLE	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-01-2024		SANITARY 1
DRAWN BY: VJGL	DATE: 02-16-1998		

CONSTRUCTION DETAILS

SHEET 10 OF 16

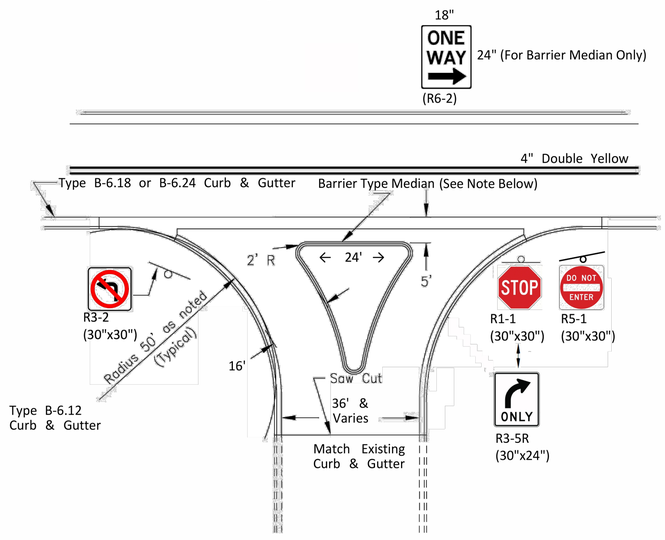
PREPARED FOR: AFSAR DEVELOPER, LLC

PROPERTY ADDRESS: 1308 ~ 1320 MEYERS ROAD LOMBARD, ILLINOIS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

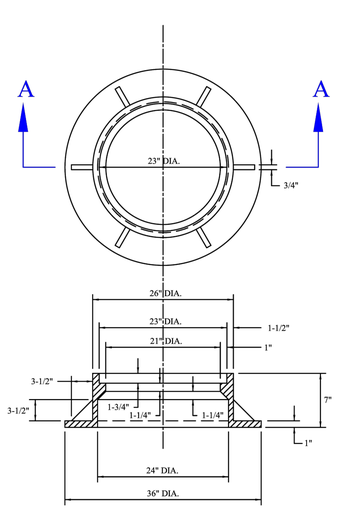
REVISION	DATE	DESC	REVISION	DATE	DESC		
						BOOK:	DWG. SIZE: E1
						DRAWN: REW	CHECKED: JGL
						REFERENCE:	
						DATE: 05/23/2025	
						PROJECT NO.	2023-0528

DUPAGE COUNTY DIVISION OF TRANSPORTATION
COMMERCIAL DRIVEWAY STANDARD
LIMITED TURN



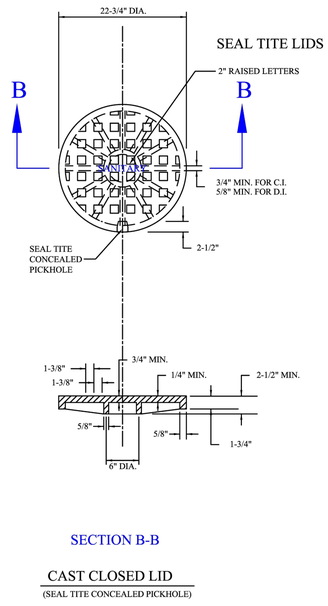
NOTES

1. Materials for driveway and island:
   1 1/2" HMA Surface Course (Mix D, N70)
   8" HMA Base Course (Mix D, N70)
   6" Aggregate Subgrade
   8" class PV P.C.C. (w/6" w.w. mesh or fiber additive)
   Min. 8" CA-6 (grade 8) compacted gravel/recycled asphalt sub base
2. All signs to be installed by others, unless otherwise noted. A sign fee may apply
3. All signs shall be erected on steel breakaway square posts.
4. Island shall be depressed per ADA standards for sidewalk or path if applicable.
5. All dimensions are to edge of pavement.
6. Barrier median shall be constructed with type B6 curb (drainage away from median) or type B6.12 curb & gutter (drainage to median) as is applicable.



SECTION A-A

CAST FRAME



SECTION B-B

CAST CLOSED LID
(SEAL TITE CONCEALED PICKHOLE)

GENERAL NOTES:

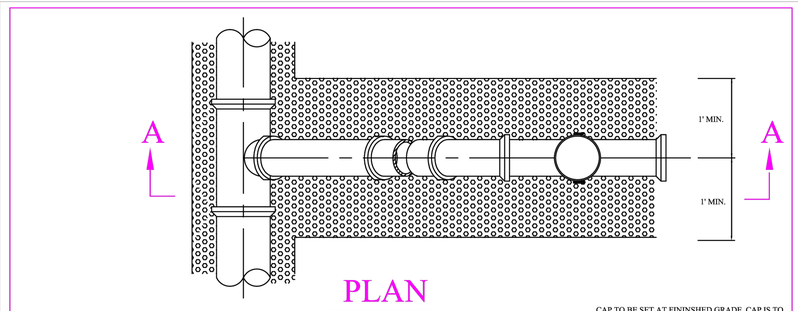
1. THE CASTING SHALL BE EITHER NEENAH 1772 OR EJ 1022 OR AN APPROVED SUBSTITUTION.
2. THE MANHOLE COVERS SHALL HAVE THE WORD "SANITARY" SPELLED OUT IN RAISED LETTERS AS SHOWN ABOVE. THE WORD SHALL BE CENTERED IN THE LID.
3. WATERPROOF, BOLTDOWN FRAME AND COVER SHALL BE USED IN ANY LOCATION SUBJECT TO INUNDATION (NEENAH R-1916, EAST JORDAN 1022 WT WITH TYPE 5 CLOSED PICK HOLES OR APPROVED EQUAL).
4. LIDS SHALL BE "WATERTITE" OR "SELF-SEALING" WITH A FACTORY INSTALLED GASKET.

REV.:	REV.:
REV.: TEG	REV.: 02-02-2024
DRAWN BY: VJGL	DATE: 02-16-1998

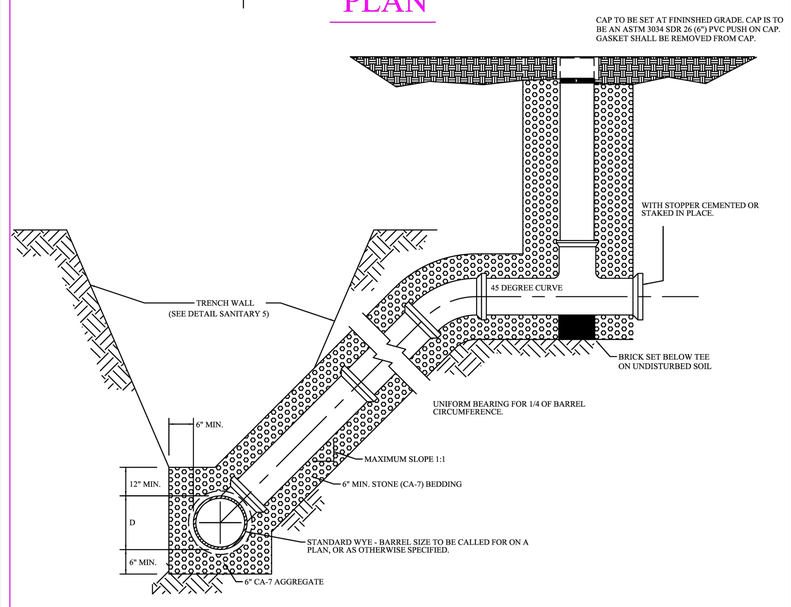
SANITARY MANHOLE FRAME AND COVER

VILLAGE OF LOMBARD

SANITARY 3



PLAN



SECTION A-A

REV.:	REV.:
REV.: TEG	REV.: 02-02-2024
DRAWN BY: VJGL	DATE: 02-16-1998

RISER W/CLEANOUT SERVICE LATERAL

VILLAGE OF LOMBARD

SANITARY 4

GENERAL NOTES:

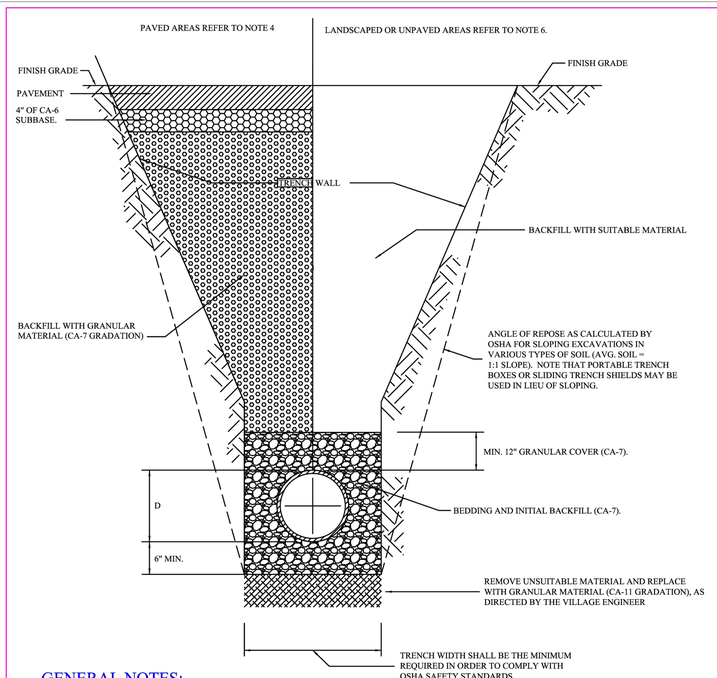
1. THE OPEN ENDS SHALL BE PROTECTED FROM DEBRIS ENTERING THE LATERAL.
2. MAXIMUM SLOPE SHALL BE LESS THAN 1:1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
3. WHEN SERVICE CONNECTION REQUIRES CORING AN EXISTING MAIN, A SEWER SADDLE FROM CADCADE WATER WORKS (CSWRT-0863-06RC) SHALL BE USED. ANY SUBSTITUTION REQUIRES APPROVAL FROM THE VILLAGE ENGINEER.
4. SERVICE TEE AND CLEAN OUT RISER SHALL BE PVC (SDR26/ASTM D2241-20). FOR CLEAN OUTS LOCATED WITHIN LANDSCAPED AREAS, THE CONTRACTOR SHALL USE P1215 DWV BUSHING AND G106 CAP MANUFACTURED BY PLASTIC TRENDS, INC (ASTM 3034-16). GASKET SHALL BE REMOVED FROM CAP.
5. CLEAN OUTS SHALL NOT BE LOCATED IN DRIVEWAY APRONS OR SIDEWALK UNLESS APPROVED BY THE VILLAGE ENGINEER. IF ALLOWED, THE CONTRACTOR SHALL USE SCHEDULE 40 DWV FIPT HUB ADAPTER AND THE RAISED MIPT PLUG (ASTM D 2665-20 OR ASTM D 1785-15E1) AND AN EAST JORDAN FRAME (2885) AND LID (2975). EQUIVALENT FITTINGS FROM OTHER MANUFACTURES ARE ACCEPTABLE AT THE DISCRETION OF THE VILLAGE ENGINEER. ONLY WRITTEN ACCEPTANCE WILL CONSTITUTE APPROVAL OF A SUBSTITUTE FITTING. GEOMETRIC STANDARDS CANNOT BE VARIED.

REV.:	REV.:
REV.: TEG	REV.: 02-02-2024
DRAWN BY: VJGL	DATE: 02-16-1998

SANITARY RISER FOR SERVICE LATERAL

VILLAGE OF LOMBARD

SANITARY 4A



GENERAL NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA SAFETY STANDARDS.
2. BEDDING THICKNESS SHALL BE A MINIMUM OF SIX (6) INCHES OR ONE QUARTER (1/4) OF THE OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
3. ALL BEDDING AND PIPE BACKFILL MATERIAL UP TO A HEIGHT OF 12 INCHES ABOVE THE PIPE SHALL BE CAREFULLY DEPOSITED IN UNIFORM LAYERS NOT EXCEEDING 6 INCHES THICK (LOOSE MEASURE). EACH LIFT SHALL BE COMPACTED BY MECHANICAL MEANS TO THE SATISFACTION OF THE ENGINEER.
4. UNDER PAVED AND/OR HARD SURFACES, GRANULAR BACKFILL MATERIAL (CA-6) SHALL BE PLACED AND COMPACTED AS SPECIFIED PER THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 550.07 METHOD 1. THE USE OF JETTING (METHOD 3) SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE VILLAGE ENGINEER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE APPROPRIATE JUSTIFICATION IN A WRITTEN REQUEST TO THE VILLAGE ENGINEER FOR APPROVAL OF JETTING.
5. GRANULAR MATERIAL FOR BACKFILL AND BEDDING SHALL BE GRAVEL, CRUSHED STONE MEETING THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR COURSE AGGREGATE OF THE GRADUATION SPECIFIED. NO RECYCLED CONCRETE SHALL BE ALLOWED.

REV.:	REV.:
REV.: TEG	REV.: 02-02-2024
DRAWN BY: VJGL	DATE: 02-16-1998

SANITARY SEWER TRENCH SECTION

VILLAGE OF LOMBARD

SANITARY 5

GENERAL NOTES CONT:

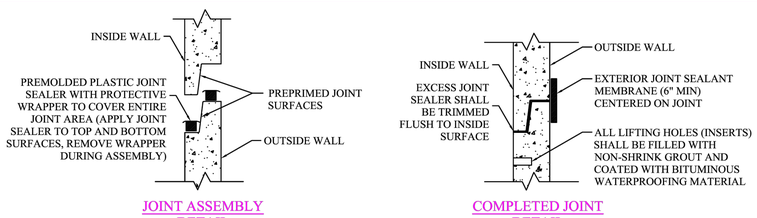
6. UNDER LANDSCAPE AREAS SUITABLE BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN NOTE 4. THE USE OF JETTING (METHOD 3) SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE VILLAGE ENGINEER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE APPROPRIATE JUSTIFICATION IN A WRITTEN REQUEST TO THE VILLAGE ENGINEER FOR APPROVAL OF JETTING.
7. WHEN THE INSIDE EDGE OF THE TRENCH IS WITHIN TWO (2) FEET OF THE PROPOSED OR EXISTING PAVEMENT, CURB AND GUTTER, SHOULDER, SIDEWALK OR DRIVEWAY GRANULAR MATERIAL PER NOTE 4 SHALL BE USED.
8. THE MINIMUM COVER OVER THE TOP OF A RIGID PIPE SHALL BE ONE (1) FOOT BELOW THE PAVED OR LANDSCAPED FINISHED GRADE. THE MINIMUM COVER OVER THE TOP OF A FLEXIBLE PIPE, UP TO AND INCLUDING FORTY-EIGHT (48) INCHES IN DIAMETER SHALL BE ONE (1) FOOT BELOW FINISHED GRADE. THE MINIMUM COVER OVER THE TOP OF A FLEXIBLE PIPE, GREATER THAN FORTY-EIGHT (48) INCHES IN DIAMETER SHALL BE EIGHTEEN (18) INCHES BELOW THE PAVED OR LANDSCAPED FINISHED GRADE.
9. THE MAXIMUM TRENCH WIDTH ALLOWED FOR THE PAYMENT OF BACKFILL SHALL BE 18 INCHES PLUS THE OUTSIDE DIAMETER OF THE PIPE WHEN THE TRENCH DEPTH IS LESS THAN FIVE (5) FEET FROM FINISHED GRADE TO THE PIPE INVERT OR THIRTY-SIX (36) INCHES PLUS THE OUTSIDE DIAMETER OF THE PIPE THE TRENCH DEPTH IS FIVE (5) FEET OR GREATER.

REV.:	REV.:
REV.: TEG	REV.: 02-02-2024
DRAWN BY: VJGL	DATE: 02-16-1998

SANITARY SEWER TRENCH SECTION

VILLAGE OF LOMBARD

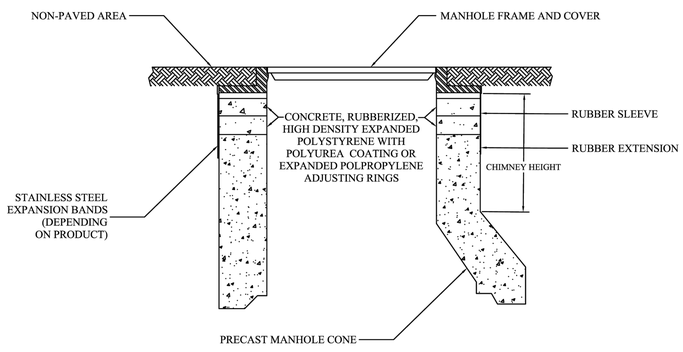
SANITARY 5A



JOINT ASSEMBLY DETAIL

COMPLETED JOINT DETAIL

FOR PAVED AND NON-PAVED AREAS



SECTIONAL VIEW PRECAST CONE AND CHIMNEY FOR NON-PAVED AREAS

GENERAL NOTES:

1. JOINT SEALANT - ALL SURFACES SHALL BE FREE OF DIRT, OIL AND DEBRIS. APPLY A CONTINOUS LAYER OF NON-HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL TO EACH JOINT. EXCESS JOINT SEALANT SHALL BE TRIMMED FLUSH TO BOTH INSIDE AND OUTSIDE SURFACES OF THE STRUCTURE.

