VILLAGE OF SUGAR GROVE
BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: RESOLUTION: FINAL PLAT OF SUBDIVISION – THE GROVE AREA 1

AGENDA: MARCH 23, 2025 VILLAGE BOARD MEETING

DATE: APRIL 22, 2025

ISSUE

Shall the Village approve a Resolution approving a final plat of subdivision with a minor change for property located on Merrill Road that is part of The Grove PDD.

DISCUSSION

The Village has received a petition from Sugar Grove, LLC for approval of a Final Plat of Subdivision for Area 1 of The Grove Planned Development District (PDD) to include a minor change request to reduce the minimum horizontal centerline radius for minor roads from a minimum of 200 feet to a minimum of 90 feet.

The subject property is located off of Merrill Road immediately north of the Hannaford Farm subdivsion and northwest of Denny Road. The property is part of The Grove PDD that was approved on September 10, 2024. Area 1 is roughly 76 acres and will have 214 single-family lots, a 1.8 acre park, and a connected bike path south of the park traveling north through Area 1 for a future connection to Area 2.

Aside from the requested Minor Change to the PDD, the Final Plat of Subdivision meets all standards that were approved for Area 1 in the PDD, including denstiy requirements, setback requirements, lot area requirements, and landscaping requirements. Per Section V of the PDD – Plans, of the Annexation Agreement; if the Owner elects to forgo Preliminary Plan Submission, then the Owner shall be required to attend a pre-application meeting with the Village, no less than 30 days prior to Final Plan submittal. A pre-application meeting was held with the applicants and Village staff and engineers on January 6, 2025, satisfying this requirement. There was alos another engineering meeting that was held on March 6, 2025, and a taxing body review meeting held on March 14, 2025 to discuss any concerns over the proposed design of the plat.

Per the Regulating Plan of the approved PDD; where any Village ordinance is less restrictive than the requirements provided herein, a request for the less restrictive criteria to apply may be submitted as a Minor Change in Areas 1, 2, and 5. Procedures concerning Minor Changes are as follows: A final plan containing reasonable variations or minor changes may be approved by the Village Board, after review and recommendation by the Planning Commission/Zoning Board of Appeals, provided said changes do not alter the spirit and intent of the approved planned development district inclusive of any such variations if made at preliminary plan stage. Major Changes include increases in density, increases in the heights of buildings in excess of 10%, and reductions in approved open space, environmental corridors, or preservations areas. Since the changes being requested are not any of the aforementioned, the proposal can be processed as a Minor Change.

The Plan Commission held a meeting on April 21, 2025 to review the proposed Final Plat of Subdvision and requested minor change. A motion was made to table the request for approval for 90 days but failed by a vote of 2 to 5. Overall, the Plan Commissioners did not express any other concerns as part of their discussion on the Plat and minor change. A recommendation was made by the Plan Commission to recommend approval of the Final Plat of Subdivision dated April 18, 2025 for The Grove Area 1 to include the minor change request to reduce the mimimum horizontal centerline radius for minor roads from a minimum of 200 feet to a minimum of 90 feet subject to the following conditions:

1. That a temporary access be provided for the Fire Department until the Denny Road entrance is completed.
2. Subject to Engineer approval
3. Subject to Final Landscape approval
4. Subject to Legal review

AYES: Coia, Rockwell, Speciale, Guddendorf, Jones

NAYES: Bieritz, Sabo

ATTACHMENTS

- Plan Commission Recommendation PC25-08
- Resolution approving a Final Plat of Subdivision for The Grove Area 1
- Final Plat of Subdivision The Grove Area 1
- Landscape Plans
- Engineering plans

RECOMMENDATION

That the Village Board approve the Resolution Approving the Final Plat of Subdivision and minor change for The Grove Area 1 with the following conditions:

1. That a temporary access be provided for the Fire Department until the Denny Road entrance is completed.
2. Subject to Engineer approval
3. Subject to Final Landscape approval
4. Subject to Legal review

Staff recommends approval of the Final Plat of Subdivision to include the minor change request as it meets the approved PDD requirements, the minor change request will aid in traffic calming and not alter the over all intent of the plan.

VILLAGE PRESIDENT
Jennifer Konen

VILLAGE ADMINISTRATOR
Scott Koeppel

VILLAGE CLERK
Tracey Conti

COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Matthew Bonnie
Sean Herron
Heidi Lendi
Sean Michels
Michael Schomas
James F. White

R E C O M M E N D A T I O N
PC25-08

TO:	Village President and Board of Trustees
FROM:	Planning Commission
DATE:	Meeting of April 23, 2025
PETITION:	25-008 Final Plat of Subdivision: Area 1

PROPOSAL

The applicant is requesting a Minor Change to the approved PDD, "The Grove", which was granted with Ordinance 20240910CD2. The Minor Change is to reduce the minimum horizontal centerline radius for minor roads from a minimum of 200 feet to a minimum of 90 feet. The petitioner is also requesting approval of the Final Plat of Subdivision for Area 1.

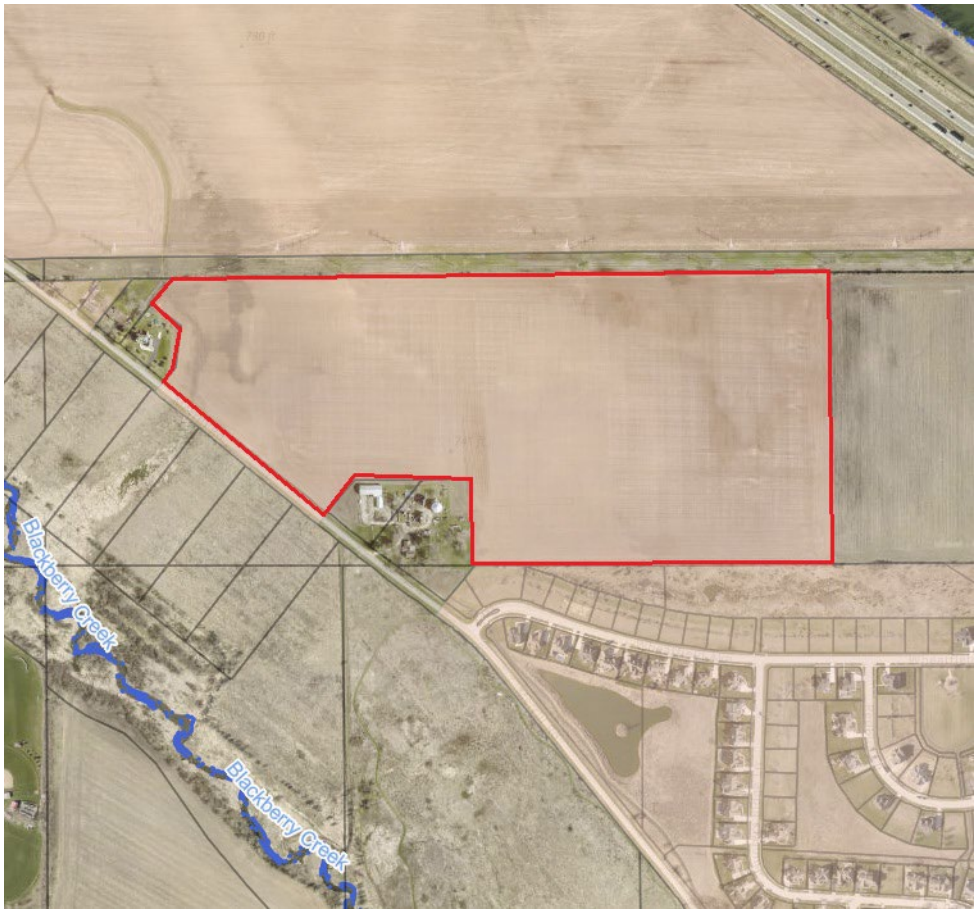
BACKGROUND & HISTORY

The subject property is Area 1 within "The Grove" Planned District Development (PDD). It is immediately north of the Hannaford Farm subdivision and northwest of Denny Road. The PDD, commonly referred to as "The Grove", was granted with Ordinance 20240910CD2. Area 1 and Area 2 within "The Grove" were designated for future residential development. To aid with traffic calming while providing for a more efficient land plan, the petitioner is requesting a Minor Change to the approved PDD and is also requesting approval of the Final Plat of Subdivision for the Area 1 residential development.

Per The Regulating Plan of the approved PDD; where any Village ordinance is less restrictive than the requirements provided herein, a request for the less restrictive criteria to apply may be submitted as a Minor Change in Areas 1, 2, and 5. Procedures concerning Minor Changes are described in Section IV of The Regulating Plan – Minor and Major Change Procedures, and are

as follows: A final plan containing reasonable variations or minor changes may be approved by the Village Board, after review and recommendation by the Planning Commission/Zoning Board of Appeals, provided said changes do not alter the spirit and intent of the approved planned development district inclusive of any such variations if made at preliminary plan stage. Major Changes include increases in density, increases in the heights of buildings in excess of 10%, and reductions in approved open space, environmental corridors, or preservation areas. Since the changes being requested are not any of the aforementioned, the proposal can be processed as a Minor Change.

LOCATION MAP



EXISTING ZONING & LAND USE

The subject property is Area 1 within "The Grove" Planned District Development (PDD). Area 1 within "The Grove" is designated for future residential development.

DISCUSSION

Commissioners discussed the proposed Final Plat of Subdivision, and the requested Minor Change, and Commissioner Sabo expressed concerns with the meeting moving forward as a Special Meeting and not allowing the incoming administration to review it, while Commissioner Bieritz expressed concerns about density and there being only one proposed entrance.

RECOMMENDATION

After carefully considering the facts, Commissioner Guddendorf made a recommendation that the Village Board approve the Final Plat of Subdivision with the Minor Change for Area 1, subject to the following conditions:

1. That a temporary access be provided for the Fire Department until the Denny Road entrance is completed;
2. Subject to Engineer approval;
3. Subject to Final Landscape approval;
4. Subject to Legal review.

Commissioner Rockwell provided a second.

AYES: Coia, Rockwell, Speciale, Guddendorf, Jones

NAYES: Bieritz, Sabo

Motion PASSED

RESOLUTION NO. 2025-0423CD1

RESOLUTION APPROVING
A FINAL PLAT OF SUBDIVISION FOR
THE GROVE AREA 1

WHEREAS, the Village of Sugar Grove ("Village") is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution of 1970, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 et seq. and other applicable law; and,

WHEREAS, Sugar Grove, LLC ("Petitioner") is the owner and developer of certain real property located within the Village of Sugar Grove; and,

WHEREAS, the Petitioner has presented for approval the Final Plat of Subdivision for The Grove; and,

WHEREAS, the Village Board of Trustees has determined that it is in the best interest of the Village to approve the Final Plat of Subdivision in accordance with the terms and conditions set forth herein.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois as follows:

SECTION 1: APPROVAL OF A FINAL PLAT OF SUBDIVISION FOR THE GROVE AREA 1

That the Final Plat of Subdivision, The Grove Area 1, attached hereto and incorporated herein as **Exhibit A**, is hereby approved, conditioned upon the following:

- That a temporary access be provided for the Fire Department until the Denny Road entrance is completed.
- Subject to Engineer approval
- Subject to Final Landscape approval
- Subject to Legal review

SECTION 2: APPROVAL OF A MINOR CHANGE FOR A FINAL PLAT OF SUBDIVISION FOR THE GROVE AREA 1

That the minor change to the Final Plat of Subdivision for The Grove Area 1, to reduce the minimum horizontal centerline radius for minor roads from a minimum of 200 feet to a minimum of 90 feet as required by the Engineering Manual adopted by Ordinance 2025-0204 CD3, as depicted on the Final Plat of Subdivision incorporated herein as **Exhibit A**, is hereby approved.

That the President and Village Clerk, be, and they are, hereby directed and authorized to execute said Final Plat.

That the Village Clerk is hereby directed to cause said Final Plat to be recorded in the Recorders Office of Kane County.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 23rd day of April 2025.

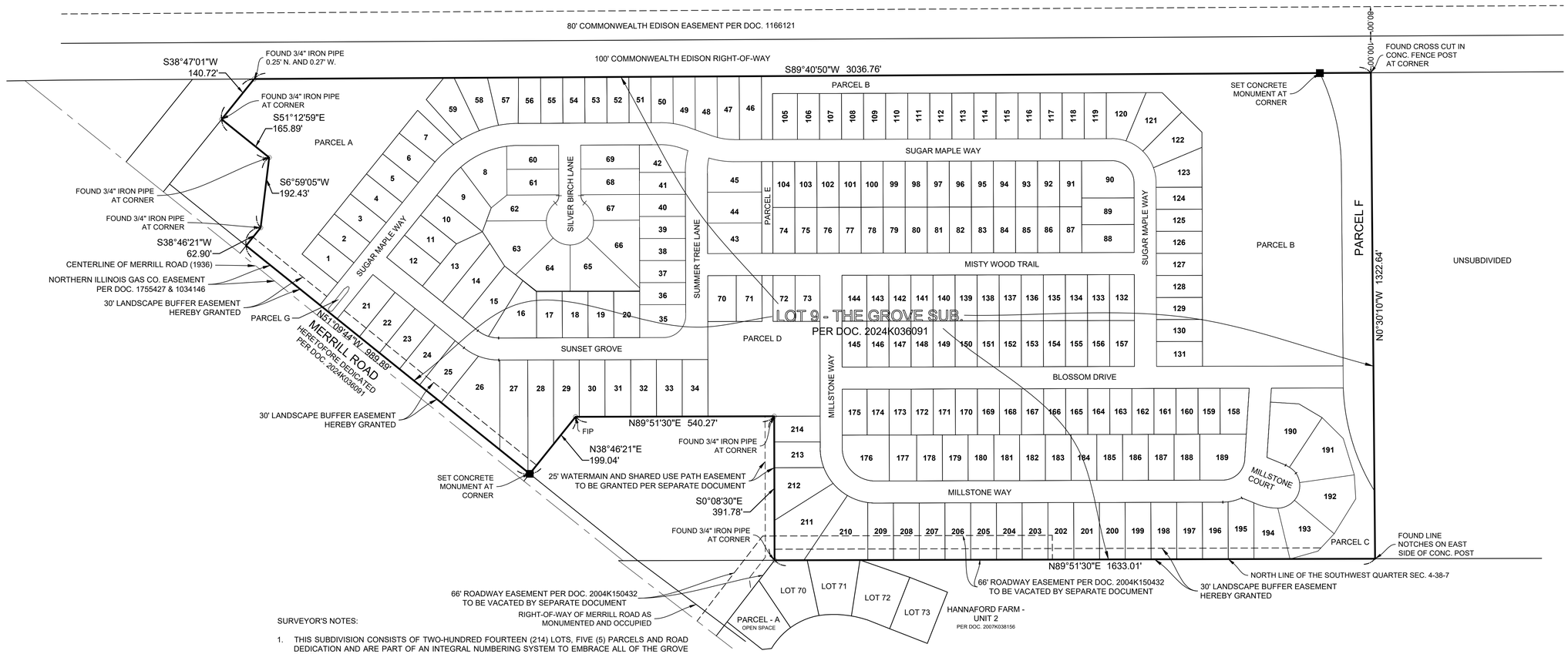
_____
Jennifer Konen,
President of the Board of Trustees

_____
Tracey Conti,
Village Clerk

	Aye	**Nay**	**Absent**	**Abstain**
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Sean Michels	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee James F. White	___	___	___	___

FINAL PLAT OF SUBDIVISION - AREA 1

LOT 9 IN THE GROVE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3rd, 2024 AS DOCUMENT NUMBER 2024K036091, ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.



SURVEYOR'S NOTES:

1. THIS SUBDIVISION CONSISTS OF TWO-HUNDRED FOURTEEN (214) LOTS, FIVE (5) PARCELS AND ROAD DEDICATION AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF THE GROVE DEVELOPMENT.
2. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)
3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. KIMLEY-HORN IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184002012-0006, EXPIRES APRIL 30, 2025.
4. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND IMMEDIATELY REPORT ANY DISCREPANCIES.
5. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1 5/8"X 24" LONG IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE UNLESS OTHERWISE NOTED.
6. SET 6" X 36" CONCRETE MONUMENTS AS SHOWN.
7. P.U. & D.E. DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT THAT IS HEREBY GRANTED.
8. S.M.E. DENOTES STORMWATER MANAGEMENT EASEMENT
9. THERE IS AN OPEN SPACE EASEMENT HEREBY GRANTED OVER ALL OF PARCELS A, B, C, D, AND E.
10. THERE IS A STORMWATER MANAGEMENT EASEMENT GRANTED OVER ALL OF PARCELS A AND B.
11. PARCEL F IS TO BE RETAINED BY SUGAR GROVE LLC.
12. ALL ROAD RIGHT-OF-WAYS SHOWN HEREON AS "HEREBY DEDICATED" ARE DEDICATED TO THE VILLAGE OF SUGAR GROVE IN FEE SIMPLE TITLE.
13. PARCEL D SHALL BE DESIGNATED A PUBLIC PARK AND BE OWNED AND MAINTAINED BY THE FUTURE HOME OWNERS' ASSOCIATION.

SHEET TABLE

SHEET 1: TITLE PAGE/BOUNDARY DETAIL
SHEET 2 - 3: SUBDIVISION DETAIL SHEETS
SHEET 4: CERTIFICATE PAGE

LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJOINING LOT LINE / RIGHT-OF-WAY LINE
- LOT LINES
- RIGHT-OF-WAY CENTER LINE
- P.U. & D.E. LINE / EASEMENT LINE
- SETBACK LINE
- FOUND BOUNDARY MONUMENT
- SET CONCRETE MONUMENT

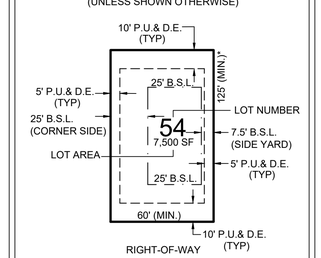
NORTH

BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

GRAPHIC SCALE IN FEET
150 0 75 150 300
1"=150' @ 24"X36"

TYPICAL LOT DETAIL: LOTS 1-214
(UNLESS SHOWN OTHERWISE)



*LOTS ADJOINING HANNAFORD FARMS (70' WIDTH & 130' DEPTH MINIMUM AND HAVE LOT AREAS NO LESS THAN 9,100 SQUARE FEET.

*CORNER SIDE YARD LOTS SHALL HAVE A 25' MINIMUM SETBACK IF DRIVE WAY IS TO BE LOCATED IN THE CORNER SIDEYARD. IF NO DRIVEWAY SETBACK CAN BE REDUCED TO 15'.

AREA SUMMARY

LOTS 1 THROUGH 214:	2,027,541 SQ.FT.	46.546 AC.
PARCELS A THROUGH G:	759,675 SQ.FT.	17.440 AC.
ROADWAYS:	569,088 SQ.FT.	13.064 AC.
TOTAL AREA:	3,356,304 SQ.FT.	77.050 AC.

No.	REVISIONS	DATE	BY
3	VILLAGE COMMENT LETTER	04/18/25	BAS
2	REVISED STREET NAMES	04/08/25	BAS
1	REVISED LOT GEOMETRY	03/12/25	BAS

Kimley»Horn

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DEERFIELD, IL 60015
PHONE: 847-520-9424
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
FIELD BY: SK
DRAWN BY: BAS
CHECKED BY: BAS

FINAL PLAT OF SUBDIVISION

AREA 1
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 12/10/2024
KHA PROJECT NO. 168740009
SHEET NUMBER
1 OF 4

FINAL PLAT OF SUBDIVISION - AREA 1

PARCEL A
173,755 SF.
OPEN SPACE EASEMENT
STORMWATER MANAGEMENT EASEMENT
GRANTED OVER ALL OF PARCEL A

PARCEL B
366,511 SF.
OPEN SPACE EASEMENT
DRAINAGE EASEMENT
GRANTED OVER ALL OF
PARCEL B

PARCEL E
7,500 SF.

PARCEL G
SEE DETAIL

PARCEL D
82,508 SF.
"PUBLIC PARK"
TO BE OWNED AND MAINTAINED BY
FUTURE HOME OWNERS ASSOCIATION

SUGAR MAPLE WAY
HEREBY DEDICATED

SILVER BIRCH LANE
HEREBY DEDICATED

SUMMER TREE LANE
HEREBY DEDICATED

MISTY WOOD TRAIL
HEREBY DEDICATED

SUNSET GROVE
HEREBY DEDICATED

MILLSTONE WAY
HEREBY DEDICATED

MERRILL ROAD
HERETOFORE DEDICATED
PER DOC. 2024K036001

CENTERLINE OF MERRILL ROAD (1936)

30' LANDSCAPE BUFFER EASEMENT
HEREBY GRANTED

NORTHERN ILLINOIS GAS CO. EASEMENT
PER DOC. 1755427 & 1034146

10' PUBLIC UTILITY AND
DRAINAGE EASEMENT

PEDESTRIAN AND BIKE TRAIL EASEMENT
"HEREBY GRANTED"

25' WATERMAIN AND SHARED USE PATH EASEMENT
TO BE GRANTED PER SEPARATE DOCUMENT

10' P.U. & D.E.

TRACT PER DOC. 2022K001358

SET CONCRETE
MONUMENT AT
CORNER

FOUND 3/4" IRON PIPE
0.25' N. AND 0.27' W.

FOUND 3/4" IRON PIPE
AT CORNER

FOUND 3/4" IRON PIPE
AT CORNER

FOUND 3/4" IRON PIPE
AT CORNER

FOUND 3/4" IRON PIPE
AT CORNER

FOUND 3/4" IRON PIPE
AT CORNER

FOUND 3/4" IRON PIPE
AT CORNER

NORTH

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	270.00'	239.85'	S64°13'55"W	232.04'
C2	120.00'	188.87'	N45°13'50"W	169.97'
C3	90.00'	141.37'	N44°51'30"E	140.52'
C4	120.00'	81.64'	S70°39'07"E	80.07'
C5	120.00'	50.53'	S77°47'39"W	50.16'
C6	90.00'	141.37'	N45°08'30"W	127.28'
C7	120.00'	188.50'	S45°08'30"E	169.71'
C8	90.00'	130.11'	N48°26'30"E	119.08'
C9	122.00'	49.62'	S79°18'35"E	49.27'
C10	31.25'	62.57'	N26°14'46"E	52.63'
C11	47.00'	13.30'	N49°23'02"W	13.26'
C12	72.00'	8.23'	N60°46'00"W	8.23'
C13	90.00'	52.44'	N73°09'56"E	51.70'
C14	90.00'	71.02'	N33°51'57"E	69.19'
C15	90.00'	7.37'	N09°22'16"E	7.37'
C16	120.00'	151.93'	N54°02'57"W	141.98'
C17	120.00'	36.94'	N08°57'37"W	36.79'
C18	533.00'	207.81'	S11°40'20"E	206.49'
C19	650.00'	261.83'	N12°02'34"W	260.07'
C20	300.00'	241.51'	N61°50'45"E	235.04'
C21	240.00'	193.21'	N61°50'45"E	188.03'
C22	300.00'	26.24'	N56°22'09"E	26.23'
C23	150.00'	11.32'	S36°23'35"E	11.32'
C24	11.50'	16.07'	S74°15'01"E	14.79'
C25	150.00'	63.17'	S77°47'39"W	62.70'
C26	90.00'	141.65'	S45°13'50"E	127.48'

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C27	90.00'	37.90'	S77°47'39"W	37.62'
C28	11.50'	14.06'	S30°41'52"W	13.20'
C29	150.00'	10.98'	S02°14'17"E	10.97'
C30	60.00'	94.25'	N45°08'30"W	84.85'
C31	120.00'	54.00'	N32°50'50"W	53.54'
C32	150.00'	17.13'	S69°00'03"W	17.12'
C33	150.00'	56.37'	N79°22'34"W	56.04'
C34	90.00'	33.11'	N61°42'00"W	32.92'
C35	6.00'	9.42'	S44°51'30"W	8.49'
C36	26.00'	23.38'	N25°26'28"E	22.60'
C37	26.00'	23.38'	S26°04'49"E	22.60'
C38	64.00'	316.16'	N89°40'50"E	79.64'
C39	150.00'	27.08'	N05°18'49"W	27.04'
C40	101.38'	211.41'	S46°12'10"E	175.14'
C41	150.00'	21.52'	N86°01'51"W	21.51'
C42	575.50'	296.41'	N16°48'21"W	293.14'
C43	120.00'	53.17'	S77°09'54"W	52.74'
C44	152.00'	63.08'	S79°32'52"E	62.63'
C45	61.25'	127.01'	N25°41'06"E	105.45'
C46	77.00'	24.33'	N48°26'13"W	24.23'
C47	60.00'	85.94'	S48°49'33"W	78.78'
C48	102.00'	11.67'	N60°46'00"W	11.66'
C49	607.50'	263.11'	N12°54'37"W	261.06'
C50	687.50'	260.90'	N11°22'28"W	259.34'
C51	495.50'	49.80'	N03°22'55"W	49.77'
C52	90.00'	141.37'	N45°08'30"W	127.28'

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C76	200.00'	77.91'	S11°01'06"W	77.42'
C77	200.00'	70.04'	S80°17'14"E	69.68'
C78	200.00'	69.42'	S80°11'53"E	69.07'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S67°39'32"E	57.84'
L2	N67°40'04"W	71.89'
L3	S65°43'48"W	25.28'
L4	S65°43'48"W	32.53'
L5	N00°08'30"W	12.50'
L6	S89°51'30"W	2.59'
L7	S67°39'32"E	35.40'
L8	N64°02'36"W	4.16'
L9	N67°40'04"W	50.66'

LINE TABLE		
NO.	BEARING	LENGTH
L19	S70°15'17"E	66.89'

LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJOINING LOT LINE / RIGHT-OF-WAY LINE
- LOT LINES
- RIGHT-OF-WAY CENTER LINE
- P.U. & D.E. LINE / EASEMENT LINE
- SETBACK LINE
- FOUND BOUNDARY MONUMENT
- SET CONCRETE MONUMENT

NO.	DATE	BY
3	04/18/25	BAS
2	04/08/25	BAS
1	03/12/25	BAS
	REVISIONS	
	VILLAGE COMMENT LETTER	
	REVISED STREET NAMES	
	REVISED LOT GEOMETRY	

Kimley»Horn

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SCALE: AS NOTED
FIELD BY: SK
DRAWN BY: BAS
CHECKED BY: BAS

FINAL PLAT OF SUBDIVISION

AREA 1
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE:
12/10/2024
KHA PROJECT NO.
168740009

SHEET NUMBER
2 OF 4

FINAL PLAT OF SUBDIVISION - AREA 1

PARCEL B
366,511 SF.

OPEN SPACE EASEMENT
DRAINAGE EASEMENT
GRANTED OVER ALL OF
PARCEL B

SUGAR MAPLE WAY
HEREBY DEDICATED

MISTY WOOD TRAIL
HEREBY DEDICATED

MILLSTONE WAY
HEREBY DEDICATED

BLOSSOM DRIVE
HEREBY DEDICATED

MILLSTONE COURT
HEREBY DEDICATED

PARCEL B
366,511 SF.

OPEN SPACE EASEMENT
STORMWATER MANAGEMENT EASEMENT
GRANTED OVER ALL OF PARCEL B

PARCEL F
90,768 SF.

PARCEL C
37,688 SF.
OPEN SPACE EASEMENT
GRANTED OVER ALL OF
PARCEL C

SET CONCRETE MONUMENT AT CORNER

FOUND CROSS CUT IN CONC. FENCE POST AT CORNER

FOUND LINE NOTCHES ON EAST SIDE OF CONC. POST

66' ROADWAY EASEMENT PER DOC. 2004K150432 TO BE VACATED BY SEPARATE DOCUMENT

NORTH LINE OF THE SOUTHWEST QUARTER SEC. 4-38-7

30' LANDSCAPE BUFFER EASEMENT HEREBY GRANTED

CURVE TABLE				
NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	270.00'	239.85'	S64°13'55"W	232.04'
C2	120.00'	188.87'	N45°13'50"W	169.97'
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C10	31.25'	62.57'	N26°14'46"E	52.63'
C11	47.00'	13.30'	N49°23'02"W	13.26'
C12	72.00'	8.23'	N60°46'00"W	8.23'
C13	90.00'	52.44'	N73°09'56"E	51.70'
C14	90.00'	71.02'	N33°51'57"E	69.19'
C15	90.00'	7.37'	N09°22'16"E	7.37'
C16	120.00'	151.93'	N54°02'57"W	141.98'
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C20	300.00'	241.51'	N61°50'45"E	235.04'
C21	240.00'	193.21'	N61°50'45"E	188.03'
C22	300.00'	26.24'	N56°22'09"E	26.23'
C23	150.00'	11.32'	S36°23'35"E	11.32'
C24	11.50'	16.07'	S74°15'01"E	14.79'
C25	150.00'	63.17'	S77°47'39"W	62.70'
C26	90.00'	141.65'	S45°13'50"E	127.48'
C27	90.00'	37.90'	S77°47'39"W	37.62'
C28	11.50'	14.06'	S30°41'52"W	13.20'
C29	150.00'	10.98'	S02°14'17"E	10.97'
C30	60.00'	94.25'	N45°08'30"W	84.85'
C31	120.00'	54.00'	N32°50'50"W	53.54'
C32	150.00'	17.13'	S69°00'03"W	17.12'
C33	150.00'	56.37'	N79°22'34"W	56.04'
C34	90.00'	33.11'	N61°42'00"W	32.92'
C35	6.00'	9.42'	S44°51'30"W	8.49'
C36	26.00'	23.38'	N25°26'28"E	22.60'
C37	26.00'	23.38'	S26°04'49"E	22.60'
C38	64.00'	316.16'	N89°40'50"E	79.64'
C39	150.00'	27.08'	N05°18'49"W	27.04'
C40	101.38'	211.41'	S46°12'10"E	175.14'
C41	150.00'	21.52'	N86°01'51"W	21.51'
C42	575.50'	296.41'	N16°48'21"W	293.14'
C43	120.00'	53.17'	S77°09'54"W	52.74'
C44	152.00'	63.08'	S79°32'52"E	62.63'
C45	61.25'	127.01'	N25°41'06"E	105.45'
C46	77.00'	24.33'	N48°26'13"W	24.23'
C47	60.00'	85.94'	S48°49'33"W	78.78'
C48	102.00'	11.67'	N60°46'00"W	11.66'
C49	607.50'	263.11'	N12°54'37"W	261.06'
C52	90.00'	141.37'	N45°08'30"W	127.28'

LINE TABLE		
NO.	BEARING	LENGTH
L1	S67°39'32"E	57.84'
L2	N67°40'04"W	71.89'
L3	S65°43'48"W	25.28'
L4	S65°43'48"W	32.53'
L5	N00°08'30"W	12.50'
L6	S89°51'30"W	2.59'
L7	S67°39'32"E	35.40'
L8	N64°02'36"W	4.16'
L9	N67°40'04"W	50.66'

NORTH

LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJOINING LOT LINE / RIGHT-OF-WAY LINE
- LOT LINES
- RIGHT-OF-WAY CENTER LINE
- P.U. & D.E. LINE / EASEMENT LINE
- SETBACK LINE
- FOUND BOUNDARY MONUMENT
- SET CONCRETE MONUMENT

GRAPHIC SCALE IN FEET
60 0 30 60 120
1"=60' @ 24"X36"

No.	REVISIONS	DATE	BY
3	VILLAGE COMMENT LETTER	04/18/25	BAS
2	REVISED STREET NAMES	04/08/25	BAS
1	REVISED LOT GEOMETRY	03/12/25	BAS

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-607-1904
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
FIELD BY: SK
DRAWN BY: BAS
CHECKED BY: BAS

FINAL PLAT OF SUBDIVISION

AREA 1
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 12/10/2024
KHA PROJECT NO. 168740009
SHEET NUMBER
3 OF 4

FINAL PLAT OF SUBDIVISION - AREA 1

LOT 9 IN THE GROVE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3rd, 2024 AS DOCUMENT NUMBER 2024K036091, ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

Tax PINs:
14-04-100-036

Owner Address / Return To:
Sugar Grove, LLC
1751A West Diehl Road
Naperville, IL 60563

Site Address:
4 S 411 Merrill Road
Sugar Grove, IL 60554

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT SUGAR GROVE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED

THE UNDERSIGNED HEREBY DEDICATED FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY FRANCHISE AGREEMENT WITH THE VILLAGE OF SUGAR GROVE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THIS IS TO ALSO CERTIFY THAT SUGAR GROVE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY

AS OWNER OF THE PROPERTY DESCRIBED AS AREA 1 AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S) SCHOOL DISTRICT

ALL GRADE SCHOOL DISTRICT NO. 302 (KANELAND)
HIGH SCHOOL DISTRICT NO. 302 (KANELAND)
JUNIOR COLLEGE DISTRICT NO. CO516 (WAUBONSEE COLLEGE)

DATED THIS ____ DAY OF _____, A.D., 20____.
SUGAR GROVE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
1751A W. DIEHL ROAD
NAPERVILLE, IL 60563

BY: _____

PRINT NAME: _____

ITS:_____

NOTARY PUBLIC

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____

OF SUGAR GROVE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT AS OFFICER, THEY DID SIGN AND DELIVER THIS INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS A FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC

VILLAGE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED BY AND ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, THIS _____DAY OF _____, AD 20__.

_____
CHAIRMAN

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED BY AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, BY RESOLUTION NO. _____ AT A MEETING HELD

THIS _____DAY OF _____, AD 20___.

_____
VILLAGE CLERK

PEDESTRIAN AND BIKE TRAIL EASEMENT PROVISIONS

THE VILLAGE OF SUGAR GROVE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS OVER ALL AREAS ON THE PLAT MARKED "SHARED USE PATH EASEMENT" TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE SHARED USE PATHS, PAVED OR UNPAVED, FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC. THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE EASEMENT AREAS HEREIN GRANTED WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT. INSPECTION, MAINTENANCE AND OPERATION THEREOF. NO TEMPORARY OR PERMANENT BUILDINGS, STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED ON OR OVER SAID EASEMENTS THAT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

OPEN SPACE EASEMENT PROVISIONS

THE USE OF AREAS LABELED "OPEN SPACE EASEMENT" SHOWN ON THIS PLAT OF SUBDIVISION ARE HEREBY RESERVED FOR AND GRANTED TO THE AREA 1 HOMEOWNERS ASSOCIATION (GRANTEE) AS STATED HEREON AND TO THEIR ASSIGNS AND SUCCESSORS. THE GRANTEE OF THE EASEMENT SHALL REMAIN PERPETUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE "OPEN SPACE EASEMENT". NO TEMPORARY OR PERMANENT BUILDINGS OR STRUCTURES SHALL BE BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OVER, OR THROUGH SAID EASEMENT, EXCEPT FOR MONUMENT SIGNS FOR THE PROPOSED DEVELOPMENT. THE EASEMENTS MAY BE USED AS A "PUBLIC UTILITIES AND DRAINAGE EASEMENT" AND FOR PUBLIC RECREATIONAL PURPOSES AND PUBLIC BIKE PATHS FOR NON-MOTORIZED VEHICULAR USE. THE GRANTEE OF SAID EASEMENT SHALL HAVE RIGHTS TO PLANT, MAINTAIN, INSPECT, REMOVE AND REPLACE TREES, SHRUBS, BUSHES, GRASS, PLANTS, GROUNDCOVERS, OTHER FORMS OF VEGETATION AND LANDSCAPING FEATURES. NOTHING IN THIS "OPEN SPACE EASEMENT" PROVISION SHALL PRECLUDE THE RIGHTS GRANTED WITHIN ANY DRAINAGE, UTILITY OR STORM WATER MANAGEMENT EASEMENT.

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT SUGAR GROVE, ILLINOIS THIS _____ DAY OF _____, AD 20__.

_____
VILLAGE ENGINEER

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

APPROVED BY AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS,

THIS _____DAY OF _____, AD 20__.

_____
PRESIDENT

SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY VILLAGE ORDINANCES, ANNEXATION AGREEMENTS, RECAPTURE AGREEMENTS OR OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDES IN THIS PLAT.

DATED AT SUGAR GROVE, KANE COUNTY, ILLINOIS.

THIS _____ DAY OF _____, AD 20__.

_____
VILLAGE TREASURER

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, MEDIACOM, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE VILLAGE OF SUGAR GROVE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (abbreviated P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON.

A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, FENCES, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED. THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS. FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF SUGAR GROVE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID VILLAGE SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (abbreviated S.M.E.) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF SUGAR GROVE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF SUGAR GROVE.

LANDSCAPE BUFFER EASEMENT

THE VILLAGE OF SUGAR GROVE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS OVER ALL AREAS ON THE PLAT MARKED "LANDSCAPE BUFFER EASEMENT" TO INSTALL, PLANT, MAINTAIN, INSPECT, REMOVE AND REPLACE TREES, SHRUBS, BUSHES, GRASS, PLANTS, GROUND COVERS AND OTHER FORMS OF VEGETATION AND LANDSCAPING FEATURES. NO TEMPORARY OR PERMANENT BUILDINGS, STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED ON OR OVER SAID EASEMENTS NOR SHALL ANY SUCH VEGETATION BE REMOVED, (EXCEPT TO REPLACE DEAD OR DISEASED VEGETATION WITH LIKE VEGETATION), WITHOUT THE WRITTEN AUTHORITY OF THE VILLAGE OF SUGAR GROVE. THE OWNER OF THE PROPERTY SHALL BE PERPETUALLY RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE LANDSCAPE BUFFER EASEMENT AREAS AND APPURTENANCES

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF KANE)

THIS INSTRUMENT NUMBER_____WAS FILED FOR RECORD

IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS_____DAY

OF_____, A.D., 20____, AT_____O'CLOCK___M.

_____
KANE COUNTY RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I,_____ COUNTY CLERK OF KANE 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 ATTACHED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS,

THIS _____ DAY OF _____, A.D., 20___.

BY: _____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

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

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026
DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003686 AND EMPLOYED BY KIMLEY-HORN, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 9 IN THE GROVE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3rd, 2024 AS DOCUMENT NUMBER 2024K036091, ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 77.050 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY BASED ON FIRM PANEL 17089C0315J, DATED, JULY 17, 2012 . ALL OF THE PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT IN COMPLIANCE WITH THE ILLINOIS ADMINISTRATIVE CODE.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____,A.D. 20__.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025

No.	REVISIONS	DATE	BY
3	VILLAGE COMMENT LETTER	04/18/25	BAS
2	REVISED STREET NAMES	04/08/25	BAS
1	REVISED LOT GEOMETRY	03/12/25	BAS

Kimley»Horn
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9764
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
FIELD BY: SK
DRAWN BY: BAS
CHECKED BY: BAS

FINAL PLAT OF SUBDIVISION

AREA 1
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE:
12/10/2024

KHA PROJECT NO.
168740009

SHEET NUMBER

4 OF 4

PRELIMINARY LANDSCAPE PLAN

SUGAR GROVE AREA 1

4 S 411 MERRILL RD.
SUGAR GROVE ILLINOIS

APRIL 7TH, 2025

CONSULTANTS

NORRIS DESIGN
PEOPLE + PLACEMAKING

LANDSCAPE ARCHITECT
NORRIS DESIGN
1101 BANNOCK STREET
DENVER, COLORADO 80204

CONTACT:
RYAN HOLDORF, PLA
P: (303) 575-4543
E: RHOLDORF@NORRIS-DESIGN.COM

Kimley»Horn

CIVIL ENGINEER
KIMLEY-HORN
570 LAKE COOK ROAD
SUITE 200
DEERFIELD, ILLINOIS 60015

CONTACT:
JOE HANNAH
P: (972) 471-9396
E: JOE.HANNAH@KIMLEY-HORN.COM

IMEG

STRUCTURAL ENGINEER
IMEG
12755 HIGHWAY 55
SUITE 100
MINNEAPOLIS, MINNESOTA 55441

CONTACT:
SETH SPYCHALA, PE
P: (763) 545-9196
E: SETH.D.SPYCHALA@IMEGCORP.COM



CROWN
COMMUNITY DEVELOPMENT

SHEET INDEX	
SHT #	SHEET TITLE
G-001	COVER SHEET
LP-001	LANDSCAPE NOTES
LP-002	LANDSCAPE SCHEDULES
LP-003	LANDSCAPE SCHEDULES
LP-100	LANDSCAPE OVERALL
LP-101	LANDSCAPE PLAN
LP-102	LANDSCAPE PLAN
LP-103	LANDSCAPE PLAN
LP-104	LANDSCAPE PLAN
LP-105	LANDSCAPE PLAN
LP-106	LANDSCAPE PLAN
LP-107	LANDSCAPE PLAN
LP-108	LANDSCAPE PLAN
LP-109	LANDSCAPE PLAN
LP-110	LANDSCAPE PLAN
LP-111	LANDSCAPE PLAN
LP-112	LANDSCAPE PLAN
LP-113	LANDSCAPE PLAN
LP-401	LANDSCAPE ENLARGEMENT
LP-402	LANDSCAPE ENLARGEMENT
LP-403	ENLARGEMENT LAYOUT
LP-501	LANDSCAPE DETAILS
LP-502	LANDSCAPE DETAILS
LP-503	LANDSCAPE DETAILS
LP-504	LANDSCAPE DETAILS
LP-505	LANDSCAPE DETAILS
LP-505	LANDSCAPE DETAILS

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE
4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC
1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
COVER SHEET

G-001

GENERAL NOTES

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
13. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
17. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
18. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
23. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
24. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
27. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
28. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
29. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
30. OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
31. DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
32. MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
33. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
7. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
8. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT AS NOTED IN THE MATERIAL SCHEDULE AND/OR TECHNICAL SPECIFICATIONS.
9. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
10. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
11. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
12. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
13. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
14. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS CONTAINING SPECIFIED WOOD MULCH; REFER TO MATERIAL SCHEDULE. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
15. PLANTING BEDS ARE TO BE CONTAINED BY SPECIFIED EDGER; REFER TO MATERIAL SCHEDULE. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
16. PLANTING BEDS TO BE MULCHED WITH SPECIFIED MULCH; REFER TO MATERIAL SCHEDULE.
17. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
18. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDED AND RESTORED WITH SPECIFIED SEED MIX.
19. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
20. ALL SEEDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
21. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
22. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH SPECIFIED METAL EDGER; REFER TO MATERIAL SCHEDULE.
23. PRIOR TO THE PLACEMENT OF MULCH AND WEED BARRIER FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
24. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.
25. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL IMPROVEMENTS SHOWN OR INDICATED ON THE APPROVED LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT.

CHECKED BY: BH, RH
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THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE NOTES

LP-001

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS TREES								
CA SP	101	CATALPA SPECIOSA	NORTHERN CATALPA	B & B	2.5" CAL.	LOW	50`-60`	30`-40`
CE OC	82	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL.	LOW	50`-60`	50'-60'
CL KE	4	CLADRASTIS KENTUKEA	AMERICAN YELLOWWOOD	B & B	2.5" CAL.	LOW	30`-40`	30`-40`
ME GL	6	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD	B & B	2.5" CAL.	MOD	70'-80'	20`-25`
NY SY	109	NYSSA SYLVATICA	TUPELO	B & B	2.5" CAL.	MOD	30`-40`	25`-30`
QU BI	67	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL.	MOD	50`-60`	50'-60'
QU EL	5	QUERCUS ELLIPSOIDALIS	NORTHERN PIN OAK	B & B	2.5" CAL.	MOD	60`-70`	50'-60'
QU IM	8	QUERCUS IMBRICARIA	SHINGLE OAK	B & B	2.5" CAL.	MOD	40`-50`	40`-50`
TA DI	91	TAXODIUM DISTICHUM	BALD CYPRESS	B & B	2.5" CAL.	MOD	60`-70`	30`-40`
TI SI	88	TILIA TOMENTOSA	SILVER LINDEN	B & B	2.5" CAL.	LOW	40`-50`	25`-30`
UL PT	59	ULMUS X 'MORTON GLOSSY'	TRIUMPH™ ELM	B & B	2.5" CAL.	MOD	50`-60`	50'-60'
EVERGREEN TREES								
AB CO	32	ABIES CONCOLOR	WHITE FIR	B & B	8` HT.	MOD	50`-60`	25`-30`
JU CA	63	JUNIPERUS VIRGINIANA 'CANAERTII'	CANAERTI EASTERN REDCEDAR	B & B	8` HT.	LOW	15`-20`	6'-8'
PI DE	22	PICEA GLAUCA 'DENSATA'	BLACK HILLS WHITE SPRUCE	B & B	8` HT.	MOD	30`-40`	25`-30`
PI FL	11	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	B & B	8` HT.	LOW	20`-25`	10`-15`
PI ST	5	PINUS STROBUS	WHITE PINE	B & B	8` HT.	MOD	60`-70`	30`-40`
TH NI	85	THUJA OCCIDENTALIS 'NIGRA'	BLACK ARBORVITAE	B & B	8` HT.	MOD	20`-25`	8`-10`
ORNAMENTAL TREES								
AM AR	62	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	B & B	6` CLUMP	MOD	20`-25`	20`-25`
CA AM	7	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	B & B	8` HT.	MOD	25`-30`	25`-30`
CE CA	13	CERCIS CANADENSIS	EASTERN REDBUD	B & B	8` HT.	LOW	20`-25`	15`-20`
HA VI	45	HAMAMELIS VIRGINIANA	COMMON WITCH HAZEL	CONT.	#5	MOD	<15`	12`-15`
DECIDUOUS SHRUBS								
AE PV	19	AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	CONT.	#5	MOD	9`-12`	12`-15`
AR AR	84	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	CONT.	#5	MOD	5`-6`	5`-6`
CE AM	29	CEANOTHUS AMERICANUS	NEW JERSEY TEA	CONT.	#5	MOD	3`-4`	3`-4`
CO IS	97	CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	CONT.	#5	MOD	5`-6`	5`-6`
FO GA	155	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	CONT.	#5	MOD	2`-3`	3`-4`
HY AN	97	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	CONT.	#5	MOD	4`-5`	4`-5`
HY JO	39	HYPERICUM KALMIANUM	KALM ST. JOHNSWORT	CONT.	#5	MOD	2`-3`	2`-3`
IL RV	14	ILEX VERTICILLATA 'FARROWBPOP'	BERRY POPPINS® WINTERBERRY	CONT.	#5	MOD	4`-5`	4`-5`
IL FM	1	ILEX VERTICILLATA 'FARROWMRP'	MR. POPPINS® WINTERBERRY	CONT.	#5	MOD	4`-5`	4`-5`
IT VI	95	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	CONT.	#5	MOD	4`-5`	4`-5`
LO MA	2	LONICERA SEMPERVIRENS 'MAJOR WHEELER'	MAJOR WHEELER TRUMPET HONEYSUCKLE	CONT.	#5	MOD	7`-8`	2`-3`
RH GR	38	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	CONT.	#5	LOW	1`-2`	7`-8`
VI AR	66	VIBURNUM DENTATUM	VIBURNUM	CONT.	#5	MOD	7`-8`	7`-8`
VI LE	13	VIBURNUM LENTAGO	NANNYBERRY	CONT.	#5	MOD	13`-15`	9`-10`
EVERGREEN SHRUBS								
IL SH	69	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY HOLLY	CONT.	#5	MOD	3`-4`	3`-4`
JU WI	5	JUNIPERUS HORIZONTALIS 'WILTONII'	BLUE RUG JUNIPER	CONT.	#5	LOW	1`-2`	7`-8`
MY PE	66	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	CONT.	#5	MOD	7`-8`	7`-8`
ORNAMENTAL GRASSES								
PA SH	34	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	CONT.	#1	LOW	4`-5`	1`-2`
SO NU	10	SORGHASTRUM NUTANS	INDIAN GRASS	CONT.	#1	LOW	5`-6`	2`-3`
SP HE	173	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONT.	#1	LOW	2`-3`	2`-3`
PERENNIALS								
AM TA	19	AMSONIA TABERNAEMONTANA	EASTERN BLUESTAR	CONT.	#1	MOD	2`-3`	2`-3`
AS TU	28	ASCLEPIAS TUBEROSA	BUTTERFLY MILKWEED	CONT.	#1	LOW	1`-2`	1`-2`
BA AU	13	BAPTISIA AUSTRALIS	BLUE WILD INDIGO	CONT.	#1	LOW	3`-4`	3`-4`
BA BR	9	BAPTISIA BRACTEATA	CREAM WILD INDIGO	CONT.	#1	LOW	2`-3`	2`-3`
GI TR	20	GILLENIA TRIFOLIATA	BOWMAN'S ROOT	CONT.	#1	MOD	2`-3`	2`-3`
HE C4	15	HEUCHERA X 'CARAMEL'	CARAMEL CORAL BELLS	CONT.	#1	MOD	1`-2`	1`-2`
LI SP	15	LIATRIS SPICATA	BLAZING STAR	CONT.	#1	LOW	3`-4`	1`-2`
RU HI	92	RUDBECKIA HIRTA	BLACK-EYED SUSAN	CONT.	#1	MOD	2`-3`	1`-2`
SI PR	6	SILPHIUM TEREBINTHINACEUM	PRAIRIE DOCK	CONT.	#1	MOD	3`-4`	2`-3`
SY NO	31	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	CONT.	#1	MOD	3`-4`	2`-3`

LANDSCAPE MATERIAL SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	SUPPLIER/MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
M-01	ROCK MULCH	RIVER ROCK	BOUGHTON MATERIALS OR APPROVED EQUAL	630.904.1806	WASHED #6	TAN	3/4"		
M-02	POURED IN PLACE SAFETY SURFACE		SOFTROC OF NAPERVILLE OR APPROVED EQUAL	630.349.3390		TBD	SEE LANDSCAPE PLANS	2/LP-503	
M-03	CRUSHER FINES		FOX LANDSCAPE SUPPLIES OR APPROVED EQUAL	815-577-8294				7/LP-501	
M-04	STEEL EDGER							4/LP-501	
M-05	PLAYGROUND CURB							2/LP-503	
M-06	STEPPING STONES	FLAGSTONE	BOUGHTON OR APPROVED EQUAL	630.904.1806		TAN	1"-3" THICK, 12"-24" WIDTH	3/LP-503	
M-07	LANDSCAPE BOULDER		BOUGHTON MATERIALS OR APPROVED EQUAL	630.904.1806				5/LP-501	

AMENITY SCHEDULE

CODE	DESCRIPTION	PRODUCT NAME	MANUFACTURER	CONTACT	MODEL #	COLOR / FINISH	SIZE / DIMENSIONS	DETAIL	NOTES
S-01	BIKE RACK	MONOLINE DUO BIKE RACK	SITE PIECES OR APPROVED EQUAL	800.484.0797	ML-DUO-26 ML-DUO-18	TBD	26" (BASE) X 3" X 36" (H) 18"(BASE) X 3" X 36" H	5/LP-502	INSTALL PER MANUFACTURER`S SPECIFICATIONS
S-02	BENCH	FLOAT BACKED BENCH	FORMS + SURFACES	FORMS-SURFACES.COM	SBFLO-72BC	TBD	72.7" X 21.4" X 31.6"	4 / LP-502	SURFACE MOUNT. INSTALL PER MANUFACTURER`S SPECIFICATIONS AND INSTRUCTIONS
S-03	SLAB BOULDER SEAT	--	BOUGHTON MATERIALS OR APPRIVED EQUAL	630.904.1806	--	--	--	6/LP-501	VERIFY FINAL LOCATION WITH OWNERSHIP AND LANDSCAPE ARCHITECT BEFORE FINAL INSTALLATION.
S-04	LITTER BIN	APEX LITTER 36 GAL.	FORMS + SURFACES	FORMS-SURFACES.COM	SLAPX-136C	TBD	21" X 15" X 32.5" H (36 GAL)	6/LP-502	SURFACE MOUNT. INSTALL PER MANUFACTURER`S SPECIFICATIONS
S-05	CAFE TABLE	MONOLINE CAROUSEL TABLE	SITE PIECES OR APPROVED EQUAL	800.484.0797	ML-CT-4SEAT-RD	TBD	77.4" X 77.3" X 29.3" H	8/LP-502	INSTALL PER MANUFACTURER`S SPECIFICATIONS
S-06	COMMUNITY TABLE	MONOLINE STANDARD COMMUNITY TABLE	SITE PIECES OR APPROVED EQUAL	800.484.0797	ML-STAND-CMT	TBD	82" X 36.5" X 30.4 H	7/LP-502	INSTALL PER MANUFACTUER`S SPECIFICATIONS
S-07	SHADE SHELTER	--	--	--	--	--	--	1/LP-502	PRODUCT TYPE AND MODEL TBD. REFER TO DETAIL FOR DESIGN INTENT.
S-08	DOUBLE SIDED FIREPLACE	--	CUSTOM CONSTRUCTION W/ COMMERCIAL GAS BURNER SYSTEM	970.641.1747	--	TBD	9` H X 2.5` W X 20.5` L	4/LP-503	CUSTOM CONSTRUCTION W/ COMMERCIAL GAS BURNER SYSTEM
S-09	CLIMBING BOULDER	--	--	--	--	--	--	2/LP-504	PLAYGROUND FEATURE TBD
S-10	PLAYGROUND EQUIPMENT	--	--	--	--	--	--	1/LP-504	PLAYGROUND EQUIPMENT AND FEATURE TBD
S-11	ENTRY MONUMENT							1/LP-505	
S-12	BOLLARD LIGHT	BOLLARD PATH LIGHT	--	--	--	--	--	3/LP-503	FIXTURE TYPE TBD
S-13	FESTOON LIGHTS	FESTOON LIGHTS	PRIMUS OR APPROVED EQUAL	--	--	--	--	3/LP-504	INSTALL PER MANUFACTURER`S SPECIFICATION
S-14	FESTOON LIGHT POLE	--	--	--	--	--	--	2/LP-502 & 3/LP-502	REFER TO LANDDCAPE PLANS FOR LOCATION AND LAYOUT.
S-15	PEDESTRIAN LIGHT	PEDESTRIAN LIGHT POLE STREETSCAPE	--	--	--	--	--	2//LP-503	FIXTURE TYPE TBD
S-16	AURA RING LIGHT	AURA RING LIGHT	STRUCTURA	STRUCTURA	AURA RING LIGHT 12` DIA.	SOLID WOOD EXTERIOR	12` DIA	1/LP-503	INSTALL PER MANUFACTURER`S SPECIFICATION.

BUFFER	LENGTH	REQUIRED SHADE TREES (3 PER 100LF)	REQUIRED EVERGREEN TREES (5 PER 100LF)	REQUIRED ORNAMENTAL TREES (3 PER 100LF)	REQUIRED SHRUBS (20 PER 100LF)	PROVIDED SHADE TREES	PROVIDED EVERGREEN TREES	PROVIDED ORNAMENTAL TREES	PROVIDED SHRUBS
MERRILL ROAD	930	28	47	28	186	28	47	28	186
WHEATFIELD AVENUE	1,474	45	74	45	295	45	74	45	296
DENNY ROAD	1,102	34	56	34	221	34	56	35	221
TOTAL	**3,506**	**107**	**177**	**107**	**702**	**107**	**177**	**108**	**703**

CODE: 11-11-5-D-1
PER 100 LF STREET ABUTTING R.O.W, 3 SHADE STREES, 3 ORNAMENTAL TREES, 5 EVERGREEN TREES, AND 20 SHRUBS ARE REQUIRED

STREET	LENGTH	REQUIRED TREES (1 PER 50LF)	PROVIDED TREES
N PRAIRIE BLOSSOM DRIVE	1310	33	33
S PRAIRIE BLOSSOM DRIVE	1310	33	35
CEDAR GLEN COVE	594	15	14
N MILLSTONE WAY	1844	47	46
S MILLSTONE WAY	1683	43	44
COURT B	268	7	6
N MISTY WOOD TRAIL	1165	30	34
S MISTY WOOD TRAIL	1110	28	27
N SUMMERTREE LANE	1774	45	45
S SUMMERTREE LANE	1676	42	40
N SUGAR MAPLE WAY	1455	37	37
S SUGAR MAPLE WAY	1377	35	35
N SUNSET GROVE	1126	29	29
S SUNSET GROVE	1155	29	29
	TOTAL:	**453**	**454**

1 SHADE TREE PER 40 LF PER ANNEXATION AGREEMENT BETWEEN THE VILLAGE OF SUGAR GROVE AND SUGAR GROVE LLC (PG 123)

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE
4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC
1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE SCHEDULES

LP-002

WETLAND NATIVE SEED

WET-MESIC PRAIRIE MIX BY PIZZO PLANT NURSERY OR APPROVED EQUAL

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE	SYMBOL	CODE
BLUE JOINT GRASS	CALAMAGROSTIS CANADENSIS	0.30%	0.05		WE NS
PLAINS OVAL SEDGE	CAREX BREVIOR	0.79%	0.13		
CRESTED OVAL SEDGE	CAREX CRISTATELLA	0.59%	0.09		
FIELD OVAL SEDGE	CAREX MOLESTA	1.58%	0.25		
LANCE-FRUITED OVAL SEDGE	CAREX SCOPARIA	0.79%	0.13		
COMMON FOX SEDGE	CAREX STIPAT	0.79%	0.13		
BROWN FOX SEDGE	CAREX VULPINOIDEA	1.58%	0.25		
GREAT SPIKE RUSH	ELEOCHARIS PALUSTRIS	0.40%	0.06		
VIRGINIA WILD RYE	ELYMUS VIRGINICUS	18.96%	3.00		
FOWL MANNA GRASS	GLYCERIA STRIATA	0.79%	0.13		
DUDLEY'S RUSH	JUNCUS DUDLEYI	0.40%	0.06		
SWITCHGRASS	PANICUM VIRGATUM	6.32%	1.00		
DARK-GREEN BULRUSH	SCIRPUS ATROVIRENS	0.05%	0.01		
CORD GRASS	SPARTINA PECTINATA	12.64%	2.00		
NODDING ONION	ALLIUM CERNUUM	4.74%	0.75		
SWAMP MILKWEED	ASCLEPIAS INCARNAT	2.37%	0.38		
NODDING BUR MARIGOLD	BIDENS CERNUA	0.59%	0.09		
FALSE ASTER	BOLTONIA ASTEROIDES	0.20%	0.03		
PARTRIDGE PEA	CHAMAECRISTA FASCICULATA	6.32%	1.00		
TALL COREOPSIS	COREOPSIS TRIPTERIS	1.58%	0.25		
SHOWY TICK TREFOIL	DESMODIUM CANADENSE	1.19%	0.19		
FLAT-TOPPED ASTER	DOELLINGERIA UMBELLATA	0.59%	0.09		
PURPLE CONEFLOWER	ECHINACEA PURPUREA	1.58%	0.25		
RATTLESNAKE MASTER	ERYNGIUM YUCCIFOLIUM	6.32%	1.00		
BONESET	EUPATORIUM PERFOLIATUM	0.10%	0.02		
GRASS-LEAVED GOLDENROD	EUTHAMIA GRAMINIFOLIA	0.40%	0.06		
SPOTTED JOE PYE WEED	EUTROCHIUM MACULATUM	0.20%	0.03		
SNEEZEWEED	HELENIUM AUTUMNALE	0.40%	0.06		
PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA	2.37%	0.38		
MARSH BLAZING STAR	LIATRIS SPICATA	0.79%	0.13		
WILD BERGAMOT	MONARDA FISTULOSA	1.58%	0.25		
FOXGLOVE BEARDTONGUE	PENSTEMON DIGITALIS	0.79%	0.13		
VIRGINIA MOUNTAIN MINT	PYCNANTHEMUM VIRGINIANUM	0.79%	0.13		
BLACK-EYED SUSAN	RUDBECKIA HIRTA	3.16%	0.50		
SWEET BLACK-EYED SUSAN	RUDBECKIA SUBTOMENTOSA	0.79%	0.13		
BROWN-EYED SUSAN	RUDBECKIA TRILOBA	0.79%	0.13		
COMPASS PLANT	SILPHIUM LACINIATUM	2.37%	0.38		
PRAIRIE DOCK	SILPHIUM TEREBINTHINACEUM	1.19%	0.19		
RIDDELL'S GOLDENROD	SOLIDAGO RIDDELLII	1.58%	0.25		
STIFF GOLDENROD	SOLIDAGO RIGIDA	1.58%	0.25		
NEW ENGLAND ASTER	SYMPHYOTRICHUM NOVAE-ANGLIAE	1.19%	0.19		
PURPLE MEADOW RUE	THALICTRUM DASYCARPUM	0.79%	0.13		
OHIO SPIDERWORT	TRADESCANTIA OHIENSIS	4.74%	0.75		
BLUE VERVAIN	VERBENA HASTATA	0.79%	0.13		
COMMON IRONWEED	VERNONIA FASCICULATA	0.40%	0.06		
GOLDEN ALEXANDERS	ZIZIA AUREA	3.16%	0.50		
	TOTAL	100%	15.820		

EMERGENT NATIVE SEED

EMERGENT MIX BY PIZZO PLANT NURSERY OR APPROVED EQUAL

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE	SYMBOL	CODE
BRISTLY SEDGE	CAREX COMOSA	7.91%	0.75		EM NS
PORCUPINE SEDGE	CAREX HYSTERICINA	10.54%	1.00		
COMMON HOP SEDGE	CAREX LUPULINA	5.27%	0.50		
COMMON TUSSOCK SEDGE	CAREX STRICTA	1.32%	0.13		
COMMON YELLOW LAKE SEDGE	CAREX UTRICULATA	2.64%	0.25		
GREAT SPIKE RUSH	ELEOCHARIS PALUSTRI	2.64%	0.25		
COMMON RUSH	JUNCUS EFFUSUS	0.66%	0.06		
RICE CUT GRASS	LEERSIA ORYZOIDES	5.27%	0.50		
CHAIRMAKER'S RUSH	SCHOENOPLECTUS PUNGENS	3.95%	0.38		
GREAT BULRUSH	SCHOENOPLECTUS TABERNAEMONTANI	7.91%	0.75		
DARK-GREEN BULRUSH	SCIRPUS ATROVIRENS	0.66%	0.06		
WOOL GRASS	SCIRPUS CYPERINUS	0.08%	0.01		
HARDSTEM BULRUSH	SCHOENOPLECTUS ACUTUS	5.27%	0.50		
SWEET FLAG	ACORUS CALAMUS	7.91%	0.75		
MUD PLANTAIN	ALISMA SUBCORDATUM	5.27%	0.50		
SWAMP MILKWEED	ASCLEPIAS INCARNATA	2.64%	0.25		
TURTLEHEAD	CHELONE GLABRA	0.33%	0.03		
BONESET	EUPATORIUM PERFOLIATUM	0.66%	0.06		
SPOTTED JOE PYE WEED	EUTROCHIUM MACULATUM	1.32%	0.13		
HALBERD-LEAF ROSEMALLOW	HIBISCUS LAEVIS	5.27%	0.50		
SOUTHERN BLUE FLAG	IRIS VIRGINICA VAR. SHREVEI	10.54%	1.00		
SEEDBOX	LUDWIGIA ALTERNIFOLIA	0.33%	0.03		
WINGED LOOSESTRIFE	LYTHRUM ALATUM	0.08%	0.01		
MONKEY FLOWER	MIMULUS RINGENS	0.16%	0.02		
DITCH STONECROP	PENTHORUM SEDOIDES	0.16%	0.02		
SWAMP SMARTWEED	PERSICARIA HYDROPIPEROIDES	3.95%	0.38		
COMMON ARROWHEAD	SAGITTARIA LATIFOLIA	5.27%	0.50		
TALL WATER PARSNIP	SIUM SUAVE	0.66%	0.06		
RIDDELL'S GOLDENROD	SOLIDAGO RIDDELLII	1.32%	0.13		
	TOTAL	100%	9.484		

SHORT NATIVE SEED

LOW PROFILE PRAIRIE MIX BY PIZZO PLANT NURSERY OR APPROVED EQUAL

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE	SYMBOL	CODE
SIDE OATS GRAMA	BOUTELOUA CURTIPENDULA	32.75%	8.00		SG NS
COPPER-SHOULDERED OVAL SEDGE		CAREX BICKNELLII			1.54%
PLAINS OVAL SEDGE	CAREX BREVIOR	1.02%	0.25		
FIELD OVAL SEDGE	CAREX MOLESTA	0.51%	0.13		
CANADA WILD RYE	ELYMUS CANADENSIS	8.19%	2.00		
DUDLEY'S RUSH	JUNCUS DUDLEYI	0.03%	0.01		
SWITCH GRASS	PANICUM VIRGATUM	2.05%	0.50		
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	12.28%	3.00		
NODDING ONION	ALLIUM CERNUUM	0.77%	0.19		
LEAD PLANT	AMORPHA CANESCENS	0.51%	0.13		
BUTTERFLY WEED	ASCLEPIAS TUBEROSA	4.09%	1.00		
WHITE WILD INDIGO	BAPTISIA ALBA	0.64%	0.16		
PARTRIDGE PEA	CHAMAECRISTA FASCICULATA	4.09%	1.00		
SAND COREOPSIS	COREOPSIS LANCEOLATA	1.54%	0.38		
PRAIRIE COREOPSIS	COREOPSIS PALMATA	1.02%	0.25		
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	2.05%	0.50		
PALE PURPLE CONEFLOWER	ECHINACEA PALLIDA	4.09%	1.00		
PURPLE CONEFLOWER	ECHINACEA PURPUREA	1.54%	0.38		
RATTLESNAKE MASTER	ERYNGIUM YUCCIFOLIUM	1.02%	0.25		
FLOWERING SPURGE	EUPHORBIA COROLLATA	1.02%	0.25		
EARLY SUNFLOWER	HELIOPSIS HELIANTHOIDES	1.54%	0.38		
ROUND-HEADED BUSH CLOVER	LESPEDEZA CAPITATA	1.02%	0.25		
BUTTON BLAZING STAR	LIATRIS ASPERA	0.77%	0.19		
PRAIRIE BLAZING STAR	LIATRIS PYCNOSTACHYA	1.02%	0.25		
WILD BERGAMOT	MONARDA FISTULOSA	0.51%	0.13		
WILD QUININE	PARTHENIUM INTEGRIFOLIUM	2.05%	0.50		
FOXGLOVE BEARDTONGUE	PENSTEMON DIGITALIS	0.51%	0.13		
SLENDER MOUNTAIN MINT	PYCNANTHEMUM TENUIFOLIUM	0.06%	0.02		
YELLOW CONEFLOWER	RATIBIDA PINNATA	1.02%	0.25		
ORANGE CONEFLOWER	RUDBECKIA FULGIDA	1.02%	0.25		
BLACK-EYED SUSAN	RUDBECKIA HIRTA	2.05%	0.50		
EARLY GOLDENROD	SOLIDAGO JUNCEA	0.13%	0.03		
STIFF GOLDENROD	SOLIDAGO RIGIDA	0.26%	0.06		
HEATH ASTER	SYMPHYOTRICHUM ERICOIDES	0.26%	0.06		
SMOOTH BLUE ASTER	SYMPHYOTRICHUM LAEVE	0.26%	0.06		
NEW ENGLAND ASTER	SYMPHYOTRICHUM NOVAE-ANGLIAE	0.13%	0.03		
OHIO SPIDERWORT	TRADESCANTIA OHIENSI	2.05%	0.50		
HOARY VERVAIN	VERBENA STRICTA	0.51%	0.13		
GOLDEN ALEXANDERS	ZIZIA AUREA	4.09%	1.00		
	TOTAL	100%	24.43		

WILDFLOWER NATIVE SEED

ECONOMY PRAIRIE MIX BY PIZZO PLANT NURSERY OR APPROVED EQUAL

COMMON NAME	BOTANICAL NAME	% OF TOTAL	PLS/ACRE	SYMBOL	CODE
SIDE OAT GRAMA	BOUTELOUA CURTIPENDULA	13.29%	2.00		PO NS
CAREX BREVIOR	PLAINS OVAL SEDGE	0.83%	0.13		
INDIAN GRASS	SORGHASTRUM NUTANS	6.65%	1.00		
CANADA WILD RYE	ELYMUS CANADENSIS	19.94%	3.00		
SWITCHGRASS	PANICUM VIRGATUM	13.29%	2.00		
LITTLE BLUE STEM	SCHIZACHYRIUM SCOPARIUM	13.29%	2.00		
COMMON MILKWEED	ASCLEPIAS SYRIACA	1.66%	0.25		
PARTRIDGE PEA	CHAMAECRISTA FASCICULATA	6.65%	1.00		
SAND COREOPSIS	COREOPSIS LANCEOLATA	1.66%	0.25		
SHOWY TICK TREFOIL	DESMODIUM CANADENSE	1.04%	0.16		
PURPLE CONEFLOWER	ECHINACEA PURPUREA	4.98%	0.75		
EARLY SUNFLOWER	HELIOPSIS HELIANTHOIDES	3.32%	0.50		
WILD BERGAMOT	MONARDA FISTULOSA	0.83%	0.13		
FOXGLOVE BEARDTONGUE	PENSTEMON DIGITALIS	0.73%	0.11		
BLACK-EYED SUSAN	RUDBECKIA HIRTA	6.65%	1.00		
ROSIN WEED	SILPHIUM INTEGRIFOLIUM	1.25%	0.19		
NEW ENGLAND ASTER	SYMPHYOTRICHUM NOVAE-ANGLIAE	0.42%	0.06		
OHIO SPIDERWORT	TRADESCANTIA OHIENSIS	0.62%	0.09		
HOARY VERVAIN	VERBENA STRICTA	1.25%	0.19		
GOLDEN ALEXANDERS	ZIZIA AUREA	1.66%	0.25		
	TOTAL	100%	15.047		

TURF SOD

XXX BY XXX

COMMON NAME	SYMBOL	CODE
KENTUCKY BLUEGRASS MIX		TU BL

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

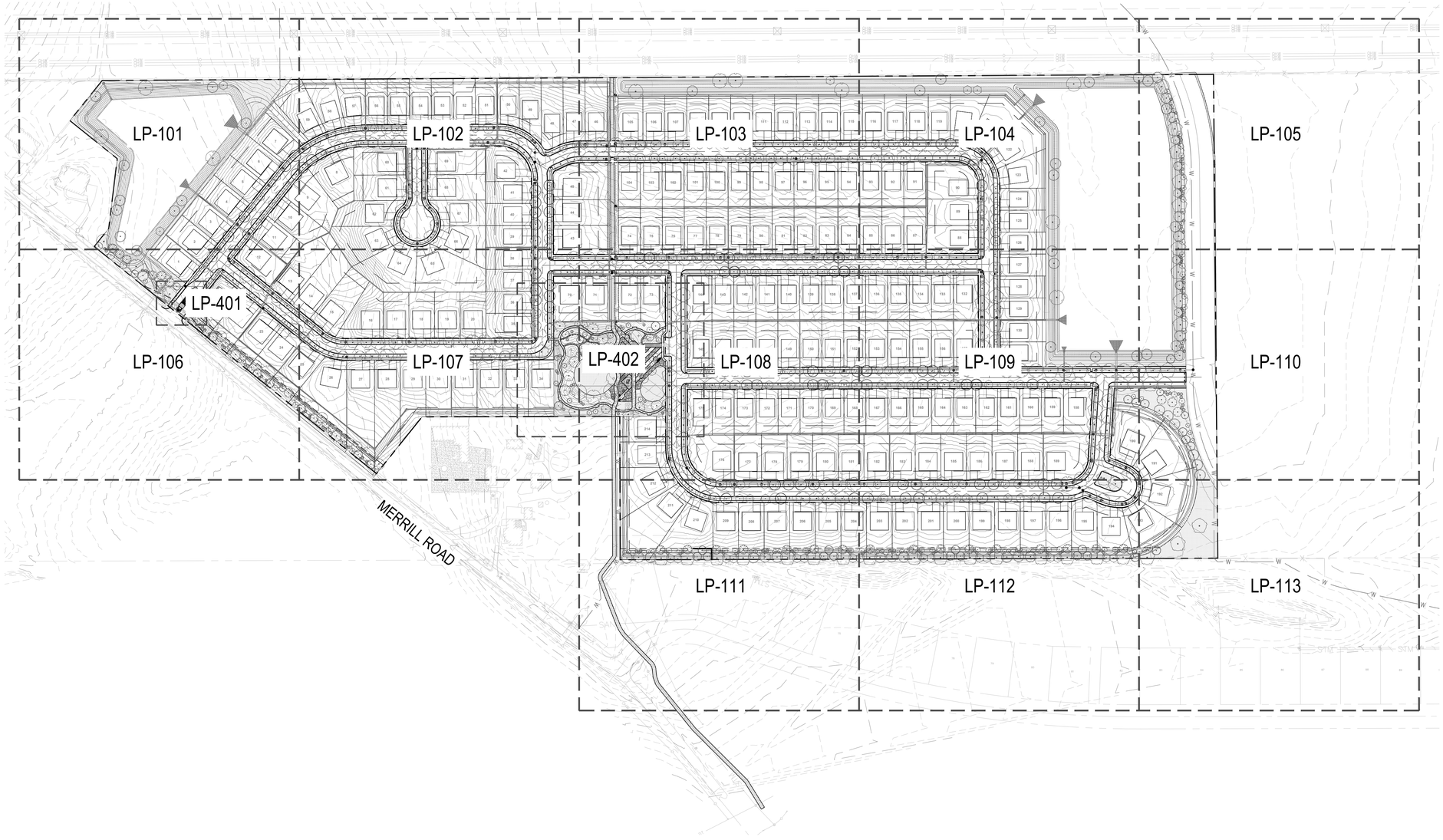
1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE SCHEDULES

LP-003



NORRIS DESIGN
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THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

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1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

CHECKED BY: BH, RH
DRAWN BY: MH, MD

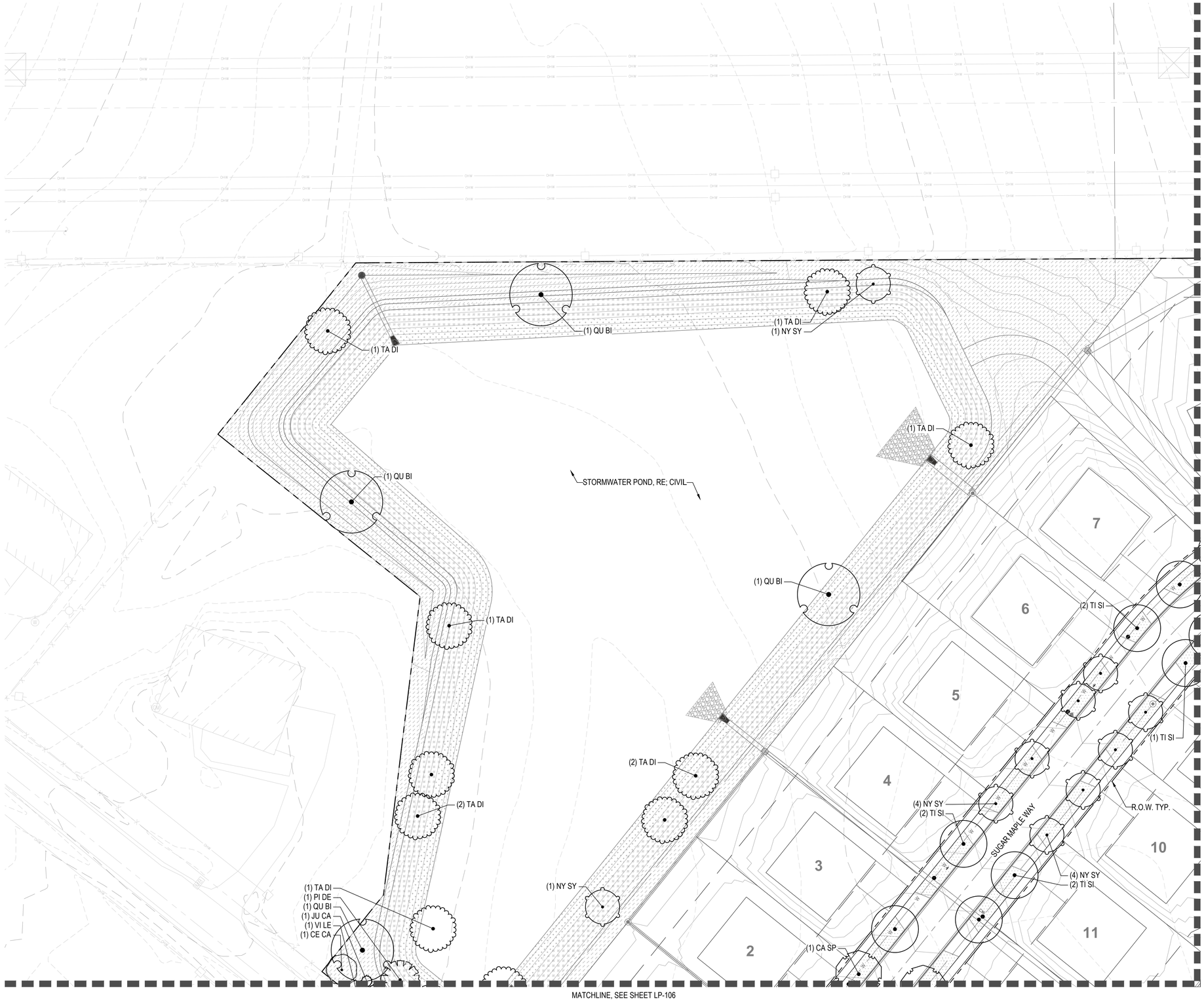
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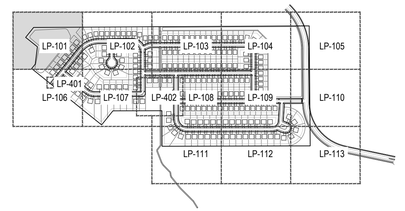
0 75 150 300
SCALE 1" = 150'

