ORDINANCE NO. O-2023-25

AN ORDINANCE AMENDING ORDINANCE O-2021-27 (21 Blanchard Circle)

WHEREAS, on June 7, 2021, the City of Wheaton, Illinois ("City"), enacted City Ordinance No. O-2021-27, "AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT TO ALLOW THE CONSTRUCTION AND USE OF TWO COMMERCIAL BUILDINGS ON A CERTAIN PIECE OF PROPERTY COMMONLY KNOWN AS 21 BLANCHARD CIRCLE - KDP ACQUISITIONS, LLC" ("Original Ordinance"), authorizing the issuance of a special use permit for a planned unit development to allow the construction and use of two commercial buildings, a 5,900 square foot multi-tenant restaurant/ retail building and a 10,500 square foot nursery school, on the property legally described hereto as Exhibit "A" within the City limits of Wheaton, Illinois, consisting of approximately 2.47 acres and commonly known as 21 Blanchard Circle, Wheaton, IL 60189; and

WHEREAS, following the enactment of the Original Ordinance, an application has been made to amend the existing Planned Unit Development (PUD) for 21 Blanchard Circle to allow several changes to the approved site improvement plans, and City Staff has determined that the requested amendment is a major amendment that may be implemented without public hearing, pursuant to the provisions of Section 5.11F of the Wheaton Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: An amendment to the Original Ordinance is hereby granted in substantial compliance with the plans attached hereto as Exhibit "B" entitled "Site Improvement Plans Wheaton Retail", prepared by Woolpert, Oakbrook Terrace, sheets C000, C001, C100, C200, C300, C310, C311, C400, C500, C600, C601, C700, C701, C702, C703, C704, dated August 17, 2022, and revised May 10, 2023.

Section 2: In all other respects, the terms and provisions of the Original Ordinance are ratified and remain in full force and effect.

Section 3: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

Section 4: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law.

Philip J. Suess
Mayor

ATTEST:
Andrea Rosedale
City Clerk

Roll Call Vote

Ayes: Councilman Brown
Mayor Pro Tem Barbier
Councilman Clousing
Councilwoman Robbins
Councilman Weller

Nays: None

Absent: Mayor Suess
Councilwoman Bray-Parker

Motion Carried Unanimously

Passed: July 17, 2023
Published: July 18, 2023

EXHIBIT "A"

Legal description:

LOT 1 IN PLAT OF CONSOLIDATION OF LOTS 1 AND 2 OF KEIM'S RESUBDIVISION OF LOT 4 IN KEIM'S DANADA WEST CIRCLE SUBDIVISION, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED SEPTEMBER 12, 1994, AS DOCUMENT NUMBER R94-186924, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-28-304-056

The subject property is commonly known as 21 Blanchard Circle, Wheaton, IL 60189.

EXHIBIT "B"

SITE IMPROVEMENT PLANS
WHEATON RETAIL

NAPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS
APRIL 2021

KDP WHEATON NAPERVILLE II LLC

449 N. CLARK ST. SUITE 400, CHICAGO, IL 60654

CONTACT: STEVE PANKO
EMAIL: SPANKO@KDP-LLC.COM

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RYAN BARKS
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(630) 217-7282

TELEPHONE SERVICE:
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JIM FREDRICK
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SANITARY SEWER SERVICE:
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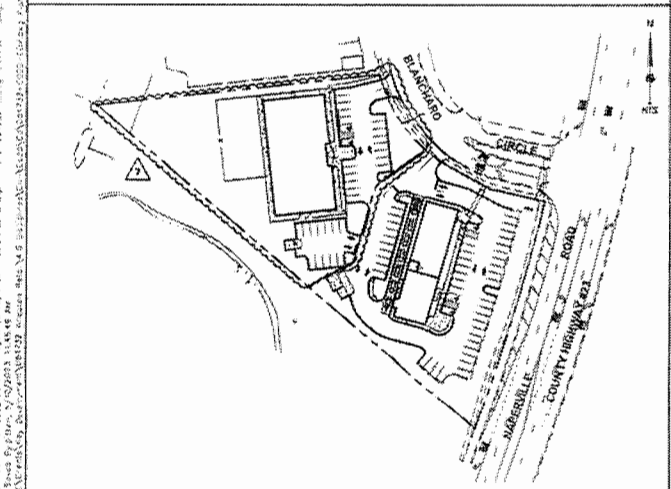
MIKE JANKOVIC
521 WEST LIBERTY DRIVE
WHEATON, IL 60187
(630) 260-2107

STORM SEWER SERVICE:
CITY OF WHEATON
TYLER FERGUSON
303 WEST WESLEY STREET
WHEATON, IL 60187
(630) 260-2064

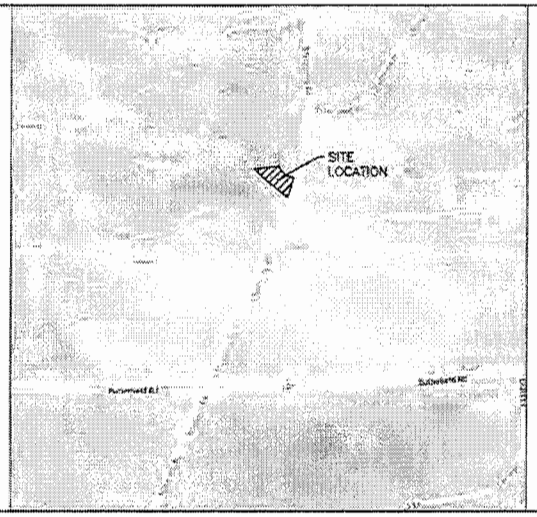
WATER SERVICE:
CITY OF WHEATON
AL MCMILLEN
710 REBER STREET
WHEATON, IL 60187
(630) 260-2062

Call Before You Dig
JULIE
Simply Call 811

SITE PLAN



VICINITY MAP



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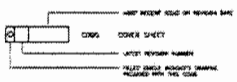
8	-	11/01/21	SURVEY ..... TOPOGRAPHIC MAP

DRAWING INDEX LEGEND



No.	DATE	REVISION
7	05/10/23	PHASE 2 REVISIONS
6	04/06/23	REVISED PER CITY COMMENTS
5	03/15/23	PHASING REVISION
4	01/12/23	REVISED STORM
3	01/05/23	REVISED UTILITIES
2	11/14/22	REVISED PER CITY COMMENTS
1	10/14/22	BULLETIN 1
	08/17/22	REVISED PER CITY COMMENTS

PROJECT No.: 081732

C000

EROSION CONTROL NOTES

1. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL CATCH BASINS PER DETAILS.

2. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING. INSPECTION AND MONITORING SHALL BE PERFORMED AS NECESSARY TO ENSURE ADEQUATE VEGETATIVE ESTABLISHMENT.

3. EROSION CONTROL DEVICES AS SHOWN ARE THE MINIMUM PROTECTION REQUIREMENTS. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.

4. ANY TEMPORARY STOCKPILE OF SOIL PLACED BY THE CONTRACTOR SHALL BE STABILIZED AND PROTECTED FROM EROSION.

5. A WINTER CONDITION INSPECTION SHALL OCCUR NO LATER THAN OCTOBER 15TH AND TEMPORARY SEEDING AND/OR OTHER WINTER CONTROL MEASURES TO BE INSTALLED NO LATER THAN OCTOBER 15TH.

6. THE CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS OR STREETS. THIS MAY REQUIRE PERIODIC PLACING OF ACCUMULATED EARTH AND/OR TOP DRESSING WITH ADDITIONAL AGGREGATE. ALL SEDIMENT SPILLED, DROPPED, OR WASHED ONTO PUBLIC RIGHT-OF-WAYS MUST BE REMOVED IMMEDIATELY. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5 INCHES OR MORE.

7. SILT FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS, BUT NOT BEFORE THE UPSLOPE AREAS HAVE BEEN PERMANENTLY STABILIZED. SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE FENCE IS STILL NECESSARY, THE FABRIC OR THE ENTIRE SYSTEM SHALL BE REPLACED PROMPTLY.

8. SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL.

9. SEDIMENT DEPOSITS SHOULD BE REMOVED FROM SILT FENCING AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER REQUIRED SHALL BE SPREADED TO CONFORM TO THE EXISTING GRADE, & SEEDED/FERTILIZED AND THE SITE VEGETATED.

10. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE FOR PERIODIC REVIEW.

11. THE TEMPORARY CONSTRUCTION ENTRANCE AND SILT FENCE SHALL BE INSTALLED WHERE NOTED ON THE PLANS PRIOR TO SITE CONSTRUCTION ACTIVITY. TEMPORARY SEEDING SHALL BE PLACED OVER ALL DISTURBED AREAS LEFT INACTIVE FOR MORE THAN 14 DAYS. THE DETENTION BASIN SHALL BE INSTALLED EARLY IN THE MASS GRADING PHASE AND SHALL HAVE EROSION CONTROL BLANKET PROTECTION AND PERMANENT SEEDING INSTALLED ON THE SIDE SLOPES IMMEDIATELY UPON COMPLETION. UPON COMPLETION OF THE STORM SEWER SYSTEM, INLET PROTECTION SHALL BE INSTALLED AT EACH STRUCTURE TO CONTROL SEDIMENT TO THE DETENTION AREA. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED.

12. SEQUENCE OF MAJOR SITE WORK ACTIVITIES:
PHASE I – EROSION CONTROL/EARTHWORK
PHASE II – UNDERGROUND UTILITIES
PHASE III – PAVING/POURING
PHASE IV – LANDSCAPING/SEEDING

GRADING NOTES

1. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, SIZES, AND MATERIAL OF ALL EXISTING UTILITIES WHICH ARE TO BE TAPPED OR EXTENDED ON SITE. ANY DEVIATIONS FROM PLAN INFORMATION SHALL BE PROVIDED TO THE ENGINEER IN WRITING WITHIN 24 HOURS AND PRIOR TO THE START OF CONSTRUCTION ON THAT SYSTEM(S). SHOULD THE CONTRACTOR START WORK WITHOUT NOTIFICATION TO THE ENGINEER OF ANY DISCREPANCIES, HE WILL ASSUME ALL RESPONSIBILITY OF THE WORK NECESSARY TO COMPLETE THE PROJECT.

2. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON RECORD PLANS BY THE CONTRACTOR.

3. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WHEATON AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

4. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.

5. PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADWAY, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR. AREAS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER.

6. CONTRACTOR TO ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE.

7. ALL ROOF LATERALS OUT OF THE BUILDING SHALL BE PVC SDR 35 UNLESS OTHERWISE NOTED.

8. PROVIDE UNDERDRAINS FROM SLEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.

9. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SEEDING AND MULCHING FOR EROSION CONTROL PERMIT.

10. SIDE SLOPES 3:1 OR GREATER WILL BE SODDED OR STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. EROSION CONTROL BLANKET SHALL BE TYPE SC150, STRAW/FIBER EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN COMPANY, OR AN ENGINEER APPROVED EQUAL.

11. SPOT ELEVATIONS AT TIE IN TO EXISTING CURB AND GUTTER ARE APPROXIMATE. CONTRACTOR TO MATCH EXISTING ELEVATIONS.

12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER, OR REPLACED.

13. TOP SOIL EXCAVATION: THIS WORK WILL CONSIST OF EXCAVATING, TRANSPORTING, SPREADING, STOCKPILING IF NECESSARY, COMPACTING IF NECESSARY, AND FINISHING TOPSOIL MATERIAL IN ACCORDANCE WITH THE LINES AND GRADES ESTABLISHED ON THE PLANS AND DIRECTED BY THE ENGINEER. IF THE PLANS SPECIFY THAT THE EXCAVATED TOPSOIL IS TO BE SPREAD ON LOT AREAS OR PARKWAYS, IT SHALL BE PLACED IN UNIFORM LAYERS AND GRADED SMOOTH TO MEET THE LINES, GRADES, AND A MINIMUM THICKNESS SHOWN ON THE PLANS. IF IT IS SPECIFIED THAT THE TOPSOIL IS TO BE STOCKPILED, A SITE HAS BE DESIGNATED ON THE PLANS OR BY THE ENGINEER IN THE FIELD.

14. PARKWAY RESTORATION SHALL BE ACCOMPLISHED WITH SIX (6) INCHES OF PULVERIZED TOPSOIL AND SOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE FIRST THREE (3) WATERINGS OF THE SOD. ALL RESTORATION SHALL MEET THE SATISFACTION OF THE CITY OF WHEATON.

15. THE CONTRACTOR WILL BE RESPONSIBLE FOR ERECTING CONSTRUCTION FENCE AROUND ALL EXISTING TREES AND LANDSCAPING TO REMAIN ALONG THE WEST SIDE OF THE SITE. THIS SHALL BE MAINTAINED AT ALL TIMES UNTIL THE COMPLETION OF THE PROJECT.

UTILITY NOTES

1. NICOR GAS TO DESIGN, SUPPLY AND INSTALL THE GAS SERVICE LINE UP TO AND INCLUDING THE METER. CONTRACTOR TO PROVIDE 1-2"PVC SCH 40 SLEEVE FROM PROPERTY LINE TO PROPOSED METER LOCATION WITH A 4'x4' TRENCH AT EACH END.

2. AT&T TO DESIGN, SUPPLY AND INSTALL TELEPHONE CABLE. CONTRACTOR TO PROVIDE 1-4"PVC SCH 40 CONDUIT FROM THE BUILDING TO EXISTING PEDESTAL. CAP AND STAKE LOCATION.

3. COM ED TO DESIGN, SUPPLY AND INSTALL PRIMARY ELECTRIC SERVICE. CONTRACTOR TO PROVIDE 2-4"PVC SCH 40 CONDUITS WITH PULL WIRE FOR PRIMARY ELECTRIC SERVICE. CONTRACTOR TO PROVIDE AND INSTALL TRANSFORMER PAD AND SECONDARY SERVICE IN ACCORDANCE WITH COM ED SPECIFICATIONS AND REQUIREMENTS.

4. CONTRACTOR TO PROVIDE ANY SPECIAL BACKFILL MATERIALS, OTHER THAN THE NATIVE SOILS, REQUIRED FOR INSTALLATION OF THE TELEPHONE, GAS & ELECTRIC SERVICES.

5. EXACT LOCATIONS OF ALL UTILITY CONNECTIONS AT THE BUILDING SHALL BE COORDINATED WITH THE BUILDING PLANS AND GENERAL CONTRACTOR PRIOR TO PROCEEDING WITH CONSTRUCTION OF UTILITY SERVICES TO THE BUILDING.

6. ALL SEWER MAIN CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION AND ALL REVISIONS THERETO, WITH THE STANDARD SPECIFICATIONS FOR THE CITY OF WHEATON ORDINANCE AND WITH THESE CONSTRUCTION NOTES. A COPY OF THE ABOVE SPECIFICATIONS SHALL BE IN THE POSSESSION OF THE CONTRACTOR ON THE PROJECT AT ALL TIMES.

7. ALL SANITARY SEWER MAINS SHALL HAVE A MINIMUM COVER OF 4'-0" FROM PROPOSED SURFACE.

8. TRENCH BACKFILL MATERIAL SHALL BE IDOT GRADATION CA-6 OR FA-6 COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

9. THE CONTRACTOR SHALL MARK THE END OF ALL SANITARY SERVICE LINES WITH A 2"x4" YELLOW PINE WOOD POST AT LEAST TWELVE (12) FEET IN LENGTH. THE POST SHALL BE BURIED WITH APPROXIMATELY THREE (3) FEET OF ITS LENGTH EXPOSED AND THE EXPOSED PORTION SHALL BE PAINTED GREEN.

10. THE CONTRACTOR SHALL MAINTAIN A RECORD OF THE LOCATION OF ALL SANITARY SEWER SERVICE CONNECTIONS WITH LOCATIONS ALONG SEWER MAINS BY MEASUREMENTS TO THE NEAREST DOWNSTREAM MANHOLE. THE CONTRACTOR WILL TIE IN THE LOCATION OF THE END OF ALL SANITARY SEWER SERVICE LINES BY THE MEASUREMENTS TO LOT CORNERS AND BY MEASURING THE APPROXIMATE DEPTH FROM THE GROUND LINE TO THE PIPE INVERT AND WILL FURNISH A COPY OF SUCH TIE-INS TO THE CITY OF WHEATON DEPARTMENT OF TRANSPORTATION AND ENGINEERING.