   APPROVED PRODUCTS ARE AS FOLLOWS:
   - EX-STIK PREMIUM BUTYL SEALANT BY PRESS-SEAL CORPORATION.
   - CS-202 BUTYL RUBBER SEALANT BY CONSEAL
   - RU106 RUB'R-NEK BY HENRY

2. ALL PRODUCTS SHALL BE PROVIDED BY AN AUTHORIZED VENDOR AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.

   APPROVED EXTERIOR JOINT SEALANT MEMBRANES ARE AS FOLLOWS:
   - CRETEX WRAP BY CRETEX SPECIALTY PRODUCTS
   - INFI-SHIELD GATER WRAP BY SEALING SYSTEMS, INC.
   - BARREL WRAP BY ADAPTOR

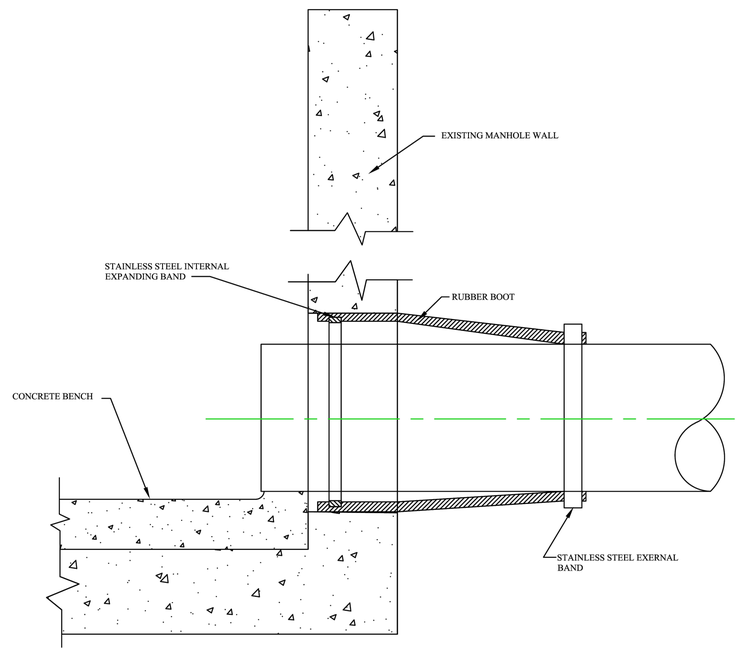
   APPROVED EXTERNAL CHIMNEY PRODUCTS ARE AS FOLLOWS:
   - CLASSIC EXTERNAL CHIMNEY SEAL BY CRETEX SPECIALTY PRODUCTS
   - INFI-SHIELD RUBBER EXTERNAL CHIMNEY SEALING BY SEALING SYSTEMS, INC.
   - INTERNAL/EXTERNAL ADAPTOR SEAL (IEA SEAL) BY ADAPTOR

REV.:	REV.:
REV.: TEG	REV.: 02-27-2024
DRAWN BY: VJGL	DATE: 02-16-1998

PRECAST CONE AND CHIMNEY

VILLAGE OF LOMBARD

SANITARY 6



GENERAL NOTES:

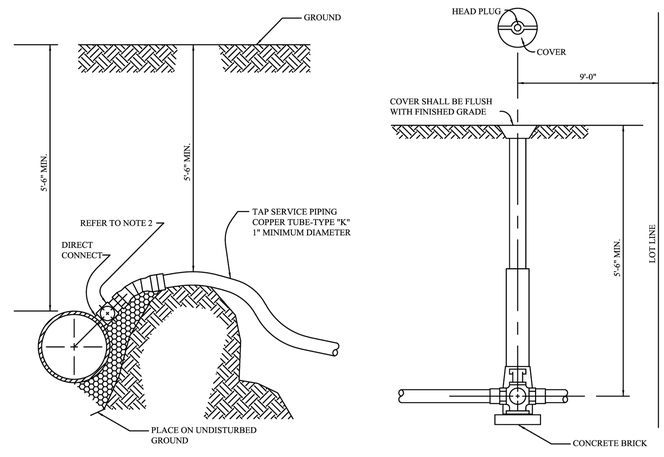
1. CORE-DRILL A CIRCULAR OPENING IN MANHOLE WALL OF AN APPROPRIATE DIAMETER TO FIT THE REQUIRED BOOT SIZE.
2. A KOR-N-SEAL FLEXIBLE RUBBER BOOT MANUFACTURED BY TRELLEBORG PIPE SEALS OR AN APPROVED SUBSTITUTION SHALL BE USED FOR WATERTIGHT CONNECTION.
3. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH TO SMOOTHLY ACCOMMODATE FLOW FROM NEW SANITARY CONNECTION.
4. THE CONTRACTOR SHALL CLEAN EXISTING MANHOLE OF ANY DIRT, CONCRETE, AND DEBRIS WHICH MAY HAVE ACCUMULATED DURING CONSTRUCTION.

REV.:	REV.:
REV.: TEG	REV.: 02-02-2024
DRAWN BY: ERH	DATE: 08-31-2001

CORING BOOT

VILLAGE OF LOMBARD

SANITARY 8



GENERAL NOTES:

1. WATER SERVICE LINE SHALL BE TYPE K COPPER MANUFACTURED IN ACCORDANCE WITH ASTM B88-20 AND B251/B251M-17.
2. FOR SERVICE LINES BETWEEN 1" AND 2" CORPORATION STOPS SHALL BE MUELLER, FORD OR A.Y. MCDONALD.

   MUELLER: P-25155N, 300 BALL CURB VALVE, PACK JOINTS CTS. O.D. TUBING X MUELLER PACK JOINTS CTS O.D. TUBING, B-25154N, 300 BALL CURB VALVE, COPPER FLARE NUT X COPPER FLARE NUT.

   FORD: B44-444M-NL COMPRESSION ROUND WAY, B22-444N-NL FLARE ROUND WAY.

   A.Y. MCDONALD: 5133-168, 76104-22 MINN BALL CURB CTS X CTS-NL, 5131-126, 761041 MINN BALL CURB FLARE X FLARE NL.

   FLARE AND COMPRESSION FITTINGS ARE ACCEPTABLE WITHIN TURF OR LANDSCAPE AREAS. FLARE FITTINGS MUST BE USED UNDERNEATH ALL PAVED SURFACES INCLUDING ROADWAYS, DRIVEWAYS, AND SIDEWALKS.
3. SERVICE LINES GREATER THAN 1" IN DIAMETER SHALL HAVE A STAINLESS STEEL SADDLE (SMITH BLAIR 372 SERVICE SADDLE).
4. B-BOX SHALL BE MUELLER H-10300.
5. CORPORATION STOPS SHALL BE INSTALLED A MINIMUM OF 18" FROM BELL SECTIONS AND/OR PIPE FITTINGS. MULTIPLE INSTALLATIONS SHALL BE STAGGERED AROUND THE MAIN BY 90 DEGREES AND SEPARATED BY 18".
6. ANY PROPOSED SUBSTITUTION MUST BE APPROVED BY THE VILLAGE ENGINEER.

REV.:	REV.:
REV.: TEG	REV.: 02-05-2024
DRAWN BY: VJGL	DATE: 02-16-1998

WATER SERVICE TAP AND CONNECTION

VILLAGE OF LOMBARD

WATER 1

CONSTRUCTION DETAILS

SHEET 11 OF 16

PREPARED FOR:
AFSAR DEVELOPER, LLC

PROPERTY ADDRESS:
1308 ~ 1320 MEYERS ROAD
LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS · LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	REVISION	DATE	DESC	BOOK:	DWG. SIZE: E1
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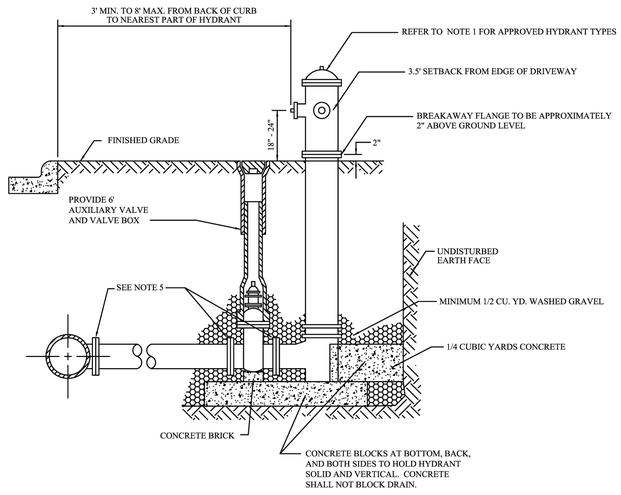
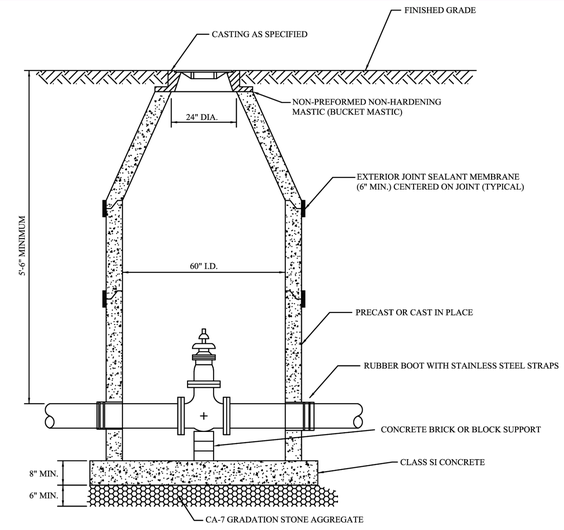
						PROJECT NO.	2023-0528



GENERAL NOTES:

1. HYDRANTS SHALL BE WATEROUS PACER WB-67-250 SERIES WITH ALL STAINLESS STEEL TRIM (5' 1/4" BARREL).
2. THE HYDRANT WILL EXCEED ALL THE REQUIREMENTS OF AWWA C502-18.
3. ALL HYDRANTS ARE TO BE SUPPLIED WITH A 6" FLANGED AND MECHANICAL JOINT AUXILIARY VALVE THAT CONFORMS TO AWWA C515-15. THE GATE VALVE STEM AND WEDGE NUT SHALL CONFIRM WITH SECTION 4.4.5.1 OF AWWA 515-15. ALL TRIM BOLTS ARE TO BE STAINLESS STEEL.
4. MAXIMUM BARREL EXTENSIONS ARE 18 INCHES AND SHALL BE A WATEROUS EXTENSION FOR WATEROUS HYDRANTS.
5. RESTRAINED JOINTS ARE REQUIRED THROUGHOUT THE FIRE HYDRANT ASSEMBLY.
6. EXTERNAL ABOVE-GRADE SURFACES, INCLUDING EXTENSIONS, SHALL BE COATED BY THE MANUFACTURER WITH ONE COAT OF ALKYD-BASED, LEAD AND CHROME-FREE BUFF PRIMER AND TWO COATS OF ALKYD-BASED, CHAIN-STOPPED GLOSS ENAMEL CONFORMING TO WATEROUS M4182, FEDERAL SAFETY YELLOW HYDRANT ENAMEL. HYDRANTS OR EXTENSIONS HAVING BEEN COATED WITH ANY OTHER COATING OR COLOR SHALL NOT BE ACCEPTED.

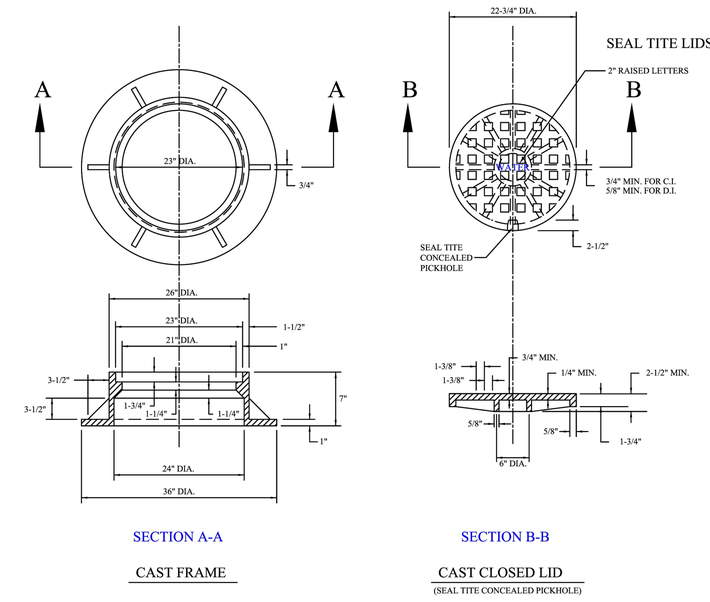
REV.:	REV.:	HYDRANT SETTING	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		WATER 2
DRAWN BY: VJGL	DATE: 02-16-1998		



GENERAL NOTES:

1. PROVIDE PRECAST REINFORCED CONCRETE BARREL AND RISER SECTION. CONCRETE BLOCK CONSTRUCTION IS NOT PERMITTED.
2. PROVIDE GRANULAR BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS. MATERIALS SHALL MEET THE REQUIREMENTS OF IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" FOR COARSE AGGREGATE CA-6 GRADATION.
3. JOINT SEALANT - ALL SURFACES SHALL BE FREE OF DIRT, OIL OR DEBRIS. APPLY A CONTINUOUS LAYER OF NON-HARDENING BITUMINOUS BUCKET MASTIC MATERIAL TO EACH JOINT BELOW THE BOTTOM OF THE CONE OR FLATTOP. EXCESS JOINT SEALANT SHALL BE TRIMMED FLUSH TO BOTH INSIDE AND OUTSIDE SURFACES OF THE STRUCTURE. APPROVED PRODUCTS ARE AS FOLLOWS: EZ-STIK PREMIUM BUTYL SEALANT BY PRESS-SEAL COOPERATION, CS-202 BUTYL RUBBER SEALANT BY CONSEAL, OR RU106 RUB'R-NEK BY HENRY.
4. WHEN THE FRAME DOES NOT MEET THE PROPOSED ELEVATION, ADJUSTING RINGS SHALL BE USED FOR FINAL ADJUSTMENT. A MAXIMUM OF 3 ADJUSTING RINGS MAY BE USED TO A TOTAL OF 12 INCHES OF RINGS. CONCRETE, RUBBERIZED, HIGH DENSITY EXPANDED POLYSTYRENE WITH A POLYUREA COATING OR EXPANDED POLYPROPYLENE RINGS MAY USED (ALL RINGS MUST BE IDOT APPROVED). CONCRETE RINGS MAY BE NO LESS THAN 3 INCHES THICK. EACH RING SHALL BE SEALED UNDERNEATH THE FRAME PER THE PRODUCT MANUFACTURERS SPECIFICATIONS WITH THE APPROVAL OF THE ENGINEER.
5. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GAUGE WIRE OR EQUIVALENT AND SHALL HAVE A MINIMUM THICKNESS OF 3 INCHES.
6. WITHIN NON-PAVED AREAS, MORTAR SHALL ONLY BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAME ON THE EXTERIOR OF THE STRUCTURE. MORTAR IS NOT PERMITTED ON THE INSIDE OF THE RINGS AND/OR FRAME.
7. STEPS SHALL NOT BE INSTALLED.
8. APPROVED EXTERIOR JOINT SEALANT MEMBRANE PRODUCTS: CRETEX WRAP BY CRETEX SPECIALITY PRODUCTS, INFI-SHIELD, GATOR WRAP BY SEALING SYSTEMS, INC, OR BARREL WRAP BY ADAPTOR. APPROVED EXTERNAL CHIMNEY PRODUCTS ARE: CLASSIC EXTERNAL CHIMNEY SEAL BY CRETEX SPECIALTY PRODUCTS, INFI-SHIELD RUBBER EXTERNAL CHIMNEY SEALING BY SEALING SYSTEMS, INC, OR INTERNAL/EXTERNAL ADAPTOR SEAL (IEA SEAL) BY ADAPTOR. ALL PRODUCTS SHALL BE PROVIDED BY AN AUTHORIZED VENDOR AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.
9. VALVE MUST ALIGN WITH CENTER OF VAULT OPENING.
10. CONES MUST BE CONCENTRIC WITH VALVES 12" AND SMALLER.
11. BUTTERFLY VALVES REQUIRE ECCENTRIC CONES.
12. ALL VALVE VAULTS REQUIRE RUBBER BOOTS WITH STAINLESS STEEL STRAPS WITH THE EXCEPTION OF PRESSURE CONNECTION VALVE VAULTS. (PER WATER DETAIL 10).
13. OUTSIDE OF PAVED AREAS, A CHIMNEY SEALING SYSTEM, PER VILLAGE DETAIL SANITARY 6 SHALL BE INSTALLED.