811

SHEET TITLE:
LANDSCAPE OVERALL

LP-100





LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
	WE NS	NATIVE WETLAND MIX
	PO NS	POLLINATOR NATIVE SEED MIX
	SG NS	SHORTGRASS NATIVE SEED

SYMBOL	CODE	DESCRIPTION
	M-01	ROCK MULCH
	M-02	POURED IN PLACE SAFETY SURFACE
	M-03	CRUSHER FINES
	M-04	STEEL EDGER
	M-06	STEPPING STONES
	M-07	LANDSCAPE BOULDER

SYMBOL	CODE	DESCRIPTION
	P-01	STANDARD GRAY CONCRETE PAVEMENT
	P-02	ENHANCED CONCRETE PAVEMENT
	P-03	ASPHALT BIKE PATH

SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK
	S-02	BENCH
	S-03	SLAB BOULDER SEAT
	S-04	LITTER BIN
	S-05	CAFE TABLE
	S-06	COMMUNITY TABLE
	S-07	SHADE SHELTER
	S-08	DOUBLE SIDED FIREPLACE
	S-09	CLIMBING BOULDER
	S-10	PLAYGROUND EQUIPMENT A
	S-11	ENTRY MONUMENT
	S-12	BOLLARD LIGHT
	S-13	FESTOON LIGHTS
	S-14	FESTOON LIGHT POLE
	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

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THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

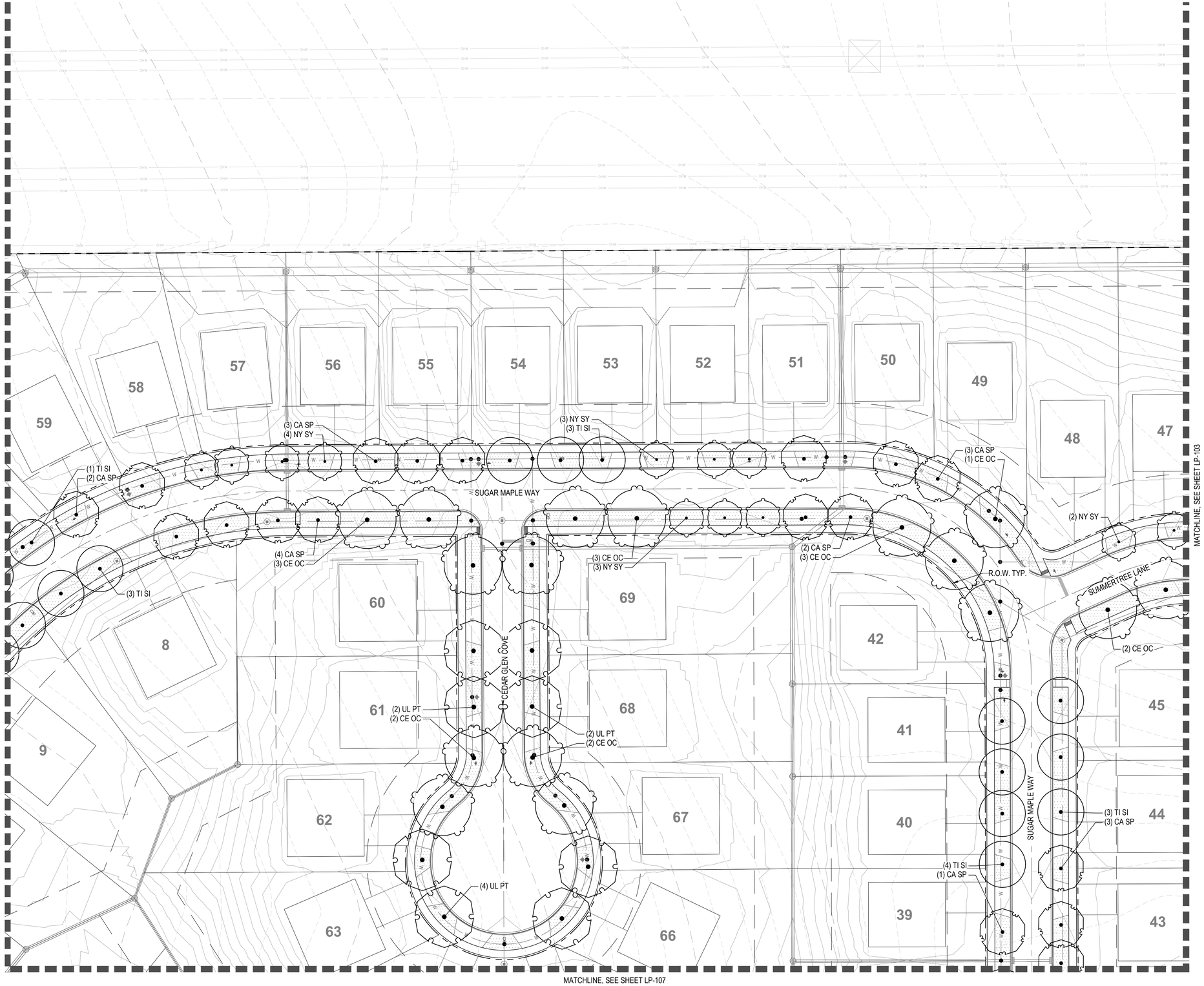
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NAPERVILLE, IL 60563
(630) 851-5490

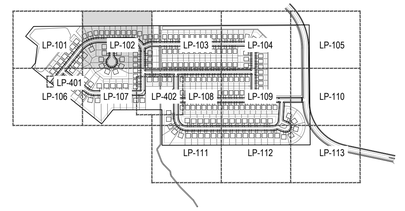
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-101





LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
	WE NS	NATIVE WETLAND MIX
	PO NS	POLLINATOR NATIVE SEED MIX
	SG NS	SHORTGRASS NATIVE SEED

SYMBOL	CODE	DESCRIPTION
	M-01	ROCK MULCH
	M-02	POURED IN PLACE SAFETY SURFACE
	M-03	CRUSHER FINES
	M-04	STEEL EDGER
	M-06	STEPPING STONES
	M-07	LANDSCAPE BOULDER

SYMBOL	CODE	DESCRIPTION
	P-01	STANDARD GRAY CONCRETE PAVEMENT
	P-02	ENHANCED CONCRETE PAVEMENT
	P-03	ASPHALT BIKE PATH

SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK
	S-02	BENCH
	S-03	SLAB BOULDER SEAT
	S-04	LITTER BIN
	S-05	CAFE TABLE
	S-06	COMMUNITY TABLE
	S-07	SHADE SHELTER
	S-08	DOUBLE SIDED FIREPLACE
	S-09	CLIMBING BOULDER
	S-10	PLAYGROUND EQUIPMENT A
	S-11	ENTRY MONUMENT
	S-12	BOLLARD LIGHT
	S-13	FESTOON LIGHTS
	S-14	FESTOON LIGHT POLE
	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

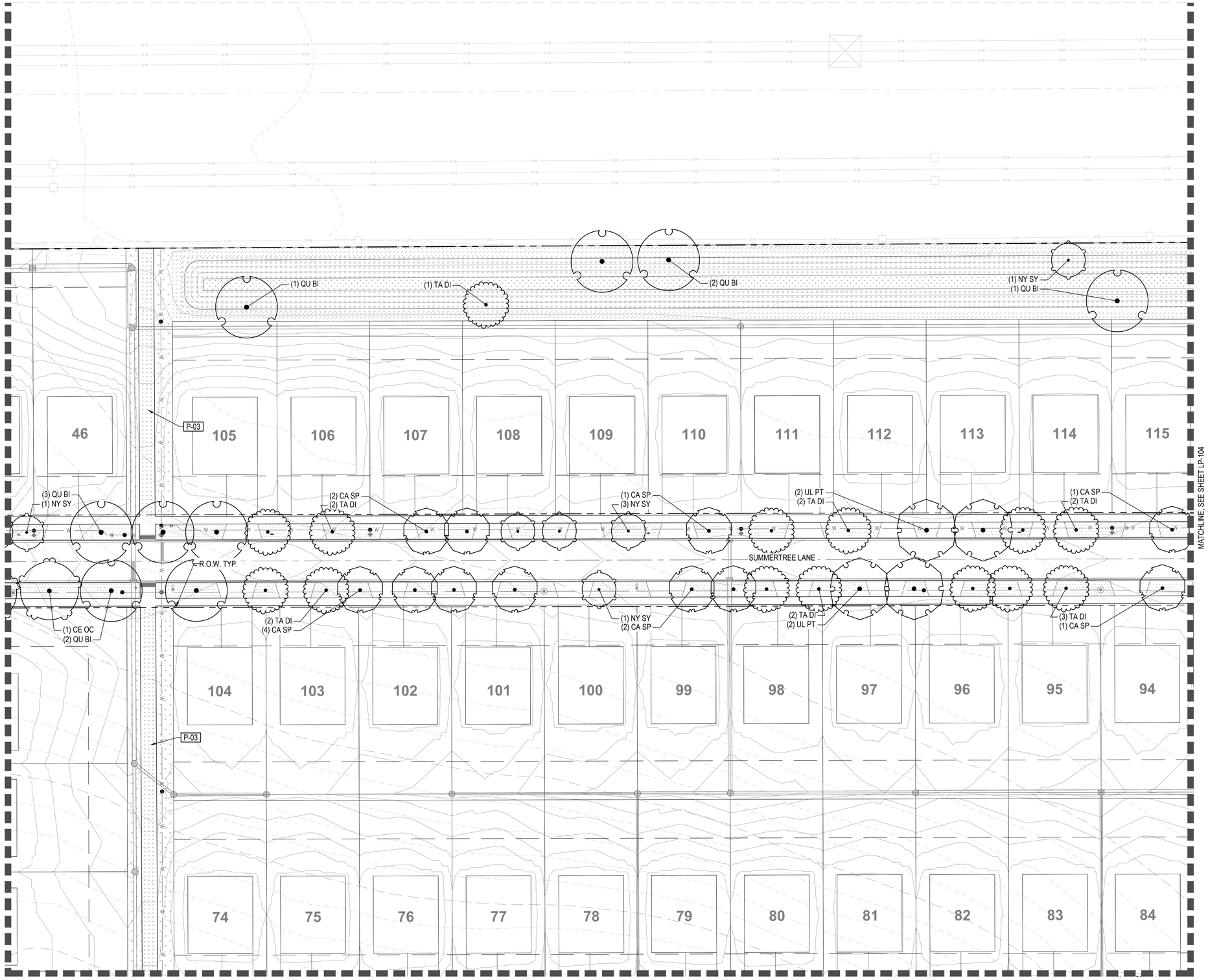
1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

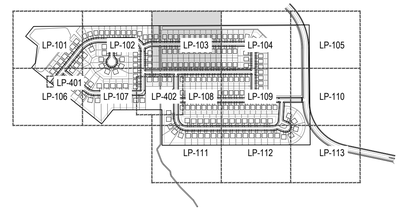
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-102





LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
	WE NS	NATIVE WETLAND MIX
	PO NS	POLLINATOR NATIVE SEED MIX
	SG NS	SHORTGRASS NATIVE SEED

SYMBOL	CODE	DESCRIPTION
	M-01	ROCK MULCH
	M-02	POURED IN PLACE SAFETY SURFACE
	M-03	CRUSHER FINES
	M-04	STEEL EDGER
	M-06	STEPPING STONES
	M-07	LANDSCAPE BOULDER

SYMBOL	CODE	DESCRIPTION
	P-01	STANDARD GRAY CONCRETE PAVEMENT
	P-02	ENHANCED CONCRETE PAVEMENT
	P-03	ASPHALT BIKE PATH

SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK
	S-02	BENCH
	S-03	SLAB BOULDER SEAT
	S-04	LITTER BIN
	S-05	CAFE TABLE
	S-06	COMMUNITY TABLE
	S-07	SHADE SHELTER
	S-08	DOUBLE SIDED FIREPLACE
	S-09	CLIMBING BOULDER
	S-10	PLAYGROUND EQUIPMENT A
	S-11	ENTRY MONUMENT
	S-12	BOLLARD LIGHT
	S-13	FESTOON LIGHTS
	S-14	FESTOON LIGHT POLE
	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

NORTH 0 15 30 60 SCALE 1" = 30'

NORTH 0 15 30 60 SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

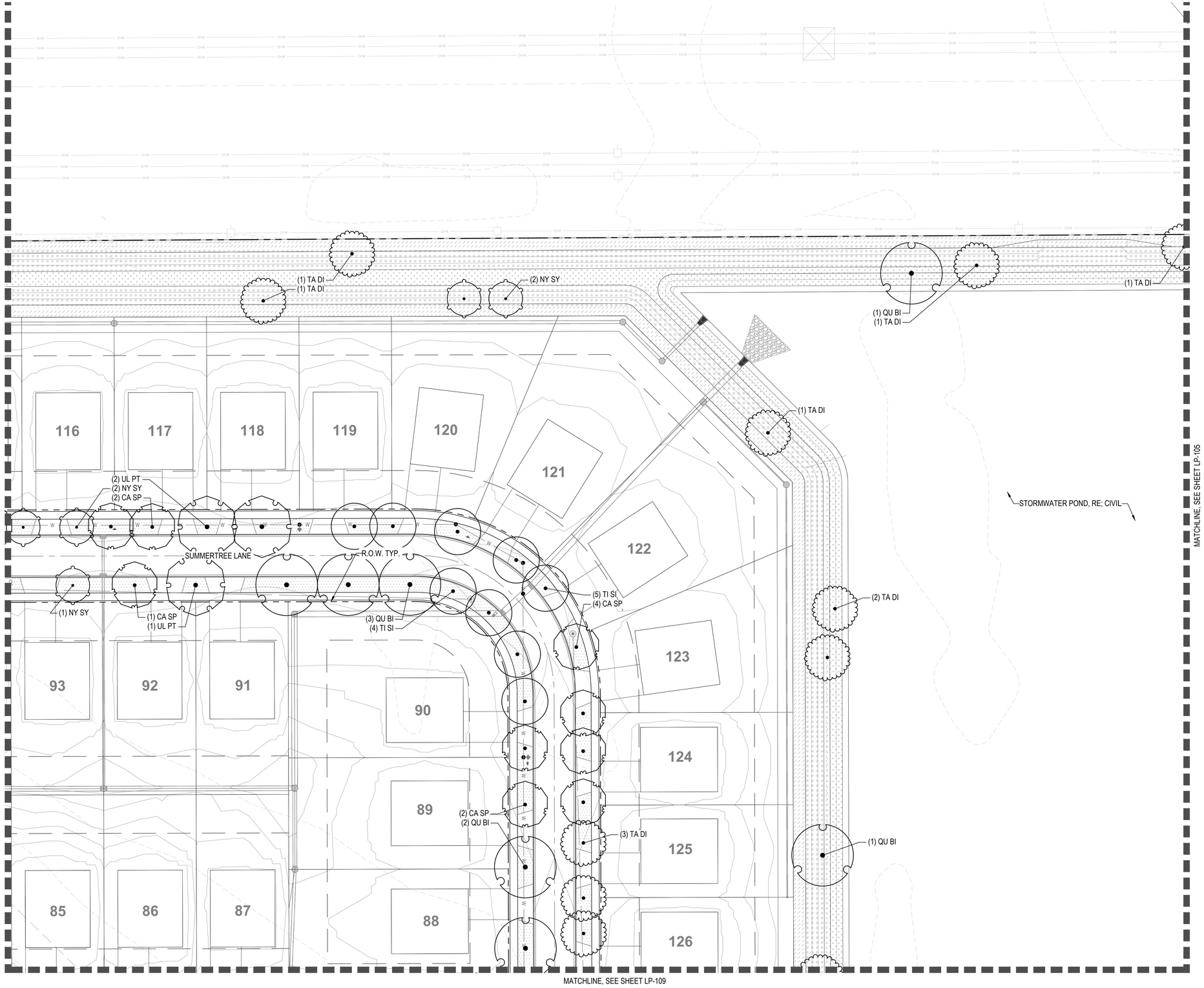
1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

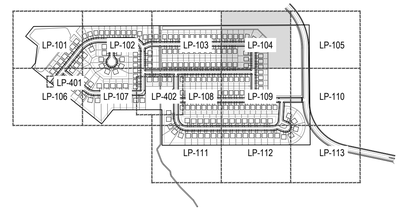
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-103





LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
	WE NS	NATIVE WETLAND MIX
	PO NS	POLLINATOR NATIVE SEED MIX
	SG NS	SHORTGRASS NATIVE SEED

SYMBOL	CODE	DESCRIPTION
	M-01	ROCK MULCH
	M-02	POURED IN PLACE SAFETY SURFACE
	M-03	CRUSHER FINES
	M-04	STEEL EDGER
	M-06	STEPPING STONES
	M-07	LANDSCAPE BOULDER

SYMBOL	CODE	DESCRIPTION
	P-01	STANDARD GRAY CONCRETE PAVEMENT
	P-02	ENHANCED CONCRETE PAVEMENT
	P-03	ASPHALT BIKE PATH

SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK
	S-02	BENCH
	S-03	SLAB BOULDER SEAT
	S-04	LITTER BIN
	S-05	CAFE TABLE
	S-06	COMMUNITY TABLE
	S-07	SHADE SHELTER
	S-08	DOUBLE SIDED FIREPLACE
	S-09	CLIMBING BOULDER
	S-10	PLAYGROUND EQUIPMENT A
	S-11	ENTRY MONUMENT
	S-12	BOLLARD LIGHT
	S-13	FESTOON LIGHTS
	S-14	FESTOON LIGHT POLE
	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

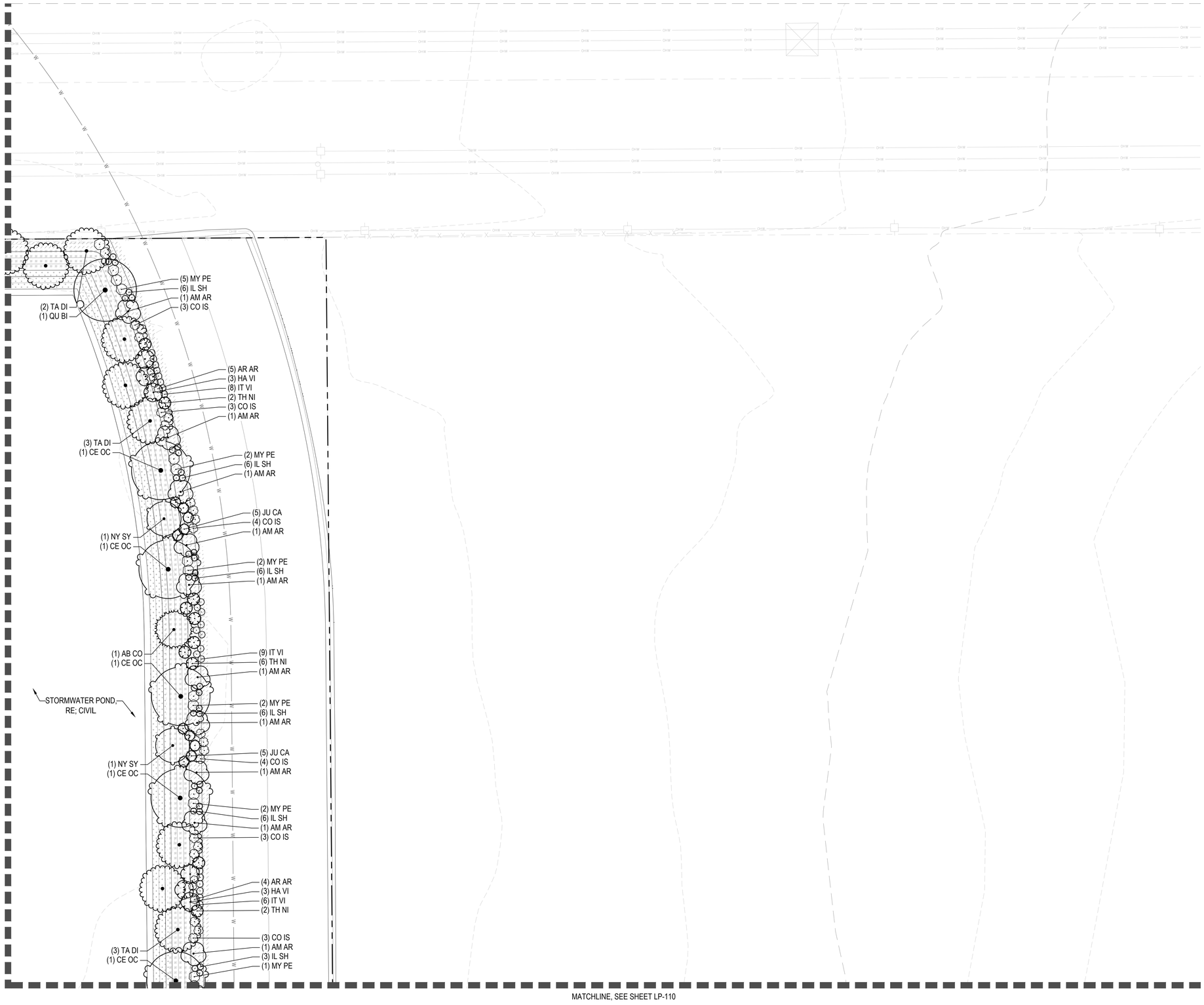
1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

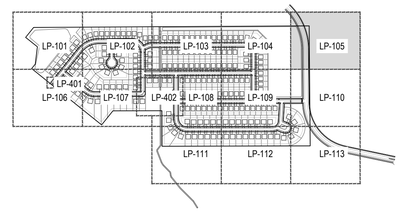
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-104





LANDSCAPE NOTES

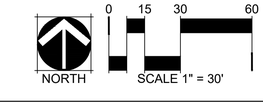
GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
	WE NS	NATIVE WETLAND MIX
	PO NS	POLLINATOR NATIVE SEED MIX
	SG NS	SHORTGRASS NATIVE SEED

SYMBOL	CODE	DESCRIPTION
	M-01	ROCK MULCH
	M-02	POURED IN PLACE SAFETY SURFACE
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	M-04	STEEL EDGER
	M-06	STEPPING STONES
	M-07	LANDSCAPE BOULDER

SYMBOL	CODE	DESCRIPTION
	P-01	STANDARD GRAY CONCRETE PAVEMENT
	P-02	ENHANCED CONCRETE PAVEMENT
	P-03	ASPHALT BIKE PATH

SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK
	S-02	BENCH
	S-03	SLAB BOULDER SEAT
	S-04	LITTER BIN
	S-05	CAFE TABLE
	S-06	COMMUNITY TABLE
	S-07	SHADE SHELTER
	S-08	DOUBLE SIDED FIREPLACE
	S-09	CLIMBING BOULDER
	S-10	PLAYGROUND EQUIPMENT A
	S-11	ENTRY MONUMENT
	S-12	BOLLARD LIGHT
	S-13	FESTOON LIGHTS
	S-14	FESTOON LIGHT POLE
	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT



811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
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DENVER, CO 80204
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NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

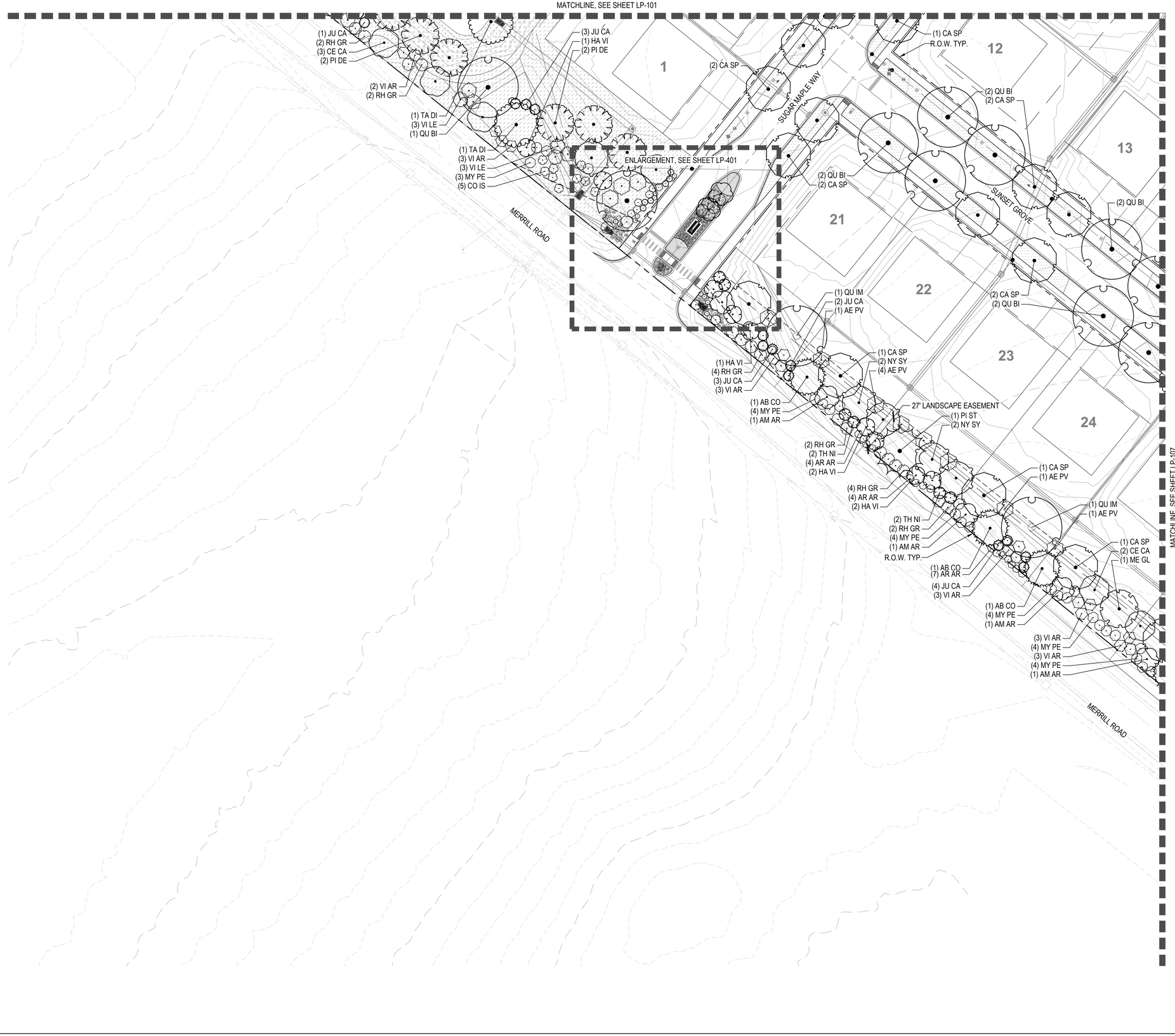
OWNER:
SUGAR GROVE LAND LLC
1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

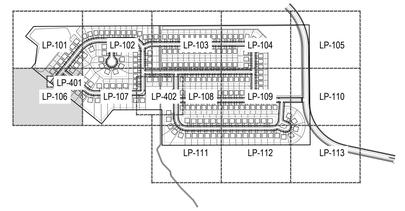
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-105





LANDSCAPE NOTES

GROUND COVERS

EM NS	EMERGENT MIX
TU BL	KENTUCKY BLUEGRASS
WE NS	NATIVE WETLAND MIX
PO NS	POLLINATOR NATIVE SEED MIX
SG NS	SHORTGRASS NATIVE SEED

SYMBOL	CODE	DESCRIPTION
	M-01	ROCK MULCH
	M-02	POURED IN PLACE SAFETY SURFACE
	M-03	CRUSHER FINES
	M-04	STEEL EDGER
	M-06	STEPPING STONES
	M-07	LANDSCAPE BOULDER

SYMBOL	CODE	DESCRIPTION
	P-01	STANDARD GRAY CONCRETE PAVEMENT
	P-02	ENHANCED CONCRETE PAVEMENT
	P-03	ASPHALT BIKE PATH

SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK
	S-02	BENCH
	S-03	SLAB BOULDER SEAT
	S-04	LITTER BIN
	S-05	CAFE TABLE
	S-06	COMMUNITY TABLE
	S-07	SHADE SHELTER
	S-08	DOUBLE SIDED FIREPLACE
	S-09	CLIMBING BOULDER
	S-10	PLAYGROUND EQUIPMENT A
	S-11	ENTRY MONUMENT
	S-12	BOLLARD LIGHT
	S-13	FESTOON LIGHTS
	S-14	FESTOON LIGHT POLE
	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

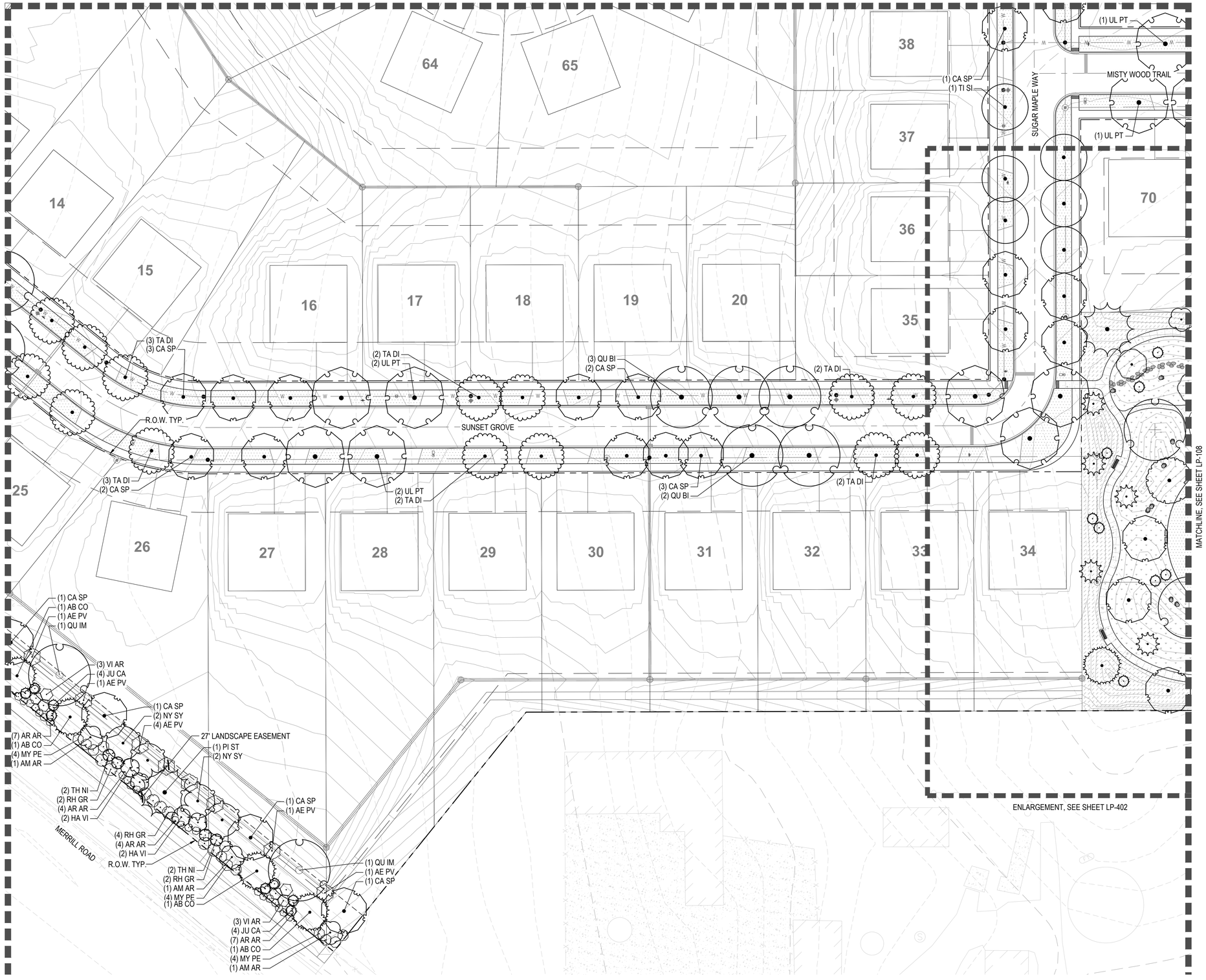
1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

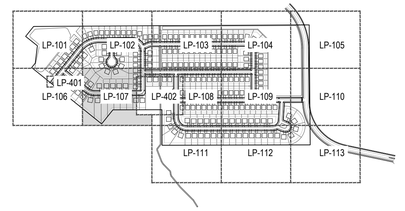
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-106





LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
	WE NS	NATIVE WETLAND MIX
	PO NS	POLLINATOR NATIVE SEED MIX
	SG NS	SHORTGRASS NATIVE SEED

SYMBOL	CODE	DESCRIPTION
	M-01	ROCK MULCH
	M-02	POURED IN PLACE SAFETY SURFACE
	M-03	CRUSHER FINES
	M-04	STEEL EDGER
	M-06	STEPPING STONES
	M-07	LANDSCAPE BOULDER

SYMBOL	CODE	DESCRIPTION
	P-01	STANDARD GRAY CONCRETE PAVEMENT
	P-02	ENHANCED CONCRETE PAVEMENT
	P-03	ASPHALT BIKE PATH

SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK
	S-02	BENCH
	S-03	SLAB BOULDER SEAT
	S-04	LITTER BIN
	S-05	CAFE TABLE
	S-06	COMMUNITY TABLE
	S-07	SHADE SHELTER
	S-08	DOUBLE SIDED FIREPLACE
	S-09	CLIMBING BOULDER
	S-10	PLAYGROUND EQUIPMENT A
	S-11	ENTRY MONUMENT
	S-12	BOLLARD LIGHT
	S-13	FESTOON LIGHTS
	S-14	FESTOON LIGHT POLE
	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

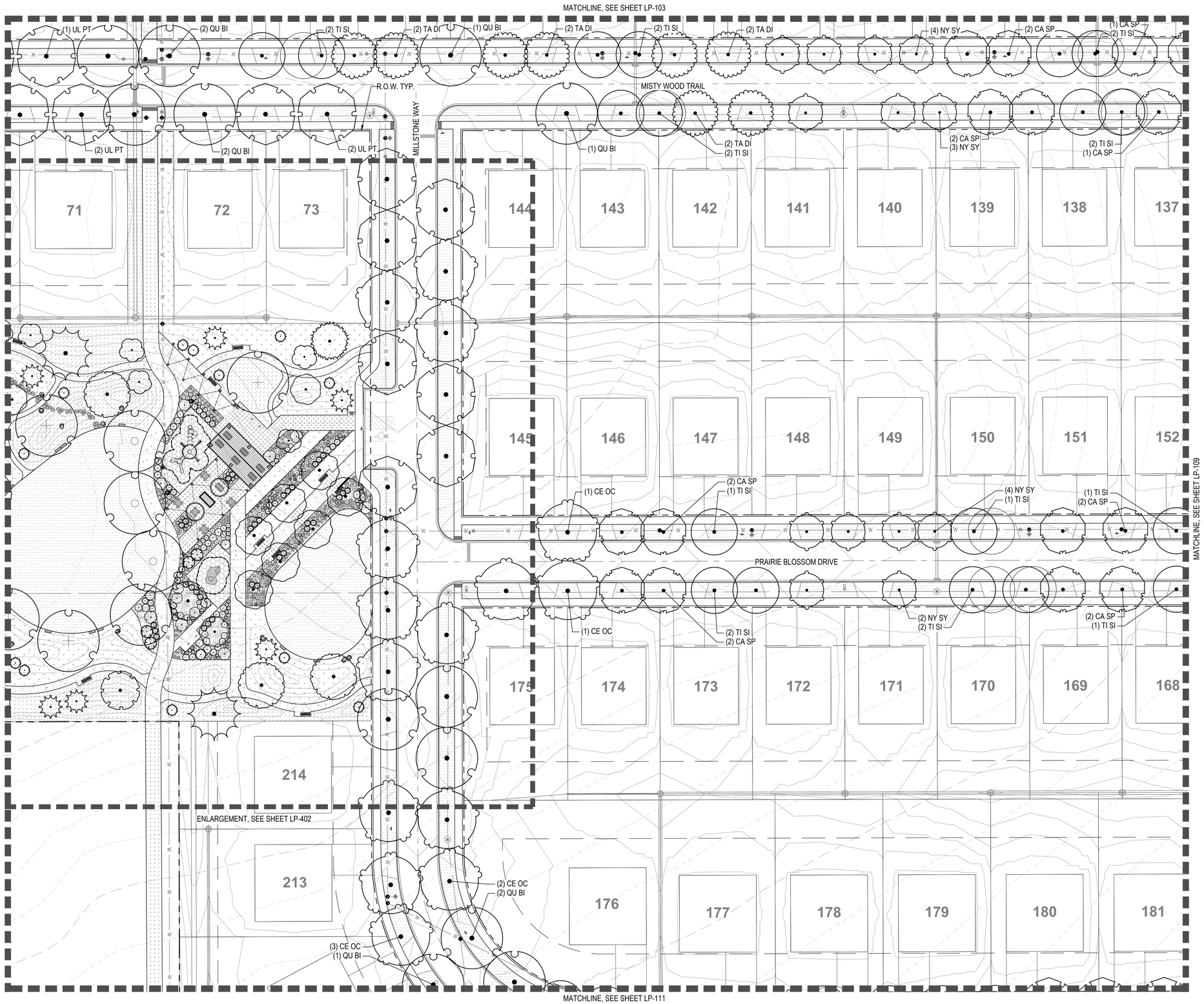
OWNER:
SUGAR GROVE LAND LLC
1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

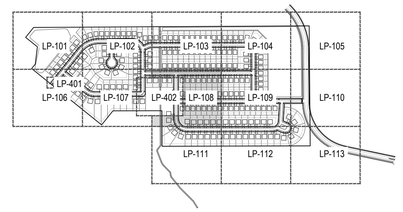
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-107





LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
	WE NS	NATIVE WETLAND MIX
	PO NS	POLLINATOR NATIVE SEED MIX
	SG NS	SHORTGRASS NATIVE SEED

SYMBOL	CODE	DESCRIPTION
	M-01	ROCK MULCH
	M-02	POURED IN PLACE SAFETY SURFACE
	M-03	CRUSHER FINES
	M-04	STEEL EDGER
	M-06	STEPPING STONES
	M-07	LANDSCAPE BOULDER

SYMBOL	CODE	DESCRIPTION
	P-01	STANDARD GRAY CONCRETE PAVEMENT
	P-02	ENHANCED CONCRETE PAVEMENT
	P-03	ASPHALT BIKE PATH

SYMBOL	CODE	DESCRIPTION
	S-01	BIKE RACK
	S-02	BENCH
	S-03	SLAB BOULDER SEAT
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	S-05	CAFE TABLE
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	S-07	SHADE SHELTER
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	S-09	CLIMBING BOULDER
	S-10	PLAYGROUND EQUIPMENT A
	S-11	ENTRY MONUMENT
	S-12	BOLLARD LIGHT
	S-13	FESTOON LIGHTS
	S-14	FESTOON LIGHT POLE
	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORTH

0 15 30 60
SCALE 1" = 30'

811

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC
1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-108

MATCHLINE, SEE SHEET LP-104

MISTY WOOD TRAIL

PRAIRIE BLOSSOM DRIVE

MILLSTONE WAY

COURT B

STORMWATER POND, RE; CIVIL

R.O.W. TYP.

(1) CA SP
(4) NY SY
(2) CA SP
(3) QU BI
(3) NY SY
(1) CA SP
(2) CA SP
(1) QU BI
(2) TA DI
(1) QU BI
(2) CE OC
(3) QU BI
(3) CE OC
(2) QU BI
(1) TA DI
(1) TA DI
(1) TA DI
(1) TI SI
(2) TI SI
(3) NY SY
(1) TI SI
(2) CA SP
(3) CE OC
(3) UL PT
(1) CE OC
(3) UL PT
(1) TI SI
(3) NY SY
(2) TI SI
(2) CA SP
(2) TI SI
(3) NY SY
(2) TI SI
(2) CA SP
(1) UL PT
(1) UL PT
(1) CE OC
(2) AB CO
(1) HA VI
(2) CE OC
(2) QU BI
(2) CE OC
(2) QU BI
(1) CE OC
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(1) QU BI
(1) CE OC

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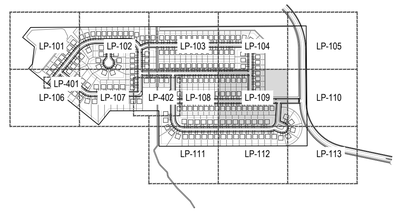
190

182 183 184 185 186 187 188 189

MATCHLINE, SEE SHEET LP-108

MATCHLINE, SEE SHEET LP-110

MATCHLINE, SEE SHEET LP-111



LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
	WE NS	NATIVE WETLAND MIX
	PO NS	POLLINATOR NATIVE SEED MIX
	SG NS	SHORTGRASS NATIVE SEED

SYMBOL	CODE	DESCRIPTION
	M-01	ROCK MULCH
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	M-03	CRUSHER FINES
	M-04	STEEL EDGER
	M-06	STEPPING STONES
	M-07	LANDSCAPE BOULDER

SYMBOL	CODE	DESCRIPTION
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	P-02	ENHANCED CONCRETE PAVEMENT
	P-03	ASPHALT BIKE PATH

SYMBOL	CODE	DESCRIPTION
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	S-02	BENCH
	S-03	SLAB BOULDER SEAT
	S-04	LITTER BIN
	S-05	CAFE TABLE
	S-06	COMMUNITY TABLE
	S-07	SHADE SHELTER
	S-08	DOUBLE SIDED FIREPLACE
	S-09	CLIMBING BOULDER
	S-10	PLAYGROUND EQUIPMENT A
	S-11	ENTRY MONUMENT
	S-12	BOLLARD LIGHT
	S-13	FESTOON LIGHTS
	S-14	FESTOON LIGHT POLE
	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
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THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

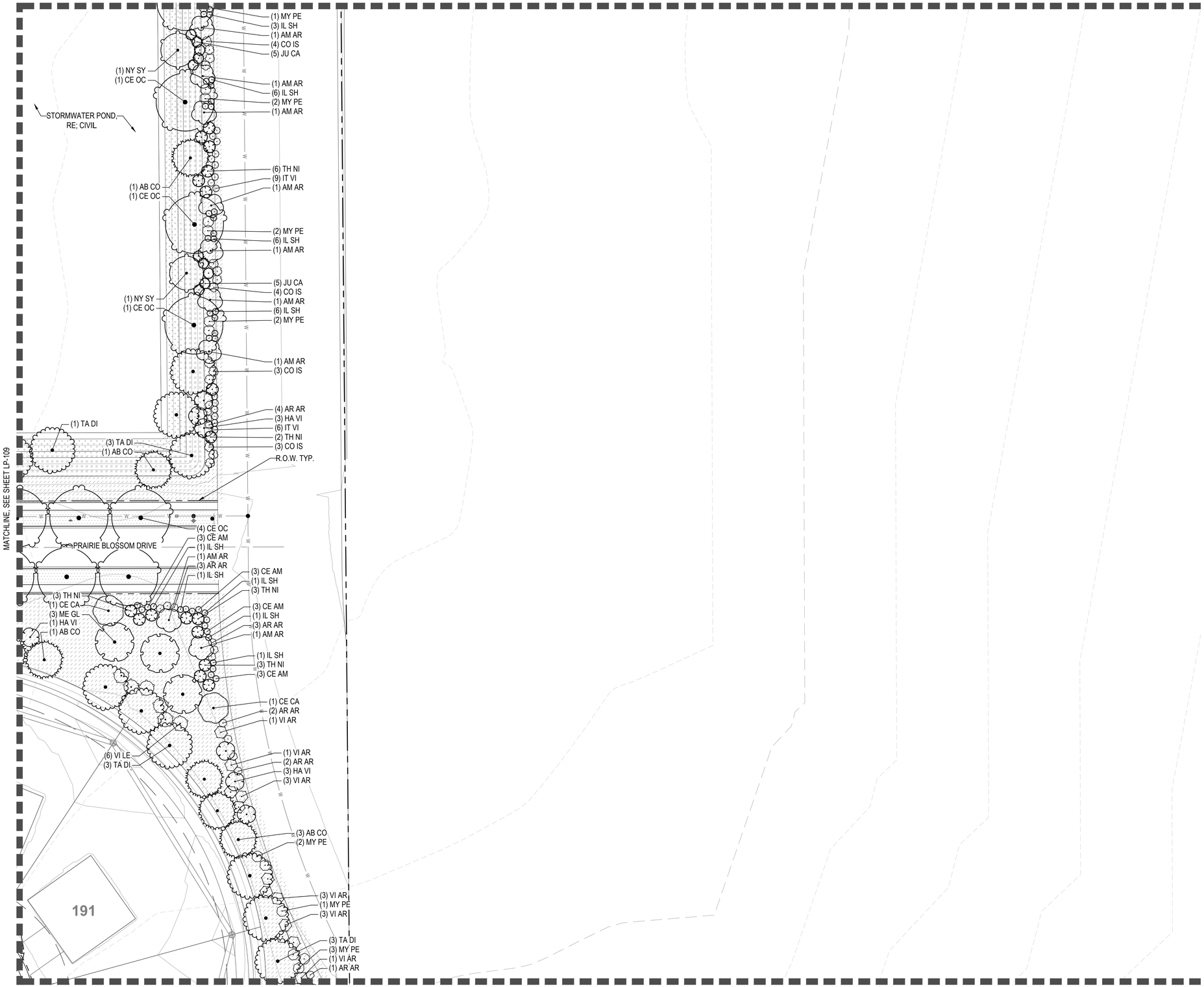
NOT FOR CONSTRUCTION

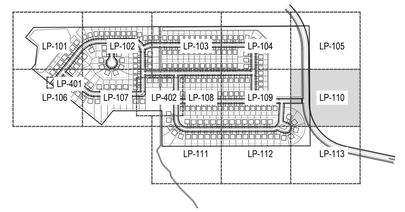
DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-109

MATCHLINE, SEE SHEET LP-105





LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
	WE NS	NATIVE WETLAND MIX
	PO NS	POLLINATOR NATIVE SEED MIX
	SG NS	SHORTGRASS NATIVE SEED

SYMBOL	CODE	DESCRIPTION
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	M-02	POURED IN PLACE SAFETY SURFACE
	M-03	CRUSHER FINES
	M-04	STEEL EDGER
	M-06	STEPPING STONES
	M-07	LANDSCAPE BOULDER

SYMBOL	CODE	DESCRIPTION
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	P-02	ENHANCED CONCRETE PAVEMENT
	P-03	ASPHALT BIKE PATH

SYMBOL	CODE	DESCRIPTION
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	S-02	BENCH
	S-03	SLAB BOULDER SEAT
	S-04	LITTER BIN
	S-05	CAFE TABLE
	S-06	COMMUNITY TABLE
	S-07	SHADE SHELTER
	S-08	DOUBLE SIDED FIREPLACE
	S-09	CLIMBING BOULDER
	S-10	PLAYGROUND EQUIPMENT A
	S-11	ENTRY MONUMENT
	S-12	BOLLARD LIGHT
	S-13	FESTOON LIGHTS
	S-14	FESTOON LIGHT POLE
	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

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DENVER, CO 80204
P 303.892.1166
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THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

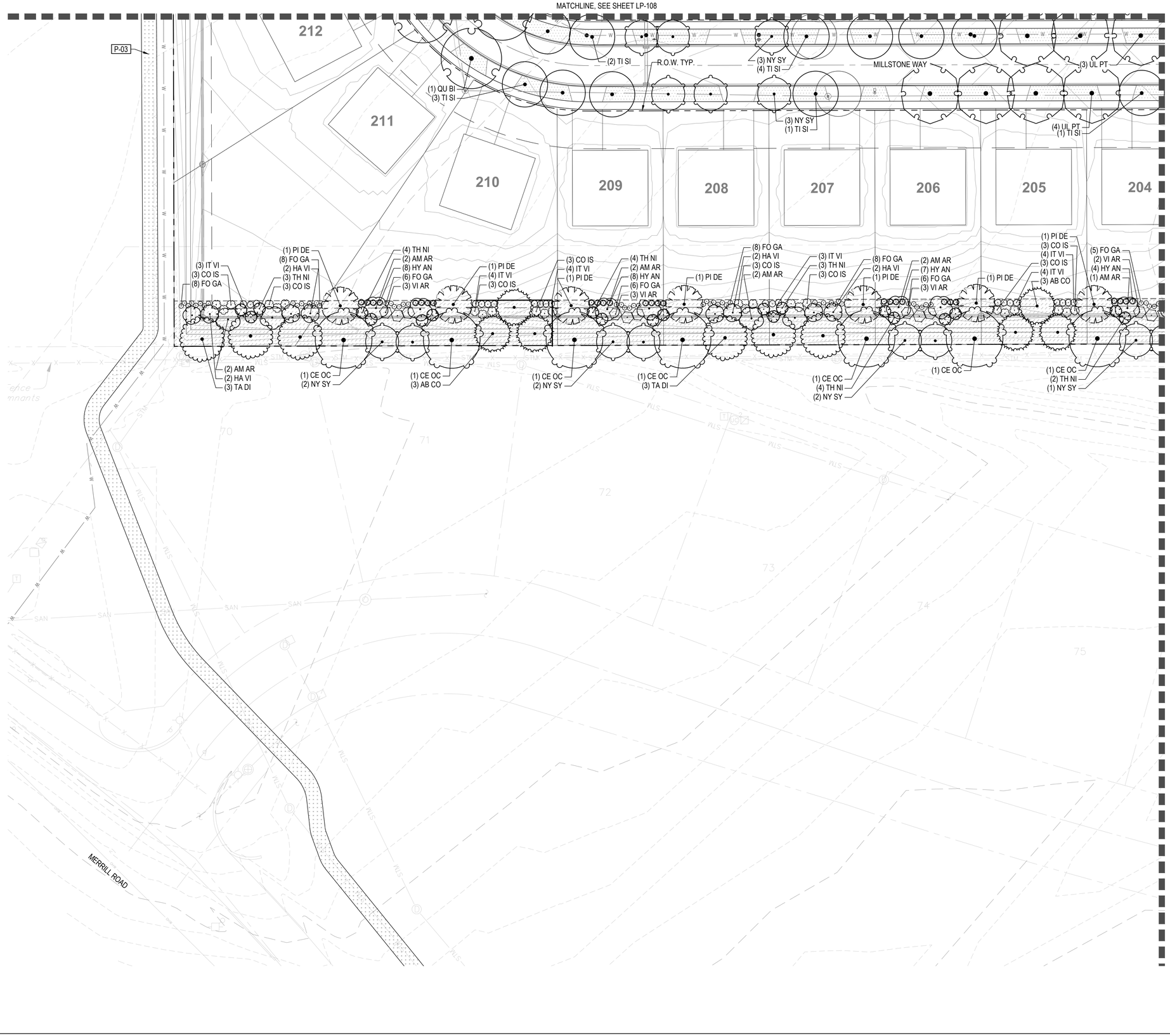
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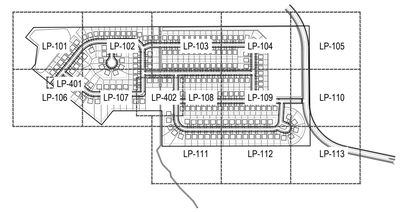
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-110





LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
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	PO NS	POLLINATOR NATIVE SEED MIX
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	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

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THE GROVE AREA 1 LANDSCAPE

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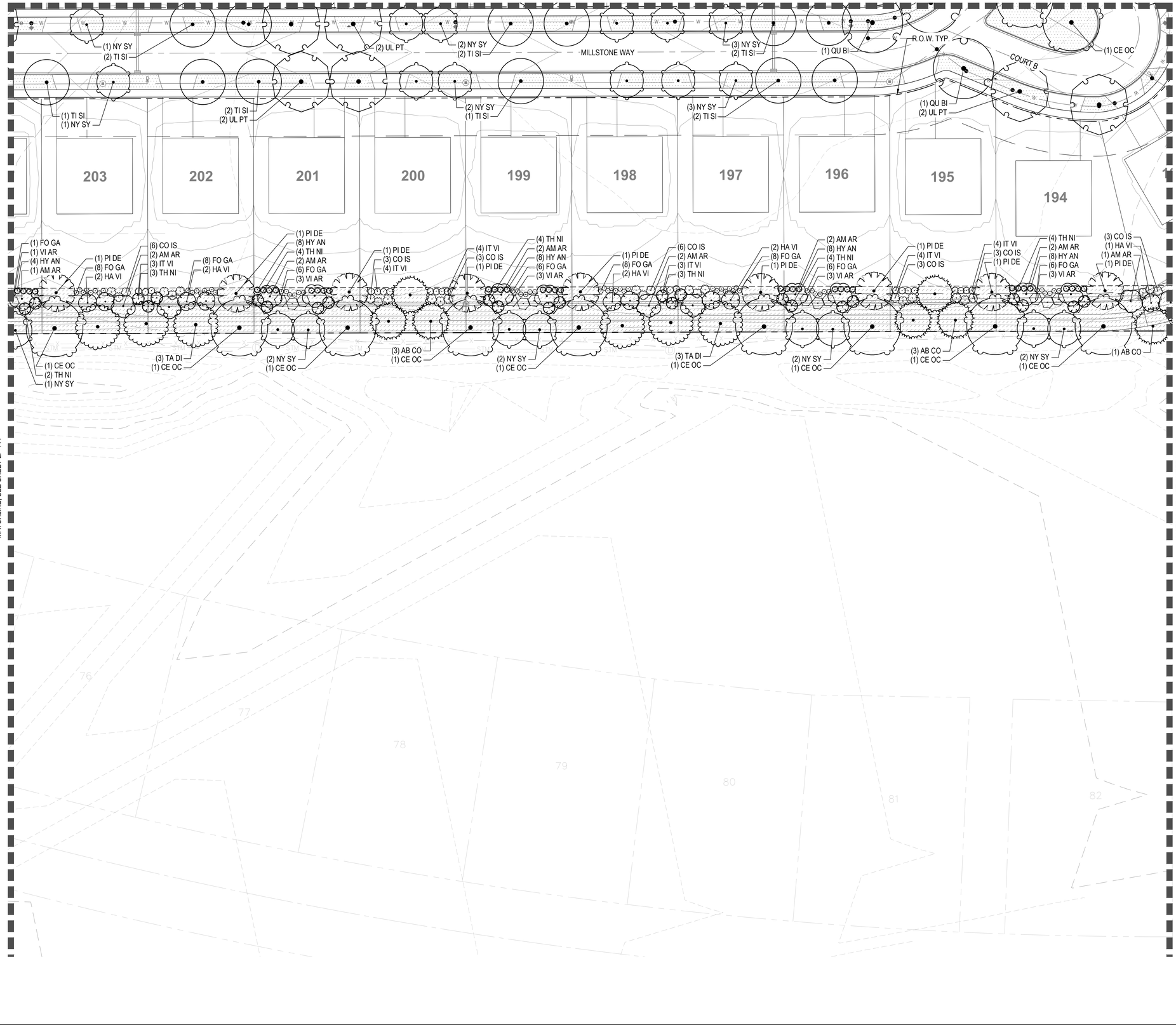
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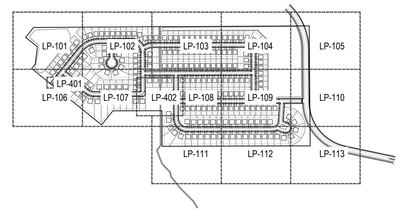
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-111





LANDSCAPE NOTES

GROUND COVERS

EM NS	EMERGENT MIX
TU BL	KENTUCKY BLUEGRASS
WE NS	NATIVE WETLAND MIX
PO NS	POLLINATOR NATIVE SEED MIX
SG NS	SHORTGRASS NATIVE SEED

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	S-15	PEDESTRIAN LIGHT
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NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

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THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

1751-A W DIEHL RD
NAPERVILLE, IL 60563
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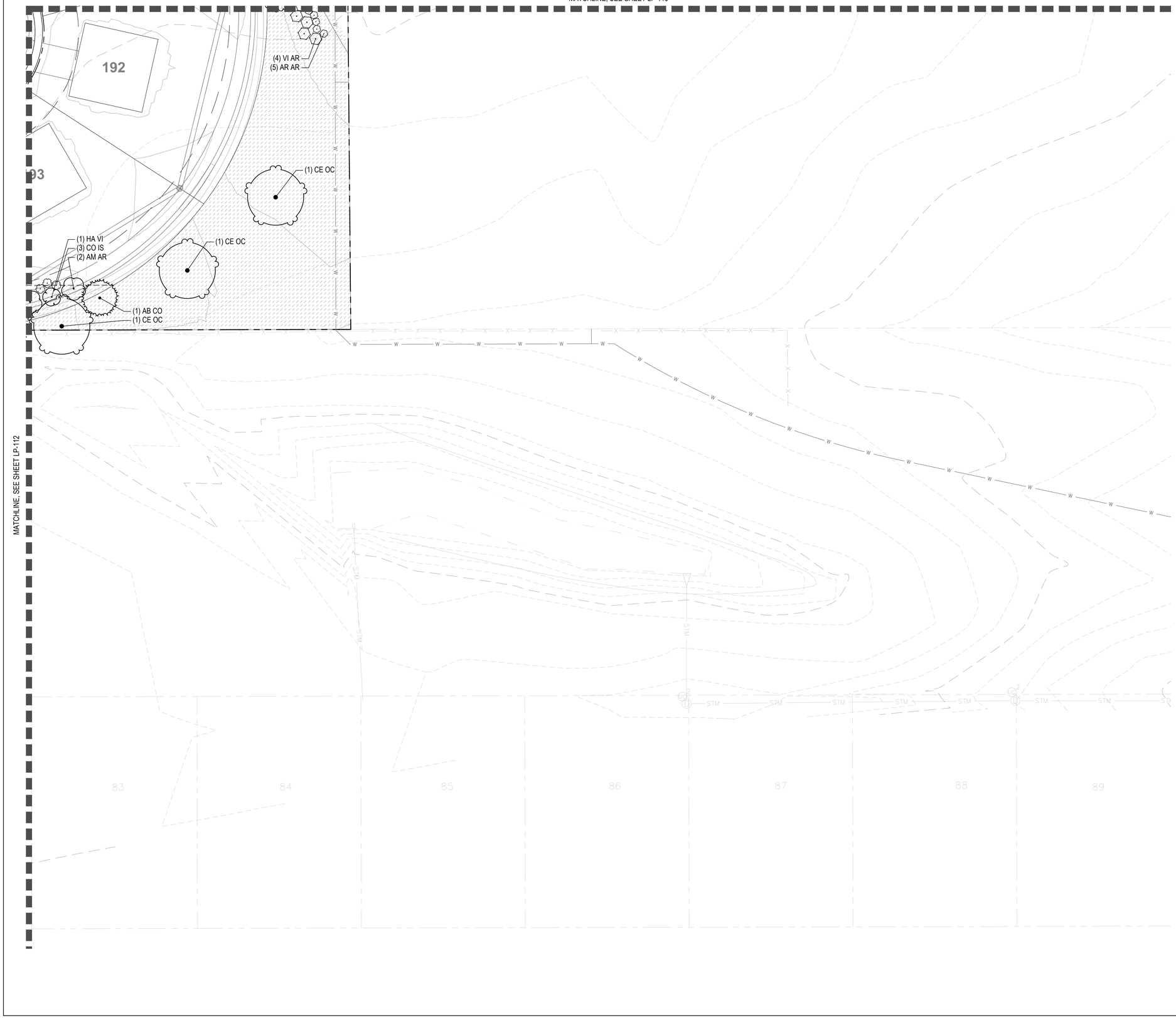
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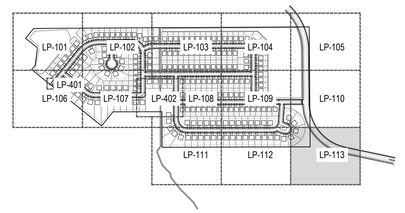
SHEET TITLE:
LANDSCAPE PLAN

LP-112

MATCHLINE, SEE SHEET LP-110



MATCHLINE, SEE SHEET LP-112



LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
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	S-15	PEDESTRIAN LIGHT
	S-16	AURA RING LIGHT

NORTH

0 15 30 60

SCALE 1" = 30'

811

CHECKED BY: BH, RH
DRAWN BY: MH, MD

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THE GROVE AREA 1 LANDSCAPE

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SUGAR GROVE, IL 60554

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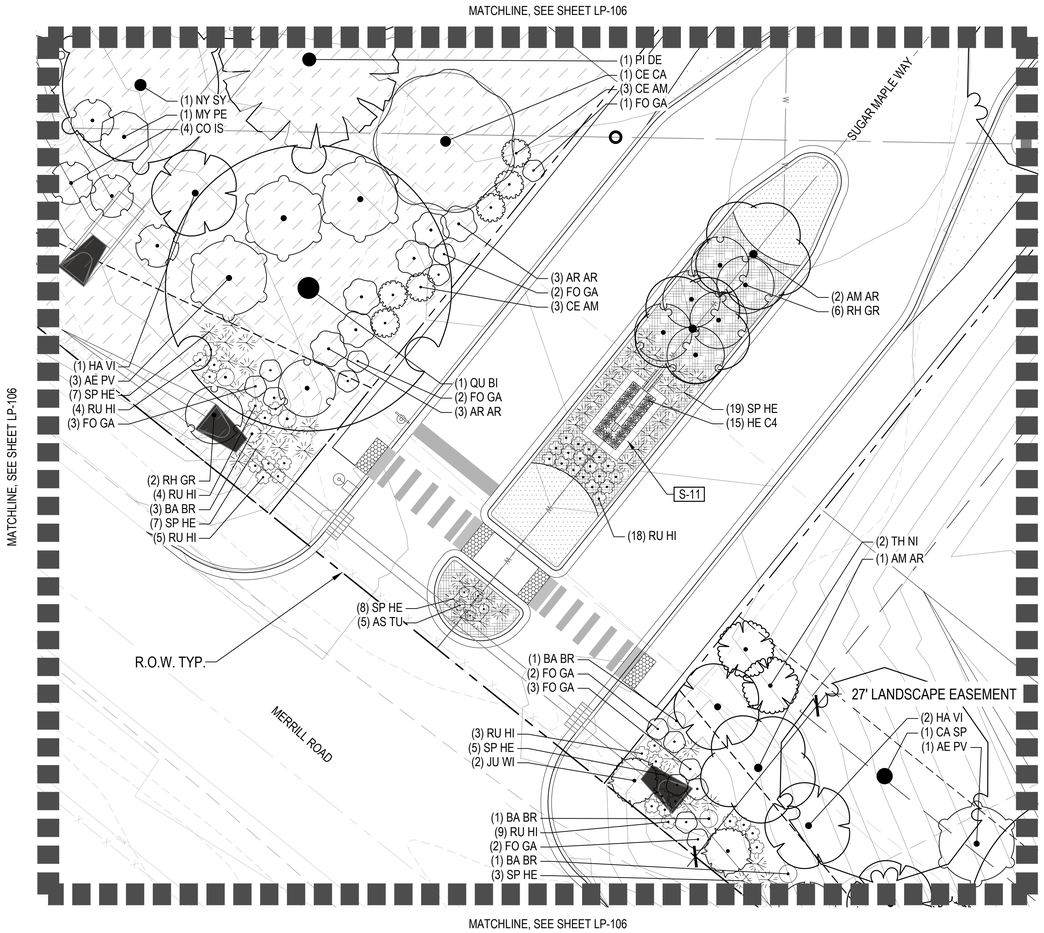
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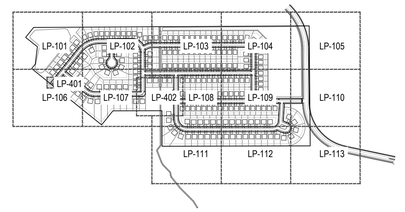
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE PLAN

LP-113





LANDSCAPE NOTES

GROUND COVERS

	EM NS	EMERGENT MIX
	TU BL	KENTUCKY BLUEGRASS
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THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

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DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE ENLARGEMENT

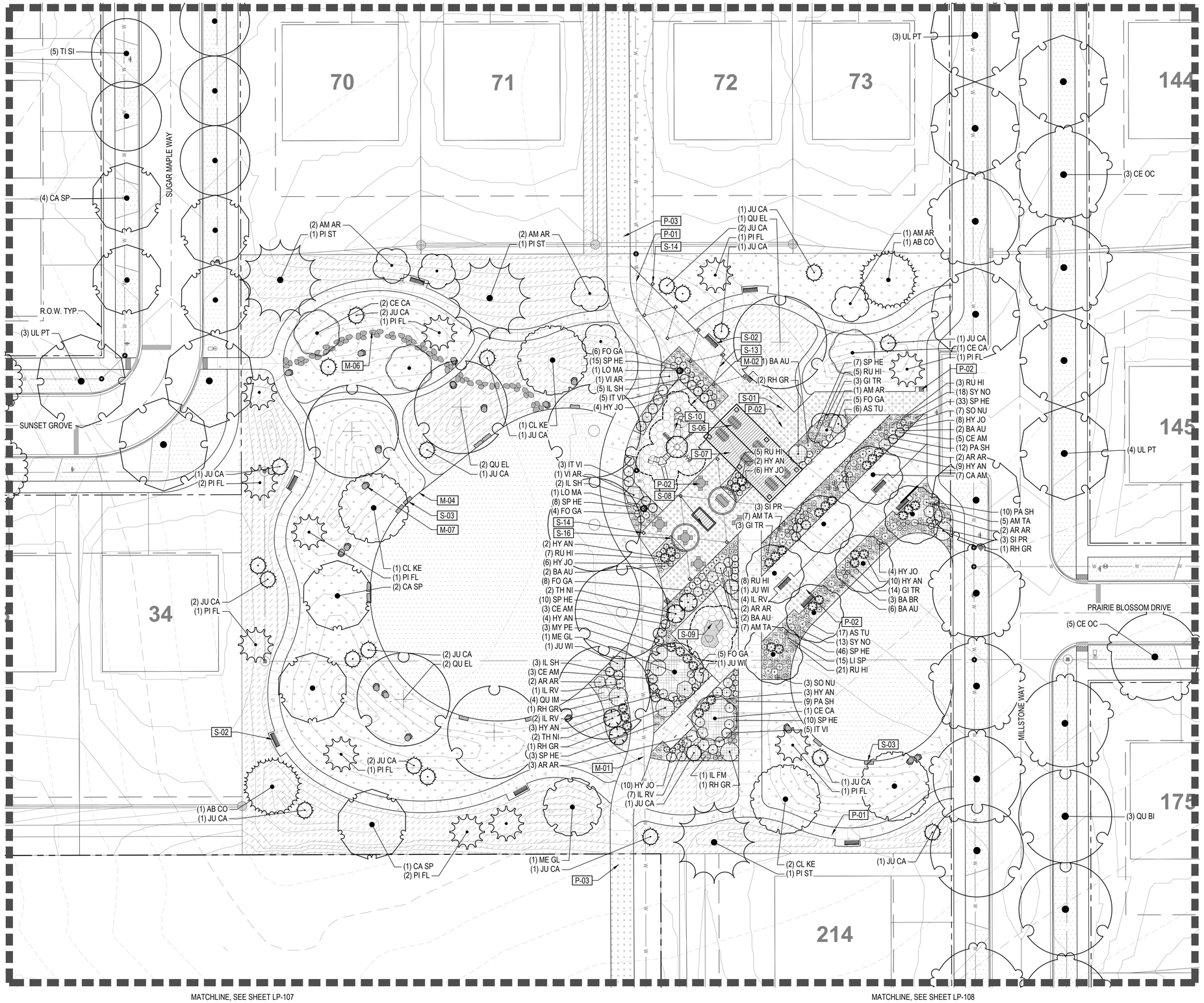
LP-401

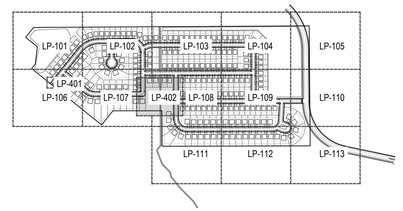
CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORTH

0 5 10 20
SCALE 1" = 10'

811





LANDSCAPE NOTES

GROUND COVERS

EM NS	EMERGENT MIX
TU BL	KENTUCKY BLUEGRASS
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THE GROVE AREA 1 LANDSCAPE

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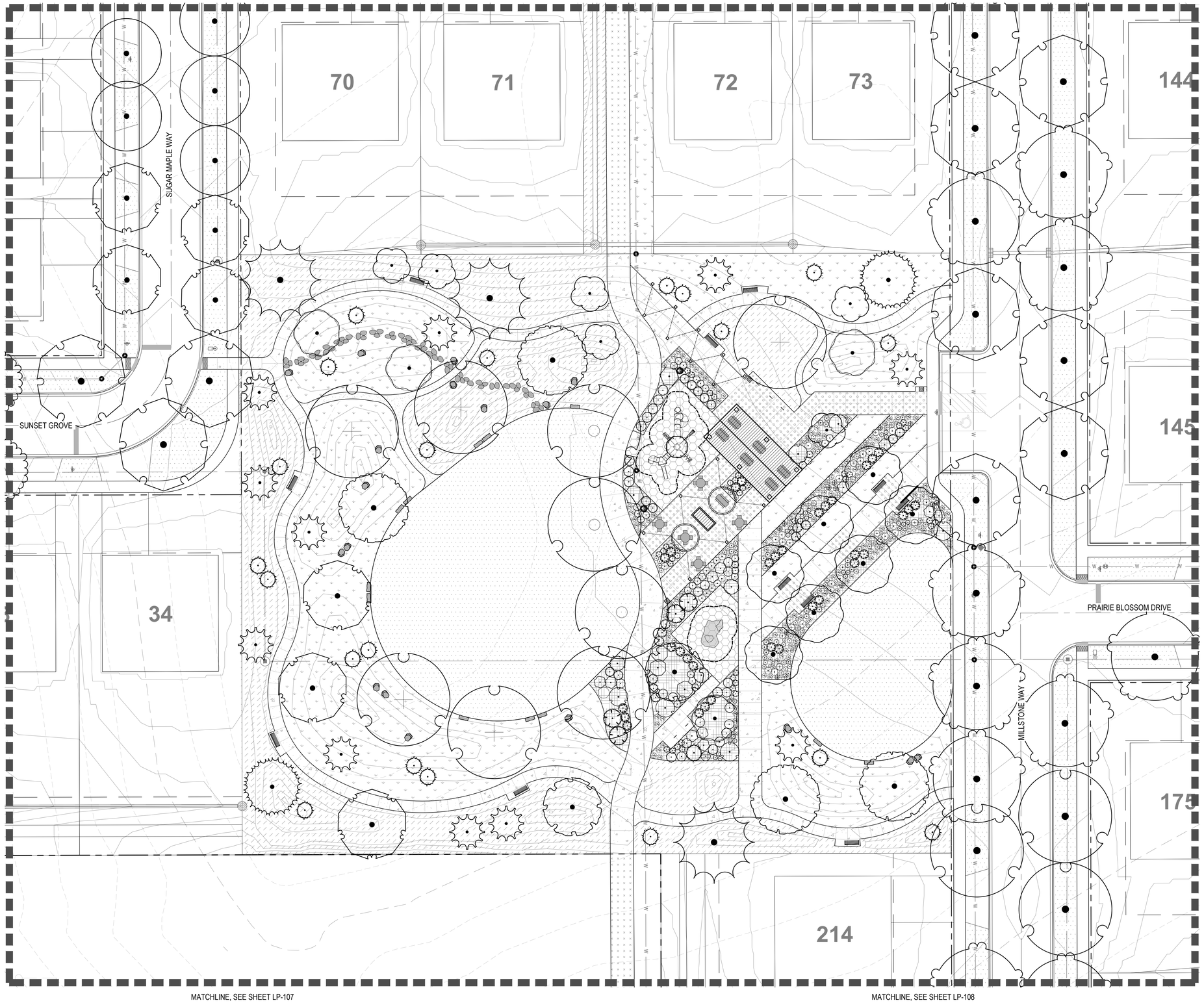
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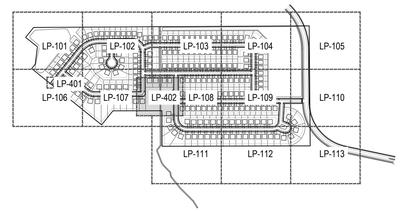
SHEET TITLE:
LANDSCAPE ENLARGEMENT

LP-402

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NORTH
0 10 20 40
SCALE 1" = 20'





LANDSCAPE NOTES

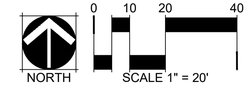
GROUND COVERS

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811

CHECKED BY: BH, RH
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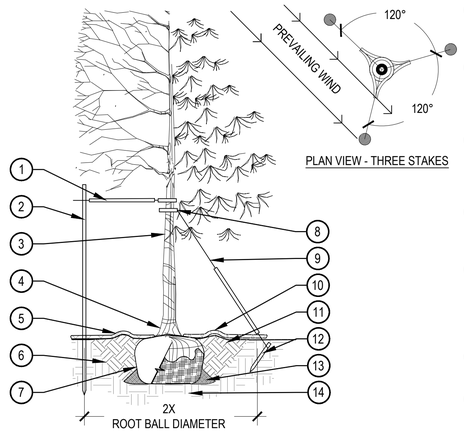
DATE:
04/07/2025 PLP 01

SHEET TITLE:
ENLARGEMENT LAYOUT

LP-403

PRUNING NOTES:
1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

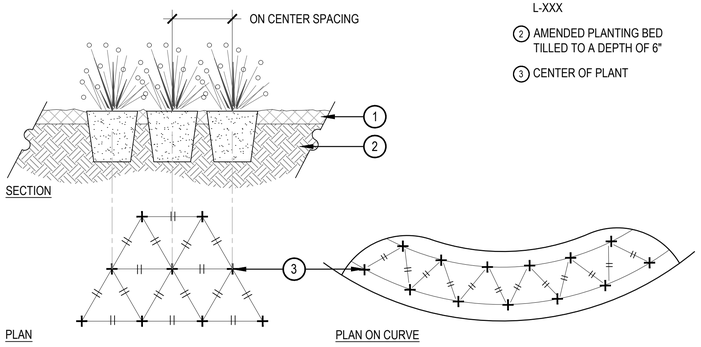
STAKING NOTES:
1. STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
   a. 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
   b. 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
   c. 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
2. WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



1. PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE, EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
2. 6'-0"UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER, ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
3. TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY, WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
4. PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1"-2" ABOVE FINISHED GRADE
5. 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
6. 1:1 SLOPE ON SIDES OF PLANTING HOLE
7. ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP, NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
8. GROMMETED NYLON STRAPS
9. GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE,TWIST WIRE ONLY TO KEEP FROM SLIPPING
10. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
11. BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL, WATER THOROUGHLY WHEN BACKFILLING
12. 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
13. PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
14. PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

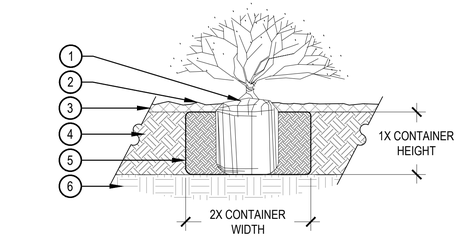


1. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
2. AMENDED PLANTING BED TILLED TO A DEPTH OF 6"
3. CENTER OF PLANT

NOTES:
1. WHEN PLANTED ON A CURVE, ORIENT ROWS TO FOLLOW THE LONG AXIS OF AREAS WHERE PLANTS ARE MASSED.

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

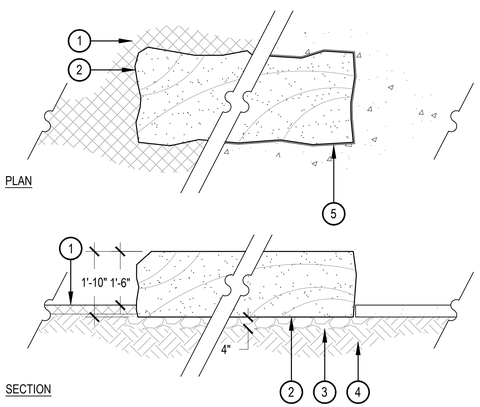


1. SET SHRUB ROOT-BALL 1" HIGHER THAN FINISH GRADE
2. FINISH GRADE (TOP OF MULCH)
3. SPECIFIED MULCH, REFER TO MATERIAL SCHEDULE, SHEET L-XXX
4. TILL IN SPECIFIED SOIL AMENDMENT TO A DEPTH OF 8" IN BED
5. BACKFILLED AMENDED SOIL
6. UNDISTURBED SOIL

NOTE:
1. BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED.
2. CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
3. ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
4. DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
5. PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

3 PERENNIAL PLANT LAYOUT

SCALE: 1" = 1'-0"

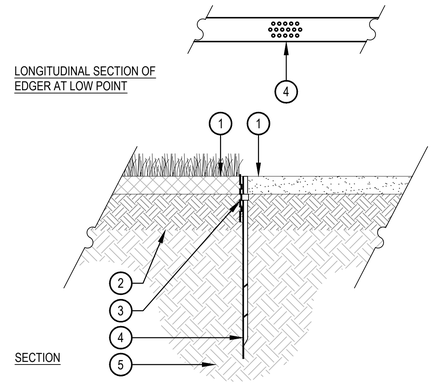


1. ADJACENT MATERIAL, REFER TO PLAN
2. SANDSTONE SLAB, REFER TO MATERIAL SCHEDULE, SHEET LP-002, ALL SIDES SHALL HAVE A NATURAL BROKEN FACE, TOP FACE SHALL BE SET LEVEL, SET STONE PRIOR TO POURING HARDSCAPE, PROTECT STONE DURING POURING PROCESS
3. COMPACTED AGGREGATE
4. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
5. 1/2" EXPANSION JOINT, CAULK TO MATCH CONCRETE PAVING COLOR

NOTES:
1. CONTACT OWNER'S REPRESENTATIVE TO SELECT STONES PRIOR TO DELIVERY.