11. REQUIRED TESTING:
ALL TESTS SHALL BE SUPERVISED BY A REPRESENTATIVE OF THE CITY OF WHEATON SEWER DIVISION. ALL TESTS SHALL BE SCHEDULED 48 HOURS IN ADVANCE.

A. AIR TEST: ALL SANITARY SEWER SHALL PASS AN AIR TEST IN CONFORMANCE WITH SECTION 31 OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS". THE SEWER SHALL BE TESTED AT AN INITIAL PRESSURE OF 3.5 PSIG ABOVE THE GROUND WATER, AND THE TIME FOR A PRESSURE DROP OF 1 PSI SHALL BE DETERMINED. THE TIME FOR THE PRESSURE DROP TO OCCUR SHALL NOT BE LESS THAN THAT SPECIFIED BY THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS".

B. DEFLECTION TEST: ALL PVC SANITARY SEWER SHALL PASS A MANDREL TEST IN CONFORMANCE WITH SECTION 31 OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS".

C. TELEVISION TEST: ALL PUBLIC SANITARY SEWER SHALL PASS A TELEVISION TEST. THE TELEVISING ACTIVITIES MAY BE PERFORMED BY THE DUPAGE COUNTY DEPARTMENT OF PUBLIC WORKS (AT THE EXPENSE OF THE CONTRACTOR), OR BY AN INDEPENDENT AGENCY.

12. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE (AWWA C151), DUCTILE IRON FITTINGS (AWWA C110); POLYETHYLENE (PE) PIPE AND FITTINGS (AWWA C906), OR POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS (AWWA C900). ELECTRICAL CONDUCTIVITY SHALL BE PROVIDED WITH PRIMED MODULES. ALL BELOW GRADE, FACTORY INSTALLED BOLTS & FASTENERS SHALL BE 304 GRADE STAINLESS STEEL.

13. ALL WATERWORKS MATERIALS SHALL MEET MOST RECENT CITY OF WHEATON DISTRIBUTION SPECIFICATIONS AS OF 4/15/2019.

14. CURB BOX SHALL BE MUELLER WITH MINNEAPOLIS PATTERN BASE H-10300.

15. CURB STOP SHALL BE MUELLER 300 BALL CURB VALVE B-25155 OR H25166 OR FORD BALL VALVE CURB STOP B-44-SIZE W OR 244-SIZE W-C.

16. CORPORATION COCK SHALL BE MUELLER 300 BALL CURB VALVE B-25300 OR H-15000 OR FORD CORPORATION STOPS FB600.

17. CORPORATION COCK QUARTER AND EIGHTH BENDS SHALL BE MUELLER BRASS WITH COMPRESSION ENDS AND SWIVEL NUT OR FORD BRASS WITH COMPRESSION ENDS AND SWIVEL NUT, FLARE NUT, NON-SWIVEL ACCEPTED ON SIZES WHERE OTHERS AREN'T MADE.

18. FLANGED PLUG WITH TAP TO BE GRIFFEN PIPE COMPANY MJ-FO61 OR APPROVED EQUAL.

UTILITY NOTES (cont'd.)

19. ALL WATER MAINS, HYDRANT LATERALS, AND SERVICES SHALL HAVE A MINIMUM COVER OF 5'-6" AND A MAXIMUM COVER OF 10'-0" FROM PROPOSED SURFACE.

20. ALL EXISTING SERVICES SHALL BE ABANDONED AT THE CORPORATION STOP (CURBS CORPORATION STOP & CUT SERVICES). EXISTING SERVICES SHOULD BE REPLACED FROM THE NEW MAIN TO THE B-BOX IF SERVICE IS LEAD. IF SERVICE IS COPPER, IT SHOULD BE CUT AND TAPPED INTO THE NEW MAIN. TRENCH BACKFILL IS TO BE PLACED WHERE ANY TRENCH LIES WITHIN TWO (2) FEET OF PAVEMENT, CURB, OR SIDEWALK. IT IS ASSUMED ALL LINES ARE LEAD AND MUST BE REPLACED TO B-BOX.

21. WATER SERVICES MAY ONLY BE INTERRUPTED WHEN THE TRANSFER OF SERVICES TO THE NEW MAIN TAKES PLACE. SERVICES SHALL BE TRANSFERRED SUBSEQUENT TO TESTING AND CHLORINATION OF THE PROPOSED MAIN. THE CONTRACTOR SHALL CONTACT THE WHEATON WATER DIVISION AT (630) 260-2050 PRIOR TO TRANSFER OF SERVICE. RESIDENTS MUST BE INFORMED OF ANY INTERRUPTION TO THEIR WATER SERVICES 48 HOURS IN ADVANCE.

22. TRENCH BACKFILL MATERIAL SHALL BE IDOT GRADATION CA-6 OR FA-6 COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

23. PIPE COMPOUND WILL NOT BE PERMITTED IN ANY WATER MAIN CONSTRUCTION, INCLUDING SERVICE CONNECTIONS.

24. THE CONTRACTOR SHALL MARK THE END OF ALL SERVICES INSTALLED WITH A 2"x4" YELLOW PINE WOOD POST AT LEAST SIX (6) FEET IN LENGTH. THE POST SHALL BE BURIED WITH APPROXIMATELY THREE (3) FEET OF ITS LENGTH EXPOSED. THE EXPOSED PORTION OF THE STAKE SHALL BE PAINTED BLUE.

25. THE CONTRACTOR SHALL TIE IN THE LOCATION OF ALL SERVICE BOXES TO LOT CORNERS AND SHALL FURNISH A COPY OF SUCH TIE-INS TO THE ENGINEER.

26. REQUIRED TESTING:
ALL TESTS SHALL BE SUPERVISED BY A REPRESENTATIVE OF THE CITY OF WHEATON SEWER DIVISION. ALL TESTS SHALL BE SCHEDULED 48 HOURS IN ADVANCE.

A. DISINFECTION: WATERMAINS MUST BE DE-CHLORINATED AFTER PASSING THE REQUIRED CHLORINATION TEST IN ACCORDANCE WITH CURRENT IEPA SPECIFICATIONS. ALL PUBLIC WATER MAIN SHALL PASS A DISINFECTION TEST IN CONFORMANCE WITH AWWA C651-86.

B. LEAKAGE TEST: ALL PUBLIC WATER MAIN IMPROVEMENTS SHALL PASS A LEAKAGE TEST IN CONFORMANCE WITH AWWA C-600 AND C-603. ALLOWABLE LEAKAGE IN GALLONS PER HOUR MAY NOT EXCEED THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = \frac{ND\sqrt{P}}{7400}$$

L=Allowable leakage in gallons per hour
N=Number of joints in length of tested main
D=Nominal inside diameter of pipe in inches
P=Average test pressure in psi

C. VISUAL INSPECTION: UNDERGROUND PIPING, THRUST BLOCKS, AND RESTRAINTS SHALL BE VISUALLY INSPECTED PRIOR TO BEING COVERED. THE LOCAL AUTHORITY HAVING JURISDICTION SHALL BE CONSULTED ON WHAT REGULATORY DEPARTMENT SHALL COMPLETE THE INSPECTION. A COPY OF THE INSPECTION SHALL BE PROVIDED TO THE LOCAL FIRE OFFICIAL PRIOR TO THE FLUSHING AND HYDROSTATIC TEST.

D. UNDERGROUND FLUSHING TO BE COMPLETED PRIOR TO THE FIRE SERVICE MAIN DEPOSE THE BACKFLOW ASSEMBLY IS INSTALLED AND PUT INTO SERVICE. THE UNDERGROUND PIPING FLUSHING FLOW RATE SHALL BE NOT LESS THAN ONE OF THE OPTIONS LISTED IN THE NFPA 24. A COPY OF THE TESTING DOCUMENTS IS TO BE PRESENTED TO THE LOCAL FIRE OFFICIAL AT THE COMPLETION OF THE TEST.

E. UNDERGROUND HYDROSTATIC TO BE COMPLETED PRIOR TO THE FIRE SERVICE MAIN FROM BEING COVERED. THE PIPING SHALL BE HYDROSTATICALLY TESTED AT TWO HUNDRED (200) PSI AND SHALL MAINTAIN THAT PRESSURE WITHOUT LOSS FOR TWO (2) HOURS.

27. CONTRACTOR TO RESTRAIN COMBINED FIRE/DOMESTIC SERVICE WITH APPROPRIATE RESTRAINTS FOR THE PROPOSED PIPE MATERIAL PER NFPA 24 REQUIREMENT.

No.	DATE	REVISION
	06/17/22	REVISED PER CITY COMMENTS
	06/01/22	REVISED PER CITY COMMENTS
	05/24/22	REVISED PER CITY COMMENTS
	05/17/22	REVISED PER DUPAGE COUNTY
	05/04/22	REVISED PER DUPAGE COUNTY

PROJECT No: 1001.132
DATE
DES. MR
DR. DM
CKD. SC

WOOLPERT
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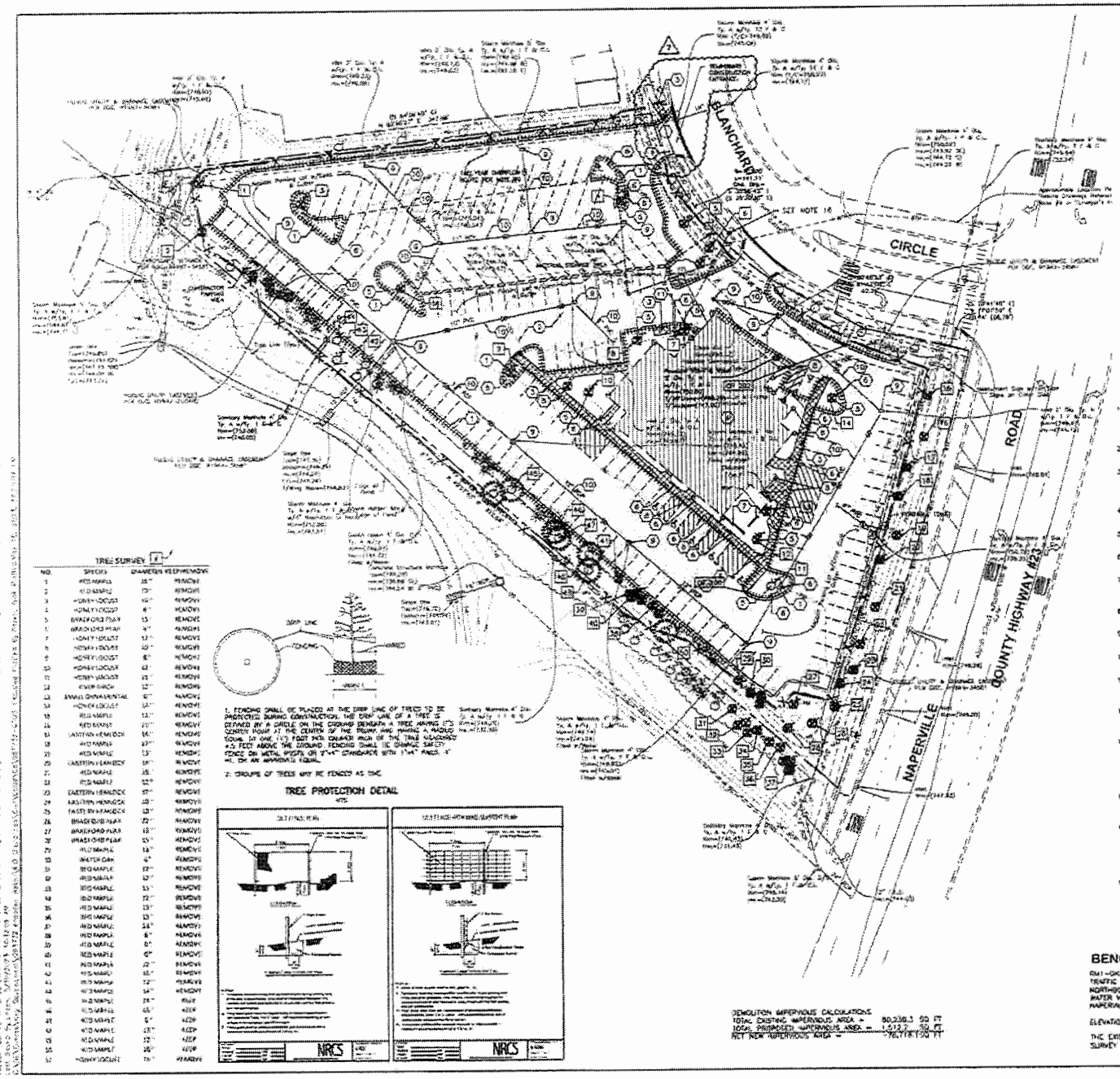
630.424.5060
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
WHEATON RETAIL
NAPERVILLE ROAD AND BLACKHAWK CIRCLE
WHEATON, ILLINOIS

GENERAL NOTES

SHEET NO
C001



EXISTING LEGEND

- STORM MANHOLE
- CURB INLET
- CATCH BASIN
- FIRE HYD.
- WATER VALVE
- WATER MANHOLE
- SPRINKLER CONTROL VALVE
- GAS METER
- ELEC. TRANSFORMER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CLEANOUT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PULL BOX
- SANITARY MANHOLE
- SIGN
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- STORM
- SANITARY
- WATER
- EXISTING CURB (AND GUTTER)
- TOP OF EXISTING

N

DEMOLITION LEGEND

1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
2. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT FULL DEPTH
3. SAWCUT AND REMOVE EXISTING CONCRETE FULL DEPTH
4. REMOVE EXISTING BUILDING AND ASSOCIATED FOUNDATIONS
5. REMOVE EXISTING TREE
6. REMOVE EXISTING SIGN
7. REMOVE EXISTING WALL
8. REMOVE EXISTING GROUND LIGHT
9. REMOVE EXISTING STORM STRUCTURE
10. REMOVE EXISTING STORM SEWER PIPE
11. REMOVE EXISTING FIRE HYDRANT

SILT FENCE

6' CONSTRUCTION FENCE

TREE PROTECTION FENCING

DEMOLITION NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
2. CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR CROSSING THE SITE TO SERVICE ADJACENT PROPERTIES. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS DURING OCCUPIED HOURS, EXCEPT WHEN PERMITTED BY OWNERS.
4. DEMOLISH AND COMPLETELY REMOVE FROM SITE, EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED. COORDINATE WITH UTILITY COMPANIES FOR SHUT-OFF OF SERVICES, IF LINES ARE ACTIVE.
5. EXISTING PAVEMENT AND CONCRETE PAVEMENTS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
6. MATERIAL CREATED AS A RESULT OF BUILDING DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, DRIVELL AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
8. PAVEMENT DAMAGED DUE TO THE REMOVAL OF EXISTING CURB SHALL BE SAWCUT, REMOVED AND REPLACED IN KIND.
9. A FULL DEPTH SAWCUT SHALL BE PROVIDED IN ALL AREAS WHERE PROPOSED PAVEMENT OR CURB AND GUTTER MEETS EXISTING PAVEMENT.
10. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.
11. CONTRACTOR TO DISCONNECT EXISTING WATER SERVICES AT MAIN AND REMOVE IN ITS ENTIRETY THE EXISTING SERVICE LINE. THE EXISTING WATER SERVICE SHALL BE PROPERLY CAPPED AT THE MAIN AND THE FIRE HYDRANT REMOVED.
12. CONTRACTOR TO DISCONNECT THE EXISTING SANITARY SERVICE FROM THE MAIN AND REMOVE IN ITS ENTIRETY THE EXISTING SERVICE LINE AND MANHOLES. ANY EXISTING WYE CONNECTIONS TO THE MAIN ARE TO BE REMOVED.
13. ALL CONSTRUCTION SITES SHALL BE ENCLOSED BY A CONTINUOUS CHAIN LINK FENCE, WITHOUT BARBS, SIX FEET IN HEIGHT WHICH SHALL BE INSTALLED AROUND THE PERIMETER OF THE AREA UNDER CONSTRUCTION HEREIN REFERRED TO AS "CONSTRUCTION SITE." THE FENCING SHALL BE INSTALLED NOT MORE THAN SEVEN DAYS BEFORE THE COMMENCEMENT OF ANY WORK ON THE CONSTRUCTION SITE. SUCH FENCING SHALL REMAIN IN PLACE UNTIL A CERTIFICATE OF OCCUPANCY IS ISSUED FOR THE STRUCTURE, OR AS SO AUTHORIZED BY THE CODE OFFICIAL.
14. CONSTRUCTION SITE MEANS ANY OR ALL PORTION OF THE REAL PROPERTY THAT IS IDENTIFIED AS THE LOCATION OF ANY EXCAVATION OR OF THE ERECTION, ENLARGEMENT, ALTERATION, REPAIR, REMOVAL, OR DEMOLITION OF ANY BUILDING, STRUCTURE OR STRUCTURAL PART THEREOF WITHIN THE CITY.
15. THE SAFETY FENCING SHALL BE ANCHORED SUFFICIENTLY TO RESIST WIND LOADS OF 30 POUNDS PER SQUARE FOOT WITHOUT DEFLECTION OF MORE THAN THREE INCHES BETWEEN TOP AND BOTTOM OF THE FENCE. THE FENCE SHALL NOT CONTAIN ANY ADVERTISEMENTS AND "NO TRESPASSING" SIGNS SHALL BE MOUNTED ON THE FENCING IN CONSPICUOUS LOCATION AROUND THE SITE. ACCESS OPENINGS IN SUCH FENCING SHALL BE PROTECTED BY GATES THAT ARE NORMALLY KEPT CLOSED DURING THE DAY AND SECURED BY LOCK WHEN THERE IS NO CONSTRUCTION ACTIVITY.
16. CONTRACTOR TO REMOVE EXISTING WATER SERVICE FROM TEE TO BUILDING. CONTRACTOR TO VERIFY INTEGRITY OF EXISTING TEE FOR REUSE FOR PROPOSED BUILDING SERVICE. IF EXISTING TEE IS DETERMINED TO NOT BE VIABLE FOR REUSE IT IS TO BE REMOVED AND REPLACED.