REV.:	REV.:	WATER TIGHT VALVE VAULT	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		WATER 4
DRAWN BY: VJGL	DATE: 02-16-1998		



SECTION A-A

CAST FRAME

SECTION B-B

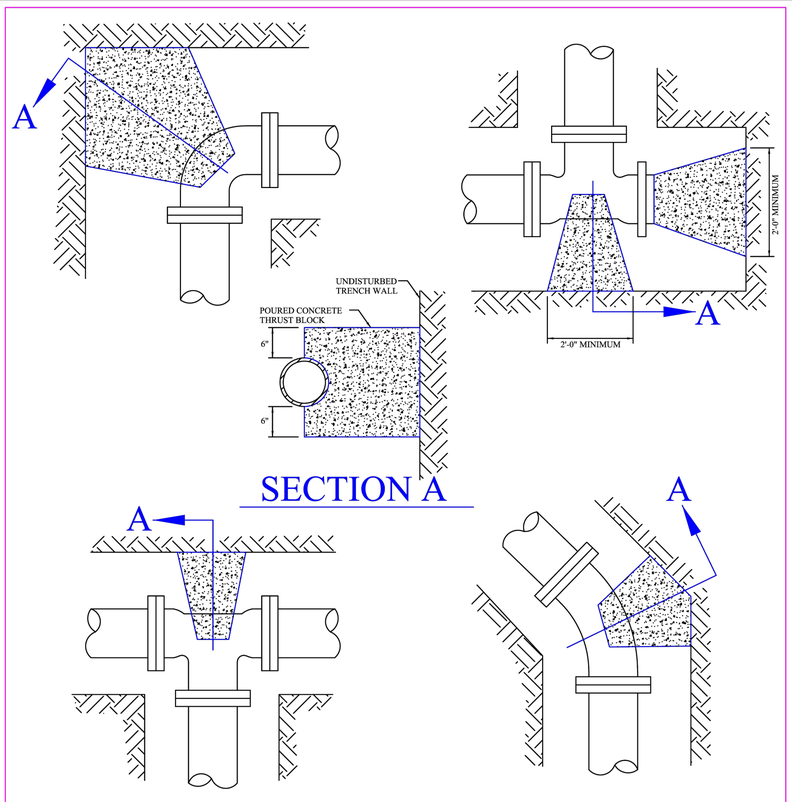
CAST CLOSED LID

(SEAL TITE CONCEALED PICKHOLE)

GENERAL NOTES:

1. THE CASTING SHALL BE EITHER NEENAH 1772 OR EJ 1022 OR AN APPROVED SUBSTITUTION.
2. THE MANHOLE COVERS SHALL HAVE THE WORD "WATER" SPELLED OUT IN RAISED LETTERS AS SHOWN ABOVE. THE WORD SHALL BE CENTERED ON THE LID.
3. WATERPROOF BOLTDOWN FRAME AND COVER SHALL BE USED IN ANY LOCATION SUBJECT TO INUNDATION. CASTING SHALL BE: NEENAH R-1916-C, EJ 1022 WT OR AN APPROVED SUBSTITUTION.
4. LIDS SHALL BE "WATERTIGHT" OR "SELF-SEALING" WITH A FACTORY INSTALLED GASKET.

REV.:	REV.:	VALVE VAULT FRAME AND COVER	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		WATER 5
DRAWN BY: VJGL	DATE: 02-16-1998		

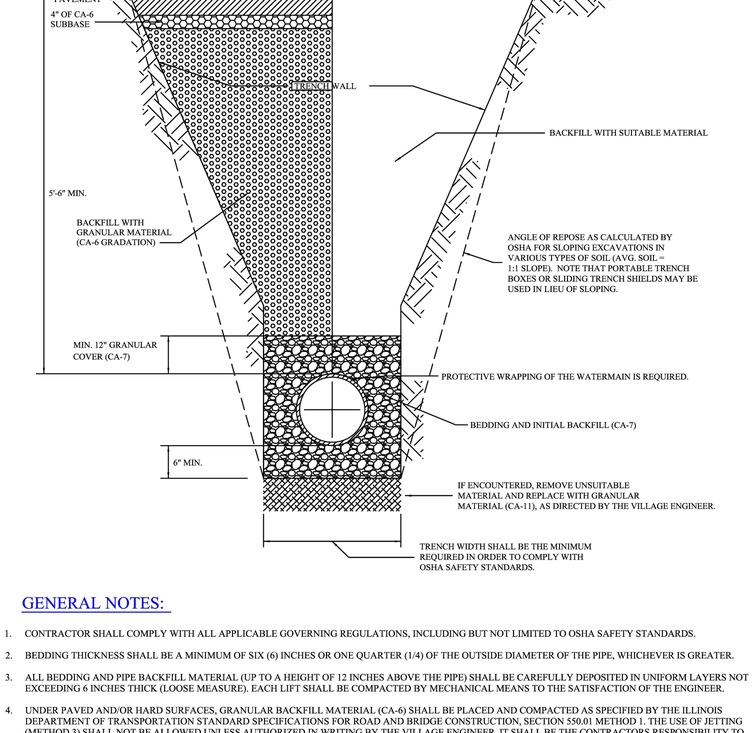


SECTION A

GENERAL NOTES:

1. THRUST BLOCKING IS USED TO PREVENT MOVEMENT OF LINES UNDER PRESSURE BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE VILLAGE ENGINEER. CONCRETE SHALL BE CLASS SI AND BE A MINIMUM OF TWELVE (12) INCHES THICK PLUS THE SIZE OF THE WATERMAIN. IT SHALL BE PLACED BETWEEN SOLID GROUND AND FITTINGS. FITTINGS WILL BE ACCESSIBLE FOR REPAIRS. THRUST BLOCK SHALL BE PLACED AT BENDS OF 11-1/4 DEGREES OR MORE. THE AREA OF BEARING SHALL BE SUFFICIENT TO RESIST THE APPLIED FORCES. USE OF 90 DEGREE BENDS REQUIRE APPROVAL FROM THE VILLAGE ENGINEER PRIOR TO INSTALLATION.
2. USE OF WOOD FOR THRUST BLOCKING IS STRICTLY PROHIBITED.

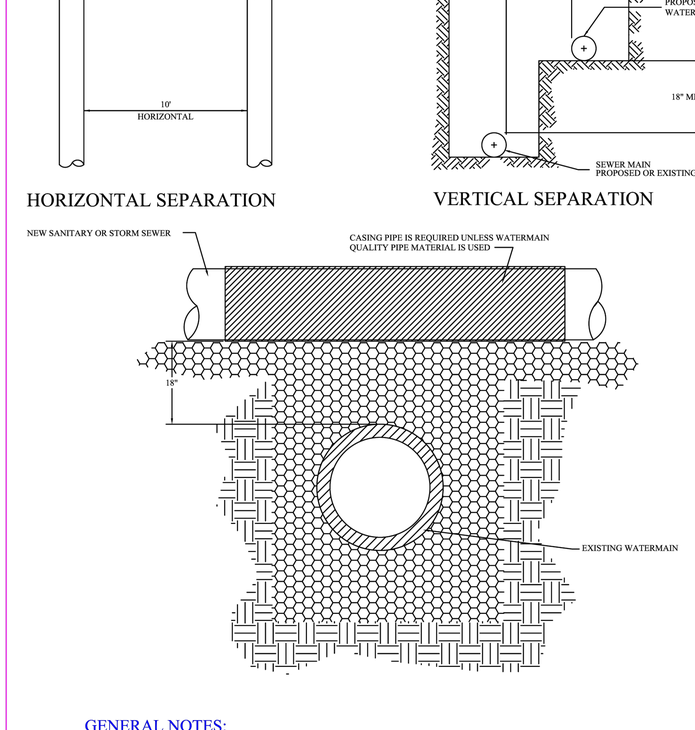
REV.:	REV.:	THRUST BLOCK INSTALLATION	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		WATER 6
DRAWN BY: VJGL	DATE: 02-16-1998		



GENERAL NOTES:

1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE GOVERNING REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA SAFETY STANDARDS.
2. BEDDING THICKNESS SHALL BE A MINIMUM OF SIX (6) INCHES OR ONE QUARTER (1/4) OF THE OUTSIDE DIAMETER OF THE PIPE, WHICHEVER IS GREATER.
3. ALL BEDDING AND PIPE BACKFILL MATERIAL (UP TO A HEIGHT OF 12 INCHES ABOVE THE PIPE) SHALL BE CAREFULLY DEPOSITED IN UNIFORM LAYERS NOT EXCEEDING 6 INCHES THICK (LOOSE MEASURE). EACH LIFT SHALL BE COMPACTED BY MECHANICAL MEANS TO THE SATISFACTION OF THE ENGINEER.
4. UNDER PAVED AND/OR HARD SURFACES, GRANULAR BACKFILL MATERIAL (CA-6) SHALL BE PLACED AND COMPACTED AS SPECIFIED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SECTION 550.01 METHOD 1. THE USE OF JETTING (METHOD 3) SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE VILLAGE ENGINEER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE APPROPRIATE JUSTIFICATION (IN THE FORM OF DOCUMENTATION) TO THE VILLAGE ENGINEER WITH THE REQUEST FOR THE APPROVAL OF JETTING.
5. GRANULAR MATERIAL FOR BACKFILL AND BEDDING SHALL BE GRAVEL, CRUSHED GRAVEL OF STONE MEETING THE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION FOR COURSE AGGREGATE OF THE GRADATION SPECIFIED. NO RECYCLED CONCRETE SHALL BE ALLOWED.
6. UNDER LANDSCAPED AREAS SUITABLE BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN NOTE 4. THE USE OF JETTING (METHOD 3) SHALL NOT BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE VILLAGE ENGINEER. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO PROVIDE APPROPRIATE JUSTIFICATION (IN THE FORM OF DOCUMENTATION) TO THE VILLAGE ENGINEER WITH THE REQUEST FOR THE APPROVAL OF JETTING.
7. WHEN THE INSIDE EDGE OF THE TRENCH IS WITHIN TWO (2) FEET OF THE PROPOSED OR EXISTING PAVEMENT, CURB, AND GUTTER, SHOULDER, SIDEWALK, OR DRIVEWAY, GRANULAR MATERIAL PER NOTE 4 SHALL BE USED.

REV.:	REV.:	WATER MAIN TRENCH SECTION	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		WATER 7
DRAWN BY: VJGL	DATE: 02-16-1998		



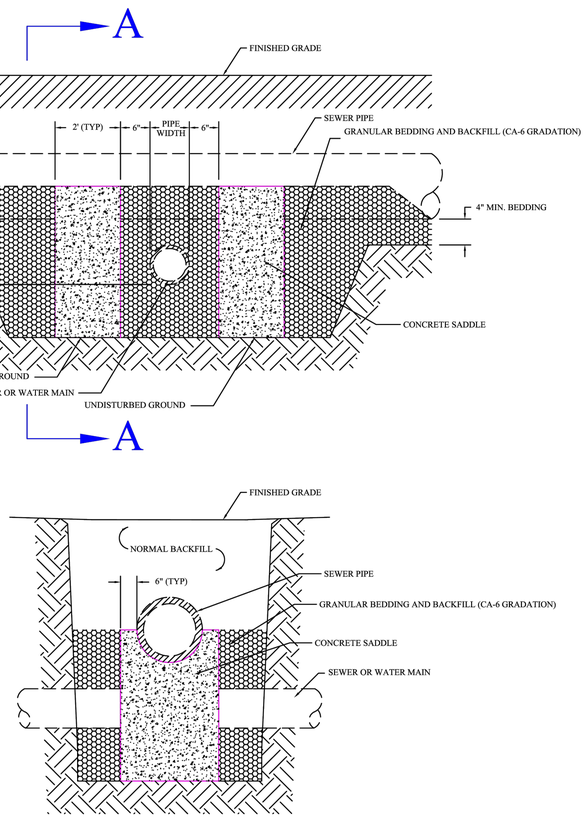
HORIZONTAL SEPARATION

VERTICAL SEPARATION

GENERAL NOTES:

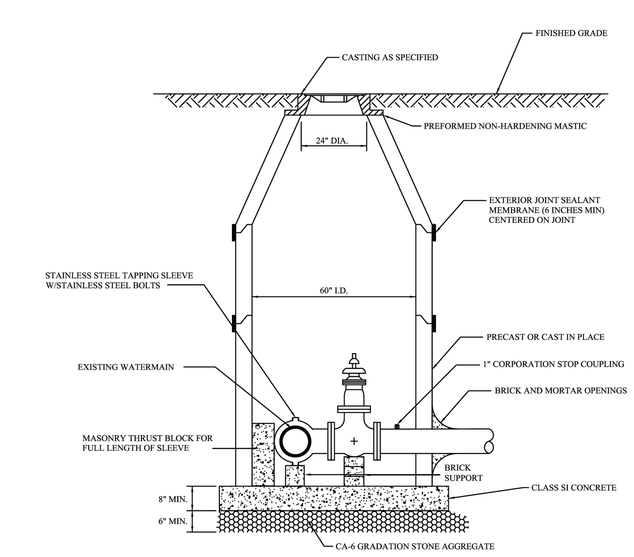
1. WHEN THE MINIMUM 10 FEET HORIZONTAL SEPARATION CANNOT BE ACHIEVED, AN 18 INCH VERTICAL SEPARATION MAY BE PERMITTED. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR ALL PORTIONS OF THE WATERMAIN THAT ARE WITHIN 10 HORIZONTAL FEET OR ANY SEWER OR DRAIN. REFER TO THE MOST CURRNET EDITION OF STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
2. WHEN THE WATERMAIN MUST PASS UNDER A SEWER OR DRAIN, BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE MEETING WATERMAIN STANDARDS. (SEE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS).
3. WHEN THE WATERMAIN CROSSES UNDER A SEWER GREATER THAN 24 INCH IN DIAMETER, OR WHEN DIRECTED BY THE ENGINEER, THE SEWER SHALL BE SUPPORTED TO PREVENT SETTLING AND BREAKING OF THE WATERMAIN. REFER TO THE VILLAGE OF LOMBARD "CONCRETE SADDLE SUPPORT" DETAIL (WATER 9)

REV.:	REV	WATER AND SEWER SEPARATION	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		WATER 8
DRAWN BY: VJGL	DATE: 02-16-1998		



SECTION A-A

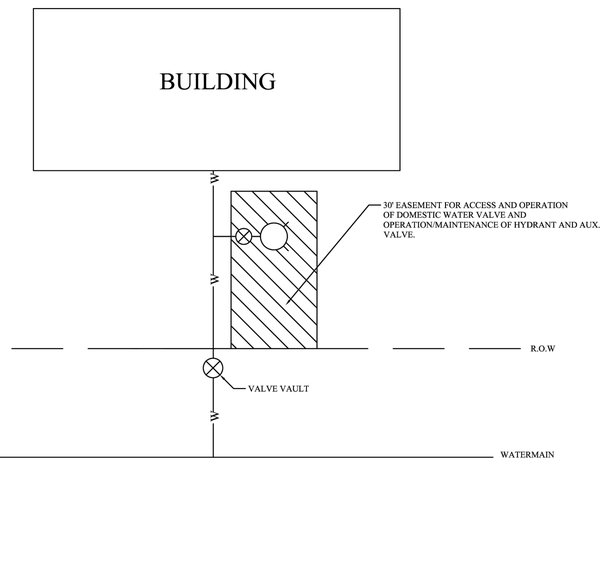
REV.:	ADD.:	CONCRETE SADDLE SUPPORT	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		WATER 9
DRAWN BY: VJGL	DATE: 02-16-1998		



GENERAL NOTES:

1. PROVIDE PRECAST REINFORCED CONCRETE BARREL AND RISER SECTION. CONCRETE BLOCK CONSTRUCTION IS NOT PERMITTED.
2. PROVIDE GRANULAR BACKFILL AROUND MANHOLE TO SUBGRADE ELEVATION IN PAVED AREAS. MATERIALS SHALL MEET THE REQUIREMENTS OF IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". BACKFILL WITH IDOT CA-7 TO 18 INCHES BELOW THE BOTTOM OF THE EXISTING PAVEMENT. THEN BACKFILL WITH CA-6 TO THE TOP OF THE EXISTING SUB-BASE OR TO THE TOP OF THE TRENCH IF PAVEMENT RESTORATION IS NOT IMMINENT.
3. APPLY A CONTINUOUS LAYER OF NON-HARDENING BITUMINOUS BUCKET MASTIC MATERIAL (RUB-R-NEK OR E Z STICK) TO EACH JOINT TO PREVENT INFLOW.
4. WHEN THE FRAME DOES NOT MEET THE PROPOSED ELEVATION, ADJUSTING RINGS SHALL BE USED FOR FINAL ADJUSTMENT. A MAXIMUM OF 3 ADJUSTING RINGS MAY BE USED UP TO A MAXIMUM HEIGHT OF 12 INCHES. CONCRETE, RUBBERIZED, HIGH DENSITY EXPANDED POLYSTYRENE WITH A POLYUREA COATING OR POLYPROPYLENE RINGS MAY USED (ALL RINGS MUST BE IDOT APPROVED). CONCRETE RINGS MAY BE NO LESS THAN 3 INCHES THICK.
5. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GAUGE WIRE OR AN APPROVED SUBSTITUTION.
6. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAME.
7. STEPS SHALL NOT BE INSTALLED.
8. VALVE MUST ALIGN WITH CENTER OF VAULT OPENING.
9. CONES MUST BE CONCENTRIC WITH VALVES 12" AND SMALLER.
10. BUTTERFLY VALVES REQUIRE ECCENTRIC CONES.
11. EXTERIOR JOINT SEALANT MEMBRANE PRODUCTS; CRETEX WRAP BY CRETEX SPECIALTY PRODUCTS, INFI-SHIELD GATER WRAP BY SEALING SYSTEMS INC., OR BARREL WRAP BY ADAPTOR. THE PRODUCTS SHALL BE PROVIDED BY AN AUTHORIZED VENDOR AND SHALL BE INSTALLED PER THE MANUFACTURERS SPECIFICATIONS.