4 METAL EDGER

SCALE: 1" = 1'-0"

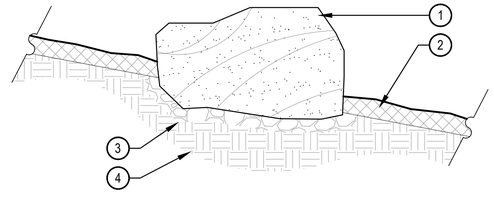


1. FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
2. AMENDED SOIL PER SPECIFICATIONS
3. METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
4. EDGER STAKE
5. SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:
1. THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
2. CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
3. ENSURE POSITIVE DRAINAGE.

5 LANDSCAPE BOULDER

SCALE: 3/4" = 1'-0"



BOULDER SIZES		
QTY.	ITEM	SIZE
0	'A' SIZED BOULDER	24 - 30" DIAMETER X 18" MINIMUM DEPTH
0	'B' SIZED BOULDER	30 - 48" DIAMETER X 24" MINIMUM DEPTH
0	'C' SIZED BOULDER	48 - 60" DIAMETER X 32" MINIMUM DEPTH

1. BOULDER, NATURALLY SET BOULDER SO THAT A MINIMUM 1/4 OF BOULDER IS BELOW FINISH GRADE, REFER TO MATERIAL SCHEDULE, SHEET L-002
2. SPECIFIED MULCH, CRUSHER FINES OR COBBLE, REFER TO PLAN
3. 3" MINIMUM ROAD BASE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY
4. UNDISTURBED GRADE

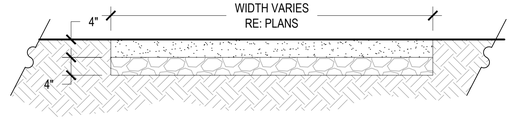
NOTES:
1. THESE ARE FREE STANDING BOULDERS ONLY. BOULDERS ASSOCIATED WITH THE BOULDER RETAINING WALLS, PARK ENTRY SIGNS AND INTERPRETIVE SIGNS ARE NOT INCLUDED IN THIS COUNT.
2. THE OWNERS REPRESENTATIVE SHALL APPROVE LOCATIONS AND SIZES OF ALL BOULDERS PRIOR TO PLACING.
3. CONTRACTOR SHALL SUBMIT SAMPLE OR PHOTOS FOR APPROVAL.

6 SLAB BOULDER SEAT

SCALE: 1/2" = 1'-0"

7 CRUSHER FINES

SCALE: 3/4" = 1'-0"



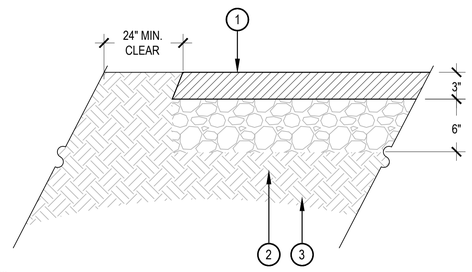
1. COMPACTED, STABILIZED CRUSHER FINES, TAN COLOR, 4" DEPTH MIN. REFER TO SPECIFICATIONS
2. 3/4" - 1 1/2" COMPACTED AGGREGRATE, 4" DEPTH
3. ADJACENT SURFACE. RE: LANDSCAPE PLAN
4. COMPACTED SUBGRADE
5. APPLY STABILIZER/TACKIFIER TO CRUSHER FINES SURFACE

NOTE:
1. 4" X 14 GAUGE, INERLOCKING, GALVANIZED STAINLESS STEEL, ROLL-TOP SOLID METAL EDGER IS REQUIRED BETWEEN ALL CRUSHER FINES AND MULCH OR SOD/NATIVE BEDS.

COMPACTION NOTES:
1. COMPACT WET.
2. USE A SMALL (4') RIDING ROLLER TO COMPACT CRUSHER FINES.
3. CROWN CRUSHER FINES IN FLAT AREAS (AS SHOWN).

8 ASPHALT PAVEMENT

SCALE: 1 1/2" = 1'-0"



1. 4" THICK HOT MIX ASPHALT
2. 6" DEPTH CLASS 6 AGGREGATE BASE COURSE COMPACTED IN 3" LIFTS TO A 95% STANDARD PROCTOR DENSITY
3. CONTRACTOR TO MATCH PROPOSED TRAIL TO EXISTING TRAIL WIDTH IN BOTH LINE AND GRADE
4. ASPHALT TO BE COMPACTED IMMEDIATELY AFTER PLACEMENT USING STEEL WHEEL VIBRATORY ROLLER AND FINISHED WITH A STEEL WHEEL FINISH ROLLER
5. CROSS SLOPE OF ASPHALT TRAIL NOT TO EXCEED 2% SLOPE IN ANY DIRECTION. PITCH OF PAVEMENT TO FOLLOW THE NATURAL DRAINAGE PATTERN
6. 24" INCH SHOULDER EITHER SIDE OF TRAIL

NOTES:
1. THE CONTRACTOR IS REQUIRED TO STRIP 8" FROM EXISTING GRADE.
2. CONTRACTOR TO STOCKPILE TOPSOIL AND APPLY TO DISTURBED AREAS EITHER SIDE OF PATH. FILL MATERIAL IN DISTURBED AREAS TO BLEND WITH GRADE TO ENSURE NO IRREGULARITIES, PITTING, LUMPS AND A SMOOTH TRANSITION EITHER SIDE OF TRAIL.
3. CONTRACTOR TO CONTACT LANDSCAPE ARCHITECT AND OWNER FOR REVIEW AND APPROVAL OF FIRST 50'-0" FEET OF ASPHALT PATH PRIOR TO CONSTRUCTING REMAINING SECTIONS OF TRAIL

CHECKED BY: BH, RH
DRAWN BY: MH, MD

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THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE DETAILS

LP-501

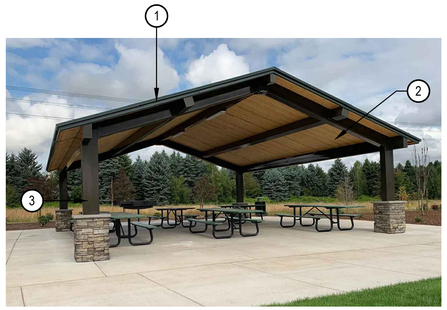
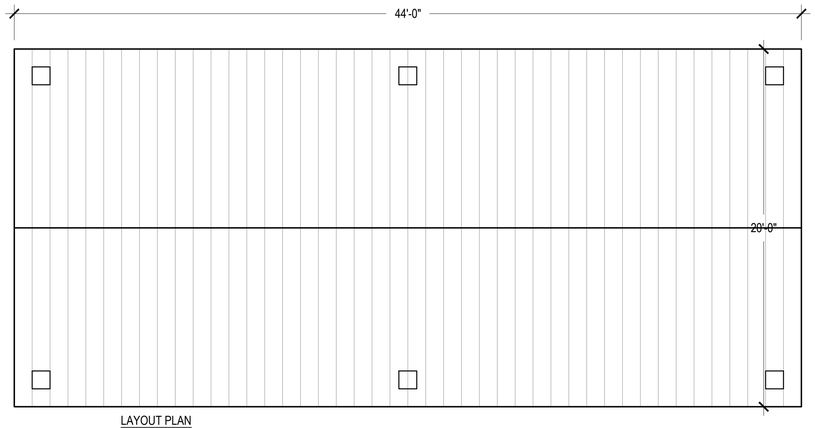


IMAGE FOR REFERENCE ONLY



NOTES:
1. SHADE SHELTER (20' X 44')
2. MANUFACTURER: POLIGON
3. PRODUCT #: REK 20X44-63395 (OR EQUAL)



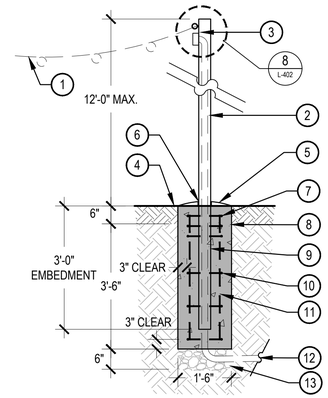
LAYOUT PLAN

1. ROOF MATERIAL: TBD
2. CEILING MATERIAL: TONGUE AND GROOVED WOOD BOARD
3. STEEL POSTS: DARK BRONZE MATTE TEXTURED TO MATCH PEDESTRIAN AND BOLLARD LIGHT FIXTURES

DESIGN NOTES:
1. THIS DETAIL HAS BEEN PROVIDED TO SHOW DESIGN INTENT ONLY.
2. FOOTERS AND ATTACHMENT DETAILS HAVE NOT BEEN PROVIDED OR ENGINEERED.
3. REFER TO MANUFACTURER FOR FOOTER AND ATTCHMENT SPECIFICATIONS.

1 SHADE SHELTER

SCALE: 1/4" = 1'-0"

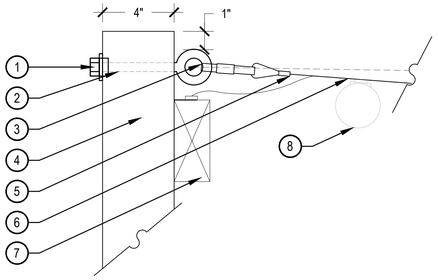


1. FESTOON LIGHTING, RE: ELECTRICAL
2. 4" POWDERCOATED ROUND 3/16" TUBE STEEL POST, 10'-0" HT. ABOVE GRADE, WELD OPEN TOP SHUT, COLOR: BLACK
3. FESTOON LIGHTING JUNCTION BOX, RE: ELECTRIC PLANS
4. FINISH GRADE, REFER TO PLANS FOR SURFACE TYPE
5. DOME TOP OF CONCRETE TO DRAIN SURFACE WATER
6. CAULK JOINT AT TOP OF PIER BETWEEN COLUMN AND CONCRETE
7. (3) #3 TIES AT 3" ON CENTER. AT TOP
8. CAST IN PLACE CONCRETE FOOTING. EXPOSED SURFACES TROWELLED SMOOTH
9. COAT STEEL CAST INTO CONCRETE WITH COAL TAR EPOXY OR SIMILAR WATERPROOFING EMULSION
10. #3 TIES AT 12" ON CENTER
11. (6) #5 VERTICAL
12. CONDUIT SLEEVE, RE: ELECTRICAL
13. COMPACTED AGGREGATE BASE WITH 95% PROCTOR DENSITY COMPACTED SUBGRADE

NOTES:
1. CONTRACTOR SHALL COORDINATE WIRING WITHIN TUBE STEEL POSTS FOR BISTRO LIGHTING WITH ELECTRICAL.
2. FINAL ENGINEERING SHALL BE SIGNED AND SEALED BY A LOCALLY LICENSED STRUCTURAL ENGINEER AS REQUIRED FOR PERMITTING.
3. CONTRACTOR SHALL MEET ALL APPLICABLE CODES.
4. ALL METAL HARDWARE SHALL BE GALVANIZED.

2 FESTOON LIGHT POLE

SCALE: 1/2" = 1'-0"



NOTES:
1. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
2. THIS DETAIL SHOWS DESIGN INTENT ONLY. ENGINEERING SHALL BE DESIGNED BY A LOCALLY LICENSED STRUCTURAL ENGINEER AS REQUIRED FOR PERMITTING .
3. CONTRACTOR SHALL MEET ALL APPLICABLE CODES.
4. ALL METAL HARDWARE SHALL BE ZINC PLATED.
5. ELECTRICAL CONDUIT SHALL BE RECESSED THROUGH TUBE STEEL POST INTO JUNCTION BOX

1. 1/2" GALVANIZED LOCK NUT WITH WASHER, ZINC FINISH
2. 1/2" HOT DIPPED GALVANIZED DROP FORGED EYE BOLT
3. CONTRACTOR TO USE STEEL SCREW LOCKING CARABINER TO LINK LIGHTING TO METAL RING
4. 4" ROUND TUBE POST, TO BE PRIMED AND POWDERCOATED COLOR: TO MATCH SHADE SHELTER POST COLOR. RE: DETAIL 2/LP-502 DEPENDING ON LOCATION, FOR COORDINATION
5. CRIMPED ALUMINUM WIRE ROPE SWAGE SLEEVE
6. FESTOON LIGHT STRANDS WITH TAUGHT 11 GAUGE STEEL CABLE SUPPORT, REFER TO ELECTRIC PLANS
7. TYPICAL JUNCTION BOX LOCATION
8. FESTOON LIGHT, TYP.

3 FESTOON LIGHT POLE CONNECTION

SCALE: 3" = 1'-0"

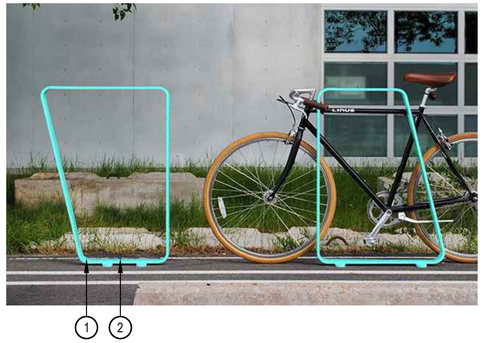


1. FLOAT BACKED BENCH:
   FORMS + SURFACES
   SBFLO-72BC:
   72.7" L. X 21.4" W. X 31.6" HT.
2. SLATS:
   STAINLESS STEEL OR HARDWOOD SPECIES TBD
3. FRAME:
   ALUMINUM W/ POWDER COATED FINISH
   COLOR: TBD

NOTES:
1. IMAGE IS SHOWN FOR DESIGN INTENT ONLY.
2. COLOR AND STYLE SUBJECT TO CHANGE.

4 BENCH

SCALE: N.T.S. (PRECEDENT IMAGERY)

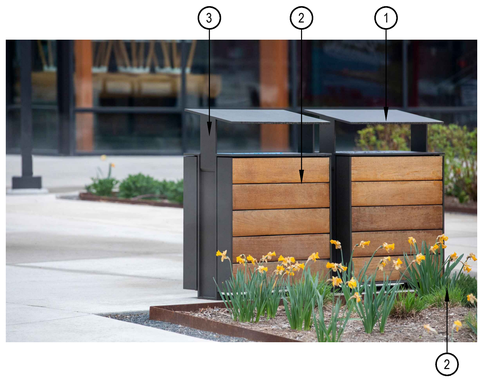


1. MONOLINE DUO BIKE RACK:
   SITE PIECES
   ML-DUO-26:
   26" (BASE) X 3" X 36" HT.
   ML-DUO-18:
   18" (BASE) X 3" X 36" HT.
2. ALUMINUM FRAME:
   POWDER COATED FINISH
   COLOR: TBD

NOTES:
1. IMAGE IS SHOWN FOR DESIGN INTENT ONLY.
2. COLOR AND STYLE SUBJECT TO CHANGE,

5 BIKE RACK

SCALE: N.T.S. (PRECEDENT IMAGERY)

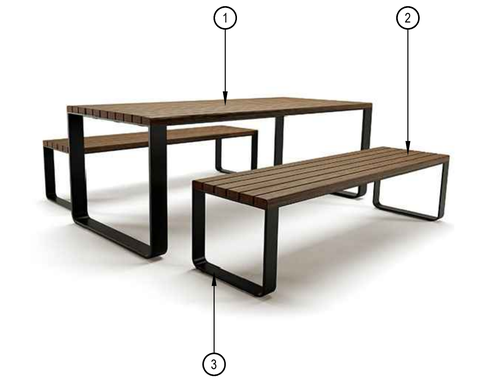


1. APEX LITTER:
   FORMS + SURFACES
   SLAPX-136C:
   21" L. X 15" W. X 32.5" HT.
2. SLATS:
   STAINLESS STEEL OR HARDWOOD SPECIES TBD
3. FRAME:
   ALUMINUM W/ POWDER COATED FINISH
   COLOR: TBD

NOTES:
1. IMAGE IS SHOWN FOR DESIGN INTENT ONLY.
2. COLOR AND STYLE SUBJECT TO CHANGE.

6 LITTER BIN

SCALE: N.T.S. (PRECEDENT IMAGERY)



1. MONOLINE STANDARD COMMUNITY TABLE:
   SITE PIECES
   ML-STAND-CMT:
   82" X 36.8" X 30.4" HT.
2. SLATS:
   ALUMINUM OR WOOD TBD
3. FRAME:
   POWDER COATED FINISH
   COLOR: TBD

NOTES:
1. IMAGE IS SHOWN FOR DESIGN INTENT ONLY.
2. COLOR AND STYLE SUBJECT TO CHANGE.

7 COMMUNITY TABLE

SCALE: N.T.S. (PRECEDENT IMAGERY)



1. MONOLINE CAROUSEL TABLE:
   SITE PIECES
   ML-CT-4SEAT-RD:
   77.3" X 77.3" X 29.3" HT.
2. SLATS:
   ALUMINUM OR WOOD TBD
3. FRAME:
   POWDER COATED FINISH
   COLOR: TBD

NOTES:
1. IMAGE IS SHOWN FOR DESIGN INTENT ONLY.
2. COLOR AND STYLE SUBJECT TO CHANGE.

8 CAFE TABLE

SCALE: N.T.S. (PRECEDENT IMAGERY)

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DRAWN BY: MH, MD

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THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

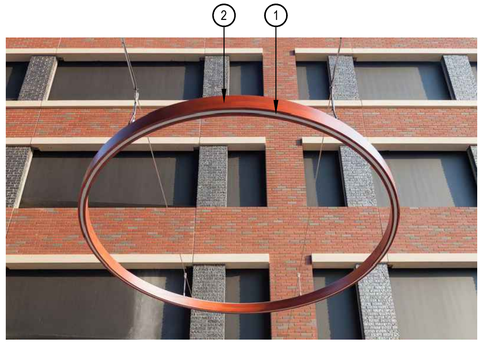
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NAPERVILLE, IL 60563
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DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE DETAILS

LP-502



1 AURA RING:
STRUCTURA
12' DIA.

2 RING:
SOLID WOOD EXTERIOR

NOTES:
1. IMAGE IS SHOWN FOR DESIGN INTENT ONLY.
2. COLOR AND STYLE SUBJECT TO CHANGE.

1 AURA RING LIGHT

SCALE: N.T.S. (PRECEDENT IMAGERY)

PEDESTRIAN SOLAR LIGHT TBD

1 POST TOP:
SOLAR TBD

2 POLE:
TBD

3 POST TOP AND POLE
COLOR: DARK BRONZE MATTE
TEXTURED

NOTES:
FIXTURE HEIGHT: 16'



LUMINARIES & POLE COLOR

NOTES:
1. IMAGE IS SHOWN FOR DESIGN INTENT ONLY.
2. COLOR AND STYLE SUBJECT TO CHANGE.

2 PEDESTRIAN LIGHT POLE

SCALE: N.T.S. (PRECEDENT IMAGERY)

BOLLARD SOLAR LIGHT TBD

1 SOLAR BOLLARD:
TBD

NOTES:
COLOR TO MATCH
PEDESTRIAN LIGHT POLES

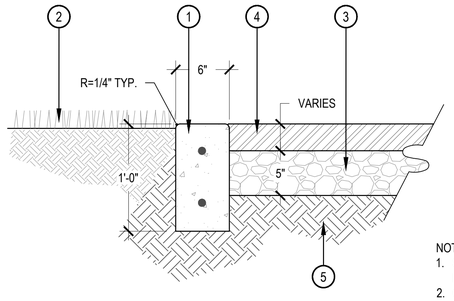


BOLLARD COLOR

NOTES:
1. IMAGE IS SHOWN FOR DESIGN INTENT ONLY.
2. COLOR AND STYLE SUBJECT TO CHANGE.

3 BOLLARD LIGHT

SCALE: N.T.S. (PRECEDENT IMAGERY)



1 CONCRETE CURB W/ (2) #4 REBAR CONTINUOUS. 4,000 PSI COMPRESSIVE STRENGTH @ 28 DAYS. PLACE SCORE JOINTS ON TOP AND SIDES OF CURB 3'-0"O.C.

2 ADJACENT AREA: SHRUB BED OR PAVEMENT, IF SHRUB BED OR SOD SET 1/2" BELOW TOP OF CURB

3 5" DEPTH COMPACTED CRUSHED ROCK (95% STANDARD PROCTOR DENSITY) PER POURED-IN-PLACE SPECIFICATIONS

4 POURED-IN-PLACE SURFACING - DEPTH VARIES DEPENDING ON PLAYGROUND EQUIPMENT, TO BE FLUSH WITH ADJACENT CURB.

5 COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)

NOTES:
1. SEE SITE AMENITIES SCHEDULE FOR POURED-IN-PLACE PRODUCT INFORMATION.
2. CONTRACTOR SHALL COORDINATE REQUIRED DEPTHS OF POURED-IN-PLACE SURFACING WITH PLAYGROUND EQUIPMENT REPRESENTATIVE.
3. CONTRACTOR SHALL ABIDE BY POURED-IN-PLACE SPECIFICATIONS.
4. THE FULL WARRANTEE MUST BE VALID.

4 POURED IN PLACE SAFETY SURFACE

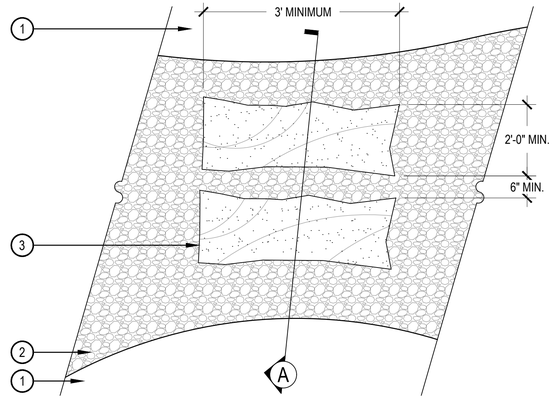
SCALE: 1-1/2" = 1'-0"

SECTION A - N.T.S.

NOTES:
1. STEPPING STONES TO BE SET ON 1" SAND SETTING BED.
2. SURFACE OF STEPPING STONES TO BE SET APPROXIMATELY 1/2" ABOVE FINISH GRADE.
3. SURFACE OF STEPPING STONES TO FOLLOW GENERAL SLOPE AS DICTATED BY GRADING PLAN.

5 STEPPING STONES

SCALE: 1/2" = 1'-0"



PLAN

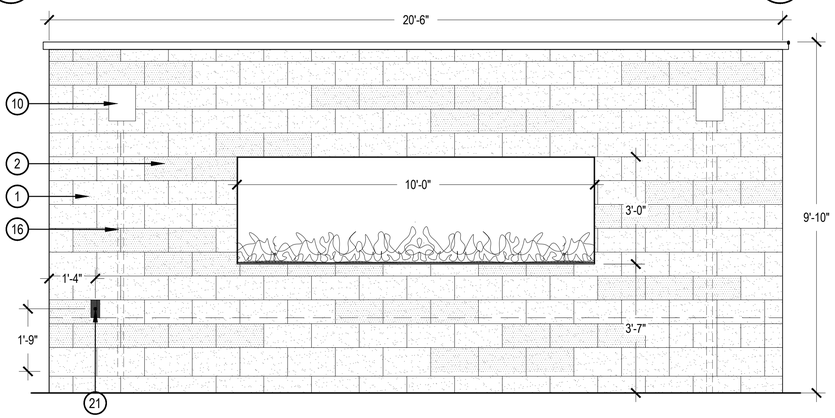
1 ADJACENT HARDSCAPE AND LANDSCAPE, REFER TO PLANS

2 ROCK MULCH MIX, REFER TO MATERIAL SCHEDULE, SHEET LP-002

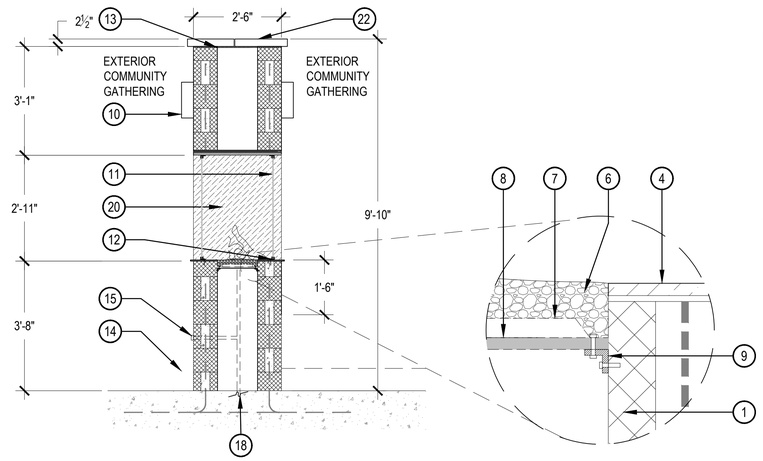
3 STEPPING STONE, REFER TO MATERIAL SCHEDULE, SHEET LP-002

4 SUBGRADE COMPACTED TO 95% STANDARD PROXY DENSITY

5 SAND SETTING BED



ELEVATION



SECTION

NOTES:
1. THIS DETAIL IS FOR DESIGN INTENT ONLY. STRUCTURAL ENGINEER TO PROVIDE FINAL STAMPED FOR APPROVAL..
2. REINFORCEMENT TO BE APPROVED BY STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
3. FIREPLACE TO BE FITTED WITH AUTOMATIC GAS SHUT-OFF AND 30-60-90 MINUTE TIMER VALVE.
4. SHUT-OFF AND TIMER VALVE TO COMPLY WITH AMERICANS WITH DISABILITIES ACT AND AMERICAN NATIONAL STANDARDS INSTITUTE STANDARDS AND REQUIREMENTS. THE CONTROLS SHOULD BE OPERABLE WITH 5 LBF MAXIMUM FORCE AND OPERABLE WITH ONE HAND WITHOUT TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST.
5. FIRE RESISTANT MORTAR/ GROUT TO BE USED ON ALL FIRE FEATURES.

1 8" X 8" X 16" XXXX MASONRY BLOCK - XXXX GROUND FACED COLOR: XXXX

2 8" X 8" X 16" XXXXX MASONRY BLOCK - XXX TEXTURED COLOR: TBD

3 CONCRETE BACKER BOARD

4 3/8" STEEL PLATE - FIELD PRIMED AND PAINTED COLOR: IRON GATE

5 GROUT SOLID

6 BLACK FIRE GLASS

7 PERFORATED STAINLESS STEEL PAN FOR FIRE GLASS

8 ELECTRONIC BURNER

9 STEEL ANGLE AND HARDWARE

10 WALL SCONCE - SEE MEP AND LIGHTING SCHEDULE

11 FIRE RATED GLASS

12 1" ALUMINUM FRAME WITH 'L' BRACKETS AND STAINLESS STEEL ANCHOR BOLT, HIDDEN BY ALUMINUM FRAME

13 3/8" STEEL PLATE SUPPORT - FIELD PRIMED AND PAINTED COLOR: IRON GATE

14 FINISH GRADE

15 EMERGENCY SHUT OFF VALVE - MOUNT TO WEST SIDE OF FIRE FEATURE

16 PVC CONDUIT - COORDINATE WITH MEP

17 STEEL REINFORCING PER STRUCTURAL

18 GAS SUPPLY - COORDINATE WITH MEP

19 ADJACENT PAVEMENT - SEE HARDSCAPE PLANS AND PAVING SCHEDULE

20 STEEL PLATE FRAME - FIELD PRIMED AND PAINTED COLOR: IRON GATE

21 90 MIN. TIMER - MOUNT TO WEST SIDE OF FIRE FEATURE

22 2-1/2" THICK PRECAST CONCRETE CAP, COLOR: TBD

6 DOUBLE SIDED FIREPLACE

SCALE: 1/2" = 1'-0"

CHECKED BY: BH, RH
DRAWN BY: MH, MD

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THE GROVE AREA 1 LANDSCAPE

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(630) 851-5490

NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE DETAILS

LP-503

PLAYGROUND EQUIPMENT TBD

NOTES:
1. PRODUCT: TBD
2. MANUFACTURER: TBD
3. REFER TO PLANS FOR LOCATION AND ORIENTATION.
4. REFER TO MANUFACTURER FOR INSTALLATION AND FOOTING SPECIFICATIONS.
5. THIS DETAIL HAS BEEN PROVIDED FOR DESIGN INTENT AND HAS NOT BEEN ENGINEERED.

1 PLAYGROUND EQUIPMENT

SCALE: N.T.S.

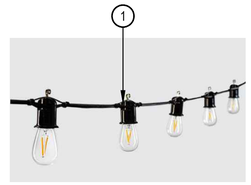
PLAYGROUND EQUIPMENT TBD

NOTES:
1. PRODUCT: TBD
2. MANUFACTURER: TBD
3. REFER TO PLANS FOR LOCATION AND ORIENTATION.
4. REFER TO MANUFACTURER FOR INSTALLATION AND FOOTING SPECIFICATIONS.
5. THIS DETAIL HAS BEEN PROVIDED FOR DESIGN INTENT AND HAS NOT BEEN ENGINEERED.

2 BOULDER CLIMBING FEATURE

SCALE: N.T.S.



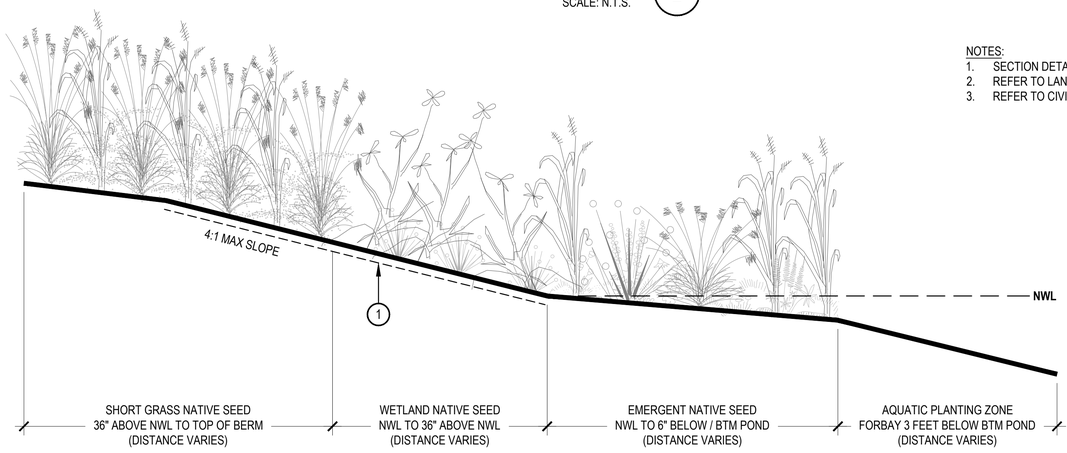


1 DECOSTRING SERIES:
PRIMUS
FESTOON LIGHTING SYSTEM

NOTES:
1. IMAGE IS TO SHOW FOR DESIGN INTENT.

3 FESTOON LIGHTING SYSTEM

SCALE: N.T.S. (PRECEDENT IMAGERY)



NOTES:
1. SECTION DETAIL IS A STANDARDIZATION OF THE SITE CONDITIONS.
2. REFER TO LANDSCAPE AND CIVIL GRADING PLANS FOR DESIGNED CONDITIONS.
3. REFER TO CIVIL ENGINEER FOR GRADES AND ANTICIPATED WATER LEVELS.

1 EROSION CONTROL BLANKET
FOR ALL SLOPES 4:1 OR
GREATER

4 NATURALIZED STORM BASIN SECTION

SCALE: N.T.S.

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

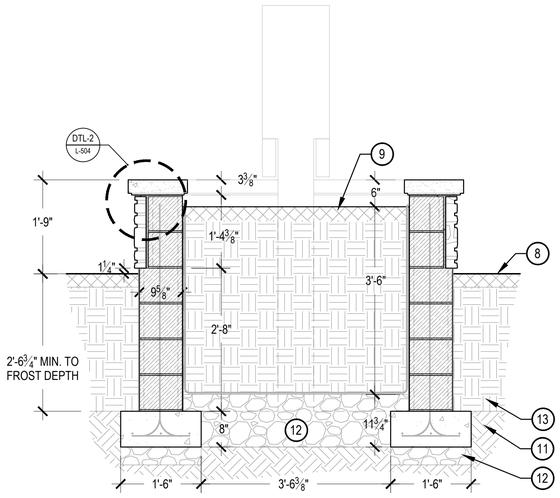
NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

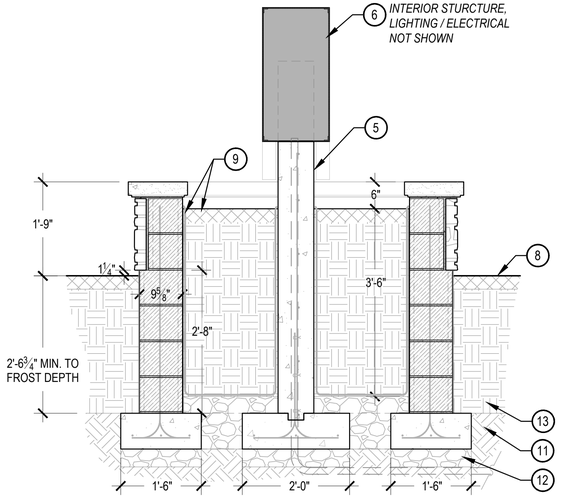
SHEET TITLE:
LANDSCAPE DETAILS

LP-504

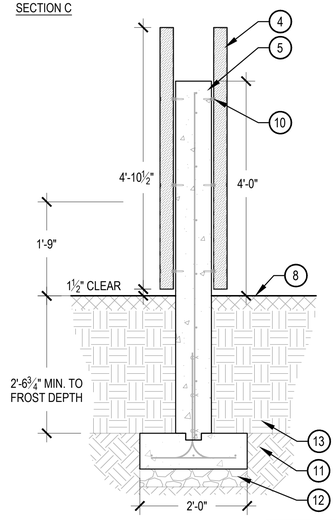
SECTION A

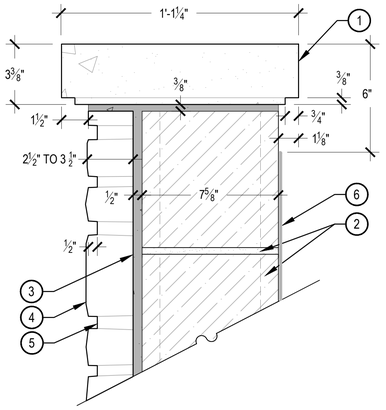


SECTION B



SECTION C





1. STEPSTONE, LLC SQUARE MODULAR WALL CAP, STRAIGHT (16"L x 13-1/4" W x 3-3/8" THICK) AND CORNERS (24"L x 13-1/4" W x 3-3/8" THICK
2. CMU BLOCK (OR C.I.P CONCRETE WALL ALTERNATE), STRUCTURE AND MORTAR PER STRUCTURAL ENGINEER
3. ½" TYPE N OR S MORTAR SETTING, PER VENEER MANUFACTURER RECOMMENDATION
4. 2.5" TO 3.5" THICK,NATURAL LEDGESTONE VENEER WITH CLEFT FACE, INCLUDING SOFT WARM EARTH TONES OF LIGHT BEIGE, TAN, GRAY, WARM GRAY, AMBER, RUST AND LIGHT BROWN
5. COURSE GROUT, ASTM C476 WITH RAKED JOINTS, MEDIUM GRAY GROUT COLOR
6. ASPHALTIC-RUBBER WATERPROOFING MEMBRANE, TO TOP OF SOIL (FOR CMU BLOCK CONSTRUCTION)

NOTES:
1. REFER TO DETAIL, ENTRANCE MONUMENT, DETAIL 1/LP-505 FOR ADDITIONAL INFORMATION.

2 CAPSTONE AND VENEER ENLARGEMENT

SCALE: 3" = 1'-0"

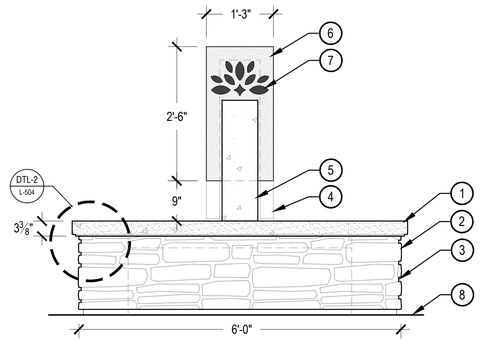
1. STEPSTONE, LLC SQUARE MODULAR WALL CAP, STRAIGHT (16"L x 13-1/4" W x 3-3/8" THICK) AND CORNERS (24"L x 13-1/4" W x 3-3/8" THICK) REFER TO MATERIAL SCHEDULE, SHEET LP-002 FOR COLOR SELECTION
2. 2.5" TO 3.5" THICK,NATURAL LEDGESTONE VENEER WITH CLEFT FACE, INCLUDING SOFT WARM EARTH TONES OF LIGHT BEIGE, TAN, GRAY, WARM GRAY, AMBER, RUST AND LIGHT BROWN, SEE NOTE 4 AND REFER TO MATERIAL SCHEDULE, SHEET LP-002.
3. COURSE GROUT, ASTM C476 WITH RAKED JOINTS, MEDIUM GRAY GROUT COLOR, SEE NOTE 10.
4. 3 X 3 X ¼ GA. SQUARE TUBE STEEL, WITH "COR-TEN" OR EQUAL ASTM A588 OR ASTM A606-4 WEATHERED STEEL TO MEET ASTM G101 OF 6.0 OR HIGHER. CONFIRM FASTENING METHOD TO CONCRETE STEM WALL WITH OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. LIGHT GRAY CONCRETE STEM WALL WITH SMOOTH FINISH, PROVIDE INTERNAL ¾" CONDUIT THROUGH WALL TO STEEL SIGN CABINET, SEE NOTES 1 AND 2 FOR CONCRETE SPECIFICATIONS AND STEEL REINFORCEMENT.
6. 11 GAUGE (⅛") MIN. STEEL CABINET WITH "COR-TEN" OR EQUAL ASTM A588 OR ASTM A606-4 WEATHERED STEEL TO MEET ASTM G101 OF 6.0 OR HIGHER. FULLY WELD ALL EDGES. DOWNWARD-FACING (BOTTOM FACE) OF SIGN SHALL BE POWDERCOATED BLACK. INCLUDE INTERNAL STEEL FRAME STRUCTURE, MOUNTING BRACKETS, INTERNAL LIGHTING BALLAST/FIXTURES AND ELECTRICAL CONDUIT SEE NOTES 2,3,4 AND 7, FOR ADDITIONAL LIGHT INFORMATION.
7. LASER-CUT/ MACHINE-CUT LETTERING / LOGO WITH FROSTED ACRYLIC BACKLIT PANEL WITHIN STEEL CABINET, INCLUDE SIGN LETTERING / LOGO ON BOTH OPPOSING SIGN FACES. SEE NOTES 3 AND 4.
8. FINISHED GRADE
9. RAISED PLANTER BED WITH PLANTING MEDIUM, FILTER FABRIC AND LANDSCAPE MULCH PER LANDSCAPE PLAN BY LANDSCAPE CONTRACTOR. FINISHED GRADE 6" BELOW CAPSTONE OF ADJACENT PLANTER BED WALL. SEE NOTES 8 AND 9 FOR IMPORTANT COORDINATION INFORMATION AND LANDSCAPE NOTES FOR ADDITIONAL INFORMATION
9. TAP AND COUNTERSINK GALVANIZED LAG BOLT FASTENER W/ EPOXY CONCRETE FASTENER. PROVIDE SYNTHETIC POLYMER SPACING BETWEEN STEEL TUBE AND CONCRETE FACE.
10. COUNTERSINK GALVANIZED LAG BOLT FASTENER THROUGH OUTER FACE OF STEEL TUBE AND FASTEN TO CONCRETE W/ CONCRETE EPOXY. PROVIDE ½" SYNTHETIC POLYMER SPACING BETWEEN STEEL TUBE AND CONCRETE FACE.
11. UNDISTURBED OR COMPACTED SUBGRADE PER STRUCTURAL ENGINEER SPECIFICATION
12. BASE COURSE AND SUBGRADE DRAINAGE PER STRUCTURAL ENGINEER SPECIFICATION
13. PROPOSED SOIL BACKFILL W/ DRAINAGE PER STRUCTURAL ENGINEER SPECIFICATION

NOTES:
1. NORRIS DESIGN HAS PROVIDED THIS DETAIL FOR LANDSCAPE PLAN. THIS DETAIL HAS NOT BEEN ENGINEERED, PLEASE REFER TO SUPPLEMENTARY STRUCTURAL ENGINEERING DRAWINGS FOR ADDITIONAL STRUCTURAL INFORMATION. FINAL SIGN DESIGN MUST REFLECT THE DESIGN, LOCATION, OVERALL DIMENSIONS AND MATERIALS OF THE APPROVED LANDSCAPE PLAN.
2. SIGN CONTRACTOR TO PROVIDE SIGNED AND STAMPED ENGINEERED SHOP DRAWINGS INCLUDING ALL LIGHTING AND ELECTRIC COMPONENTS, LIGHTING SPECIFICATIONS, CUT-SHEETS, ELECTRICAL WIRING DIAGRAMS AND CONDUIT LAYOUT TO OWNER'S REPRESENTATIVE FOR REVIEW AND APPROVAL PRIOR TO FABRICATION AND INSTALLATION. THIS MUST BE PREPARED BY A LOCALLY LICENSED ENGINEER AS REQUIRED FOR PERMITS AND MUST COMPLY WITH ALL FEDERAL, ILLINOIS AND SUGAR GROVE BUILDING CODES AND REGULATIONS.
3. SIGN SHALL BE DOUBLE-SIDED WITH IDENTICAL SIGN FACE PROVIDED ON OPPOSING SIDES. FINAL DESIGN AND LETTERING TO BE DETERMINED WITH SHOP DRAWING PROCESS FOR SIGN PERMITTING.
4. SIGN CONTRACTOR SHALL PROVIDE MATERIAL/FINISHES SAMPLES OF METAL, MASONRY AND ALL EXPOSED SIGN MATERIALS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.CONTRACTOR SHALL PROVIDE A 18" X 18" MIN. MOCK UP OF STONE VENEER WITH GROUTING FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. SIGN PHRASING, TEXT, FONTS AND LOGOS TO BE CONFIRMED WITH OWNER'S REPRESENTATIVE PRIOR TO FINAL DESIGN.
6. SIGN CONTRACTOR TO CONFIRM SITE LOCATION PER APPROVED LANDSCAPE PLAN PRIOR TO INSTALLATION; GRADE STAKE CERTIFICATION AS NECESSARY.
7. SIGN CONTRACTOR RESPONSIBLE FOR COORDINATING ELECTRICAL CONNECTIONS AND REQUIRED POWER, TRENCHING, AND CONDUIT WITH ELECTRICAL CONTRACTOR PRIOR TO CONSTRUCTION.
8. IRRIGATION SLEEVING SHALL BE PROVIDED PER IRRIGATION PLAN INTO RAISED PLANTER BEDS. COORDINATE LOCATION OF SUBGRADE PERFORATIONS FOR SLEEVING IRRIGATION WITH IRRIGATION CONTRACTOR PRIOR TO MASONRY CONSTRUCTION.
9. INSIDE CMU WALLS OF PLANTER BED BELOW FINISHED GRADE, ABUTTING PLANTING SOIL, AND CMU BLOCK BELOW FINISHED GRADE SHALL BE TREATED WITH AN ASPHALTIC-RUBBER WATERPROOFING MEMBRANE.

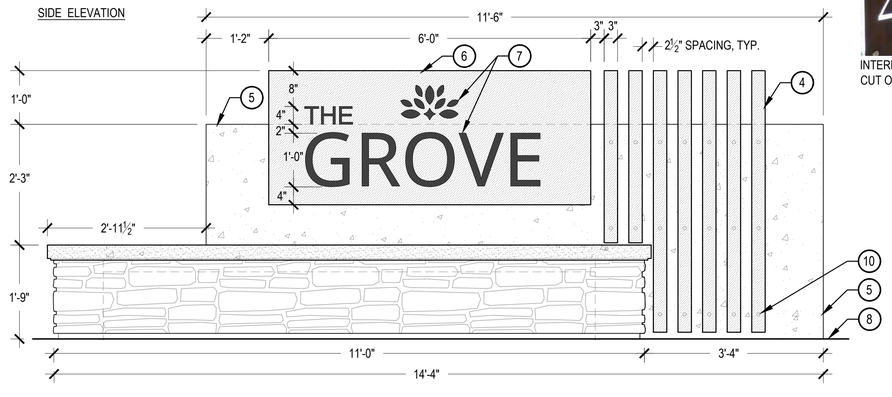
BACK ELEVATION

PLAN

FRONT ELEVATION



SIDE ELEVATION



CORTEN STEEL SIGN CABINET

CONCRETE FIN WALL

STONE RETAINING WALL

BACKLIT BOX LETTERS

INTERNALLY LIT LOGO CUT OUT LOGO

1 ENTRANCE MONUMENT

SCALE: 3/4" = 1'-0"

CHECKED BY: BH, RH
DRAWN BY: MH, MD

NORRIS DESIGN
PEOPLE + PLACEMAKING
1101 BANNOCK STREET
DENVER, CO 80204
P 303.892.1166
NORRIS-DESIGN.COM

THE GROVE AREA 1 LANDSCAPE

4 S 411 MERRILL RD.
SUGAR GROVE, IL 60554

OWNER:
SUGAR GROVE LAND LLC

1751-A W DIEHL RD
NAPERVILLE, IL 60563
(630) 851-5490

NOT FOR CONSTRUCTION

DATE:
04/07/2025 PLP 01

SHEET TITLE:
LANDSCAPE DETAILS

LP-505

FINAL ENGINEERING PLANS

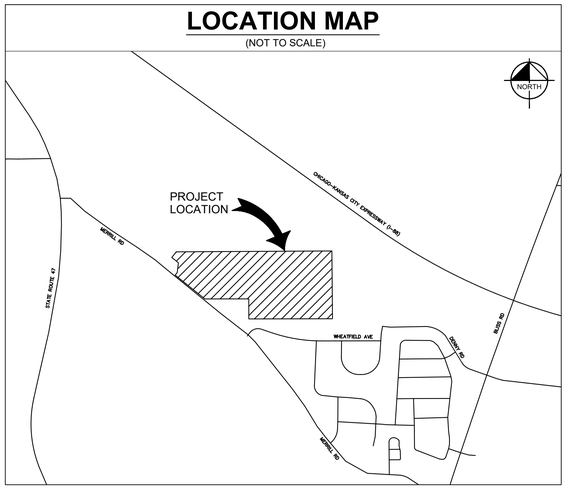
CROWN LOT 1 SUGAR GROVE

SE CORNER OF I-88 AND IL-47

SUGAR GROVE, IL 60554

Call Before You Dig
JULIE
1-800-892-0123

LOCATION MAP
(NOT TO SCALE)



UTILITY AND GOVERNING AGENCY CONTACTS

PUBLIC WORKS DEPARTMENT
VILLAGE OF SUGAR GROVE
601 HEARTLAND DRIVE
SUGAR GROVE, IL 60554
TEL: (630) 391-7235
CONTACT: BRIAN SCHIBER

ROADWAY AUTHORITY
VILLAGE OF SUGAR GROVE
601 HEARTLAND DRIVE
SUGAR GROVE, IL 60554
TEL: (630) 391-7235
CONTACT: BRIAN SCHIBER

WATER SERVICE
VILLAGE OF SUGAR GROVE
601 HEARTLAND DRIVE
SUGAR GROVE, IL 60554
TEL: (630) 391-7235
CONTACT: BRIAN SCHIBER

POWER COMPANY
COMMONWEALTH EDISON
2100 SWIFT DRIVE
OAK BROOK, IL 60523
TEL: (800) 334-7661

STORM SEWER SERVICE
VILLAGE OF SUGAR GROVE
601 HEARTLAND DRIVE
SUGAR GROVE, IL 60554
TEL: (630) 391-7235
CONTACT: BRIAN SCHIBER

NATURAL GAS COMPANY
NICOR
1011 WILEY ROAD
SCHAUMBURG, IL 60173
TEL: (888) 642-6748

SANITARY SERVICE
FOX METRO WASTEWATER
RECLAMATION DISTRICT
682 STATE ROUTE 31,
OSWEGO, IL 60543
TEL: (630) 892-4378

PROJECT TEAM

DEVELOPER
CROWN COMMUNITY DEVELOPMENT
1751 A WEST DIEHL ROAD
NAPERVILLE, IL 60563
TEL: (630) 851-5490
EMAIL: DOLSEM@CROWN-CHICAGO.COM
CONTACT: DAN OLSEM

GEOTECH
TSC ASSOCIATES
457 E GUNDERSEN DRIVE
CAROL STREAM, IL 60188
TEL: (630) 462-2600
EMAIL: MVM@TSCCORP.COM
CONTACT: MICHAEL V. MACHALINSKI, PE

TRAFFIC ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487-3395
CONTACT: RORY FANCLER-SPLITT

ENVIRONMENTAL ENGINEER
HEY & ASSOCIATES
EMAIL: VMOSCA@HEYASSOC.COM
CONTACT: VINCE MOSCA

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK RD, SUITE 200
DEERFIELD, IL 60015
TEL: (331) 425-8039
EMAIL: ERIC.TRACY@KIMLEY-HORN.COM
CONTACT: ERIC TRACY, PE
EMAIL: JOE HANNAH
CONTACT: JOE.HANNAH@KIMLEY-HORN.COM

SURVEYOR
KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
TEL: (331) 209-0476
EMAIL: BRAD.STROHL@KIMLEY-HORN.COM
CONTACT: BRAD STROHL, PLS

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C0.2	SUGAR GROVE STANDARD NOTES
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V0.1	ALTA & TOPOGRAPHIC SURVEY
V0.2	ALTA & TOPOGRAPHIC SURVEY
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C2.0	OVERALL SITE PLAN
C2.1	DETAILED SITE PLAN
C2.2	DETAILED SITE PLAN
C2.3	DETAILED SITE PLAN
C2.4	DETAILED SITE PLAN
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C2.6	DETAILED SITE PLAN
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C3.1	DETAILED GRADING & DRAINAGE PLAN
C3.2	DETAILED GRADING & DRAINAGE PLAN
C3.3	DETAILED GRADING & DRAINAGE PLAN
C3.4	DETAILED GRADING & DRAINAGE PLAN
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C3.6	DETAILED GRADING & DRAINAGE PLAN
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL PLAN DETAILS
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C6.0	PLAN & PROFILE - CROWN ST E STA 1+00 TO 7+50
C6.1	PLAN & PROFILE - CROWN ST E STA 7+50 TO 13+75
C6.2	PLAN & PROFILE - CROWN ST E STA 13+75 TO 18+63
C6.3	PLAN & PROFILE - CROWN ST F STA 5+00 TO 10+61
C6.4	PLAN & PROFILE - CROWN ST F STA 1+00 TO 5+00
C6.5	PLAN & PROFILE - CROWN CT A & CROWN CT B
C6.6	PLAN & PROFILE - CROWN ST D STA 1+00 TO 7+25
C6.7	PLAN & PROFILE - CROWN ST D STA 7+25 TO 13+75
C6.8	PLAN & PROFILE - CROWN ST D STA 13+75 TO 19+14
C6.9	PLAN & PROFILE - CROWN ST C STA 1+00 TO 7+25
C6.10	PLAN & PROFILE - CROWN ST C STA 7+25 TO 13+20
C6.11	PLAN & PROFILE - PARK
C6.12	PLAN & PROFILE - CROWN ST A STA 1+00 TO 8+00
C6.13	PLAN & PROFILE - CROWN ST A STA 8+00 TO 15+35
C6.14	PLAN & PROFILE - CROWN ST B STA 1+00 TO 7+50
C6.15	PLAN & PROFILE - CROWN ST B STA 7+50 TO 12+60
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C8.1	CONSTRUCTION DETAILS
C8.2	CONSTRUCTION DETAILS
C8.3	CONSTRUCTION DETAILS
C8.4	CONSTRUCTION DETAILS
C8.5	CONSTRUCTION DETAILS
C8.6	CONSTRUCTION DETAILS

NOTES

1. JOB SITE SAFETY, SUPERVISION, AND MEANS & METHODS OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
2. ANY REVISIONS TO THE STAMPED APPROVED FINAL ENGINEERING PLANS MUST BE REVIEWED AND APPROVED BEFORE ANY WORK IS COMPLETED REGARDING THE REVISED ITEMS.
3. ALL REVISED ITEMS MUST BE ACCOUNTED FOR IN RECORD DRAWINGS.
4. NOTIFICATION OF PUBLIC WORKS A MINIMUM OF 48 HOURS PRIOR TO START OR RESUMING OF CONSTRUCTION ACTIVITIES IS REQUIRED.

BENCHMARKS & LEGAL DESCRIPTION

REFER TO V0.0 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

PROFESSIONAL ENGINEER'S CERTIFICATION

I, ERIC TRACY, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF CROWN COMMUNITY DEVELOPMENT BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 31ST DAY OF JANUARY, A.D., 2024.

ILLINOIS LICENSED PROFESSIONAL ENGINEER
ERIC J. TRACY
062-067482
STATE OF ILLINOIS

IL LICENSED PROFESSIONAL ENGINEER 062-067482
MY LICENSE EXPIRES ON NOVEMBER 30TH, 2025
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

Date of Expiration: 11-30-25

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.
570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9504
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

COVER SHEET

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C0.0

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove_JV2 Design\CAD\plansheets\Lot 1\C0.0 COVER SHEET.dwg C0.0 Feb 05, 2025 5:31pm by sara.ferreira-heran
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   KIMLEY-HORN & ASSOCIATES, INC.
   4201 WINFIELD ROAD, SUITE 600
   WARRENVILLE, IL 60555
   TEL: (331) 209-0476

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK 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 IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. 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. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL REQUEST WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. 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 KIMLEY-HORN AND ASSOCIATES, INC, THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER 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.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, THE CONTRACTOR IS RESPONSIBLE FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. 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 CONTRACT AND NO EXTRA AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER TURBULENCE AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN THE BOTTOM OF THE TRENCH, AS SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO A DEPTH OF SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS DIRECTED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PRACTICES INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO SWEEP THE PAVEMENT ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   1.7. EXISTING SUBSURFACE CONDITIONS WERE OBTAINED FROM A GEOTECHNICAL PREPARED BY:

   TESTING SERVICE CORPORATION
   457 E. GUNDERSEN DRIVE
   CAROL STREAM, IL 60188
   TEL: (630) 784-4086

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.5. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY ONTO AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES FOR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSI

GENERAL NOTES

1. A PRECONSTRUCTION MEETING SHALL BE HELD PRIOR TO THE START OF ANY CONSTRUCTION, INCLUDING THE INSTALLATION OF TREE PROTECTION AND SOIL EROSION CONTROL MEASURES. THE CONTRACTOR SHALL NOTIFY THE VILLAGE ENGINEER A MINIMUM OF 10 DAYS IN ADVANCE OF STARTING ANY WORK. THE VILLAGE ENGINEER WILL COORDINATE THE PRECONSTRUCTION MEETING WITH THE VILLAGE STAFF, FIRE DISTRICT, POLICE DEPARTMENT, PARK DISTRICT, TOWNSHIP, AND KANE COUNTY DEPARTMENT OF TRANSPORTATION. THE DEVELOPER/OWNER, THE GENERAL CONTRACTOR, AND ALL MAJOR SUBCONTRACTORS SHALL ATTEND THE MEETING.

2. IN ADDITION TO THE FORMAL PRECONSTRUCTION MEETING AT THE BEGINNING OF THE PROJECT, A PRECONSTRUCTION MEETING SHALL BE HELD ON SITE BEFORE EACH MAJOR WORK ITEM (I.E. UNDERGROUND WORK, CURBS AND GUTTER, PAVING, ETC.). THE GENERAL CONTRACTOR AND THE FOREMAN TO COMPLETE THE WORK SHALL ATTEND THE MEETING AT A MINIMUM. THE VILLAGE ENGINEER SHALL BE CONTACTED 48 HOURS IN ADVANCE OF THE MEETING SO THAT THE MEETING CAN BE COORDINATED WITH THE APPROPRIATE PUBLIC WORKS STAFF MEMBERS AND OTHER AGENCIES. J.U.L.I.E. MARKINGS SHOULD BE RECENT AND VISIBLE AT THE TIME OF THE MEETING.

3. THE IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION AND REVISIONS, THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION AND REVISIONS THERETO, THESE IMPROVEMENT PLANS AND DETAILS, SPECIAL PROVISIONS AND CODES AND ORDINANCES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS SHALL GOVERN APPLICABLE PORTIONS OF THIS PROJECT. IF CONFLICTS ARISE, THE STRICTEST OF THE REQUIREMENTS SHALL GOVERN.

4. LOCATIONS OF UTILITIES SHOWN ON PLANS ARE APPROXIMATE ONLY, AND ARE NOT NECESSARILY COMPLETE. CONTRACTOR SHALL MAKE HIS OWN INVESTIGATIONS AS TO LOCATION AND ELEVATION OF ALL EXISTING UNDERGROUND STRUCTURES, CABLES, UTILITIES AND PIPE LINES.

5. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND VILLAGE SO THAT THE CONFLICT MAY BE RESOLVED.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROJECT ENGINEER, THE VILLAGE, AND/OR THE UTILITY COMPANY BY THE CONTRACTOR AT HIS OWN EXPENSE.

7. THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. (1-800-892-0123) AT LEAST TEN DAYS PRIOR TO CONSTRUCTION SO THAT EACH UTILITY COMPANY CAN STAKE OUT ANY UNDERGROUND IMPROVEMENTS THAT THEY MAY HAVE WHICH MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION.

8. THE CONTRACTOR SHALL BE REQUIRED TO MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS, STRUCTURES, POLES, CABLES AND PIPE LINES, BEFORE CONSTRUCTION BEGINS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ADJACENT ROADWAYS, AND SHALL MAKE SUCH REPAIRS AS MAY BE REQUIRED PRIOR TO THE SATISFACTION OF THE VILLAGE ENGINEER AND VILLAGE AT THE CONTRACTOR'S OWN EXPENSE.

9. THE CONTRACTOR SHALL OBTAIN, ERECT, MAINTAIN AND REMOVE ALL SIGNS, BARRICADES, FLAGMEN AND OTHER CONTROL DEVICES AS MAY BE NECESSARY FOR THE PURPOSE OF REGULATING, WARNING OR GUIDING TRAFFIC. PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE PARTS OF ARTICLE 107.14 OF THE IDOT STANDARD SPECIFICATIONS AND THE "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL ITEMS".

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

11. BEFORE ACCEPTANCE AND RELEASE OF THE SURETY BY THE VILLAGE AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED AND APPROVED BY THE VILLAGE ENGINEER.

12. THE CONTRACTOR WILL HAVE IN HIS POSSESSION ON THE JOB SITE AT ALL TIMES A COPY OF THE VILLAGE APPROVED PLANS AND SPECIFICATIONS DURING CONSTRUCTION.

13. THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE AND TO THE SATISFACTION OF THE VILLAGE ENGINEER. THIS SHALL INCLUDE FINISH GRADING, EXCESS STONE REMOVAL, ESTABLISHMENT OF A VEGETATIVE COVER (SEEDING OR SOD), GENERAL CLEANUP AND PAVEMENT REPLACEMENT.

14. NO UNPROTECTED EXCAVATION SHALL REMAIN OPEN OVER ANY WEEKEND. OVERNIGHT OPEN EXCAVATIONS SHALL BE SATISFACTORILY PROTECTED AND MEET ALL OSHA REQUIREMENTS.

15. WITH THE EXCEPTION OF CURB INLETS, UTILITY STRUCTURES SHALL NOT BE CONSTRUCTED IN PAVED AREAS, INCLUDING ROADWAYS, SIDEWALKS, CURB AND GUTTER, AND/OR TRAILS.

16. TRENCH BACKFILL SHALL BE PROVIDED AT ALL UTILITY TRENCHES AND REMOVAL OF UTILITY TRENCHES IN ALL PAVED AREAS AND 2 FEET BEYOND, INCLUDING ROADWAYS, CURBS AND GUTTER, SIDEWALKS, TRAILS, AND DRIVEWAYS. INITIAL TRENCH BACKFILL AND BEDDING SHALL BE GRADED CA-7 STONE. THE VILLAGE ENGINEER CAN APPROVE THE OPTION TO USE FLOWABLE FILL (CLSM) 200 PSI @ 28 DAYS IN LIEU OF THE STONE. THE FINAL TRENCH BACKFILL SHALL BE CA-6 CRUSHED AGGREGATE AND SHALL BE COMPACTED IN PLACE TO NINETY FIVE PERCENT (95%) OF MAXIMUM DENSITY AT OPTIMUM MOISTURE AS DETERMINED BY THE MODIFIED STANDARD PROCTOR TEST.

17. CURB PROTECTION IS REQUIRED AT ALL TIMES.

18. TREE PROTECTION SHALL BE INSTALLED ON SITE PRIOR TO THE START OF ANY CONSTRUCTION.

19. PRIOR TO THE START OF UNDERGROUND UTILITIES, THE SITE SHALL BE ROUGH GRADED TO WITHIN 1 FOOT OF THE FINAL GRADE.

20. MARKING OF VALVE VAULTS, BUFFALO BOXES AND MANHOLES: ALL MAIN LINE VALVE VAULTS, BUFFALO BOXES AND MANHOLES SHALL BE MARKED AT THE TIME OF CONSTRUCTION WITH A FOUR INCH BY FOUR INCH (4" X 4") HARDWOOD POST NEATLY INSTALLED VERTICALLY WITH A MINIMUM THREE FEET (3') BURY AND A MINIMUM FOUR FEET (4') EXPOSED. THE TOP ONE FOOT (1') OF THE POST SHALL BE PAINTED AS FOLLOWS: BLUE FOR WATER AND GREEN FOR SANITARY SEWERS.

21. ALL FINAL ADJUSTMENTS OF CASTINGS WILL BE ACCOMPLISHED BY THE USE OF CONCRETE (OR OTHER APPROVED MATERIAL) ADJUSTING RINGS SET IN BUTYL ROPE JOINT SEALANT; MORTAR JOINTS WILL NOT BE ALLOWED. HEIGHT OF ADJUSTING RINGS SHALL NOT EXCEED EIGHT INCHES (8") OR EXCEED TWO (2) RINGS.

22. AT A MINIMUM, ALL PARKWAYS WITHIN THE DEDICATED STREET RIGHT OF WAY SHALL BE GRADED, FOREIGN MATERIALS REMOVED, TOPSOIL PLACED TO A MINIMUM THICKNESS OF FOUR INCHES (4"), EROSION CONTROL BLANKET PLACED, AND SEEDED (CLASS 1A MIXTURE UNLESS OTHERWISE SPECIFIED) OR SODDED IN AN APPROVED MANNER. SIDEWALKS, TRAILS, AND PARKWAY TREES SHALL BE PROPERLY INSTALLED AND APPROVED PRIOR TO ACCEPTANCE AND RELEASE OF SURETIES.

23. ABSOLUTELY NO SUBSTITUTIONS OR VARIANCES WILL BE PERMITTED TO ANY OF THE VILLAGE OF SUGAR GROVE STANDARD NOTES OR ORDINANCES UNLESS APPROVED OTHERWISE BY THE VILLAGE IN WRITING PRIOR TO COMMENCING CONSTRUCTION ACTIVITY.

SOIL EROSION AND SEDIMENTATION CONTROL

1. GENERAL

   a) ON SITE SEDIMENT CONTROL MEASURES, AS SPECIFIED BELOW, SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILL ACTIVITIES ON THE SITE.

   b) THE CONTRACTOR SHALL PROVIDE SOIL EROSION AND SEDIMENTATION CONTROL IN ACCORDANCE WITH VILLAGE ORDINANCES, VILLAGE STANDARD SPECIFICATIONS FOR IMPROVEMENTS, "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" (THE YELLOW BOOK), THE ILLINOIS URBAN MANUAL (LATEST EDITION), AND IN ACCORDANCE WITH THE APPROVED PLANS, THE KANE COUNTY STORMWATER MANAGEMENT ORDINANCE, NPDES PERMIT, AND ALL APPLICABLE REQUIREMENTS OF THE STORMWATER POLLUTION PREVENTION PLAN AND THE NOTICE OF INTENT AS ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA).

   c) THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG OF THE CONDITIONS OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) (REGIONAL OR PROJECT SPECIFIC) PERMIT REQUIREMENTS. THE CONTRACTOR IS OBLIGATED TO REVIEW AND RECORD THE STATUS OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES AT MINIMUM EVERY WEEK AND AFTER EVERY ½" RAINFALL EVENT. THIS LOG SHALL BE KEPT ON SITE, AND THE VILLAGE AND/OR VILLAGE ENGINEER RESERVES THE RIGHT TO REVIEW THIS LOG UPON REQUEST. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE CLEANED AND RESTORED AS REQUIRED.

   d) THE VILLAGE ENGINEER OR HIS REPRESENTATIVE WILL HAVE THE AUTHORITY TO STOP WORK IF PROPER SOIL STABILIZATION AND SEDIMENTATION CONTROLS ARE NOT BEING OBSERVED.

   e) ANY DEFICIENCIES IN SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE REPORTED TO THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

2. SOIL STABILIZATION

   a) TOPSOIL STRIPPING –STRIPPED TOPSOIL SHALL BE STOCKPILED ON-SITE (FOR REUSE) AT THE LOCATION(S) DESIGNATED ON THE APPROVED PLANS AND STABILIZED ACCORDINGLY.

   b) TEMPORARY SEEDING – TEMPORARY SEEDING SHALL BE PROVIDED WITHIN 7 DAYS TO ANY DISTURBED AREAS THAT ARE SCHEDULED TO REMAIN DENUDED FOR LONGER THAN 15 DAYS.

   c) PERMANENT SEEDING – IMMEDIATELY FOLLOWING FINISH GRADING AND TOPSOIL PLACEMENT, SEEDING OR SOD SHALL BE INSTALLED IN AREAS AS DESIGNATED ON PLANS.

   d) DUST CONTROL – UNDER DRY CONDITIONS WHERE SOIL MIGRATION IS AN ISSUE, THE CONTRACTOR WILL BE REQUIRED TO WET THE EXPOSED UNPROTECTED SOIL SURFACE WITH WATERING TRUCKS TO EFFECTIVELY ELIMINATE SOIL MIGRATION. GRADING ACTIVITIES PRODUCING DUST MUST BE SUSPENDED UNTIL THE NUISANCE IS ABATED. IF, AT THE VILLAGE ENGINEER'S DISCRETION, PROPER DUST CONTROL IS NOT BEING OBSERVED, AN ORDER TO IMMEDIATELY STOP WORK WILL BE ISSUED UNTIL PROPER DUST CONTROL MEASURES ARE IMPLEMENTED.

   e) PAVED AREAS –THE AGGREGATE BASE COURSE SHOULD BE INSTALLED AS SOON AS POSSIBLE TO STABILIZE THE EXPOSED SOIL SUBGRADE. IN CERTAIN CONDITIONS AND AS RECOMMENDED BY A GEOTECHNICAL PROFESSIONAL, LIME STABILIZATION OF ROADWAY SUB-GRADE MAY BE APPROVED BY THE VILLAGE ENGINEER. VILLAGE ENGINEER APPROVAL MUST BE OBTAINED IN WRITING PRIOR TO LIME STABILIZATION.

   f) SLOPE PROTECTION –STEEP SLOPES MAY REQUIRE ADDITIONAL STABILIZATION, IN ADDITION TO SEEDING, SUCH AS MULCH, GEOTEXTILES, SOD, OR EQUAL.

3. SEDIMENT CONTROL

   a) FOR PROJECTS DISTURBING GREATER THAN 1 ACRE, THE PROJECT SHALL COMPLY WITH IEPA REGULATIONS WITH A NOTICE OF INTENT AND STORMWATER POLLUTION PREVENTION PLAN.

   b) FOR DISTURBED AREAS MORE THAN ONE ACRE, A SEDIMENT TRAP OR EQUIVALENT CONTROL MEASURE SHALL BE CONSTRUCTED AT THE DOWNSLOPE POINT OF THE DISTURBED AREA.

   c) SEDIMENT BASIN AND SEDIMENT TRAP DESIGNS SHALL PROVIDE FOR BOTH DETENTION STORAGE AND SEDIMENT STORAGE. THE DETENTION STORAGE SHALL BE COMPOSED OF EQUAL VOLUMES OF WET DETENTION STORAGE AND DRY DETENTION STORAGE, AND EACH SHALL BE SIZED FOR THE 2-YEAR, TWENTY-FOUR (24) HOUR RUNOFF FROM THE SITE UNDER MAXIMUM RUNOFF CONDITIONS DURING CONSTRUCTION. THE RELEASE RATE OF THE BASIN SHALL BE THAT RATE REQUIRED TO ACHIEVE MINIMUM DETENTION TIMES OF AT LEAST TEN (10) HOURS. THE ELEVATION OF THE OUTLET STRUCTURE SHALL BE PLACED SUCH THAT IT ONLY DRAINS THE DRY DETENTION STORAGE.

   d) ADJACENT PROPERTY PROTECTION –ADJACENT PROPERTIES SHALL BE PROTECTED FROM SEDIMENT DEPOSITION BY PRESERVING A VEGETATED BUFFER STRIP (MINIMUM WIDTH OF 25 FEET) OR SEDIMENT BARRIERS (E.G. SILT FENCE) AT THE LOWER PERIMETER OF THE LOT. WHERE POSSIBLE, BOTH A VEGETATED BUFFER STRIP AND SEDIMENT BARRIER SHALL BE INSTALLED.

   e) STOCKPILE PROTECTION – SEDIMENTATION BARRIERS SHALL BE PROVIDED IN ALL AREAS AROUND THE PERIMETER OF STOCKPILE AREAS.

   f) STORM SEWER INLET PROTECTION – DURING CONSTRUCTION SEDIMENT SHALL BE FILTERED THROUGH A FILTER FABRIC BARRIER AROUND ALL FRONT, SIDE, OR BACKYARD INLETS BEFORE IT ENTERS NEWLY CONSTRUCTED STORM SEWER (STRAW BALES ARE NOT ALLOWED). THE VILLAGE RECOMMENDS ALL STORM SEWER INLET STRUCTURES (INCLUDING ROADWAY AND FRONT, SIDE, OR BACKYARD STRUCTURES) UTILIZE IPP INLET FILTERS™, MARATHON MATERIALS, INC. 'CATCH ALL INLET PROTECTOR' SEDIMENT CONTROL INLET FILTERS OR APPROVED EQUAL TO PROPERLY MANAGE SEDIMENT CONTROL AND TO MINIMIZE STORM SEWER TELEVISING AND CLEANING WHICH WOULD OTHERWISE BE REQUIRED PRIOR TO VILLAGE ACCEPTANCE OF THE STORM SEWER SYSTEM. ALL INLET FILTERS SHALL BE PROPERLY MAINTAINED UNTIL SUCH TIME AS ALL AREAS TRIBUTARY TO A PARTICULAR INLET HAVE BEEN ADEQUATELY VEGETATED AS DETERMINED BY THE VILLAGE ENGINEER.

   g) DITCH PROTECTION – ROCK DAMS SHALL BE INSTALLED AS DITCH CHECKS AND STAKED IN PLACE AT 250 LINEAL FEET MAXIMUM SPACING IN ALL SWALES. IF DITCH SLOPES ARE SEVERE, CLOSER SPACING OF DITCH CHECKS MAY BE REQUIRED. STRAW BALES AND SILT FENCES ARE NOT ALLOWED AS DITCH CHECKS.

   h) CONSTRUCTION ACCESS – CONSTRUCTION TRAFFIC SHALL ENTER AND LEAVE THE SITE AT A DESIGNATED ACCESS. PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT BY RUNOFF OR VEHICLE TRACKING ONTO STREETS OR BY WASHING. STREETS SHALL BE CLEANED AT LEAST DAILY OR AS REQUIRED. IT MAY BE REQUIRED. IF NECESSARY, HIGHWAYS OR LOCAL STREETS SHALL BE CLEANED DAILY AT THE END OF EACH WORKDAY OR AS REQUIRED BY THE VILLAGE ENGINEER TO KEEP MUD AND/OR OTHER DEBRIS OFF OF ANY HIGHWAY OR STREET.

   i) ROADWAY CLEANING & STREET SWEEPING –ROADWAYS SHALL BE KEPT CLEAN DURING THE COURSE OF CONSTRUCTION BY UTILIZING MANUAL CLEANING, STREET SWEEPERS, OR OTHER MACHINERY. UPON THE INSTALLATION OF THE FINAL SURFACE COURSE OF THE ROADWAY, ABSOLUTELY NO HEAVY MACHINERY (E.G. SKID STEER, ENDLOADER) SHALL BE UTILIZED FOR ROADWAY CLEANING.

   j) REMOVAL OF CONTROL MEASURES –AFTER FINAL SITE STABILIZATION IS DEEMED ACHIEVED BY THE VILLAGE ENGINEER, ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS.

FIELD REVIEW

1. GENERAL

   a) THE VILLAGE ENGINEER OR THEIR REPRESENTATIVE SHALL MAKE FIELD REVIEWS AS DESCRIBED BELOW, AND SHALL EITHER STATE THAT THE PORTION OF THE WORK IS COMPLETED SATISFACTORILY OR SHALL NOTIFY THE DEVELOPER WHEN THE WORK FAILS TO COMPLY WITH THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLAN AS APPROVED. IN ORDER TO OBTAIN FIELD REVIEWS AND TO ENSURE COMPLIANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT, AND THIS TITLE, THE DEVELOPER SHALL NOTIFY THE VILLAGE ENGINEER WITHIN TWO (2) WORKING DAYS OF THE COMPLETION OF THE CONSTRUCTION STAGES SPECIFIED BELOW:

      1. UPON COMPLETION OF INSTALLATION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING;
      2. AFTER STRIPPING AND CLEARING;
      3. AFTER ROUGH GRADING;
      4. AFTER FINAL GRADING;
      5. AFTER SEEDING AND LANDSCAPING DEADLINES; AND
      6. AFTER FINAL STABILIZATION AND LANDSCAPING, PRIOR TO REMOVAL OF SEDIMENT CONTROLS.

   b) IF STRIPPING, CLEARING, GRADING AND/OR LANDSCAPING ARE TO BE DONE IN PHASES OR AREAS, THE DEVELOPER SHALL GIVE NOTICE AND REQUEST A FIELD REVIEW AT THE COMPLETION OF EACH OF THE ABOVE WORK STAGES IN EACH PHASE OR AREA. IF A FIELD REVIEW IS NOT SCHEDULED AND NOTIFICATION OF THE RESULTS GIVEN WITHIN FIVE (5) WORKING DAYS AFTER NOTICE IS RECEIVED FROM THE DEVELOPER, THE DEVELOPER MAY CONTINUE WORK AT HIS OWN RISK, WITHOUT PRESUMING ACCEPTANCE BY THE VILLAGE. NOTIFICATION OF THE RESULTS OF THE INSPECTION SHALL BE GIVEN IN WRITING TO THE DEVELOPER.

WATER MAIN CONSTRUCTION

1. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", AS AMENDED HEREINAFTER, THESE IMPROVEMENT PLANS AND DETAILS, SPECIAL PROVISIONS AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS. IN CASE OF CONFLICT WITH VILLAGE CODES, DRAWINGS, AND THESE STANDARD NOTES, THE VILLAGE ENGINEER SHALL BE CONTACTED TO CONFIRM WHICH IS CORRECT.

2. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE CLASS 52 WITH EITHER MECHANICAL OR PUSH-ON JOINTS WITH BRASS WEDGES AND SHALL CONFORM TO ANSI A21.51, AWWA C151 AND ANSI A21.11, AWWA C111. PIPE SHALL BE MANUFACTURED IN THE UNITED STATES.

3. ALL FITTINGS SHALL BE COMPACT DUCTILE IRON AND SHALL CONFORM TO ANSI/AWWA C153/421.53-84. FITTINGS SHALL BE U.L. LISTED CLASS 350, TYLER, GRIFFIN OR APPROVED EQUAL. FITTINGS SHALL BE MANUFACTURED IN THE UNITED STATES.

4. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANSI/AWWA C104/421.4.

5. ALL FITTINGS SHALL BE MECHANICAL JOINT AND INSTALLED WITH RETAINER GLANDS UNLESS OTHERWISE SHOWN ON THE DRAWINGS.

6. LONG RADIUS CURVES, EITHER HORIZONTAL OR VERTICAL, MAY BE LAID WITH STANDARD PIPE BY DEFLECTIONS AT THE JOINTS. MAXIMUM DEFLECTIONS AT PIPE JOINTS SHALL NOT EXCEED THAT REQUIRED FOR THE VARIOUS PIPE LENGTHS SHALL BE IN ACCORDANCE WITH ANSI/AWWA C600. WHEN RUBBER GASKETED PIPE IS LAID ON A CURVE, THE PIPE SHALL BE JOINED IN A STRAIGHT ALIGNMENT AND THEN DEFLECTED TO THE CURVED ALIGNMENT. TRENCHES SHALL BE MADE WIDER ON CURVES FOR THIS PURPOSE.