BENCHMARK:

RM1-OK3256 - BRASS DISK SET IN THE CONCRETE BASE OF A TRAFFIC SIGNAL LIGHT 3.4' E. OF THE BACK OF CURB FOR NORTHBOUND NAPERVILLE ROAD AND 13.4' SW. OF A CORNER FOR A WATER VALVE AT THE SE. CORNER OF THE INTERSECTION OF NAPERVILLE ROAD WITH BLANCHARD ROAD.

ELEVATION= 754.28 (NAVD 88)

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY DEMCON LTD. AND DATED 03/28/21.

Call Before You Dig
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GRAPHIC SCALE IN FEET
0 30 60 90

No.	DATE	REVISION
7	12/10/22	PERMIT & REVISIONS
6	01/24/22	REVISED PER CITY COMMENTS
5	01/10/22	REVISED PER CITY COMMENTS
4	11/17/21	REVISED PER CITY COMMENTS
3	09/17/21	REVISED PER CITY COMMENTS
2	08/27/21	REVISED PER CITY COMMENTS

PROJECT No: 081132
DATE:
DES.: MJ
DR.: JJH
CHKD.: GJL

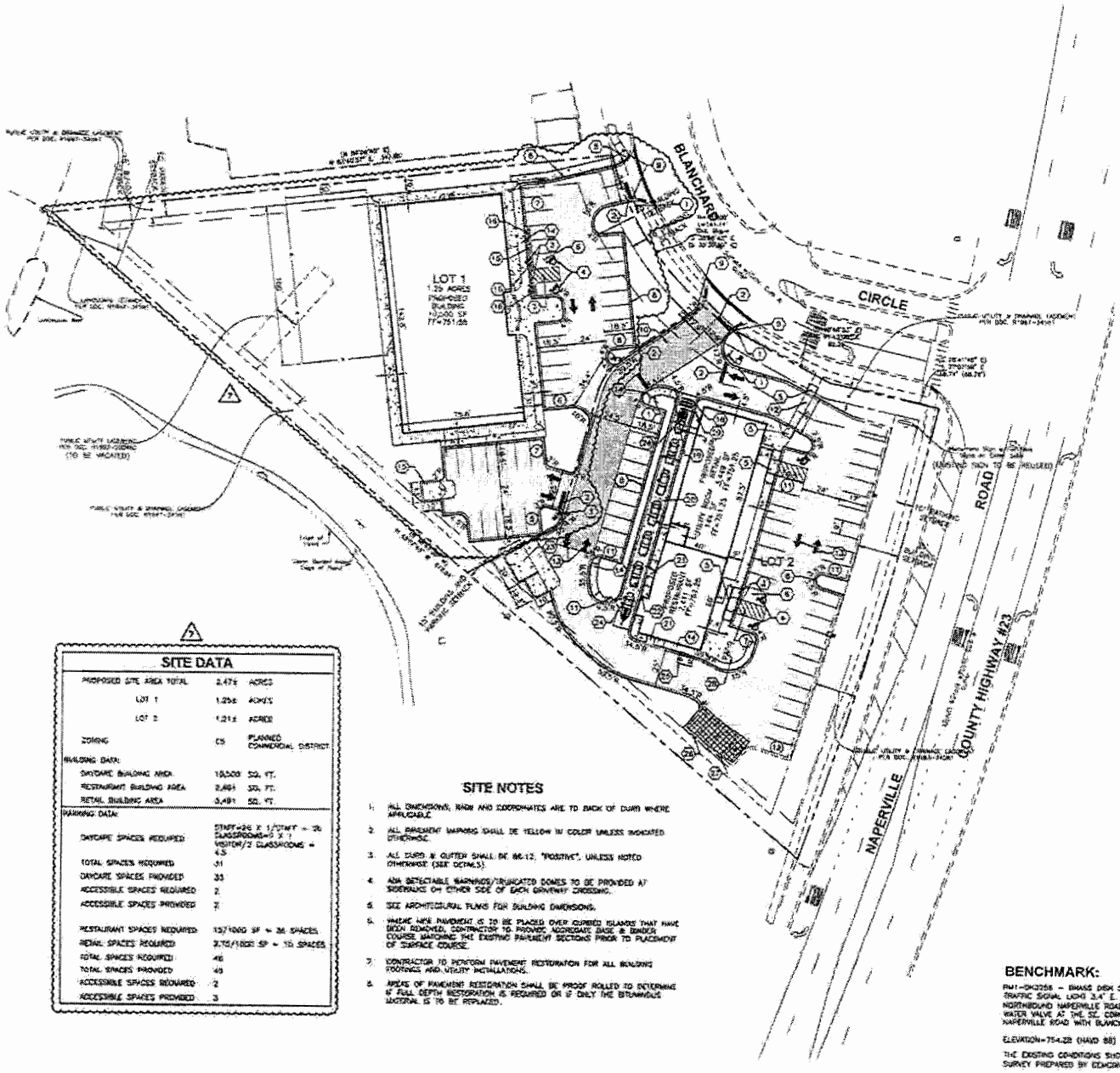
WOOLPERT
1915 South Harvey Road
Suite 350
Oakbrook Terrace, IL 60181
630.629.2930
FAX: 630.495.1111

SITE IMPROVEMENT PLANS
WHEATON RETAIL

NAPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

EXISTING CONDITIONS-DEMO PLAN

SHEET NO.
C100



SITE LEGEND

- INDICATES LIGHT DUTY PAVEMENT-SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES CRITICAL ACCESS DRIVE
- INDICATES NEW CONCRETE PAVEMENT/SIDEWALK-SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES SHORT TERM PARKING SPACES
- DKI #D LIGHT POLES
- EXISTING CURB AND GUTTER
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- (10) INDICATES ROW PARKING COUNT
- (100 SPACES) INDICATES PARKING TOTAL FOR SURROUNDING AREA
- PROPERTY BOUNDARY

SITE KEY NOTES

NO.	DESCRIPTION
1	"STOP" SIGN, R1-1
2	24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3	ACCESSIBLE PARKING SIGN
4	ACCESSIBLE PARKING SYMBOL
5	ACCESSIBLE RAMP WITH DETECTABLE WARNING
6	ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
7	PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
8	CURB AND GUTTER
9	BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
10	CRITICAL ACCESS DRIVE
11	"DO NOT ENTER" SIGN
12	CROSSWALK
13	DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
14	CONCRETE WALK
15	TRASH ENCLOSURE
16	PARKING BLOCK

CHIPOTLE KEY NOTES

NO.	DESCRIPTION
19	PAVEMENT STRIPING, TYP. (BY LANDLORD)
19	"WARGUARD" SIGN (BY CHIPOTLE); CONDUIT STUB-UP (BY LANDLORD)
20	REINFORCED CONCRETE PAVING FOR WORK LITTER (BY LANDLORD)
21	CURB RAMP FOR DELIVERIES & TRASH, TYP. (BY LANDLORD)
22	SAFETY BOLLARD, TYP. (BY LANDLORD)
23	TWO (2) 13'-0" X 12'-0" TRASH ENCLOSURES FOR SHARED USE (BY LANDLORD)
24	CHIPOTLANE LOOP DETECTOR, TYP. (BY CHIPOTLE); CONDUIT STUB-UP (BY LANDLORD)
25	PROPOSED LOCATION OF 1,500 GALLON GREASE INTERCEPTOR FOR CHIPOTLE'S ENCLOSURE USE (BY LANDLORD)
26	TWO (2) SPACES MARKED FOR CHIPOTLANE PULL-IN PARKING (BY LANDLORD); SIGNPOSTS & SIGNAGE (BY CHIPOTLE)
27	TWO (2) "BURRITO LOADING ZONE" PARKING SPACES; SIGNPOSTS & SIGNAGE (BY CHIPOTLE)
28	274 SF PATIO AREA W/ LANDSCAPE BUFFER, CONDUIT STUB-UPS, AND LIGHT POLES (BY LANDLORD); PATIO FURNITURE AND RAILING (BY CHIPOTLE)
29	CLEARANCE BAR (BY CHIPOTLE); CONDUIT STUB-UP (BY LANDLORD)

SITE DATA

PROPOSED SITE AREA TOTAL	2.47±	ACRES
LOT 1	1.25±	ACRES
LOT 2	1.21±	ACRES
ZONING	C5	PLANNED COMMERCIAL DISTRICT
BUILDING DATA:		
DAYCARE BUILDING AREA	10,500	SQ. FT.
RESTAURANT BUILDING AREA	2,481	SQ. FT.
RETAIL BUILDING AREA	3,481	SQ. FT.
PARKING DATA:		
DAYCARE SPACES REQUIRED	STAFF=26 X 1/STAFF = 26; CLASSROOMS=9 X 1 VISITOR/2 CLASSROOMS = 4.5	
TOTAL SPACES REQUIRED	31	
DAYCARE SPACES PROVIDED	33	
ACCESSIBLE SPACES REQUIRED	2	
ACCESSIBLE SPACES PROVIDED	2	
RESTAURANT SPACES REQUIRED	13/1000 SF = 36 SPACES	
RETAIL SPACES REQUIRED	3.75/1000 SF = 15 SPACES	
TOTAL SPACES REQUIRED	46	
TOTAL SPACES PROVIDED	49	
ACCESSIBLE SPACES REQUIRED	2	
ACCESSIBLE SPACES PROVIDED	3	

SITE NOTES

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. WHERE NEW PAVEMENT IS TO BE PLACED OVER CURBED ISLANDS THAT HAVE BEEN REMOVED, CONTRACTOR TO PROVIDE AGGREGATE BASE & BINDER COURSE MATCHING THE EXISTING PAVEMENT SECTIONS PRIOR TO PLACEMENT OF SURFACE COURSE.
7. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL BUILDING FOOTINGS AND UTILITY INSTALLATIONS.
8. AREAS OF PAVEMENT RESTORATION SHALL BE PROOF ROLLED TO DETERMINE IF FULL DEPTH RESTORATION IS REQUIRED OR IF ONLY THE BITUMINOUS MATERIAL IS TO BE REPLACED.

BENCHMARK:

PM1-DK2058 - BRASS DISK SET IN THE CONCRETE BASE OF A TRAFFIC SIGNAL LIGHT 3.4' E. OF THE BACK OF CURB FOR NORTHBOUND NAPERVILLE ROAD AND 13.4' SW. OF A COVER FOR A WATER VALVE AT THE SE. CORNER OF THE INTERSECTION OF NAPERVILLE ROAD WITH BLANCHARD ROAD.

ELEVATION=754.28 (NAVD 88)

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY DOMAIN LTD. AND DATED 03/26/21.

Call Before You Dig
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0 30 60 90
GRAPHIC SCALE IN FEET

N

No.	DATE	REVISION
1	05/05/21	ISSUED FOR REVIEWS
2	08/27/21	REVISED PER CITY COMMENTS
3	09/09/21	REVISED PLANS
4	12/17/21	REVISED PER CITY COMMENTS
5	1/31/22	REVISED PER CITY COMMENTS
	2/28/22	REVISED PER CITY COMMENTS

PROJECT No. 081232
DATE
DES.
DR.
CHK.

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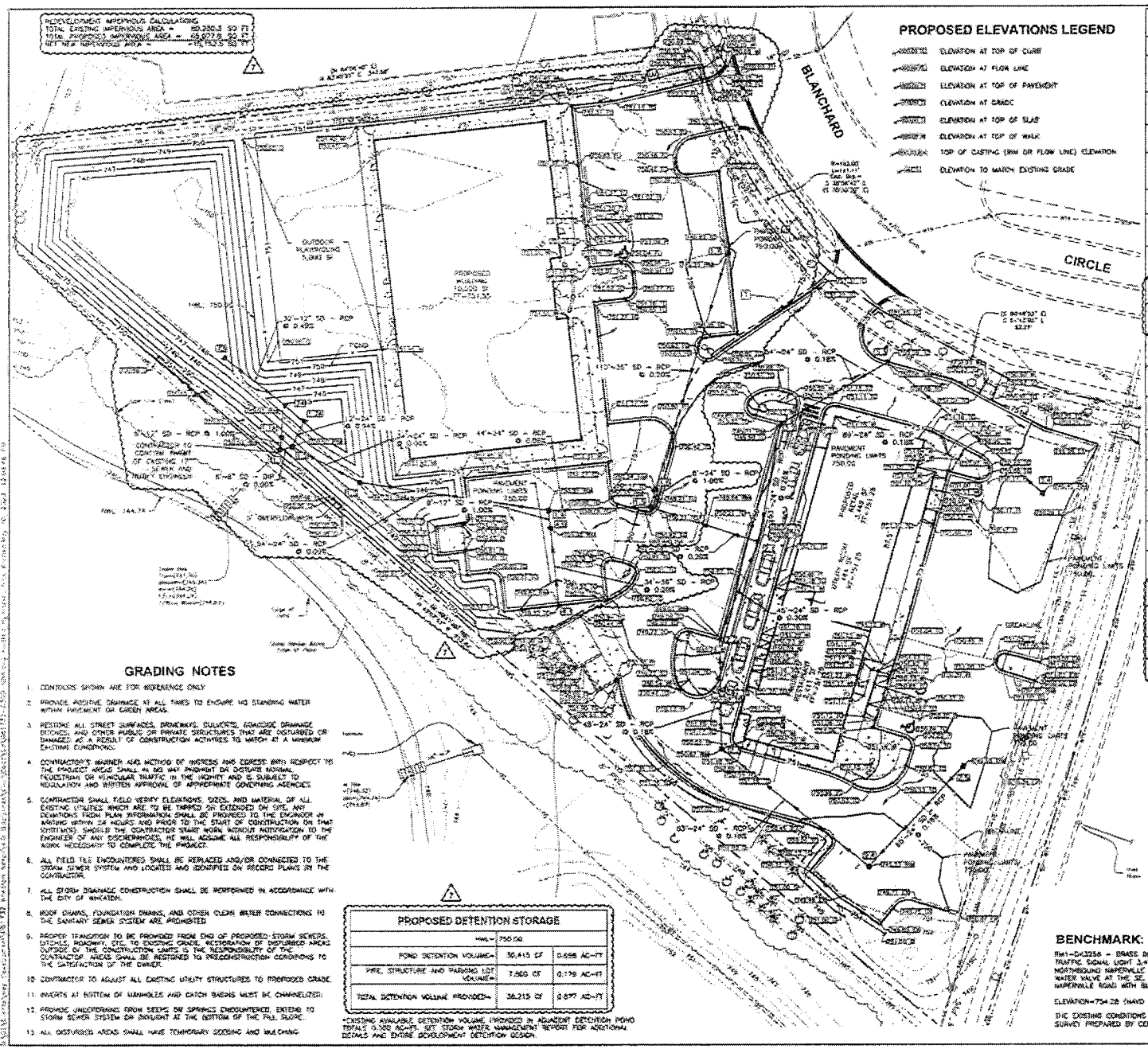
630.424.3000
FAX: 630.635.3721