REV.:	REV.:	TYPICAL PRESSURE CONNECTION IN VAULT	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		WATER 10
DRAWN BY: VJGL	DATE: 02-04-2000		



GENERAL NOTES:

1. THE FIRE SERVICE MAIN SHALL BE MINIMALLY DESIGNED TO PROVIDE ADEQUATE WATER FLOW FOR THE FIRE PROTECTION SYSTEM AND THE EXPECTED OUTSIDE HOSE STREAM REQUIREMENTS.
2. THE WATER MAIN SHALL BE SIZED TO SATISFY THE DEMAND FOR FIRE AND DOMESTIC WATER FLOWS.
3. THE WATER MAIN SHALL NOT BE LESS THAN 8" DIAMETER UP TO THE THE POINT OF THE HYDRANT CONNECTION.
4. THE EASEMENT SHALL BE 30' WIDE CENTERED OVER THE WATER MAIN.
5. THE PERMANENT VALVE(S) MUST BE INSTALLED PRIOR TO CHLORINATION.

REV.:	REV.:	WATER SERVICE WITH HYDRANT	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-05-2024		WATER 12
DRAWN BY: DRG	DATE: 02-25-2016		

CONSTRUCTION DETAILS

SHEET 12 OF 16

PREPARED FOR:
AFSAR DEVELOPER, LLC

PROPERTY ADDRESS:
1308 ~ 1320 MEYERS ROAD
LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	REVISION	DATE	DESC		
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						REFERENCE:	
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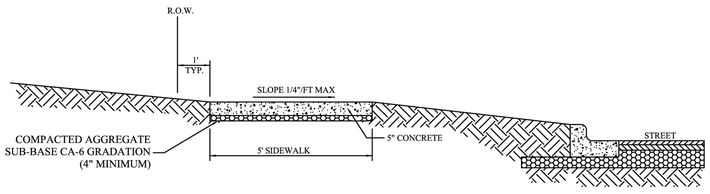
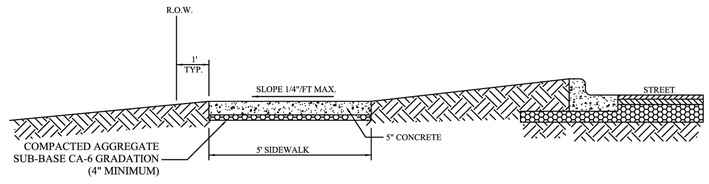
						PROJECT NO.	2023-0528

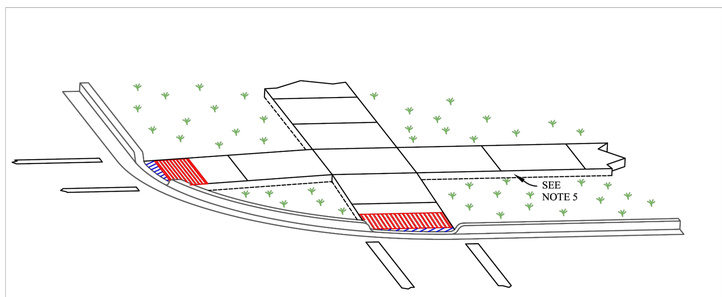




GENERAL NOTES:

1. CONCRETE SHALL BE CLASS SI.
2. MINIMUM SIDEWALK THICKNESS SHALL BE FIVE INCHES (5").
3. SIDEWALK THICKNESS ACROSS DRIVEWAYS SHALL BE SIX INCHES (6") MINIMUM FOR RESIDENTIAL DRIVEWAYS, AND EIGHT INCHES (8") MINIMUM FOR NON-RESIDENTIAL DRIVEWAYS.
4. MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 5% (20:1).
5. MAXIMUM TRANSVERSE SLOPE SHALL NOT EXCEED 2% (0.25"/FT).
6. A FOUR INCH (4") MINIMUM AGGREGATE SUB-BASE (CA-6 GRADATION) SHALL BE PROVIDED.
7. AGGREGATE SUB-BASE COURSE SHALL BE MECHANICALLY COMPACTED.
8. ALL SIDEWALK SHALL BE PROMPTLY BACKFILLED AND PROTECTED FROM DAMAGE.
9. REFER TO PAVEMENT DETAILS 3A, 3B (ADA SIDEWALK) AND 4 (SIDEWALK CONSTRUCTION).

REV.:	REV.:	SIDEWALK	VILLAGE OF LOMBARD
REV.: TEG	REV.: 01-05-2024		PAVEMENT 2
DRAWN BY: VJGL	DATE: 02-16-1998		

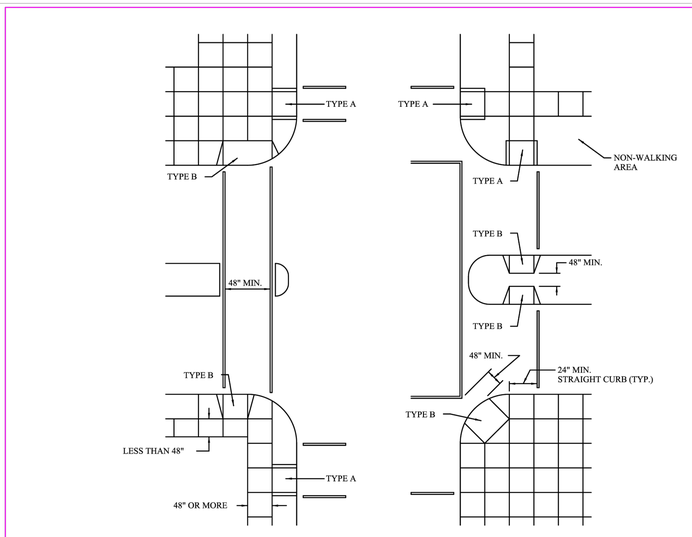


TRUNCATED DOME DETAIL
FOR PUBLIC RIGHT-OF-WAY

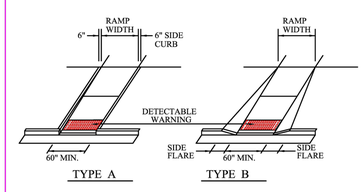
GENERAL NOTES:

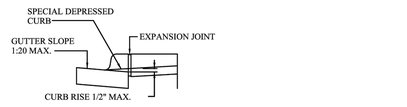
1. RAMPS SHALL BE LOCATED AS SHOWN ON THE PLANS IN ALIGNMENT WITH NORMAL SIDEWALK AND/OR CROSSWALK AND SHALL HAVE SUFFICIENT CURB LENGTH AT CORNER RADIUS TO PREVENT VEHICULAR ENCROACHMENT.
2. CURB RAMPS AT MARKED CROSSINGS SHALL BE WHOLLY CONTAINED WITHIN THE MARKINGS, EXCLUDING ANY FLARED SIDES.
3. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10. HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN 48 INCHES, THE MAXIMUM SLOPE SHALL BE 1:12.
4. RAMPS SHALL BE CONSTRUCTED OF P.C. CONCRETE IN ACCORDANCE WITH THE IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION". DETECTABLE WARNING SURFACE SHALL BE A 2 FOOT BY 5 FOOT SECTION CONSISTING OF TRUNCATED DOMES ALIGNED IN A SQUARE (PARALLEL ALIGNMENT) PATTERN. DETECTABLE WARNINGS SHALL BE SET BACK A MINIMUM OF 6 INCHES FROM THE FRONT OF CURB. THE TYPE OF DETECTABLE WARNING PRODUCT SHALL BE SPECIFIED IN THE CONTRACT DOCUMENTS.
5. THICKNESS OF RAMPS WILL BE THE SAME AS THE ADJACENT SIDEWALK WITH A MINIMUM OF 5 INCHES. THICKNESS OF SIDEWALKS THROUGH RESIDENTIAL DRIVEWAYS SHALL BE A MINIMUM OF 6 INCHES. COMMERCIAL DRIVEWAYS SHALL BE A MINIMUM OF 8 INCHES.
6. UNLESS CURB RAMP IS ALIGNED PERPENDICULAR TO THE STREET RADIUS, AN AREA OF SPECIAL SHAPING MUST BE PROVIDED AT THE BOTTOM OF THE RAMP. THIS AREA SHALL ALLOW THE GRADE BREAK AT THE BOTTOM OF THE RAMP TO BE PERPENDICULAR TO THE RAMP AND SHALL PROVIDE A SMOOTH TRANSITION TO THE GUTTER LINE FOR WHEELCHAIR ACCESS. NO CURB LIP ALLOWED IN THIS AREA. MAXIMUM CROSS SLOPE SHALL BE 2%.

REV.:	REV.:	HANDICAPPED SIDEWALK RAMP	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-01-2024		PAVEMENT 3A
DRAWN BY: VJGL	DATE: 02-16-1998		

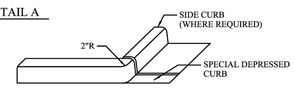


RECOMMENDED LOCATION OF RAMPS



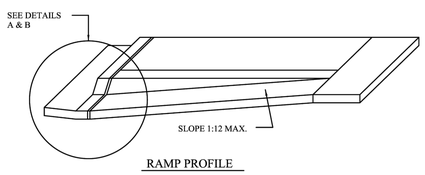


DETAIL A

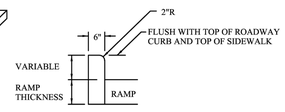


DETAIL B

DETAILS OF RAMPS

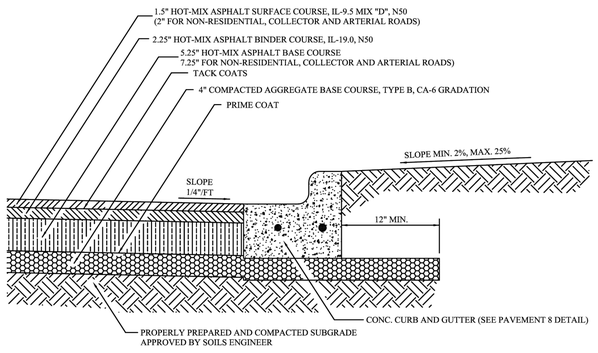


RAMP PROFILE

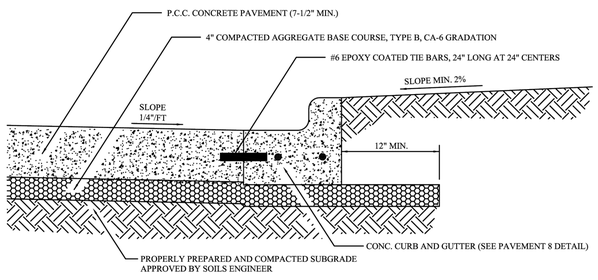


DETAIL OF SIDE CURB
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP.)

REV.:	REV.:	HANDICAPPED SIDEWALK RAMP (CONTINUED)	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-01-2024		PAVEMENT 3B
DRAWN BY: VJGL	DATE: 02-16-1998		



FLEXIBLE PAVEMENT

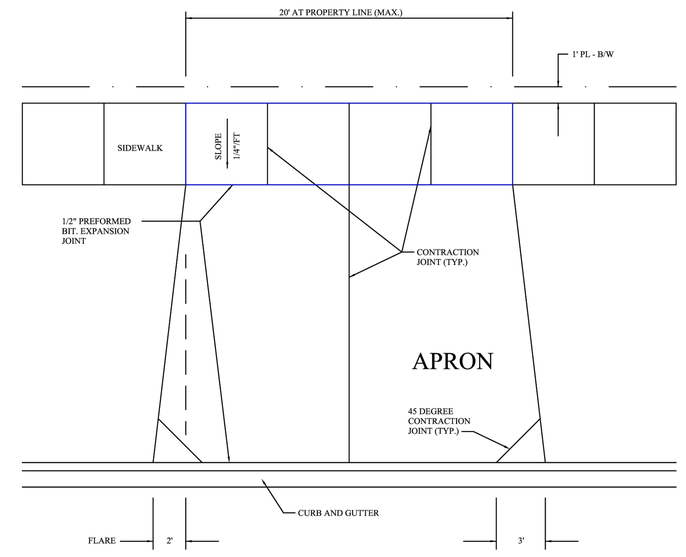


RIGID PAVEMENT

GENERAL NOTES:

1. DIMENSIONS SHOWN ARE MINIMUM VALUES. SOIL ANALYSIS AND TRAFFIC COUNTS SHALL BE USED FOR DETERMINING REQUIRED SECTION.
2. INTEGRAL CURB AND GUTTER SHALL NOT BE PERMITTED WITH RIGID OR COMPOSITE PAVEMENTS.
3. THE FOLLOWING MATERIALS ARE ACCEPTABLE AS BASE COURSE ALTERNATIVES: HOT MIX ASPHALT (HMA) BASE, AND P.C. CONCRETE.
4. A TACK COAT SHALL BE APPLIED IN ACCORDANCE WITH SECTION 406.05 (b) OF THE CURRENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

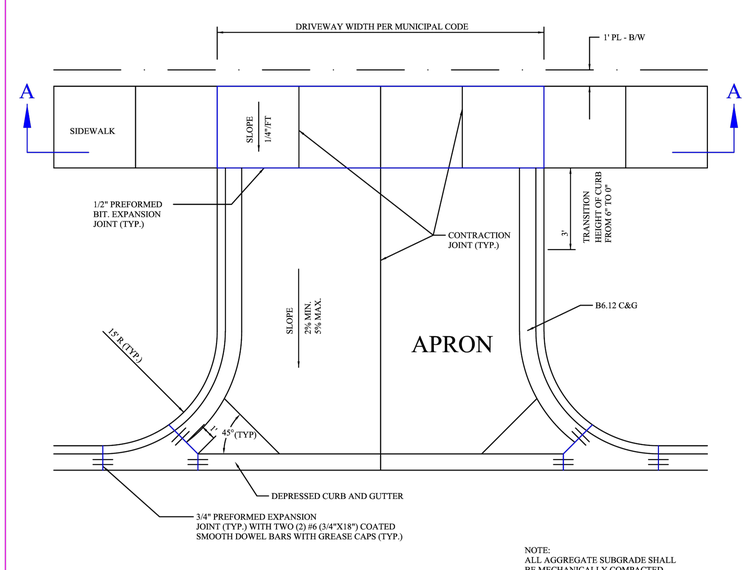
REV.:	REV.:	TYPICAL PAVEMENT CROSS-SECTION	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-01-2024		PAVEMENT 5
DRAWN BY: VJGL	DATE: 02-16-1998		



GENERAL NOTES:

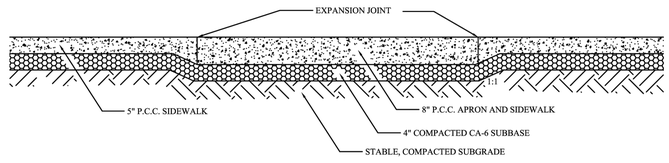
1. APRONS SHALL NOT EXCEED 20 FEET IN WIDTH MEASURED AT THE RIGHT-OF-WAY LINE.
2. ALL AGGREGATE SUB-BASE SHALL BE MECHANICALLY COMPACTED.
3. MINIMUM THICKNESS FOR APRONS: 6" P.C. CONCRETE ON 4" COMPACTED AGGREGATE SUB-BASE (CA-6 GRADATION), OR 3" BITUMINOUS SURFACE ON 6" COMPACTED AGGREGATE SUB-BASE (CA-6 GRADATION).
4. SIDEWALK SHALL EXTEND THROUGH THE DRIVEWAY.
5. DRIVEWAYS SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 8%.
6. DRIVEWAY APRONS SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 5%.
7. PATCHES ARE NOT ALLOWED IN NEW APRONS.
8. WIDTH OF THE DRIVEWAY AND APRON MUST MATCH AT THE SIDEWALK.