7. SLEEVES SHALL BE ROCKWELL D.I. COUPLING TYPE 441, TYLER UNION OR EQUAL. SLEEVES SHALL BE PROVIDED AT LOCATIONS SHOWN ON THE PLANS OR AS REQUIRED. THE COST OF SLEEVES IS CONSIDERED AS INCIDENTAL TO THE COST OF THE PROJECT.

8. ALL GATE VALVES SHALL HAVE A NON-RISING STEM, SHALL HAVE A STANDARD OPERATING NUT AND SHALL OPEN IN A COUNTER-CLOCKWISE DIRECTION. GATE VALVES SHALL BE AMERICAN FLOW CONTROL SERIES 2500 DUCTILE IRON RESILIENT WEDGE GATE VALVES IN ACCORDANCE WITH AWWA C-515 STANDARD. ALL GATE VALVES SHALL BE INSTALLED IN PRECAST PCC VALVE VAULTS.

9. ALL VALVE BOXES SHALL BE HEAVY WALL HIGH DENSITY POLYETHYLENE AMERICAN FLOW CONTROL TRENCH ADAPTERS. LIDS TO BE MARKED "WATER". OPEN GRADED (CA-7) LIMESTONE SHALL BE UTILIZED TO BACKFILL AROUND THE OPERATING NUT ON ALL VALVE BOXES TO PREVENT MUD FROM PENETRATING THE VALVE BOXES.

10. ALL HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION FOUR (4) OF AWWA C502-54 STANDARD AND SHALL BE AN AMERICAN FLOW CONTROL/WATEROUS PACER MODEL NO. WB-67-250 (BREAK AWAY STYLE TRAFFIC MODEL) WITH ONE 4 ½" STEAMER NOZZLE AND TWO 2 ½" HOSE OUTLETS, OF WHICH THE THREADS CONFORM WITH THE STANDARDS OF THE VILLAGE OF SUGAR GROVE, ILLINOIS. ALL HYDRANTS SHALL HAVE AN AUXILIARY GATE VALVE. HYDRANT INSTALLATIONS SHALL HAVE 5.5' DEPTH OF COVER. FIRE HYDRANTS SHALL BE PLACED 3 FOOT FROM THE BACK OF CURB WHERE CURB IS PRESENT. AT THE HYDRANT, OR WHERE THERE IS NO CURB AND GUTTER, THE FACE OF THE PUMPER NOZZLE SHALL BE LOCATED FIVE FEET (5') FROM THE PAVED ROAD EDGE. CENTER LINE OF PUMPER NOZZLE SHALL BE EIGHTEEN INCHES (18") TO TWENTY INCHES (20") ABOVE FINISH GRADE LINE (SIDEWALK TO CURB).

11. ALL FIRE HYDRANTS SHALL BE FACTORY PAINTED. POTABLE WATER FIRE HYDRANTS SHALL BE RED, AND RAW WATER FIRE HYDRANTS SHALL BE GREEN. THE EXACT COLORS SHALL BE APPROVED BY THE VILLAGE ENGINEER. FIRE HYDRANTS SHALL BE FLAGGED.

12. L MECHANICAL JOINT FITTINGS, VALVES AND HYDRANTS SHALL BE RESTRAINED WITH RETAINER GLANDS. RETAINER GLANDS SHALL BE UNI-FLANGE SERIES 1400 WEDGE ACTION RETAINER GLAND OR APPROVED EQUAL.

13. ALL PRESSURE TAPS TO AN EXISTING VILLAGE MAIN SHALL BE MADE WITH AN AMERICAN FLOW CONTROL SERIES 2800 COMPACT DUCTILE IRON MECHANICAL JOINT TAPPING SLEEVE AND AN AMERICAN FLOW CONTROL SERIES 2500 DUCTILE IRON RESILIENT WEDGE GATE VALVE. TAPS SHALL BE CONSTRUCTED IN A FIVE (5) FOOT MINIMUM DIAMETER VAULT. ALL TAPS SHALL BE PERFORMED BY THE CONTRACTOR AT THE EXPENSE OF APPLICABLE CONNECTION FEES AND SHALL BE WITNESSED BY THE VILLAGE. THE VILLAGE ENGINEER SHOULD BE NOTIFIED 48 HOURS IN ADVANCE OF ANY TAP.

14. ALL TEES, BENDS, VALVES, AND FIRE HYDRANTS SHALL BE ADEQUATELY SUPPORTED WITH A CONCRETE BLOCK BASE, AND SUPPORTED LATERALLY WITH PRECAST CONCRETE THRUST BLOCKING (NOT POURED-IN-PLACE) AGAINST UNDISTURBED EARTH.

15. ALL WATER MAINS SHALL HAVE A MINIMUM DEPTH OF COVER OF 5.5' FROM THE FINISH GRADE TO THE TOP OF PIPE OR AS NOTED ON PLANS.

16. WHERE FEASIBLE, ALL VERTICAL WATER MAIN ADJUSTMENTS SHALL BE ACCOMPLISHED BY DEFLECTION, NOT BENDS IN THE WATER MAIN.

17. ALL WATER SERVICES SHALL BE MINIMUM ONE (1") INCH DIAMETER TYPE "K" COPPER PIPE WITH COMPRESSION CONNECTIONS. LARGER SERVICES ARE ALLOWED UPON PROPER JUSTIFICATION AND APPROVAL BY VILLAGE ENGINEER. JOINTS WILL BE ALLOWED BETWEEN CURB STOP AND THE CURB STOP. MATERIAL AND INSTALLATION WILL BE IN GENERAL ACCORDANCE WITH AWWA C800. THE UNDERGROUND WATER SERVICE PIPE AND THE BUILDING SEWER SHALL BE NOT LESS THAN TEN FEET (10') APART HORIZONTALLY AND SHALL BE SEPARATED BY UNDISTURBED OR COMPACTED EARTH.

18. THE BUFFALO BOXES SHALL BE SET IN THE PARKWAY BETWEEN THE BACK OF CURB AND THE SIDEWALK. LONG SERVICES SHALL BE SET AT THE MID-POINT BETWEEN THE BACK OF CURB. SHORT SERVICES SHALL BE SET ONE FOOT OFF OF THE SIDEWALK.

19. THE CONTRACTOR SHALL OBTAIN, ERECT, MAINTAIN AND REMOVE ALL SIGNS, BARRICADES, FLAGMEN AND OTHER CONTROL DEVICES AS MAY BE NECESSARY FOR THE PURPOSE OF REGULATING, WARNING OR GUIDING TRAFFIC. PLACEMENT AND MAINTENANCE OF ALL TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE PARTS OF ARTICLE 107.14 OF THE STANDARD SPECIFICATIONS AND THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. THE CONTRACTOR SHALL FURNISH A TRAFFIC CONTROL PLAN FOR IDOT OR VILLAGE APPROVAL IF REQUIRED.

20. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CODE REQUIREMENTS.

21. THE CONTRACTOR SHALL RESTORE ANY AREA DISTURBED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL USE, THIS SHALL INCLUDE FINISH GRADING, ESTABLISHMENT OF A VEGETATIVE COVER (SEEDING OR SOD), GENERAL CLEANUP AND PAVEMENT REPLACEMENT.

22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.

23. BEFORE ACCEPTANCE BY THE VILLAGE ALL WORK SHALL BE INSPECTED AND APPROVED BY THE VILLAGE OR ITS REPRESENTATIVES.

24. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

25. WATER MAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICE CONNECTIONS AND DRAINS IN ACCORDANCE WITH TITLE 35, ENVIRONMENTAL PROTECTION AGENCY SUBTITLE F: PUBLIC WATER SUPPLIES, CHAPTER II: ENVIRONMENTAL PROTECTION AGENCY, PARTS 651-654 TECHNICAL POLICY STATEMENTS, SECTION 653.119.

26. WHENEVER POSSIBLE, A WATER MAIN MUST BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR SEWER MANHOLE. WHERE IT IS IMPOSSIBLE TO OBTAIN THIS WOULD PREVENT A LATERAL SEPARATION OF TEN FEET, A WATER MAIN MAY BE LAID CLOSER THAN TEN FEET TO A STORM OR SANITARY SEWER PROVIDED THAT THE WATER MAIN INVERT IS AT LEAST EIGHTEEN INCHES ABOVE THE CROWN OF THE SEWER, AND IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL OR VERTICAL SEPARATION AS DESCRIBED ABOVE, THEN THE SEWER MUST ALSO BE CONSTRUCTED OF WATER MAIN TYPE MATERIAL (DUCTILE IRON PIPE WITH SLIP-ON OR MECHANICAL JOINTS, PRESTRESSED REINFORCED CONCRETE PIPE WITH ASTM C-443 JOINTS, ETC.) AND PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD TO ASSURE WATER TIGHTNESS BEFORE BACKFILLING.

27. WHENEVER WATER MAINS MUST CROSS HOUSE SEWERS, STORM SEWERS OR SANITARY SEWERS, THE WATER MAIN SHALL BE LAID AT SUCH AN ELEVATION THAT THE INVERT OF THE WATER MAIN IS EIGHTEEN INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER. THIS VERTICAL SEPARATION MUST BE MAINTAINED FOR THAT PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. THIS MUST BE MEASURED AS THE NORMAL DISTANCE FROM THE WATER MAIN TO THE DRAIN OR SEWER. IF IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED ABOVE OR IF IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER OR DRAIN, THEN THE SEWER MUST BE CONSTRUCTED OF WATER MAIN TYPE MATERI

TOPOGRAPHIC MAP

SHEET 1 OF 6

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NOT TO SCALE

SHEET 6

SHEET 5

SHEET 4

SHEET 3

SHEET 2

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PROJECT: KANE COUNTY FILE NAME: TOPO-1-03
DRAWN BY: EEZ/AJB FLD. BK. / PG. NO.: B-15
COMPLETION DATE: 6-16-06 JOB NO.: 456.210
REVISED: 10-08-19/AJB ADDED AREA TO BE MITIGATED
REVISED: 1-03-19/AJB CONVERSION TO NAVD88 AND
SCALE: 1"=400' ADDED WETLAND DELINEATION
PROJECT: KANE COUNTY, ILLINOIS - ROUTE 47 IMPROVEMENT
DIRECTED BY CLIENT CONSULTANT
REVISED: 10-08-19/AJB WETLAND DELINEATION

NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON JANUARY 5 2005.

THIS TOPOGRAPHIC MAP HAS BEEN CONVERTED FROM NGVD29 TO NAVD88 AND ADJUSTED TO MATCH CURRENT OBSERVATIONS ON A RIGHT/WRONG POINTS PREVIOUSLY ESTABLISHED BY CONTROL POINTS PREVIOUSLY ESTABLISHED. THE PROJECT ASSOCIATED WITH THIS MAP WAS ORIGINALLY BASED ON AN ASSUMED DATUM AND IS NOW BASED ON AN AVERAGE ELEVATION OF SAID POINTS OF THE NGVD29 TO NAVD88 CONVERSION. THE LOCATION OF ALL FEATURES CONTAINED IN THIS MAP WERE VERIFIED UTILIZING FIELD SURVEY METHODS THAT MEET OR EXCEED THE MINIMUM ACCURACY STANDARDS FOR A TOPOGRAPHIC MAP OF THIS SCALE. THE DEVIATION BEING ACCEPTABLE FOR INDUSTRY STANDARDS. THE HORIZONTAL AND VERTICAL DATUM FOR HORIZONTAL CONTROL AND VERTICAL ARE AS FOLLOWS:

NORTH = + 43,637 (NAD27 TO NAD 83)
EAST = + 44,208 (NAD27 TO NAD 83)
ELEVATION = – 0.3128 (NGVD29 TO NAVD 88)

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING RECORDS. THE SURVEYOR'S POSSESSION, THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THE LOCATION IS AS ACCURATE AS REASONABLY POSSIBLE ON THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BENCHMARKS

ELEVATION REFERENCE MARK

KANE COUNTY BM 2-02A
ROUND TOP CENTER OF ALUMINUM CAP IN CONCRETE HEADWALL LOCATED AT THE NORTHEAST CORNER OF U.S. ROUTE 47 AND ABBEY ROAD.
ELEV.=710.33 NAVD88 (710.64 NGVD29)

PROJECT ELEVATION REFERENCE MARKS

TBM1=RR SPIKE LOCATED ON THE NORTH FACE OF A 30in UTILITY POLE (TOTAL) LOCATED AT THE SOUTHEAST CORNER OF U.S. ROUTE 47 AND OAKLEAF DRIVE
ELEV.=751.07 NAVD88 (751.38 NGVD29)

TBM2=RR SPIKE LOCATED ON THE WEST FACE OF THE 3RD UTILITY POLE THAT IS EAST OF U.S. ROUTE 47 AND 1ST UTILITY POLE IS ON THE SOUTH SIDE OF SEAKEY ROAD.
ELEV.=743.97 NAVD88 (744.28 NGVD29)

TBM3=RR SPIKE LOCATED ON THE WEST FACE OF THE 8TH UTILITY POLE NORTH OF MERRILL ROAD AND BEING ON THE EAST SIDE OF U.S. ROUTE 47.
ELEV.=720.88 NAVD88 (721.19 NGVD29)

TBM4=RR SPIKE LOCATED ON THE WEST FACE OF THE 8TH UTILITY POLE NORTH OF MERRILL ROAD AND BEING ON THE EAST SIDE OF U.S. ROUTE 47.
ELEV.=720.88 NAVD88 (721.19 NGVD29)

PLOT FILE CREATED: 10/8/2019 BY: LESLIE LANDBERG DRAWING PATH: P:\PROJECTS\2006\06-210\CAD\SURVEY\TOPO\TOPO-1-03 TO REF AND ASSOCIATED\2019-10-08 TOPO CONVERSION.DWG

TOPOGRAPHIC MAP

LINE/SYMBOL/ABBREVIATION LEGEND

- BOUNDARY LIMITS
- ADJACENT PROPERTY OR R.O.W. LINE
- OVERHEAD WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND STORM LINE
- UNDERGROUND SANITARY LINE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND PHONE LINE
- UNDERGROUND FIBER OPTIC LINE
- UNDERGROUND DRAIN TILE
- FENCE
- BRUSH/TREE LINE
- ANTENNA
- BOLLARD
- CABLE TV PEDESTAL
- CATCH BASIN
- DRAIN TILE
- HAND HOLE
- ELECTRIC JUNCTION BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- ELECTRIC TRANSFORMER
- FLARED END SECTION
- FIBER OPTIC MARKER POST
- FIBER OPTIC MANHOLE
- FIRE HYDRANT
- GAS CONTROL BOX
- GAS MANHOLE
- GAS METER
- GAS REGULATOR
- GAS VALVE
- GAS MARKER POST
- GAS STAND PIPE
- INLET
- LIGHT STANDARD
- MAILBOX
- CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- SATELLITE DISH
- SEPTIC TANK
- PROPANE TANK
- FUEL TANK
- UTILITY PEDESTAL CLUSTER W/NUMBER SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY POLE
- GUY WIRE
- GUY POLE
- WATER VALVE
- VALVE VAULT
- WELL HEAD
- CONCRETE SURFACE

R.O.W.	RIGHT OF WAY
B-B	BACK-TO-BACK
E-E	EDGE-TO-EDGE
	CONIFEROUS TREE w/TRUNK DIAM.
12"	DECIDUOUS TREE w/TRUNK DIAM.
G=(XXX.X)	EDGE OF GRAVEL ELEVATION
T/W=(XXX.XX)	TOP OF WALL ELEVATION
E/P=(XXX.XX)	EDGE OF PAVEMENT ELEVATION
E/W=(XXX.X)	EDGE OF WATER ELEVATION
T/C=(XXX.XX)	TOP OF CURB ELEVATION
F/F=(XXX.XX)	FINISHED FLOOR ELEVATION
T/F=(XXX.XX)	TOP OF FOUNDATION ELEVATION
(XXX.XX)	HARD SURFACE ELEVATION
XXX.X	GROUND ELEVATION

N

100 50 0 100

SCALE: 1 INCH = 100 FEET

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DISC NO.: 456210 FILE NAME: TOPO CONVERTED
DRAWN BY: EEZ/AJB FLD. BK. / PG. NO.: B-15
COMPLETION DATE: 6-18-06 JOB NO.: 456.210
REVISED: 1-12-07\EEZ ADD'L AREA AROUND THE POND
REVISED: 1-03-19\AJB CONVERSION TO NAVD88 AND SPORADIC AREAS UPDATED AS DIRECTED BY CLIENT CONSULTANT

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DRAWING PATH: P:\PROJECTS\MCLEAN\TOPO\PLOTTING\PLOT-01-06 TO SET ARC ASSOCIATES-01-06 TOPO CONVERTED.DWG

TOPOGRAPHIC MAP

N

100 50 0 100
SCALE: 1 INCH = 100 FEET

LINE/SYMBOL/ABBREVIATION LEGEND

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- FIRE HYDRANT
- GAS CONTROL BOX
- GAS MANHOLE
- GAS METER
- GAS VALVE INDICATOR
- GAS VALVE
- GAS MARKER POST
- GAS STAND PIPE
- INLET
- LIGHT STANDARD
- MAILBOX
- CLEANOUT
- SANITARY MANHOLE
- STORM MANHOLE
- SATELLITE DISH
- SEPTIC TANK
- PROPANE TANK
- FUEL TANK
- SIGN
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY POLE
- GUY WIRE
- GUY POLE
- UTILITY PEDESTAL CLUSTER W/NUMBER
- WATER VALVE
- VALVE VAULT
- WELL HEAD
- WETLAND DELINEATOR
- CONCRETE SURFACE
- R.O.W. RIGHT OF WAY
- B-B BACK-TO-BACK
- E-E EDGE-TO-EDGE
- CONIFEROUS TREE w/TRUNK DIAM.
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- TW=(XXX.X) TOP OF WALL ELEVATION
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- E/W=(XXX.X) EDGE OF WATER ELEVATION
- T/C=(XXX.X) TOP OF CURB ELEVATION
- F/F=(XXX.X) FINISHED FLOOR ELEVATION
- T/F=(XXX.X) TOP OF FOUNDATION ELEVATION
- (XXX.X) EXISTING ELEVATION
- XXX.X GROUND ELEVATION

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PROJECT: ARGOS / ALBANY TOWNSHIP, IL
DRAWN BY: EEZ/AJB FLD. BK. / PG. NO.: B-15 JOB NO.: 456.210
COMPLETION DATE: 6-15-06 ARGOS PROJECT NO.: 2006-0090
REVISED: 1-03-19/AJB CONVERSION TO NAVD88 AND SURFACE ADJUSTMENT
REVISED: 10-08-19/AJB WETLAND DELINEATION
DIRECTED BY CLIENT CONSULTANT
REVISED: 10-28-19/AJB ADDED WETLAND DELINEATION

PLOT FILE CREATED: 10/8/2019 BY: LESLIE LANDBERG DRAWING PATH: P:\ARGOS\DWG\SURVEY\TOPO\TOWNSHIP\2019-10-08 TO KEY AND ARGOS\2019-10-08 TOPO CHARGED.DWG

Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\CAD\PlanSheets\Lot 1\C1.0 EXISTING CONDITIONS & DEMOLITION PLAN.dwg C1.0 Feb 06, 2025 1:31pm by: JoeHannah
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NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

Call Before You Dig
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EXISTING OVERHEAD ELECTRICAL LINES

EXISTING OVERHEAD ELECTRICAL LINE

A SANITARY MANHOLE

REFER TO DETAIL 1 ON SHEET C1.1

EXISTING 8" SANITARY SEWER

EXISTING OVERHEAD ELECTRICAL LINE

MERRIL ROAD

D STORM SEWER INLET

STORM SEWER C

A STORM MANHOLE

A STORM INLET

A SANITARY STRUCTURE

A STORM STRUCTURE

A EXISTING FENCE

EXISTING 12" STORM SEWER

WEATFIELD AVENUE

DETAIL 1
1" = 10'

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

A	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
B	CURB REMOVAL
C	UTILITY REMOVAL
D	ITEM TO BE REMOVED
E	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
F	CONCRETE REMOVAL
G	BUILDING REMOVAL
H	ASPHALT 1.5" MILL
I	REMOVE & REPLACE IN-KIND
J	SAWCUT LINE
K	FENCE REMOVAL
L	ABANDON UTILITY IN PLACE
M	TREE PROTECTION FENCING
N	EXISTING DRAINTILE
O	EXISTING WETLAND

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY

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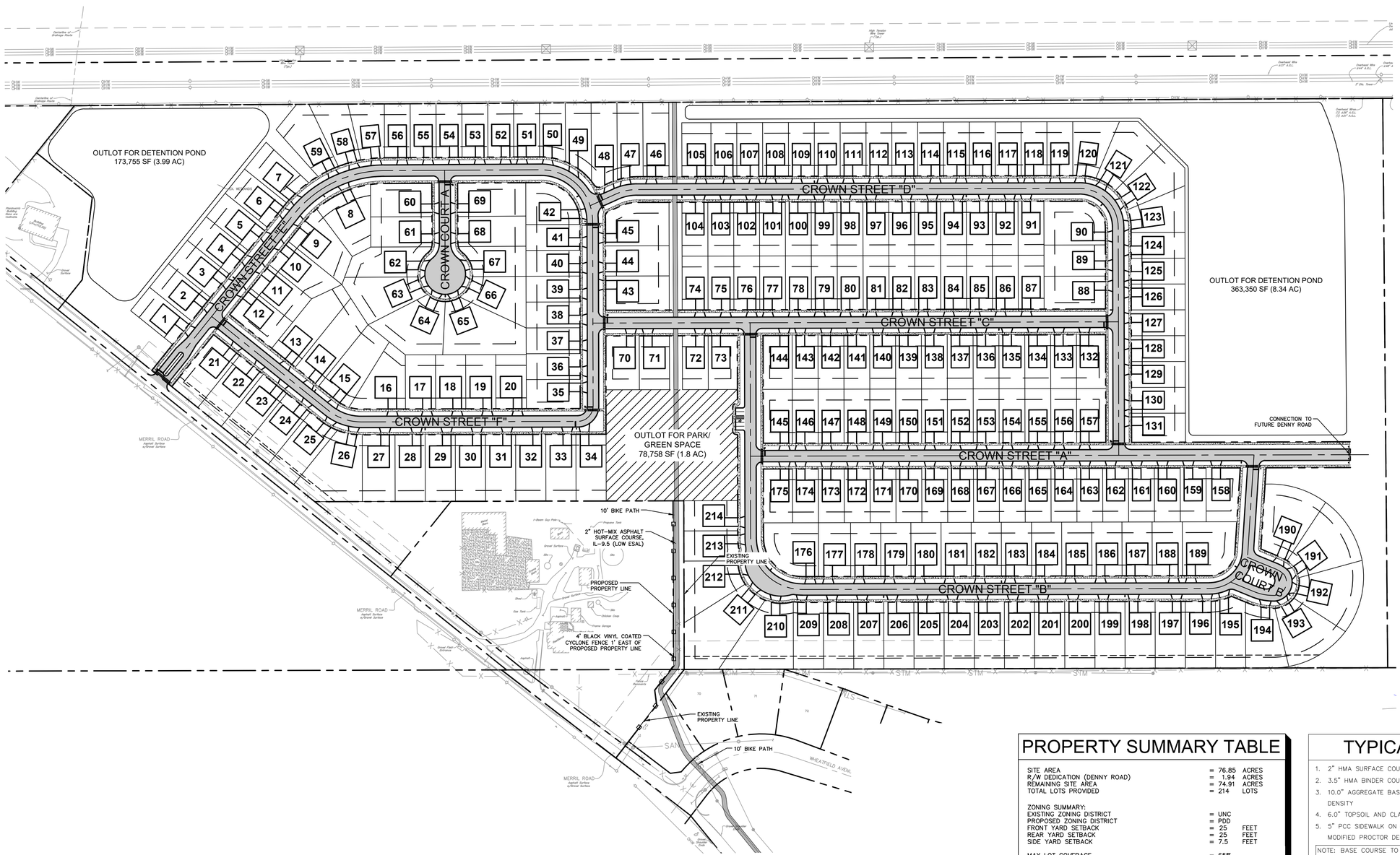
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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-9004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

EXISTING CONDITIONS & DEMOLITION PLAN

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C1.0



NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

Call Before You Dig
JULIE
1-800-892-0123

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. REFER TO LANDSCAPE ARCHITECT PLANS FOR MONUMENT SIGN DETAILS.
5. REFER TO SHEET C7.0 FOR ALL INFORMATION RELATED TO SIGNAGE, STRIPING, AND STREET LIGHTING. STREET LIGHTING SHALL BE IN ACCORDANCE OF VILLAGE / CITY STANDARDS.

PROPERTY SUMMARY TABLE

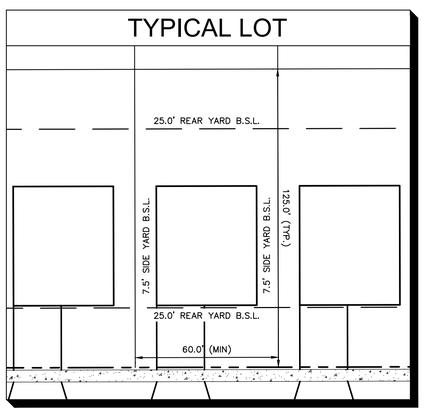
SITE AREA	= 76.85	ACRES
R/W DEDICATION (DENNY ROAD)	= 1.94	ACRES
REMAINING SITE AREA	= 74.91	ACRES
TOTAL LOTS PROVIDED	= 214	LOTS
ZONING SUMMARY:		
EXISTING ZONING DISTRICT	= UNC	
PROPOSED ZONING DISTRICT	= PDD	
FRONT YARD SETBACK	= 25	FEET
REAR YARD SETBACK	= 25	FEET
SIDE YARD SETBACK	= 7.5	FEET
MAX LOT COVERAGE	= 65%	

TYPICAL SECTION LEGEND

1. 2" HMA SURFACE COURSE, MIX "D", N50
2. 3.5" HMA BINDER COURSE, IL-19.0, N50
3. 10.0" AGGREGATE BASE COURSE (CA-6), COMPACTED TO 95% MODIFIED PROCTOR DENSITY
4. 6.0" TOPSOIL AND CLASS 2A-AC SEEDING
5. 5" PCC SIDEWALK ON 6" AGGREGATE BASE COURSE (CA-6) COMPACTED TO 95% MODIFIED PROCTOR DENSITY

NOTE: BASE COURSE TO BE PRIMED AT 0.30 GAL/SY PRIOR TO PLACEMENT OF BINDER.

TYPICAL LOT



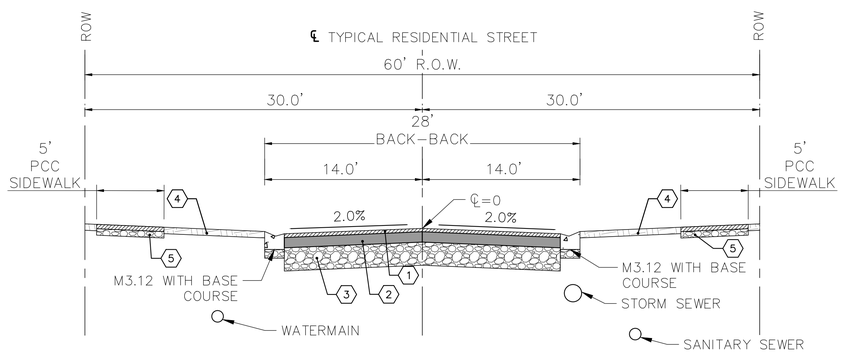
NOTE: REFER TO PLAT OF SUBDIVISION FOR ALL FINAL EASEMENT LOCATIONS AND WIDTHS

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17089C0315J, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

PAVING AND CURB LEGEND

- HMA ROADWAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- DEPRESSED CONCRETE CURB AND GUTTER
- PROPERTY SETBACK
- EASEMENT (SEE PLAT OF SUBDIVISION)
- LOT BOUNDARY
- RIGHT-OF-WAY



PROPOSED TYPICAL SECTION – TYPICAL RESIDENTIAL STREET

No.	REVISIONS	DATE	BY

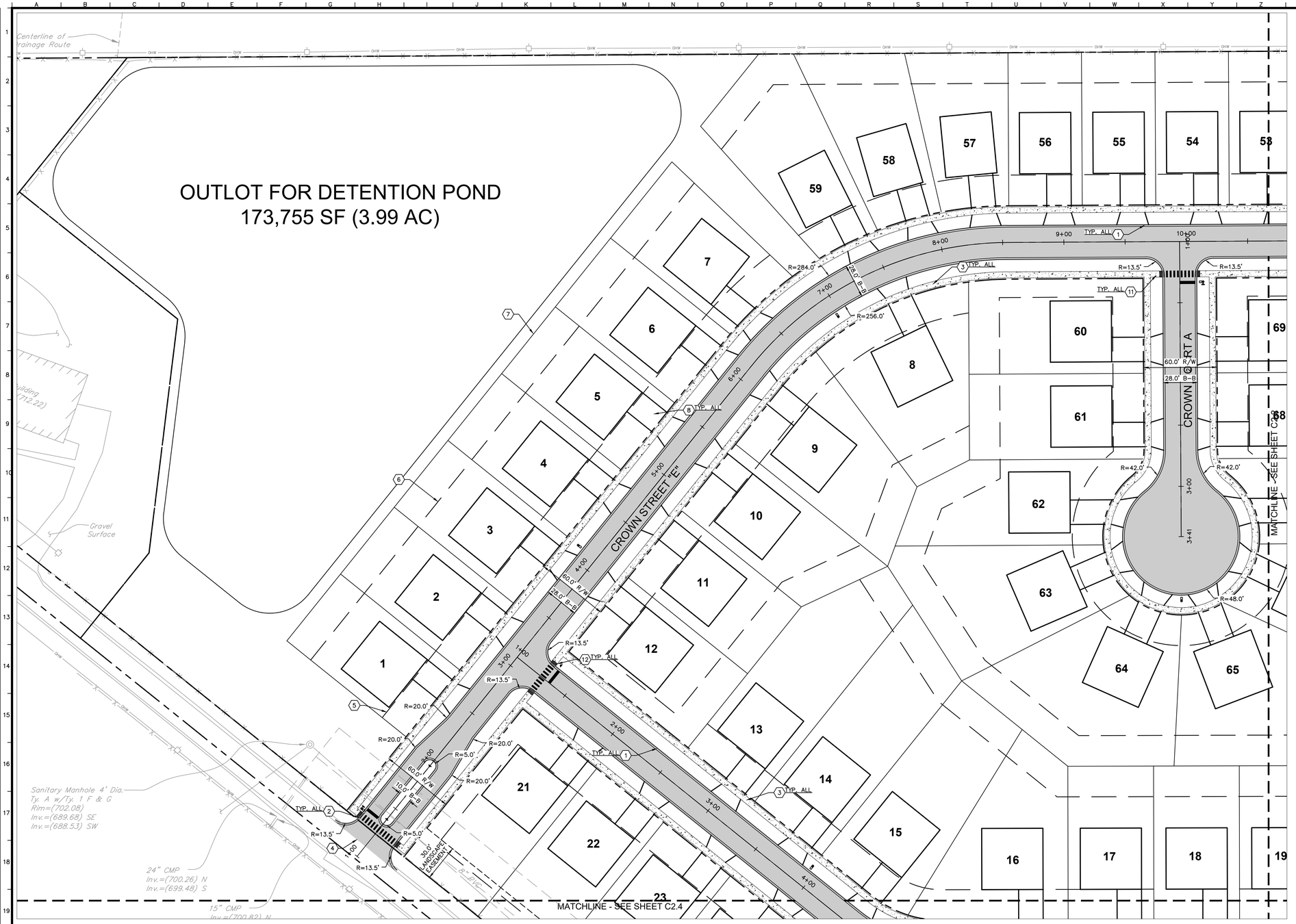
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DEERFIELD, IL 60015
PHONE: 847-405-2004
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SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C2.0

Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\CAD\PlanSheets\Lot 1\C2.0 SITE PLAN.dwg C2.0 Feb 06, 2025 1:53pm by: Joe.Hannah
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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5. REFER TO SHEET C7.0 FOR ALL INFORMATION RELATED TO SIGNAGE, STRIPING, AND STREET LIGHTING. STREET LIGHTING SHALL BE IN ACCORDANCE WITH SUGAR GROVE STANDARDS

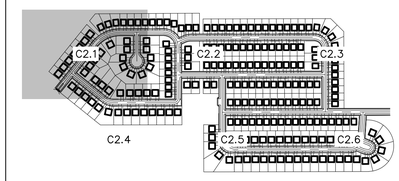
PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- PROPERTY SETBACK
- EASEMENT
- LOT BOUNDARY
- RIGHT-OF-WAY

KEY NOTES

1. M3.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER, TYP. (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
5. 25' FRONT YARD BUILDING SETBACK LINE
6. 25' REAR YARD BUILDING SETBACK LINE
7. BUILDING LOT LINE (SEE PLAT OF SUBDIVISION)
8. RESIDENTIAL DRIVEWAY (SEE DETAILS)
9. MONUMENT SIGN (SEE LANDSCAPE PLANS FOR DETAILS)
10. UTILITY & DRAINAGE EASEMENT (SEE PLAT OF SUBDIVISION)
11. ACCESSIBLE RAMP (SEE DETAILS)
12. 2' WIDE TACTILE WARNING STRIP
13. LIGHTPOLE (REFER TO SHEET C7.1)
14. SPLIT RAIL FENCE OR GUARDRAIL

KEY MAP



No.	REVISIONS	DATE	BY

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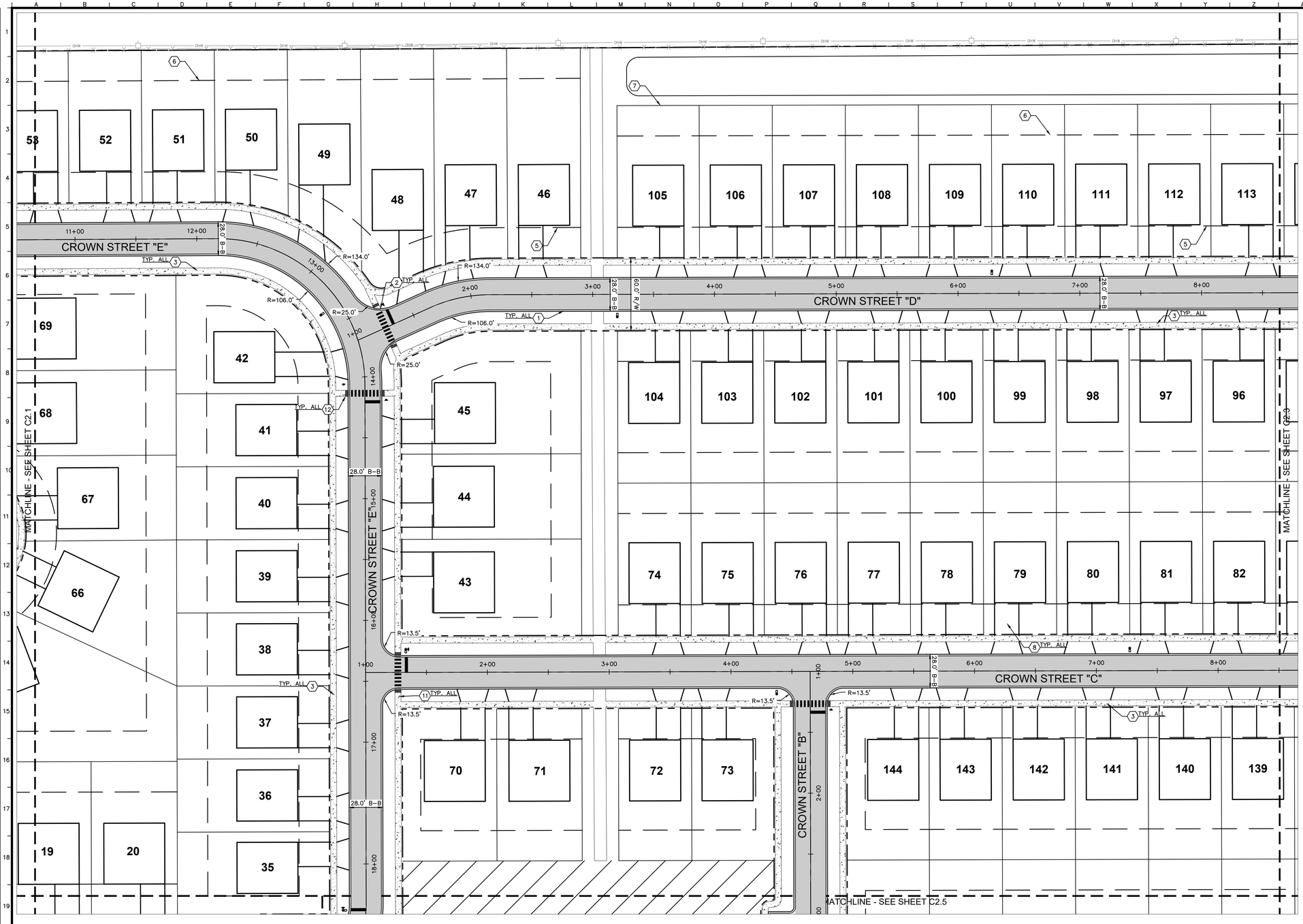
SCALE: AS NOTED
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DRAWN BY: SPH
CHECKED BY: EJT

DETAILED SITE PLAN

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C2.1

Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\CAD\PlanSheets\Lot 1\C2.1 DETAILED SITE PLAN.dwg C2.1 Feb 06, 2025 1:53pm by: JoeHannah
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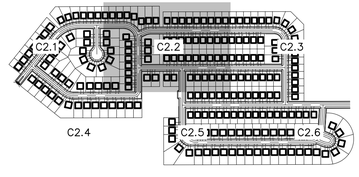
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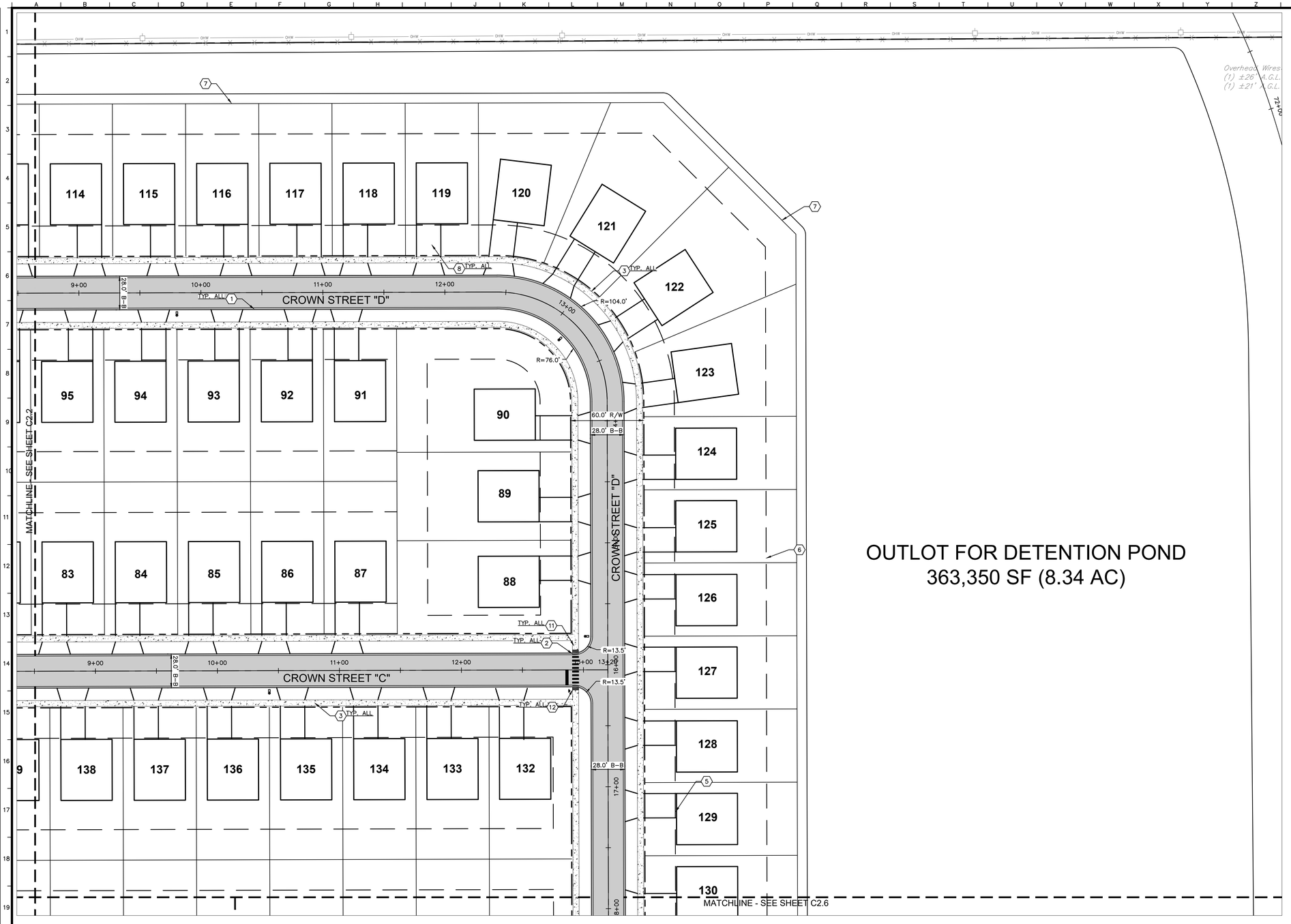
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ORIGINAL ISSUE:
1/31/2025

KHA PROJECT NO.
168740009

SHEET NUMBER
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363,350 SF (8.34 AC)

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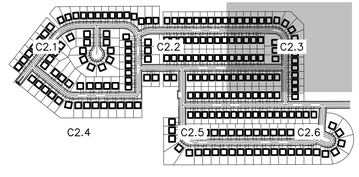
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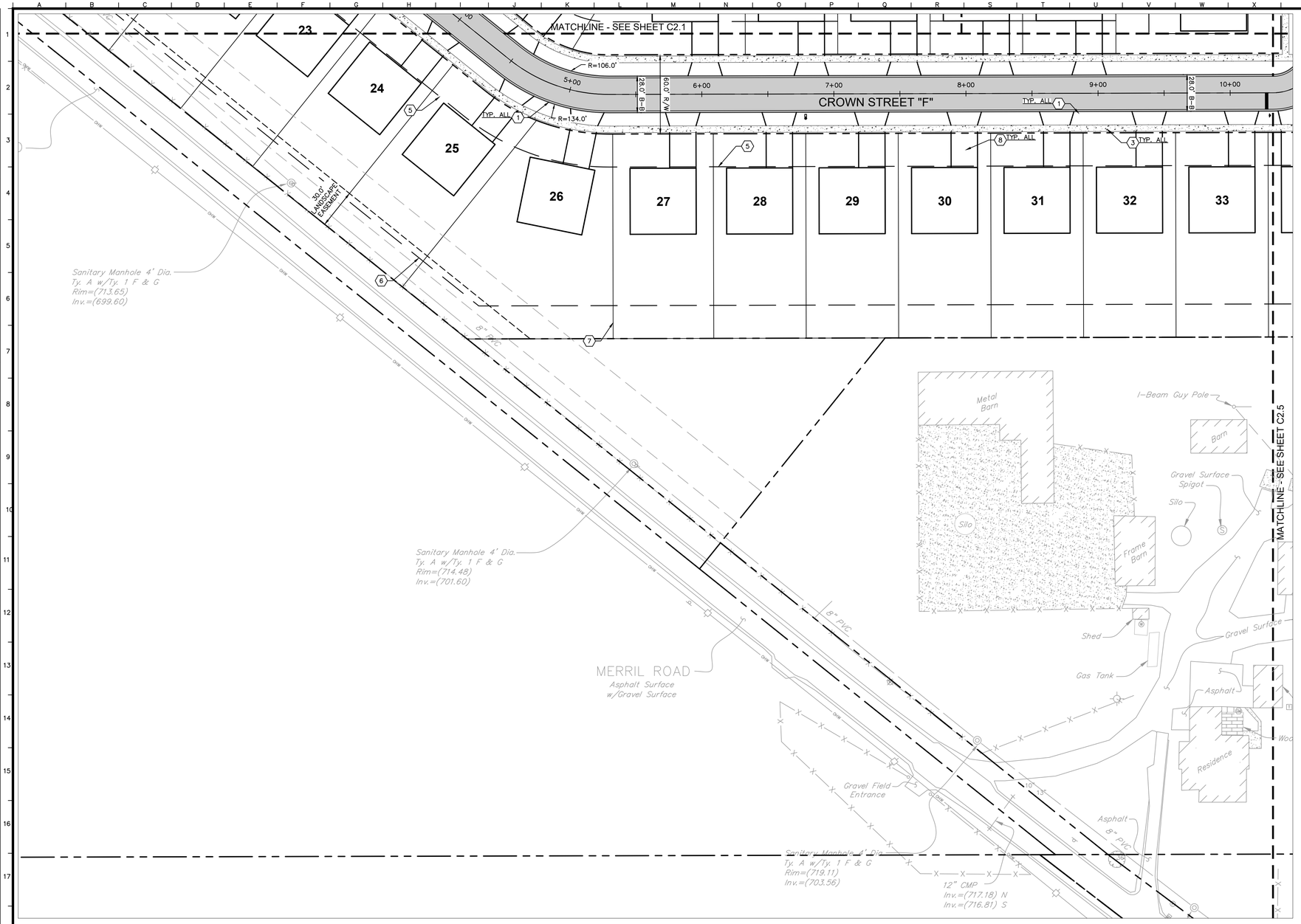
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DESIGNED BY: SPH
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DETAILED SITE PLAN

CROWN LOT 1
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(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
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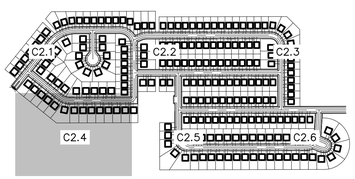
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CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

DETAILED SITE PLAN

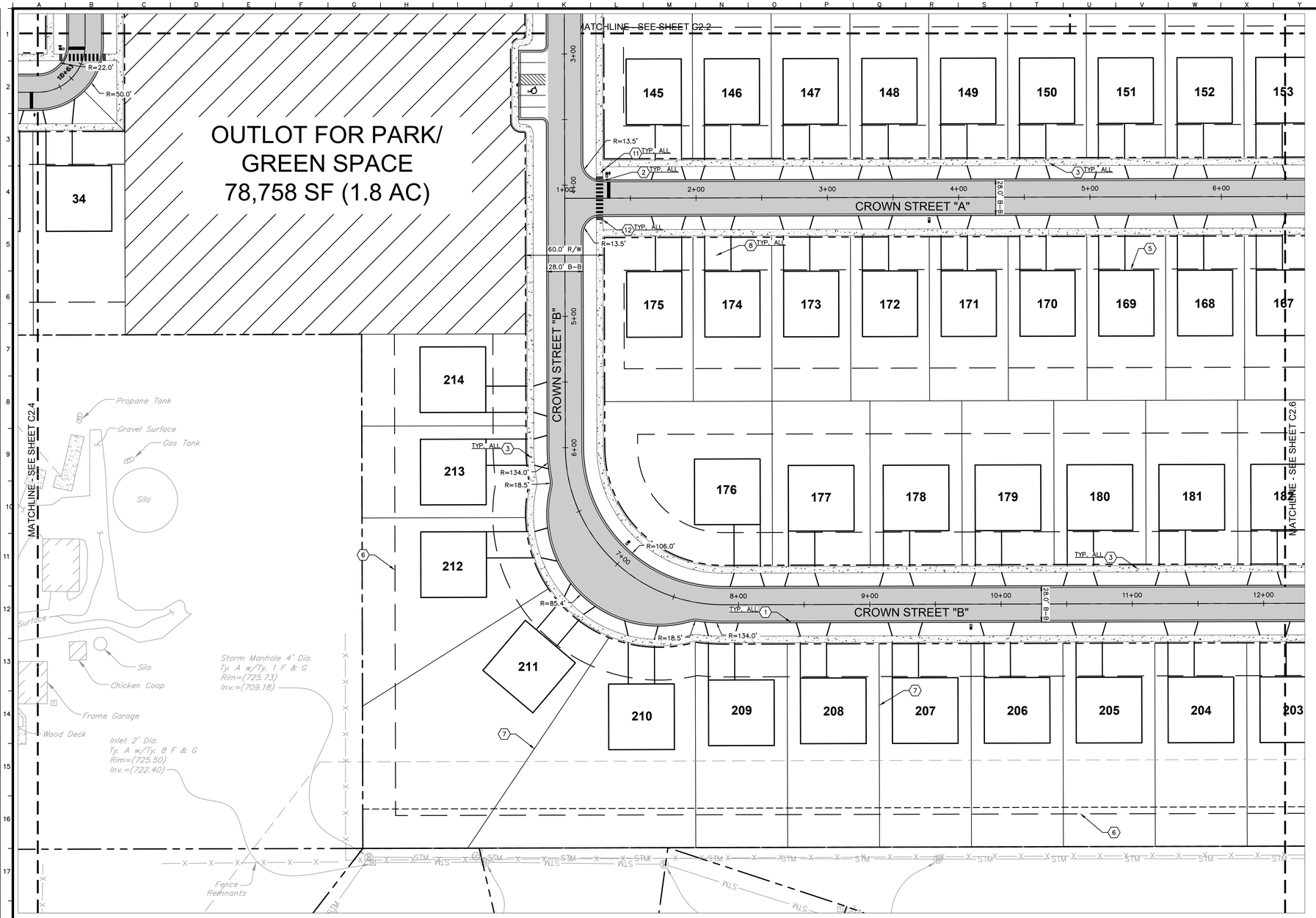
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KHA PROJECT NO. 168740009

SHEET NUMBER

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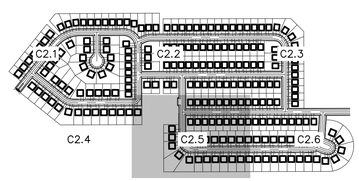
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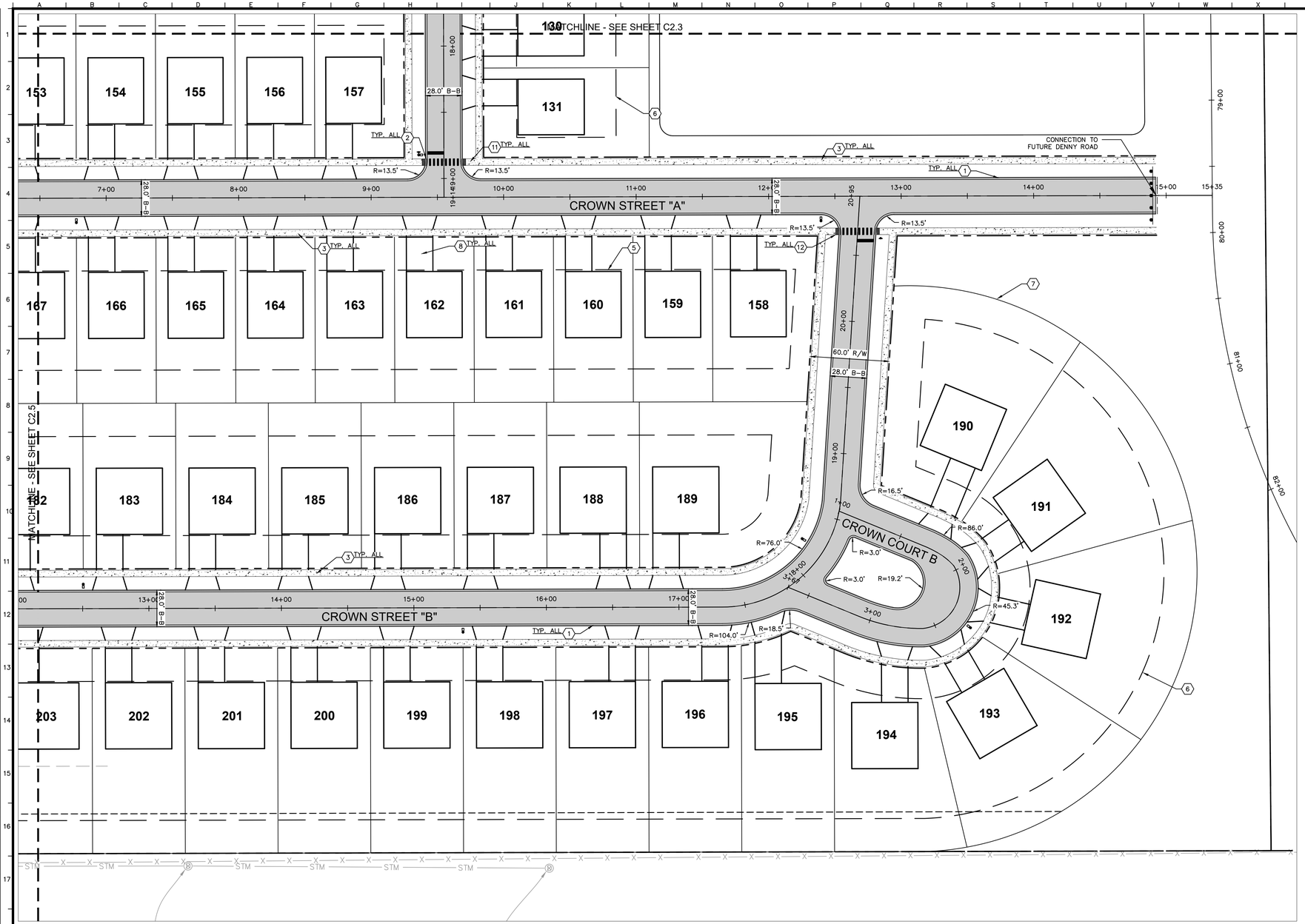
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ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C2.5

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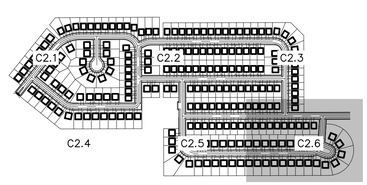
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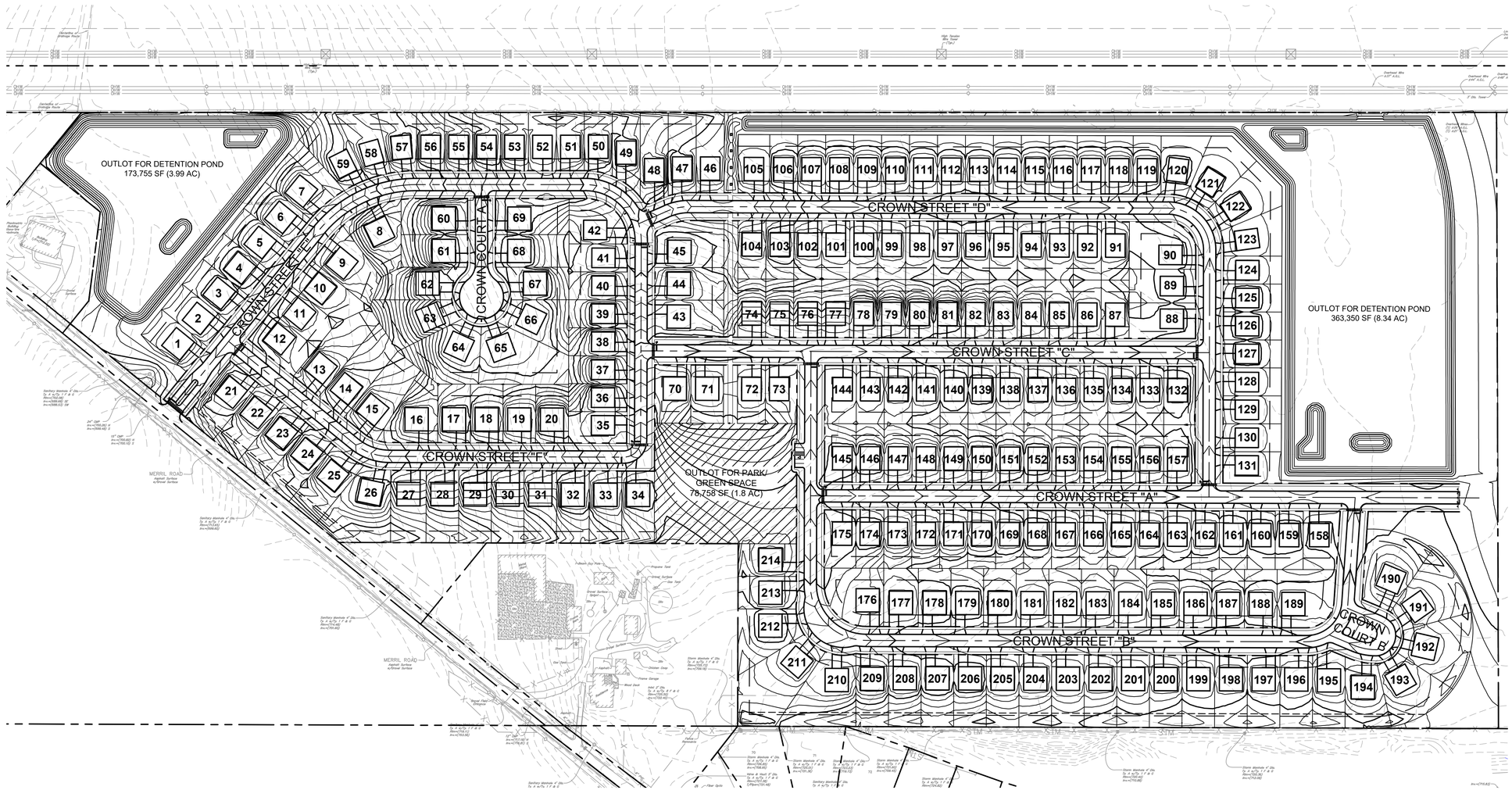
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DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

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Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _ii\2 Design\CAD\plansheets\Lot 1\C2.1 DETAILED SITE PLAN.dwg C2.6 Feb 05, 2025 5:37pm by: sara.ferreira-hersh
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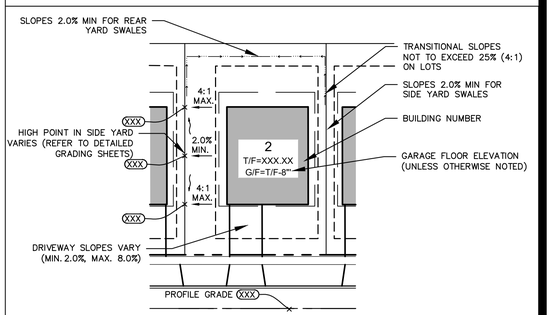
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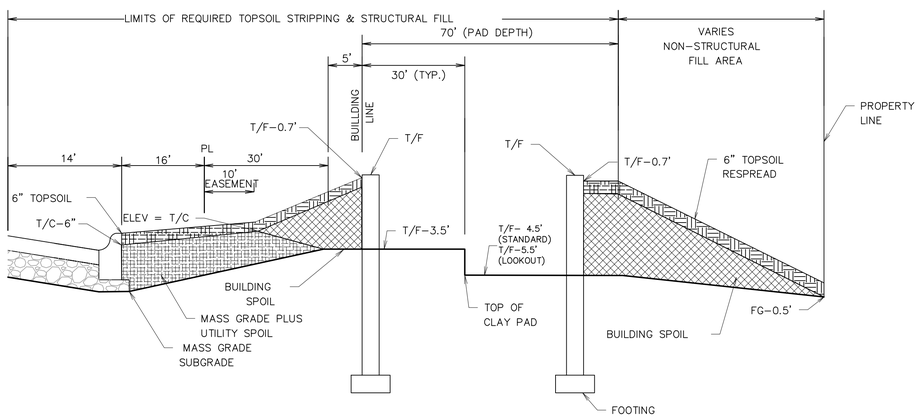
GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES IDENTIFIED WITHIN THE TOPOGRAPHIC EXHIBIT AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.25' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
4. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
5. NO EARTHEN SLOPE SHALL BE GREATER THAN 4:1, EXCEPT FOR WITHIN THE DETENTION BASIN OR FOR LANDSCAPE SCREENING BERMS.
6. MINIMUM SLOPE SHALL BE 1.5% ON ALL PRIVATE LOTS.
7. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
8. CONTRACTOR TO MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS, UNLESS OTHERWISE NOTED AS GRADING LIMITS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO GRADING.
9. WINDOW WELLS ARE NOT ALLOWED ALONG SIDE YARD OVERLAND FLOOD ROUTES.
10. ALL DISTURBED AREAS SHALL BE RESTORED WITH MINIMUM 6-INCHES OF TOPSOIL AND SEEDED, UNLESS OTHERWISE NOTED.
11. SUMP PUMP CONNECTIONS TO THE REAR YARD STORM SEWER ARE REQUIRED FOR ALL LOTS.
12. DRIVEWAY SLOPES FROM RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%. FINAL HOUSE LOCATION TO BE SET BACK UP TO 5' FROM BUILDING SETBACK LINE IF REQUIRED TO MEET MAXIMUM DRIVEWAY SLOPE.
13. ALL DRAIN TILE ENCOUNTERED DURING MASS GRADING / UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
14. DO NOT INTERRUPT DRAINAGE FROM OFF-SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
15. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO GRADING.

TYPICAL LOT / UNIT GRADING



*NOTE: SLOPE BETWEEN TWO POINTS MARKED ON GRADING PLAN SHOULD BE UNIFORM. THERE SHOULD BE NO CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN MARKED POINTS ON THE GRADING PLAN.



STANDARD BASEMENT
MASS-GRADING DETAIL
N.T.S.

GRADING LEGEND

HP	=	HIGH POINT	ME	=	MATCH ELEVATION
LP	=	LOW POINT	LO	=	LOOKOUT
FL	=	FLOW LINE	WO	=	WALKOUT
TC	=	TOP OF CURB	R	=	RIM ELEVATION
GAR/F	=	GARAGE FLOOR	TW	=	TOP OF WALL
TF	=	TOP OF FOUNDATION	BW	=	BOTTOM OF WALL
T/B	=	TOP OF BERM	EW	=	END OF WALL
			FG	=	FINISHED GRADE

- XXX — PROPOSED CONTOUR
- XXX — EXISTING CONTOUR
- RIDGE — RIDGE LINE
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- DETENTION BASIN 100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
- PROPOSED SWALE
- RIP RAP (SEE DETAILS)
- LIMITS OF GRADING
- EASEMENT LINE
- BUILDING SETBACK LINE
- GRADING BLOWUP DETAIL
- DETECTABLE WARNING SURFACE
- PROPOSED RETAINING WALL
- OVERLAND FLOOD ROUTE CROSS SECTION

No.	REVISIONS	DATE	BY

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PHONE: (847) 405-2404
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

OVERALL GRADING & DRAINAGE PLAN

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE:
1/31/2025

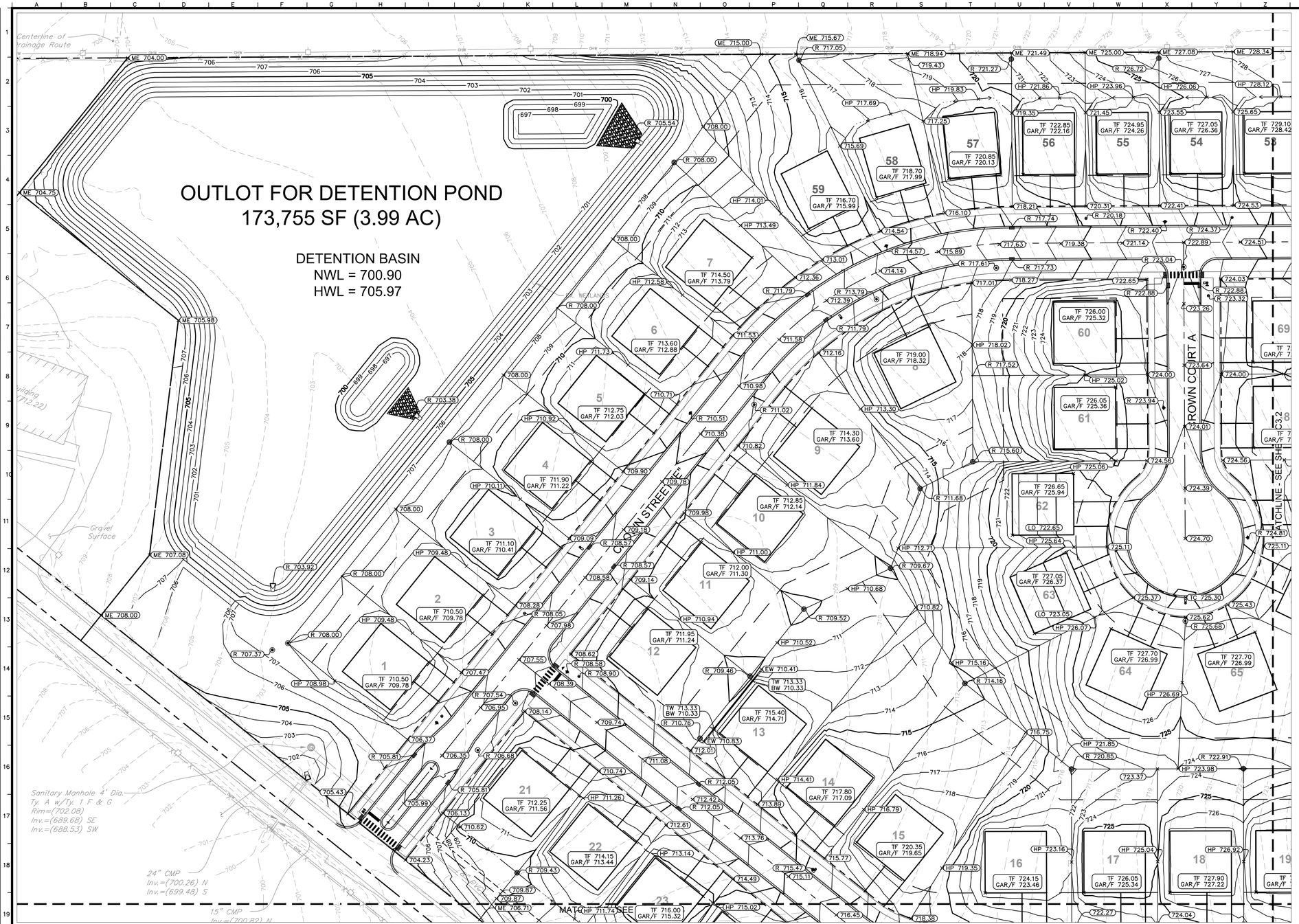
KHA PROJECT NO.
168740009

SHEET NUMBER
C3.0

Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\CAD\PlanSheets\Lot 1\C3.0 GRADING & DRAINAGE PLAN.dwg C3.0 Feb 06, 2025 2:12pm by: JoeHannah
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Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\CAD\PlanSheets\Lot 1\C3.1 DETAILED GRADING & DRAINAGE PLAN.dwg C3.1 Feb 06, 2025 3:13pm by: Joe.Hannah



NORTH

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0 20 40 80

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GRADING NOTES

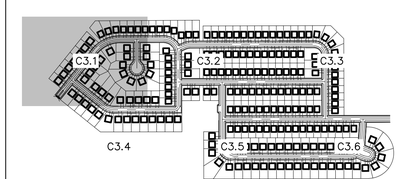
1. REFER TO SHEET C3.0 FOR ALL GRADING AND DRAINAGE NOTES AND SYMBOL LEGEND.
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- OVERLAND FLOOD ROUTE CROSS SECTION

KEY MAP



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SCALE: AS NOTED
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CHECKED BY: EJT

DETAILED GRADING & DRAINAGE PLAN

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

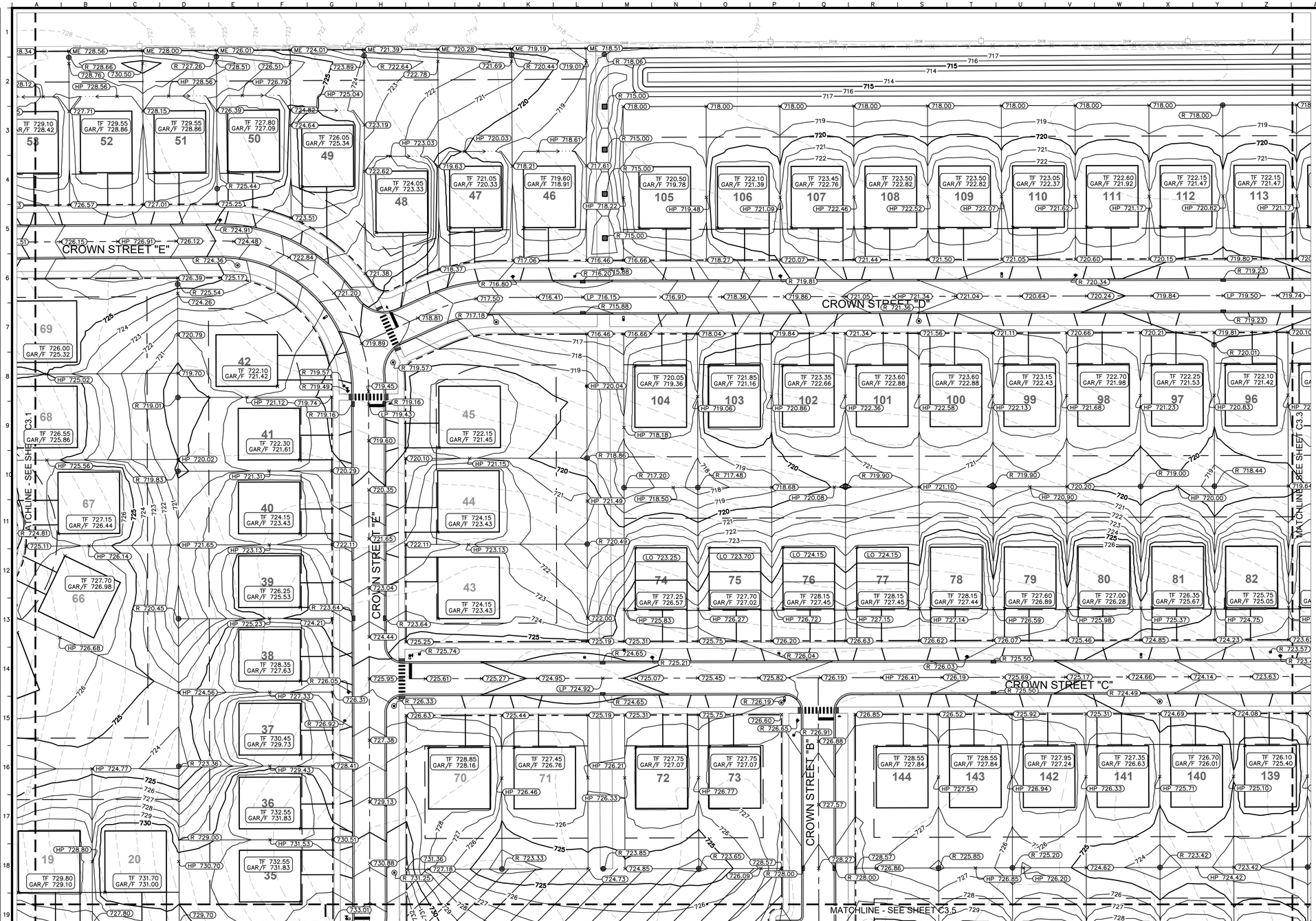
SUGAR GROVE, IL 60554

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KHA PROJECT NO. 168740009

SHEET NUMBER

C3.1



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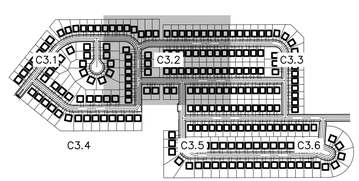
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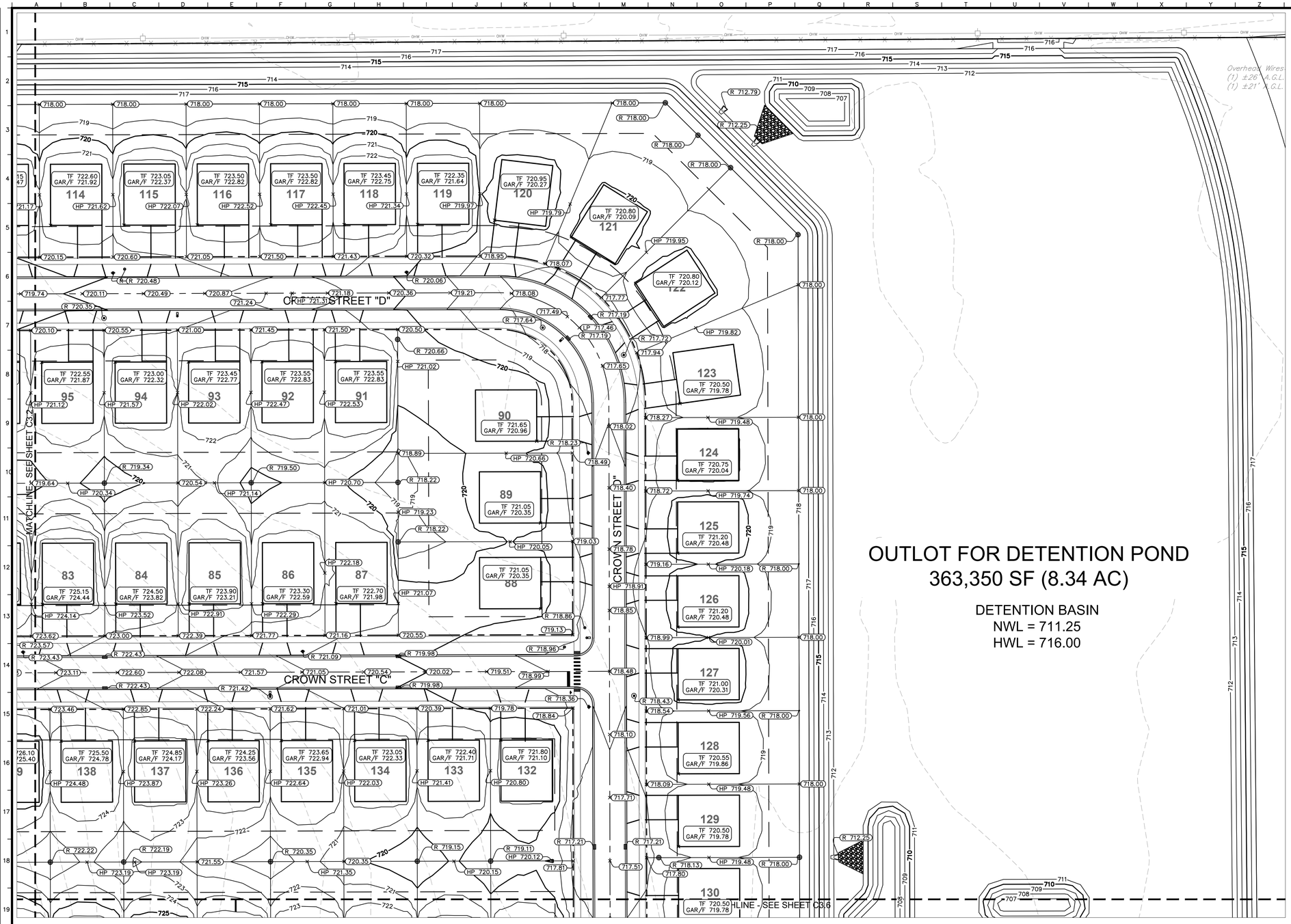
CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