SITE IMPROVEMENT PLANS
WHEATON RETAIL

NAPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

SITE PLAN

SHEET NO.
C200



PROPOSED ELEVATIONS LEGEND

- ELEVATION AT TOP OF CURB
- ELEVATION AT FLOW LINE
- ELEVATION AT TOP OF PAVEMENT
- ELEVATION AT GRADE
- ELEVATION AT TOP OF SLAB
- ELEVATION AT TOP OF WALK
- TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- ELEVATION TO MATCH EXISTING GRADE

STORM STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM/GRATE	INVERT
1.1A	SECONDARY OUTLET CONTROL STRUCTURE OPEN GRATE	749.91	12" = 745.45 (S)
1.1	5.0' TY. A MH TY. I F&G CL	750.47	18" = 744.28 (SW) 12" = 745.38 (N)
1.2A	12" CONCRETE FLARED END SECTION	747.65	24" = 744.85 (SW)
1.2	OUTLET CONTROL STRUCTURE 6.0' TY. A MH OPEN GRATE	750.00	24" = 744.74 (NE) 6" = 744.74 (W) 24" = 744.74 (SE)
1.3	4.0' TY. A MH TY. I F&G CL	747.02	24" = 744.77 (E) 24" = 744.77 (NW)
1.4	4.0' TY. A MH TY. I F&G CL 2' SUMP	750.51	24" = 744.85 (W) 24" = 744.85 (E) 12" = 744.85 (S)
1.5	5.0' TY. A MH TY. I F&G CL	750.33	24" = 744.83 (W) 24" = 745.83 (E) 24" = 745.83 (N)
1.6	4.0' TY. A MH TY. I F&G CL	750.34	24" = 745.51 (S) 36" = 745.51 (N)
1.7	4.0' TY. A MH TY. H F&G CL 3' SUMP	750.36	36" = 745.53 (S)
2.1	4.0' TY. A MH TY. H F&G CL 2' SUMP	750.00	24" = 745.33 (N) 24" = 745.33 (W) 24" = 745.33 (S)
2.2	6.0' TY. A MH TY. H F&G CL 2' SUMP	749.17	24" = 745.42 (S) 24" = 745.42 (N)
2.3	4.0' TY. A MH TY. I F&G CL	750.57	24" = 745.51 (SE) 24" = 745.51 (N) 6" = 747.45 (E)
2.4	5.0' TY. A MH TY. I F&G CL 2' SUMP	749.23	24" = 745.66 (NE) 24" = 745.66 (NW)
2.5	4.0' TY. A MH TY. I F&G CL 2' SUMP	749.60	24" = 745.77 (SW)
3.2	4.0' TY. A MH TY. I F&G CL 2' SUMP	749.01	24" = 745.47 (S) 24" = 745.47 (NE)
3.3	4.0' TY. A MH TY. H F&G CL 2' SUMP	750.08	24" = 745.56 (SE) 24" = 745.56 (SW)
3.4	4.0' TY. A MH TY. I F&G CL 2' SUMP	749.45	24" = 745.72 (NW)
4.0	4.0' TY. A MH TY. I F&G CL	750.38	36" = 744.93 (S) 12" = 744.93 (W)
4.1	4.0' TY. A MH TY. H F&G CL 2' SUMP	749.83	36" = 745.00 (N)
7.3	12" FLARED END SECTION	742.66	12" = 745.06 (SE)
7.4	12" FLARED END SECTION	749.53	12" = 744.90 (NW)

* TYPE 1 FRAME AND GRATE TO BE NEENAH 1772-C OR APPROVED EQUAL.
** TYPE 1 FRAME AND GRATE TO BE NEENAH R-3010 OR APPROVED EQUAL.
OL=OPEN LID
CL=CLOSED LID
F&G=FRAME & GRATE

GRADING NOTES

1. CONTOURS SHOWN ARE FOR REFERENCE ONLY.
2. PROVIDE POSITIVE DRAINAGE AT ALL TIMES TO ENSURE NO STANDING WATER WITHIN PAVEMENT OR GREEN AREAS.
3. RESTORE ALL STREET SURFACES, DRIVEWAYS, SIDEWALKS, STORMSEWER DRAINAGE DITCHES, AND OTHER PUBLIC OR PRIVATE STRUCTURES THAT ARE DISTURBED OR DAMAGED AS A RESULT OF CONSTRUCTION ACTIVITIES TO MATCH AT A MINIMUM EXISTING CONDITIONS.
4. CONTRACTOR'S MANNER AND METHOD OF INGRESS AND EGRESS WITH RESPECT TO THE PROJECT AREAS SHALL IN NO WAY PROHIBIT OR DISTURB NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY AND IS SUBJECT TO REGULATION AND WRITTEN APPROVAL OF APPROPRIATE GOVERNING AGENCIES.
5. CONTRACTOR SHALL FIELD VERIFY ELEVATIONS, SIZES, AND MATERIAL OF ALL EXISTING UTILITIES WHICH ARE TO BE TAPPED OR EXTENDED ON SITE. ANY DEVIATIONS FROM PLAN INFORMATION SHALL BE PROVIDED TO THE ENGINEER IN WRITING WITHIN 24 HOURS AND PRIOR TO THE START OF CONSTRUCTION ON THAT SYSTEM(S). SHOULD THE CONTRACTOR START WORK WITHOUT NOTIFICATION TO THE ENGINEER OF ANY DISCREPANCIES, HE WILL ASSUME ALL RESPONSIBILITY OF THE WORK NECESSARY TO COMPLETE THE PROJECT.
6. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON RECORD PLANS BY THE CONTRACTOR.
7. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF WHEATON.
8. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
9. PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, PAVEMENT, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR. AREAS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER.
10. CONTRACTOR TO ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE.
11. INVERTS AT BOTTOM OF MANHOLES AND CATCH BASINS MUST BE CHANNELIZED.
12. PROVIDE UNCOVERING FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
13. ALL DISTURBED AREAS SHALL HAVE TEMPORARY SODDING AND MULCHING.

PROPOSED DETENTION STORAGE

HWL= 750.00		
POND DETENTION VOLUME=	30,415 CF	0.698 AC-FT
PIPE, STRUCTURE AND PARKING LOT VOLUME=	7,800 CF	0.179 AC-FT
TOTAL DETENTION VOLUME PROVIDED=	38,215 CF	0.877 AC-FT

*EXISTING AVAILABLE DETENTION VOLUME PROVIDED IN ADJACENT DETENTION POND TOTALS 0.320 ACRES. SEE STORM WATER MANAGEMENT REPORT FOR ADDITIONAL DETAILS AND ENTIRE DEVELOPMENT DETENTION DESIGN.

GRADING LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- CENTERLINE DRAINAGE SWALE
- CONSTRUCTION LIMITS
- DIRECTION OF FLOW
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- PROPOSED STORM STRUCTURE CALLOUT

BENCHMARK:

RM1-DK3256 - BRASS DISK SET IN THE CONCRETE BASE OF A TRAFFIC SIGNAL LIGHT 3.4' E. OF THE BACK OF CURB FOR NORTHBOUND NAPERVILLE ROAD AND 1.3.4' SW. OF A COVER FOR A WATER VALVE AT THE SE. CORNER OF THE INTERSECTION OF NAPERVILLE ROAD WITH BLANCHARD ROAD.

ELEVATION=754.28 (NAVD 88)

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY CONCOR LTD. AND DATED 03/26/21.

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GRAPHIC SCALE IN FEET

N

No.	DATE	REVISION
1	02/16/22	PHASE 2 REVISIONS
2	04/25/22	REVISED PER CITY COMMENTS
3	07/13/22	REVISED PER CITY COMMENTS
4	10/14/22	REVISED PER CITY COMMENTS
5	11/17/22	RESUBMITTAL PER CITY COMMENTS
6	12/01/22	SUBMITTAL PER CITY COMMENTS

PROJECT No. 0217.22
DATE
DES.
DR.
CHD.

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630.424.9960
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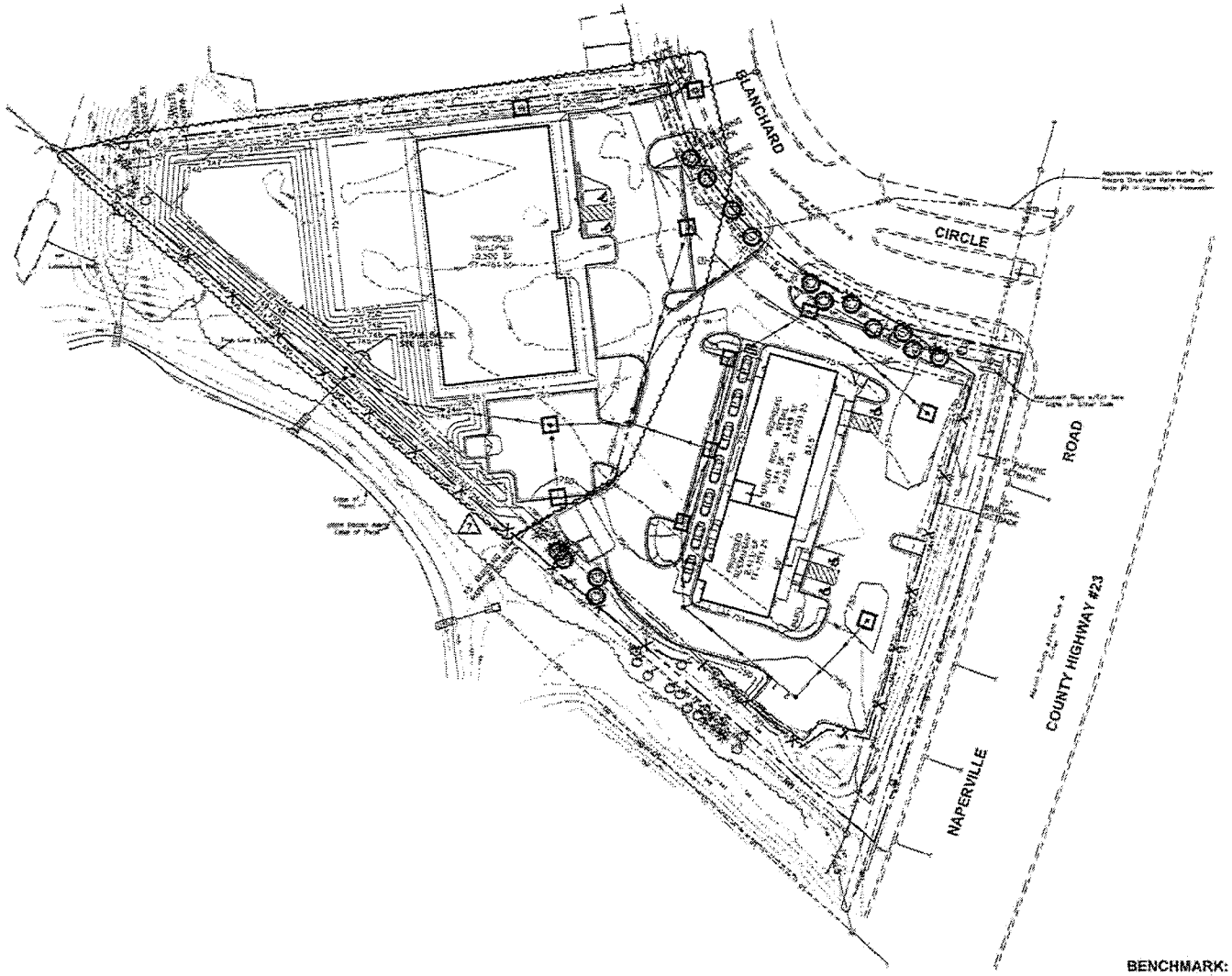
SITE IMPROVEMENT PLANS
WHEATON RETAIL
NAPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

GRADING PLAN

SHEET NO.
C300



EROSION CONTROL LEGEND

- SILT FENCE
- INLET PROTECTION
- CURB INLET PROTECTION
- TREE PROTECTION

N

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS."
2. ALL SEDIMENT CONTROL MEASURES ARE TO BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION AND BE INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF THE SITE.
3. PERIODIC INSPECTION AND MAINTENANCE OF ALL SEDIMENT CONTROL MEASURES MUST BE PROVIDED BY THE DEVELOPER TO VERIFY THE INTENDED PURPOSE IS ACCOMPLISHED. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL SEDIMENT LEAVING PROPERTY. SEDIMENT CONTROL MEASURES SHALL BE IN PROPER WORKING CONDITION AT ALL TIMES.
4. ALL POINTS OF CONSTRUCTION INGRESS AND EGRESS SHALL BE PROTECTED TO PREVENT TRACKING OF DEBRIS, DIRT, AND MUD ONTO ADJACENT STREETS, PARKING LOTS, OR PROPERTIES.
5. ALL SEDIMENT MUST BE PREVENTED FROM ENTERING ANY STORM DRAINAGE SYSTEM.
6. ALL DRAINAGE SWALES AND ALL SLOPES 3:1 OR STEEPER SHALL BE SODDED.
7. AFTER RAINFALL GREATER THAN 0.5", THE DEVELOPER SHALL INSPECT ALL SEDIMENT CONTROL STRUCTURES AND ANY DAMAGED DEVICES SHALL BE REPAIRED OR REPLACED IMMEDIATELY.
8. ALL SEDIMENT CONTROL STRUCTURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED.
9. ALL TEMPORARY SEDIMENT CONTROL STRUCTURES SHALL BE CLEANED AT THE END OF THE PROJECT CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE.
10. TOPSOIL STOCKPILES SHALL BE LOCATED TO AVOID EROSION OF STOCKPILE NEIGHBORING PROPERTIES OR INTO RESTORED PROJECT AREAS. STOCKPILES SHALL BE LOCATED SO THAT AN ONSITE DRAINAGE SWALE IS LOCATED BETWEEN THE STOCKPILE AND ANY DOWNSTREAM PROPERTIES. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 14 DAYS, IT IS REQUIRED THAT THE STOCKPILE BE SEEDED TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
11. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING A SEPARATE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM PERMIT (NPDES) PERMIT FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY WHENEVER 1 ACRE OR MORE OF PROPERTY IS DISTURBED.
12. THE DEVELOPER IS RESPONSIBLE FOR PREPARING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AT THE PROJECT SITE FOR ANY DEVELOPMENT GREATER THAN 1 ACRE.

BENCHMARK:

RM1-OK3256 - BRASS DISK SET IN THE CONCRETE BASE OF A TRAFFIC SIGNAL LIGHT 3.4' E. OF THE BACK OF CURB FOR NORTHBOUND NAPERVILLE ROAD AND 13.4' SW. OF A COVER FOR A WATER VALVE AT THE SE. CORNER OF THE INTERSECTION OF NAPERVILLE ROAD WITH BLANCHARD ROAD.

ELEVATION=754.28 (NAVD 88)

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY CEMCON LTD. AND DATED 03/26/21.

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0 30 60 90
GRAPHIC SCALE IN FEET

REVISION			
No.	DATE		
3	06/20/23	PHASE 2 REVISIONS	
2	04/03/23	REVISED PER CITY COMMENTS	
1	01/04/23	REVISED UTILITIES	
0	12/17/22	REVISED PER CITY COMMENTS	
2	11/17/22	REVISED PER CITY COMMENTS	
	10/07/22	REVISED PER CITY COMMENTS	

PROJECT No: 021152

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SITE IMPROVEMENT PLANS
WHEATON RETAIL
NAPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

EROSION CONTROL PLAN

SHEET NO
C310

EROSION CONTROL REQUIREMENTS FOR COMPLIANCE WITH EPA'S GENERAL PERMIT FOR CONSTRUCTION

1. THE EROSION CONTROL MEASURES INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN (GRADING/EROSION CONTROL PLAN AND EROSION CONTROL DETAILS) SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THESE PLANS, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THE STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL.

2. THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.

3. PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. BULK CLEANING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION. SEDIMENT SHALL BE REMOVED AT THE END OF EACH WORKDAY.

4. ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.

5. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN 7 DAYS AFTER FINAL GRADE IS ESTABLISHED.

6. THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INVOLVING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL, AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.

7. DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, WITH THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1987, AND THE STORMWATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.

8. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY REPORT FOR GENERAL CONSTRUCTION AND ALL PRACTICES WILL MEET OR EXCEED THOSE DETAILED IN THE ILLINOIS URBAN MANUAL.

9. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.

10. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE PERMITS.

11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.

12. THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.

13. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (I.E. PERIMETER SILT FENCE). STOCKPILES TO REMAIN IN PLACE FOR 21 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.

14. ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY.

15. IF DEWATERING SERVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.

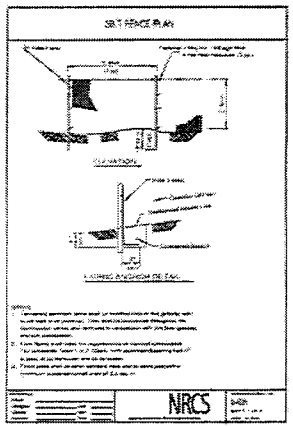
16. ANY SEDIMENT REACHING THE STORM SEWER SYSTEM SHALL BE REMOVED FROM THE SEWER AND NOT FLUSHED DOWNSTREAM.

17. ANY UNDISTURBED SEDIMENT CAPTURED IN DETENTION, RETENTION, OR DEPRESSION STORAGE AREAS SHALL BE REMOVED BY THE APPLICANT BEFORE PROJECT COMPLETION.

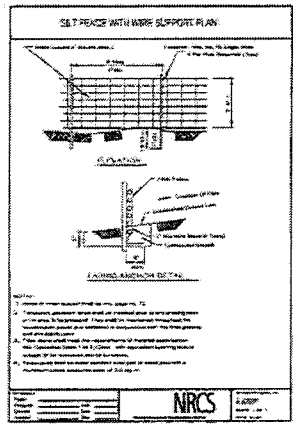
18. WIND EROSION AND CONTROLLING DUST ON THE PROJECT SITE SHALL BE ADDRESSED BY USING THE FOLLOWING METHODS (OR APPROVED EQUAL):
    a. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
    b. PROVIDE GRAVEL TOP DRESSING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

19. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.

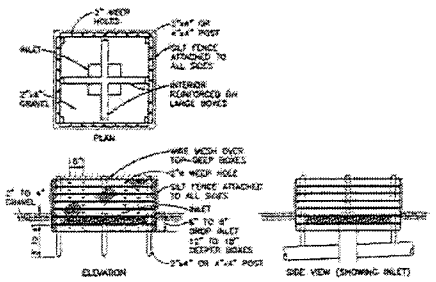
20. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".



2 / C311



3 / C311



NOTES:
1. NO HOLES NEEDED ON SIDES MADE OF BOARDS SPACED 2" APART.
2. 2" HOLES APPROX. 6" VERTICAL, 6" HORIZONTAL ON PLYWOOD SIDES.
3. SILT FENCE FABRIC ATTACHED TO ALL SIDES OF BOX. (COARSE WEAVE)
4. DIMENSIONS OF BOX WILL VARY ACCORDING TO THE SIZE OF INLET AND DEPTH OF BASE.
5. USE WIRE MESH OVER TOP OF DEEP BOXES.
6. SILT BOXES TO BE LOCATED AT ALL EXISTING AND PROPOSED CATCH BASINS.

SILT BOX DETAIL

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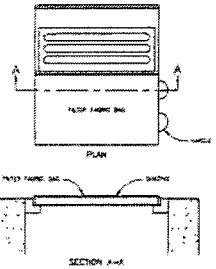
STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SODDING			A									
PERMANENT SEEDING	B											
TEMPORARY SEEDING			C			D						
SODDING			E**									
MULCHING	F											

A = KENTUCKY BLUEGRASS @ 90 LBS/AC, MIXED WITH PERENNIAL RYEGRASS @ 30 LBS/AC
B = KENTUCKY BLUEGRASS @ 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS @ 45 LBS/AC. PLUS 2 TON/AC. STRAW MULCH
C = CROWN DAYS @ 100 LBS/AC.
D = WHEAT OR CEREAL RYE @ 150 LBS/AC
E = SOD
F = STRAW MULCH @ 2 TONS/AC.
* = IRRIGATION NEEDED DURING JUNE AND JULY
** = IRRIGATION NEEDED FOR 2-3 WEEKS AFTER APPLYING SOD

REF. # VCC "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS"

TYPICAL SOIL PROTECTION DETAIL

5 / C311



INSTALLATION:
1. STAND GRATE ON END. PLACE FILTER FABRIC BAG OVER GRATE.
2. FLIP GRATE OVER SO THAT OPEN END IS UP. PULL UP BLACK TUCK FLAP IN.
3. BE SURE END OF GRATE IS COMPLETELY COVERED BY FLAP OR FILTER FABRIC BAG WILL NOT FIT PROPERLY.
4. HOLDING HANDLES. CAREFULLY PLACE FILTER FABRIC BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT THE ENTIRE GRATE IS COVERED

MAINTENANCE:
AFTER SILT HAS DRIED, REMOVE IT FROM THE SURFACE OF FILTER FABRIC BAG WITH BROOM.

INLET PROTECTION DETAIL *
* OR ENGINEER APPROVED EQUAL

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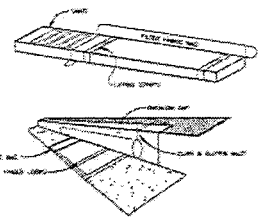
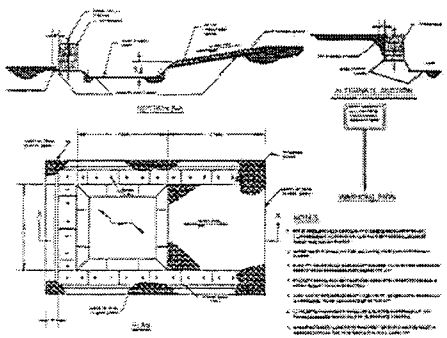


INSTALLATION:
1. STAND GRATE ON END. SLIDE THE FILTER FABRIC BAG ON W/DAM ON TOP OF THE GRATE.
2. PULL ALL EXCESS DOWN. LAY UNIT ON ITS SIDE. CAREFULLY TUCK FLAP IN.
3. INSTALL THE UNIT MAKING SURE FRONT EDGE OF GRATE IS INSERTED IN FRAME FIRST THEN LOWER BACK INTO PLACE.
4. CAREFULLY PLACE FILTER FABRIC BAG WITH GRATE INSERTED INTO CATCH BASIN FRAME SO THAT THE ENTIRE GRATE OPENING IS COVERED.

MAINTENANCE:
WITH A STIFF BRISTLE BROOM SWEEP SILT & OTHER DEBRIS OFF SURFACE AFTER EACH EVENT.

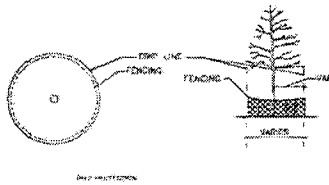
CURB INLET PROTECTION DETAIL *
* OR ENGINEER APPROVED EQUAL

7 / C311



CONCRETE WASHOUT AREA

8 / C311

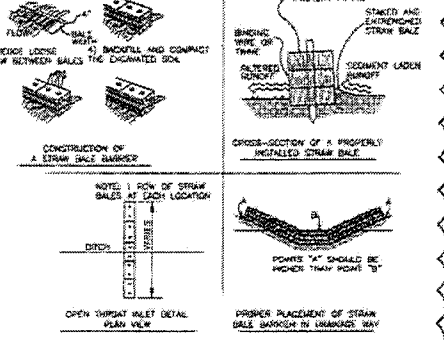


1. FENCING SHALL BE PLACED AT THE DRIP LINE OF TREES TO BE PROTECTED DURING CONSTRUCTION. THE DRIP LINE OF A TREE IS DEFINED BY A CIRCLE ON THE GROUND BENEATH A TREE HAVING ITS CENTER POINT AT THE CENTER OF THE TRUNK AND HAVING A RADIUS EQUAL TO ONE (1) FOOT PER CALIPER INCH OF THE TREE MEASURED 4.5 FEET ABOVE THE GROUND. FENCING SHALL BE ORANGE SAFETY FENCE ON METAL POSTS OR 2"x4" STANDARDS WITH 1"x4" RAILS, 4' HT. OR AN APPROVED EQUAL.

2. GROUPS OF TREES MAY BE FENCED AS ONE

TREE PROTECTION DETAIL

9 / C311



STRAW BALE DETAIL

10 / C311

No.	DATE	REVISION
1	5/15/23	PRELIMINARY
2	06/17/23	REVISED PER EDP COMMENTS
3	09/01/23	REVISED PER SITE COMMENTS
4	12/21/23	REVISED PER CITY COMMENTS
5	01/17/24	REVISED PER DUPAGE COUNTY
6	03/21/24	REVISED FOR DUPAGE COUNTY

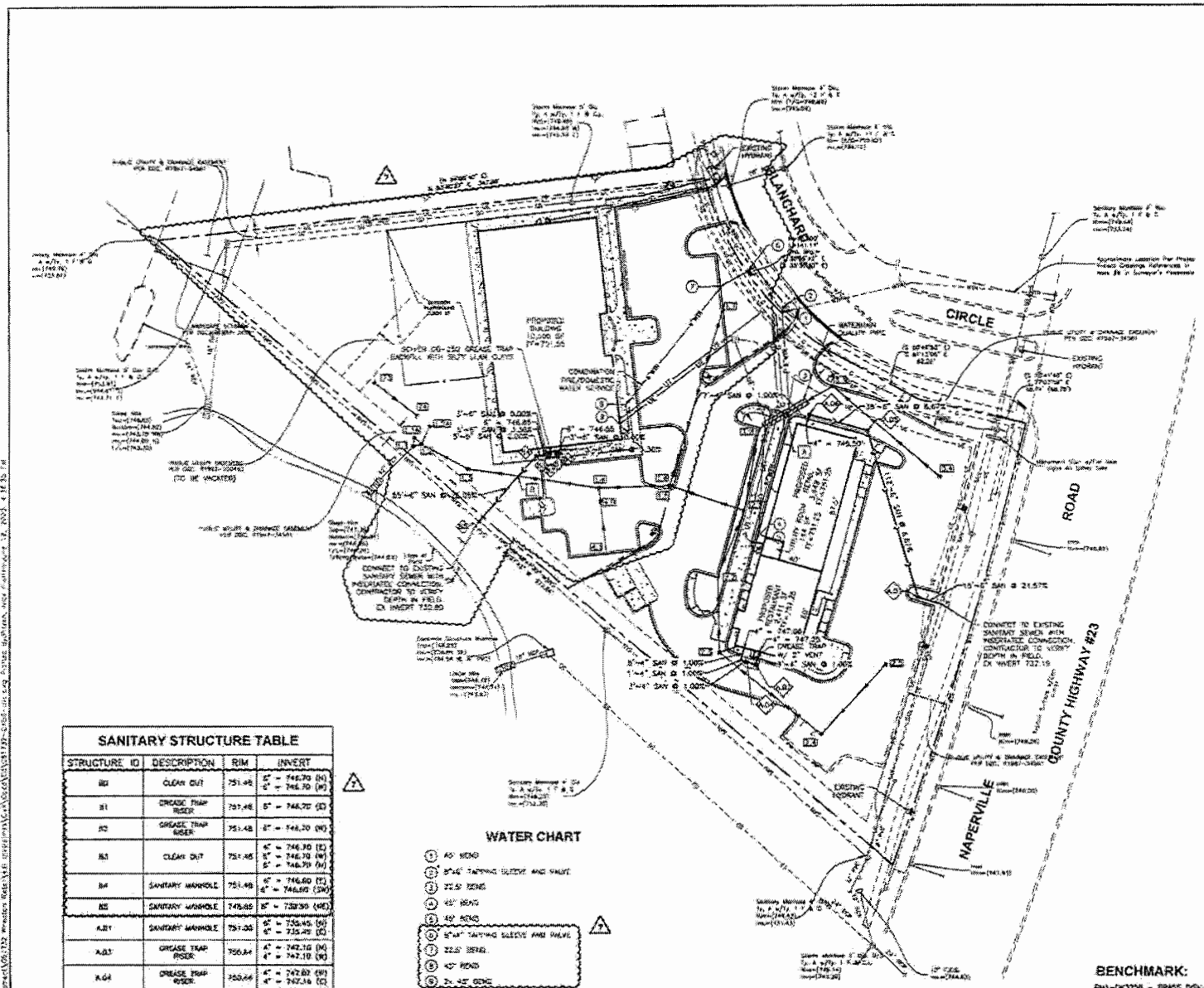
PROJECT No: 2013.32
DATE: 5/15/23
DES. KJ
DR. CG
CHK. EP

1835 South Meyers Road
Suite 950
Oakbrook Terrace IL 60181
630.436.3000
FAX: 630.436.3131
WOOLPERT

SITE IMPROVEMENT PLANS
WHEATON RETAIL
HAMPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

EROSION CONTROL DETAILS

SHEET NO.
C311



SANITARY STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM	INVERT
B2	CLEAN OUT	751.46	6" = 746.70 (N) 6" = 746.70 (W)
B1	GREASE TRAP RISER	751.46	6" = 746.70 (E)
B2	GREASE TRAP RISER	751.46	6" = 746.70 (W)
B3	CLEAN OUT	751.46	6" = 746.70 (E) 6" = 746.70 (W) 6" = 746.70 (N)
B4	SANITARY MANHOLE	751.46	6" = 746.60 (E) 6" = 746.60 (SW)
B5	SANITARY MANHOLE	745.65	8" = 738.30 (NE)
A.01	SANITARY MANHOLE	751.00	6" = 735.45 (N) 6" = 735.45 (S)
A.03	GREASE TRAP RISER	756.84	4" = 747.10 (N) 4" = 747.10 (W)
A.04	GREASE TRAP RISER	753.66	4" = 747.82 (W) 4" = 747.16 (E)
A.05	SANITARY MANHOLE	750.63	6" = 742.86 (S) 6" = 742.86 (W)
A.06	SANITARY MANHOLE	750.56	6" = 743.42 (S) 6" = 743.42 (E)

WATER CHART

1. 45° BEND
2. 8"x6" TAPPING SLEEVE AND VALVE
3. 22.5° BEND
4. 45° BEND
5. 45° BEND
6. 8"x6" TAPPING SLEEVE AND VALVE
7. 22.5° BEND
8. 45° BEND
9. 24.45° BEND

NOTE:

* CONTRACTOR TO VERIFY REQUIRED TAPPING SLEEVE SIZE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.