REV.:	REV.:	RESIDENTIAL DRIVEWAY APRON	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-01-2024		PAVEMENT 6
DRAWN BY: VJGL	DATE: 02-16-1998		



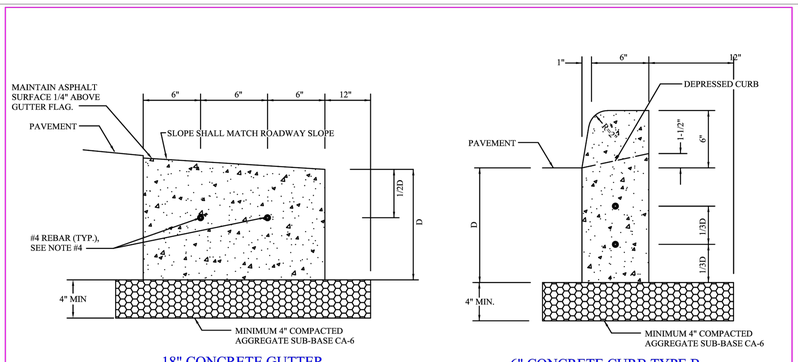
NOTE:
ALL AGGREGATE SUBGRADE SHALL BE MECHANICALLY COMPACTED.

PLAN



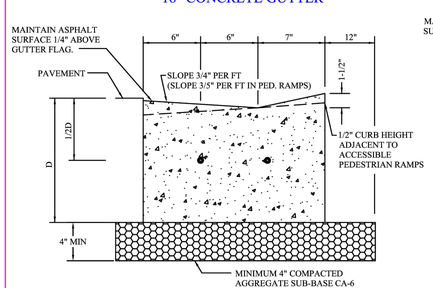
SECTION A-A

REV.:	REV.:	COMMERCIAL DRIVEWAY APRON	VILLAGE OF LOMBARD
REV.: TEG	REV.: 02-01-2024		PAVEMENT 7
DRAWN BY: VJGL	DATE: 02-16-1998		

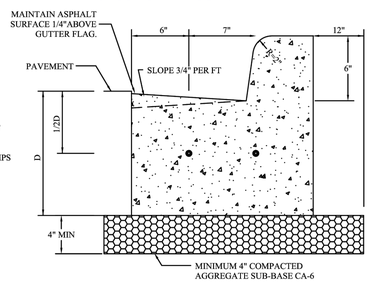


18" CONCRETE GUTTER

6" CONCRETE CURB TYPE B



DEPRESSED COMBINATION CURB & GUTTER

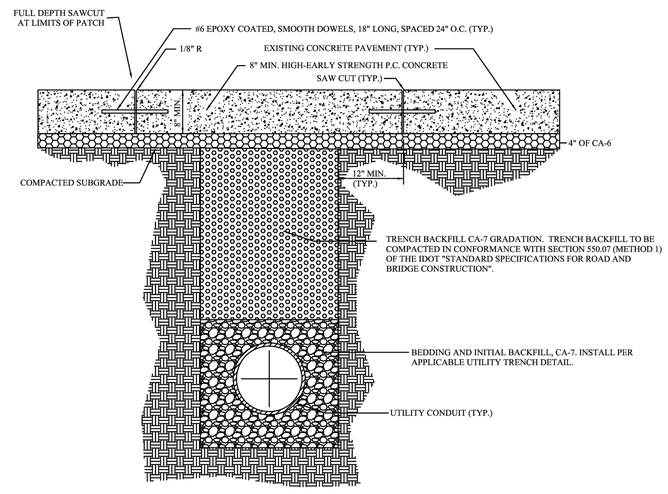


COMBINATION CURB & GUTTER

GENERAL NOTES:

1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT MATERIAL WITH TWO #6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER X 18") WITH GREASED CAPS SHALL BE PLACED EVERY 45 FEET. THEY SHALL ALSO BE PLACED AT 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS, AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB AND GUTTER, THE EXISTING CURB SHALL BE DRILLED, AND TWO # 6 COATED SMOOTH DOWEL BARS (3/4" DIAMETER x 18") SHALL BE GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER AND SHALL HAVE A PINCHED STOP THAT WILL PROVIDE A MINIMUM 1" EXPANSION.
2. TOOLED CONTROL JOINTS OR SAWCUTS SHALL BE MADE EVERY 15 FEET.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS AND SEALED WITH A VILLAGE APPROVED JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.
4. TWO (2) #4 REBARS SHALL BE PLACED CONTINUOUS THROUGHOUT THE CURB AND GUTTER.
5. THE MINIMUM DEPTH OF THE CURB SHALL BE 9".

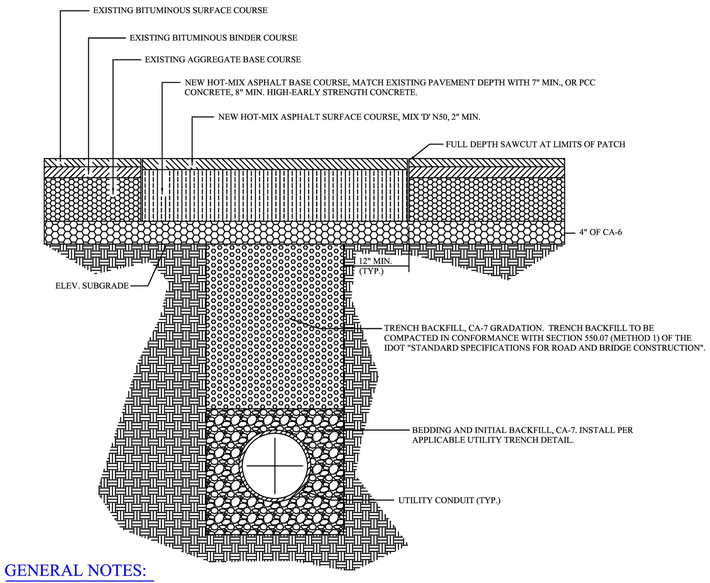
REV.:	REV.:	CURB AND GUTTER	VILLAGE OF LOMBARD
REV.: TEG	REV.: 11-12-2024		PAVEMENT 8
DRAWN BY: VJGL	DATE: 02-16-1998		



GENERAL NOTES:

1. PAVEMENT SHALL NOT BE OPENED WITHOUT FIRST RECEIVING A PERMIT FROM THE DEPARTMENT OF PUBLIC WORKS.
2. THE TRENCH SHALL BE BACKFILLED WITH AGGREGATE (CA-6 GRADATION) AND COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY. TRENCH SPOIL OR EXCAVATED MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT THEIR EXPENSE.
3. PRIOR TO THE PLACING OF P.C. CONCRETE, THE EXPOSED EDGES OF ALL EXISTING PAVEMENT SHALL BE SAWCUT FULL DEPTH TO PROVIDE A SMOOTH, CLEAN VERTICAL EDGE, FREE OF LOOSE MATERIAL
4. EXCAVATIONS SHALL BE PROTECTED BY BARRICADES WITH FLASHING LIGHTS, AT LOCATIONS WHERE ADJUSTMENTS ARE LOCATED IN TRAVEL LANES, A ONE-INCH (1") STEEL PLATE SHALL BE PLACED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING AND TRANSITIONED WITH BITUMINOUS RAMPS AS REQUIRED. BARRICADES AND STEEL PLATES SHALL BE PRESENT AT THE WORK SITE PRIOR TO THE ROAD OPENING.
5. **MINIMUM WIDTH OF A CONCRETE PATCH SHALL BE FULL CONCRETE PANELS MEETING ALL ADJACENT PAVEMENT JOINTS.**
6. DOWEL BASKETS ARE REQUIRED FOR MULTIPLE PANELS.
7. STREET OPENINGS SHALL BE RESTORED WITH COLD PATCH BEFORE THE END OF THE DAY AND MAINTAINED UNTIL SUCH TIME AS THE PERMANENT PATCH (CONCRETE OR HOT MIX ASPHALT, DEPENDING ON THE STREET) CAN BE INSTALLED PER SPECIFICATIONS BETWEEN APRIL 15 AND NOVEMBER 15.

REV.:	REV:	RIGID PAVEMENT UTILITY TRENCH	VILLAGE OF LOMBARD
REV.:	REV:		PAVEMENT 10
REV.: TEG	REV: 02-01-2024		
DRAWN BY: VJGL	DATE: 02-16-1998		



GENERAL NOTES:

1. WORK MAY NOT BEGIN WITHOUT FIRST RECEIVING A PERMIT FROM THE VILLAGE OF LOMBARD.
2. THE TRENCH SHALL BE BACKFILLED WITH AGGREGATE (CA-6 GRADATION) AND COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY. TRENCH SPOIL OR EXCAVATION MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT THEIR EXPENSE.
3. PRIOR TO THE PLACING OF P.C. CONCRETE, THE EXPOSED EDGES OF ALL EXISTING PAVEMENT SHALL BE SAWCUT FULL DEPTH TO PROVIDE A SMOOTH, CLEAN VERTICAL EDGE, FREE OF LOOSE MATERIAL.
4. EXCAVATIONS SHALL BE PROTECTED BY BARRICADES WITH FLASHING LIGHTS, AT LOCATIONS WHERE ADJUSTMENTS ARE LOCATED IN TRAVEL LANES, A ONE-INCH (1") STEEL PLATE SHALL BE PLACED AND MAINTAINED BY THE CONTRACTOR UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING AND TRANSITIONED WITH BITUMINOUS RAMPS AS REQUIRED. BARRICADES AND STEEL PLATES SHALL BE PRESENT AT THE WORK SITE BEFORE EXCAVATION PROCEEDS.
5. MINIMUM WIDTH OF A PATCH SHALL BE FOUR (4) FEET. ALL PATCHES SHALL BE FULL-DEPTH IN A RECTANGULAR SHAPE.
6. STREET OPENINGS SHALL BE RESTORED WITH COLD PATCH BEFORE THE END OF THE DAY AND MAINTAINED UNTIL SUCH TIME AS THE PERMANENT PATCH (CONCRETE OR HOT MIX ASPHALT, DEPENDING ON THE STREET) CAN BE INSTALLED. PERMANENT PAVING MUST TAKE PLACE DURING ACCEPTABLE DAYTIME TEMPERATURE RANGES BETWEEN THE DATES OF APRIL 15 AND NOVEMBER 15.

REV.:	REV.:	FLEXIBLE PAVEMENT UTILITY TRENCH	VILLAGE OF LOMBARD
REV.:	REV.:		PAVEMENT 11
REV.: TEG	REV.: 02-01-2024		
DRAWN BY: VJGL	DATE: 02-16-1998		

CONSTRUCTION DETAILS

SHEET 13 OF 16

PREPARED FOR:
AFSAR DEVELOPER, LLC
PROPERTY ADDRESS:
1308 ~ 1320 MEYERS ROAD
LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS · LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	REVISION	DATE	DESC	BOOK:	DWG. SIZE: E1
						DRAWN: REW	CHECKED: JGL
						REFERENCE:	
						DATE: 05/23/2025	
						PROJECT NO.	2023-0528

TYPE OF SOIL	FOUNDATION DEPTH D	REINFORCEMENT IN FOUNDATION	
		VERTICAL BARS	HORIZONTAL BARS
ROCK OR SOLIDIFIED SLAG	5' - 0"	NONE	NONE
DENSE SAND	7' - 9"	8 - #6 X 7'-4"	#3 X 73'
MEDIUM SAND	8' - 3"	8 - #6 X 7'-10"	#3 X 78'
LOOSE SAND	9' - 0"	8 - #6 X 8'-7"	#3 X 85'
STIFF CLAY	7' - 0"	8 - #6 X 6'-7"	#3 X 66'
MEDIUM CLAY	9' - 6"	8 - #6 X 9'-1"	#3 X 90'
SOFT CLAY	13' - 0"	8 - #6 X 12'-7"	#3 X 122'

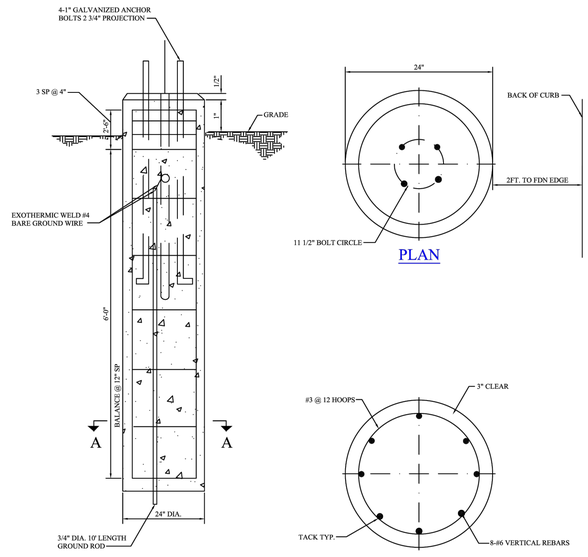
24 IN. DIA. FOUNDATION DEPTH TABLE
DESIGN BASE ON 80 M.P.H. AASHTO WIND LOADING

REV.:	REV.:
REV.: TEG	REV.: 04-12-2024
DRAWN BY: ERH	DATE: 04-24-2003

LIGHTING FOUNDATION SIZE CHART

VILLAGE OF LOMBARD

LIGHTING 1



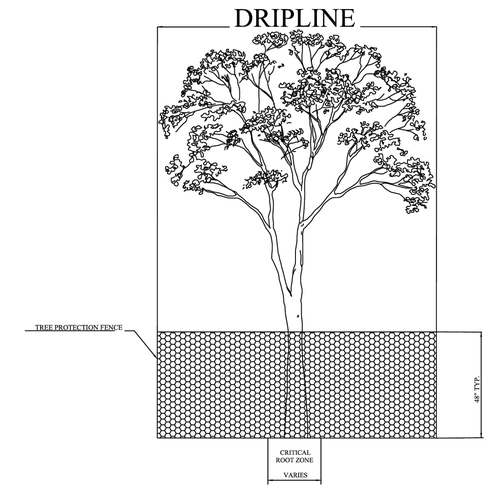
CONCRETE FOUNDATION DETAIL
N.T.S.

REV.:	REV.:
REV.: TEG	REV.: 04-12-2024
DRAWN BY: ERH	DATE: 04-28-2003

LIGHTING FOUNDATION

VILLAGE OF LOMBARD

LIGHTING FOUNDATION 2



GENERAL NOTES:

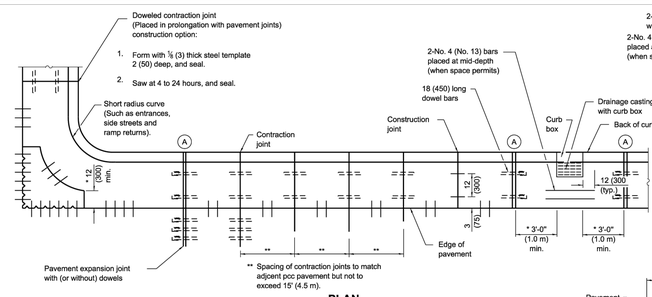
1. WITHIN THE DRIP LINE, WHICH EXTENDS AS FAR AS THE CANOPY, PARKWAY TREES SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITIES BY MEANS OF A SEE-THROUGH PLASTIC, CHAIN-LINK OR WIRE MESH FENCE WITH THE POSSIBLE EXCEPTION OF A 3-FT GAP FOR LAWN MOWER ACCESS. WITHIN THE DRIP LINE, ANY CONSTRUCTION ACTIVITY THAT HAS NOT BEEN ACCURATELY DEPICTED ON A PERMITTED PLAN MUST BE EXPRESSLY AUTHORIZED BEFOREHAND BY THE ENGINEER, AND ANY SUCH CONSTRUCTION IS CONDITIONAL UPON ROOT PRUNING AND LIMITING EXCAVATION ONLY FOR THE MINIMUM NECESSARY WIDTH.
2. WITHIN THE CRITICAL ROOT ZONE (CRZ), WHICH IS ONE FOOT OF RADIUS PER CALIPER-INCH AND MEASURED FROM THE EDGE OF THE TREE TRUNK, THESE PROHIBITIONS APPLY: (1) ALTERATION OR DISTURBANCE TO EXISTING GRADE; (2) STORAGE OF MATERIALS, EQUIPMENT, SOIL, OR DEBRIS; (3) DISPOSAL OF ANY LIQUIDS BESIDES WATER; AND (4) CONSTRUCTION UNLESS EXPRESSLY APPROVED BY THE ENGINEER BEFOREHAND AND CONDITIONAL UPON DIRECTIONAL BORING, ROOT PRUNING, AND/OR PROTECTIVE MATERIAL (E.G. 6 INCHES OF WOOD CHIPS OR 3/4" PLYWOOD) TO THE FURTHEST EXTENT POSSIBLE.
3. ANY DAMAGES TO ROOTS, TRUNK, OR BRANCHES WITHIN THE DRIP LINE MAY BE SUBJECT TO FORFEITURES AND FINES PER VILLAGE OF LOMBARD CODE CHAPTER 99, UP TO THE VALUATION OF THE TREE, PLUS REMOVAL.