DETAILED GRADING & DRAINAGE PLAN

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C3.2

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove_-_V2 Design\CAD\plansheets\Lot 1\C3.1 DETAILED GRADING & DRAINAGE PLAN.dwg C3.2 Feb 05, 2025, 5:46pm by: sara.ferreira-hersh
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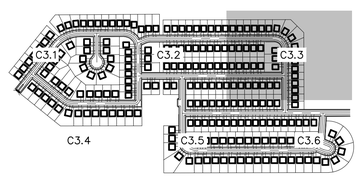
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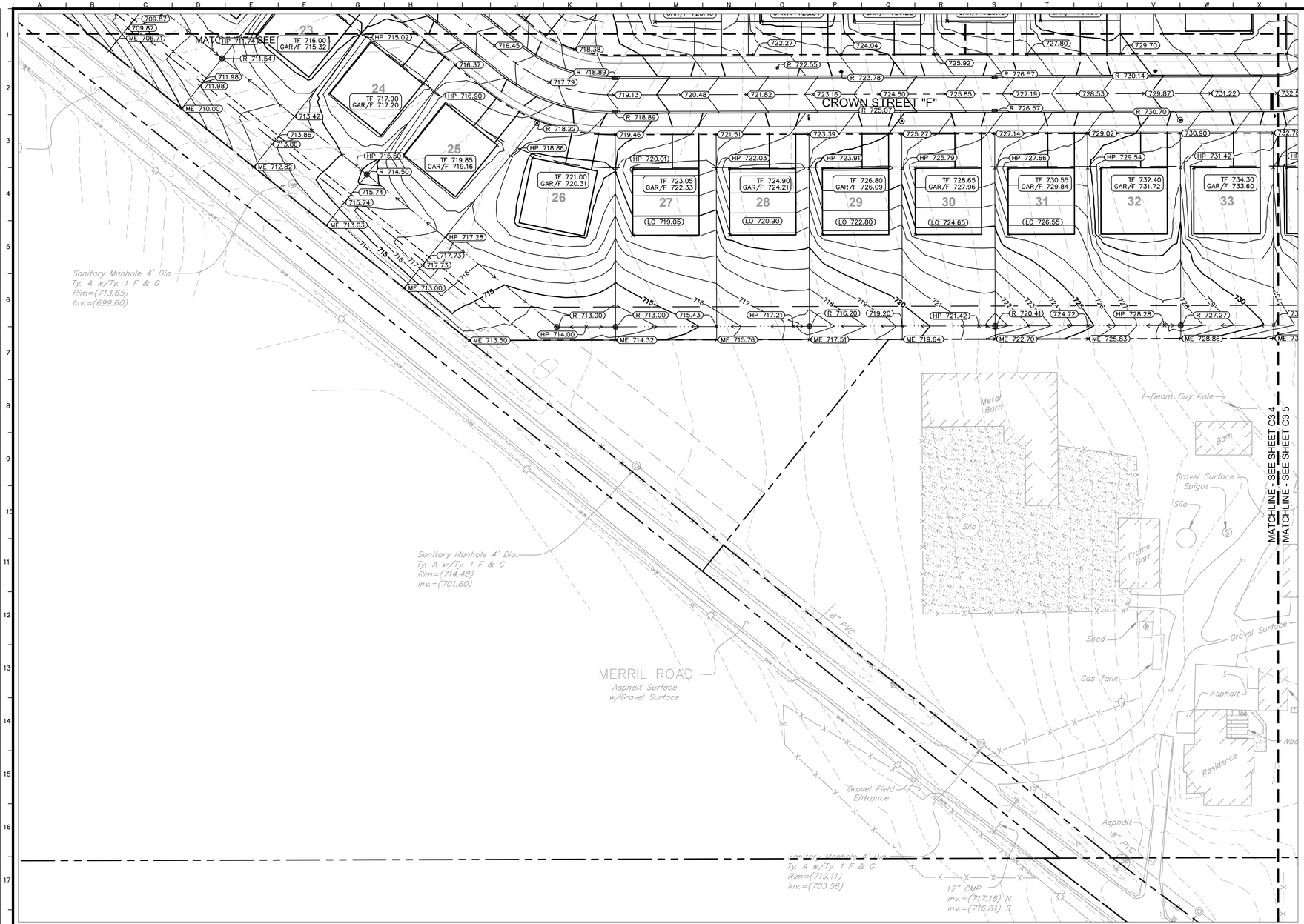
SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

DETAILED GRADING & DRAINAGE PLAN

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C3.3

Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\CAD\PlanSheets\Lot 1\C3.1 DETAILED GRADING & DRAINAGE PLAN.dwg Feb 06, 2025 2:26pm by JoeHonnoh
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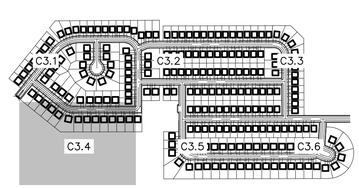
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KEY MAP



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SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

DETAILED GRADING & DRAINAGE PLAN

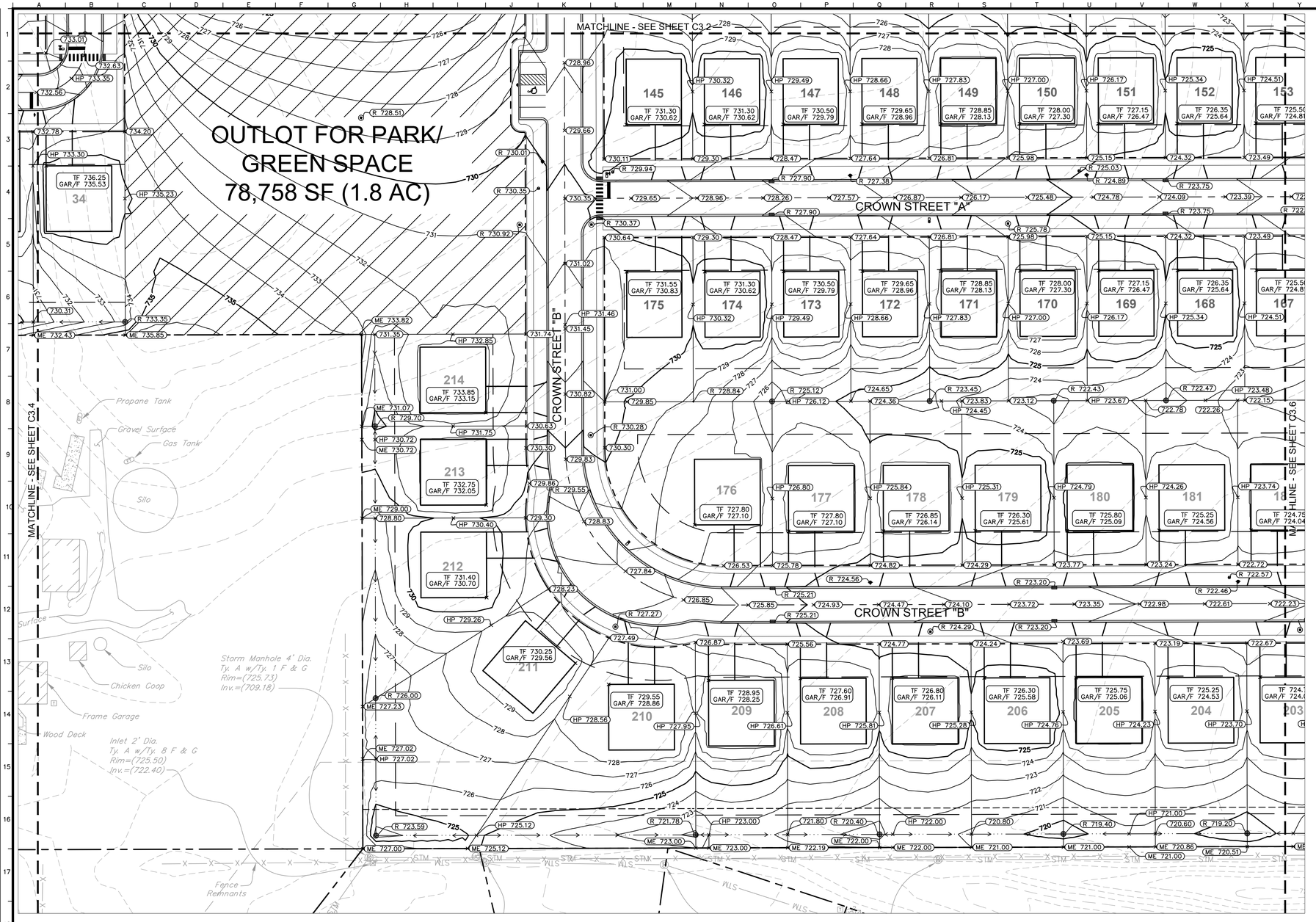
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE:
1/31/2025

KHA PROJECT NO.
168740009

SHEET NUMBER
C3.4

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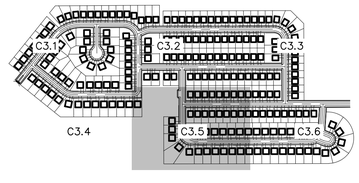
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KEY MAP



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DETAILED GRADING & DRAINAGE PLAN

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

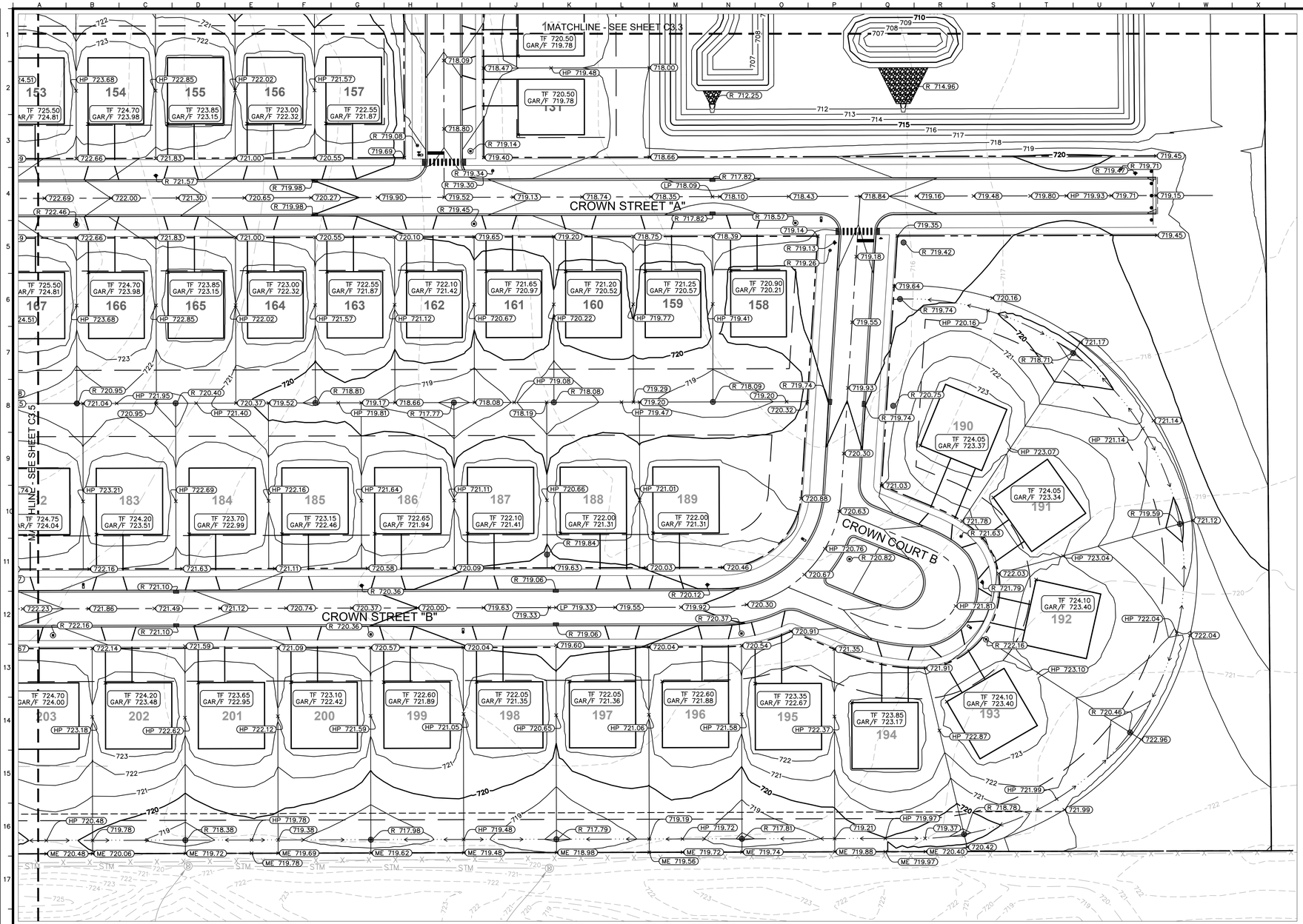
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KHA PROJECT NO. 168740009

SHEET NUMBER

C3.5

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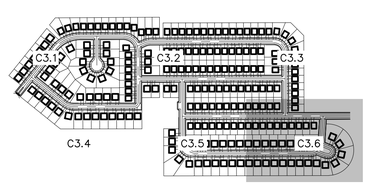
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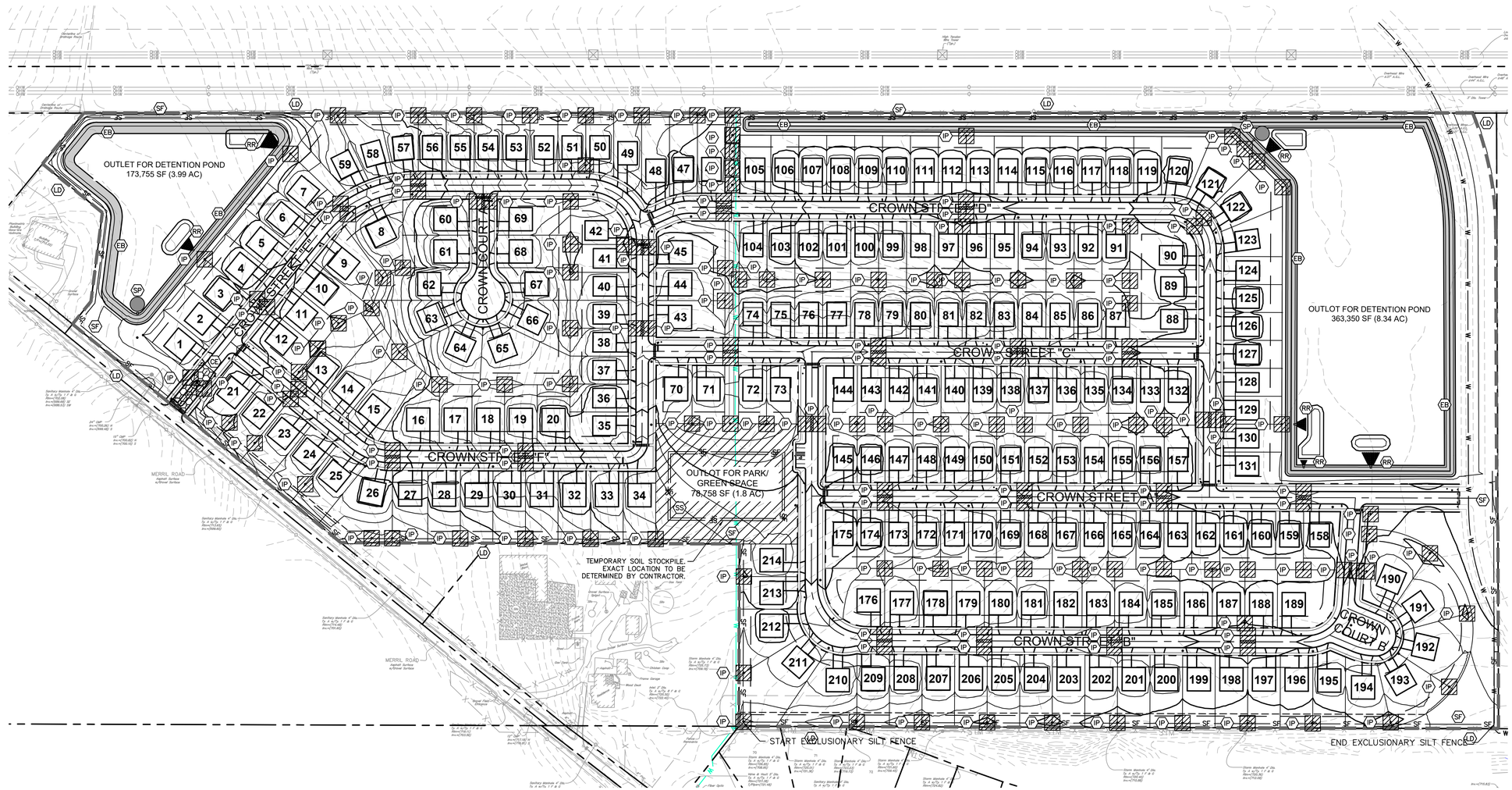
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SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C3.6

Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\CAD\PlanSheets\Lot 1\C3.1 DETAILED GRADING & DRAINAGE PLAN.dwg C3.6 Feb 06, 2025 3:13pm by Joe.Hannah
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EROSION CONTROL SCHEDULE AND SEQUENCING:

I. ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
21. TEMPORARY SOIL STOCKPILES TO BE COORDINATED BETWEEN CLIENT DEVELOPMENT TEAM AND CONTRACTOR DURING CONSTRUCTION.
22. ON AREAS OF EXPOSED SOILS, MINIMIZE THE GENERATION OF DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES IN ACCORDANCE WITH THE IEPA NPDES GENERAL PERMIT NO. ILR10.
23. ALL EROSION CONTROL MEASURES MUST BE INSPECTED EVERY 7 CALENDAR DAYS AND AFTER EACH 1/2 " RAIN EVENT.

EROSION CONTROL LEGEND

- TEMPORARY SEEDING (TS) (SEE EROSION CONTROL DETAILS)
- TEMPORARY EROSION CONTROL BLANKET (EB) (SEE EROSION CONTROL NOTE #7)
- CONSTRUCTION ENTRANCE (CE) (SEE EROSION CONTROL DETAILS)
- SILT FENCE (SF) (SEE EROSION CONTROL DETAILS)
- DOUBLE ROW SILT FENCE (SF) (SEE EROSION CONTROL DETAILS)
- INLET PROTECTION (IP) (SEE EROSION CONTROL DETAILS)
- CONCRETE WASHOUT (CW) (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RIP RAP (RR) (SEE DETAILS)
- FLARED END SECTION PROTECTION (FE) (SEE EROSION CONTROL DETAILS)
- TEMPORARY SOIL STOCKPILE (SS) (DOUBLE ROW SILT FENCE)
- LIMITS OF DISTURBANCE (LD)
- PERFORATED RISER / STANDPIPE (SP)
- EXISTING CONTOURS
- PROPOSED CONTOURS
- TREE PROTECTION (TP)

No.	REVISIONS	DATE	BY

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9200
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

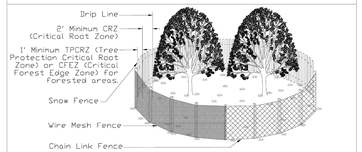
EROSION CONTROL PLAN

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C4.0

Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\C40\PlanSheets\Lot 1\C4.0 EROSION CONTROL PLAN.dwg C4.0 Feb 06, 2025 11:51am by: JoeHannah
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LDEV\168740009_crown_lot182_sugar grove_IL\2 Design\CAD\plansheets\Lot 1\C4.1 EROSION CONTROL PLAN DETAILS.dwg EROSION DETAILS Feb 05, 2025 5:54pm by: sara.ferreira-heran
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

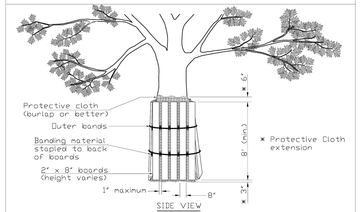
TREE PROTECTION - FENCING
(Moderately Urbanized to Open Space Areas)



NOTES:
1. Call JULIE (800-892-0123) for the location of existing utilities 48 hours prior to commencement of work.
2. The CRZ is located 2' from the farthest outreaching branch (drip edge) or, the distance as determined by the ISA trunk diameter method or whichever is greater.
3. The Fence shall be located 1' from the Critical Root Zone (CRZ) of the protected tree, thus creating the Tree Protection Critical Root Zone (TPCRZ) and the Critical Forest Edge Zone (CFEZ) for forested areas.
4. Fence Posts shall be either 6' steel posts @ 1.33Lbs/Ft. or 2" x 2" nominal wood posts.
5. For projects without highly significant or historical trees and that will last for less than 6 months duration, a non-treated wood cloth snow fence or wire mesh fencing shall be used with appropriate posts that are securely anchored into the ground. For projects over 6 months in duration or trees considered significant or historical, a chain link fence with Construction Specification Chain Link Fence (LM 91 or better (as approved by the local Forester per local ordinances singularly or in tandem with the project Engineer) shall be used. Fencing shall be a minimum height of 4'. For chain link fencing, metal posts shall be placed 6' on center (OC) and the fencing securely anchored to the post.
6. Outside the TPCRZ or CFEZ, erosion and sediment control measures shall be installed to prevent sediments reaching the TPCRZ or the CFEZ. These measures shall extend out from the fence 10' and shall be continuous around the perimeter of the Fence. These measures include, but are not limited to vegetative filter strip, rolled excelsior blankets and mulch with a 3" to 5" depth. Other measures may be used if approved by the Professional Forester, Certified Arborist or Horticulturalist. Installation shall cause no disturbance to soils.

REFERENCE		STANDARD DWG. NO.
Project		ILM-ESC-A
Designed	Date	
Checked	Date	SHEET 1 OF 1
Approved	Date	DATE 09-14-2017

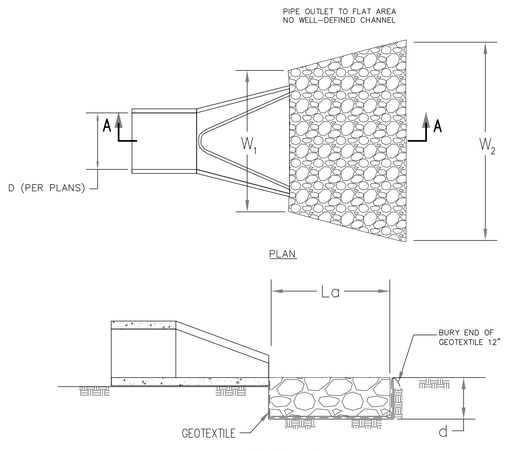
TREE TRUNK PROTECTION



Notes
1. The contractor shall provide 2" x 8" boards bonded continuously around each trunk with a protective cloth (such as burlap or better) placed between the boards and the tree to prevent scarring of the tree being protected. The height of the boards is variable due to height of tree being protected. Trees to be protected shall be shown in the plans or designated by the Professional Forester or Certified Arborist.
2. The protective cloth shall extend past both the top and bottom of the boards as shown in the detail. Width of wrap material varies. For fabric that does not meet the required height, fabric shall overlap a minimum of 6" and shall be spliced to avoid slippage.

REFERENCE		STANDARD DWG. NO.
Project		ILM-ESC-C
Designed	Date	
Checked	Date	SHEET 1 OF 1
Approved	Date	DATE 09-14-2017

RIP RAP DETAIL OUTLET PROTECTION (RR)
N.T.S.



NOTES:
1. THE ROCK RIPRAP SHALL MEET IDOT REQUIREMENTS FOR GRADATION NO. RR-3 & RR-4 , QUALITY DESIGNATION "A".
2. GEOTEXTILE (NON-WOVEN) MINIMUM CRITERIA:

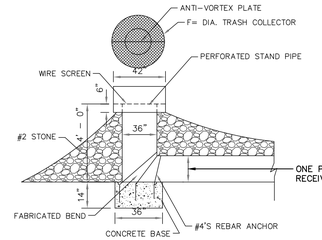
2.1.	WEIGHT OF GEOTEXTILE (OZ/SQ.YD.)	6
2.2.	TENSILE STRENGTH (LB) ASTM D 4632	180
2.3.	ELONGATION AT FAILURE (%) ASTM D 4632	≥ 50
2.4.	PUNCTURE (LB) ASTM D 4833	80
2.5.	ULTRAVIOLET LIGHT (% RESIDUAL TENSILE STRENGTH) ASTM D 4355	MIN 70
2.6.	APPARENT OPENING SIZE (AOS) ASTM D 4751	MAX 40 SIEVE
2.7.	PERMITTIVITY SEC^{-1} ASTM D 4491	MIN 0.70

3. ANY GEOTEXTILE SPLICES SHALL OVERLAP A MINIMUM OF 18 INCHES, WITH UPSTREAM OR UPSLOPE GEOTEXTILE OVERLAPPING THE ABUTTING DOWNSLOPE GEOTEXTILE.
4. APRON WIDTH W_1 SHALL BE 3 TIMES THE CULVERT PIPE DIAMETER. APRON WIDTH W_2 SHALL BE EQUAL TO L_a PLUS THE PIPE DIAMETER.
5. ROCK THICKNESS D SHALL BE AT LEAST 1.5 TIMES THE RIPRAP D_{100} SIZE.
6. APRON LENGTH L_a AND ROCK RIPRAP HAS BEEN SIZED ACCORDING TO ILLINOIS URBAN MANUAL ROCK OUTLET PROTECTION STANDARD 910 BASED CALCULATED VELOCITY FOR THIS PROJECT SITE. PLEASE SEE TABLE 1 FOR DETAILS.

RIPRAP DIMENSION TABLE

INLET PIPE SIZE d (IN)	LENGTH OF APRON La (FT)	ROCK GRADATION (IDOT)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIPRAP d (IN)
12	12	RR-3	3.00	13.00	15
15	12	RR-3	3.75	13.25	15
18	16	RR-4	4.50	17.50	20
21	16	RR-4	5.25	17.75	20
24	20	RR-4	6.00	22.00	20
27	20	RR-4	6.75	22.50	20
30	22	RR-4	7.50	24.50	20
36	24	RR-5	9.00	27.00	28
42	24	RR-5	10.50	27.50	30
48	28	RR-6	12.00	32.00	32
54	28	RR-6	13.50	32.50	32
60	36	RR-6	15.00	41.00	32
72	44	RR-6	18.00	50.00	32

TEMPORARY STANDPIPE DETAIL (SP)
N.T.S.

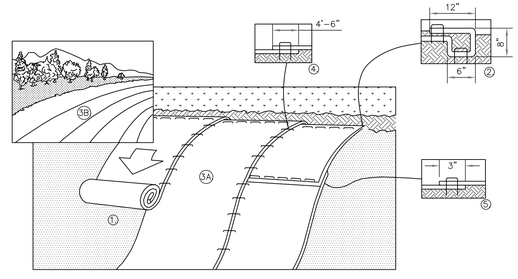


TREE PROTECTION (TP)

NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CONCRETE WASHOUT (CW)
N.T.S.

SEDIMENTATION/SILT FENCE (SF)
N.T.S.



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH AS SHOWN IN DETAIL 2. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURES RECOMMENDATION.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
6. PLACE STAPLES/STAKES PER MANUFACTURER'S RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.

NOTES:
1. IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.
2. FOLLOW EROSION CONTROL TECHNOLOGY COUNCIL SPECIFICATION FOR PRODUCT SELECTION.
3. PERVIOUS LAND WITH SLOPES RUNNING GREATER THAN OR EQUAL TO 4:1 SHALL CONTAIN SLOPE STABILIZATION BLANKET

EROSION CONTROL BLANKET (SLOPE INSTALLATION) (EB)
N.T.S.

NOTES:
1. INLET FILTER SYSTEM SHALL CONSIST OF A REPLACEABLE REINFORCED FILTER BAG SUSPENDED FROM A RETAINER RING OR FRAME.
2. INLET FILTER SYSTEMS SHALL BE THE CATCH-ALL "HR", WITH OVERFLOW, AS FURNISHED BY MARATHON MATERIALS, INC., IPP INLET FILTER ASSEMBLY, OR PRE-APPROVED EQUAL.
3. THE FILTER BAG SHALL BE CONSTRUCTED OF A NON-WOVEN POLYPROPYLENE FILTER GEOTEXTILE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ.YD., A MINIMUM FLOW RATE OF 145 GAL./MIN./SQ.FT., AND DESIGNED FOR A MINIMUM SILT AND DEBRIS CAPACITY OF 2 CU. FT. THE FILTER BAG SHALL BE REINFORCED WITH A POLYESTER MESH FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ.YD.
4. THE FILTER BAG SHALL BE SUSPENDED FROM A GALVANIZED STEEL RING OR FRAME, CONFORMING TO ASTM-A36, UTILIZING A STAINLESS STEEL BAND AND LOCKING CLAMP. THE FRAME SHALL BE DESIGNED WITH AN OVERFLOW FEATURE TO PREVENT ANY PONDING DURING HEAVY RAINFALL.
5. FILTER BAG MUST BE INSPECTED ONCE PER WEEK AND AFTER 1/2" RAINS.

INLET FILTER			
Village of Sugar Grove, 10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	SCALE: N.T.S.	FOLDER: SG-SE	DRAWING NUMBER: 02
	DATE: 4/22/24		DRAWN BY: BLM
			REVISED:

INLET PROTECTION (SS)
N.T.S.

SEEDING INFORMATION AND SCHEDULE			
Village of Sugar Grove, 10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	SCALE: N.T.S.	FOLDER: SG-SE	DRAWING NUMBER: 11
	DATE: 4/22/24		DRAWN BY: CLN
			REVISED:

R.O.W. & REMAINING GRASSED AREA: IDOT CLASS 1 SEEDING MIXTURE
PERMANENT SEEDING MIXTURE – 100 LBS./AC. KENTUCKY BLUEGRASS
60 LBS./AC. PERENNIAL RYEGRASS
40 LBS./AC. CREEPING RED FESCUE
TEMPORARY SEEDING MIXTURE – 50 LBS./AC. PERENNIAL RYE GRASS
64 LBS./AC. OATS, SPRING

GRASSED WATERWAY AREA: CLASS 5 SEEDING MIXTURE
PERMANENT SEEDING MIXTURE – 150 LBS./AC. KENTUCKY BLUEGRASS
150 LBS./AC. SMOOTH BROME GRASS
TEMPORARY SEEDING MIXTURE – 50 LBS./AC. PERENNIAL RYEGRASS
64 LBS./AC. OATS, SPRING

SEEDING SCHEDULE	JAN	FEB	MARCH	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING MIXTURE NONIRRIGATED (IRRIGATED) DORMANT (DOUBLE RATE)												
TEMPORARY SEEDING MIXTURE RYE OR WHEAT OATS												

FERTILIZER MIXTURE FOR PROPOSED SEEDING AREAS
NITROGEN (N) 90 LBS./AC.
PHOSPHORUS (P) 90 LBS./AC/ OR 120 LBS./AC. P_2O_5
POTASSIUM (K) 90 LBS./AC/ OR 120 LBS./AC. K_2O

EROSION CONTROL BLANKET SHALL BE PROVIDED AT ALL AREAS LOCATED WITHIN THE RIGHT OF WAY.

SEEDING CHART (SF)
N.T.S.

NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create a source of stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE		STANDARD DWG. NO.
Project		ILM-627
Designed	Date	
Checked	Date	SHEET 1 OF 1
Approved	Date	DATE JANUARY 2017

SOIL STOCKPILE (SS)
N.T.S.

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to wrap the geotextile around each other.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE		STANDARD DWG. NO.
Project		ILM-620R(W)
Designed	Date	
Checked	Date	SHEET 1 OF 1
Approved	Date	DATE 9-14-2017

SILT FENCE (SF)
N.T.S.

NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL, using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed	Date	
Checked	Date	SHEET 1 OF 2
Approved	Date	DATE 9-18-24

REFERENCE		STANDARD DWG. NO.
Project		IL-630
Designed	Date	
Checked	Date	SHEET 2 OF 2
Approved	Date	DATE 9-18-24

CONCRETE ENTRANCE (CE)
N.T.S.

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY

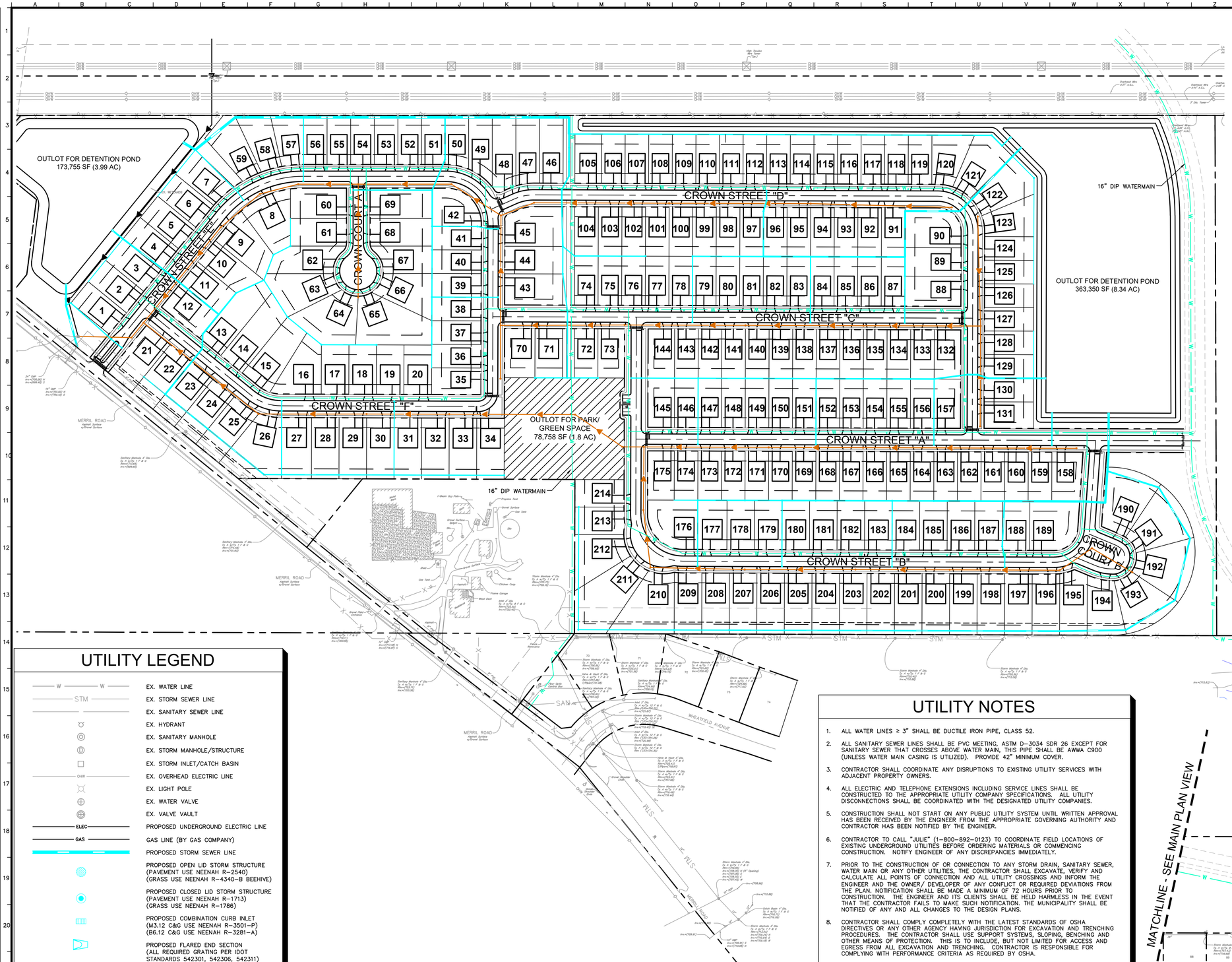
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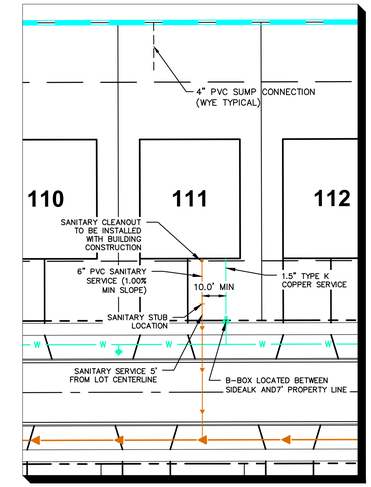
SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

EROSION CONTROL PLAN DETAILS

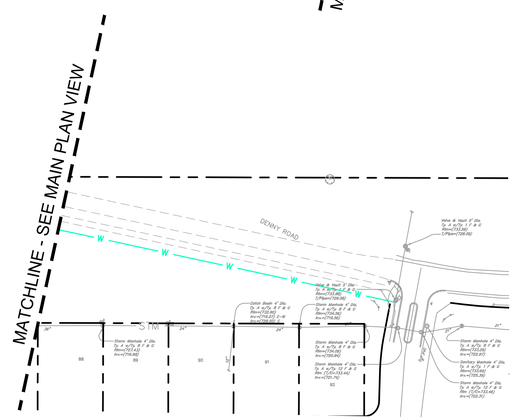
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C4.1





TYPICAL UTILITY LAYOUT AND SERVICE CONNECTIONS
1"=30'



UTILITY LEGEND

- EX. WATER LINE
- EX. STORM SEWER LINE
- EX. SANITARY SEWER LINE
- EX. HYDRANT
- EX. SANITARY MANHOLE
- EX. STORM MANHOLE/STRUCTURE
- EX. STORM INLET/CATCH BASIN
- EX. OVERHEAD ELECTRIC LINE
- EX. LIGHT POLE
- EX. WATER VALVE
- EX. VALVE VAULT
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (M3.12 C&G USE NEENAH R-3501-F) (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION (ALL REQUIRED GRATING PER IDOT STANDARDS 542301, 542306, 542311)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- RIP RAP (SEE DETAILS)

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.
15. GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITIES (I.E. WATERMAIN, SANITARY SEWER, STORM SEWER) WHENEVER THE TRENCH IS WITHIN 5-FEET OF PROPOSED OR EXISTING PAVEMENT, SIDEWALK, CURB & GUTTER, OR DRIVEWAYS.

NORTH

GRAPHIC SCALE IN FEET
0 60 120 240

Call Before You Dig
JULIE
1-800-892-0123

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DRAWN BY: SPH
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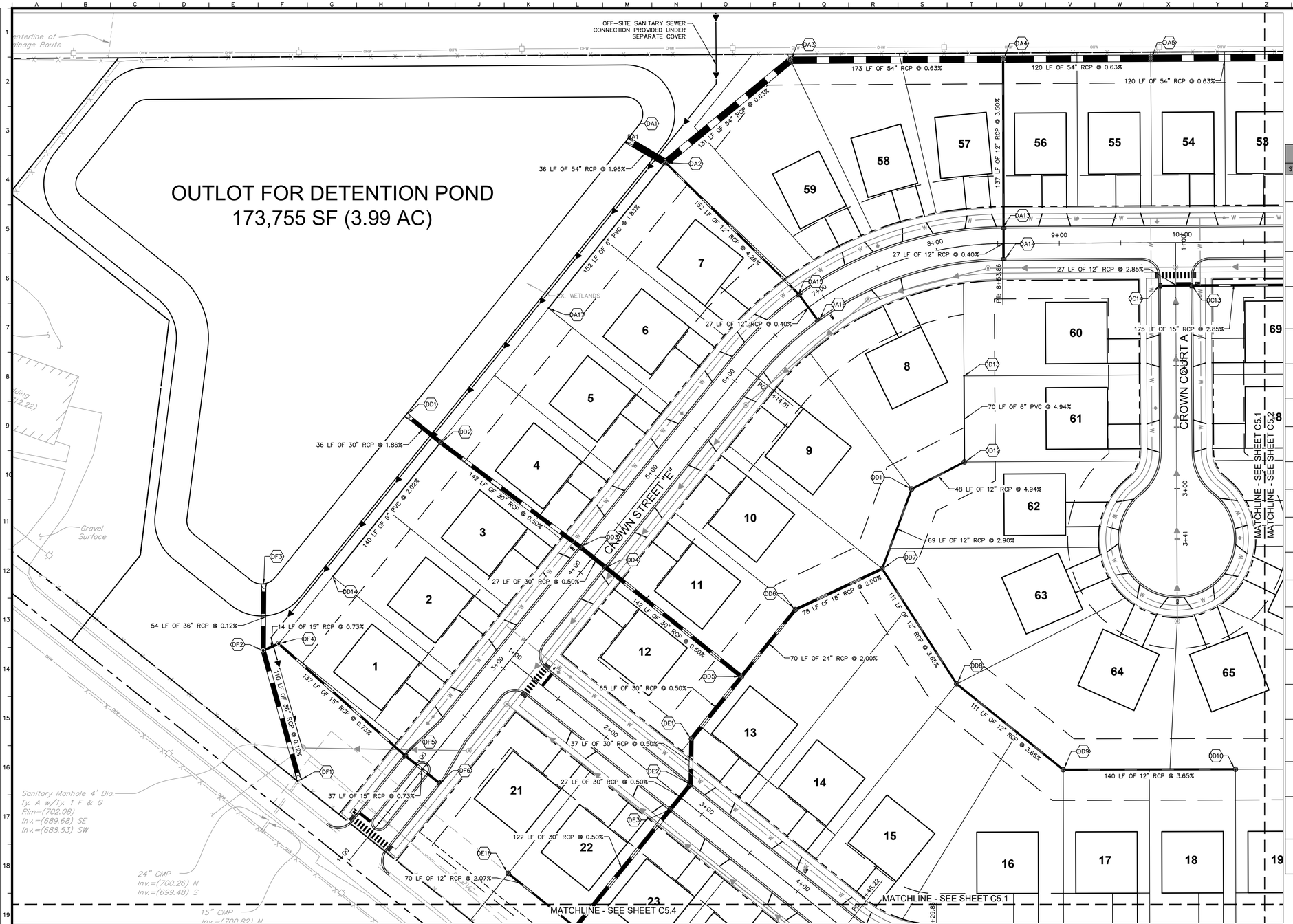
UTILITY PLAN

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C5.0

Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\CAD\PlanSheets\Lot 1\C5.0 UTILITY PLAN.dwg C5.0 Feb 06, 2025 3:46pm by: JoeHannah
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NORTH

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0 20 40 80

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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
DA1	FES RIM: 705.54 INV IN: 700.50 (SE, 54")
DA2	108" MH – OPEN LID RIM: 708.00 INV IN: 701.22 (NE, 54") INV IN: 701.22 (SE, 12") INV IN: 701.22 (SW, 6") INV OUT: 701.22 (NW, 54")
DA3	108" MH – OPEN LID RIM: 717.05 INV IN: 702.04 (E, 54") INV OUT: 702.04 (SW, 54")
DA4	96" MH – OPEN LID RIM: 721.27 INV IN: 703.12 (E, 54") INV IN: 708.85 (S, 12") INV OUT: 703.12 (W, 54")
DA5	96" MH – OPEN LID RIM: 726.72 INV IN: 703.87 (E, 54") INV OUT: 703.87 (W, 54")
DA13	48" CURB CB RIM: 717.74 INV IN: 713.62 (S, 12") INV OUT: 713.62 (N, 12")
DA14	24" INLET RIM: 717.73 INV OUT: 713.73 (N, 12")
DA15	48" CURB CB RIM: 711.79 INV IN: 707.69 (SE, 12") INV OUT: 707.69 (NW, 12")
DA16	24" INLET RIM: 711.79 INV OUT: 707.79 (NW, 12")
DA17	6" CLEANOUT RIM: 708.00 INV OUT: 704.00 (NE, 6")
DC13	48" CURB CB RIM: 722.88 INV IN: 718.17 (W, 12") INV OUT: 718.17 (E, 15")
DC14	24" INLET RIM: 722.88 INV OUT: 718.94 (E, 12")
DD1	FES RIM: 703.38 INV IN: 700.50 (SE, 30")
DD2	60" CB RIM: 708.00 INV IN: 701.17 (SE, 30") INV IN: 701.17 (SW, 6") INV OUT: 701.17 (NW, 30")
DD3	60" CURB CB RIM: 708.57 INV IN: 701.88 (SE, 30") INV OUT: 701.88 (NW, 30")
DD4	60" CURB INLET RIM: 708.57 INV IN: 702.01 (SE, 30") INV OUT: 702.01 (NW, 30")
DD5	60" MH – OPEN LID RIM: 709.46 INV IN: 702.72 (NE, 24") INV IN: 702.72 (SW, 30") INV OUT: 702.72 (NW, 30")
DD6	48" MH – OPEN LID RIM: 709.52 INV IN: 704.12 (NE, 18") INV OUT: 704.12 (SW, 24")
DD7	48" MH – OPEN LID RIM: 709.67 INV IN: 705.67 (SE, 12") INV IN: 705.67 (N, 12") INV OUT: 705.67 (SW, 18")
DD8	48" MH – OPEN LID RIM: 714.16 INV IN: 709.74 (SE, 12") INV OUT: 709.74 (NW, 12")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
DD9	48" MH – OPEN LID RIM: 720.85 INV IN: 713.80 (E, 12") INV OUT: 713.80 (NW, 12")
DD10	48" MH – OPEN LID RIM: 722.91 INV OUT: 718.91 (W, 12")
DD11	48" MH – OPEN LID RIM: 711.68 INV IN: 707.68 (NE, 12") INV OUT: 707.68 (S, 12")
DD12	48" MH – OPEN LID RIM: 715.60 INV IN: 710.06 (N, 6") INV OUT: 710.06 (SW, 12")
DD13	6" CLEANOUT RIM: 717.52 INV OUT: 713.52 (S, 6")
DD14	6" CLEANOUT RIM: 708.00 INV OUT: 704.00 (NE, 6")
DE1	60" MH – OPEN LID RIM: 710.76 INV IN: 703.05 (S, 30") INV OUT: 703.05 (NE, 30")
DE2	60" CURB CB RIM: 712.05 INV IN: 703.23 (SW, 30") INV OUT: 703.23 (N, 30")
DE3	60" CURB INLET RIM: 712.05 INV IN: 703.36 (SW, 30") INV OUT: 703.36 (NE, 30")
DE16	48" MH – OPEN LID RIM: 709.43 INV OUT: 705.43 (SE, 12")
DF1	FES RIM: 703.72 INV IN: 700.30 (N, 36")
DF2	72" MH – CLOSED LID RIM: 707.37 INV IN: 700.43 (N, 36") INV IN: 700.43 (NE, 15") INV OUT: 700.43 (S, 36")
DF3	FES RIM: 703.92 INV OUT: 700.50 (S, 36")
DF4	48" MH – CLOSED LID RIM: 708.00 INV IN: 700.53 (SE, 15") INV OUT: 700.53 (SW, 15")
DF5	48" CURB CB RIM: 705.81 INV IN: 701.54 (SE, 15") INV OUT: 701.54 (NW, 15")
DF6	24" INLET RIM: 705.81 INV OUT: 701.81 (NW, 15")

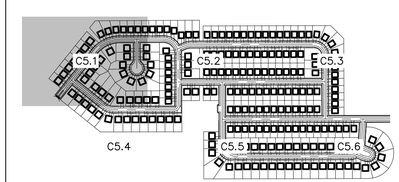
STORM SEWER NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY AND DRAINAGE NOTES AND ADDITIONAL SYMBOL LEGEND.
2. UNLESS OTHERWISE NOTED ON PLANS, RIM GRADES ARE AT CURB FLOWLINE (TC GRADE IS 0.25' ABOVE RIM FOR M3.12 C&G)

STORM SEWER LEGEND

- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
- PROPOSED COMBINATION CURB INLET (M3.12 C&G USE NEENAH R-3501-E2) (B6.12 C&G USE NEENAH R-3281-A)
- PROPOSED FLARED END SECTION (ALL REQUIRED GRATING PER IDOT STANDARDS 542301, 542306, 542311)

KEY MAP



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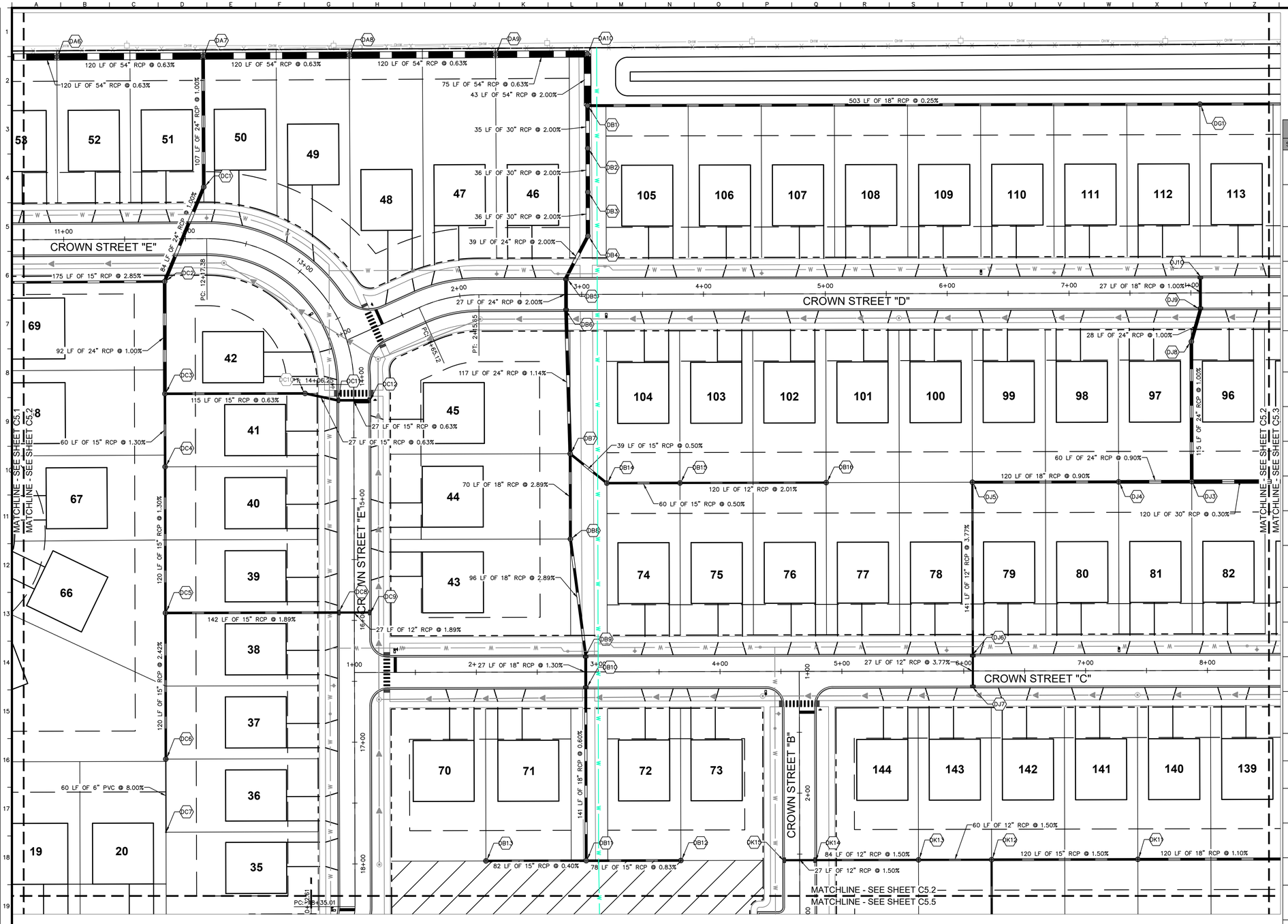
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CHECKED BY: EJT

STORM SEWER PLAN

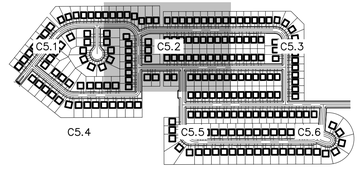
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C5.1

Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\C4D\PlanSheets\Lot 1\C5.1 STORM SEWER PLAN.dwg C5.1 Feb 06, 2025 3:59pm by: JoeHannah
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KEY MAP



STORM SEWER NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY AND DRAINAGE NOTES AND ADDITIONAL SYMBOL LEGEND.
2. UNLESS OTHERWISE NOTED ON PLANS, RIM GRADES ARE AT CURB FLOWLINE (TC GRADE IS 0.25' ABOVE RIM FOR M3.12 C&G)

STORM SEWER LEGEND

- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1713) (GRASS USE NEENAH R-1786)
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NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
DA6	96" MH – OPEN LID RIM: 728.66 INV IN: 704.62 (E, 54") INV OUT: 704.62 (W, 54")
DA7	96" MH – OPEN LID RIM: 727.26 INV IN: 705.37 (E, 54") INV IN: 711.27 (S, 24") INV OUT: 705.37 (W, 54")
DA8	96" MH – OPEN LID RIM: 722.64 INV IN: 706.12 (E, 54") INV OUT: 706.12 (W, 54")
DA9	96" MH – OPEN LID RIM: 720.44 INV IN: 706.87 (E, 54") INV OUT: 706.87 (W, 54")
DA10	108" MH – OPEN LID RIM: 718.06 INV IN: 707.34 (S, 54") INV OUT: 707.34 (W, 54")
DB1	MH – OPEN LID RIM: 715.00 INV IN: 708.19 (S, 30") INV IN: 708.19 (E, 18") INV OUT: 708.19 (N, 54")
DB2	60" MH – OPEN LID RIM: 715.00 INV IN: 708.89 (S, 30") INV OUT: 708.89 (N, 30")
DB3	60" MH – OPEN LID RIM: 715.00 INV IN: 709.61 (S, 30") INV OUT: 709.61 (N, 30")
DB4	60" MH – OPEN LID RIM: 715.00 INV IN: 710.33 (SW, 24") INV OUT: 710.33 (N, 30")
DB5	48" CURB CB RIM: 715.88 INV IN: 711.11 (S, 24") INV OUT: 711.11 (NE, 24")
DB6	48" INLET RIM: 715.88 INV IN: 711.65 (S, 24") INV OUT: 711.65 (N, 24")
DB7	60" MH – OPEN LID RIM: 718.86 INV IN: 712.99 (S, 18") INV IN: 712.99 (SE, 15") INV OUT: 712.99 (N, 24")
DB8	48" MH – OPEN LID RIM: 720.49 INV IN: 715.01 (S, 18") INV OUT: 715.01 (N, 18")
DB9	48" CURB CB RIM: 724.65 INV IN: 717.80 (S, 18") INV OUT: 717.80 (N, 18")
DB10	48" INLET RIM: 724.65 INV IN: 718.16 (S, 18") INV OUT: 718.16 (N, 18")
DB11	48" MH – OPEN LID RIM: 723.85 INV IN: 719.00 (E, 15") INV IN: 719.01 (W, 15") INV OUT: 719.00 (N, 18")
DB12	48" MH – OPEN LID RIM: 723.65 INV OUT: 719.65 (W, 15")
DB13	48" MH – OPEN LID RIM: 723.33 INV OUT: 719.33 (E, 15")
DB14	48" MH – OPEN LID RIM: 717.20 INV IN: 713.18 (E, 15") INV OUT: 713.18 (NW, 15")
DB15	48" MH – OPEN LID RIM: 717.48 INV IN: 713.48 (E, 12") INV OUT: 713.48 (W, 15")
DB16	48" MH – OPEN LID RIM: 719.90 INV OUT: 715.90 (W, 12")
DC1	48" MH – OPEN LID RIM: 725.44 INV IN: 712.35 (S, 24") INV OUT: 712.35 (N, 24")
DC2	48" MH – OPEN LID RIM: 725.54 INV IN: 713.19 (S, 24") INV IN: 713.19 (W, 15") INV OUT: 713.19 (N, 24")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
DC3	48" MH – OPEN LID RIM: 719.01 INV IN: 714.11 (S, 15") INV IN: 714.11 (E, 15") INV OUT: 714.11 (N, 24")
DC4	48" MH – OPEN LID RIM: 719.83 INV IN: 714.89 (S, 15") INV OUT: 714.89 (N, 15")
DC5	48" MH – OPEN LID RIM: 720.45 INV IN: 716.45 (S, 15") INV IN: 716.45 (E, 15") INV OUT: 716.45 (N, 15")
DC6	48" MH – OPEN LID RIM: 723.36 INV IN: 719.36 (S, 6") INV OUT: 719.36 (N, 15")
DC7	6" CLEANOUT RIM: 729.00 INV OUT: 724.16 (N, 6")
DC8	48" CURB CB RIM: 723.64 INV IN: 719.13 (E, 12") INV OUT: 719.13 (W, 15")
DC9	24" INLET RIM: 723.64 INV OUT: 719.64 (W, 12")
DC10	48" MH – OPEN LID RIM: 719.94 INV IN: 714.83 (E, 15") INV OUT: 714.83 (W, 15")
DC11	48" CURB CB RIM: 719.16 INV IN: 715.00 (E, 15") INV OUT: 715.00 (W, 15")
DC12	24" INLET RIM: 719.16 INV OUT: 715.17 (W, 15")
DJ3	60" MH – OPEN LID RIM: 718.44 INV IN: 713.52 (W, 24") INV IN: 713.52 (N, 24") INV OUT: 713.52 (E, 30")
DJ4	48" MH – OPEN LID RIM: 719.00 INV IN: 714.06 (W, 18") INV OUT: 714.06 (E, 24")
DJ5	48" MH – OPEN LID RIM: 719.90 INV IN: 715.14 (S, 12") INV OUT: 715.14 (E, 18")
DJ6	48" CURB CB RIM: 725.50 INV IN: 720.48 (S, 12") INV OUT: 720.48 (N, 12")
DJ7	24" INLET RIM: 725.50 INV OUT: 721.50 (N, 12")
DJ8	48" MH – OPEN LID RIM: 720.01 INV IN: 714.68 (N, 24") INV OUT: 714.68 (S, 24")
DJ9	48" CURB CB RIM: 719.23 INV IN: 714.96 (N, 18") INV OUT: 714.96 (S, 24")
DJ10	24" INLET RIM: 719.23 INV OUT: 715.23 (S, 18")
DK11	48" MH – OPEN LID RIM: 723.42 INV IN: 719.40 (W, 15") INV OUT: 719.40 (E, 18")
DK12	48" MH – OPEN LID RIM: 725.20 INV IN: 721.20 (W, 12") INV IN: 721.20 (S, 12") INV OUT: 721.20 (E, 15")
DK13	48" MH – OPEN LID RIM: 725.85 INV IN: 722.10 (W, 12") INV OUT: 722.10 (E, 12")
DK14	48" CURB CB RIM: 728.00 INV IN: 723.47 (W, 12") INV OUT: 723.36 (E, 12")
DK15	24" INLET RIM: 728.00 INV OUT: 723.88 (E, 12")

No.	REVISIONS	DATE	BY

Kimley»Horn

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DEERFIELD, IL 60015
PHONE: 847-520-9200
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SCALE: AS NOTED
DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

STORM SEWER PLAN

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

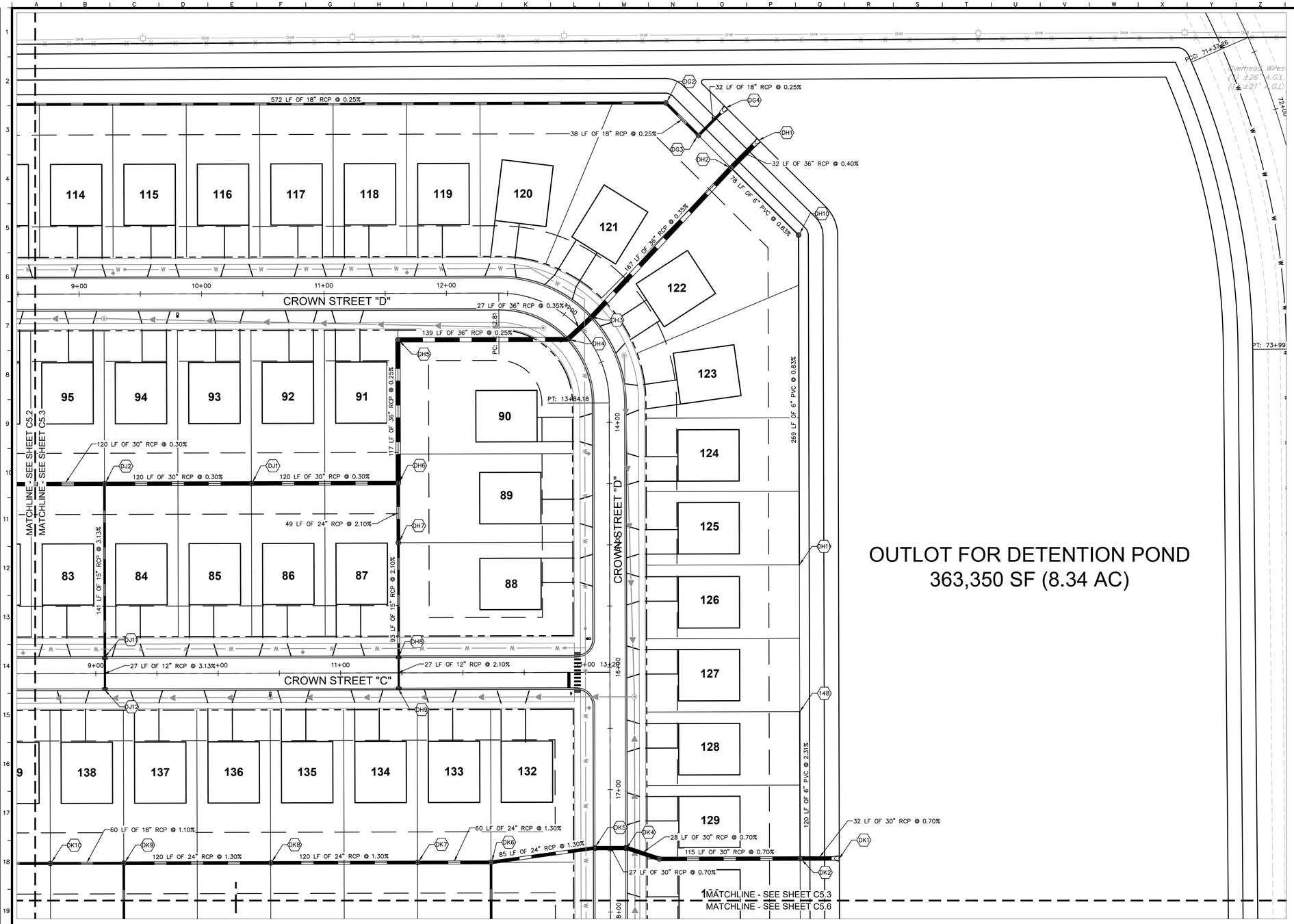
ORIGINAL ISSUE: 1/31/2025

KHA PROJECT NO. 168740009

SHEET NUMBER

C5.2

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove__II\2 Design\CAD\plansheets\Lot 1\C5.1 STORM SEWER PLAN.dwg C5.2 Feb 06, 2025 7:32am bys sara.ferreira-hersh
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OUTLOT FOR DETENTION POND
363,350 SF (8.34 AC)

NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
148	6" CLEANOUT RIM: 718.00 INV OUT: 714.00 (S, 6")
DG2	48" MH – OPEN LID RIM: 718.00 INV IN: 710.83 (SE, 18") INV OUT: 710.83 (W, 18")
DG3	48" CB RIM: 718.00 INV IN: 710.92 (NE, 18") INV OUT: 710.92 (NW, 18")
DG4	FES RIM: 712.79 INV OUT: 711.00 (SW, 18")
DH1	FES RIM: 712.25 INV IN: 711.00 (SW, 36")
DH2	72" MH – OPEN LID RIM: 718.00 INV IN: 711.13 (SW, 36") INV IN: 711.13 (SE, 6") INV OUT: 711.13 (NE, 36")
DH3	72" CURB CB RIM: 717.19 INV IN: 711.71 (SW, 36") INV OUT: 711.71 (NE, 36")
DH4	72" INLET RIM: 717.19 INV IN: 711.80 (W, 36") INV OUT: 711.81 (NE, 36")
DH5	72" MH – OPEN LID RIM: 720.66 INV IN: 712.15 (S, 36") INV OUT: 712.15 (E, 36")
DH6	72" MH – OPEN LID RIM: 718.22 INV IN: 712.44 (S, 24") INV IN: 712.44 (W, 30") INV OUT: 712.44 (N, 36")
DH7	48" MH – OPEN LID RIM: 718.22 INV IN: 713.46 (S, 15") INV OUT: 713.46 (N, 24")
DH8	48" CURB CB RIM: 719.98 INV IN: 715.41 (S, 12") INV OUT: 715.41 (N, 15")
DH9	24" INLET RIM: 719.98 INV OUT: 715.98 (N, 12")
DH10	48" MH – OPEN LID RIM: 718.00 INV IN: 711.77 (S, 6") INV OUT: 711.77 (NW, 6")
DH11	6" CLEANOUT RIM: 718.00 INV OUT: 714.00 (N, 6")
DJ1	60" MH – OPEN LID RIM: 719.50 INV IN: 712.80 (W, 30") INV OUT: 712.80 (E, 30")
DJ2	60" MH – OPEN LID RIM: 719.34 INV IN: 713.16 (W, 30") INV IN: 713.16 (S, 15") INV OUT: 713.16 (E, 30")
DJ11	48" CURB CB RIM: 722.43 INV IN: 717.59 (S, 12") INV OUT: 717.59 (N, 15")
DJ12	24" INLET RIM: 722.43 INV OUT: 718.43 (N, 12")
DK1	FES RIM: 712.25 INV IN: 711.00 (W, 30")

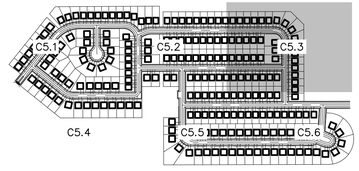
STORM SEWER NOTES

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- PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
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- PROPOSED FLARED END SECTION (ALL REQUIRED GRATING PER IDOT STANDARDS 542301, 542306, 542311)

KEY MAP



No.	REVISIONS	DATE	BY

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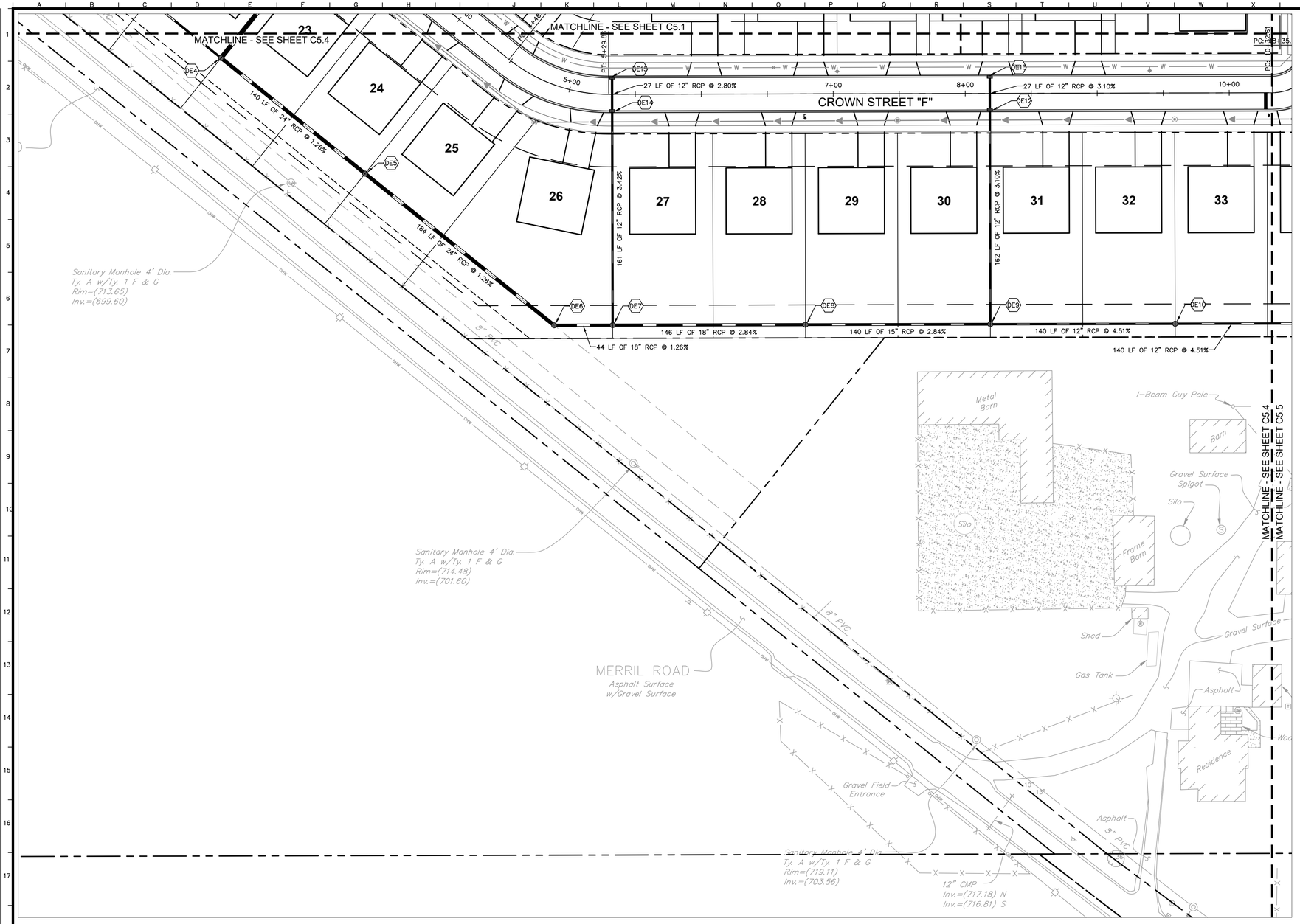
SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

STORM SEWER PLAN

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C5.3

Drawing name: K:\CHS_LDEV\168740009_crown_lot1&2_sugar grove_IL\2 Design\CAD\plansheets\Lot 1\C5.1 STORM SEWER PLAN.dwg C5.3 Feb 06, 2025 7:53am by sara.ferreira-herah
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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
DE4	60" MH – OPEN LID RIM: 711.54 INV IN: 703.98 (SE, 24") INV IN: 703.98 (NW, 12") INV OUT: 703.98 (NE, 30")
DE5	48" MH – OPEN LID RIM: 714.50 INV IN: 705.74 (SE, 24") INV OUT: 705.74 (NW, 24")
DE6	48" MH – OPEN LID RIM: 713.00 INV IN: 708.05 (E, 18") INV OUT: 708.05 (NW, 24")
DE7	48" MH – OPEN LID RIM: 713.00 INV IN: 708.61 (E, 18") INV IN: 708.61 (N, 12") INV OUT: 708.61 (W, 18")
DE8	48" MH – OPEN LID RIM: 716.20 INV IN: 712.75 (E, 15") INV OUT: 712.75 (W, 18")
DE9	48" MH – OPEN LID RIM: 720.41 INV IN: 716.72 (E, 12") INV IN: 716.72 (N, 12") INV OUT: 716.72 (W, 15")
DE10	48" MH – OPEN LID RIM: 727.27 INV IN: 723.04 (E, 12") INV OUT: 723.04 (W, 12")
DE12	48" CURB CB RIM: 726.57 INV IN: 721.74 (N, 12") INV OUT: 721.74 (S, 12")
DE13	24" INLET RIM: 726.57 INV OUT: 722.57 (S, 12")
DE14	48" CURB CB RIM: 718.89 INV IN: 714.13 (N, 12") INV OUT: 714.13 (S, 12")
DE15	24" INLET RIM: 718.89 INV OUT: 714.89 (S, 12")

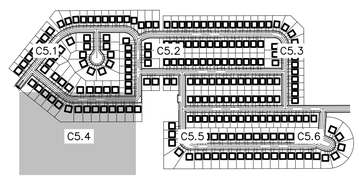
STORM SEWER NOTES

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KEY MAP



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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No.	REVISIONS	DATE	BY

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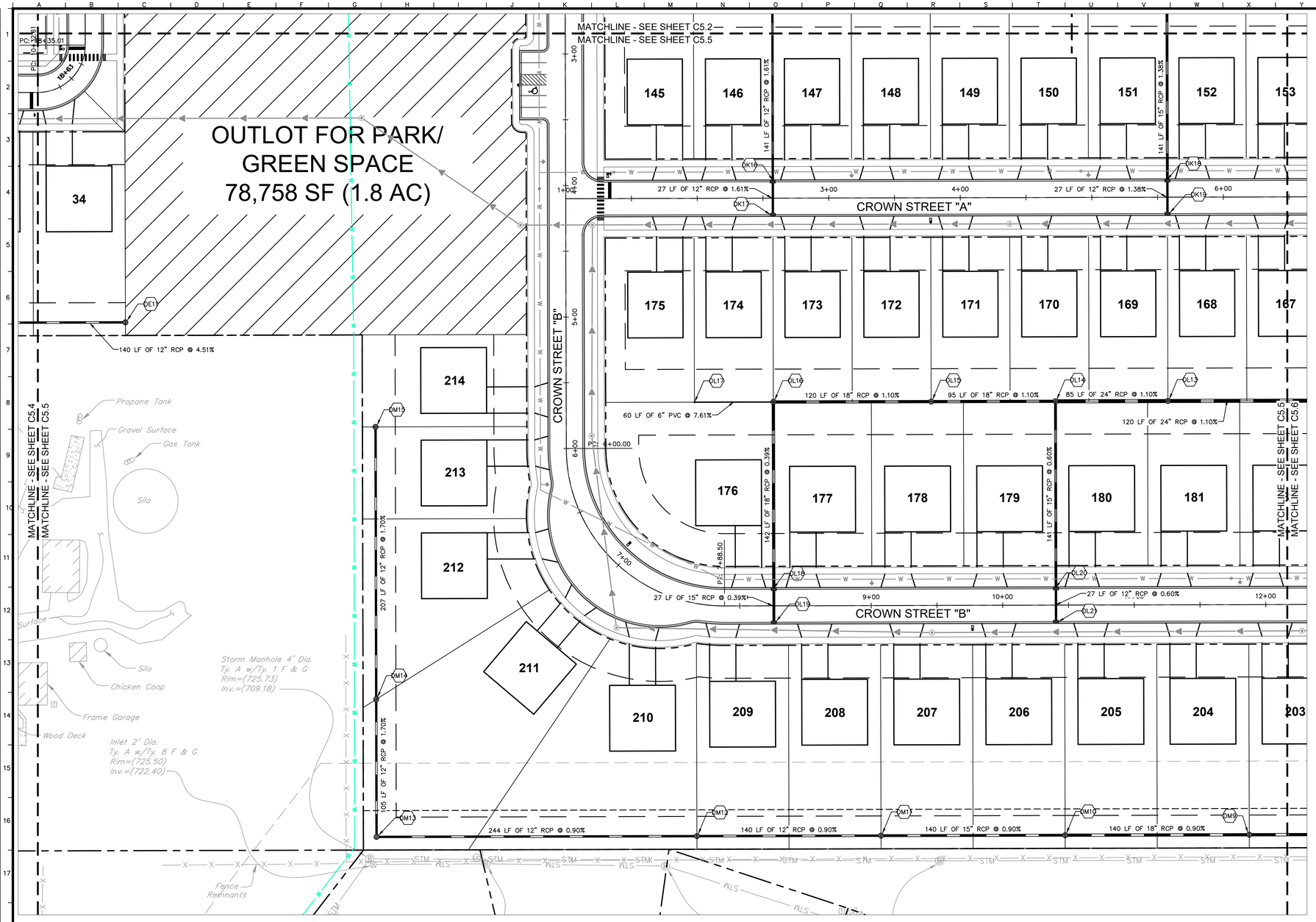
CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

STORM SEWER PLAN

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C5.4

Drawing name: K:\CHS_LDEV\168740009_crown_lot1&2_sugar grove_JV\2 Design\CAD\plansheets\Lot 1\C5.1 STORM SEWER PLAN.dwg C5.4 Feb 06, 2025 7:55am by sara.herera-hersh
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NORTH

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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
DE11	48" MH – OPEN LID RIM: 733.35 INV OUT: 729.35 (W, 12")
DK16	48" CURB CB RIM: 727.90 INV IN: 723.47 (S, 12") INV OUT: 723.47 (N, 12")
DK17	24" INLET RIM: 727.90 INV OUT: 723.90 (N, 12")
DK18	48" CURB CB RIM: 723.75 INV IN: 719.38 (S, 12") INV OUT: 719.38 (N, 15")
DK19	24" INLET RIM: 723.75 INV OUT: 719.75 (N, 12")
DL13	48" MH – OPEN LID RIM: 722.47 INV IN: 717.25 (W, 24") INV OUT: 717.25 (E, 24")
DL14	48" MH – OPEN LID RIM: 722.43 INV IN: 718.19 (W, 18") INV IN: 718.19 (S, 15") INV OUT: 718.19 (E, 24")
DL15	48" MH – OPEN LID RIM: 723.45 INV IN: 719.23 (W, 18") INV OUT: 719.23 (E, 18")
DL16	48" MH – OPEN LID RIM: 725.12 INV IN: 720.55 (W, 6") INV IN: 720.55 (S, 18") INV OUT: 720.55 (E, 18")
DL17	6" CLEANOUT RIM: 728.84 INV OUT: 725.12 (E, 6")
DL18	48" CURB CB RIM: 725.21 INV IN: 721.10 (S, 15") INV OUT: 721.10 (N, 18")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
DL19	24" INLET RIM: 725.21 INV OUT: 721.21 (N, 15")
DL20	48" CURB CB RIM: 723.20 INV IN: 719.03 (S, 12") INV OUT: 719.03 (N, 15")
DL21	24" INLET RIM: 723.20 INV OUT: 719.20 (N, 12")
DM9	48" MH – OPEN LID RIM: 719.20 INV IN: 714.37 (W, 18") INV OUT: 714.37 (E, 18")
DM10	48" MH – OPEN LID RIM: 719.40 INV IN: 715.63 (W, 15") INV OUT: 715.63 (E, 18")
DM11	48" MH – OPEN LID RIM: 720.40 INV IN: 716.89 (W, 12") INV OUT: 716.89 (E, 15")
DM12	48" MH – OPEN LID RIM: 721.78 INV IN: 718.15 (W, 12") INV OUT: 718.15 (E, 12")
DM13	48" MH – OPEN LID RIM: 723.59 INV IN: 720.34 (N, 12") INV OUT: 720.34 (E, 12")
DM14	48" MH – OPEN LID RIM: 726.00 INV IN: 722.12 (N, 12") INV OUT: 722.12 (S, 12")
DM15	48" MH – OPEN LID RIM: 729.70 INV OUT: 725.64 (S, 12")