UTILITY LEGEND

- PROPOSED BOUNDARY
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED GAS
- PROPOSED TELEPHONE
- PROPOSED OVERHEAD TELEPHONE
- PROPOSED CABLE
- PROPOSED CONDUIT
- PROPOSED FIBEROPTIC
- PROPOSED UNDERDRAIN
- CONSTRUCTION LIMITS
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED VALVE VAULT
- PROPOSED ELECTRICAL MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROPOSED WATER PROTECTION AREA
- LIGHT POLES
- INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- PROPOSED SANITARY STRUCTURE CALLOUT
- PROPOSED STORM STRUCTURE CALLOUT
- PROPOSED WATER MAIN STRUCTURE CALLOUT
- PROPOSED UTILITY CROSSING CALLOUT

UTILITY NOTES

1. ALL STORM SEWER SHALL BE CLASS IV REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76. TRENCH SHALL BE BACKFILLED WITH COMPACTED CA-6.
2. FIRE SERVICE MAINS AND LEAD IN CONNECTIONS TO SYSTEM RISERS ARE REQUIRED TO BE COMPLETELY FLUSHED BEFORE CONNECTION TO SPRINKLER PIPING IS MADE. NFPA 13, LATEST EDITION, 10-2.1. THE FIRE PREVENTION BUREAU SHALL BE NOTIFIED 24 HOURS IN ADVANCE TO WITNESS THE FLUSH AT 847-980-4452.
3. ALL WATER MAIN CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE CITY OF WHEATON.
4. CONTRACTOR TO COORDINATE SHUTDOWN OF ALL WATER MAINS WITH THE CITY OF WHEATON. CITY SHALL BE GIVEN 5 WORKING DAYS NOTICE.
5. CONTRACTOR SHALL ADJUST EXISTING STRUCTURES TO MEET FINAL GRADE.
6. ALL SANITARY SEWER SHALL BE CONSTRUCTED OF PVC SDR-26.
7. FIELD VERIFY DEPTH OF EXISTING UTILITY, MAINTAIN MINIMUM COVER AND SEPARATION REQUIREMENTS AS SPECIFIED IN PLANS.
8. 2-4" SCHEDULE 40 PVC CONDUIT FOR LOCATIONS UNDER PROPOSED PAVEMENT. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR ELECTRIC SERVICE AND TRANSFORMER LOCATION.
9. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR NATURAL GAS SERVICE.
10. 1-4" SCHEDULE 40 PVC CONDUIT FOR LOCATIONS UNDER PROPOSED PAVEMENT. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR TELEPHONE SERVICE.

UTILITY CROSSINGS

FINISH GRADE = 750.46
[A] 24" STM B/PIPE = 745.51]-1.50' **
6" WTR T/PIPE = 744.21

FINISH GRADE = 748.41
[B] 24" STM B/PIPE = 744.80]-2.00'
6" SAN T/PIPE = 742.80

** PROVIDE WATER MAIN PROTECTION

BENCHMARK:

RM1-DK3358 - BRASS DISK SET IN THE CONCRETE BASE OF A TRAFFIC SIGNAL LIGHT 3.4' E. OF THE BACK OF CURB FOR NORTHBOUND NAPERVILLE ROAD AND 13.4' SW. OF A COVER FOR A WATER VALVE AT THE SE. CORNER OF THE INTERSECTION OF NAPERVILLE ROAD WITH BLANCHARD ROAD.

ELEVATION=754.38 (NAVD 88)

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY CEMCON LTD. AND DATED 03/26/21.

Call Before You Dig
TULIE
Simply Call 811

GRAPHIC SCALE IN FEET

NO.	DATE	REVISION
7	06/16/23	PHASE 2 REVISIONS
6	04/28/23	REVISED PER CITY COMMENTS
5	01/31/22	REVISED UTILITIES
4	12/17/21	REVISED PER CITY COMMENTS
3	08/17/21	REVISED PER CITY COMMENTS
	06/07/21	REVISED PER CITY COMMENTS

PROJECT NO: 2017-127
DES. AP
DRN. JCK
CHK. KB

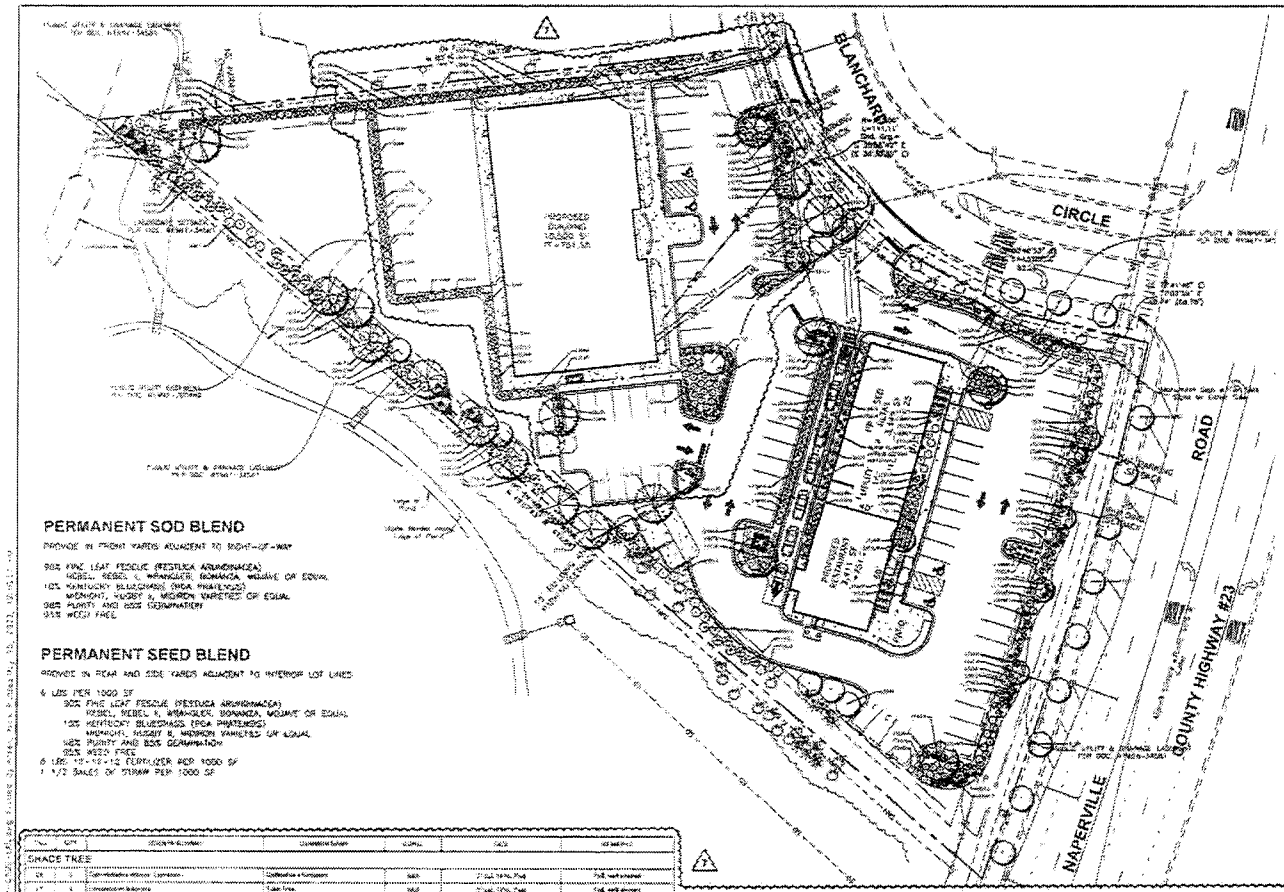
WOOLPERT
1915 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.3900
FAX: 630.495.3751

SITE IMPROVEMENT PLANS
WHEATON RETAIL

NAPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

UTILITY PLAN

SHEET NO
C400



PERMANENT SOD BLEND

PROVIDE IN FRONT YARDS ADJACENT TO RIGHT-OF-WAY

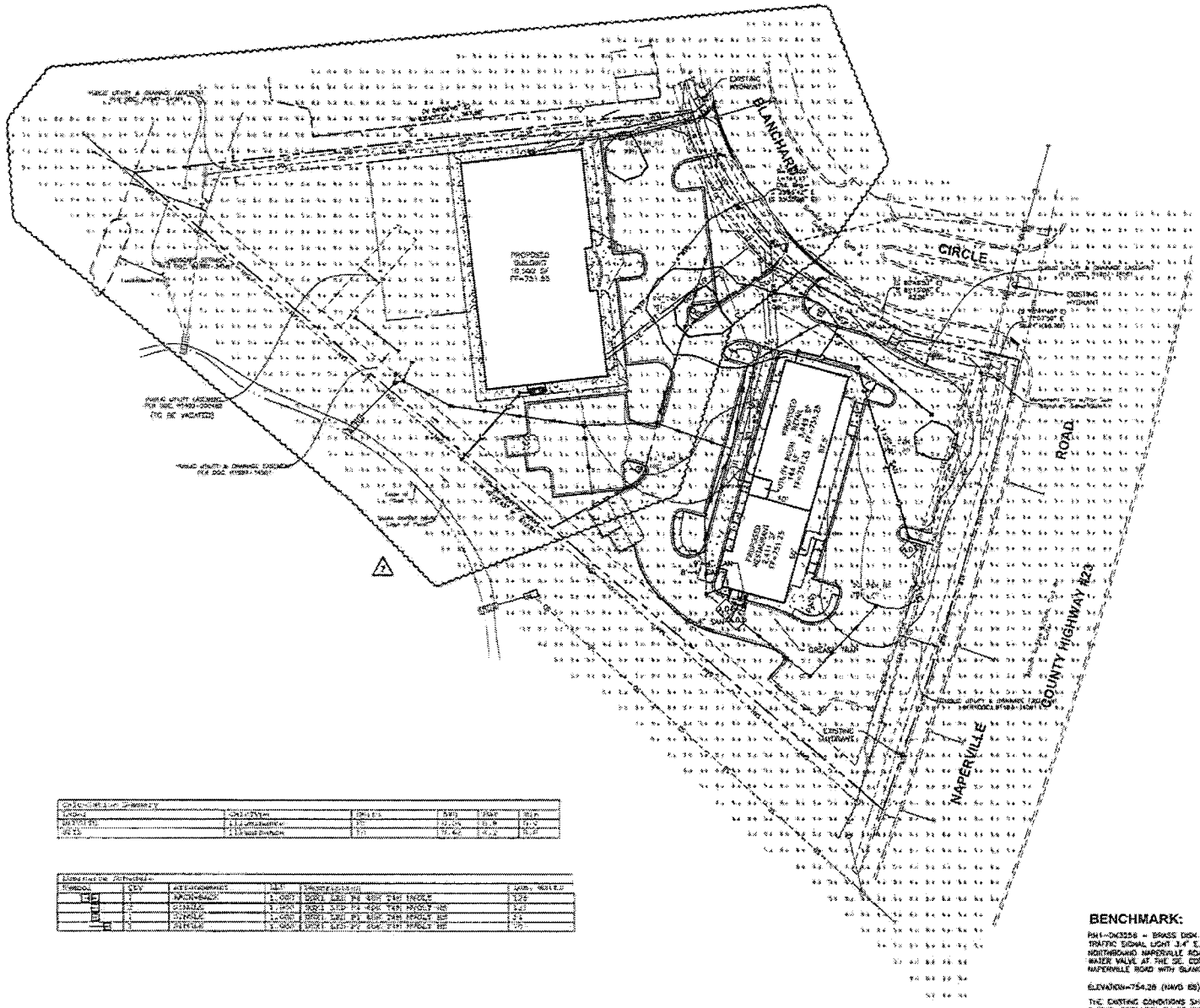
90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MIRAGE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, MIDNIGHT II, MIDNIGHT VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
0% WEED FREE

PERMANENT SEED BLEND

PROVIDE IN REAR AND SIDE YARDS ADJACENT TO INTERIOR LOT LINES

6 LBS PER 1000 SF
90% FINE LEAF FESCUE (FESTUCA ARUNDINACEA)
REBEL, REBEL II, WRANGLER, BONANZA, MIRAGE OR EQUAL
10% KENTUCKY BLUEGRASS (POA PRATENSIS)
MIDNIGHT, MIDNIGHT II, MIDNIGHT VARIETIES OR EQUAL
98% PURITY AND 85% GERMINATION
0% WEED FREE
6 LBS. 18-46-18 FERTILIZER PER 1000 SF
1 1/2 BALES OF STRAW PER 1000 SF

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS
SHADE TREE						
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]



BENCHMARK:

PM1-DK3556 - BRASS DISK SET IN THE CONCRETE BASE OF A TRAFFIC SIGNAL LIGHT 3.4' E. OF THE BACK OF CURB FOR NORTHBOUND NAPERVILLE ROAD AND 12.4' SW. OF A COVER FOR A WATER VALVE AT THE SE. CORNER OF THE INTERSECTION OF NAPERVILLE ROAD WITH BLANCHARD ROAD.

ELEVATION=754.28 (NAVD 88)

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY DENNON LTD. AND DATED 03/26/21.

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Simply Call 811

0 20 40 80
GRAPHIC SCALE IN FEET

N

No.	DATE	REVISION
7	10/19/23	PHASE 2 REVISIONS
6	8/14/23	REVISED PER CITY COMMENTS
5	7/10/23	REVISED UTILITIES
4	11/14/22	REVISED PER CITY COMMENTS
3	7/14/22	REVISED PER CITY COMMENTS
2	11/14/22	REVISED PER CITY COMMENTS
1	10/14/22	REVISED PER CITY COMMENTS

PROJECT No. 18-0132
DATE
DES.
DR.
CKD.

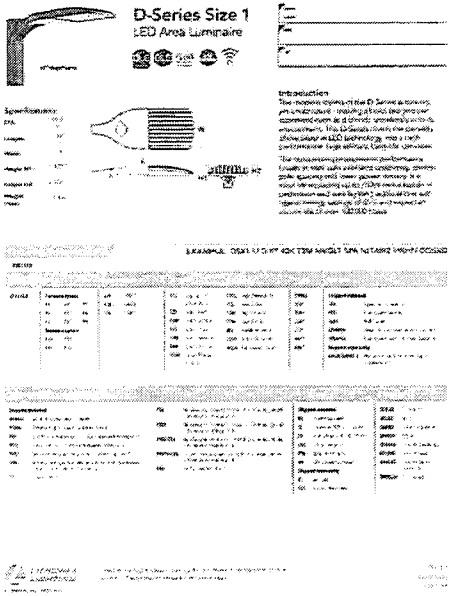
WOLDERT
1545 South Naperville Road
Suite 150
Downers Grove, IL 60515
630.424.5880
FAX: 630.515.3751

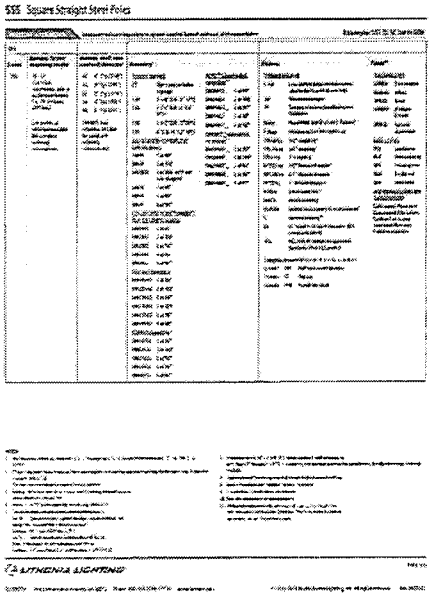
SITE IMPROVEMENT PLANS
WHEATON RETAIL

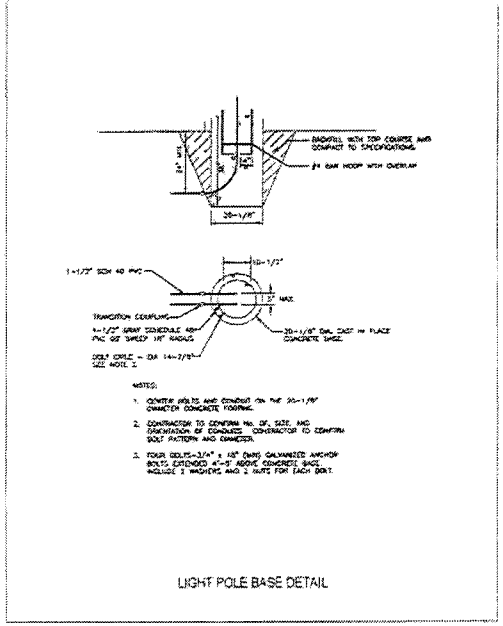
NAPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

PHOTOMETRIC PLAN

SHEET NO.
C600







LIGHT POLE BASE DETAIL

N

BENCHMARK:

RM1-DK3256 - BRASS DISK SET IN THE CONCRETE BASE OF A TRAFFIC SIGNAL LIGHT 3.4' E. OF THE BACK OF CURB FOR NORTHBOUND NAPERVILLE ROAD AND 13.4' SW. OF A COVER FOR A WATER VALVE AT THE SE. CORNER OF THE INTERSECTION OF NAPERVILLE ROAD WITH BLANCHARD ROAD.