REV.:	REV.:
REV.: TEG	REV.: 02-05-2024
DRAWN BY: RAH	DATE: 04-23-2018

PARKWAY TREE PROTECTION

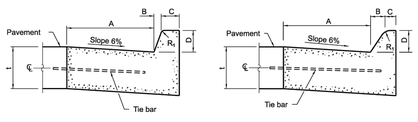
VILLAGE OF LOMBARD

LANDSCAPING 1



PLAN

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE



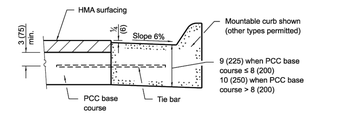
BARRIER CURB

MOUNTABLE CURB

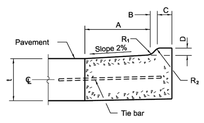
TABLE OF DIMENSIONS BARRIER CURB						
TYPE	A	B	C	D	R_1	
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)	
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)	
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)	
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)	
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)	
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)	
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)	

* For corner islands only.

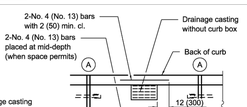
TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R_1	R_2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA

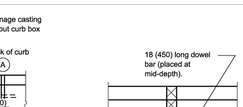


ADJACENT TO PCC BASE COURSE WITH HMA SURFACING

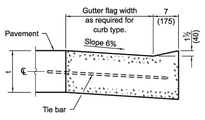


M-2.06 (M-5.15) and M-2.12 (M-5.30)

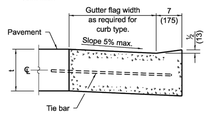




DETAIL Ⓐ EXPANSION JOINT



DEPRESSED CURB (TYPICAL)



DEPRESSED CURB ADJACENT TO CURB RAMP ACCESSIBLE TO THE DISABLED

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

See Standard 606301 for details of corner islands.

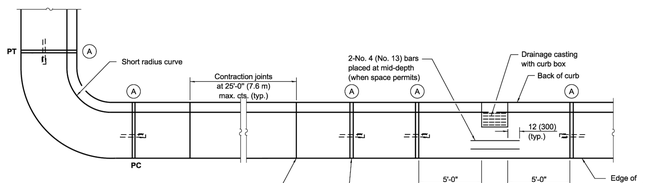
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-22	Revised contract joint spacing
	adjacent to pcc pavement.
1-1-18	Revised General Note for tie bar
	spacing to 36 (900) cts.

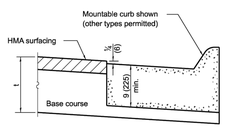
CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER
(Sheet 1 of 2)

STANDARD 606001-08

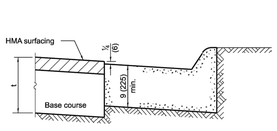
Illinois Department of Transportation
APPROVED January 1, 2022 — Michael Brand — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2022 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTB 5 (1-1-18)



PLAN

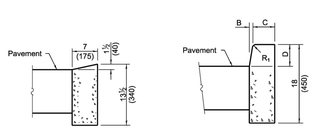


ON DISTURBED SUBGRADE



ON UNDISTURBED SUBGRADE

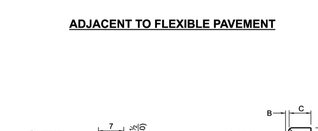
ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

BARRIER CURB

ADJACENT TO FLEXIBLE PAVEMENT



DEPRESSED CURB

BARRIER CURB

ADJACENT TO PCC PAVEMENT OR PCC BASE COURSE

CONCRETE CURB TYPE B

M-2.06 (M-5.15) and M-2.12 (M-5.30)

USER NAME = footerrj	DESIGNED - EVERS
	DRAWN -
PLOT SCALE = 50.0000 ' / in.	CHECKED -
PLOT DATE = 3/4/2019	DATE - 03-19-90

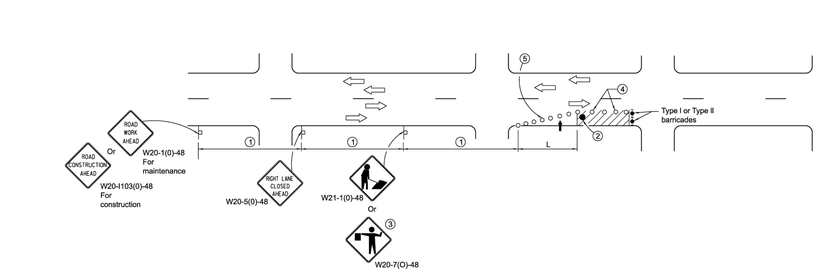
REVISED -	C. JUCIUS 09-09-09
REVISED -	C. JUCIUS 07-01-13
REVISED -	C. JUCIUS 12-21-15
REVISED -	C. JUCIUS 04-12-16

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

DISTRICT ONE
TYPICAL PAVEMENT MARKINGS

SCALE: NONE | SHEET 1 OF 2 SHEETS | STA. | TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
	TC-13	CONTRACT NO.		
	ILLINOIS FED. AID PROJECT			



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Flagger with traffic control sign.

GENERAL NOTES

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph.
3. Use flagger sign only when flagger is present.
4. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
5. Cones, drums or barricades at 20' (6 m) centers in taper.

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

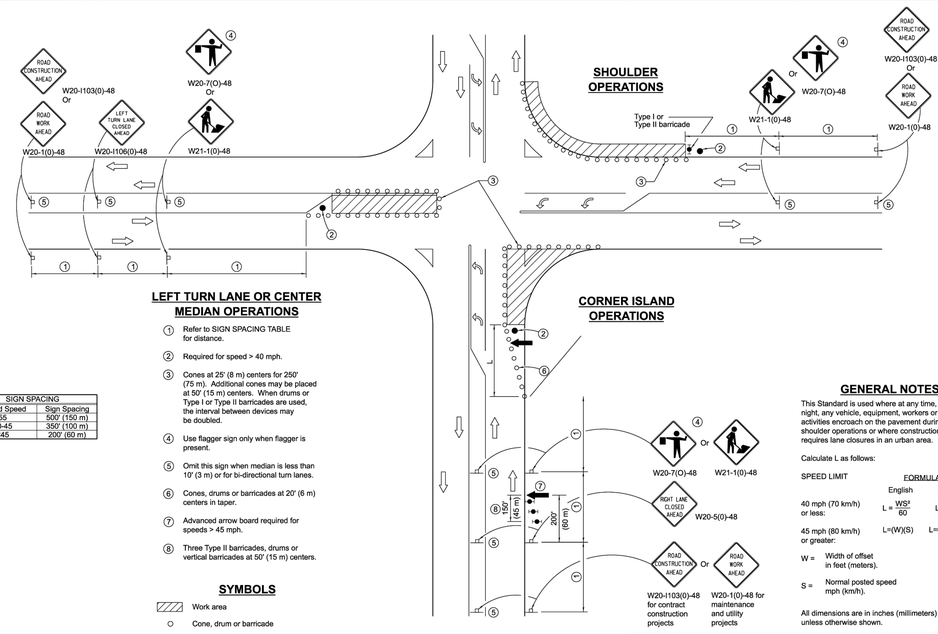
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-15	Renamed standard. Moved case on
	Sheet 2 to new Highway Standard.
1-1-14	Revised workers sign number to
	agree with current MUTCD.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10

Illinois Department of Transportation
APPROVED January 1, 2015 — Michael Brand — ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2015 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTB 5 (1-1-15)



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

LEFT TURN LANE OR CENTER MEDIAN OPERATIONS

1. Refer to SIGN SPACING TABLE for distance.
2. Required for speed > 40 mph.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
4. Use flagger sign only when flagger is present.
5. Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Advanced arrow board required for speeds > 45 mph.
8. Three Type II barricades, drums or vertical barricades at 50' (15 m) centers.

SYMBOLS

- Work area
- Cone, drum or barricade
- Sign on portable or permanent support
- Arrow board
- Barricade or drum with flashing light
- Flagger with traffic control sign

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L=\frac{WS^2}{60}$	$L=\frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

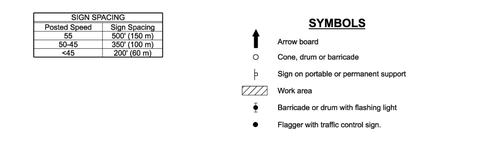
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
4-1-16	Corrected sign number for LEFT
	TURN LANE CLOSED AHEAD.
1-1-14	Added devices at arrow board
	upstream from taper. Revised
	workers sign number.

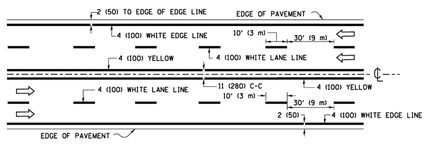
URBAN LANE CLOSURE, MULTILANE INTERSECTION

STANDARD 701701-10

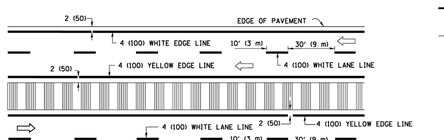
Illinois Department of Transportation
APPROVED April 1, 2016 — Michael Brand — ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016 — ENGINEER OF DESIGN AND ENVIRONMENT
BDE/ISTB 5 (1-1-18)



2-LANE ROADWAY

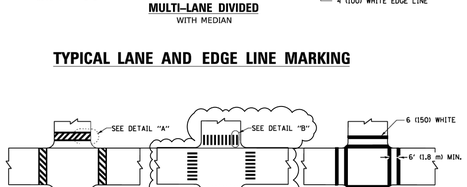


MULTI-LANE UNDIVIDED



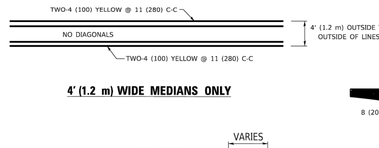
MULTI-LANE DIVIDED
WITH MEDIAN

TYPICAL LANE AND EDGE LINE MARKING

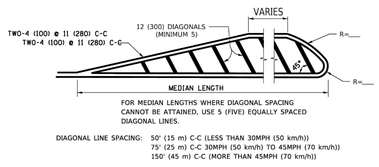


TYPICAL CROSSWALK MARKING

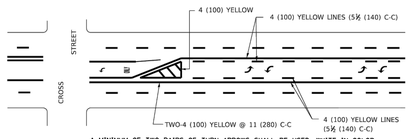
* MARKINGS SHALL BE INSTALLED PARALLEL TO THE CENTERLINE OF THE ROAD WHICH IT CROSSES

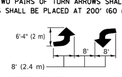


4' (1.2 m) WIDE MEDIANS ONLY



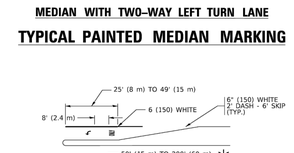
MEDIANS OVER 4' (1.2 m) WIDE





MEDIAN WITH TWO-WAY LEFT TURN LANE

TYPICAL PAINTED MEDIAN MARKING

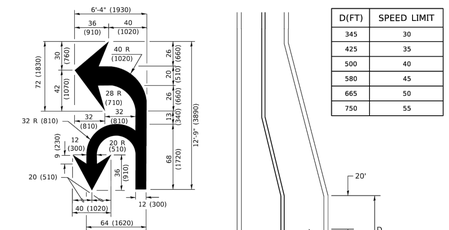


FULL SIZE LETTERS 8' (2.4 m) AND ARROWS SHALL BE USED.
AREA = 15.6 SQ. FT. (1.5 m²) ONLY AREA = 20.8 SQ. FT. (1.9 m²)

* TURN LANES IN EXCESS OF 400' (120 m) IN LENGTH MAY HAVE AN ADDITIONAL SET OF ARROW - "ONLY" INSTALLED MIDWAY BETWEEN THE OTHER TWO SETS OF ARROW - "ONLY".

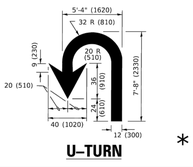
TYPICAL LEFT (OR RIGHT) TURN LANE

TYPICAL TURN LANE MARKING



TYPICAL ISLAND MARKING

COMBINATION LEFT AND U-TURN



U-TURN

LANE REDUCTION TRANSITION

* LANE REDUCTION ARROWS REQUIRED AT SPEEDS OF 45 MPH OR GREATER OR WHEN SPECIFIED IN PLANS.

D(FT)	SPEED LIMIT
345	30
425	35
500	40
580	45
665	50
750	55

TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING / REMARKS
CENTERLINE ON 2 LANE PAVEMENT	4 (100)	SKIP-DASH	YELLOW	10' (3 m) LINE WITH 30' (9 m) SPACE
CENTERLINE ON MULTI-LANE UNDIVIDED PAVEMENT	2 @ 4 (100)	SOLID	YELLOW	11 (280) C-C
NO PASSING ZONE LINES: FOR ONE DIRECTION FOR BOTH DIRECTIONS	4 (100) 2 @ 4 (100)	SOLID SOLID	YELLOW YELLOW	5½ (140) C-C FROM SKIP-DASH CENTERLINE 11 (280) C-C OMIT SKIP-DASH CENTERLINE BETWEEN
LANE LINES	4 (100) 5 (125) ON FREEWAYS	SKIP-DASH SKIP-DASH	WHITE WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE
DOTTED LINES (EXTENSIONS OF CENTER, LANE OR TURN LANE MARKINGS)	SAME AS LINE BEING EXTENDED	SKIP-DASH	SAME AS LINE BEING EXTENDED	2' (600) LINE WITH 6' (1.8 m) SPACE
EDGE LINES	4 (100)	SOLID	YELLOW-LEFT WHITE-RIGHT	OUTLINE MEDIANS IN YELLOW
TURN LANE MARKINGS	6 (150) LINE; FULL SIZE LETTERS & SYMBOLS (8' (2.4m))	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	2 @ 4 (100) EACH DIRECTION 8' (2.4m) LEFT ARROW	SKIP-DASH AND SOLID IN PAIRS	YELLOW WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE FOR SKIP-DASH; 5½ (140) C-C BETWEEN SOLID LINE AND SKIP-DASH LINE SEE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN) A. DIAGONALS (BIKE & EQUESTRIAN) B. LONGITUDINAL BARS (SCHOOL)	2 @ 6 (150) 12 (300) @ 45° 12 (300) @ 90°	SOLID SOLID SOLID	WHITE WHITE WHITE	NOT LESS THAN 6' (1.8 m) APART 2' (600) APART 2' (600) APART SEE TYPICAL CROSSWALK MARKING DETAILS.
STOP LINES	24 (600)	SOLID	WHITE	PLACE 4' (1.2 m) IN ADVANCE OF AND PARALLEL TO CROSSWALK, IF PRESENT. OTHERWISE, PLACE AT DESIRED STOPPING POINT. PARALLEL TO CROSSROAD CENTERLINE, WHERE POSSIBLE
PAINTED MEDIANS	2 @ 4 (100) WITH 12 (300) DIAGONALS @ 45° NO DIAGONALS USED FOR 4' (1.2 m) WIDE MEDIANS	SOLID	YELLOW: TWO WAY TRAFFIC WHITE: ONE WAY TRAFFIC	11 (280) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
GORE MARKING AND CHANNELIZING LINES	8 (200) WITH 12 (300) DIAGONALS @ 45°	SOLID	WHITE	DIAGONALS: 15' (4.5 m) C-C (LESS THAN 30MPH (50 km/h)) 20' (6 m) C-C 30MPH (50 km/h) TO 45MPH (70 km/h)) 30' (9 m) C-C (OVER 45MPH (70 km/h))
RAILROAD CROSSING	24 (600) TRANSVERSE LINES; "RR" IS 6' (1.8 m) LETTERS; 16 (400) LINE FOR "X"	SOLID	WHITE	SEE STATE STANDARD 780001 AREA OF: "R"=3.6 SQ. FT. (0.33 m² EACH "X"=54.0 SQ. FT. (5.0 m²
SHOULDER DIAGONALS (REQUIRED FOR SHOULDERS > 8')	12 (300) @ 45°	SOLID	WHITE - RIGHT YELLOW - LEFT	50' (15 m) C-C (LESS THAN 30MPH (50 km/h)) 75' (25 m) C-C (30 MPH (50 km/h) TO 45MPH (70 km/h)) 150' (45 m) C-C (OVER 45MPH (70 km/h))
U TURN ARROW	SEE DETAIL	SOLID	WHITE	16.3 SF
2 ARROW COMBINATION LEFT AND U TURN	SEE DETAIL	SOLID	WHITE	30.4 SF

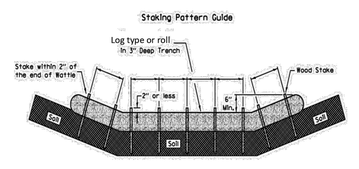
FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STATE STANDARD 780001.

All dimensions are in inches (millimeters) unless otherwise shown.

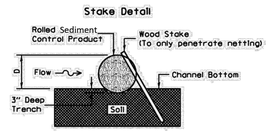
DITCH CHECK (MANUFACTURED) (continued)

SC

STANDARD DRAWING 514RC: Rolled Sediment Control Products



Stake Detail



NOTES

1. Overlap minimum is the diameter of the roll.
2. Stake spacing shall be a maximum of no more than 3' between stakes.
3. Ends shall be turned at least 6" upslope.
4. Recommended stakes are 1 1/8"wide x 1 1/8"thick x 24"long.
5. Stakes shall not extend above the log type or roll more than 2".
6. Spacing: The toe of the upstream ditch check shall create a horizontal line with the downstream ditch check.