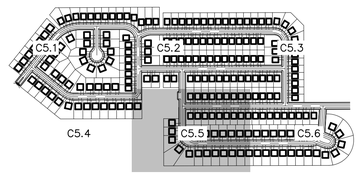
STORM SEWER NOTES

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KEY MAP



SCALE:	AS NOTED
DESIGNED BY:	SFH
DRAWN BY:	SFH
CHECKED BY:	EJT

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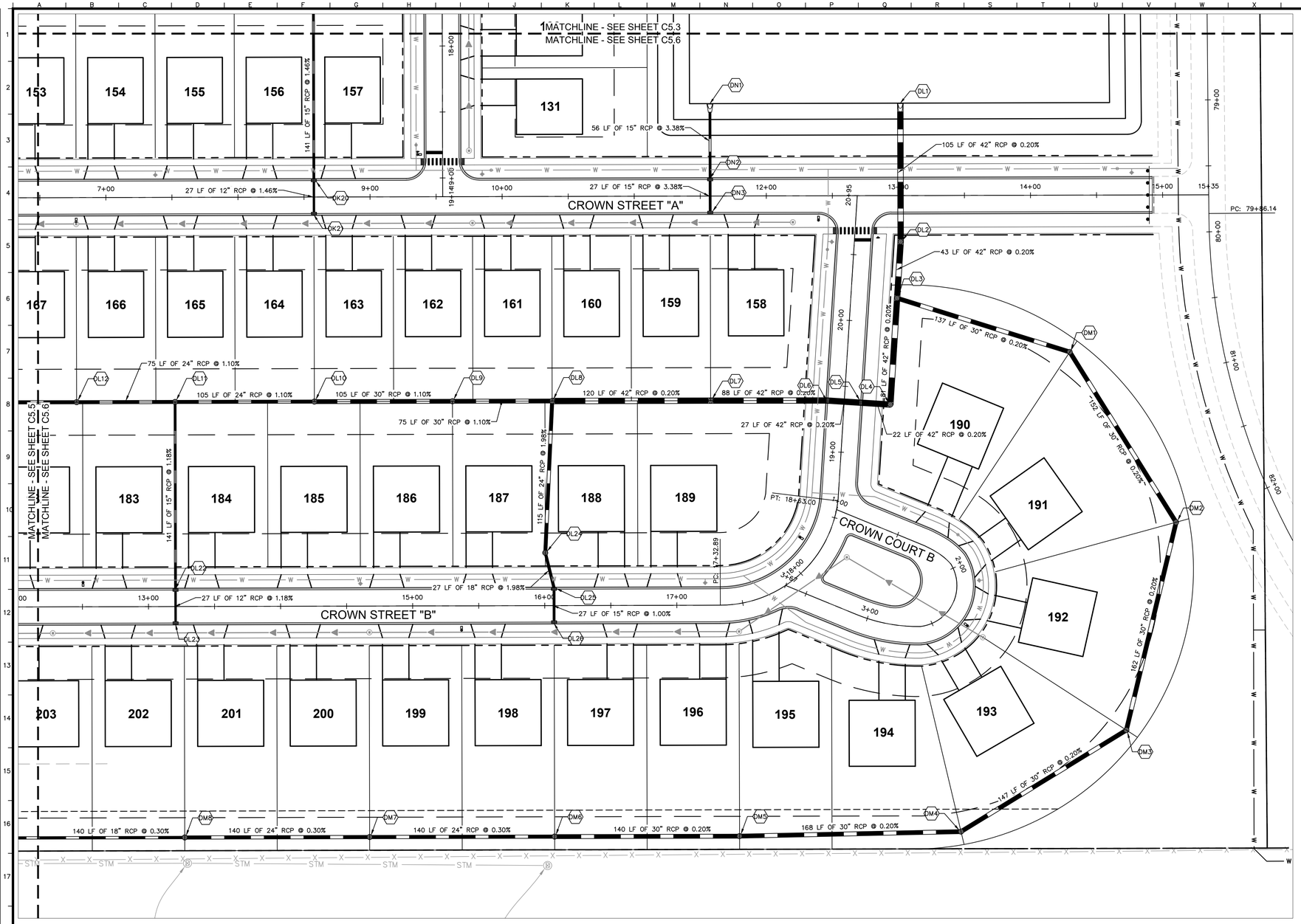
NO.	REVISIONS	DATE	BY

STORM SEWER PLAN

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C5.5

Drawing name: K:\CHS_LDE\V\168740009_crown_lots1&2_sugar grove_il\2 Design\CAD\plansheets\Lot 1\C5.1 STORM SEWER PLAN.dwg C5.5 Feb 06, 2025 7:56am by: sara.ferreira-hersh
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STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
DK20	48" CURB CB RIM: 719.98 INV IN: 715.59 (S, 12") INV OUT: 715.59 (N, 15")
DK21	24" INLET RIM: 719.98 INV OUT: 715.98 (N, 12")
DL3	72" MH – OPEN LID RIM: 719.74 INV IN: 711.30 (E, 30") INV IN: 711.30 (S, 42") INV OUT: 711.30 (N, 42")
DL4	84" MH – OPEN LID RIM: 720.75 INV IN: 711.46 (W, 42") INV OUT: 711.46 (N, 42")
DL5	72" CURB CB RIM: 719.74 INV IN: 711.50 (W, 42") INV OUT: 711.50 (E, 42")
DL6	72" INLET RIM: 719.74 INV IN: 711.55 (W, 42") INV OUT: 711.55 (E, 42")
DL7	72" MH – OPEN LID RIM: 718.09 INV IN: 711.73 (W, 42") INV OUT: 711.73 (E, 42")
DL8	72" MH – OPEN LID RIM: 718.08 INV IN: 711.97 (W, 30") INV IN: 711.97 (S, 24") INV OUT: 711.97 (E, 42")
DL9	60" MH – OPEN LID RIM: 717.77 INV IN: 712.80 (W, 30") INV OUT: 712.80 (E, 30")
DL10	60" MH – OPEN LID RIM: 718.81 INV IN: 713.95 (W, 24") INV OUT: 713.95 (E, 30")
DL11	48" MH – OPEN LID RIM: 720.40 INV IN: 715.11 (W, 24") INV IN: 715.11 (S, 15") INV OUT: 715.11 (E, 24")
DL12	48" MH – OPEN LID RIM: 720.95 INV IN: 715.93 (W, 24") INV OUT: 715.93 (E, 24")
DL22	48" CURB CB RIM: 721.10 INV IN: 716.78 (S, 12") INV OUT: 716.78 (N, 15")
DL23	24" INLET RIM: 721.10 INV OUT: 717.10 (N, 12")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
DL24	48" MH – OPEN LID RIM: 719.84 INV IN: 714.25 (S, 18") INV OUT: 714.25 (N, 24")
DL25	48" CURB CB RIM: 719.06 INV IN: 714.79 (S, 15") INV OUT: 714.79 (N, 18")
DL26	24" INLET RIM: 719.06 INV OUT: 715.06 (N, 15")
DM1	60" MH – OPEN LID RIM: 718.71 INV IN: 711.57 (SE, 30") INV OUT: 711.57 (W, 30")
DM2	60" MH – OPEN LID RIM: 719.59 INV IN: 711.87 (S, 30") INV OUT: 711.87 (NW, 30")
DM3	60" MH – OPEN LID RIM: 720.46 INV IN: 712.20 (SW, 30") INV OUT: 712.20 (N, 30")
DM4	60" MH – OPEN LID RIM: 718.78 INV IN: 712.49 (W, 30") INV OUT: 712.49 (NE, 30")
DM5	60" MH – OPEN LID RIM: 717.81 INV IN: 712.83 (W, 30") INV OUT: 712.83 (E, 30")
DM6	60" MH – OPEN LID RIM: 717.79 INV IN: 713.11 (W, 24") INV OUT: 713.11 (E, 30")
DM7	48" MH – OPEN LID RIM: 717.98 INV IN: 713.53 (W, 24") INV OUT: 713.53 (E, 24")
DM8	48" MH – OPEN LID RIM: 718.38 INV IN: 713.95 (W, 18") INV OUT: 713.95 (E, 24")
DN1	FES RIM: 712.25 INV IN: 711.00 (S, 15")
DN2	48" CURB CB RIM: 717.82 INV IN: 712.91 (S, 15") INV OUT: 712.91 (N, 15")
DN3	24" INLET RIM: 717.82 INV OUT: 713.82 (N, 15")

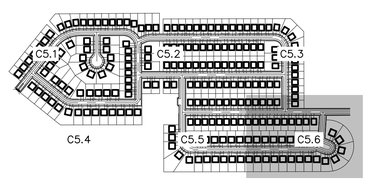
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KEY MAP



NORTH

GRAPHIC SCALE IN FEET
0 20 40 80

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No.	REVISIONS	DATE	BY

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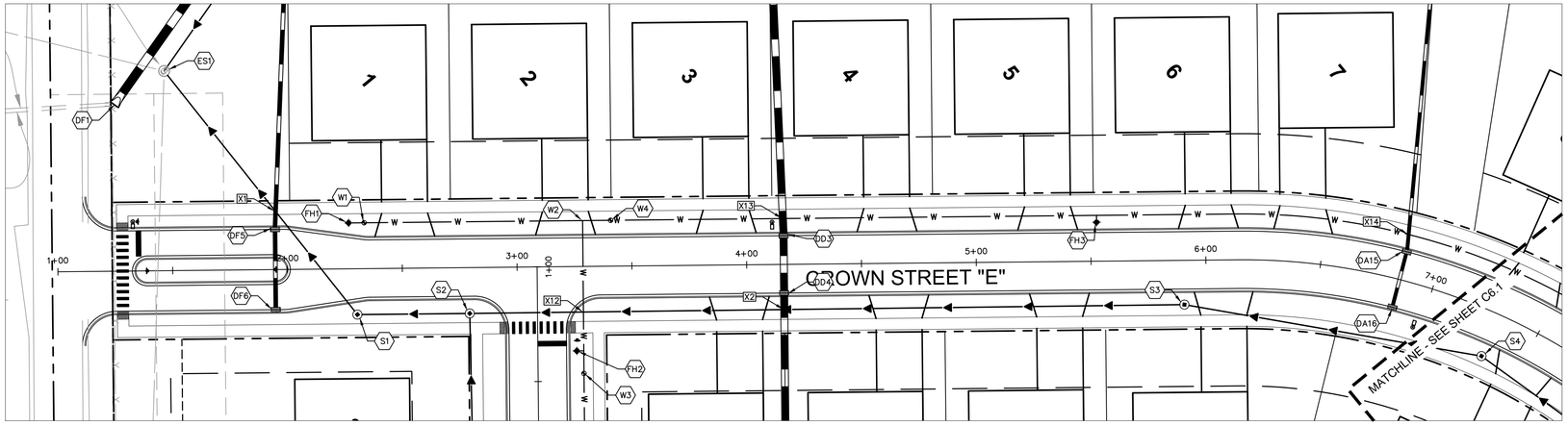
SCALE: AS NOTED
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CHECKED BY: EJT

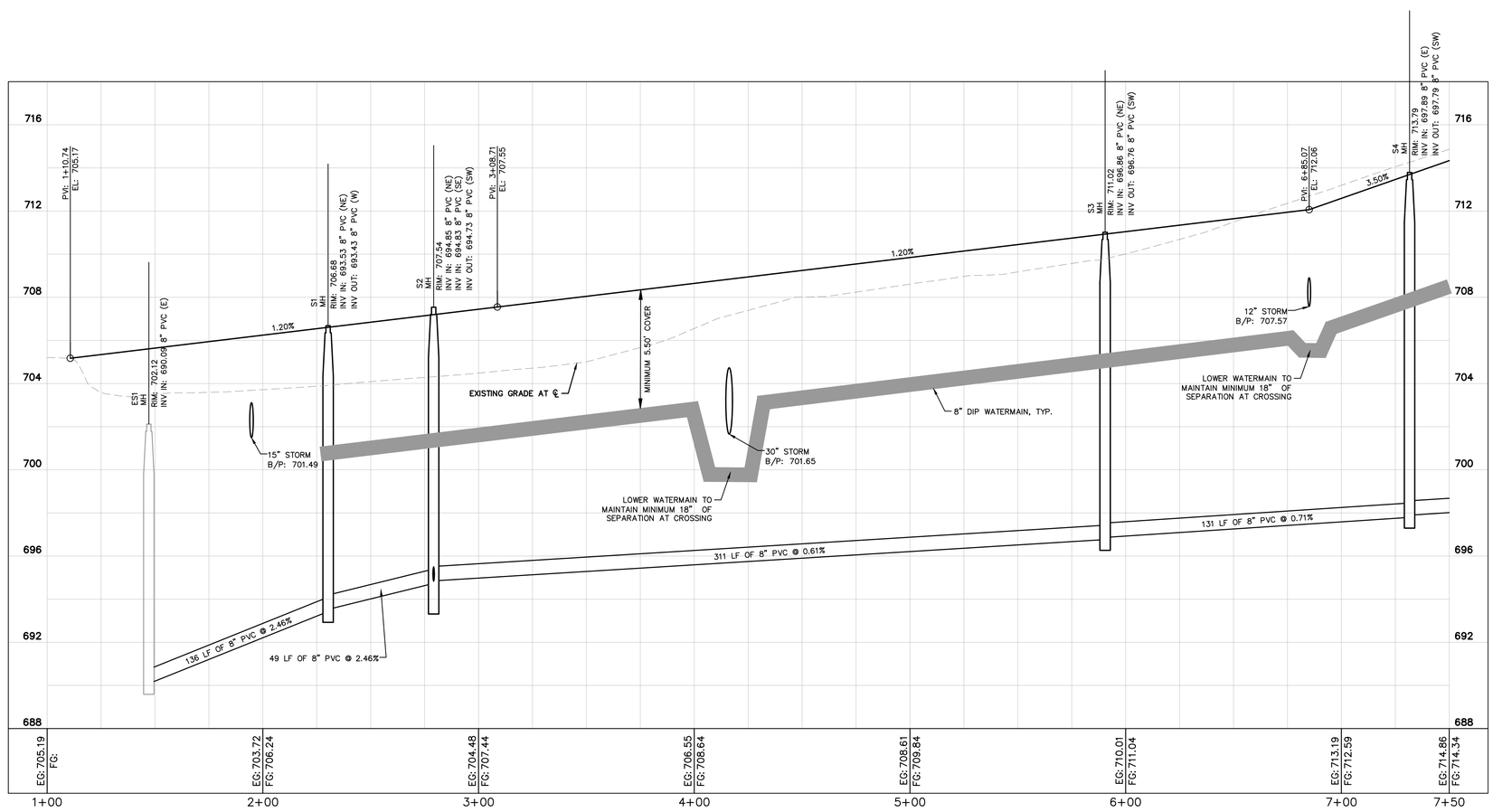
STORM SEWER PLAN

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C5.6

Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\CAD\PlanSheets\Lot 1\C5.1 STORM SEWER PLAN.dwg C5.6 Feb 06, 2025 3:59pm by: Joe.Hannah
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GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

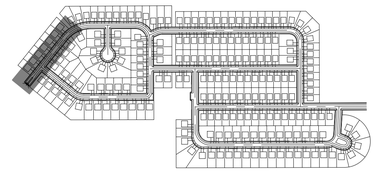
UTILITY CROSSING TABLE

	SIZE (IN)	TYPE		
X1	15" RCP	STRM	B/P	701.30
	8" PVC	SAN	T/P	692.70
X2	30" RCP	STRM	B/P	701.75
	8" PVC	SAN	T/P	696.38
X12	8" DIP	WATR	B/P	661.32
	8" PVC	SAN	T/P	659.82
X13	30" RCP	STRM	B/P	701.55
	8" DIP	WATR	T/P	700.05
X14	12" RCP	STRM	B/P	707.24
	8" DIP	WATR	T/P	705.74

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
FH1	FH FG ELEV: 706.62
FH2	FH FG ELEV: 708.58
W1	VALVE FG ELEV: 706.74
W2	TEE FG ELEV: 707.89
W3	VALVE FG ELEV: 708.90
W4	VALVE FG ELEV: 708.05

KEY MAP



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No.	REVISIONS	DATE	BY

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PHONE: 847-405-2004
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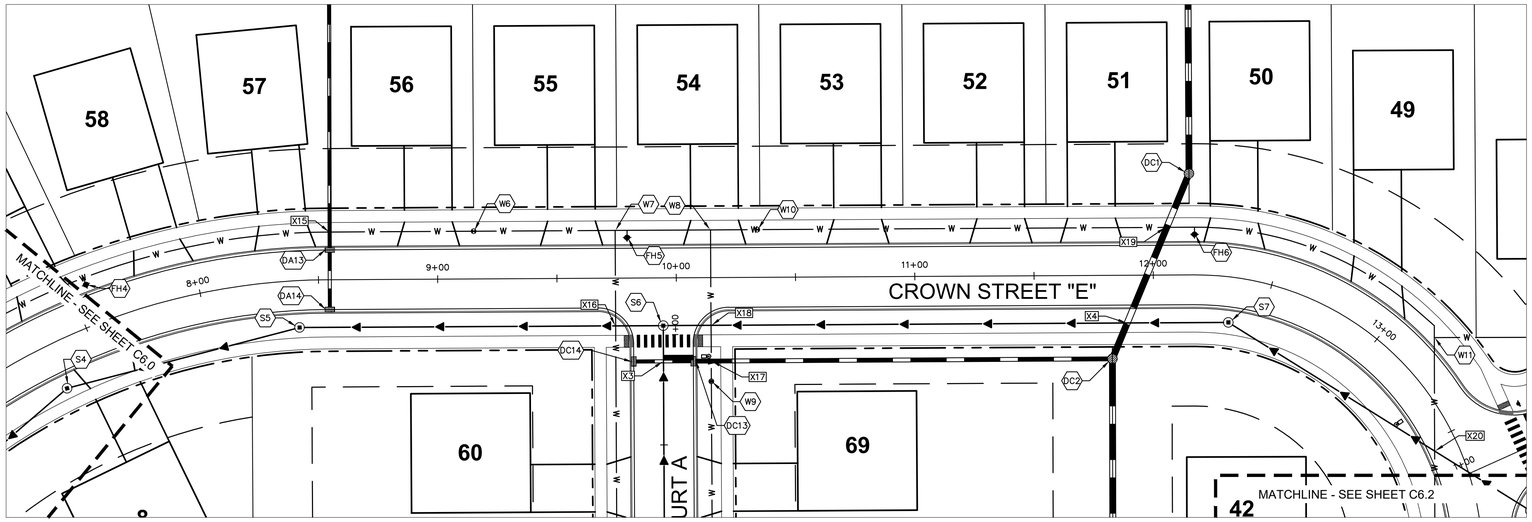
SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

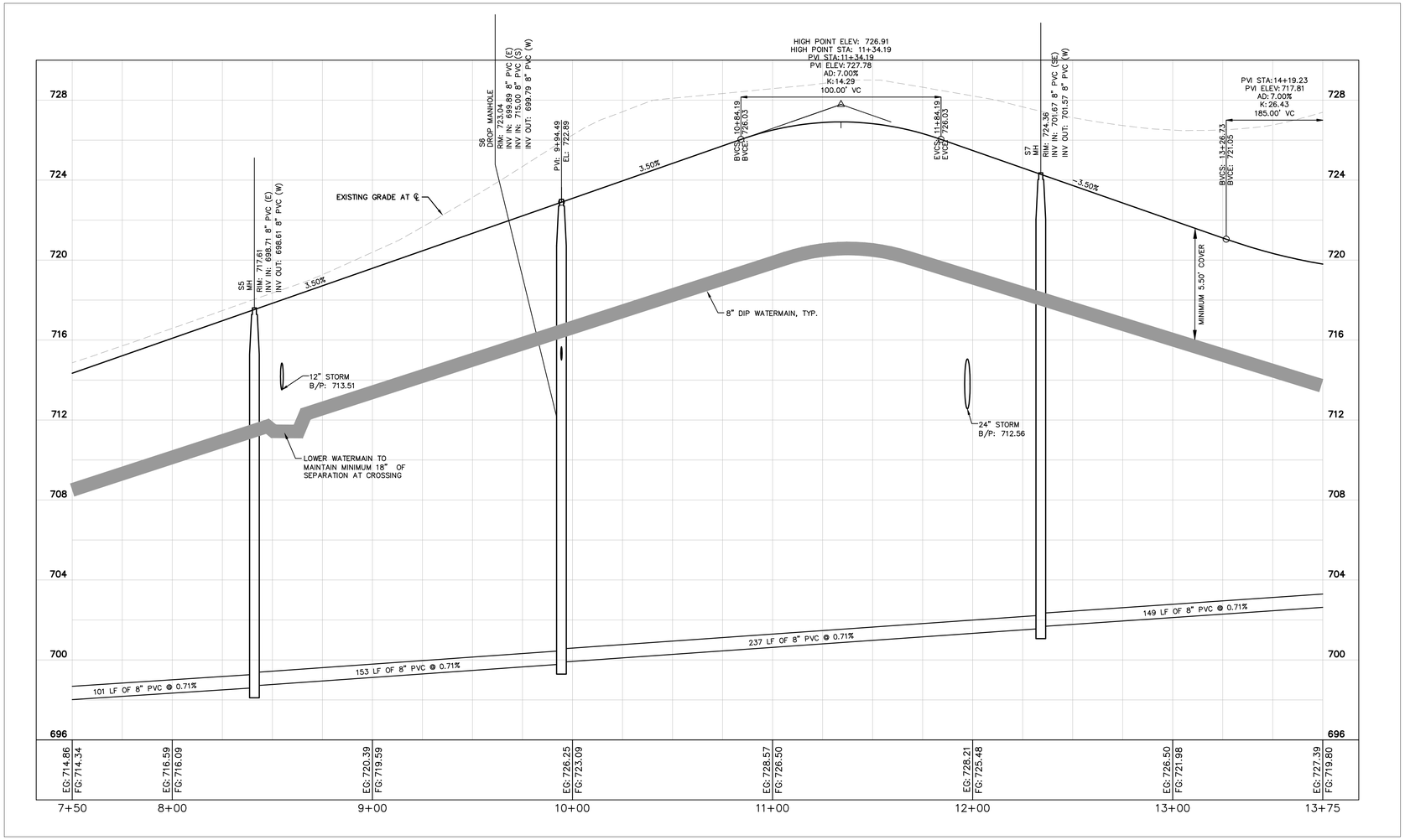
PLAN & PROFILE - CROWN ST E STA 1+00 TO 7+50

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C6.0

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _3\V2 Design\CAD\plansheets\Lot 1\C6.0 PLAN & PROFILE.dwg C6.0 Feb 06, 2025 8:52am by: sara.ferrero-hersh
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GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

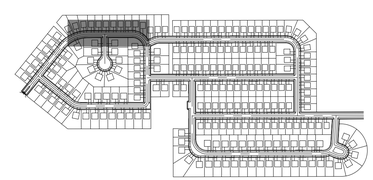
WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
FH4	FH FG ELEV: 714.57
FH5	FH FG ELEV: 722.40
FH6	FH FG ELEV: 724.91
W6	VALVE FG ELEV: 720.18
W7	TEE FG ELEV: 722.29
W8	TEE FG ELEV: 723.69
W9	VALVE FG ELEV: 723.32
W10	VALVE FG ELEV: 724.37
W11	TEE FG ELEV: 721.46

UTILITY CROSSING TABLE

	SIZE (IN)	TYPE		
X3	12" RCP	STRM	B/P	718.39
	8" PVC	SAN	T/P	715.83
X4	24" RCP	STRM	B/P	712.77
	8" PVC	SAN	T/P	701.96
X15	12" RCP	STRM	B/P	713.23
	8" DIP	WATR	T/P	711.73
X16	8" DIP	WATR	B/P	701.81
	8" PVC	SAN	T/P	700.31
X17	15" RCP	STRM	B/P	717.80
	8" DIP	WATR	T/P	716.30
X18	8" DIP	WATR	B/P	702.20
	8" PVC	SAN	T/P	700.70
X19	8" DIP	WATR	B/P	716.34
	24" RCP	STRM	T/P	714.84
X20	8" DIP	WATR	B/P	704.56
	8" PVC	SAN	T/P	703.06

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/MMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

KEY MAP



NO.	REVISIONS	DATE	BY

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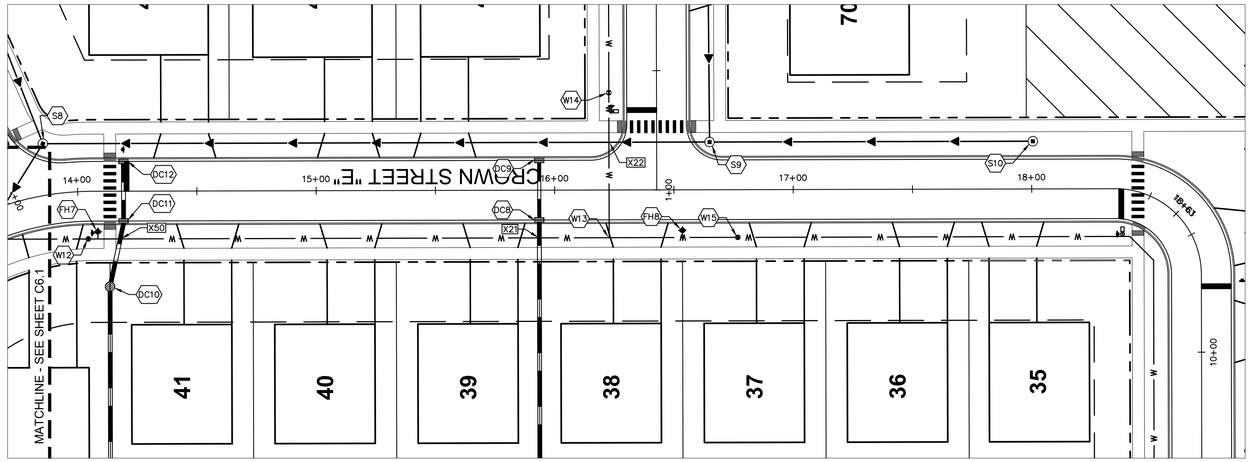
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DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

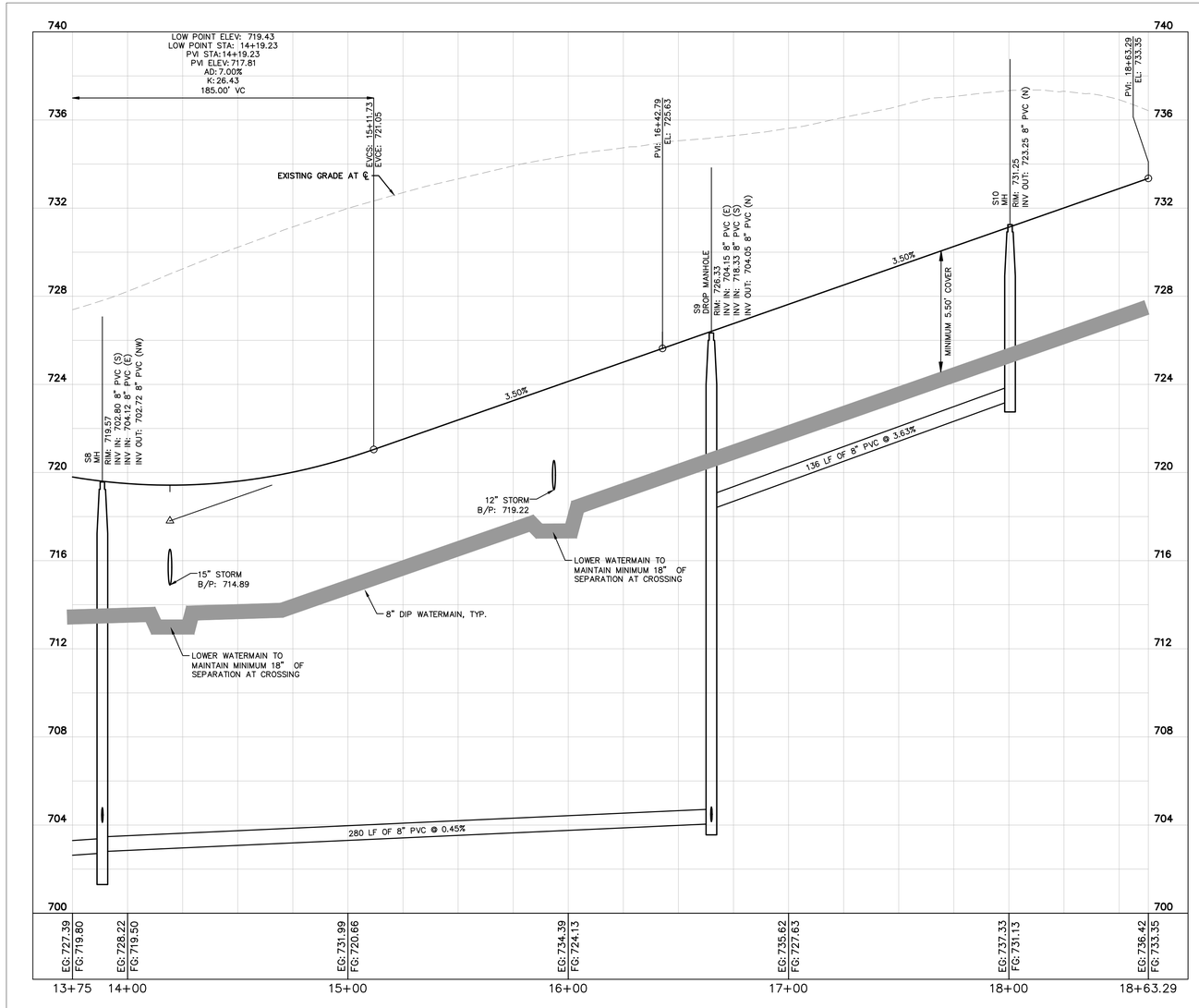
PLAN & PROFILE - CROWN ST E STA 7+50 TO 13+75

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C6.1

Drawing name: K:\CHS_LDE\V\168740009_Crown_Lots1&2_Sugar Grove _LV2 Design\CAD\PlanSheets\Lot 1\C6.0 PLAN & PROFILE.dwg C6.1 Feb 06, 2025 4:09pm by: JoeHannah
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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

UTILITY CROSSING TABLE

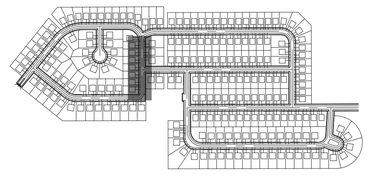
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X21	15" RCP	STRM	B/P	718.82
	8" DIP	WATR	T/P	717.32
X22	8" DIP	WATR	B/P	706.03
	8" PVC	SAN	T/P	704.53
X50	15" RCP	STRM	B/P	714.77
	8" DIP	WATR	T/P	713.27

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH7	FH FG ELEV: 719.49
FH8	FH FG ELEV: 726.05
W12	VALVE FG ELEV: 719.57
W13	TEE FG ELEV: 725.03
W14	VALVE FG ELEV: 725.74
W15	VALVE FG ELEV: 726.92

KEY MAP



No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

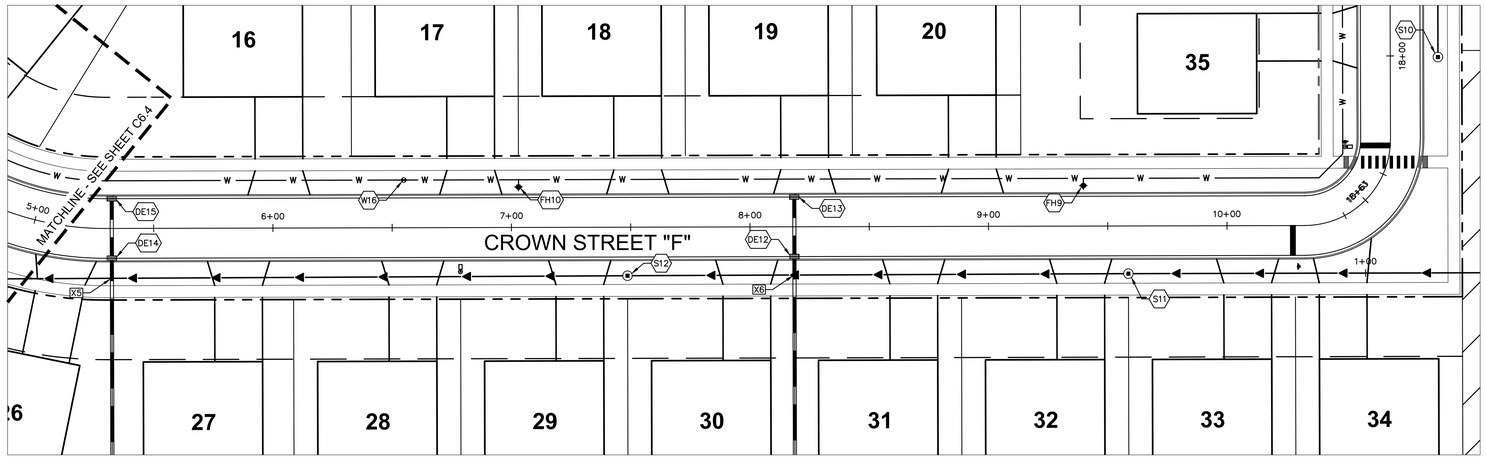
PLAN & PROFILE - CROWN ST E STA 13+75 TO 18+63

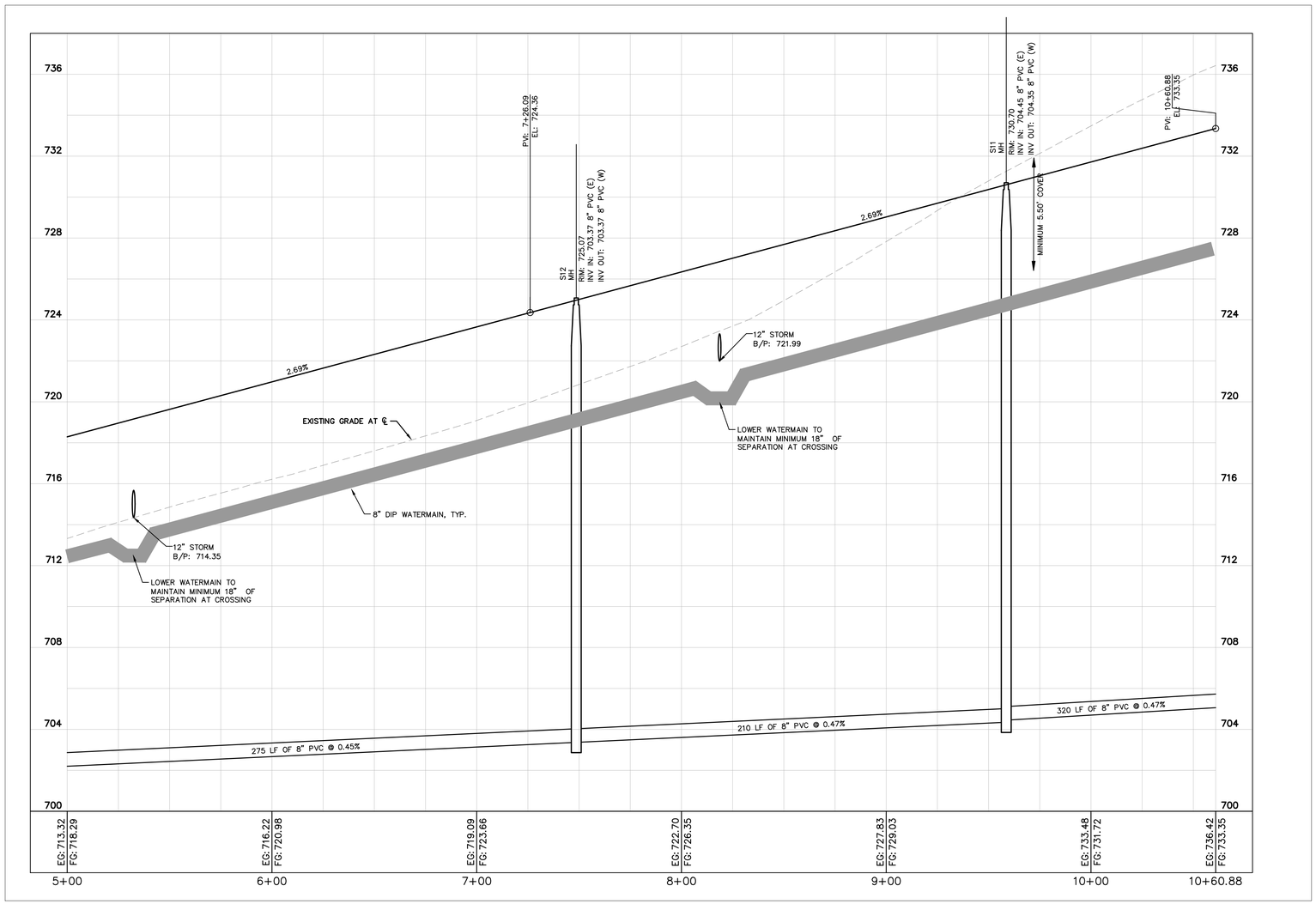
CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C6.2

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _3\V2 Design\CAD\planesheets\Lot 1\C6.0 PLAN & PROFILE.dwg 06.2 Feb 06, 2025 8:53am by: sara.ferrero-hersh
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GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

UTILITY CROSSING TABLE

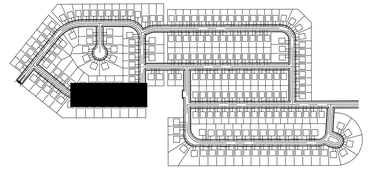
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X5	12" RCP	STRM	B/P	713.71
	8" PVC	SAN	T/P	703.08
X6	12" RCP	STRM	B/P	721.36
	8" PVC	SAN	T/P	704.38

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH9	FH FG ELEV: 730.14
FH10	FH FG ELEV: 723.78
W16	VALVE FG ELEV: 722.55

KEY MAP



No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

PLAN & PROFILE - CROWN ST F STA 5+00 TO 10+61

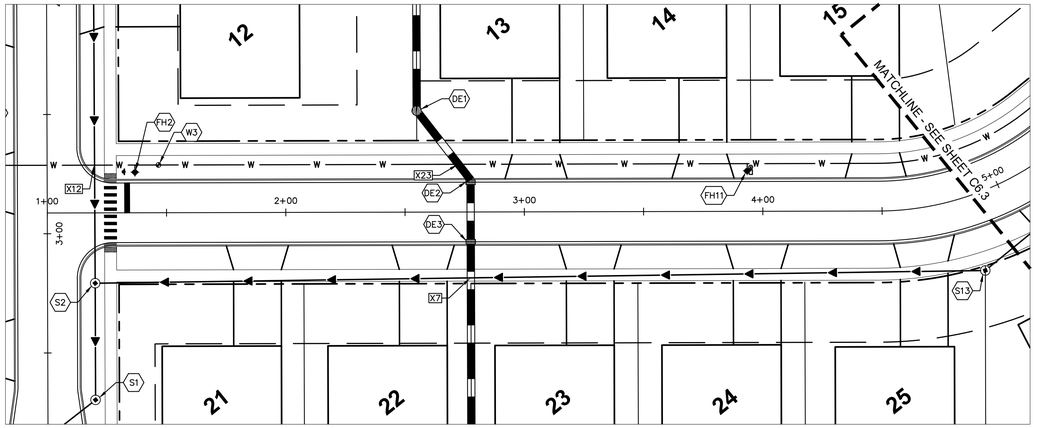
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

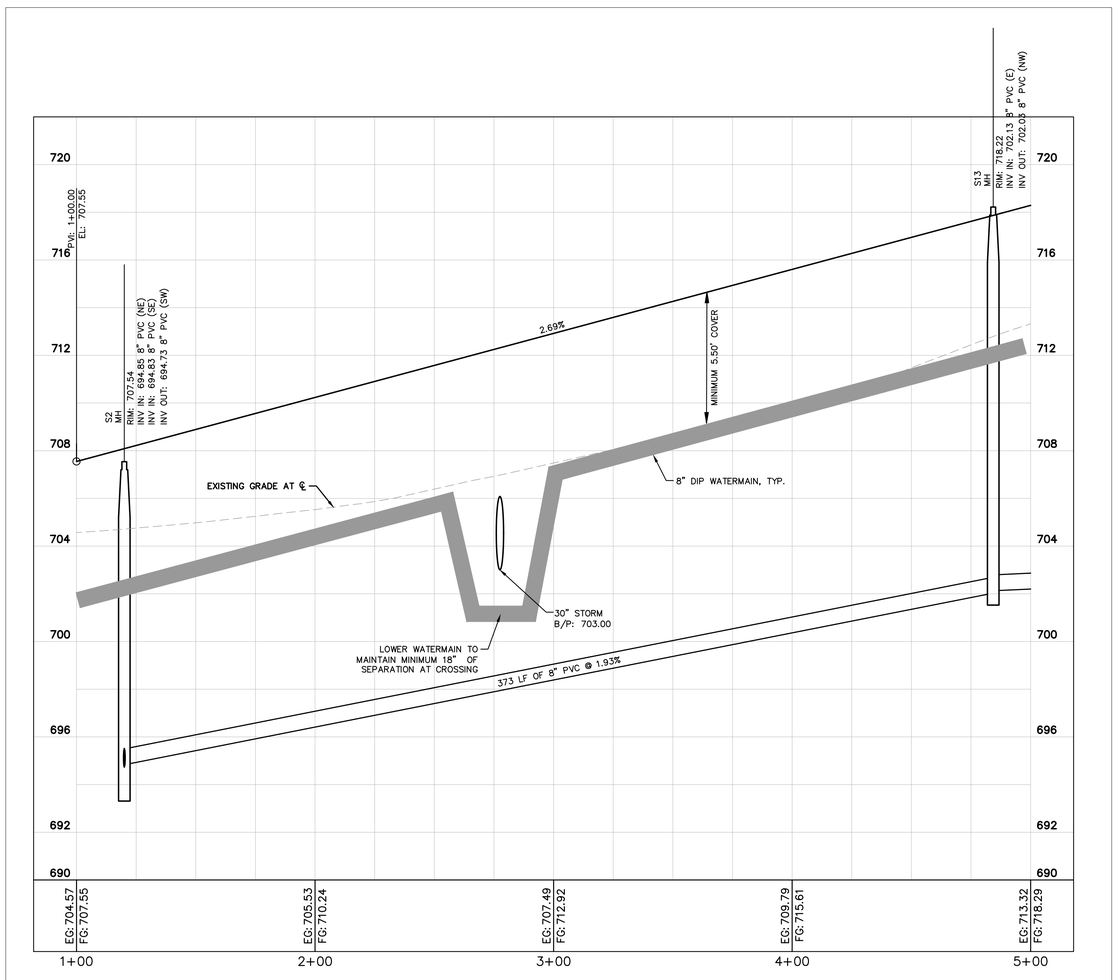
ORIGINAL ISSUE:
1/31/2025

KHA PROJECT NO.
168740009

SHEET NUMBER
C6.3

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GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
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- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

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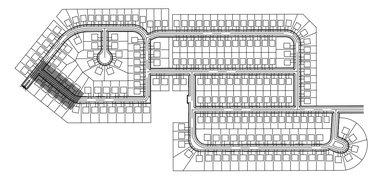
UTILITY CROSSING TABLE

	SIZE (IN)	TYPE		
X7	30" RCP	STRM	B/P	703.14
	8" PVC	SAN	T/P	698.56
X12	8" DIP	WATR	B/P	661.32
	8" PVC	SAN	T/P	659.82
X23	30" RCP	STRM	B/P	702.90
	8" DIP	WATR	T/P	701.40

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/MWQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
FH2	FH FG ELEV: 708.58
FH11	FH FG ELEV: 715.47
W3	VALVE FG ELEV: 708.90

KEY MAP



No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

PLAN & PROFILE - CROWN ST F STA 1+00 TO 5+00

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE:
1/31/2025

KHA PROJECT NO.
168740009

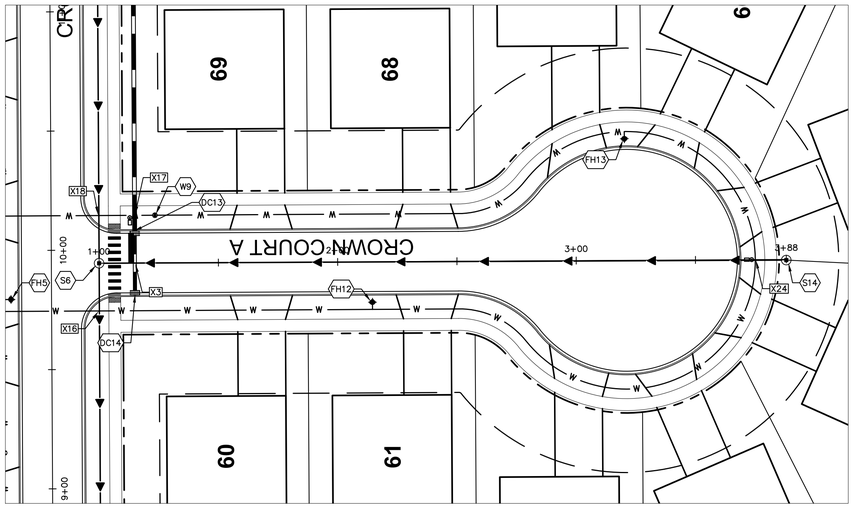
SHEET NUMBER
C6.4

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove_IL\2 Design\CAD\plansheets\Lot 1\C6.0 PLAN & PROFILE.dwg C6.4 Feb 06, 2025 8:54am by: sara.terrero-herah
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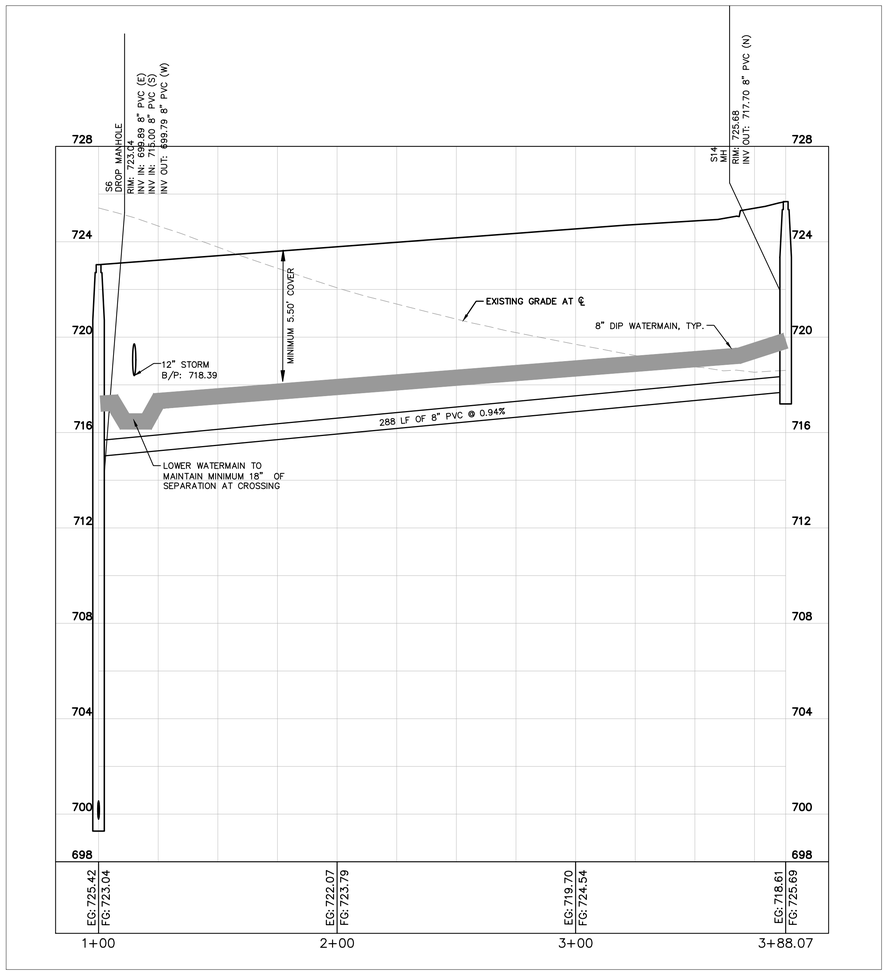
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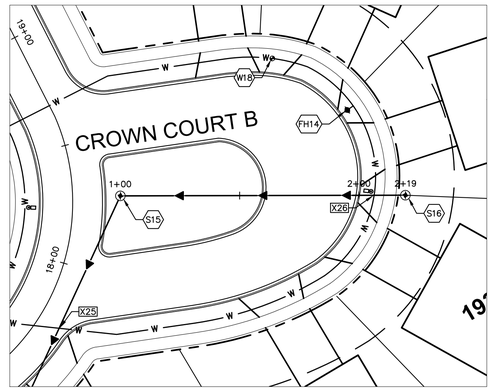
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PLAN VIEW A

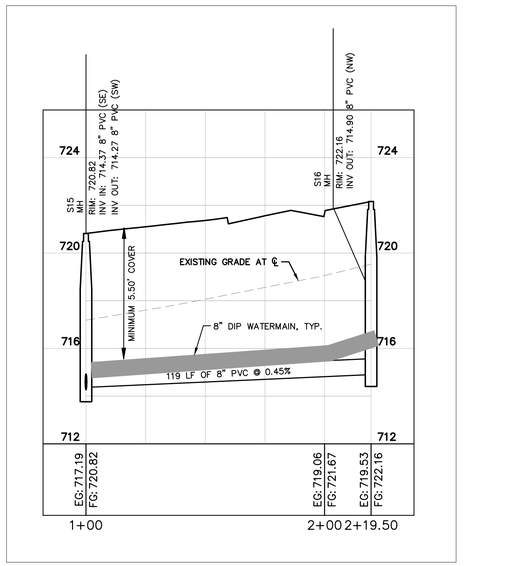
WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
FH5	FH FG ELEV: 722.40
FH12	FH FG ELEV: 723.94
FH13	FH FG ELEV: 724.81
W9	VALVE FG ELEV: 723.32





PLAN VIEW B

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
FH14	FH FG ELEV: 721.79
W18	VALVE FG ELEV: 721.63



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GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
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  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

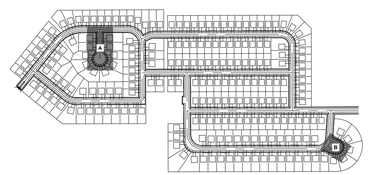
1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

UTILITY CROSSING TABLE

	SIZE (IN)	TYPE		
X3	12" RCP	STRM	B/P	718.39
	8" PVC	SAN	T/P	715.83
X16	8" DIP	WATR	B/P	701.81
	8" PVC	SAN	T/P	700.31
X17	15" RCP	STRM	B/P	717.80
	8" DIP	WATR	T/P	716.30
X18	8" DIP	WATR	B/P	702.20
	8" PVC	SAN	T/P	700.70
X24	8" DIP	SAN	B/P	717.58
	8" PVC	WATR	T/P	716.08
X25	8" DIP	SAN	B/P	713.99
	8" PVC	WATR	T/P	712.49
X26	8" DIP	SAN	B/P	714.85
	8" PVC	WATR	T/P	713.35

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

KEY MAP



No.	REVISIONS	DATE	BY

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PHONE: 847-405-2004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

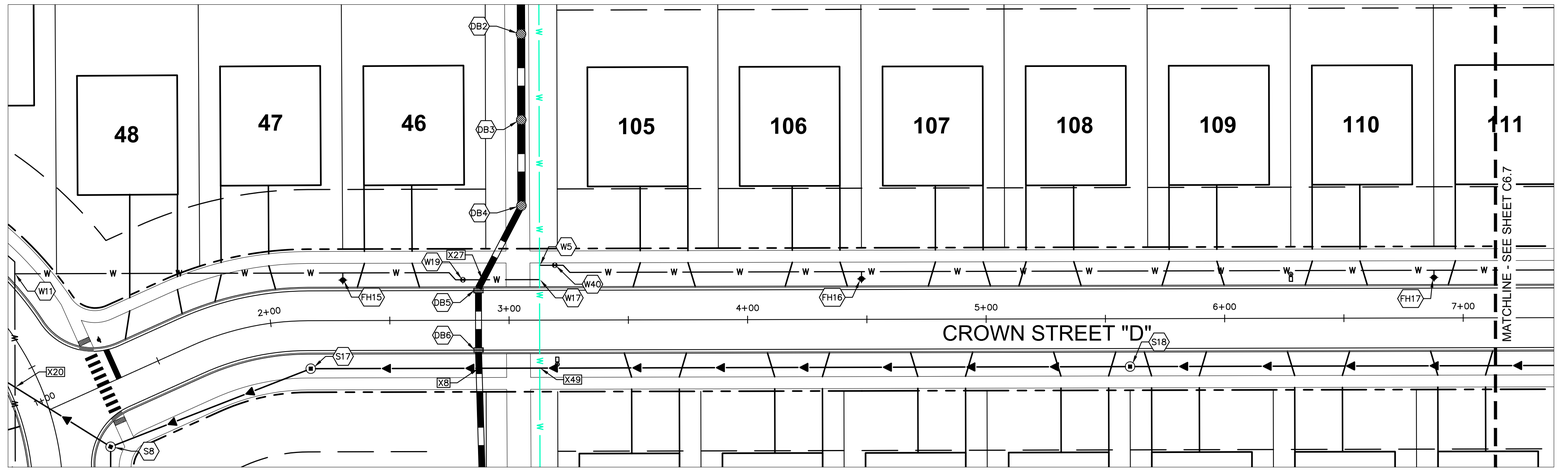
PLAN & PROFILE - CROWN CT A & CROWN CT B

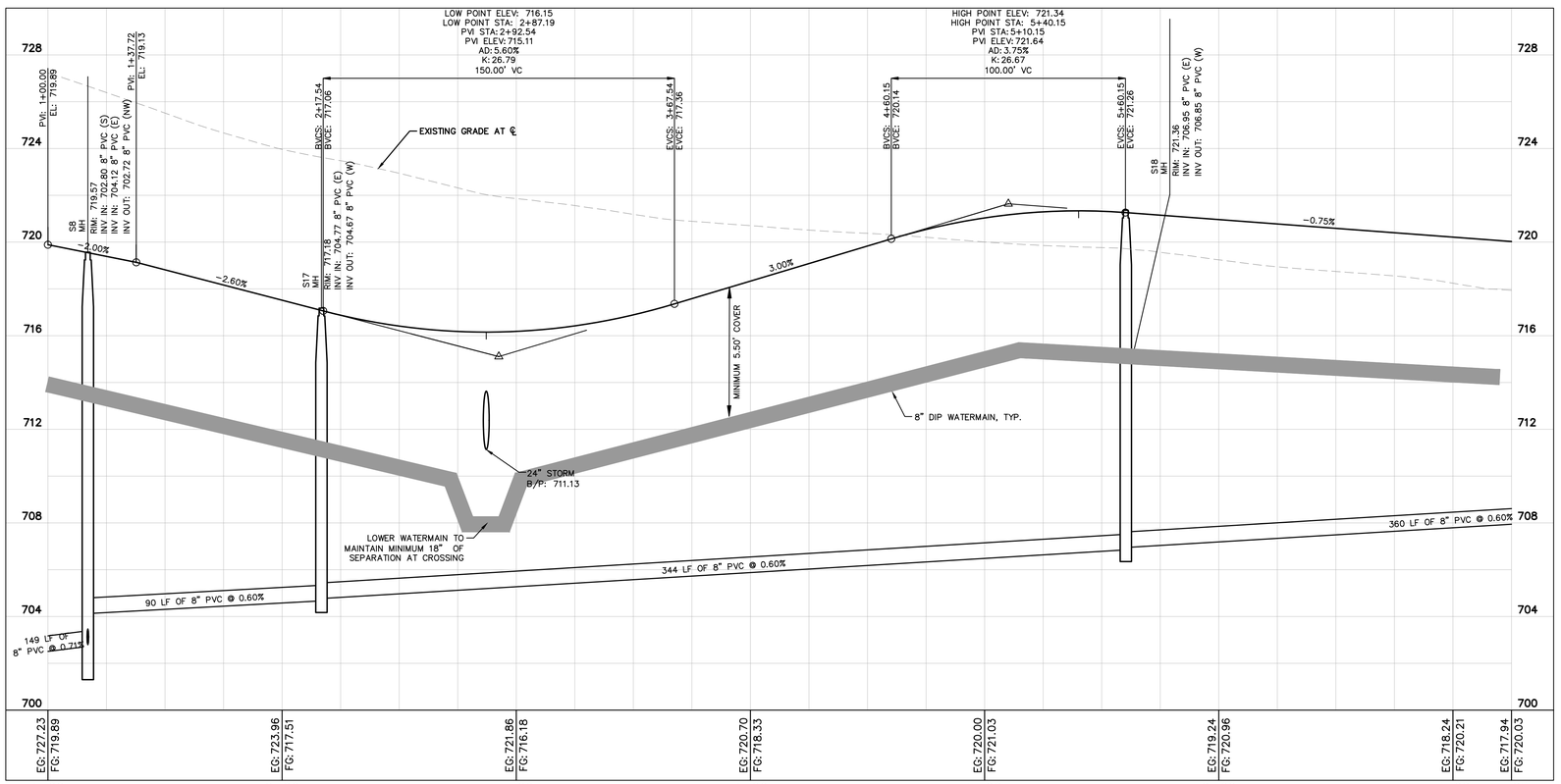
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE:
1/31/2025

KHA PROJECT NO.
168740009

SHEET NUMBER
C6.5





NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

UTILITY CROSSING TABLE

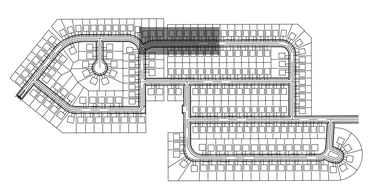
	SIZE (IN)	TYPE		
X8	24" RCP	STRM	B/P	711.48
	8" PVC	SAN	T/P	705.89
X20	8" DIP	WATR	B/P	704.56
	8" PVC	SAN	T/P	703.06
X27	24" RCP	STRM	B/P	710.78
	8" DIP	WATR	T/P	709.28
X49	16" DIP	WATR	B/P	707.52
	8" PVC	SAN	T/P	706.02

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH15	FH FG ELEV: 716.80
FH16	FH FG ELEV: 719.81
FH17	FH FG ELEV: 720.34
W5	TEE FG ELEV: 716.44
W11	TEE FG ELEV: 721.46
W17	TEE FG ELEV: 716.32
W19	VALVE FG ELEV: 716.20
W40	VALVE FG ELEV: 716.51

KEY MAP



No.	REVISIONS	DATE	BY

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

PLAN & PROFILE - CROWN ST D STA 1+00 TO 7+25

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

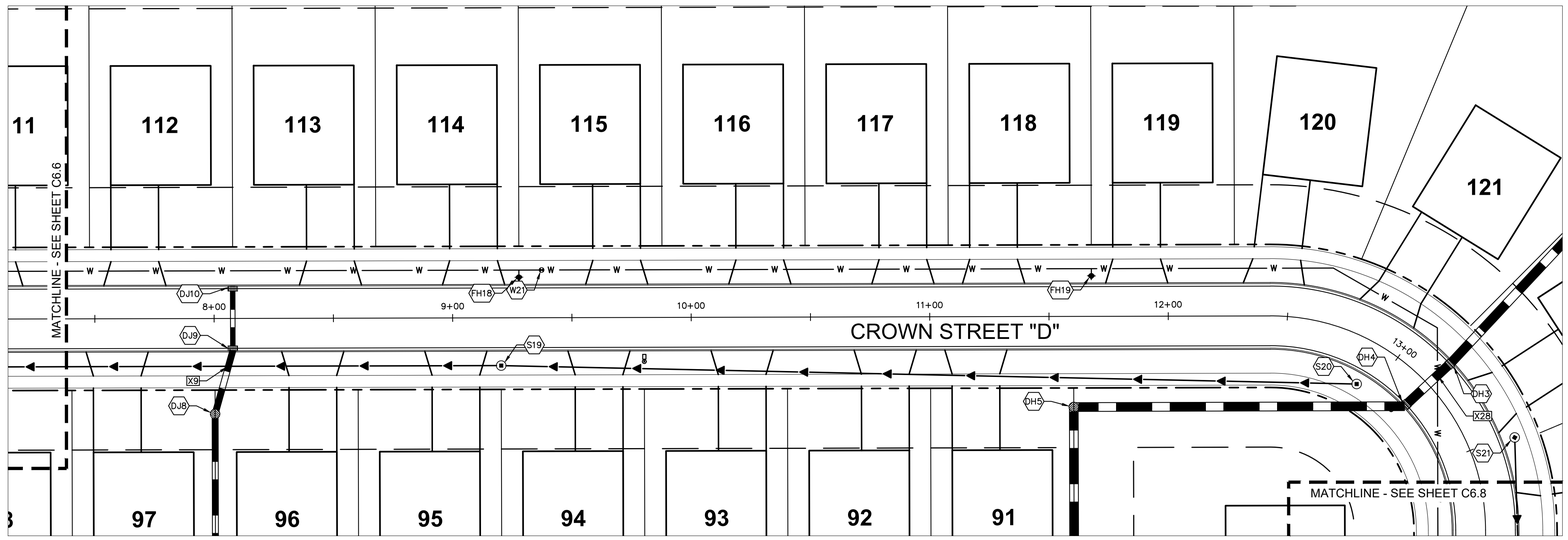
ORIGINAL ISSUE:
1/31/2025

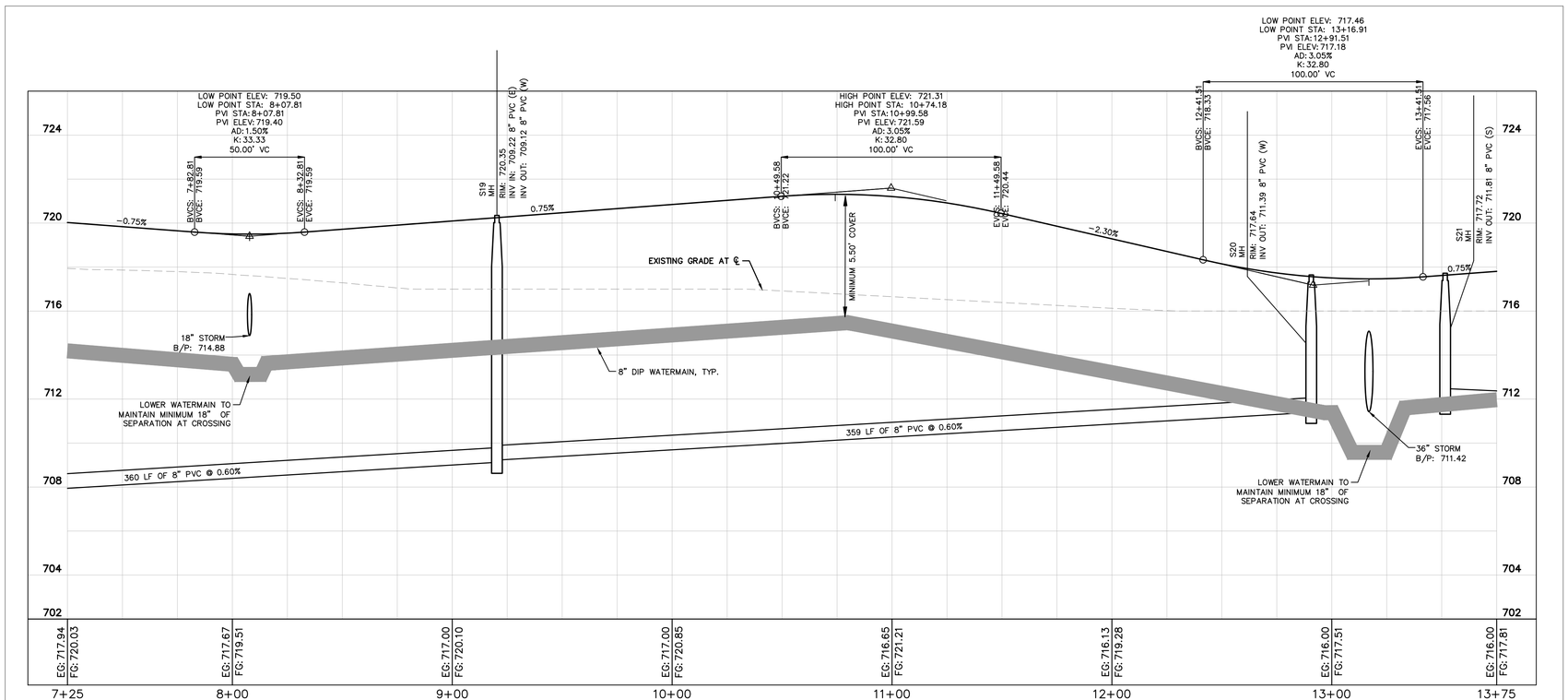
KHA PROJECT NO.
168740009

SHEET NUMBER
C6.6

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove_IL\2 Design\CAD\plansheets\Lot 1\C6.0 PLAN & PROFILE.dwg C6.6 Feb 06, 2025, 8:56am by: sara.ferreira-heran
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Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _il\2 Design\CAD\plansheets\Lot 1\C6.0 PLAN & PROFILE.dwg C6.7 Feb 06, 2025 8:57am by: sara.ferreira-hersh
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0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

UTILITY CROSSING TABLE

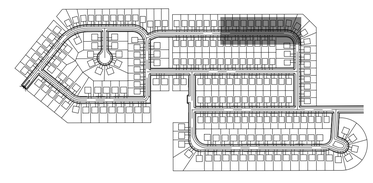
	SIZE (IN)	TYPE		
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	8" PVC	SAN	T/P	709.12
X28	36" RCP	STRM	B/P	711.41
	8" DIP	WATR	T/P	709.91

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH18	FH FG ELEV: 720.34
FH19	FH FG ELEV: 720.06
W21	VALVE FG ELEV: 720.48

KEY MAP



No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

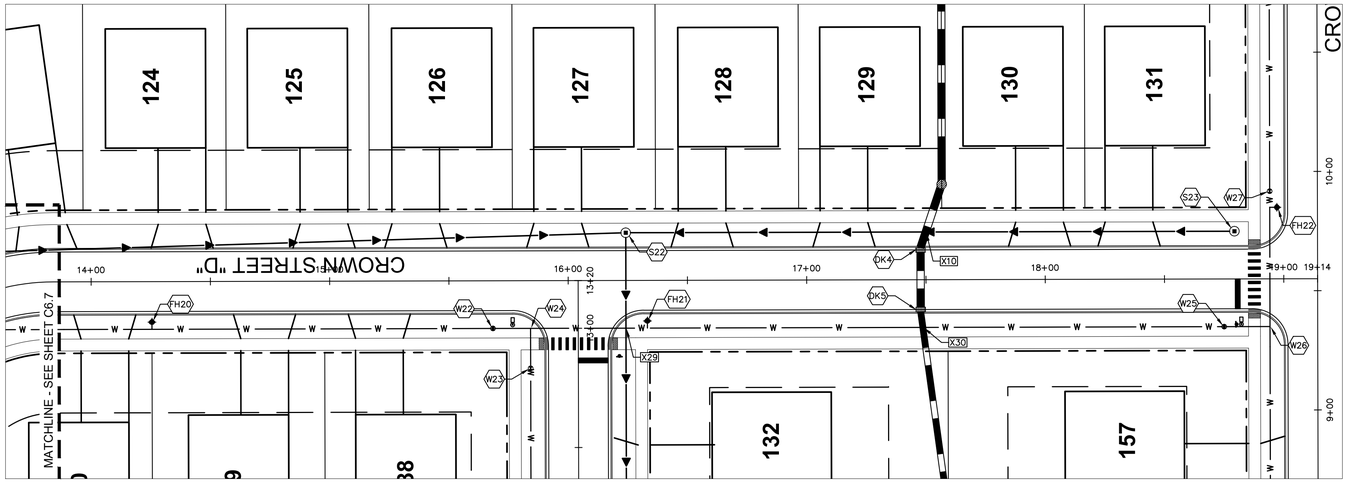
PLAN & PROFILE - CROWN ST D STA 7+25 TO 13+75

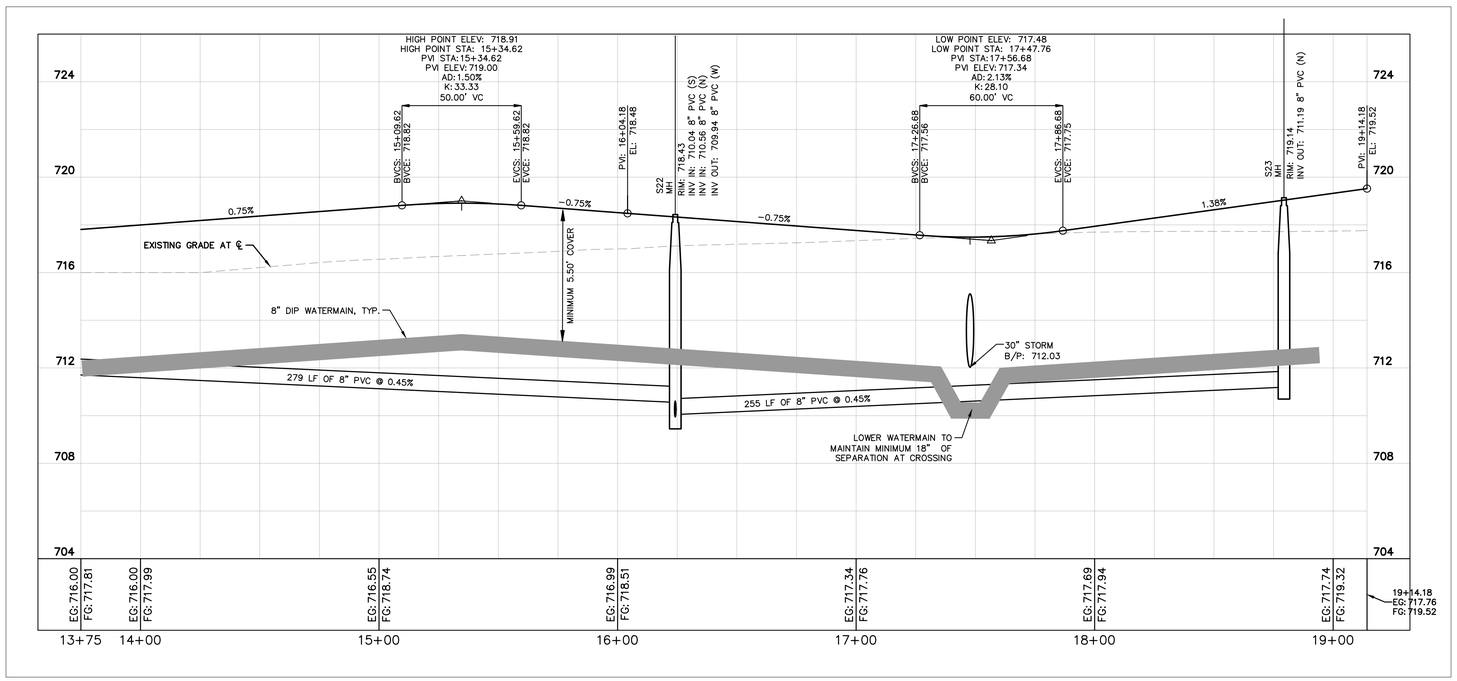
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE:
1/31/2025

KHA PROJECT NO.
168740009

SHEET NUMBER
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GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
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WATER & SANITARY NOTES

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UTILITY CROSSING TABLE

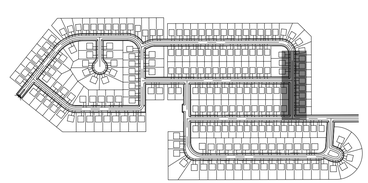
	SIZE (IN)	TYPE		
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	8" PVC	SAN	T/P	711.30
X29	8" DIP	WATR	B/P	711.93
	8" PVC	SAN	T/P	710.43
X30	24" RCP	STRM	B/P	712.25
	8" DIP	WATR	T/P	710.75

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/MWQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH20	FH FG ELEV: 718.23
FH21	FH FG ELEV: 718.36
FH22	FH FG ELEV: 719.30
W22	VALVE FG ELEV: 718.86
W23	VALVE FG ELEV: 718.96
W24	TEE FG ELEV: 718.78
W25	VALVE FG ELEV: 719.08
W26	TEE FG ELEV: 719.46
W27	VALVE FG ELEV: 719.34

KEY MAP



No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

PLAN & PROFILE - CROWN ST D STA 13+75 TO 19+14

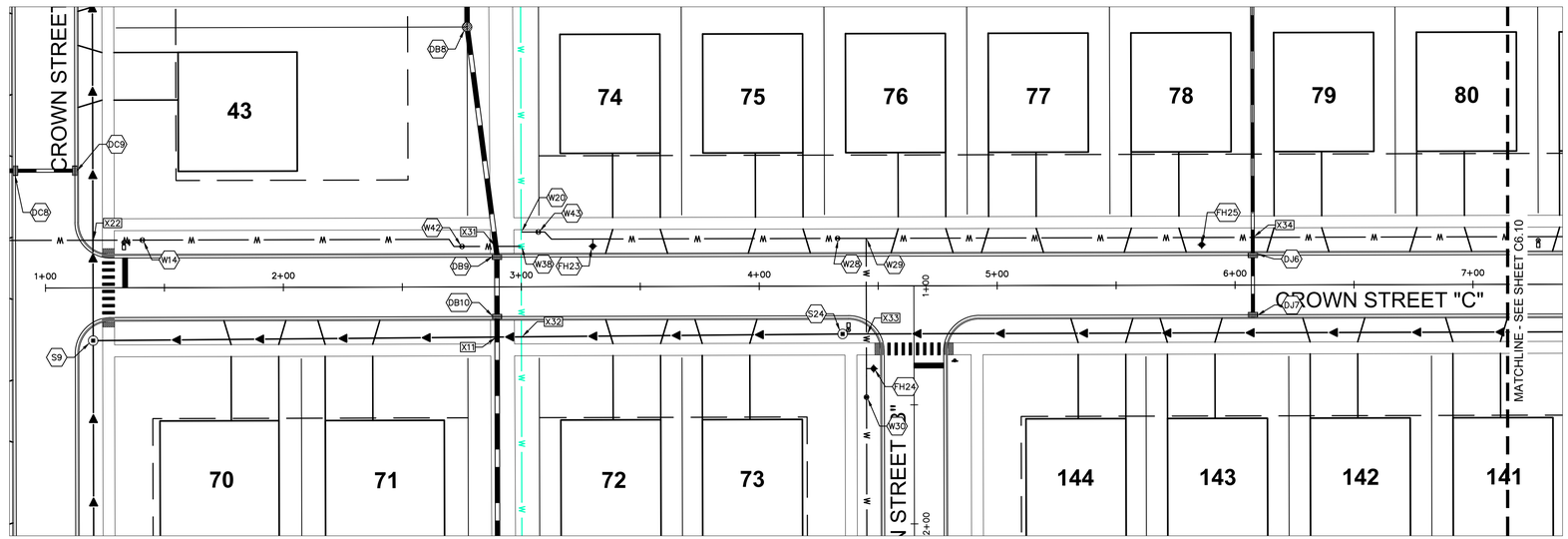
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

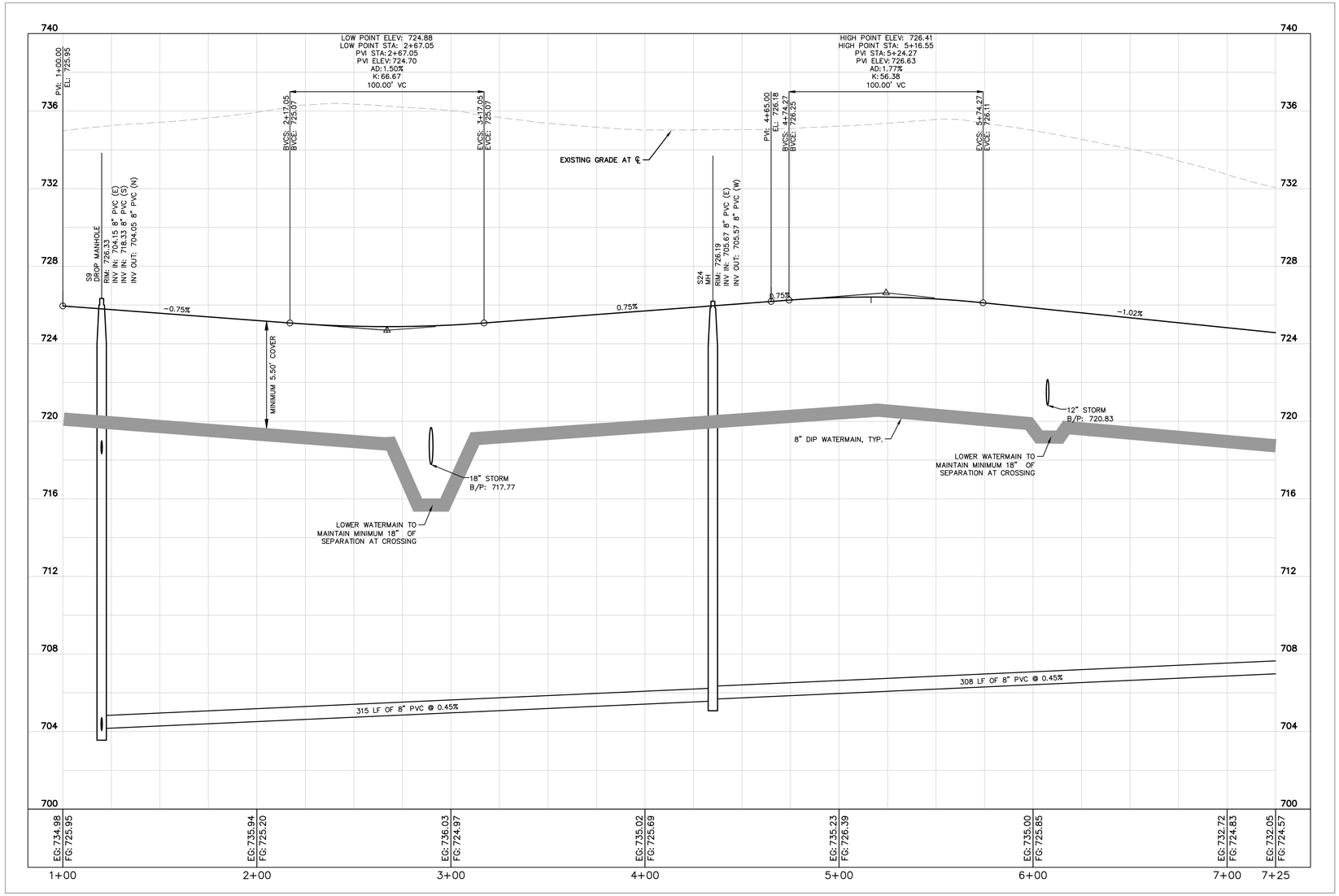
ORIGINAL ISSUE:
1/31/2025

KHA PROJECT NO.
168740009

SHEET NUMBER
C6.8

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove_JV\2 Design\CAD\plansheets\Lot 1\C6.0 PLAN & PROFILE.dwg C6.8 Feb 06, 2025 8:57am by: sara.herera-herah
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GRAPHIC SCALE IN FEET
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HORIZONTAL