ELEVATION=754.28 (NAVD 88)

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY CEMCON LTD. AND DATED 03/26/21.

Call Before You Dig
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0 30 60 90
GRAPHIC SCALE IN FEET

No.	DATE	REVISION
	07/17/23	REVISED FOR CITY COMMENTS
	08/01/23	REVISED PER CITY COMMENTS
	09/11/23	REVISED PER CITY COMMENTS
	09/13/23	REVISED PER BUREAU COUNTY
	10/31/23	REVISED PER BUREAU COUNTY
	12/15/23	REVISED FOR BUREAU COUNTY

PROJECT No: 19-17.2X
DATE:
DES.:
DR.:
CKD.:

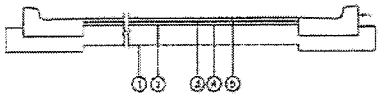
WOOLPERT
1915 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9500
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
WHEATON RETAIL

NAPERVILLE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

PHOTOMETRIC DETAILS

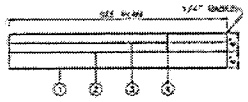
SHEET NO.
C601



① SECTION 301 ~ SUBGRADE COMPACTION
② SECTION 351 ~ AGGREGATE BASE CA-6 (10" COURSE ~ LIGHT DUTY)
(12" COURSE ~ "HEAVY DUTY") INCLUDING UNDER AND 1' BEYOND CURB.
③ SECTION 406 ~ (1.5"-LD | 2.5"-HD) HOT-MIX ASPHALT BINDER COURSE, Ga=19.0, N50
④ SECTION 403 ~ TACK COAT @ 0.05 TO 0.15 GAL/SY
⑤ SECTION 406 ~ (1.5"-LD | 1.5"-HD) HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N50

NOTES
1) ALL ITEM NUMBERS REFER TO STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION, STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

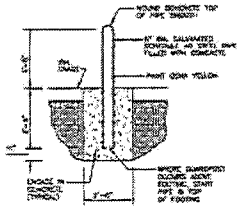
PAVEMENT SECTION DETAIL
NTS
1 C700



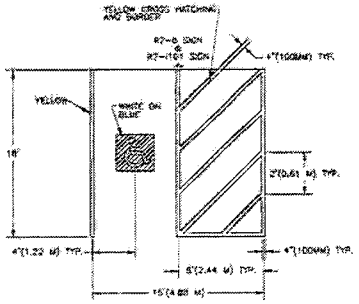
① SUBGRADE COMPACTION
② AGGREGATE BASE, 4" COURSE
③ 1-LAYER ~ 6 x 6, W1.4 x W1.4 W.W.F.
④ 4" CONCRETE, 4000 psi @ 28 DAYS

NOTES:
1. CONTRACTION JOINTS EVERY 5'-0" o/c. EXPANSION JOINTS EVERY 25'-0" o/c. EXPANSION JOINTS TO BE SEALED WITH CAULK PER SPECIFICATIONS.
2. (3) #5 REBARS ARE REQUIRED AT ALL TRENCH CROSSINGS.

CONCRETE SIDEWALK DETAIL
NTS
2 C700



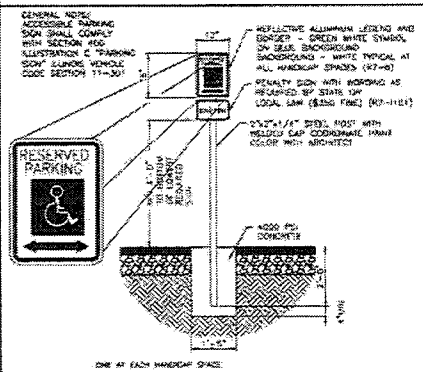
BOLLARD DETAIL
NTS
3 C700



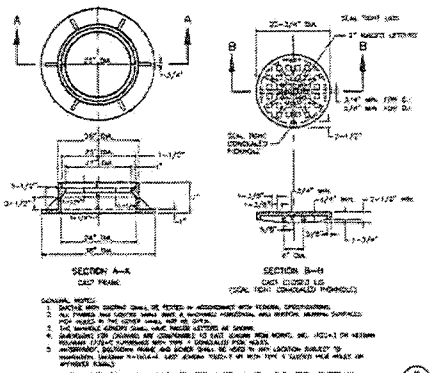
ACCESSIBLE PARKING SPACE MARKINGS DETAIL
NTS
4 C700

NOTE: SYMBOL TO BE CENTERED ON WIDTH OF PARKING STALL. SYMBOLS ARE REQUIRED TO CONTRAST WITH BACKGROUND. REFER NO. 1 FOUND IN FEDERAL STANDARDS 595A SOLID TONE. (TYP.) SYMBOL SHALL MEET ILLINOIS ACCESSIBILITY CODE AND THE AMERICANS WITH DISABILITIES ACT CRITERIA.

ACCESSIBLE PARKING PAVEMENT SYMBOL DETAIL
NTS
5 C700

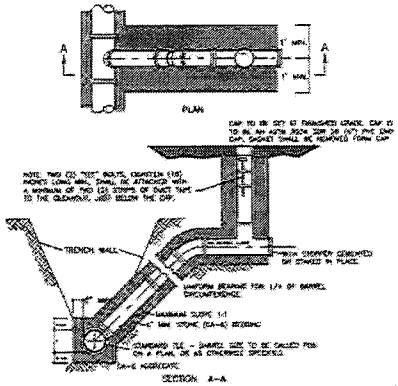


ACCESSIBLE PARKING SIGN
NTS
6 C700

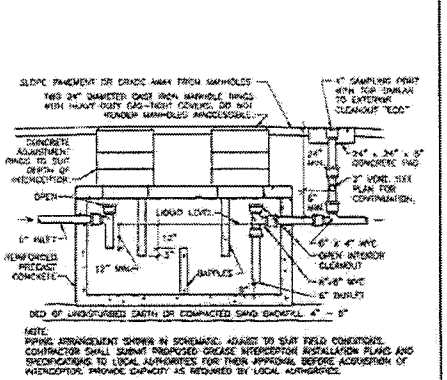


GENERAL NOTES:
1. CASTING WITH WORKING SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
2. ALL FRAMES AND COVERS SHALL HAVE A MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES.
3. FOR PICKS IN THE COVER SHALL NOT BE OPEN.
4. THE WHEELS (CAPS) SHALL HAVE PICKS LOCATED AS SHOWN.
5. SHADOWLAND FOR DRAINAGE AND CONTAINING 1/2 FACE (WORK MEN WORK, ETC. (R3-1) OR HEXAGON ROUNDED (1/2"x1" SUPPORTED WITH TYPE 1 UNGASKED PICKHOLES.
6. INTERMEDIATE INSPECTION FRAME AND COVER SHALL BE USED TO MEET LOCATION SUBJECT TO INSPECTION. LOCATION T-1-1011.4 CAST ACCORDING TO ASTM A-48 WITH TYPE 1 UNGASKED PICK HOLES OR APPROVED EQUAL.

SANITARY MANHOLE FRAME AND COVER DETAIL
NTS
7 C700

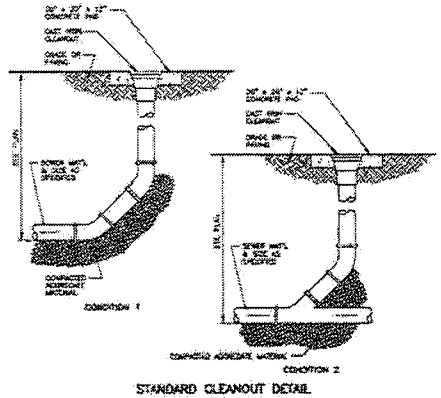


SERVICE LATERAL RISER WITH CLEANOUT DETAIL
NTS
8 C700

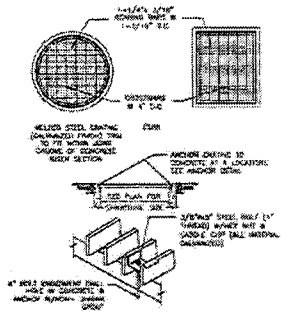


NOTE:
PIPING ARRANGEMENT SHOWN IN SCHEMATIC. ADJUST TO SUIT FIELD CONDITIONS. CONTRACTOR SHALL SUBMIT PROPOSED GREASE INTERCEPTOR INSTALLATION PLANS AND SPECIFICATIONS TO LOCAL AUTHORITIES FOR THEIR APPROVAL BEFORE ACQUISITION OF INTERCEPTOR. PROVIDE CAPACITY AS REQUIRED BY LOCAL AUTHORITIES.

PRECAST CONCRETE GREASE INTERCEPTOR DETAIL
NTS



STANDARD CLEANOUT DETAIL
NTS



DRAINAGE STRUCTURE GRATING
NTS

No.	DATE	REVISION
	5/17/22	ISSUED FOR CITY COMMENTS
	9/01/22	ISSUED FOR CITY COMMENTS
	9/27/22	ISSUED FOR CITY RESUBMITTAL
	9/27/22	ISSUED FOR PUBLIC COMMENT
	10/31/22	ISSUED FOR PUBLIC COMMENT
	10/05/23	ISSUED FOR PUBLIC COMMENT
	10/05/23	ISSUED FOR PUBLIC COMMENT

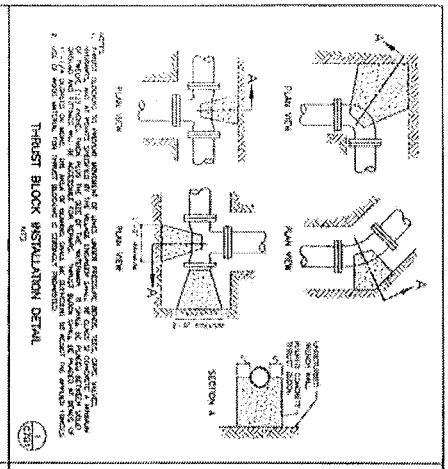
PROJECT No: 1857.32
DATE: 10/5/23
DES. JJH
DR. JJH
CHKD. CR

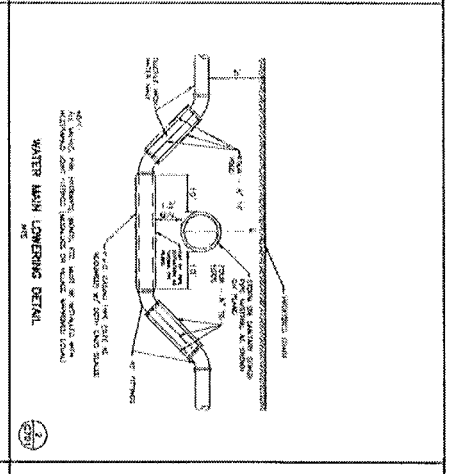
WOOLPERT
1515 South Meyers Road
Suite 350
Oakbrook Terrace, IL 60181
630.424.9980
FAX: 630.495.2731

SITE IMPROVEMENT PLANS
WHEATON RETAIL
NAPERVILLE ROAD AND BLACKSHIRE CIRCLE
WHEATON, ILLINOIS

DETAILS

SHEET NO.
C700



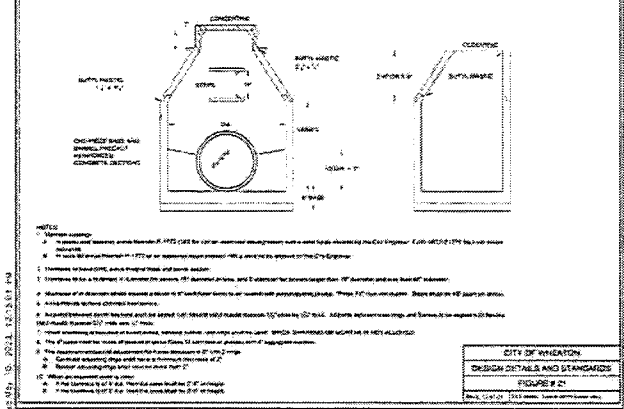


C701	SITE IMPROVEMENT PLANS WHEATON RETAIL NAPERVILLE ROAD AND BLANCHARD CIRCLE WHEATON, ILLINOIS DETAILS	WOOLPERT 7215 South Meyers Road Suite 500 Oakbrook Terrace, IL 60181 630.424.9080 FAX: 630.455.3751

PROJECT No: 061732
DATE
DES. KC
DR. DH
CKD. KP

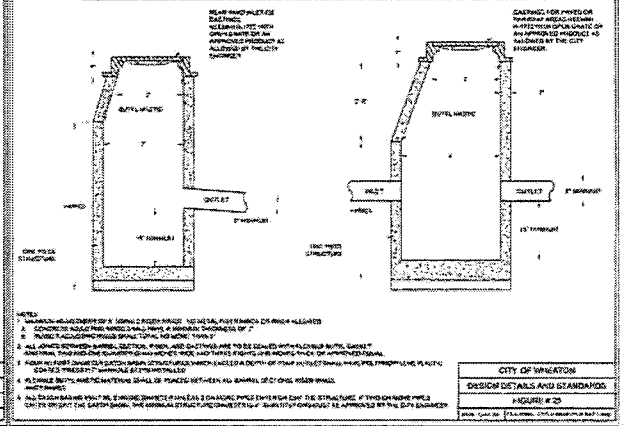
No.	DATE	REVISION
	4/11/22	REVISED PER CITY COMMENTS
	3/30/22	REVISED PER CITY COMMENTS
	01/31/22	REVISED PER CITY COMMENTS
	07/12/22	REVISED PER DuPAGE COUNTY
	04/11/22	REVISED PER DuPAGE COUNTY
	04/15/22	REVISED PER DuPAGE COUNTY

TYPE "A" STORM SEWER MANHOLE



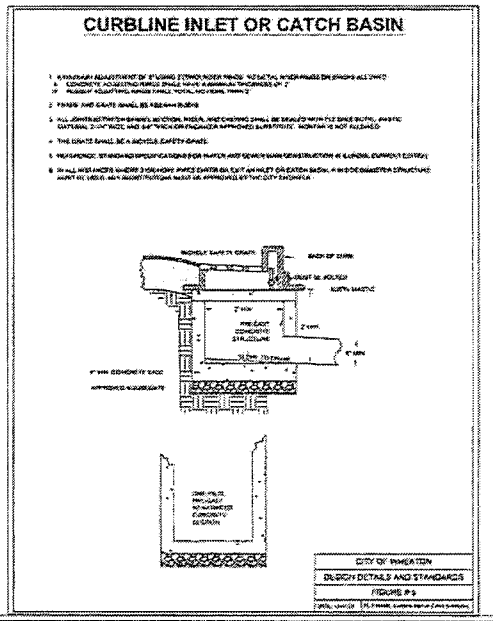
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 21

CATCH BASIN WITH FRAME AND GRATE FOR INLET



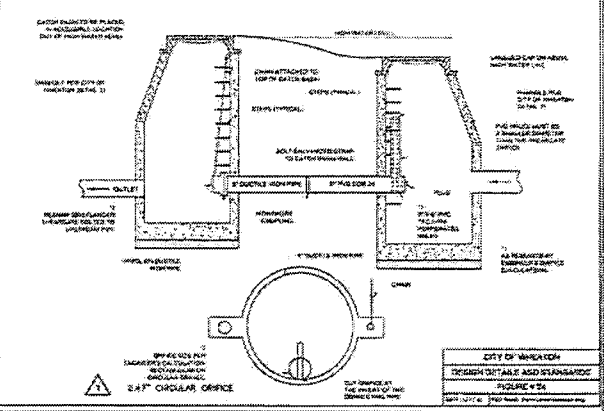
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 22

CURBLINE INLET OR CATCH BASIN



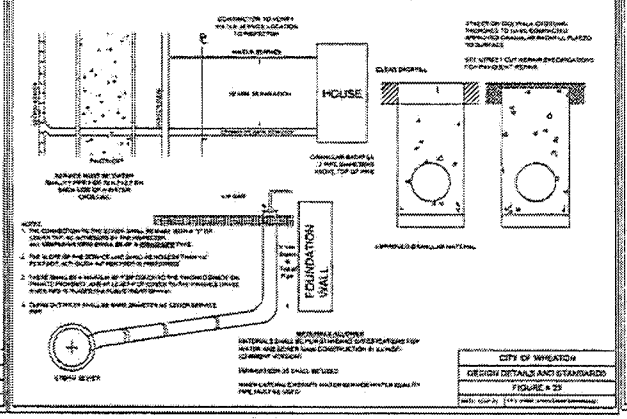
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 6

TYPICAL INSTALLATION STORM SEWER RESTRICTOR



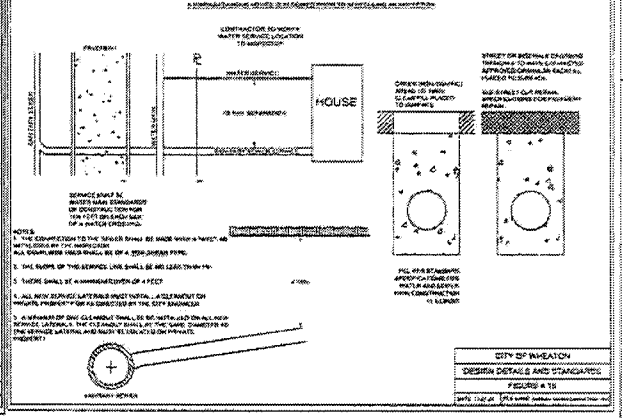
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 24

STORM SEWER SERVICE CONNECTION DETAIL



CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 23

SANITARY SEWER SERVICE LATERAL DETAIL



CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 18

No.	DATE	REVISION
1	10/14/22	SUBMITTAL 1
2	10/17/22	REVISED PER CITY COMMENTS
3	10/24/22	REVISED PER CITY COMMENTS
4	11/14/22	REVISED PER CITY COMMENTS
5	12/13/22	REVISED PER STORMWATER ENGINEER
6	12/21/22	REVISED PER STORMWATER ENGINEER

PROJECT No. 0813.12
DATE
DES.
DR.
CHK.