40

CONSTRUCTION DETAILS

SHEET 14 OF 16

PREPARED FOR:
AFSAR DEVELOPER, LLC

PROPERTY ADDRESS:
1308 ~ 1320 MEYERS ROAD
LOMBARD, ILLINOIS

RIDGELINE CONSULTANTS
CONSULTING ENGINEERS · LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	REVISION	DATE	DESC	BOOK:	DWG. SIZE: E1
						DRAWN: REW	CHECKED: JGL
						REFERENCE:	
						DATE: 05/23/2025	
						PROJECT NO.	2023-0528

PROJECT SUMMARY

CALCULATION DETAILS
- LOADING = HS20/HS25
- APPROX. LINEAR FOOTAGE = 3,081 LF

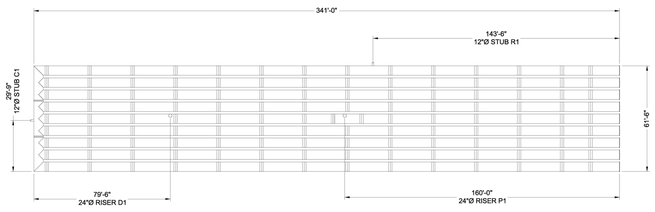
STORAGE SUMMARY
- STORAGE VOLUME REQUIRED = 95,832 CF
- PIPE STORAGE VOLUME = 73,200 CF
- BACKFILL STORAGE VOLUME = 22,980 CF
- TOTAL STORAGE PROVIDED = 96,180 CF
- STONE VOID = 36%

PIPE DETAILS
- DIAMETER = 66"
- CORRUGATION = 5x1
- GAGE = 16
- COATING = ALT2
- WALL TYPE = XFILTRATION
- BARREL SPACING = 18"

BACKFILL DETAILS
- WIDTH AT ENDS = 12"
- ABOVE PIPE = 6"
- WIDTH AT SIDES = 12"
- BELOW PIPE = 3.5"

STUB INFORMATION		
PIECE	STUB INVERT	SYSTEM INVERT
12"Ø STUB C1	716.14	715.54
12"Ø STUB R1	716.94	715.54

RISER INFORMATION		
PIECE	RISER RIM	SYSTEM INVERT
24"Ø RISER D1	722.50	715.54
24"Ø RISER P1	722.50	715.54



ASSEMBLY
SCALE: 1" = 40'

NOTES
- ALL RISER AND STUB DIMENSIONS ARE TO CENTERLINE. ALL ELEVATIONS, DIMENSIONS, AND LOCATIONS OF RISERS AND INLETS, SHALL BE VERIFIED BY THE ENGINEER OF RECORD PRIOR TO RELEASING FOR FABRICATION.
- ALL FITTINGS AND REINFORCEMENT COMPLY WITH ASTM A998.
- ALL RISERS AND STUBS ARE $2\frac{2}{3}$" x $\frac{1}{2}$" CORRUGATION AND 16 GAGE UNLESS OTHERWISE NOTED.
- RISERS TO BE FIELD TRIMMED TO GRADE.
- QUANTITY OF PIPE SHOWN DOES NOT PROVIDE EXTRA PIPE FOR CONNECTING THE SYSTEM TO EXISTING PIPE OR DRAINAGE STRUCTURES. OUR SYSTEM AS DETAILED PROVIDES NOMINAL INLET AND/OR OUTLET PIPE STUB FOR CONNECTION TO EXISTING DRAINAGE FACILITIES. IF ADDITIONAL PIPE IS NEEDED IT IS THE RESPONSIBILITY OF THE CONTRACTOR.
- BAND TYPE TO BE DETERMINED UPON FINAL DESIGN.
- THE PROJECT SUMMARY IS REFLECTIVE OF THE DYODS DESIGN. QUANTITIES ARE APPROX. AND SHOULD BE VERIFIED UPON FINAL DESIGN AND APPROVAL. FOR EXAMPLE, TOTAL EXCAVATION DOES NOT CONSIDER ALL VARIABLES SUCH AS SHORING AND ONLY ACCOUNTS FOR MATERIAL WITHIN THE ESTIMATED EXCAVATION FOOTPRINT.
- THESE DRAWINGS ARE FOR CONCEPTUAL PURPOSES AND DO NOT REFLECT ANY LOCAL PREFERENCES OR REGULATIONS. PLEASE CONTACT YOUR LOCAL CONTECH REP FOR MODIFICATIONS.

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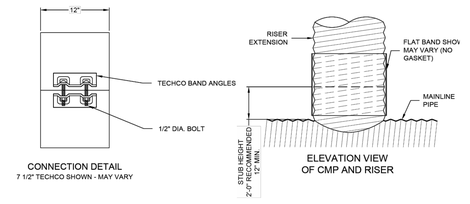
MARK	DATE	REVISION DESCRIPTION	BY

CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9025 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO64625 The Pinnacle at Meyers
CMP Detention Alternate - Rate Control + PCBMP
Lombard, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
45742	64625	5/13/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:		1



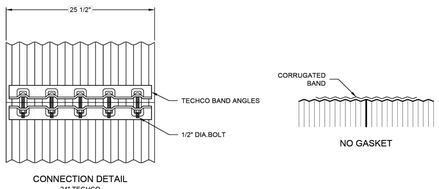
CONNECTION DETAIL
7 1/2" TECHCO SHOWN - MAY VARY

ELEVATION VIEW
OF CMP AND RISER

PLAIN END CMP RISER PIPE

GENERAL NOTES:
1. **DELIVERED BAND STYLE AND FASTENER TYPE MAY VARY BY FABRICATION PLANT.**
2. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
3. BAND MATERIAL AND GAGE TO BE SAME AS RISER MATERIAL.
4. IF RISER HAS A HEIGHT OF COVER OF 10' OR MORE, USE A SLIP JOINT.
5. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" 2-PIECES
6. ALL RISER JOINT COMPONENTS WILL BE FIELD ASSEMBLED.
7. MANHOLE RISERS IN APPLICATIONS WHERE TRAFFIC LOADS ARE IMPOSED REQUIRE SPECIAL DESIGN CONSIDERATIONS.
8. DIMENSIONS SUBJECT TO MANUFACTURING TOLERANCES.

12" RISER BAND DETAIL
NOT TO SCALE



CONNECTION DETAIL
24" TECHCO

2 2/3"x1/2" RIVETED PIPE

GENERAL NOTES:
1. JOINT IS TO BE ASSEMBLED PER AASHTO BRIDGE CONSTRUCTION SPECIFICATION SEC 26.4.2.4.
2. BAND MATERIALS AND/OR COATING CAN VARY BY LOCATION. CONTACT YOUR CONTECH REPRESENTATIVE FOR AVAILABILITY.
3. BANDS ARE SHAPED TO MATCH THE PIPE-ARCH WHEN APPLICABLE.
4. BANDS ARE NORMALLY FURNISHED AS FOLLOWS:
   - 12" THRU 48" 1-PIECE
   - 54" THRU 96" 2-PIECES
   - 102" THRU 144" 3-PIECES
5. BAND FASTENERS ARE ATTACHED WITH SPOT WELDS, RIVETS OR HAND WELDS.
6. ALL CMP IS REROLLED TO HAVE ANNULAR END CORRUGATIONS OF 2 2/3"x1/2"
7. DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.
8. ORDER SHALL DESIGNATE GASKET OPTION, IF REQUIRED (SEE DETAILS ABOVE).

10-C BAND DETAIL
NOT TO SCALE

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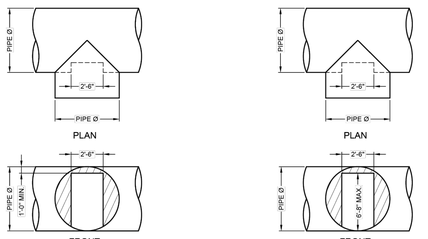
CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO64625 The Pinnacle at Meyers
CMP Detention Alternate - Rate Control + PCBMP
Lombard, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
45742	64625	5/13/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:		4

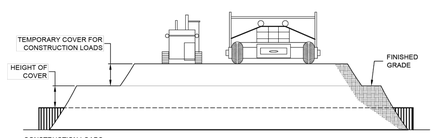


48"Ø to 90"Ø FITTING REINFORCEMENT MAY BE REQUIRED BASED ON HEIGHT OF COVER AND LIVE LOAD CONDITION

TYPICAL MANWAY DETAIL
NOT TO SCALE

96"Ø to 144"Ø FITTING REINFORCEMENT MAY BE REQUIRED BASED ON HEIGHT OF COVER AND LIVE LOAD CONDITION

TYPICAL MANWAY DETAIL
NOT TO SCALE



CONSTRUCTION LOADS

FOR TEMPORARY CONSTRUCTION VEHICLE LOADS, AN EXTRA AMOUNT OF COMPACTED COVER MAY BE REQUIRED OVER THE TOP OF THE PIPE. THE HEIGHT-OF-COVER SHALL MEET THE MINIMUM REQUIREMENTS SHOWN IN THE TABLE BELOW. THE USE OF HEAVY CONSTRUCTION EQUIPMENT NECESSITATES GREATER PROTECTION FOR THE PIPE THAN FINISHED GRADE COVER MINIMUMS FOR NORMAL HIGHWAY TRAFFIC.

PIPE SPAN, INCHES	AXLE LOADS (kips)			
	18-50	50-75	75-110	110-150
	MINIMUM COVER (FT)			
12-42	2.0	2.5	3.0	3.0
48-72	3.0	3.0	3.5	4.0
78-120	3.0	3.5	4.0	4.0
126-144	3.5	4.0	4.5	4.5

*MINIMUM COVER MAY VARY, DEPENDING ON LOCAL CONDITIONS. THE CONTRACTOR MUST PROVIDE THE ADDITIONAL COVER REQUIRED TO AVOID DAMAGE TO THE PIPE. MINIMUM COVER IS MEASURED FROM THE TOP OF THE PIPE TO THE TOP OF THE MAINTAINED CONSTRUCTION ROADWAY SURFACE.

CONSTRUCTION LOADING DIAGRAM
NOT TO SCALE

SPECIFICATION FOR CORRUGATED STEEL PIPE-ALUMINIZED TYPE 2 STEEL

SCOPE

THIS SPECIFICATION COVERS THE MANUFACTURE AND INSTALLATION OF THE CORRUGATED STEEL PIPE (CSP) DETAILED IN THE PROJECT PLANS.

MATERIAL

THE ALUMINIZED TYPE 2 STEEL COILS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M274 OR ASTM A929.

PIPE

THE CSP SHALL BE MANUFACTURED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF AASHTO M36 OR ASTM A760. THE PIPE SIZES, GAGES AND CORRUGATIONS SHALL BE AS SHOWN ON THE PROJECT PLANS.

ALL FABRICATION OF THE PRODUCT SHALL OCCUR WITHIN THE UNITED STATES.

HANDLING AND ASSEMBLY

SHALL BE IN ACCORDANCE WITH RECOMMENDATIONS OF THE NATIONAL CORRUGATED STEEL PIPE ASSOCIATION (NCSPA)

INSTALLATION

SHALL BE IN ACCORDANCE WITH AASHTO STANDARD SPECIFICATIONS FOR HIGHWAY BRIDGES, SECTION 26, DIVISION II OR ASTM A798 AND IN CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS. IF THERE ARE ANY INCONSISTENCIES OR CONFLICTS THE CONTRACTOR SHOULD DISCUSS AND RESOLVE WITH THE SITE ENGINEER.

IT IS ALWAYS THE RESPONSIBILITY OF THE CONTRACTOR TO FOLLOW OSHA GUIDELINES FOR SAFE PRACTICES.

ANTI-FLOTATION PROVISIONS DUE TO HIGH GROUNDWATER OR OTHER FLOTATION CONCERNS ARE SITE-SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY ENGINEER OF RECORD.

MATERIAL SPECIFICATION
NOT TO SCALE

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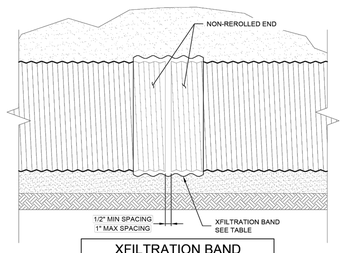
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800-338-1122 513-645-7000 513-645-7993 FAX

CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

DYO64625 The Pinnacle at Meyers
CMP Detention Alternate - Rate Control + PCBMP
Lombard, IL
DETENTION SYSTEM

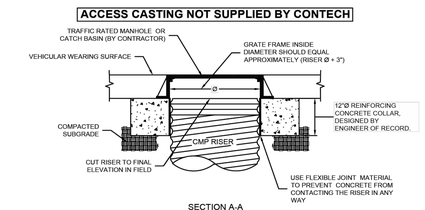
PROJECT No.:	SEQ. No.:	DATE:
45742	64625	5/13/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:		2



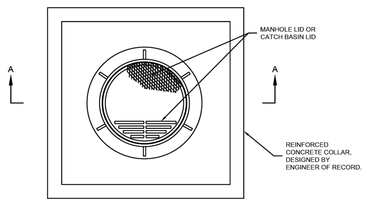
XFILTRATION BAND		
DIAMETER	BAND	FASTENER
UP TO 84"Ø	5-C OR H-12	STD. PLANT FASTENER WITH NO GASKET
84"Ø +	10-C	STD. PLANT FASTENER WITH NO GASKET

XFILTRATION JOINT DETAIL
NOT TO SCALE

ACCESS CASTING NOT SUPPLIED BY CONTECH



SECTION A-A



PLAN VIEW

NOTES:
1. REINFORCED CONCRETE COLLAR SHALL BE SIZED AND DESIGNED BY ENGINEER OF RECORD SO THAT THE LOADS ARE TRANSMITTED TO THE SOIL, AND NOT THE RISER.
2. REINFORCED CONCRETE COLLAR SHALL BE SIZED TO PROVIDE AN ADEQUATE BOTTOM AREA BASED ON THE ALLOWABLE BEARING CAPACITY OF THE SOIL.
3. THE FLEXIBLE JOINT MATERIAL (RECYCLED VINYL OR EQUIVALENT) TO BE STIFF ENOUGH SO THAT THE CONCRETE CAN NEVER ENGAGE WITH THE RISER CORRUGATIONS.

MANHOLE CAP DETAIL
NOT TO SCALE

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CONTECH CMP DETENTION SYSTEMS
CONTECH DYODS DRAWING

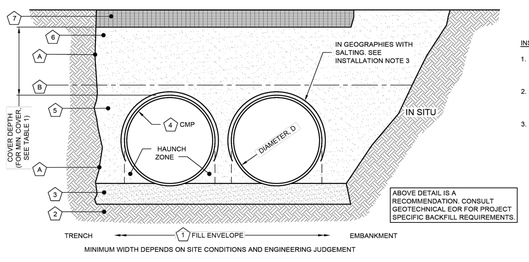
DYO64625 The Pinnacle at Meyers
CMP Detention Alternate - Rate Control + PCBMP
Lombard, IL
DETENTION SYSTEM

PROJECT No.:	SEQ. No.:	DATE:
45742	64625	5/13/2025
DESIGNED: DYO	DRAWN: DYO	
CHECKED: DYO	APPROVED: DYO	
SHEET NO.:		5

TABLE 1:

DIAMETER, D	MIN. COVER	CORR. PROFILE
6'-10"	12"	1 1/2" x 1/4"
12'-48"	12"	2 2/3" x 1/2"
>48'-96"	12"	3" x 1", 5" x 1"
>96"	D/8	3" x 1", 5" x 1"

- STRUCTURAL BACKFILL MUST EXTEND TO LIMITS OF THE TABLE
- TOTAL HEIGHT OF COMPACTED COVER FOR CONVENTIONAL HIGHWAY LOADS IS MEASURED FROM TOP OF PIPE TO BOTTOM OF FLEXIBLE PAVEMENT OR TOP OF RIGID PAVEMENT.



MINIMUM WIDTH DEPENDS ON SITE CONDITIONS AND ENGINEERING JUDGEMENT

INSTALLATION NOTES
1. WHEN PLACING THE FIRST LIFTS OF BACKFILL IT IS IMPORTANT TO MAKE SURE THAT THE BACKFILL IS PROPERLY COMPACTED UNDER AND AROUND THE PIPE HAUNCHES.
2. OTHER ALTERNATE BACKFILL MATERIAL MAY BE ALLOWED DEPENDING ON SITE SPECIFIC CONDITIONS, AS APPROVED BY SITE ENGINEER.
3. IF SALTING AGENTS FOR SNOW AND ICE REMOVAL ARE USED ON OR NEAR THE PROJECT, A GEOMEMBRANE BARRIER IS RECOMMENDED OVER THE UPPER HALF OF THE PIPE. THE GEOMEMBRANE LINER IS INTENDED TO HELP PROTECT THE SYSTEM FROM THE POTENTIAL ADVERSE EFFECTS THAT MAY RESULT FROM A CHANGE IN THE SURROUNDING ENVIRONMENT OVER A PERIOD OF TIME. PLEASE REFER TO THE CORRUGATED METAL PIPE DETENTION DESIGN GUIDE FOR ADDITIONAL INFORMATION.