0 1.5 3 6
VERTICAL

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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
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- PROPOSED VALVE BOX (MAIN)
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WATER & SANITARY NOTES

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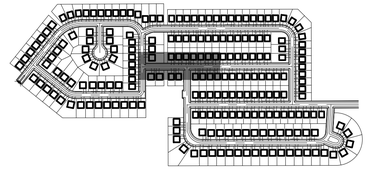
WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
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FH24	FH FG ELEV: 726.65
FH25	FH FG ELEV: 726.03
W14	VALVE FG ELEV: 725.74
W20	TEE FG ELEV: 725.13
W28	VALVE FG ELEV: 726.04
W29	TEE FG ELEV: 726.13
W30	VALVE FG ELEV: 726.91
W38	TEE FG ELEV: 725.01
W42	VALVE FG ELEV: 724.93
W43	VALVE FG ELEV: 725.17

UTILITY CROSSING TABLE

	SIZE (IN)	TYPE		
X11	18" RCP	STRM	B/P	717.99
	8" PVC	SAN	T/P	705.61
X22	8" DIP	WATR	B/P	706.03
	8" PVC	SAN	T/P	704.53
X31	18" RCP	STRM	B/P	717.49
	8" DIP	WATR	T/P	715.99
X32	8" DIP	WATR	B/P	707.13
	8" PVC	SAN	T/P	705.63
X33	8" DIP	WATR	B/P	707.88
	8" PVC	SAN	T/P	706.38
X34	12" RCP	STRM	B/P	720.07
	8" DIP	WATR	T/P	718.57
X21	15" RCP	STRM	B/P	718.82
	8" DIP	WATR	T/P	717.32

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/MMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

KEY MAP



No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

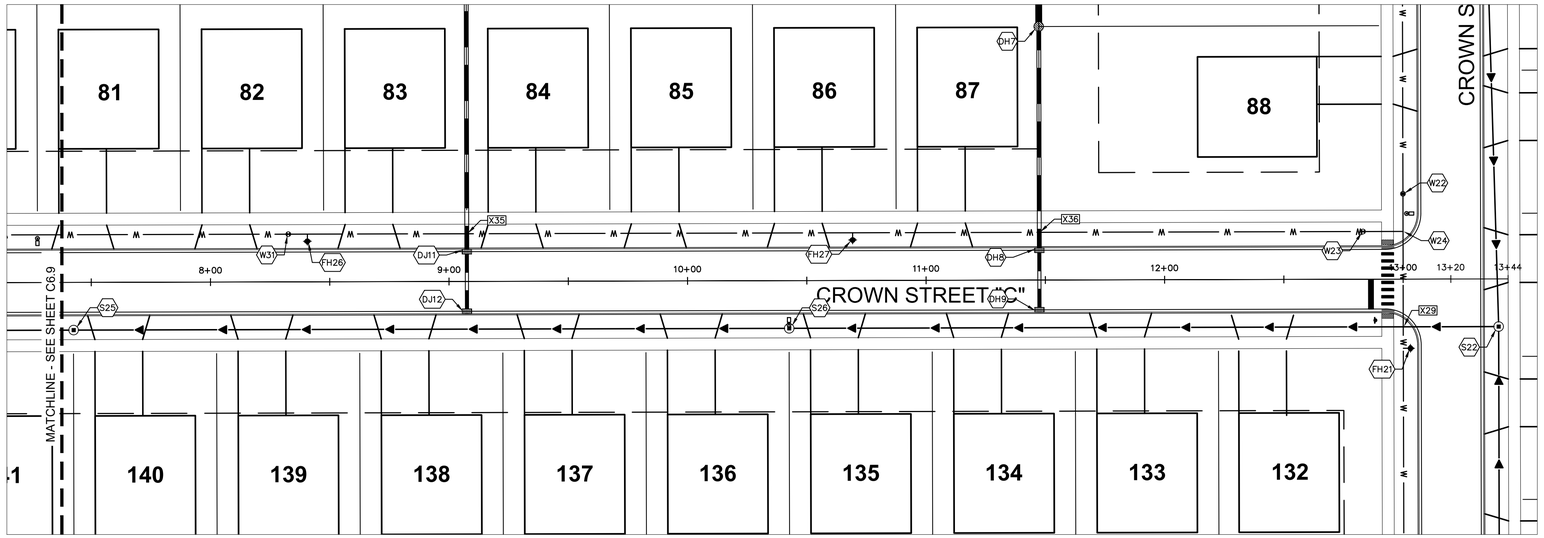
PLAN & PROFILE - CROWN ST C STA 1+00 TO 7+25

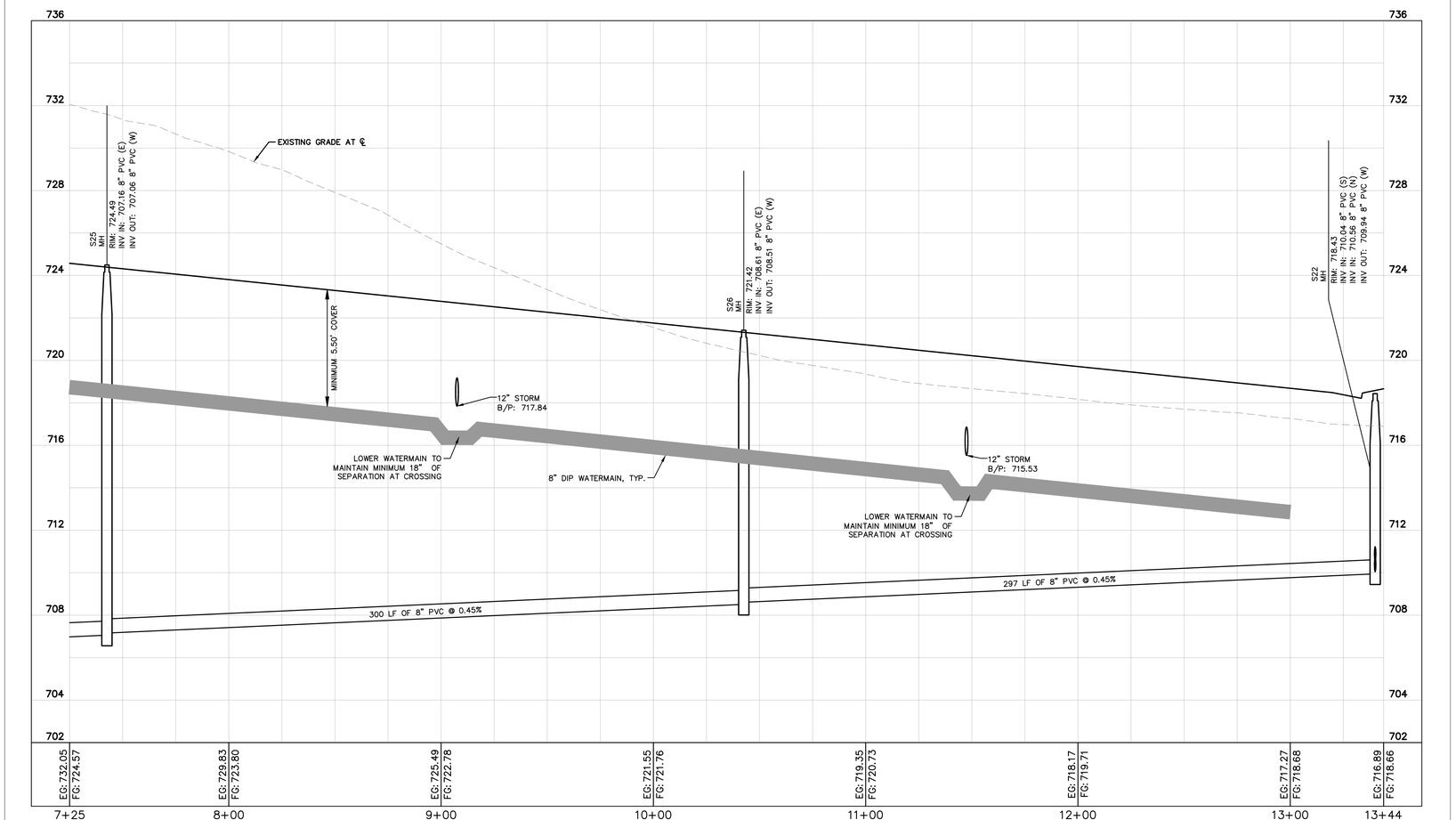
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C6.9

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _il\2 Design\CAD\plansheets\Lot 1\C6.9 PLAN & PROFILE.dwg C6.9 Feb 06, 2025 9:02am by: sara.ferreira-hersh
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Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove_-_IV2 Design\CAD\plansheets\Lot 1\C6.9 PLAN & PROFILE.dwg C6.10 Feb 06, 2025 9:02am by: sara.ferreira-hersh
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- W — PROPOSED PUBLIC WATER LINE
- W — W — PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
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WATER & SANITARY NOTES

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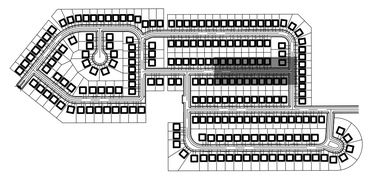
WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
FH21	FH FG ELEV: 718.36
FH26	FH FG ELEV: 723.43
FH27	FH FG ELEV: 721.09
W22	VALVE FG ELEV: 718.86
W23	VALVE FG ELEV: 718.96
W24	TEE FG ELEV: 718.78
W31	VALVE FG ELEV: 723.57

UTILITY CROSSING TABLE

	SIZE (IN)	TYPE		
X29	8" DIP	WATR	B/P	711.93
	8" PVC	SAN	T/P	710.43
X35	15" RCP	STRM	B/P	717.20
	8" DIP	WATR	T/P	715.70
X36	15" RCP	STRM	B/P	715.09
	8" DIP	WATR	T/P	713.59

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/MWQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

KEY MAP



NO.	REVISIONS	DATE	BY

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PHONE: 847-405-2004
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SCALE: AS NOTED | DESIGNED BY: SPH | DRAWN BY: SPH | CHECKED BY: EJT

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

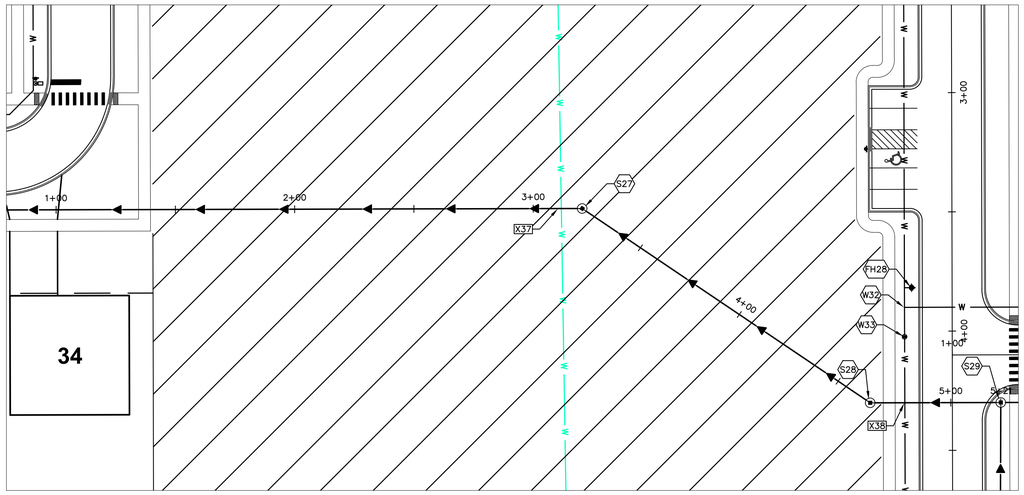
PLAN & PROFILE - CROWN ST C STA 7+25 TO 13+20

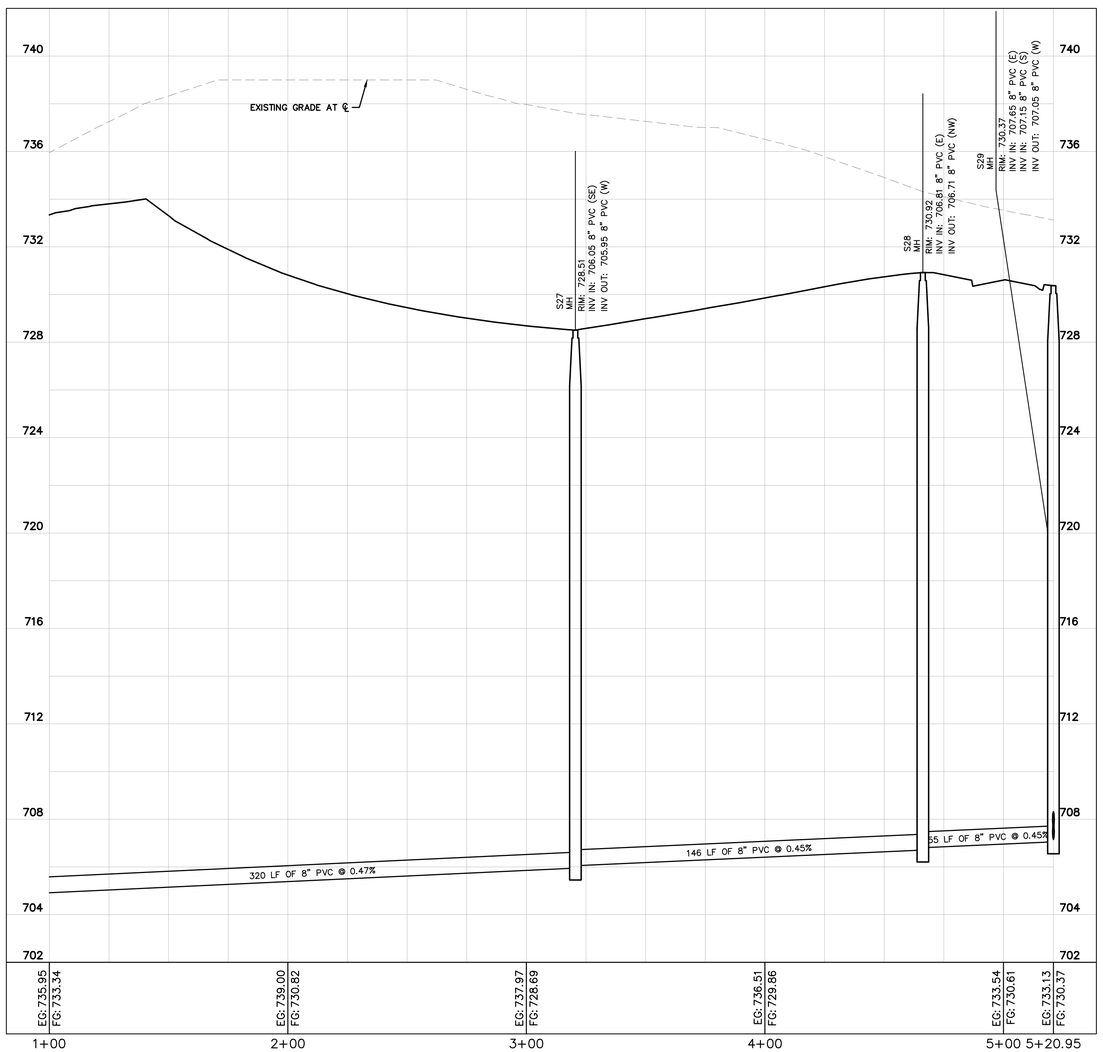
ORIGINAL ISSUE: 1/31/2025

KHA PROJECT NO. 168740009

SHEET NUMBER

C6.10





NORTH

GRAPHIC SCALE IN FEET

0 15 30 60

HORIZONTAL

0 1.5 3 6

VERTICAL

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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

UTILITY CROSSING TABLE

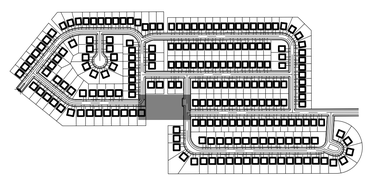
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	8" PVC	SAN	T/P	706.57
X38	8" DIP	WATR	B/P	709.04
	8" PVC	SAN	T/P	707.54

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH28	FH FG ELEV: 730.01
W32	TEE FG ELEV: 730.18
W33	VALVE FG ELEV: 730.35

KEY MAP



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SCALE: AS NOTED
DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

PLAN & PROFILE - PARK

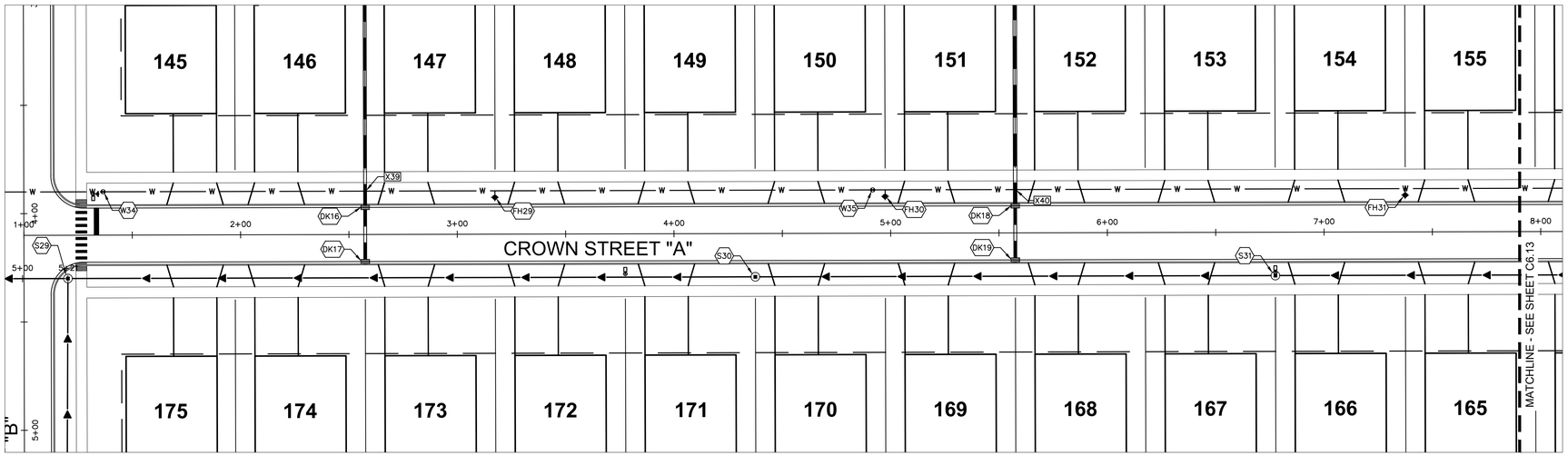
ORIGINAL ISSUE: 1/31/2025

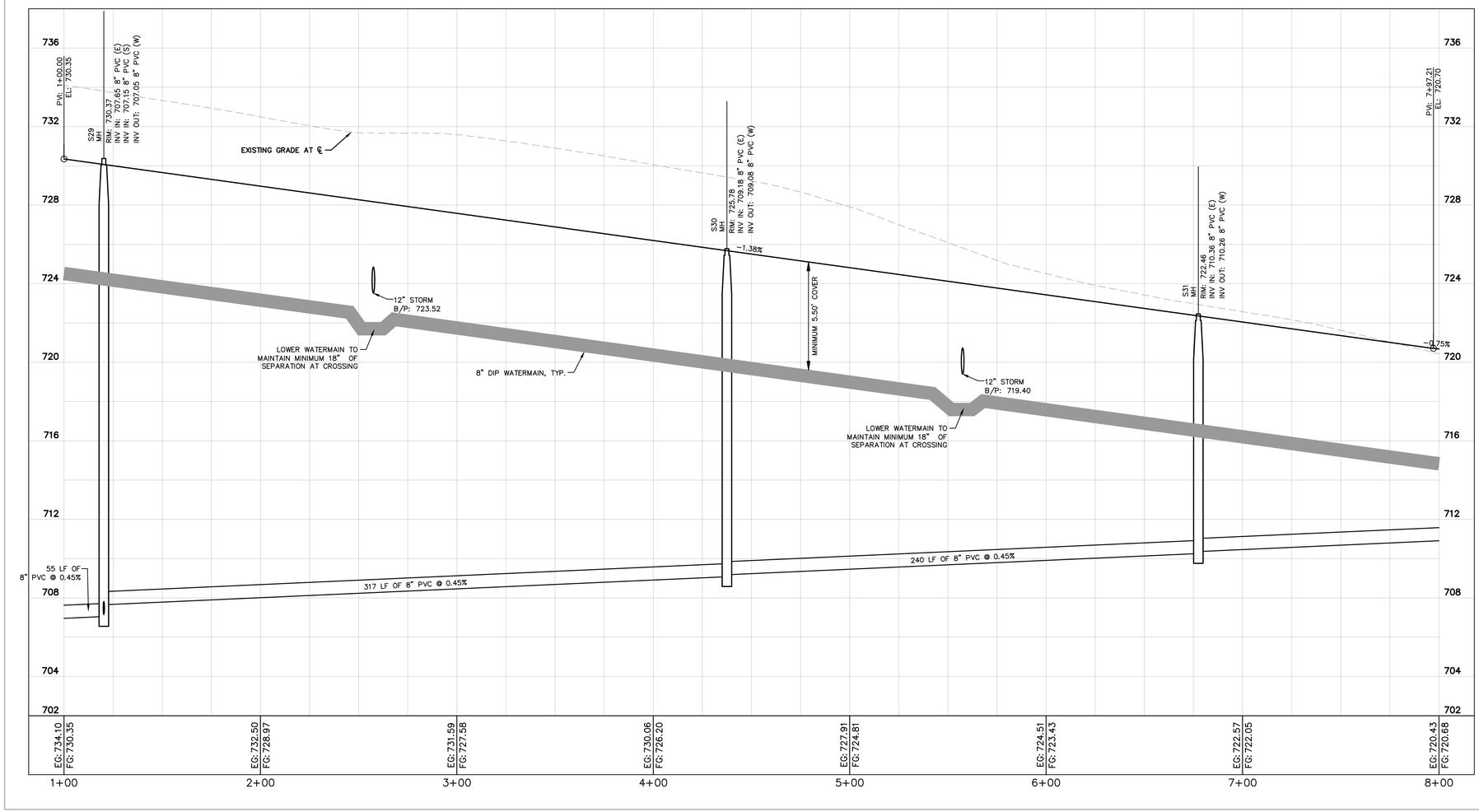
KHA PROJECT NO. 168740009

SHEET NUMBER

C6.11

Drawing name: K:\CHS_LDEV\168740009_crown_lot182_sugar grove _il\2 Design\CAD\plansheets\Lot 1\C6.9 PLAN & PROFILE.dwg - C6.11 - Feb 06, 2025 - 9:03am - by: sara.terrera-herah
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

UTILITY CROSSING TABLE

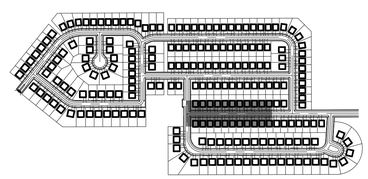
	SIZE (IN)	TYPE		
X39	12" RCP	STRM	B/P	723.20
	8" DIP	WATR	T/P	721.70
X40	15" RCP	STRM	B/P	719.10
	8" DIP	WATR	T/P	717.60

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH29	FH FG ELEV: 727.38
FH30	FH FG ELEV: 724.89
FH31	FH FG ELEV: 721.57
W34	VALVE FG ELEV: 729.94
W35	VALVE FG ELEV: 725.03

KEY MAP



No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

PLAN & PROFILE - CROWN ST A STA 1+00 TO 8+00

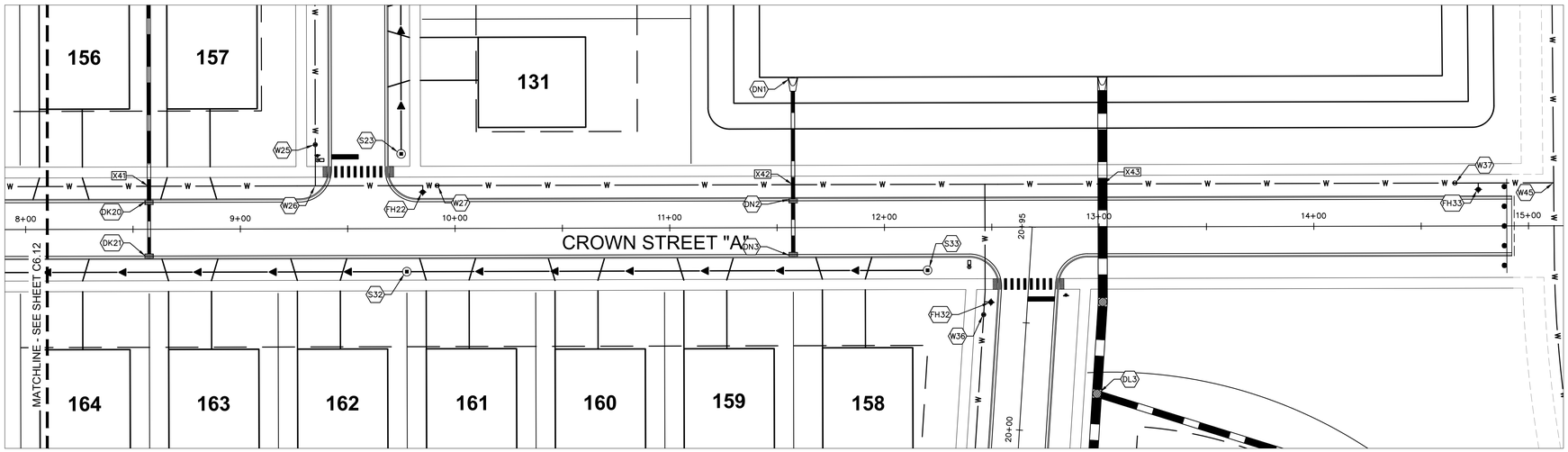
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

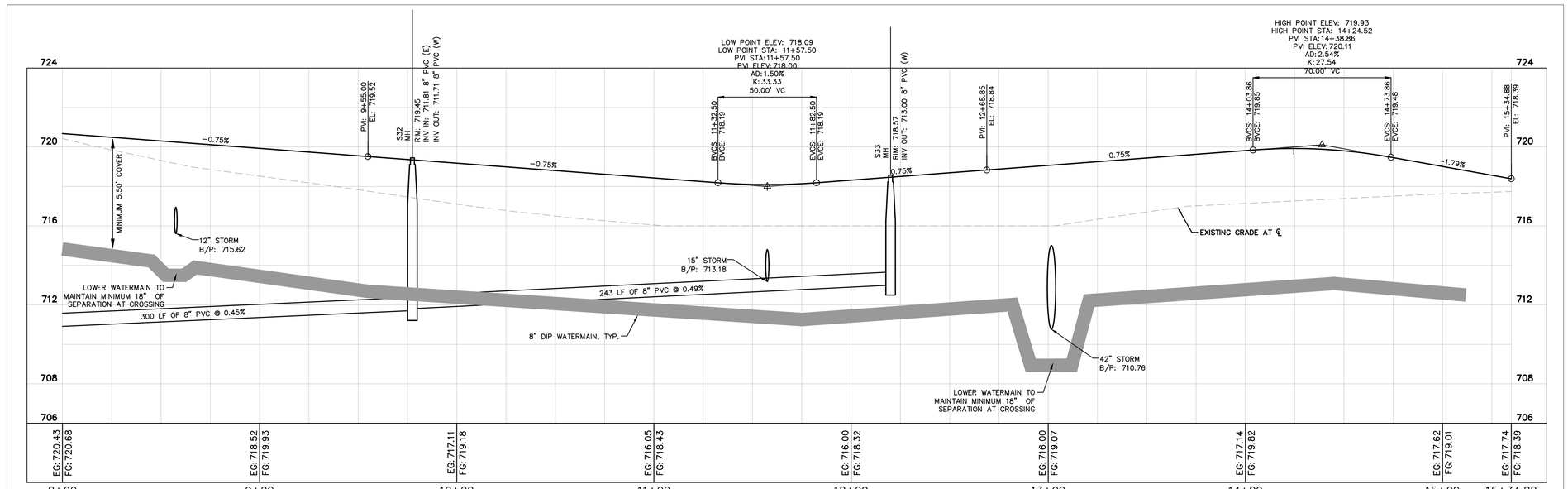
ORIGINAL ISSUE:
1/31/2025

KHA PROJECT NO.
168740009

SHEET NUMBER
C6.12

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove_a\V2 Design\CAD\plansheets\Lot 1\C6.9 PLAN & PROFILE.dwg Feb 06, 2025 9:04am by: sara.herrera-hersh
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HORIZONTAL

0 1.5 3 6
VERTICAL

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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

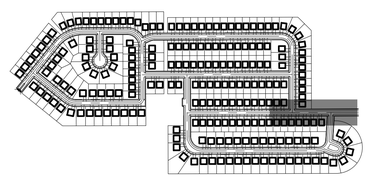
UTILITY CROSSING TABLE

	SIZE (IN)	TYPE		
X41	15" RCP	STRM	B/P	715.30
	8" DIP	WATR	T/P	713.80
X42	15" RCP	STRM	B/P	712.50
	8" DIP	WATR	T/P	711.00
X43	42" RCP	STRM	B/P	710.72
	8"DIP	WATR	T/P	709.22

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
FH22	FH FG ELEV: 719.30
FH32	FH FG ELEV: 719.13
FH33	FH FG ELEV: 719.47
W25	VALVE FG ELEV: 719.08
W26	TEE FG ELEV: 719.46
W27	VALVE FG ELEV: 719.34
W36	VALVE FG ELEV: 719.26
W37	VALVE FG ELEV: 719.71
W45	TEE FG ELEV: 719.02

KEY MAP



NO.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

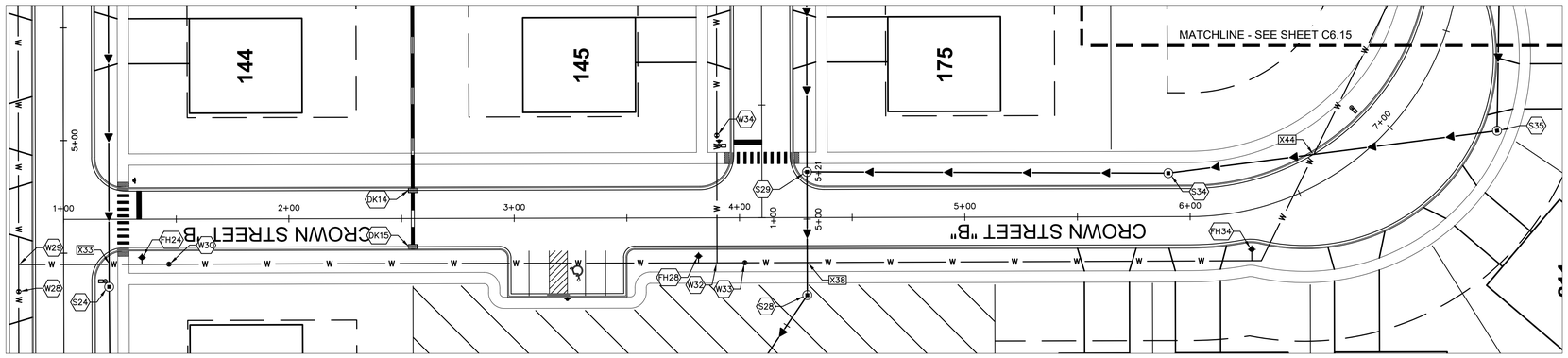
PLAN & PROFILE - CROWN ST A STA 8+00 TO 15+35

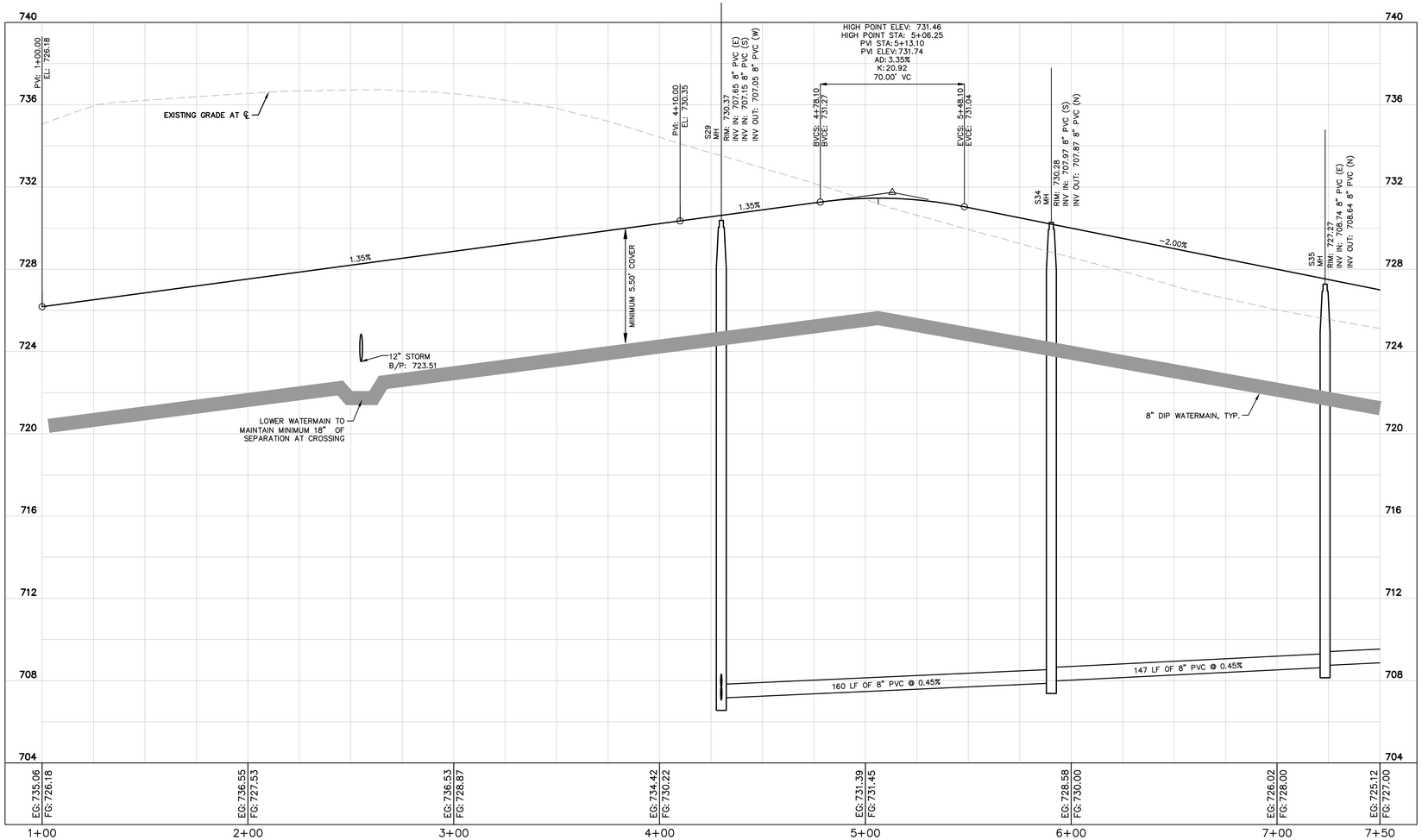
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C6.13

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _il\2 Design\CAD\plansheets\Lot 1\C6.9 PLAN & PROFILE.dwg Feb 06, 2025 9:05am by: sara.ferreira-herah
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
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- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

UTILITY CROSSING TABLE

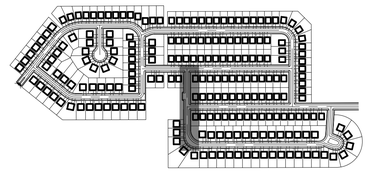
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X33	8" DIP	WATR	B/P	707.88
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X38	8" DIP	WATR	B/P	709.04
	8" PVC	SAN	T/P	707.54
X44	8" DIP	WATR	B/P	710.43
	8" PVC	SAN	T/P	708.93

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH24	FH FG ELEV: 726.65
FH28	FH FG ELEV: 730.01
FH34	FH FG ELEV: 729.55
W28	VALVE FG ELEV: 726.04
W29	TEE FG ELEV: 726.13
W30	VALVE FG ELEV: 726.91
W32	TEE FG ELEV: 730.18
W33	VALVE FG ELEV: 730.35
W34	VALVE FG ELEV: 729.94

KEY MAP



No.	REVISIONS	DATE	BY

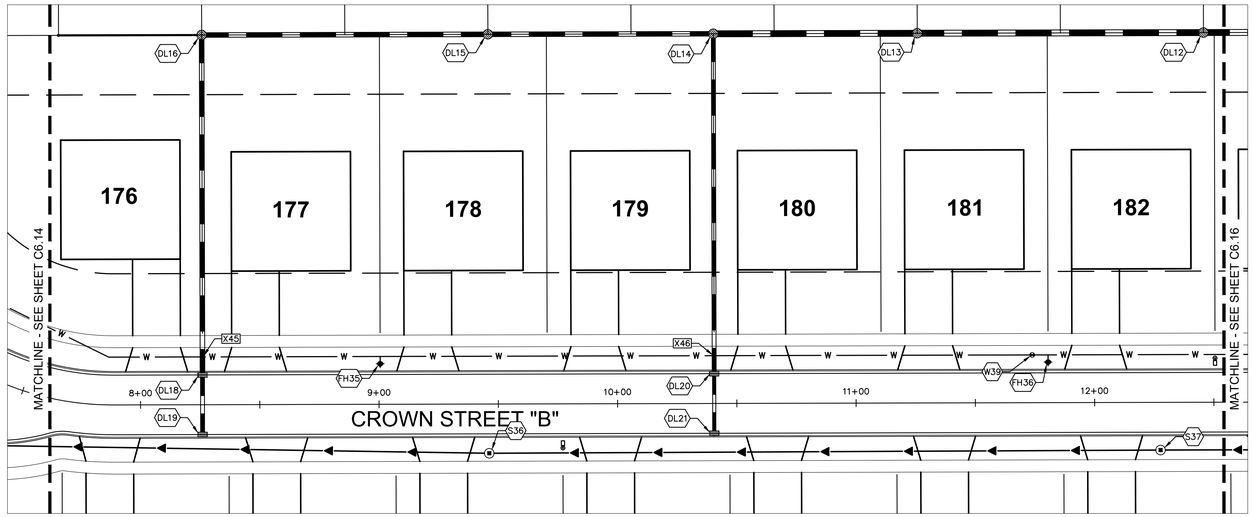
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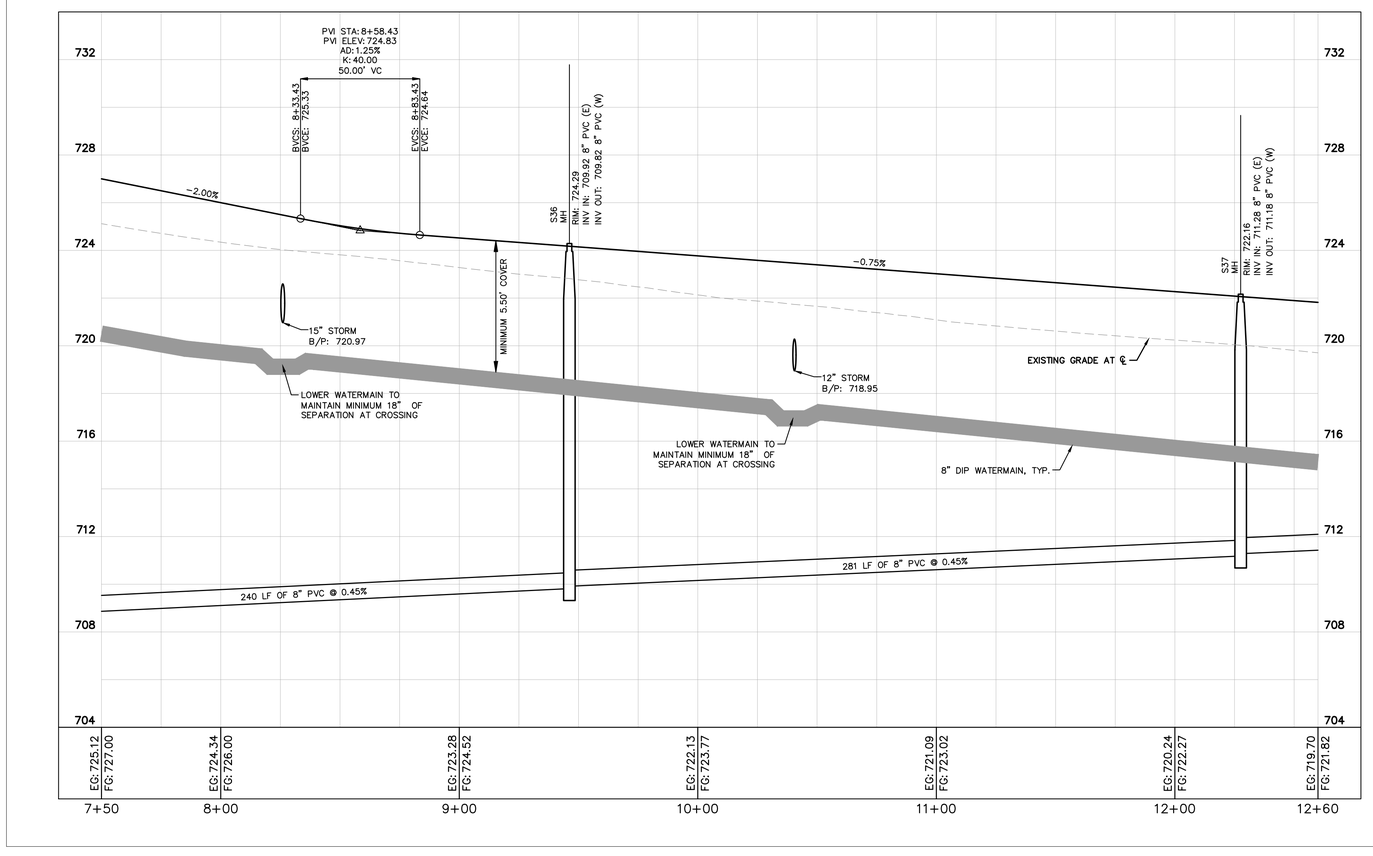
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DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

PLAN & PROFILE - CROWN ST B STA 1+00 TO 7+50

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE:
1/31/2025
KHA PROJECT NO.
168740009
SHEET NUMBER
C6.14





NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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PLAN & PROFILE UTILITY LEGEND

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UTILITY CROSSING TABLE

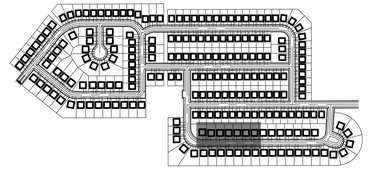
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	8" DIP	WATR	T/P	719.37
X46	15" RCP	STRM	B/P	718.81
	8" DIP	WATR	T/P	717.31

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/MWQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH35	FH FG ELEV: 724.56
FH36	FH FG ELEV: 722.46
W39	VALVE FG ELEV: 722.57

KEY MAP



No.	REVISIONS	DATE	BY

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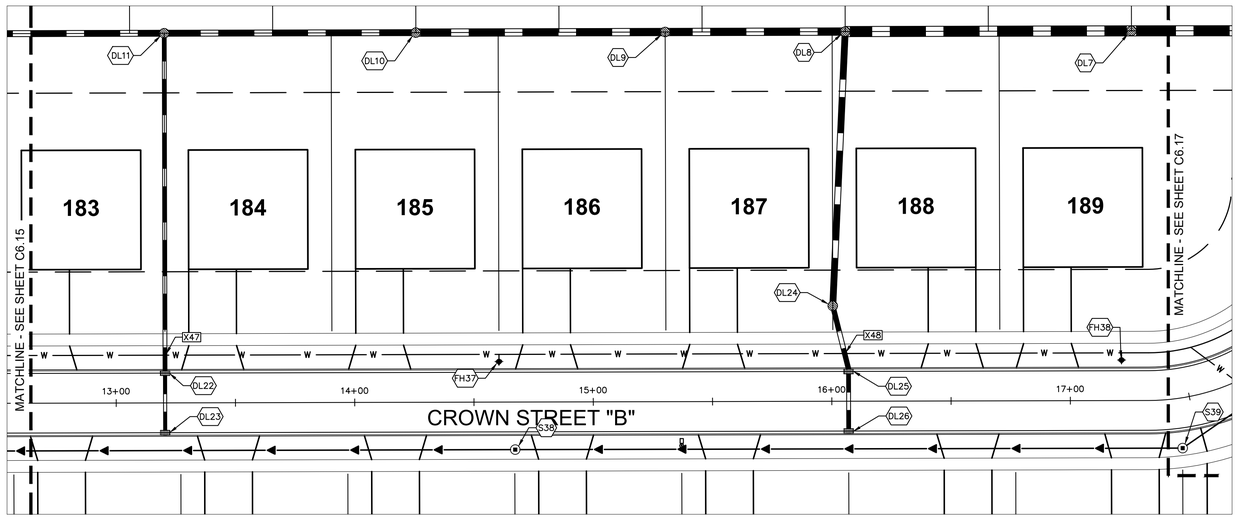
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DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

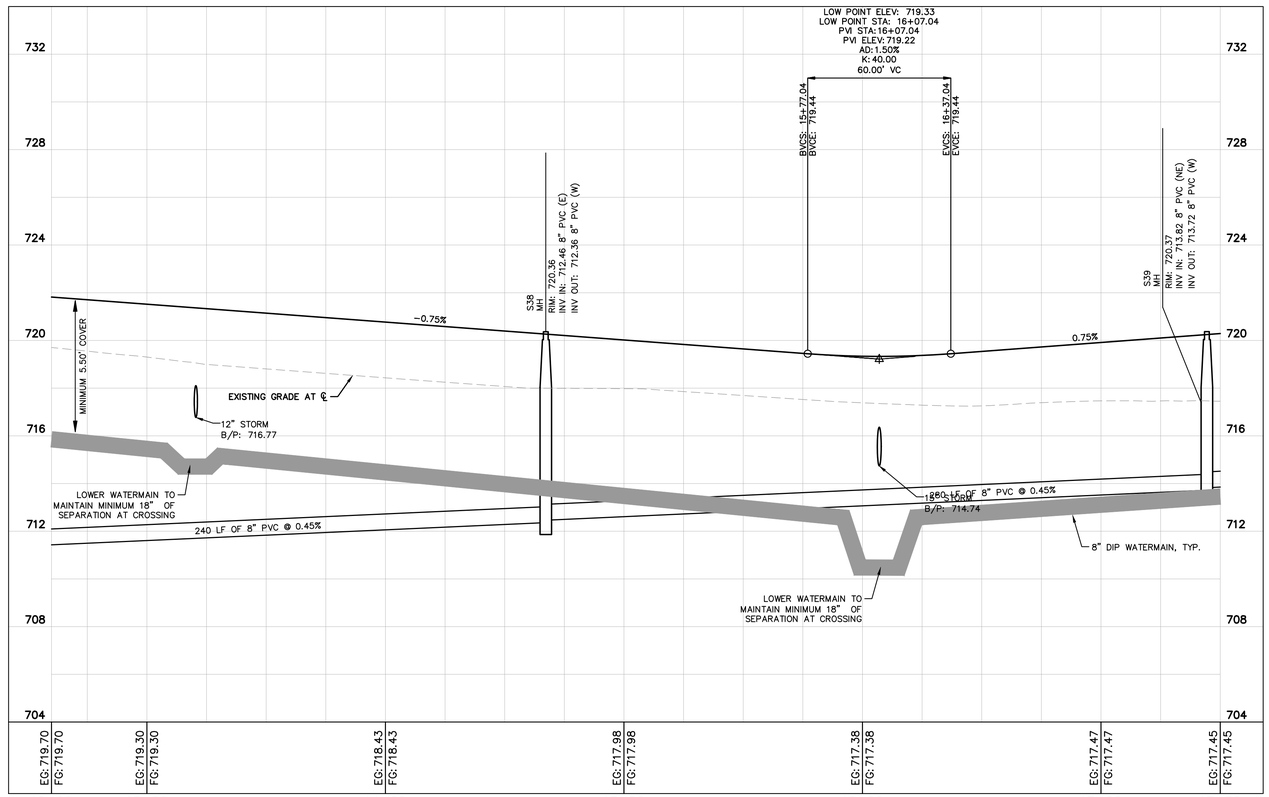
PLAN & PROFILE - CROWN ST B STA 7+50 TO 12+60

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C6.15

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _il\2 Design\CAD\plansheets\Lot 1\C6.9 PLAN & PROFILE.dwg C6.15 Feb 06, 2025 9:06am by: sara.ferreira-herah
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NORTH

GRAPHIC SCALE IN FEET
0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

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PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX (MAIN)
  PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT

WATER & SANITARY NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.

UTILITY CROSSING TABLE

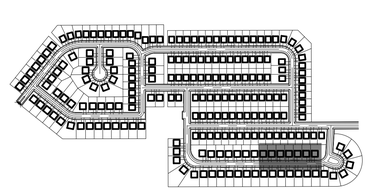
	SIZE (IN)	TYPE		
X47	15" RCP	STRM	B/P	716.51
	8" DIP	WATR	T/P	715.01
X48	18" RCP	STRM	B/P	714.45
	8" DIP	WATR	T/P	712.95

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
FH37	FH FG ELEV: 720.36
FH38	FH FG ELEV: 720.12

KEY MAP



NO.	REVISIONS	DATE	BY

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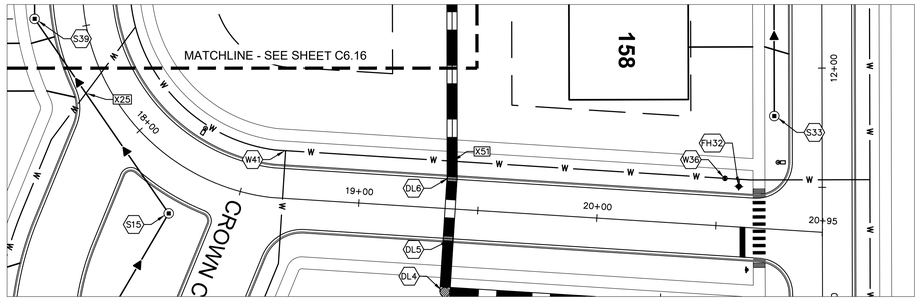
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DRAWN BY: SPH
CHECKED BY: EJT

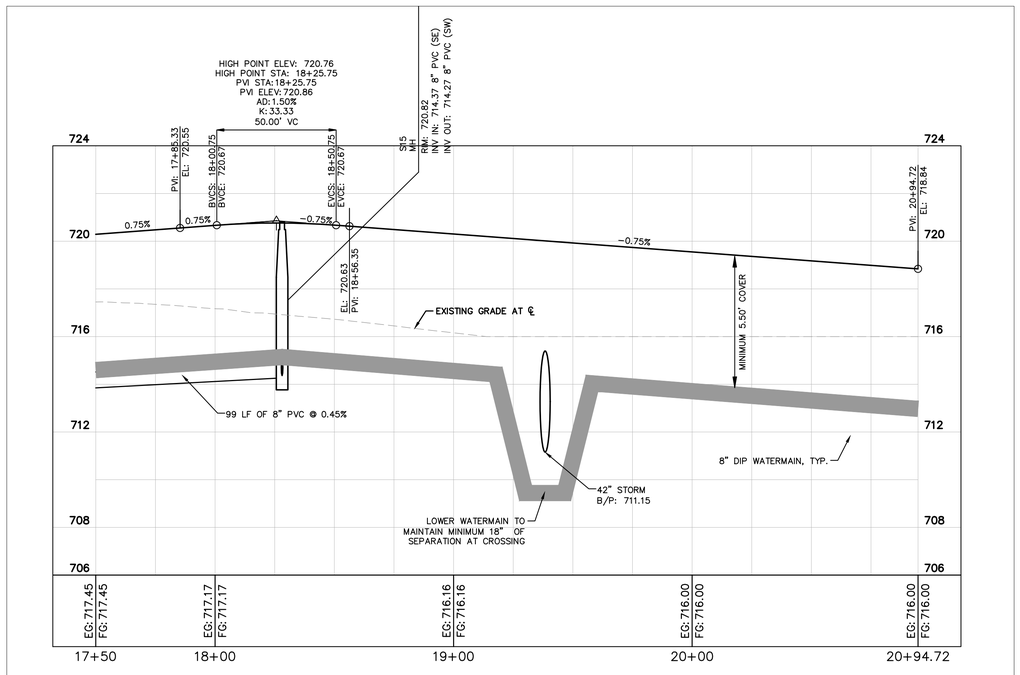
PLAN & PROFILE - CROWN ST B STA 12+60 TO 17+50

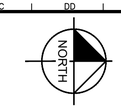
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C6.16

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _il\2 Design\CAD\plansheets\Lot 1\C6.9 PLAN & PROFILE.dwg C6.16 Feb 06, 2025 9:06am by: sara.ferreira-hersh
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0 15 30 60
HORIZONTAL

0 1.5 3 6
VERTICAL

PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
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  PROPOSED B-BOX (SERVICE)
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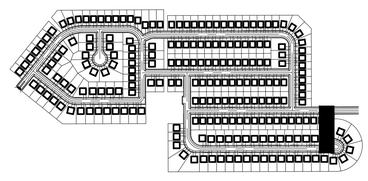
UTILITY CROSSING TABLE

	SIZE (IN)	TYPE		
X25	8" PVC	SAN	B/P	713.99
	8" DIP	WATR	T/P	712.49
X51	42" RCP	STRM	B/P	711.19
	8" DIP	WATR	T/P	709.69

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMQ MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
FH32	FH FG ELEV: 719.13
W36	VALVE FG ELEV: 719.26
W37	VALVE FG ELEV: 719.71
W41	TEE FG ELEV: 720.64

KEY MAP



No.	REVISIONS	DATE	BY

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DRAWN BY: SFH
CHECKED BY: EJT

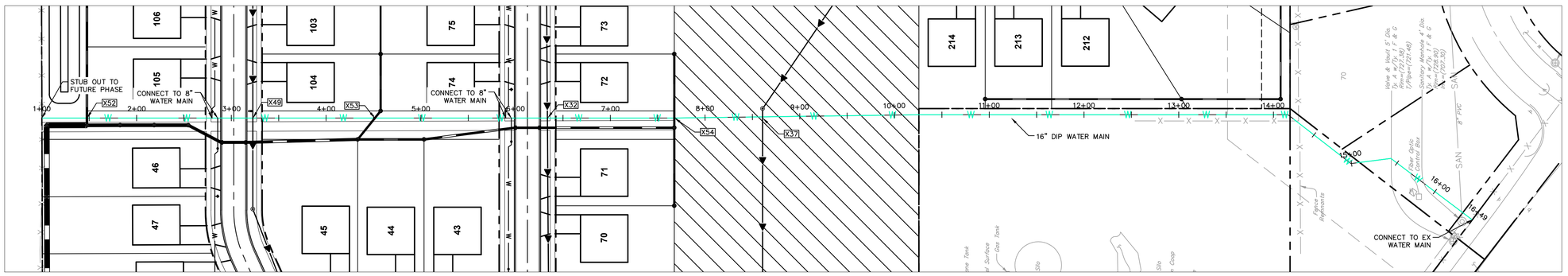
PLAN & PROFILE - CROWN ST B STA 17+50 TO 20+95

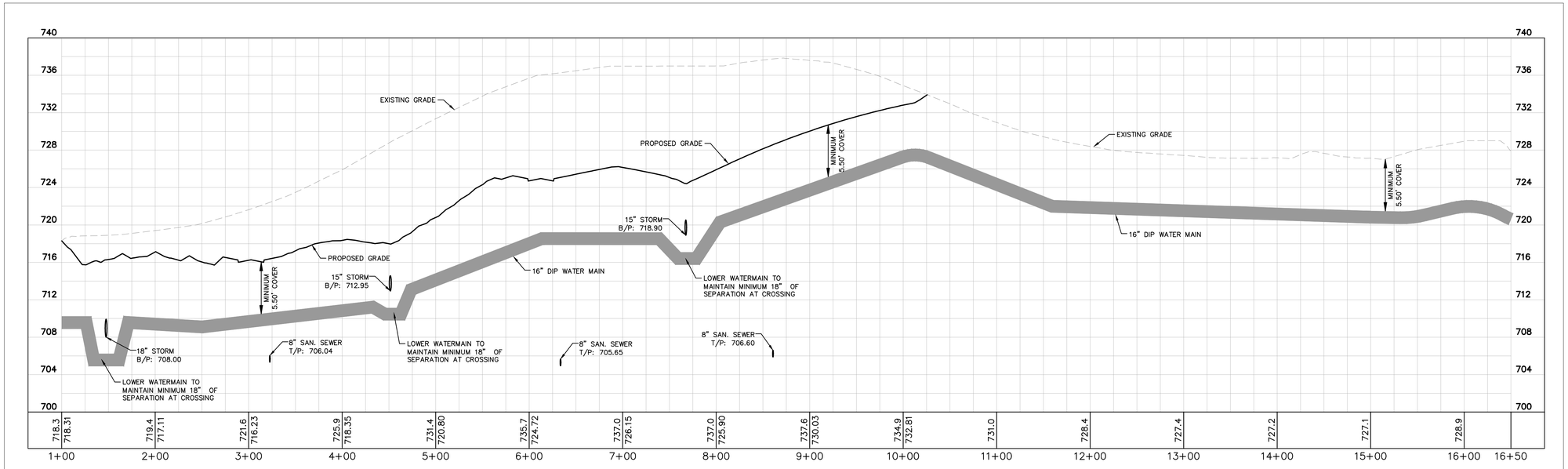
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C6.17

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove_...\V2 Design\CAD\plotsheets\Lot 1\C6.9 PLAN & PROFILE.dwg C6.17 Feb 06, 2025 9:07am by: sara.ferreira-herah
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Drawing name: K:\CHS_LDEV\168740009_Crown_Lots1&2_Sugar Grove _IL\2 Design\CAD\PlanSheets\Lot 1\C6.18 PRINCIPAL WATER MAINS.dwg 6.18 Feb 06, 2025 4:35pm by: JoeHannah
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WATER MAIN A PROFILE VIEW

VERTICAL SCALE: 1" = 6'

UTILITY CROSSING TABLE

	SIZE (IN)	TYPE		
X32	8" DIP	WATR	B/P	707.13
	8" PVC	SAN	T/P	705.63
X37	16" DIP	WATR	B/P	708.07
	8" PVC	SAN	T/P	706.57
X49	16" DIP	WATR	B/P	707.52
	8" PVC	SAN	T/P	706.02
X52	18" RCP	STRM	B/P	708.00
	16" DIP	WATR	T/P	706.50
X53	15" RCP	STRM	B/P	712.95
	16" DIP	WATR	T/P	711.45
X54	15" RCP	STRM	B/P	718.90
	16" DIP	WATR	T/P	717.40

NOTE: WHERE THERE IS LESS THAN 10 FT HORIZONTAL OR 18-IN VERTICAL SEPARATION BETWEEN A SEWER AND WATER MAIN, OR IF WATER MAIN CROSSES UNDER A SEWER, WATER MAIN QUALITY PIPE IS TO BE USED TO CONSTRUCT THE SEWER OR EITHER PIPE IS TO BE ENCASED. THE PROTECTION MUST EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE DISTANCE BETWEEN THE WATER MAIN AND SEWER IS AT LEAST 10 FT. ACCEPTABLE WATER MAIN QUALITY PIPE INCLUDES PVC SDR/WMO MEETING ASTM D2241 WITH JOINTS MEETING ASTM D3139 OR DUCTILE IRON PIPE. RCP STORM SEWER WITH FLEXIBLE GASKET JOINTS MEETING ASTM C361 OR ASTM C443 IS ALSO ACCEPTABLE AT CROSSINGS.

GRAPHIC SCALE IN FEET
0 30 60 120

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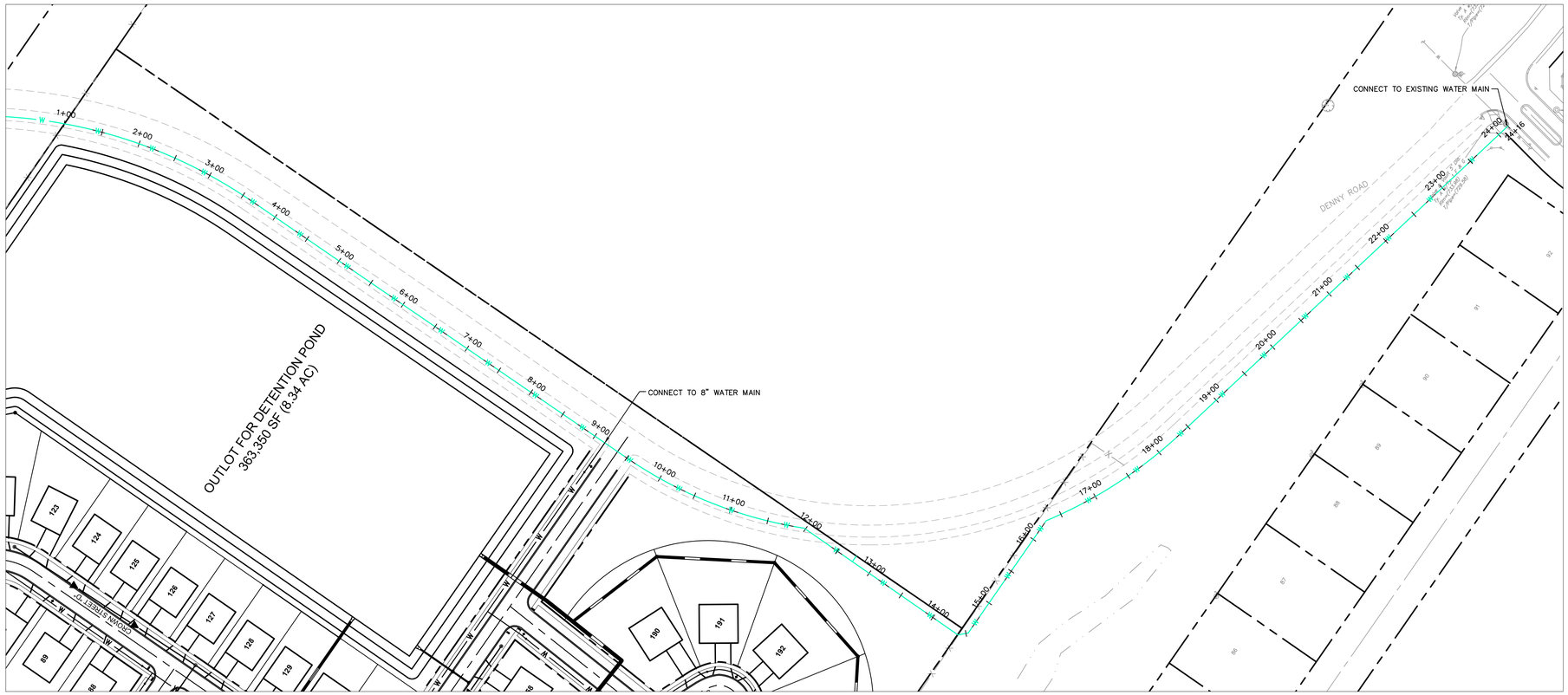
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DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

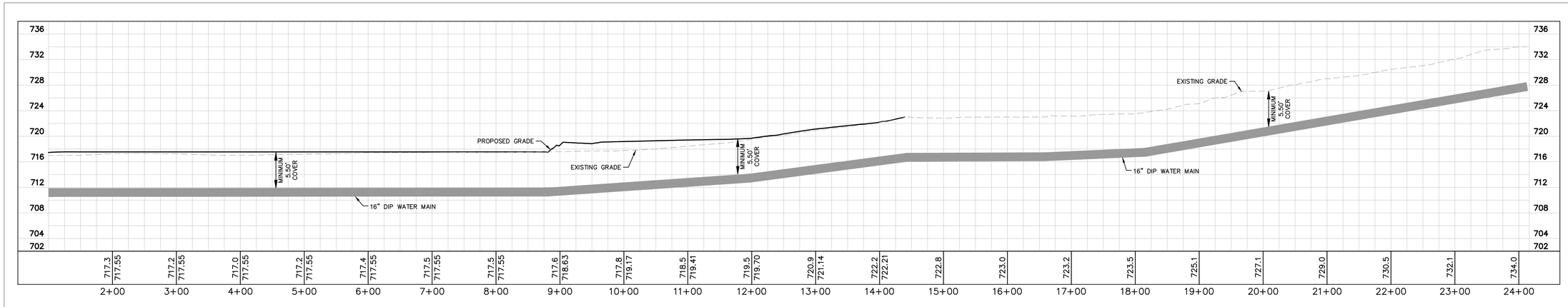
PLAN & PROFILE - WATER MAIN A

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 12/23/2024
KHA PROJECT NO. 168740009
SHEET NUMBER
C6.18

Drawing name: K:\GHS_LDEV\168740009_crown_lots1&2_sugar grove_-_I:\2 Design\CAD\plansheets\Lot 1\C6.18 PRINCIPAL WATER MAINS.dwg C6.19 Feb 06, 2025 8:18am by: sara.ferreira-herah
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WATER MAIN B PROFILE VIEW

VERTICAL SCALE: 1" = 8'

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GRAPHIC SCALE IN FEET
0 40 80 160

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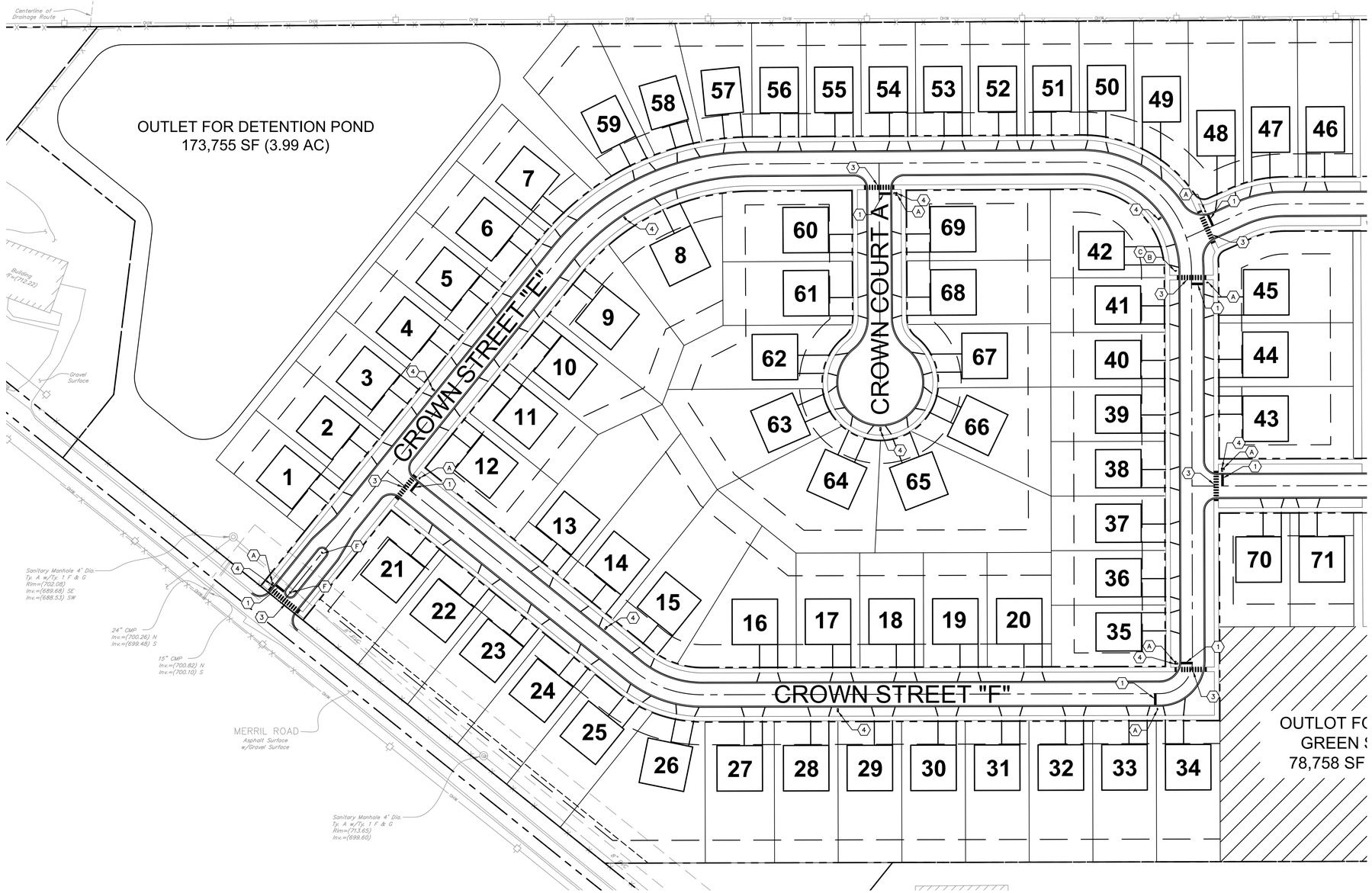
SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

PLAN & PROFILE - WATER MAIN B

ORIGINAL ISSUE: 12/23/2024
KHA PROJECT NO. 168740009
SHEET NUMBER
C6.19



NORTH

GRAPHIC SCALE IN FEET
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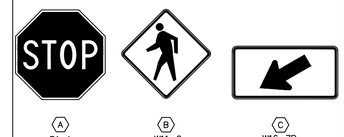
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GENERAL NOTES

1. REFER TO SITE PLAN FOR ADDITIONAL INFORMATION REGARDING CROSSWALKS, SIDEWALKS, AND PARKWAYS.
2. CONTRACTOR SHALL REMOVE ALL EXISTING PAVEMENT MARKINGS AND MARKERS IN CONFLICT WITH THE TRAFFIC CONTROL PLAN OR THE PERMANENT MARKINGS WITHIN THE PROJECT LIMITS.
3. ALL PAVEMENT MARKINGS, REFLECTIVE PAVEMENT MARKERS, AND SIGNS SHALL BE IN ACCORDANCE WITH THE IDOT PAVEMENT MARKING SELECTION, INSTALLATION AND INSPECTION MANUAL.
4. TRAFFIC CONTROL TO BE PROVIDED PER IDOT STANDARDS.
5. REFER TO IDOT DISTRICT DETAILS TC-11 & TC-13 FOR PAVEMENT MARKINGS.
6. THERMOPLASTIC PAVEMENT MARKINGS NOT TO BE APPLIED BETWEEN NOVEMBER 1 AND APRIL 15. TEMPORARY STRIPING TO BE USED IN THE INTERIM. ALL PERMANENT PAVEMENT MARKINGS TO BE THERMOPLASTIC.
7. CONTRACTOR TO MATCH EXISTING PAVEMENT MARKINGS BEYOND THE PROJECT LIMITS. ANY OBLITERATED PAVEMENT MARKINGS PAST THE IMPROVEMENT LIMITS, DUE TO THE PROJECT, SHALL BE REPLACED IN KIND, OR FRESHENED.

ROADWAY SIGNS, BIKEPATH SIGNS, STREET NAME SIGNS AND OTHER REQUIRED OR WARRANTED SIGNS, AS WELL AS ALL PAVEMENT MARKINGS, SHALL BE INSTALLED AS PART OF THE SUBDIVISION OR DEVELOPMENT IMPROVEMENTS. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC. ALL SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION. SUBDIVISION OR DEVELOPMENT ROADS SHALL NOT BE OPENED TO THE PUBLIC UNTIL THE INSTALLED SIGNS AND PAVEMENT MARKINGS HAVE BEEN INSPECTED AND APPROVED BY THE DIRECTOR OF PUBLIC WORKS AND ENGINEERING OR AUTHORIZED DESIGNEE.

SIGNAGE LEGEND



(A) R1-1 30" X 30" STOP

(B) W11-2 36" X 36" PEDESTRIAN CROSSING

(C) W16-7P 24" X 12" DIAGONAL DOWNWARD ARROW



(D) R2-1 24" X 36" SPEED LIMIT

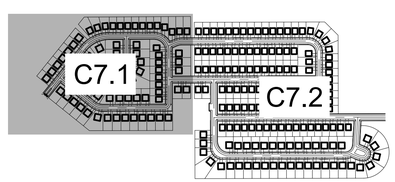
(E) OM4-1 TYPE 4 OBJECT MARKER 18" X 18"

(F) R4-7 24" X 30" KEEP RIGHT

KEY NOTES

1. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
2. 4" WIDE PAINTED SOLID LINE, TYP.
3. INSTALL 1' X 6' WHITE THERMOPLASTIC PEDESTRIAN STYLE CROSSWALK STRIPE (DETAIL RDW6210)
4. LIGHT POLES (DETAIL LGT7000)
5. INSTALL 6" WHITE THERMOPLASTIC SHORT SKIP-DASH STRIPE (2' LINE, 6' SPACE (DETAIL RDW6190)
6. INSTALL 8' WHITE THERMOPLASTIC LANE-USE ARROW, DIRECTION PER PLANS
7. INSTALL 8' WHITE THERMOPLASTIC "ONLY" PAVEMENT MARKING
8. INSTALL 6" WHITE THERMOPLASTIC SOLID STRIPE

KEY MAP



No.	REVISIONS	DATE	BY

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

SIGNAGE STRIPING & LIGHTING PLAN

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025

KHA PROJECT NO. 168740009

SHEET NUMBER

C7.1

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove_IL\2 Design\CAD\plansheets\Lot 1\C7.1 SIGNAGE STRIPING & LIGHTING PLAN.dwg Feb 06, 2025 8:19am by: sara.terreira-hersh
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Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _il\2 Design\CAD\plansheets\Lot 1\C7.1 SIGNAGE STRIPING & LIGHTING PLAN.dwg C7.2 Feb 06, 2025, 8:20am by, sara.ferreira-heran



KEY MAP

NORTH

GRAPHIC SCALE IN FEET
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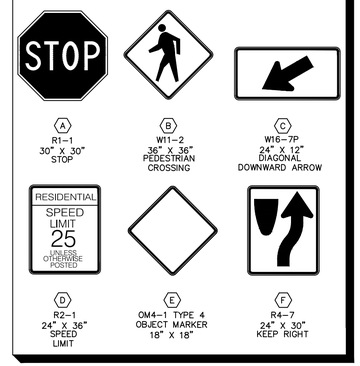
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SIGNAGE LEGEND



A R1-1 30" X 30" STOP
B W11-2 36" X 36" PEDESTRIAN CROSSING
C W16-7P 24" X 12" DIAGONAL DOWNWARD ARROW
D R2-1 24" X 36" SPEED LIMIT
E OM4-1 TYPE 4 OBJECT MARKER 18" X 18"
F R4-7 24" X 30" KEEP RIGHT

KEY NOTES

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2. 4" WIDE PAINTED SOLID LINE, TYP.
3. INSTALL 1' X 6' WHITE THERMOPLASTIC PEDESTRIAN STYLE CROSSWALK STRIPE (DETAIL RDW6210)
4. LIGHT POLES (DETAIL LGT7000)
5. INSTALL 6" WHITE THERMOPLASTIC SHORT SKIP-DASH STRIPE (2' LINE, 6' SPACE (DETAIL RDW6190)
6. INSTALL 8' WHITE THERMOPLASTIC LANE-USE ARROW, DIRECTION PER PLANS
7. INSTALL 8' WHITE THERMOPLASTIC "ONLY" PAVEMENT MARKING
8. INSTALL 6" WHITE THERMOPLASTIC SOLID STRIPE

No.	REVISIONS	DATE	BY

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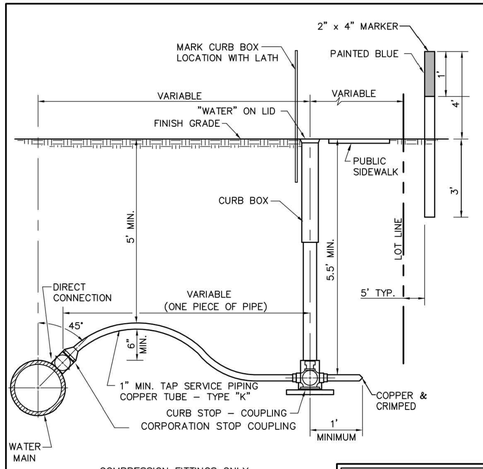
SCALE: AS NOTED
DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

SIGNAGE STRIPING & LIGHTING PLAN

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C7.2



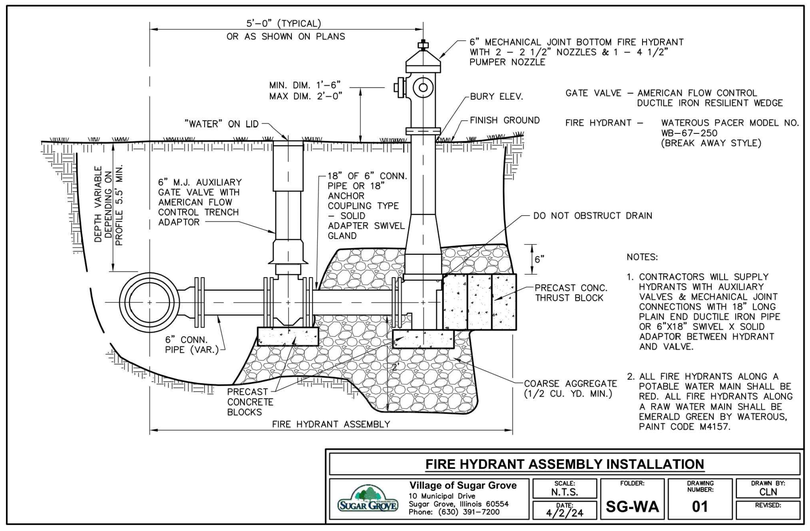
COMPRESSION FITTINGS ONLY

1. B–BOXES SHALL BE SET IN THE PARKWAY BETWEEN THE SIDEWALK AND BACK OF CURB.
2. NO JOINTS ARE ALLOWED BETWEEN THE CORPORATION STOP AND THE CURB STOP.
3. NO B–BOX SHALL BE ALLOWED IN A SIDEWALK, DRIVEWAY, OR OTHER PAVED SURFACE.
4. THE B–BOX SHALL BE LOCATED IN FRONT OF THE LOT IT SERVES.
5. ALL COPPER SERVICE LINES UNDER AND WITHIN 2 FEET OF PAVEMENT SHALL BE BACKFILLED WITH CA–7.
6. ALL WATER SERVICE FITTINGS SHALL HAVE COMPRESSION CONNECTIONS.
7. A DUCTILE IRON SADDLE WITH 2 STAINLESS STEEL STRAPS AND ACCESSORIES IS REQUIRED FOR WATER SERVICES 1.5" OR LARGER.
8. IN THE EVENT OF MULTI–FAMILY B–BOXES GROUPED TOGETHER. THE B–BOXES SHOULD BE PLACED IN A POURED PCC SLAB AND THE B–BOXES MARKED TO CORRESPOND WITH THE RESIDENTIAL UNIT NUMBER.
9. REFER TO SG–WA–04–2 FOR MODEL NUMBERS.