WOOLPERT
1915 South Meyers Road
Suite 850
Oakbrook Terrace, IL 60181
630.428.3659
FAX: 630.428.3731

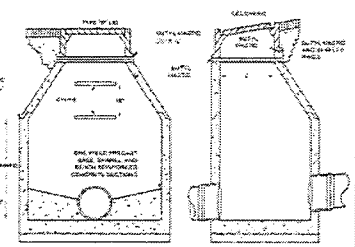
SITE IMPROVEMENT PLANS
WHEATON RETAIL

HAMPERVILLE ROAD AND BLACKHARD CIRCLE
WHEATON, ILLINOIS

DETAILS

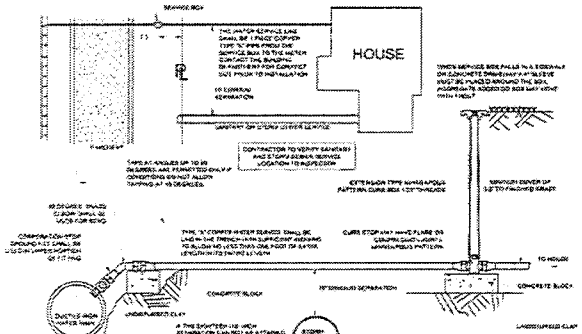
SHEET NO. C702

SANITARY MANHOLE



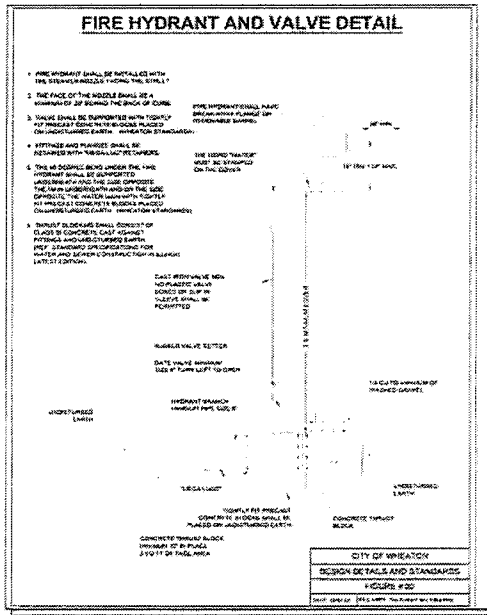
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 15

WATER SERVICE CONNECTION DETAIL



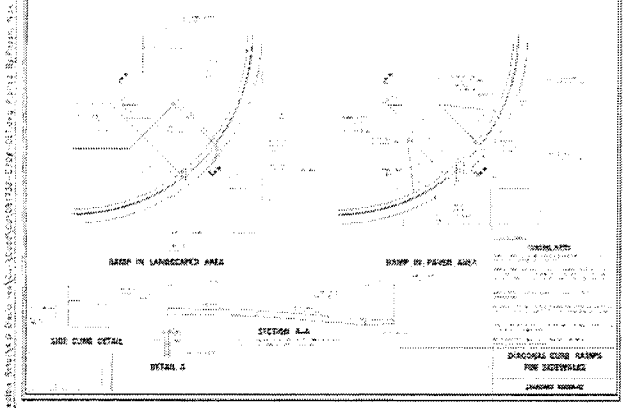
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 21

FIRE HYDRANT AND VALVE DETAIL



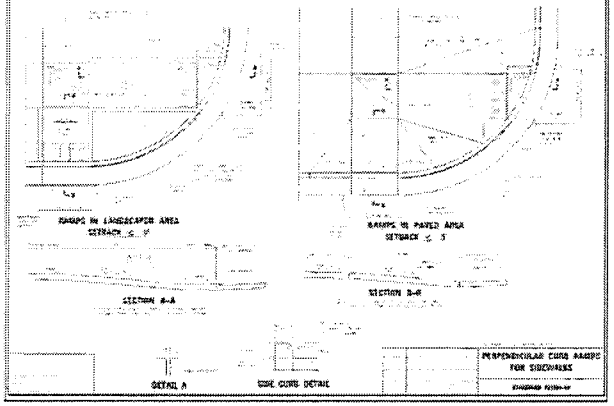
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 30

DIAGONAL CURB RAMPS FOR SIDEWALKS



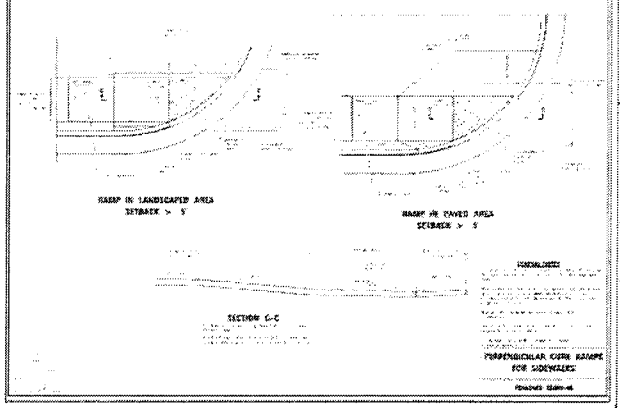
DIAGONAL CURB RAMPS FOR SIDEWALKS

PERPENDICULAR CURB RAMPS FOR SIDEWALKS



PERPENDICULAR CURB RAMPS FOR SIDEWALKS

PERPENDICULAR CURB RAMPS FOR SIDEWALKS



PERPENDICULAR CURB RAMPS FOR SIDEWALKS

No.	DATE	REVISION
	06/11/22	REVISED PER CITY COMMENTS
	06/01/22	REVISED PER CITY COMMENTS
	07/21/22	REVISED PER CITY COMMENTS
	07/13/22	REVISED PER DUPAGE COUNTY
	08/25/22	REVISED PER DUPAGE COUNTY
	12/13/22	REVISED PER DUPAGE COUNTY

PROJECT NO: 0921.122
DATE
DES. MP
DR. BH
CHKD. CP

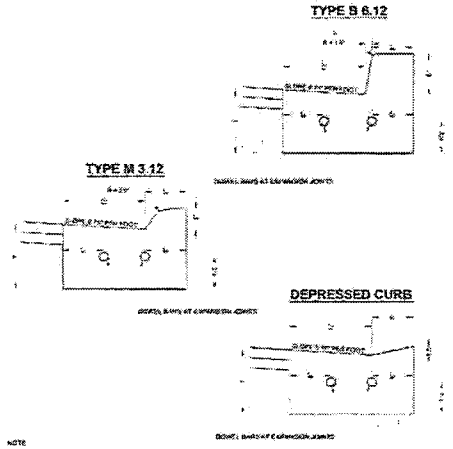
WOOLPERT
1515 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9200
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
WHEATON RETAIL
TOWNSHIP LINE ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

DETAILS

SHEET NO.
C703

CURB & GUTTER SPECIFICATIONS



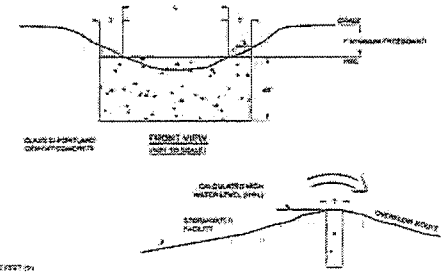
NOTE

1. TWO NO.6 STEEL DOWEL BARS WITH CAPS TO BE USED AT ALL EXPANSION JOINTS AND 5' INTERVALS.
2. CONSTRUCTION JOINTS AT 25 ft. INTERVALS.
3. INSTALL TRAKS SIR REUSE AT ALL TRENCH CROSSINGS. BARS TO EXTEND TWO FEET BEYOND EDGE OF TRENCH AND HAVE A MINIMUM LENGTH OF 16 FT.
4. THE BASE COURSE MUST BE OF A WIDTH SUFFICIENT TO HOLD THE CURB AND GUTTER TO THE PROPOSED GRADE.
5. THE BASE COURSE LOCATED UNDER THE CURB AND GUTTER WILL NOT BE MEASURED FOR PAYMENT, BUT SHALL BE INCLUDED IN THE UNIT PRICE BID FOR COMBINATION CONCRETE CURB AND GUTTER OF THE TYPE SPECIFIED.

T = THICKNESS OF PAVEMENT

CITY OF WHEATON	
DESIGN DETAILS AND STANDARDS	
FIGURE # 4	
DATE 11-01-21	FILE NAME Curb & Gutter dwg

OVERFLOW WEIR SPECIFICATION



NOTE

- THE MINIMUM LENGTH, "L", SHALL BE TWO FEET (2')
- "L" SHALL BE ZERO (0) WHEN THE 100 YEAR WATERWAY BY LIMIT WITH THE MAXIMUM DEPTH REPRESENTS OVERFLOW THAN 0.25 (QUARTER FOOT)
- THE MINIMUM THICKNESS "T" SHALL BE SIX INCHES (6")
- THE MINIMUM TOTAL DEPTH OF FREE BOARD IS ONE FOOT (1')
- A SMOOTH FINISH TO SHALLOW SURFACES IS REQUIRED FOR ALL EXPOSED EDGES.
- BACKFILL MATERIAL IS TO BE NON-CRACKING COHESIVE SOIL COMPACTED IN MAXIMUM 12" LOOSE LIFTS TO 95% AT LEAST 90% WOOD PROCTOR DENSITY (ASTM D-698).

FOR DESIGN OF A RECTANGULAR WEIR

Q = (C)(L)(H^3)

WHERE Q = RELEASE RATE ; C = 3.33 ; L = WEIR OPENING LENGTH ; H = 6 MAXIMUM HEAD

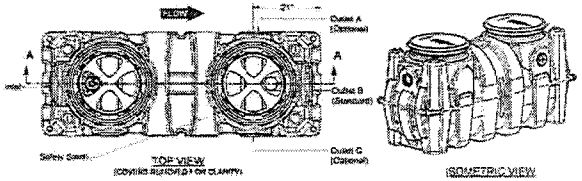
NOT COMPATIBLE WITH LATITUDINARIAN DESIGN FOR OVERFLOW STRUCTURES

CITY OF WHEATON	
DESIGN DETAILS AND STANDARDS	
FIGURE # 27	
DATE 10-01-21	FILE NAME Overflow Weir dwg

SPECIFICATIONS

Notes:

1. 4" NPT inlet/outlet with 4" DWV long sweep elbows, bright dipped zinc finish (polish).
2. Unit weight - 1/4 size and spacer: 215 lbs. (Pre-cast weight with 2,315 lbs.)
3. Maximum operating temperature: 150° F continuous.
4. Capacities - Liquid: 777 gal.
   Grease: 1,455 lbs. (208 gal.) (0.5)GPM
   Grease: 1,190 lbs. (184 gal.) (0.5)GPM
   Solids: 476 gal.
5. This unit does not require flow control for 100 GPM applications. Gallon flow control is required for 200 GPM applications. For safety installations, only should flow control on the first unit in the series if necessary.
6. For power drainage applications only.
7. Do not use for pressure applications.
8. Cover installation plates for inches to tank for deeper installation.
9. Vent line installed where per local code.
10. Equipment and parts subject with inspection ports are recommended at highest if sewer piping.
11. Integral air CONE Flow-through Separating system.
12. Adjustable inlet adapters provide up to 4" of additional height.
13. Equipment for light-duty, medium-duty, heavy-duty, indoor or outdoor installations.
14. Sizing Sizing, access manhole head and depth, cover weights, (includes additional sizing of tank). (100 lb. weight).



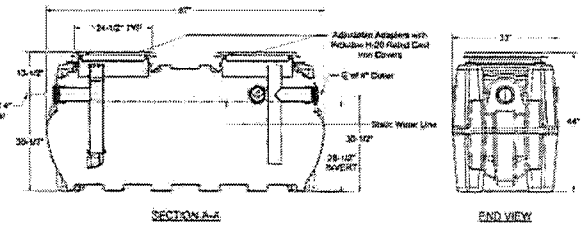
DIMENSION SPECIFICATION GUIDE

Schier Grease Beast® grease interceptor Model # GB-250 shall be Stainless guaranteed, pre-made in USA of seamless, welded-welded polyethylene sub-structure DPE scheme not fiberglass. Interceptor shall be furnished full unions or swing-joint connection with adjustable inlet/outlet. Sizing: Sizing shall be based on SAE PDI and power adjusted. Unit shall have capacity for 250 GPM only, and flow control options. Interceptor shall be certified to ASME A112.14.3 (Type C) for 100 GPM, type D for 200 GPM, and CSA B481.1. Interceptor flow rate shall be 100 GPM or 200 GPM. Interceptor grease capacity shall be 1,455 lbs. (or 190 GPM at 1.7 lbs. (or 200 GPM. Cover shall provide watertight/odor seal and have minimum 10,000 lbs. load capacity.

CERTIFIED PERFORMANCE

Grease Beast™ multi-chamber/baffle grease interceptors are tested for performance based and rated by IAPMO to ASME A112.14.3 and CSA B481.1 grease interceptor standards and greater without modifications for greater dimension and change. They are compliant to the Uniform Plumbing Code and the International Plumbing Code.

Note: If certification does not require a flow control



SPECIFICATION SHEET		
MODEL NUMBER: GB-250	PART NUMBER: 4055-007-02	SCHIER
	DESCRIPTION: GB-250 GREASE INTERCEPTOR 100 GPM / 200 GPM, 4" INLET/OUTLET, H-20 RATED CAST IRON COVERS	9455 Woodland Dr Shawnee, KS 66219 Tel: 913-951-3300 Fax: 913-951-3399 schierprodcts.com
	DWG BY: CBINGLAR DATE: 04/2022 REV: - ECO: -	

No.	DATE	REVISION
1	04/17/23	REVISED PER CITY COMMENTS
2	05/01/23	REVISED PER DEV. COMMENTS
3	07/01/23	REVISED PER CITY COMMENTS
4	08/01/23	REVISED PER COMMUNITY COMMENT
5	08/07/23	REVISED PER DUPAGE COUNTY
6	09/05/23	REVISED PER DUPAGE COUNTY

PROJECT No 093.322
DATE
DES. MP
DR. DJ
CKD. MP

WOOLPERT
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SITE IMPROVEMENT PLANS
WHEATON RETAIL
168 PERIMETER ROAD AND BLANCHARD CIRCLE
WHEATON, ILLINOIS

DETAILS

SHEET NO.
C704