TABLE 2:

XFILTRATION® JOINT STANDARD BACKFILL SPECIFICATIONS

	MATERIAL LOCATION	MATERIAL SPECIFICATION	DESCRIPTION	
1	FILL ENVELOPE WIDTH	PER ENGINEER OF RECORD	MINIMUM TRENCH WIDTH MUST ALLOW ROOM FOR PROPER COMPACTION OF HAUNCH MATERIALS UNDER THE PIPE. THE SUGGESTED MINIMUM TRENCH WIDTH, OR EOR RECOMMENDATION: PIPE ≤ 12": D + 16" PIPE > 12": 1.50 x 12"	MINIMUM EMBANKMENT WIDTH (IN FEET) FOR INITIAL FILL ENVELOPE: PIPE < 24": 3.0D PIPE 24" - 144": D + 4'0" PIPE > 144": D + 10'0"
2	FOUNDATION	**AASHTO 26.5.2** - PER ENGINEER OF RECORD	PRIOR TO PLACING THE BEDDING, THE FOUNDATION MUST BE CONSTRUCTED TO A UNIFORM AND STABLE GRADE. IN THE EVENT THAT UNSUITABLE FOUNDATION MATERIALS ARE ENCOUNTERED DURING EXCAVATION, THEY SHALL BE REMOVED AND FOUNDATION BROUGHT BACK TO GRADE WITH A FILL MATERIAL APPROVED BY THE ENGINEER OF RECORD.	
3	BEDDING	**AASHTO M 43: 3, 357, 4, 467, 5, 56, 57**	ENGINEER OF RECORD TO DETERMINE IF BEDDING IS REQUIRED. PIPE MAY BE PLACED ON THE TRENCH BOTTOM OF A RELATIVELY LOOSE, NATIVE SUITABLE WELL GRADED GRANULAR MATERIAL THAT IS ROUGHLY SHAPED TO FIT THE BOTTOM OF THE PIPE, 2" MIN DEPTH. THE BEDDING MATERIAL MAY BE SUITABLE OPEN GRADED GRANULAR BEDDING CONFORMING TO AASHTO SOIL CLASSIFICATIONS A1, A2, OR A3 WITH MAXIMUM PARTICLE SIZE OF 3" PER AASHTO 26.3.8.1	
4	CORRUGATED METAL PIPE			
5	BACKFILL	FREE-DRAINING, ANGULAR, WASHED-STONE PER **AASHTO M 43: 3, 357, 4, 467, 5, 56, 57** OR APPROVED EQUAL *	HAUNCH ZONE MATERIAL SHALL BE HAND SHOVELED OR SHOVEL SLICED INTO PLACE TO ALLOW FOR PROPER COMPACTION WITHOUT SOFT SPOTS. BACKFILL SHALL BE PLACED IN 8" +/- LOOSE LIFTS AND COMPACTED TO 90% STANDARD PROCTOR PER AASHTO T 99. BACKFILL SHALL BE PLACED SUCH THAT THERE IS NO MORE THAN A TWO LIFT (16") DIFFERENTIAL BETWEEN ANY OF THE PIPES AT ANY TIME DURING THE BACKFILL PROCESS. THE BACKFILL SHOULD BE ADVANCED ALONG THE LENGTH OF THE SYSTEM TO AVOID DIFFERENTIAL LOADING. WHERE CONVENTIONAL COMPACTION TESTING IS NOT PRACTICAL, THE MATERIAL SHALL BE MECHANICALLY COMPACTED UNTIL NO FURTHER YIELDING OF MATERIAL IS OBSERVED UNDER THE COMPACTOR. **IN AREAS WITH HIGH WATER TABLE FLUCTUATIONS THAT INTERACT WITH THE PIPE ZONE, CONSIDER INSTALLING A GEOTEXTILE SEPARATION LAYER TO PREVENT SOIL MIGRATION.	
6	COVER MATERIAL	UP TO MIN. COVER - **AASHTO M 145: A-1, A-2, A-3** ABOVE MIN. COVER - PER ENGINEER OF RECORD	COVER MATERIAL MAY INCLUDE NON-BITUMINOUS, GRANULAR ROADBASE MATERIAL WITHIN MIN COVER LIMITS	
7	RIGID OR FLEXIBLE PAVEMENT (IF APPLICABLE)	PER ENGINEER OF RECORD	FLEXIBLE PAVEMENT SHOULD NOT BE COUNTED AS PART OF THE FILL HEIGHT OVER THE CMP. FINAL BACKFILL MATERIAL SELECTION AND COMPACTION REQUIREMENTS SHALL FOLLOW THE PROJECT PLANS AND SPECIFICATIONS PER THE ENGINEER OF RECORD.	
A	SIDE GEOTEXTILE	NONE	GEOTEXTILE LAYER IS RECOMMENDED ON SIDES OF EXCAVATION TO PREVENT SOIL MIGRATION WHEN STONE BEDDING IS USED. IF NO STONE BEDDING IS USED, THEN SIDE GEOTEXTILE IS REQUIRED.	
B	GEOTEXTILE BETWEEN LAYERS	NONE	IF SOIL TYPES DIFFER AT ANY POINT ABOVE PIPE INVERT, A GEOTEXTILE LAYER IS RECOMMENDED TO BE PLACED BETWEEN THE LAYERS TO PREVENT SOIL MIGRATION.	

NOTES:
- FOR MULTIPLE BARREL INSTALLATIONS, THE RECOMMENDED STANDARD SPACING BETWEEN PARALLEL PIPE RUNS SHALL BE THE PIPE DIAMETER /2 BUT NO LESS THAN 12" FOR DIAMETERS <72". FOR 72" AND LARGER DIAMETERS, THE MINIMUM SPACING IS 36". CONTACT YOUR CONTECH REPRESENTATIVE FOR NONSTANDARD SPACING.
- * APPROVED REGIONAL EQUIVALENTS FOR SECTION 5 INCLUDE CA-7, MIDOT 6AA, 6A, OR 5G, PROVIDED THEY MEET THE PARTICLE SIZES INDICATED.

MANUFACTURER RECOMMENDED BACKFILL
NOT TO SCALE

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CONTECH CMP DETENTION SYSTEMS
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DYO64625 The Pinnacle at Meyers
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DETENTION SYSTEM

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45742	64625	5/13/2025
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CHECKED: DYO	APPROVED: DYO	
SHEET NO.:		3

CONTECH ENGINEERED SOLUTIONS
A QUIKRETE® COMPANY

CMP Perforated Pipe Storage Calculations

Project Name: The Pinnacle at Meyers
Location: Lombard, IL
System: 66" CMP Detention System

Contech Engineer: KLS
Date: 5/13/2025

Layout

CMP Diameter	66 in
Pipe Layout Length	341.0 ft
Pipe Layout Width	61.5 ft
Stone Length	343.0 ft
Stone Width	63.5 ft
# of Rows	9
Barrel Spacing	1.5 ft
# of Manifolds	1
Stone below	3.5 in
Stone above	6 in
Stone periphery	12 in
Stone Void Percentage	36%
Required Storage	95,832.0 cf
Required Volume Control	9,755.0 cf

Volume in Pipe:

Number of rows	Length (ft)	Total Length (LF)	Volume (cf)	Comments
1	61.50	61.5	1,461.1	Manifold
9	335.50	3019.5	71,738.2	Barrels
Total		3,081.0	**73,199.3**	

Volume in Stone Voids:

Area (sq ft)	Height (ft)	Excavation Volume (cf)	Stone Volume (cf)	Storage in Stone (cf)
21780.5	6.3	137,035.6	63,836.3	**22,981.1**

Total Volume provided:	**96,180.4 cf**

Control Volume

Storage Elevation at Volume Control Elevation:	716.14 ft
Pipe Invert Elevation:	715.54 ft
Stone Invert Elevation:	715.25 ft
Height of storage in Pipe at Volume Control Elevation:	0.60 ft
Height of Storage in Stone at Volume Control Elevation:	0.89 ft
Storage in Pipe Below Volume Control Elevation:	4,328.0 cf
1.0 x Volume Stored =	**4,328.0 cf**
Coarse Aggregate Storage Below Volume Control Elevation:	15,092.9 cf
0.36 x Volume Stored =	**5,433.5 cf**

Volume Control Volume:	**9,761.47 cf**
Rate Control Volume:	**86,418.92 cf**
Total Volume provided:	**96,180.39 cf**

UNDERGROUND DETENTION DETAILS

SHEET 15 OF 16

PREPARED FOR: AFSAR DEVELOPER, LLC
PROPERTY ADDRESS: 1308 ~ 1320 MEYERS ROAD LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS • LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	REVISION	DATE	DESC	BOOK:	DWG. SIZE: E1
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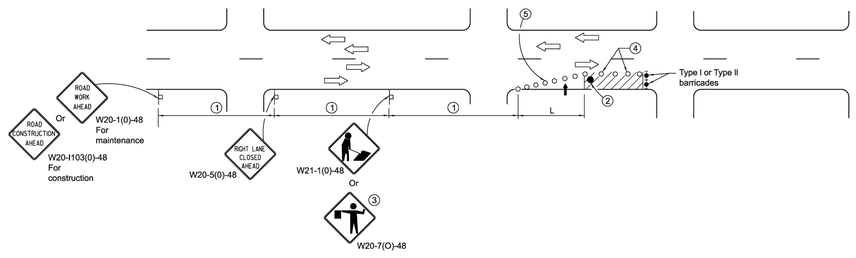
						REFERENCE:	
						DATE: 05/23/2025	
						PROJECT NO.	2023-0528



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Flagger with traffic control sign.

GENERAL NOTES

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph.
3. Use flagger sign only when flagger is present.
4. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
5. Cones, drums or barricades at 20' (6 m) centers in taper.

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

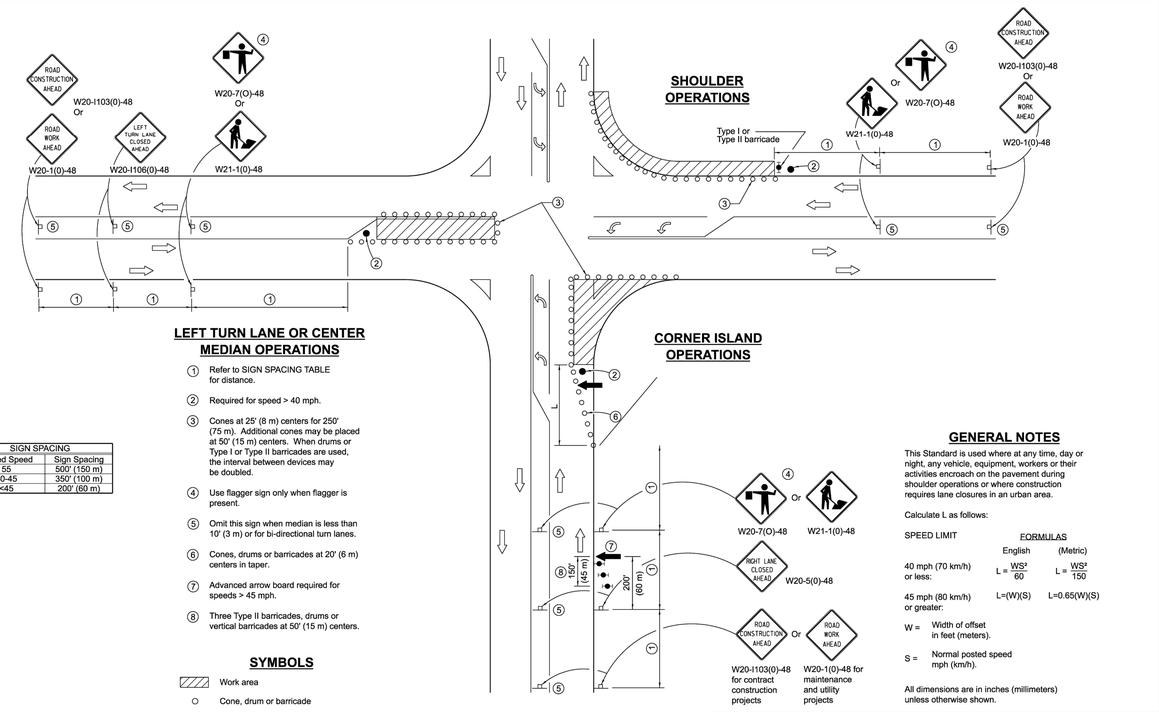
APPROVED January 7, 2015
ENGINEER OF SAFETY ENGINEERING
APPROVED January 1, 2015
ENGINEER OF DESIGN AND ENVIRONMENT

BDE/ECRD 1-1-15

DATE	REVISIONS
1-1-15	Renamed standard. Moved case on
	Sheet 2 to new Highway Standard.
1-1-14	Revised workers sign number to
	agree with current MUTCD.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10



SIGN SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<45	200' (60 m)

1. Refer to SIGN SPACING TABLE for distance.
2. Required for speed > 40 mph.
3. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
4. Use flagger sign only when flagger is present.
5. Omit this sign when median is less than 10' (3 m) or for bi-directional turn lanes.
6. Cones, drums or barricades at 20' (6 m) centers in taper.
7. Advanced arrow board required for speeds > 45 mph.
8. Three Type II barricades, drums or vertical barricades at 50' (15 m) centers.

SYMBOLS

- Work area
- Cone, drum or barricade
- Sign on portable or permanent support
- Arrow board
- Barricade or drum with flashing light
- Flagger with traffic control sign

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement during shoulder operations or where construction requires lane closures in an urban area.

Calculate L as follows:

SPEED LIMIT	FORMULAS English	(Metric)
40 mph (70 km/h) or less:	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater:	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

APPROVED April 1, 2016
ENGINEER OF SAFETY ENGINEERING
APPROVED April 1, 2016
ENGINEER OF DESIGN AND ENVIRONMENT

BDE/ECRD 1-1-15

DATE	REVISIONS
4-1-16	Corrected sign number for LEFT
	TURN LANE CLOSED AHEAD.
1-1-14	Added devices at arrow board
	upstream from taper. Revised
	workers sign number.

URBAN LANE CLOSURE, MULTILANE INTERSECTION

STANDARD 701701-10

03/15/2021

DuPage County Division of Transportation General Notes and Specifications

1. All construction within the County's right-of-way shall be performed according to IDOT'S "Standard Specifications for Road and Bridge Construction" (Latest Edition) and the "Supplemental Specifications and Recurring Special Provisions" (Latest Edition).

2. Daily lane closures are permitted between 9:00 a.m. and 4:00 p.m. ONLY. Traffic control shall conform to IDOT's Highway Standards and the FHWA's 'Manual for Uniform Traffic Control Devices' and IDOT's Supplement at all times during construction. Traffic control shall include use of advance warning lane closure signage, an arrow board and Type I barricades with sandbags.

3. Lane closures are not permitted on County roadways during snowfall or within 2 hours prior to predicted snowfall or precipitation conditions between November 15 and April 15 for maintenance of the roadway pavement by County Highway Maintenance Department staff and equipment.

4. Disturbed areas of the right-of-way shall be dressed with a minimum of 6" topsoil and Class 2A salt tolerant seed (with erosion control blanket) or sod (salt tolerant and staked in place).

5. Erosion control measures shall comply with the minimum requirements of the DuPage County Stormwater and Floodplain Ordinance specifications at all times.

6. Equipment and materials shall not be stored within the County's right-of-way at any time without the express written permission of the County Engineer, or his duly authorized assign.

7. Pavement, curb/gutter and storm structures within the County's right-of-way shall be maintained free of mud/debris at all times and shall be cleaned as is required and/or as directed by DuPage County.

8. Contact DuPage County (630/407-6900) a minimum of 48 hours prior to the start of construction to arrange for inspections of and at the completion of the described work within the County's right-of-way.

9. Trench backfill for non-paved areas shall be installed within the County's right-of-way per DuPage County's standard.

10. Trench backfill below existing or proposed pavement, curb/gutter and/or sidewalk shall be installed within the County's right of way per DuPage County's standard.

11. Trees and landscaping is prohibited in the County right of way.

12. Brick Mail boxes are prohibited in the County right of way.

(DPC DOT Specifications.doc), rjk

CONSTRUCTION DETAILS

PREPARED FOR: AFSAR DEVELOPER, LLC

PROPERTY ADDRESS: 1308 ~ 1320 MEYERS ROAD LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS • LAND SURVEYORS

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PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2026

REVISION	DATE	DESC	REVISION	DATE	DESC	BOOK:	DWG. SIZE: E1
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						DATE: 05/23/2025	
						PROJECT NO. 2023-0528	