1 OF 2

WATER SERVICE ACCESSORIES DETAIL

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391–7200	N.T.S. DATE: 4/2/24	SG-WA	04-1	CLN REVISED:

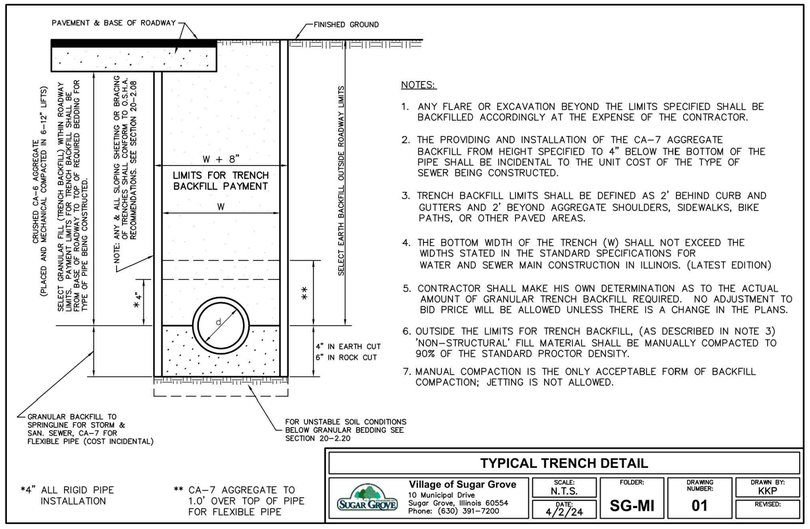


NOTES:

1. CONTRACTORS WILL SUPPLY HYDRANTS WITH AUXILIARY VALVES & MECHANICAL JOINT CONNECTIONS WITH 18" LONG PLAIN END DUCTILE IRON PIPE OR 6"X18" SWIVEL X SOLID ADAPTOR BETWEEN HYDRANT AND VALVE.
2. ALL FIRE HYDRANTS ALONG A POTABLE WATER MAIN SHALL BE RED. ALL FIRE HYDRANTS ALONG A RAW WATER MAIN SHALL BE EMERALD GREEN BY WATEROUS, PAINT CODE M4157.

FIRE HYDRANT ASSEMBLY INSTALLATION

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391–7200	N.T.S. DATE: 4/2/24	SG-WA	01	CLN REVISED:



NOTES:

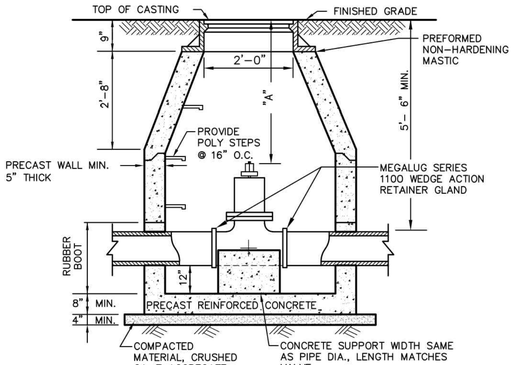
1. ANY FLARE OR EXCAVATION BEYOND THE LIMITS SPECIFIED SHALL BE BACKFILLED ACCORDINGLY AT THE EXPENSE OF THE CONTRACTOR.
2. THE PROVIDING AND INSTALLATION OF THE CA–7 AGGREGATE BACKFILL FROM HEIGHT SPECIFIED TO 4" BELOW THE BOTTOM OF THE PIPE SHALL BE INCIDENTAL TO THE UNIT COST OF THE TYPE OF SEWER BEING CONSTRUCTED.
3. TRENCH BACKFILL LIMITS SHALL BE DEFINED AS 2' BEHIND CURB AND GUTTERS AND 2' BEYOND AGGREGATE SHOULDERS, SIDEWALKS, BIKE PATHS, OR OTHER PAVED AREAS.
4. THE BOTTOM WIDTH OF THE TRENCH (W) SHALL NOT EXCEED THE WIDTHS STATED IN THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. (LATEST EDITION)
5. CONTRACTOR SHALL MAKE HIS OWN DETERMINATION AS TO THE ACTUAL AMOUNT OF GRANULAR TRENCH BACKFILL REQUIRED. NO ADJUSTMENT TO BID PRICE WILL BE ALLOWED UNLESS THERE IS A CHANGE IN THE PLANS.
6. OUTSIDE THE LIMITS FOR TRENCH BACKFILL, (AS DESCRIBED IN NOTE 3) 'NON–STRUCTURAL' FILL MATERIAL SHALL BE MANUALLY COMPACTED TO 90% OF THE STANDARD PROCTOR DENSITY.
7. MANUAL COMPACTION IS THE ONLY ACCEPTABLE FORM OF BACKFILL COMPACTION; JETTING IS NOT ALLOWED.

*4" ALL RIGID PIPE INSTALLATION

** CA–7 AGGREGATE TO 1.0' OVER TOP OF PIPE FOR FLEXIBLE PIPE

TYPICAL TRENCH DETAIL

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391–7200	N.T.S. DATE: 4/2/24	SG-MI	01	KKP REVISED:



NOTES:

1. VALVES FOR ALL WATER MAINS SHALL BE AMERICAN FLOW CONTROL DUCTILE IRON RESILIENT WEDGE GATE VALVES. IN ACCORDANCE WITH AWWA C–515 STANDARD. ALL VALVES SHALL BE INSTALLED IN VAULTS.
2. IF "A" IS GREATER THAN 6'–0" PROVIDE AN EXTENSION ON THE OPERATING NUT.
3. VALVE VAULT SHALL HAVE A DIA. OF 48" FOR 8" AND SMALLER VALVES AND 60" FOR 10" AND LARGER VALVES. PRECAST REINFORCED CONCRETE MANHOLE SECTIONS SHALL BE IN ACCORDANCE WITH A.S.T.M. C–478 AND SET IN BUTYL ROPE.
4. FRAME AND LID SHALL BE NEENAH R–1713 WITH CONCEALED PICKHOLES. THE WORDS "VILLAGE OF SUGAR GROVE" AND "WATER" SHALL BE CAST INTO THE LID.
5. A MAXIMUM OF 8" OF ADJUSTING RINGS SHALL BE USED. NO MORE THAN 2 ADJUSTING RINGS ARE ALLOWED. BITUMINOUS MASTIC BED FOR EACH RING AND CASTING IS REQUIRED.
6. BETWEEN EACH MANHOLE SECTION JOINT, ADJUSTING RING AND FRAME, APPLY A CONTINUOUS LAYER OF PREFORMED NON–HARDENING BITUMINOUS MASTIC MATERIAL.
7. VALVE MUST ALIGN WITH THE CENTER OF VAULT OPENINGS.
8. CONES MUST BE CONCENTRIC UNLESS A PRESSURE TAP VALVE IS PROVIDED.

VALVE VAULT INSTALLATION

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391–7200	N.T.S. DATE: 4/2/24	SG-WA	02	CLN REVISED:

BRAND	MUELLER		
SIZE	1"	1.5"	2"
CORPORATION STOP	B–25008	B–25008	B–25008
CURB STOP	B–25155	B–25155	B–25155
CURB BOX	H–10302	H–10302–99007	H–10302–99007
BRAND	FORD		
SIZE	1"	1.5"	2"
CORPORATION STOP	FB1000–4–Q	FB1000–6–Q	FB1000–7–Q
CURB STOP	B44–444–MQ	B44–666–MQ	B44–777–MQ
CURB BOX	EM2–55–67	EM2–55–67	EM2–55–67
BRAND	A.Y. McDONALD		
SIZE	1"	1.5"	2"
CORPORATION STOP	74701BQ (1")	74701BQ (1.5")	74701BQ (2")
CURB STOP	76104Q (1")	76104Q (1.5")	76104Q (2")
CURB BOX	@ 5.5' MIN. THREADED 1.25" UPPER, 2" BOTTOM THREAD 5615A		

2 OF 2

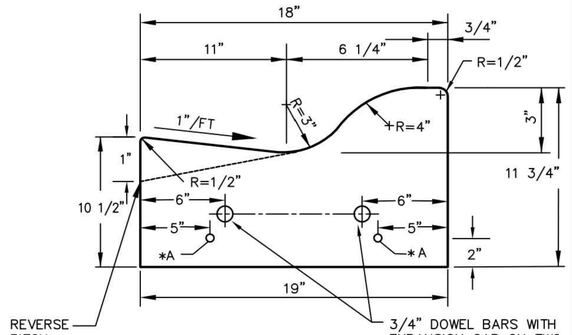
WATER SERVICE ACCESSORIES DETAIL

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391–7200	N.T.S. DATE: 4/2/24	SG-WA	04-2	KKP REVISED:

1. ALL CONCRETE FOR CURB AND GUTTER SHALL CONFORM TO I.D.O.T. STD. SPEC. FOR ROAD & BRIDGE CONST. SEC. 606 AND BE CLASS "SI" CONCRETE SIX BAG MIX, WITH 5% TO 8% AIR ENTRAINMENT.
2. CONTRACTION JOINTS SHALL BE PLACED AT TEN (10) FOOT (MIN.) O.C. PER ARTICLE 420.05 AND SHALL BE SAW CUT TO A MINIMUM DEPTH OF TWO (2) INCHES FROM FRONT TO BACK WITHIN TWENTY–FOUR (24) HOURS OF CONCRETE PLACEMENT AND SHALL BE SEALED WITH POLYSULFIDE JOINT SEALANT PER ARTICLE 420.12.
3. 2– 3/4" X 18" SMOOTH DOWEL BARS WITH CAPS AND WITH ONE END GREASED SHALL BE USED AT ALL EXPANSION JOINTS. 3/4" PREMOLDED EXPANSION JOINTS TO BE PLACED AT ALL P.C.'S, P.T.'S AND AS INDICATED BELOW.
4. EXPANSION JOINTS, AS DETAILED HEREIN, SHALL BE CONSTRUCTED AT A MINIMUM SPACING AS INDICATED BELOW.
5. ALL CURBS SHALL BE CURED TO THE REQUIREMENTS OF ARTICLE 1020.13 OF THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. MEMBRANE CURING SHALL BE W.R. MEADOWS CS 309 WITH WHITE FUGITIVE DYE AS PER TYPE II MEMBRANE CURING OR APPROVED EQUAL.
6. THE MINIMUM LONGITUDINAL CURB SLOPE SHALL BE 0.5%.
7. CUTS IN THE CURB WILL BE MADE FULL DEPTH WITH FULL EXPANSION JOINTS DRILLED AT EACH END AS SHOWN HEREIN.
8. CURB AND GUTTER SHALL HAVE A LIGHT BROOM FINISH.
9. CURB TO BE PLACED ON A 4" (MINIMUM) CRUSHED CA–6 AGGREGATE BASE THAT EXTENDS BEYOND THE BACK OF CURB 1'.
10. THE CURB AND GUTTER SHALL BE DEPRESSED AT ALL SIDEWALK AND MULTI–USE PATH TEES IN COMPLIANCE WITH ILLINOIS ACCESSIBILITY STANDARDS.
11. THE COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS.
12. THE MINIMUM CURB AND GUTTER REPLACEMENT SHALL BE 10 FEET AND SHALL BE NO LESS THAN JOINT TO JOINT EXCEPT WHERE RECOMMENDED BY THE VILLAGE ENGINEER.
13. ALL CURB AND GUTTER SHALL BE PROTECTED PER IDOT ARTICLE 1020.13 WHEN WEATHER CONDITIONS DICTATE.
14. ALL WEATHER AND CONCRETE CONDITIONS SHALL MEET IDOT REQUIREMENTS.
15. ALL WATER AND SANITARY SERVICES SHALL BE STAMPED WITH A "W" OR AN "S" ACCORDINGLY IN THE FACE OF THE CURB HEAD.
16. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY POUR.
17. CURB CUTS/DEPRESSIONS ARE PERMITTED AT DRIVEWAYS ON A CASE BY CASE BASIS AS APPROVED BY VILLAGE ENGINEER.

TYPICAL EXPANSION JOINT SPACING CURB AND GUTTER

POUR TEMP. (DEG. F°)	EXPANSION JOINT (SPACING FT.)
40 MIN.....	70'
45.....	75'
50.....	80'
55.....	90'
60.....	95'
65.....	105'
70.....	115'
75.....	125'
80.....	145'
85.....	160'
90 MAX.....	190'



*A 2–20', NO.4 REBAR AT ALL TRENCH CROSSINGS

TYPE M-3.12 CONCRETE CURB & GUTTER

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
160 Municipal Drive Sugar Grove, Illinois 60554 Phone: 630–391–7230	N.T.S. DATE: 4/2/24	SG-RD	07	KKP REVISED:

No.	REVISIONS	DATE	BY

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-2004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SFH
DRAWN BY: SFH
CHECKED BY: EJT

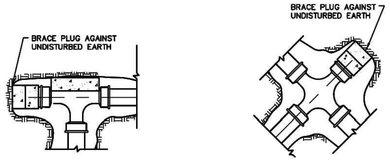
CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

CONSTRUCTION DETAILS

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009
SHEET NUMBER
C8.0

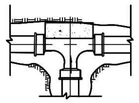
Drawing name: K:\CHS_LDEV\168740009_crown_lot1&2_sugar grove_JV2 Design\CAD\plansheets\Lot 1\C8.0 CONSTRUCTION DETAILS.dwg C8.0 Feb 06, 2025, 8:21am by sara.ferreira-hureh
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHS_LDEV\168740009_crown_lot182_sugar grove_1\2 Design\CAD\plansheets\Lot 1\C8.0 CONSTRUCTION DETAILS.dwg C8.1 Feb 06, 2025 8:21am by: sara.ferreira-hersh
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



PLUGGED TEE

PLUGGED CROSS



TEE



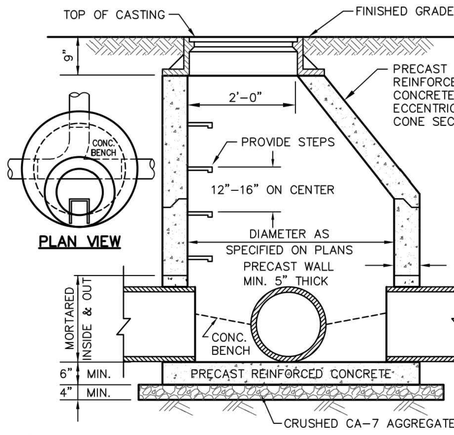
90° ELBOW

NOTES:

1. ALL PRECAST CONCRETE BLOCKS SHALL BEAR AGAINST UNDISTURBED EARTH.
2. ARROWS INDICATE DIRECTION OF THRUST.
3. ALL BLOCKS TO BE 3000 P.S.I. CONCRETE AND A MINIMUM OF 12" THICK.
4. ALL FITTINGS SHOWN IN PLAN VIEW EXCEPT WATER MAIN LOWERING IS IN PROFILE..

TYPICAL THRUST BLOCK INSTALLATION

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-WA	DRAWING NUMBER: 11	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	DATE: 4/2/24			REVISED:



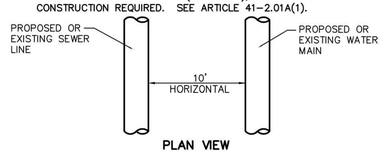
NOTES:

1. IN TURF AREAS, FRAME AND LID SHALL BE NEENAH R-1713 FRAME WITH TYPE B COVER, EJIW 1050, OR APPROVED EQUAL.
2. ALL "CLOSED" LIDS SHALL HAVE "VILLAGE OF SUGAR GROVE"AND "STORM" CAST INTO THEM.
3. IN PAVED AREAS, CAST-IN-PLACE CONCRETE BLOCKING A MINIMUM OF 10" THICK, EXTENDING 18" OUT FROM THE FRAME IS REQUIRED. THE SURFACE OF THE CONCRETE BLOCKING SHALL BE SET TO THE ELEVATION OF THE TOP OF THE BITUMINOUS BINDER COURSE. IN CONCRETE PAVEMENT APPLICATIONS, THE SURFACE OF THE BLOCKING SHALL MATCH THE FINISH PAVEMENT SURFACE.
4. A MAXIMUM OF 8" OF ADJUSTING RINGS SHALL BE USED FOR ALL MANHOLES. NO MORE THAN 2 PRECAST ADJUSTING RINGS, TOTALING NO MORE THAN 8" SHALL BE USED. BETWEEN EACH SECTION JOINT, ADJUSTING RING AND FRAME, APPLY A CONTINUOUS LAYER OF NON-HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL.

STORM MANHOLE TYPE A

Village of Sugar Grove	SCALE: N.S.	FOLDER: SG-ST	DRAWING NUMBER: 01	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	DATE: 4/2/24			REVISED:

PROPOSED SEWER (OR WATER) IS LOCATED 10 FEET OR MORE FROM EXISTING WATER (OR SEWER), NO SPECIAL CONSTRUCTION REQUIRED. SEE ARTICLE 41-2.01A(1).

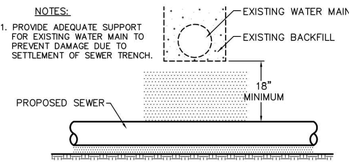


PLAN VIEW

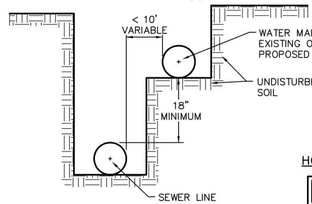
PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH 18" MINIMUM VERTICAL SEPARATION.

NOTES:

1. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.



PROPOSED SEWER (OR WATER) IS LOCATED LESS THAN 10 FEET FROM EXISTING WATER (OR SEWER), DETAILS BELOW SHALL APPLY. SEE ARTICLE 41-2.01B(2).



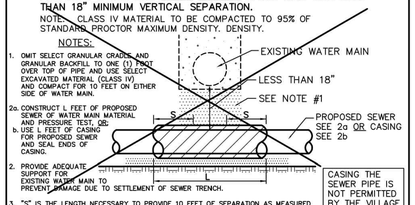
HORIZONTAL

PROPOSED SEWER LINE BELOW EXISTING WATER MAIN WITH LESS THAN 18" MINIMUM VERTICAL SEPARATION.

NOTE: CLASS IV MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY. DENSITY.

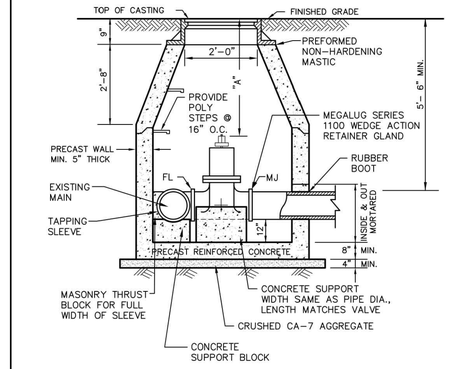
NOTES:

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR 10 FEET ON EITHER SIDE OF WATER MAIN.
2a. CONSTRUCT L FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST, OR;
b. USE L FEET OF CASING FOR PROPOSED SEWER AND SEAL ENDS OF CASING.
2. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.
3. "S" IS THE LENGTH NECESSARY TO PROVIDE 10 FEET OF SEPARATION AS MEASURED PERPENDICULAR TO THE EXISTING WATER MAIN.



WATER & SEWER SEPARATION REQUIREMENTS

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-WA	DRAWING NUMBER: 05	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	DATE: 4/2/24			REVISED:

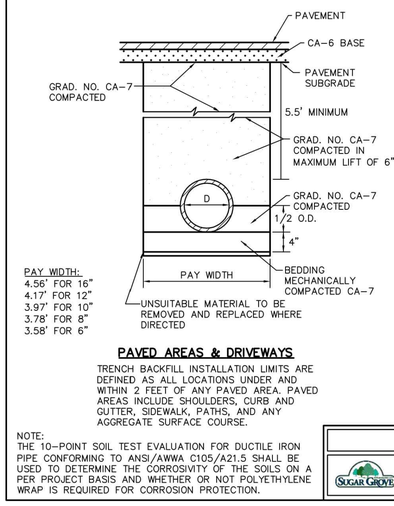


NOTES:

1. IF "A" IS GREATER THAN 6'-0" PROVIDE AN EXTENSION ON THE OPERATING NUT.
2. VALVE VAULTS WITH PRESSURE TAPS HAVE A MINIMUM DIA. OF 60".
3. A MAXIMUM OF 8" OF ADJUSTING RINGS SHALL BE USED. NO MORE THAN TWO (2) ADJUSTING RINGS ARE ALLOWED. CONCRETE RINGS SHALL BE SET IN PREFORMED NON-HARDENING BITUMINOUS MASTIC.
4. ALL PRESSURE TAPS SHALL BE MADE WITH AN AMERICAN FLOW CONTROL SERIES 2800 COMPACT DUCTILE IRON MECHANICAL JOINT TAPPING SLEEVE AND AN AMERICAN FLOW CONTROL SERIES 2500 DUCTILE IRON RESILIENT WEDGE TAPPING VALVE (MJ X FL).
5. VALVE MUST ALIGN WITH THE CENTER OF VAULT OPENINGS.
6. AN ECCENTRIC CONE MAY BE REQUIRED FOR PRESSURE TAP VALVES.
7. BETWEEN EACH MANHOLE SECTION JOINT, ADJUSTING RING AND FRAME, APPLY A CONTINUOUS LAYER OF NON-HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL.
8. FRAME AND LID SHALL BE IDOT TYPE 1 WITH CONCEALED PICKHOLES. THE WORDS "VILLAGE OF SUGAR GROVE" AND "WATER" SHALL BE CAST INTO THE LID.

PRESSURE CONNECTION

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-WA	DRAWING NUMBER: 03	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	DATE: 4/2/24			REVISED:

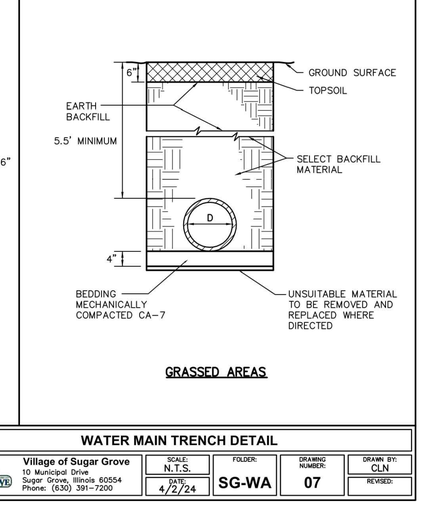


PAY WIDTH:
4.56' FOR 16"
4.17' FOR 12"
3.97' FOR 10"
3.78' FOR 8"
3.58' FOR 6"

PAVED AREAS & DRIVEWAYS

TRENCH BACKFILL INSTALLATION LIMITS ARE DEFINED AS ALL LOCATIONS UNDER AND WITHIN 2 FEET OF ANY PAVED AREA. PAVED AREAS INCLUDE SHOULDERS, CURB AND GUTTER, SIDEWALK, PATHS, AND ANY AGGREGATE SURFACE COURSE.

NOTE:
THE 10-POINT SOIL TEST EVALUATION FOR DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C105/A21.5 SHALL BE USED TO DETERMINE THE CORROSIVITY OF THE SOILS ON A PER PROJECT BASIS AND WHETHER OR NOT POLYETHYLENE WRAP IS REQUIRED FOR CORROSION PROTECTION.



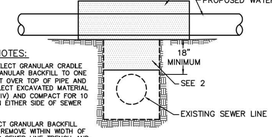
GRASSED AREAS

WATER MAIN TRENCH DETAIL

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-WA	DRAWING NUMBER: 07	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	DATE: 4/2/24			REVISED:

PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH 18" MINIMUM SEPARATION.

NOTE: CLASS IV MATERIAL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.



NOTES:

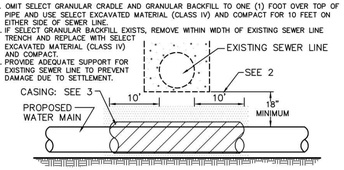
1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR 10 FEET ON EITHER SIDE OF SEWER LINE.
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.

PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH 18" MINIMUM SEPARATION.

NOTE: CLASS IV MATERIAL SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.

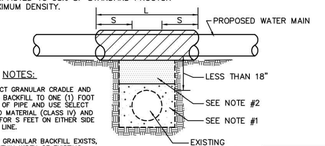
NOTES:

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR 10 FEET ON EITHER SIDE OF SEWER LINE.
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. PROVIDE ADEQUATE SUPPORT FOR EXISTING SEWER LINE TO PREVENT DAMAGE DUE TO SETTLEMENT.



PROPOSED WATER MAIN ABOVE EXISTING SEWER LINE WITH LESS THAN 18" SEPARATION.

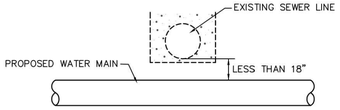
NOTE: CRUSHED CA-7 AGGREGATE SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.



NOTES:

1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT FOR 5 FEET ON EITHER SIDE OF SEWER LINE.
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. USE A CASING FOR PROPOSED WATER MAIN AND SEAL ENDS OF CASING
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATER MAIN OR WATER MAIN CASING AND SEWER.

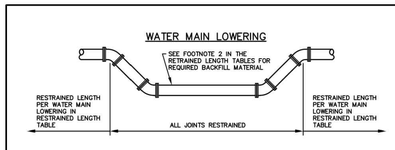
PROPOSED WATER MAIN BELOW EXISTING SEWER LINE WITH LESS THAN 18" MINIMUM SEPARATION.



NOT ALLOWED•
MUST MAINTAIN 18" VERTICAL SEPARATION

WATER & SEWER SEPARATION REQUIREMENTS

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-WA	DRAWING NUMBER: 06	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	DATE: 4/2/24			REVISED:



NOTES:

1. THE 10-POINT SOIL TEST EVALUATION FOR DUCTILE IRON PIPE CONFORMING TO ANSI/AWWA C105/A21.5 SHALL BE USED TO DETERMINE THE CORROSIVITY OF THE SOILS ON A PER PROJECT BASIS AND WHETHER OR NOT POLYETHYLENE WRAP IS REQUIRED FOR CORROSION PROTECTION.
2. MECHANICAL JOINT FITTINGS WITH RETAINER GLANDS AND FIELD LOK 350 GASKETS OR APPROVED EQUAL SHALL BE USED TO SATISFY THE RESTRAINED LENGTH REQUIREMENTS. FIELD LOK GASKETS MUST BE FROM THE SAME MANUFACTURER AS THE PIPE.
3. THE MINIMUM RESTRAINT LENGTHS ARE ALL IN ADDITION TO THE USE OF PRECAST CONCRETE THRUST BLOCKS FOR HORIZONTAL BENDS AND DEAD ENDS.
4. THE WATER MAIN LOWERING RESTRAINED LENGTH IS ON EACH SIDE OF THE OUTERMOST BENDS. WHEN LOWERING WATER MAIN UNDER A PIPE WITH 4 BENDS, ALL JOINTS SHALL BE RESTRAINED BETWEEN THE OUTERMOST 45 DEGREE BENDS. THE WATER MAIN SHALL HAVE COMPACTED CA-7 FROM 4" BELOW THE PIPE TO 6" ABOVE THE PIPE WITHIN THE LOWERED SECTION.
5. THE TOTAL LENGTH BETWEEN THE FIRST JOINTS ON EITHER SIDE OF THE TEE ON THE RUN SHALL BE A MINIMUM OF 10'.

Minimum Restrained Length Tables Without Polyethylene Wrap

Minimum Restrained Length on Each Side of Fitting (ft)[1]	8"	10"	12"	16"
11.25° Horizontal Bend	5	5	6	8
22.5° Horizontal Bend	9	11	12	16
45° Horizontal Bend	18	21	25	33
Water Main Lowering[2]	38	47	57	77
Dead End	41	50	60	79

Minimum Length of Tee Branch to be Restrained (ft)[3]	6"	8"	10"	12"	16"
8" Tee Run X Branch	25	37			
10" Tee Run X Branch	23	35	45		
12" Tee Run X Branch	22	34	44	55	
16" Tee Run X Branch	19	32	42	53	74

Minimum Restrained Length of Larger Pipe Side (ft)	8"	10"	12"
Reducer: 10" X	17		
Reducer: 12" X	32	18	
Reducer: 16" X	58	47	34

Minimum Restrained Length Tables With Polyethylene Wrap

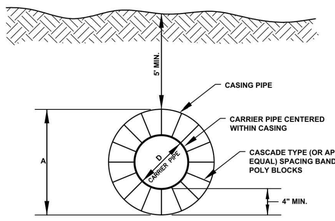
Minimum Restrained Length on Each Side of Fitting (ft)[1]	8"	10"	12"	16"
11.25° Horizontal Bend	5	6	7	10
22.5° Horizontal Bend	10	12	15	19
45° Horizontal Bend	21	25	30	39
Water Main Lowering[2]	56	69	83	111
Dead End	59	71	85	112

Minimum Length of Tee Branch to be Restrained (ft)[3]	6"	8"	10"	12"	16"
8" Tee Run X Branch	36	52			
10" Tee Run X Branch	33	50	65		
12" Tee Run X Branch	31	49	63	78	
16" Tee Run X Branch	27	45	60	76	105

Minimum Restrained Length of Larger Pipe Side (ft)	8"	10"	12"
Reducer: 10" X	24		
Reducer: 12" X	45	25	
Reducer: 16" X	82	67	48

MINIMUM RESTRAINED LENGTH

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-WA	DRAWING NUMBER: 10	DRAWN BY: KKP
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	DATE: 4/2/24			REVISED:



STEEL CASING PIPE DIA. AND WALL THICKNESS SHALL NOT BE LESS THAN THE FOLLOWING:

CARRIER PIPE NOM. DIA.	MIN. CASING PIPE DIA. (O.D.)	WALL THICKNESS
30"	48"	0.625"
27"	42"	0.563"
24"	36"	0.563"
20" - 21"	36"	0.563"
18"	30"	0.500"
15 - 16"	30"	0.500"
12"	24"	0.438"
10"	22"	0.375"
8"	20"	0.375"
6"	18"	0.313"

GENERAL NOTES

BORINGS SHALL BE ACCOMPLISHED WITH AN AUGER AND CASING PIPE, THE DIAMETER OF THE AUGER SHALL NOT EXCEED THE OUTSIDE DIAMETER OF THE CASING PIPE BY MORE THAN ONE INCH.

BORINGS SHALL BE ACCOMPLISHED FROM PITS USING SHORING. THE SHORING SHALL BE DESIGNED, ERECTED, SUPPORTED, BRACED AND MAINTAINED SO THAT IS WILL SAFELY SUPPORT ALL VERTICAL AND LATERAL LOADS THAT MAY BE IMPOSED UPON IT DURING THE BORING OPERATION. ALL SHAFTS AND JACKING PITS SHALL CONFORM WITH APPLICABLE OSHA EXCAVATION, TRENCHING, AND SHORING STANDARDS.

PITS FOR BORING SHALL BE EXCAVATED NO MORE THAN 48 HOURS IN ADVANCE OF BORING AND BACKFILLED WITHIN 48 HOURS AFTER BORING OPERATIONS ARE COMPLETED. WHILE PITS ARE OPEN, THEY SHALL BE CLEARLY MARKED, FENCED OFF AND PROTECTED BY BARRICADES AND FENCING.

CASCADE TYPE (OR APPROVED EQUAL) CASING SPACERS SHALL BE USED TO CENTER WATER MAIN IN CASING PIPE. (SPACED EVERY 10' MIN.) METAL TO METAL CONTACT IS NOT PERMITTED.

CASCADE CASING SPACERS SHALL BE USED TO CENTER SANITARY SEWER IN CASING PIPE. (SPACED EVERY 10' MIN.)

STORM SEWER IS NOT REQUIRED TO BE CENTERED WITH IN THE CASING PIPE.

CASCADE CASING END SEALS SHALL BE USED TO LOOSELY SEAL THE ENDS OF THE CASING OR BRICK AND MORTAR.

ANNULAR SPACE BETWEEN CASING AND MAIN WILL NOT BE FILLED.

VALVES AND BENDS (IF ANY) WILL BE SITUATED TO ALLOW FOR EASIER REMOVAL OF MAIN FOR REPAIRS.

STEEL CASING PIPE SHALL HAVE A MINIMUM YIELD STRENGTH OF 35,000 PSI WITH WELDED JOINTS.

ALL WATER MAIN WITHIN CASING SHALL BE INSTALLED WITH FIELD LOK OR APPROVED EQUAL GASKET JOINTS.

DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE BORE AND JACK.

FIELD LOCK GASKETS MUST BE FROM THE SAME MANUFACTURER AS THE PIPE.

BORE AND JACK DETAIL

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-WA	DRAWING NUMBER: 09	DRAWN BY: KKP
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	DATE: 4/2/24			REVISED:

No.	REVISIONS	DATE	BY

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-7704
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

CONSTRUCTION DETAILS

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

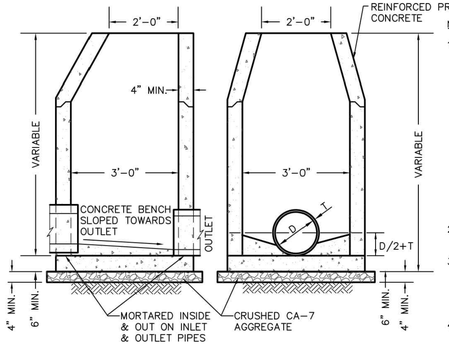
ORIGINAL ISSUE:
1/31/2025

KHA PROJECT NO.
168740009

SHEET NUMBER
C8.1

Drawing name: K:\CHS_LDEV\168740009_crown_lot1&2_sugar grove _IL\2 Design\CAD\plansheets\Lot 1\C8.0 CONSTRUCTION DETAILS.dwg C8.2 Feb 06, 2025 8:21am by: sara.ferreira-herah
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLAN–ECCENTRIC



PLAN–CONCENTRIC

NOTES:

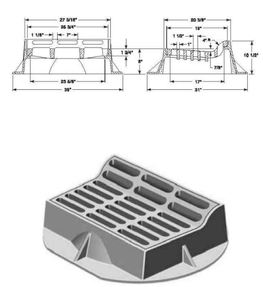
1. FRAME AND GRATE SHALL BE:
   - A. IN PAVED AREAS:
     - I. M–3.12 CURB & GUTTER (UNDER PONDING OR CONTINUOUS GRADE CONDITIONS): NEENAH R–3501–P, EJIW 7525, OR APPROVED EQUAL.
     - II. B–6.12 CURB AND GUTTER (UNDER PONDING CONDITIONS): NEENAH R–3281–A, EJIW 7210 W/TYPE M2 GRATE AND T1 BACK, OR APPROVED EQUAL.
     - III. B–6.12 CURB AND GUTTER (UNDER CONTINOUS GRADE CONDITIONS): NEENAH R–3281–AL, EJIW 7210 W/TYPE M4 VANE GRATE AND T1 BACK, OR APPROVED EQUAL.
   - B. IN NON–PAVED AREAS: NEENAH R–1713 WITH TYPE D COVER, EJIW 1050 WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.
2. ROADSIDE DITCH DRAINAGE STRUCTURES SHALL BE EVALUATED ON A CASE–BY–CASE BASIS.
3. A MAXIMUM OF 8" OF ADJUSTING RINGS SHALL BE USED FOR ALL INLETS. NO MORE THAN 2 PRECAST ADJUSTING RINGS, TOTALING NO MORE THAN 8" SHALL BE USED. BETWEEN EACH SECTION JOINT, ADJUSTING RING AND FRAME, APPLY A CONTINUOUS LAYER OF NON–HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL.
4. ALL CURB INLET FRAMES SHALL BE SEALED WITH A HYDRAULIC CEMENT FILLET BETWEEN THE FRAME AND TOP ADJUSTING RING OR CONE.
5. ALL CLOSED STRUCTURE LIDS SHALL HAVE "VILLAGE OF SUGAR GROVE" AND "STORM" CAST INTO TOP AND SHALL BE THE CONCEALED PICK HOLE TYPE.

INLET - TYPE B

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-ST	DRAWING NUMBER: 05	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391–7200	DATE: 4/2/24			REVISED:

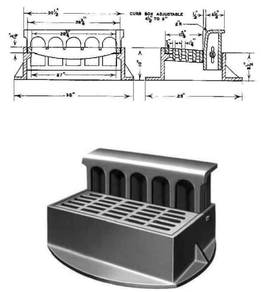
M–3.12 CURB & GUTTER (UNDER PONDING OR CONTINUOUS GRADE CONDITIONS)

NEENAH R–3501–P, EJIW 7525 OR APPROVED EQUAL



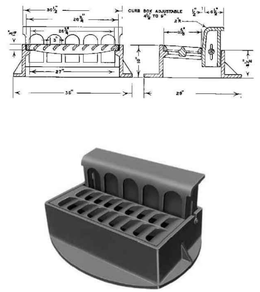
B–6.12 CURB & GUTTER (UNDER PONDING CONDITIONS)

NEENAH R–3281–A, EJIW 7210 W/ TYPE M1 GRATE AND T1 BACK OR APPROVED EQUAL



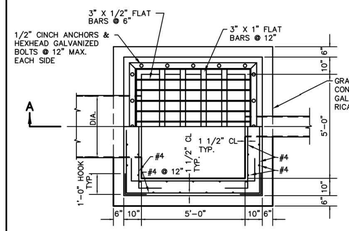
B–6.12 CURB & GUTTER (UNDER CONTINUOUS GRADE CONDITIONS)

NEENAH R–3281–AL, EJIW 7210 W/TYPE M4 VANE GRATE & T1 BACK OR APPROVED EQUAL

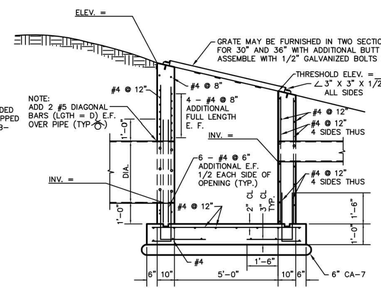


STANDARD CASTINGS

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-ST	DRAWING NUMBER: 06	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391–7200	DATE: 4/2/24			REVISED:



HALF – PLAN



SECTION A–A

SEE PLANS FOR PIPE DIAMETER AND ORIENTATION

NOTES

1. MIN. SOIL BEARING CAPACITY 1500 P.S.F.
2. ALL REINFORCING BARS SHALL BE DEFORMED NEW BILLET STEEL A.S.T.M. A 614, GRADE 60
3. CONCRETE COMPRESSION STRENGTH AT 28 DAYS, 3500 P.S.I. MINIMUM
4. ALL STRUCTURAL STEEL SHALL CONFORM TO THE LATEST A.S.T.M. REQUIREMENTS FOR A36 STEEL

FOR 18" THROUGH 36" OUTLET PIPE DIAMETERS

OUTFLOW STRUCTURE

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-ST	DRAWING NUMBER: 10	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391–7200	DATE: 4/2/24			REVISED:

R–4340–B SERIES OR EAST JORDAN 6527 ROUND BEHIVE GRATE

Catalog No.	O Dia.	O.D. Lugs	Dia. Bhv.	Ht. Bhv.	No. Lugs	Size Bars	Size Op.	Pipe Size
R-4340-A	34	26 1/4	23 7/8	6	*	1 1/2	1	24
R-4340-B	33	23	23	2	6	2	1 1/2	24
R-4340-C	33	29	23	5 3/4	4	1	1 1/4	24
R-4340-F	33	28	25	5	4	1	1	24
R-4340-FI **	25 1/2	21 3/4	17	3	4	1	1	18
R-4340-G **	26	18	19	3	3	1 3/4	2	15
R-4340-H	25	15	17	3	3	1 5/8	1 3/4	12

* Furnished with ring instead of lugs.
** Frame not available.
Grate flange lettered "DUMP NO WASTE – DRAINS TO RIVER"



Illustrating R-4340-B

R–1713 FRAME AND LID, EJIW 1050 OR APPROVED EQUAL



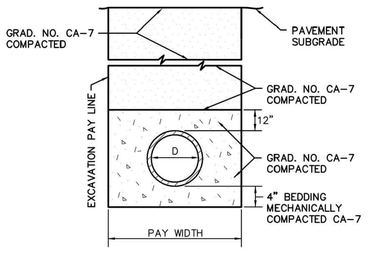
NOTE:

TYPE D GRATES TO BE USED FOR OPEN LIDS. CLOSED LIDS SHALL HAVE "VILLAGE OF SUGAR GROVE" AND "STORM" CAST INTO THE LID.

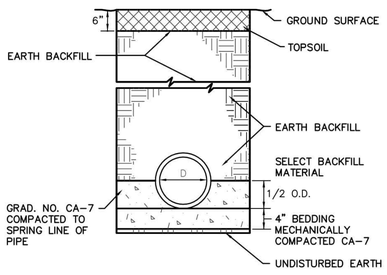
Illustrating type D cover – flat

STANDARD CASTINGS

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-ST	DRAWING NUMBER: 07	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391–7200	DATE: 4/2/24			REVISED:



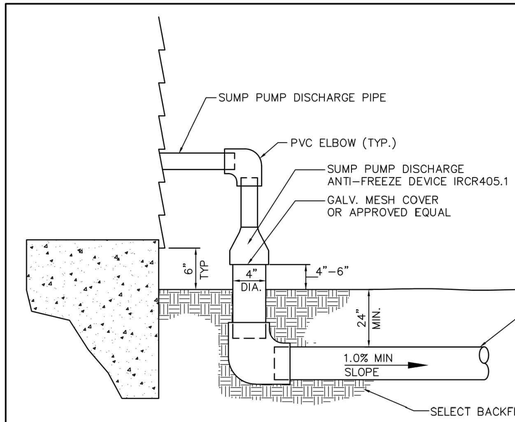
SECTION IN PAVED AREAS



SECTION IN GRASS AREAS

STORM SEWER TRENCH DETAIL

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-ST	DRAWING NUMBER: 11	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391–7200	DATE: 4/2/24			REVISED:

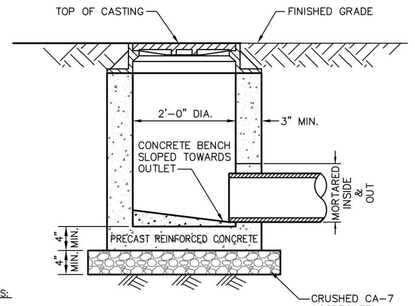


NOTES:

1. ALL SUMP PUMP SYSTEMS SHALL DISCHARGE TO THE PUBLIC STORM SEWER SYSTEM.
2. ALL PIPE USED FOR INDIVIDUAL SUMP PUMP DISCHARGE LINES SHALL BE 4" (MIN.) PVC (SDR 26).

SUMP PUMP SERVICE LINE

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-ST	DRAWING NUMBER: 12	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391–7200	DATE: 4/2/24			REVISED:

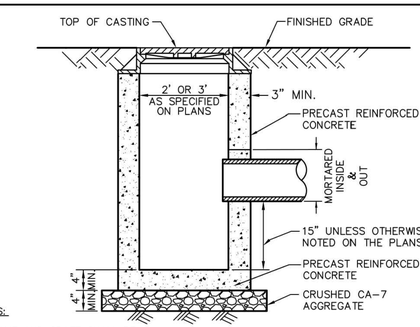


NOTES:

1. FRAME AND GRATE SHALL BE:
   - A. IN PAVED AREAS:
     - I. M–3.12 CURB & GUTTER (UNDER PONDING OR CONTINUOUS GRADE CONDITIONS): NEENAH R–3501–P, EJIW 7525, OR APPROVED EQUAL.
     - II. B–6.12 CURB AND GUTTER (UNDER PONDING CONDITIONS): NEENAH R–3281–A, EJIW 7210 W/TYPE M2 GRATE AND T1 BACK, OR APPROVED EQUAL.
     - III. B–6.12 CURB AND GUTTER (UNDER CONTINOUS GRADE CONDITIONS): NEENAH R–3281–AL, EJIW 7210 W/TYPE M4 VANE GRATE AND T1 BACK, OR APPROVED EQUAL.
   - B. IN NON–PAVED AREAS: NEENAH R–1713 WITH TYPE D COVER, EJIW 1050 WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.
2. ROADSIDE DITCH DRAINAGE STRUCTURES SHALL BE EVALUATED ON A CASE–BY–CASE BASIS.
3. A MAXIMUM OF 8" OF ADJUSTING RINGS SHALL BE USED FOR ALL CATCH BASINS. NO MORE THAN 2 PRECAST ADJUSTING RINGS, TOTALING NO MORE THAN 8" SHALL BE USED. BETWEEN EACH SECTION JOINT, ADJUSTING RING AND FRAME, APPLY A CONTINUOUS LAYER OF NON–HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL.
4. ALL CURB INLET FRAMES SHALL BE SEALED WITH A HYDRAULIC CEMENT FILLET BETWEEN THE FRAME AND TOP ADJUSTING RING OR CONE.
5. ALL CLOSED STRUCTURE LIDS SHALL HAVE "VILLAGE OF SUGAR GROVE" AND "STORM" CAST INTO TOP AND SHALL BE THE CONCEALED PICK HOLE TYPE.

INLET - TYPE A

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-ST	DRAWING NUMBER: 04	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391–7200	DATE: 4/2/24			REVISED:



NOTES:

1. FRAME AND GRATE SHALL BE:
   - A. IN PAVED AREAS:
     - I. M–3.12 CURB & GUTTER (UNDER PONDING OR CONTINUOUS GRADE CONDITIONS): NEENAH R–3501–P, EJIW 7525, OR APPROVED EQUAL.
     - II. B–6.12 CURB AND GUTTER (UNDER PONDING CONDITIONS): NEENAH R–3281–A, EJIW 7210 W/TYPE M2 GRATE AND T1 BACK, OR APPROVED EQUAL.
     - III. B–6.12 CURB AND GUTTER (UNDER CONTINOUS GRADE CONDITIONS): NEENAH R–3281–AL, EJIW 7210 W/TYPE M4 VANE GRATE AND T1 BACK, OR APPROVED EQUAL.
   - B. IN NON–PAVED AREAS: NEENAH R–1713 WITH TYPE D COVER, EJIW 1050 WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.
2. ROADSIDE DITCH DRAINAGE STRUCTURES SHALL BE EVALUATED ON A CASE–BY–CASE BASIS.
3. A MAXIMUM OF 8" OF ADJUSTING RINGS SHALL BE USED FOR ALL CATCH BASINS. NO MORE THAN 2 PRECAST ADJUSTING RINGS, TOTALING NO MORE THAN 8" SHALL BE USED. BETWEEN EACH SECTION JOINT, ADJUSTING RING AND FRAME, APPLY A CONTINUOUS LAYER OF NON–HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL.
4. ALL CURB INLET FRAMES SHALL BE SEALED WITH A HYDRAULIC CEMENT FILLET BETWEEN THE FRAME AND TOP ADJUSTING RING OR CONE.
5. ALL CLOSED STRUCTURE LIDS SHALL HAVE "VILLAGE OF SUGAR GROVE" AND "STORM" CAST INTO TOP AND SHALL BE THE CONCEALED PICK HOLE TYPE.

CATCH BASIN - TYPE C

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-ST	DRAWING NUMBER: 03	DRAWN BY: CLN
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391–7200	DATE: 4/2/24			REVISED:

No.	REVISIONS	DATE	BY

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-2004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: SFH | DRAWN BY: SFH | CHECKED BY: EJT

CONSTRUCTION DETAILS

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

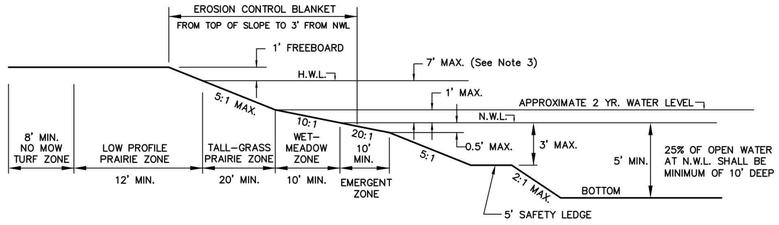
ORIGINAL ISSUE: 1/31/2025

KHA PROJECT NO. 168740009

SHEET NUMBER

C8.2

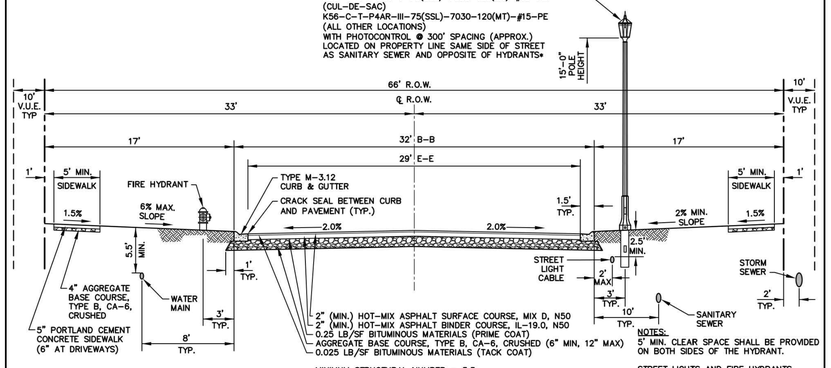
NOTES:
1. ENTIRE BASIN FROM THE EMERGENT ZONE TO THE LOT LINE WILL CONTAIN A MINIMUM OF 12" ORGANIC RICH TOPSOIL.
2. BOTTOM OF WETLAND BASINS SHALL BE ESTABLISHED 6" BELOW NORMAL WATER LEVEL.
3. MAXIMUM BOUNCE SHALL BE SUBJECT TO DRAWDOWN TIME AND ITS EFFECT ON BASIN VEGETATION.
4. ALL WET BASINS SHALL INCORPORATE WIND-POWERED AERATION SYSTEMS TO OXYGENATE THE NORMAL WATER POOL.



NATURALIZED STORMWATER MANAGEMENT FACILITY CROSS-SECTION

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-ST	DRAWING NUMBER: 14	DRAWN BY: KKP
10 Municipal Drive, Sugar Grove, Illinois 60554, Phone: (630) 391-7200	DATE: 4/2/24			REVISED:

KING LUMINAIRE CATALOG NO:
K56-C-T-P4AR-V-75(SSL)-7030-120(MT)-#15-PE
(CUL-DE-SAC)
K56-C-T-P4AR-III-75(SSL)-7030-120(MT)-#15-PE
(ALL OTHER LOCATIONS)
WITH PHOTOCONTROL @ 300' SPACING (APPROX.)
LOCATED ON PROPERTY LINE SAME SIDE OF STREET AS SANITARY SEWER AND OPPOSITE OF HYDRANTS*



MINIMUM STRUCTURAL NUMBER = 3.3

IBR SHALL NOT BE < 3.0

NOTES:
5' MIN. CLEAR SPACE SHALL BE PROVIDED ON BOTH SIDES OF THE HYDRANT.

STREET LIGHTS AND FIRE HYDRANTS SHALL BE PLACED BY PROPERTY LOT LINE.

FIRE HYDRANTS AND STREET LIGHTS SHALL BE LOCATED OPPOSITE EACH OTHER.

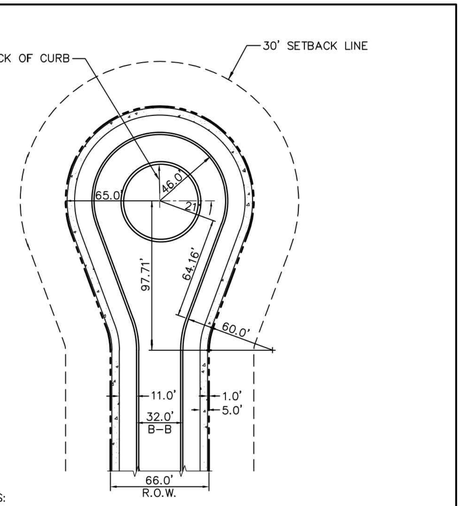
*STREET LIGHT ALTERNATIVE (ONLY IF APPROVED IN WRITING BY VILLAGE STAFF) (SEE DETAIL SG-EL-03):
POLE HEIGHT = 19'-7"
LUMINAIRE IS "AMERICAN ELECTRIC LIGHTING" MODEL 150W ATBS-P30-MVOLT-R2-3K-P7-PCL1

NOTES: UTILITY STRUCTURES ARE NOT PERMITTED IN PAVED AREAS.

STREET LIGHT SPACING SHALL BE APPROX. 300' UNLESS A PHOTOMETRIC ANALYSIS IS REQUIRED BY VILLAGE AND THEN SPACING SHALL BE AMENDED ACCORDINGLY.

TYPICAL STREET SECTION - LOCAL (66' ROW)

Village of Sugar Grove, 160 Municipal Drive, Sugar Grove, Illinois 60554, Phone: 630-391-7230	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 01	DRAWN BY: KKP
	DATE: 4/2/24			REVISED:

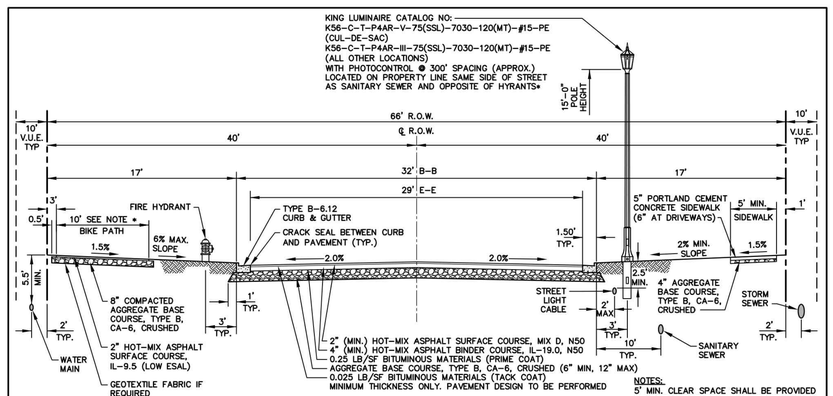


NOTES:
1. MAINTENANCE RESPONSIBILITY FOR THE LANDSCAPED ISLAND SHALL BE ASSIGNED TO THE HOMEOWNER'S ASSOCIATION. ISLAND SHALL BE AN OUTLOT DEDICATED TO H.O.A.
2. LANDSCAPING FOR THE ISLAND SHALL BE PER THE ORDINANCE AND APPROVED BY THE VILLAGE.
3. NO UTILITIES IN ISLAND.
4. ISLANDS ARE PERMITTED AT THE DISCRETION OF THE VILLAGE BOARD.

CONCENTRIC CUL-DE-SAC

Village of Sugar Grove, 160 Municipal Drive, Sugar Grove, Illinois 60554, Phone: 630-391-7230	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 09	DRAWN BY: KKP
	DATE: 4/2/24			REVISED:

KING LUMINAIRE CATALOG NO:
K56-C-T-P4AR-V-75(SSL)-7030-120(MT)-#15-PE
(CUL-DE-SAC)
K56-C-T-P4AR-III-75(SSL)-7030-120(MT)-#15-PE
(ALL OTHER LOCATIONS)
WITH PHOTOCONTROL @ 300' SPACING (APPROX.)
LOCATED ON PROPERTY LINE SAME SIDE OF STREET AS SANITARY SEWER AND OPPOSITE OF HYDRANTS*



MINIMUM THICKNESS ONLY. PAVEMENT DESIGN TO BE PERFORMED

MINIMUM STRUCTURAL NUMBER = 3.65

BR SHALL NOT BE < 3.0

NOTES:
5' MIN. CLEAR SPACE SHALL BE PROVIDED ON BOTH SIDES OF THE HYDRANT.

STREET LIGHTS AND FIRE HYDRANTS SHALL BE PLACED BY PROPERTY LOT LINE.

FIRE HYDRANTS AND STREET LIGHTS SHALL BE LOCATED OPPOSITE EACH OTHER.

*NOTE: AN ADDITIONAL 2' WIDE SHOULDER MAY BE REQUIRED.

*STREET LIGHT ALTERNATIVE (ONLY IF APPROVED IN WRITING BY VILLAGE STAFF) (SEE DETAIL SG-EL-03):
POLE HEIGHT = 19'-7"
LUMINAIRE IS "AMERICAN ELECTRIC LIGHTING" MODEL 150W ATBS-P30-MVOLT-R2-3K-P7-PCL1

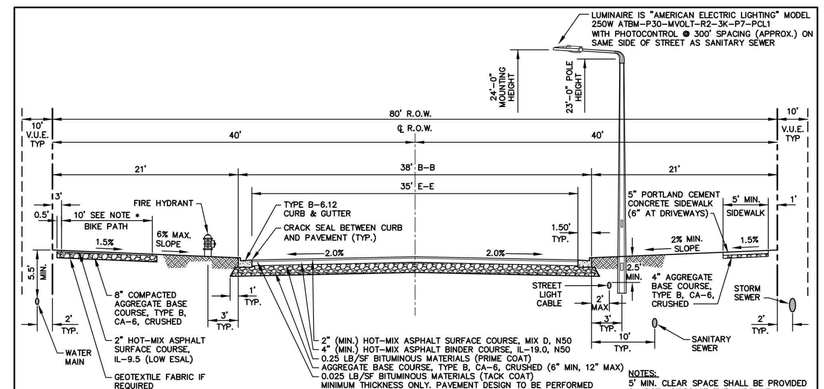
NOTES: UTILITY STRUCTURES ARE NOT PERMITTED IN PAVED AREAS.

STREET LIGHT SPACING SHALL BE APPROX. 300' UNLESS A PHOTOMETRIC ANALYSIS IS REQUIRED BY VILLAGE AND THEN SPACING SHALL BE AMENDED ACCORDINGLY.

TYPICAL STREET SECTION - MINOR (66' ROW)

Village of Sugar Grove, 160 Municipal Drive, Sugar Grove, Illinois 60554, Phone: 630-391-7230	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 02	DRAWN BY: KKP
	DATE: 4/2/24			REVISED:

LUMINAIRE IS "AMERICAN ELECTRIC LIGHTING" MODEL 250W ATBM-P30-MVOLT-R2-3K-P7-PCL1 WITH PHOTOCONTROL @ 300' SPACING (APPROX.) ON SAME SIDE OF STREET AS SANITARY SEWER



MINIMUM THICKNESS ONLY. PAVEMENT DESIGN TO BE PERFORMED

MINIMUM STRUCTURAL NUMBER = 3.65

IBR SHALL NOT BE < 3.0

NOTES:
5' MIN. CLEAR SPACE SHALL BE PROVIDED ON BOTH SIDES OF THE HYDRANT.

STREET LIGHTS AND FIRE HYDRANTS SHALL BE PLACED BY PROPERTY LOT LINE.

FIRE HYDRANTS AND STREET LIGHTS SHALL BE LOCATED OPPOSITE EACH OTHER.

*NOTE: AN ADDITIONAL 2' WIDE SHOULDER MAY BE REQUIRED.

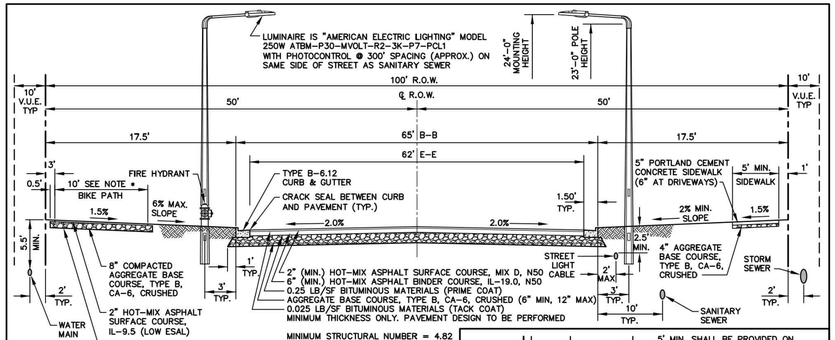
NOTES: UTILITY STRUCTURES ARE NOT PERMITTED IN PAVED AREAS.

STREET LIGHT SPACING SHALL BE APPROX. 300' UNLESS A PHOTOMETRIC ANALYSIS IS REQUIRED BY VILLAGE AND THEN SPACING SHALL BE AMENDED ACCORDINGLY.

TYPICAL STREET SECTION - COLLECTOR (80' ROW)

Village of Sugar Grove, 160 Municipal Drive, Sugar Grove, Illinois 60554, Phone: 630-391-7230	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 03	DRAWN BY: KKP
	DATE: 4/2/24			REVISED:

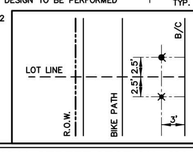
LUMINAIRE IS "AMERICAN ELECTRIC LIGHTING" MODEL 250W ATBM-P30-MVOLT-R2-3K-P7-PCL1 WITH PHOTOCONTROL @ 300' SPACING (APPROX.) ON SAME SIDE OF STREET AS SANITARY SEWER



MINIMUM THICKNESS ONLY. PAVEMENT DESIGN TO BE PERFORMED

MINIMUM STRUCTURAL NUMBER = 4.82

IBR SHALL NOT BE < 3.0



5' MIN. SHALL BE PROVIDED ON EITHER SIDE OF THE HYDRANT.

STREET LIGHTS AND FIRE HYDRANTS SHALL BE PLACED BY PROPERTY LOT LINE.

FIRE HYDRANTS AND STREET LIGHTS SHALL BE LOCATED NEAR EACH OTHER, BUT SHALL ALSO HAVE ADEQUATE DISTANCE BETWEEN THEM SUCH THAT ACCESS TO THE FIRE HYDRANT IS NOT HINDERED.

*NOTE: AN ADDITIONAL 2' WIDE SHOULDER MAY BE REQUIRED.

NOTES: UTILITY STRUCTURES ARE NOT PERMITTED IN PAVED AREAS.

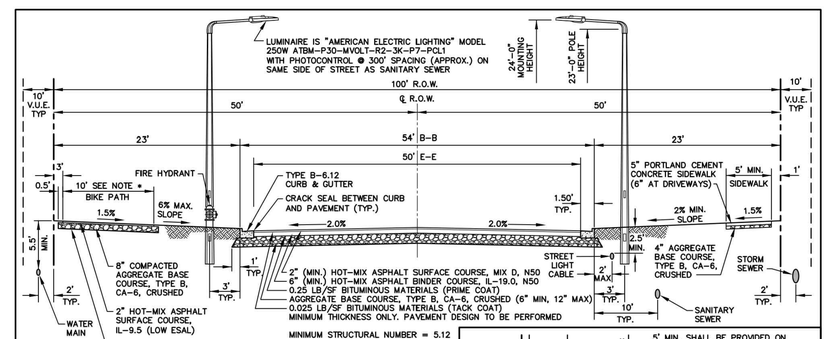
STREET LIGHT SPACING SHALL BE EVENLY STAGGERED FROM ONE SIDE OF THE ROAD TO THE OTHER.

STREET LIGHT SPACING SHALL BE APPROX. 300' UNLESS A PHOTOMETRIC ANALYSIS IS REQUIRED BY VILLAGE AND THEN SPACING SHALL BE AMENDED ACCORDINGLY.

TYPICAL STREET SECTION - MAJOR (100' ROW)

Village of Sugar Grove, 160 Municipal Drive, Sugar Grove, Illinois 60554, Phone: 630-391-7230	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 04	DRAWN BY: KKP
	DATE: 4/2/24			REVISED:

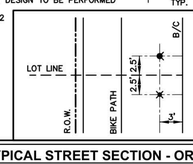
LUMINAIRE IS "AMERICAN ELECTRIC LIGHTING" MODEL 250W ATBM-P30-MVOLT-R2-3K-P7-PCL1 WITH PHOTOCONTROL @ 300' SPACING (APPROX.) ON SAME SIDE OF STREET AS SANITARY SEWER



MINIMUM THICKNESS ONLY. PAVEMENT DESIGN TO BE PERFORMED

MINIMUM STRUCTURAL NUMBER = 5.12

IBR SHALL NOT BE < 3.0



5' MIN. SHALL BE PROVIDED ON EITHER SIDE OF THE HYDRANT.

STREET LIGHTS AND FIRE HYDRANTS SHALL BE PLACED BY PROPERTY LOT LINE.

FIRE HYDRANTS AND STREET LIGHTS SHALL BE LOCATED NEAR EACH OTHER, BUT SHALL ALSO HAVE ADEQUATE DISTANCE BETWEEN THEM SUCH THAT ACCESS TO THE FIRE HYDRANT IS NOT HINDERED.

*NOTE: AN ADDITIONAL 2' WIDE SHOULDER MAY BE REQUIRED.

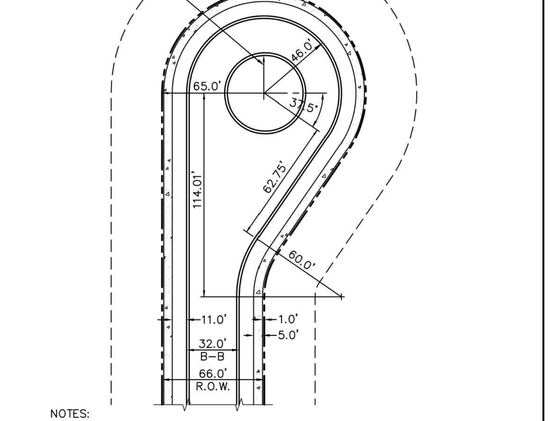
NOTES: UTILITY STRUCTURES ARE NOT PERMITTED IN PAVED AREAS.

STREET LIGHT SPACING SHALL BE EVENLY STAGGERED FROM ONE SIDE OF THE ROAD TO THE OTHER.

STREET LIGHT SPACING SHALL BE APPROX. 300' UNLESS A PHOTOMETRIC ANALYSIS IS REQUIRED BY VILLAGE AND THEN SPACING SHALL BE AMENDED ACCORDINGLY.

TYPICAL STREET SECTION - OR&I (100' ROW)

Village of Sugar Grove, 160 Municipal Drive, Sugar Grove, Illinois 60554, Phone: 630-391-7230	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 05	DRAWN BY: KKP
	DATE: 4/2/24			REVISED:



NOTES:
1. MAINTENANCE RESPONSIBILITY FOR THE LANDSCAPED ISLAND SHALL BE ASSIGNED TO THE HOMEOWNER'S ASSOCIATION. ISLAND SHALL BE AN OUTLOT DEDICATED TO H.O.A.
2. LANDSCAPING FOR THE ISLAND SHALL BE PER THE ORDINANCE AND APPROVED BY THE VILLAGE.
3. NO UTILITIES IN ISLAND.
4. ISLANDS ARE PERMITTED AT THE DISCRETION OF THE VILLAGE BOARD.

ECCENTRIC CUL-DE-SAC

Village of Sugar Grove, 160 Municipal Drive, Sugar Grove, Illinois 60554, Phone: 630-391-7230	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 10	DRAWN BY: KKP
	DATE: 4/2/24			REVISED:

No.	REVISIONS	DATE	BY

Kimley»Horn

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-520-9200
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

CONSTRUCTION DETAILS

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

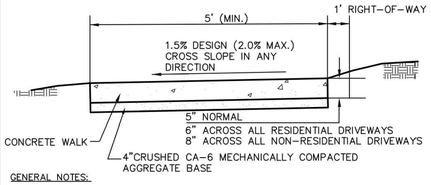
ORIGINAL ISSUE: 1/31/2025

KHA PROJECT NO. 168740009

SHEET NUMBER

C8.3

Drawing name: K:\CHS_LDEV\168740009_crown_lot182_sugar grove_IL\2 Design\CAD\plansheets\Lot 1\C8.0 CONSTRUCTION DETAILS.dwg, C8.3 Feb 06, 2025 8:21am by: sara ferreira-hersh
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



GENERAL NOTES:

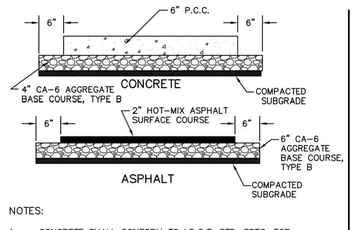
1. REMOVE ALL TOPSOIL. PLACE CONCRETE ON 4" MIN. COMPACTED CA-6 STONE.
2. A CONTROL (CONTRACTION) JOINT SHALL BE TOOLED AT 5' INTERVALS AT THE TIME OF PLACEMENT. EXPANSION JOINTS WITH 1/2" BITUMINOUS FILLER MATERIAL SHALL BE SPACED AT INTERVALS SPECIFIED BELOW, AND AT 2.5' EITHER SIDE OF UTILITY STRUCTURES.
3. SIDEWALK SHALL BE INSTALLED THROUGH ALL RESIDENTIAL AND NON-RESIDENTIAL ACCESS DRIVES WITHIN THE VILLAGE'S RIGHT OF WAY. SIDEWALK SHALL BE 6" THICK MIN. AT RESIDENTIAL DRIVEWAY CROSSINGS AND AT SIDEWALK RAMPS, 8" THICK MIN. AT NON-RESIDENTIAL DRIVEWAYS, AND 5" MIN. OTHER AREAS.
4. CONCRETE SHALL BE CLASS SI.
5. PLACE 3/4" PREFORMED BIT. FILLER MATERIAL AT THE FULL DEPTH OF CONCRETE AT EDGES ABUTTING SIDEWALKS, CONCRETE DRIVES OR PRIVATE SIDEWALKS.
6. MAX. LONGITUDINAL SLOPE IS 5.0%.
7. THE SURFACE SHALL HAVE A LIGHT BROOM FINISH.
8. ALL SIDEWALK SHALL BE CURED TO THE REQUIREMENTS OF ARTICLE 1020.13 OF THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTIONS, LATEST EDITION. MEMBRANE CURING SHALL BE W.R. MEADOWS CS 309 WITH WHITE FUGITIVE DYE AS PER TYPE II MEMBRANE CURING OR APPROVED EQUAL.
9. QUALITY CONTROL TESTING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR. QUALITY ASSURANCE TESTING SHALL BE THE RESPONSIBILITY OF THE VILLAGE. THE MIX SHALL MEET IDOT SPECIFICATIONS.
10. THE VILLAGE ENGINEER SHALL BE CONTACTED 48 HOURS PRIOR TO THE POUR FOR A REVIEW OF THE BASE, REINFORCING AND FORMWORK.
11. CONCRETE DELIVERY TICKETS FROM THE CONCRETE SUPPLIER SHALL BE PROVIDED TO THE VILLAGE ENGINEER INDICATING A MINIMUM OF SIX (6) BAG MIX, CLASS "SI" CONCRETE, 5% TO 8% AIR ENTRAINMENT, AND THE LOCATION, AND DATE OF THE POUR. A COPY OF THE DATED BILLING FOR THE CURING COMPOUND SHALL ALSO BE REQUIRED FOR APPROVAL.
12. 2-20' – NO. 4 REBAR IS REQUIRED AT ALL TRENCH CROSSINGS.
13. UTILITY STRUCTURES ARE NOT PERMITTED IN THE SIDEWALK.
14. PROVIDE RAMP AND DETECTABLE WARNING AT ALL STREET CROSSINGS IN ACCORDANCE WITH THE VILLAGE'S SIDEWALK AND BIKE PATH RAMP DETAIL AND ADA REQUIREMENTS. IF A CONFLICT EXISTS BETWEEN THE DETAIL AND ADA REQUIREMENTS, THE MORE STRINGENT REQUIREMENT WILL APPLY.
15. SIDEWALK SHALL BE POURED IN A MONOLITHIC POUR WHEN POSSIBLE.
16. ALL SIDEWALKS SHALL BE PROTECTED PER IDOT ARTICLE 1020.13 WHEN WEATHER CONDITIONS DICTATE.
17. ALL WEATHER AND CONCRETE CONDITIONS SHALL MEET IDOT REQUIREMENTS.

TYPICAL EXPANSION JOINT SPACING CURB AND SIDEWALK	
POUR TEMP. (DEG. F°)	EXPANSION JOINT (SPACING FT.)
40 MIN.....	70'
45.....	75'
50.....	80'
55.....	90'
60.....	95'
65.....	105'
70.....	115'
75.....	125'
80.....	145'
85.....	160'
90 MAX.....	190'

TYPICAL SIDEWALK SECTION

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
160 Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7230	N.T.S.	SG-RD	13	KKP
	DATE: 4/2/24			REVISED:

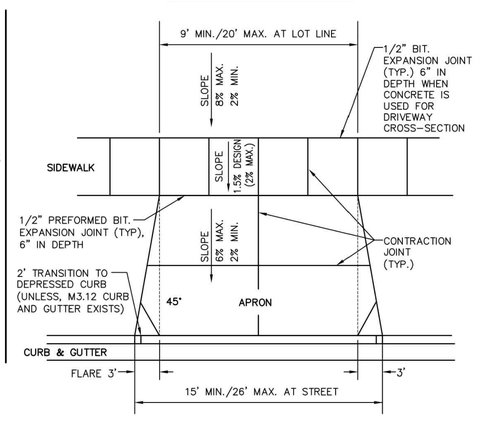
TYPICAL PAVEMENT SECTIONS



NOTES:

1. CONCRETE SHALL CONFORM TO I.D.O.T. STD. SPEC. FOR ROAD AND BRIDGE CONSTRUCTION SEC. 420 AND SHALL BE CLASS "SI" CONCRETE, 6 BAG, WITH 5% TO 8% AIR-ENTRAINMENT.
2. HOT-MIX ASPHALT SURFACE COURSE SHALL BE MIX C, N50.
3. AGGREGATE BASE COURSE SHALL BE COMPACTED CA-6.
4. 6" CONTINUOUS PRE MOLDED EXPANSION JOINTS SHALL BE PROVIDED AGAINST SIDEWALK AND CURB & GUTTER. (CONCRETE DRIVE ONLY)
5. CONCRETE DRIVEWAYS MAY BE REINFORCED WITH WELDED WIRE FABRIC.
6. NO UTILITY STRUCTURES SHALL BE INSTALLED IN PAVED AREAS.
7. 20' – NO. 4 REBAR SHALL BE INSTALLED AT TRENCH CROSSINGS IN CONCRETE DRIVEWAYS,
8. IF CONCRETE, THE DRIVEWAY SHALL BE CURED AS PER THE REQUIREMENTS FOR SIDEWALKS.
9. ALL CONCRETE SHALL BE PROTECTED PER IDOT ARTICLE 1020.13 WHEN THE WEATHER DICTATES IT.
10. ALL CONCRETE SLABS SHALL BE SYMMETRICALLY JOINTED.
11. CURB CUTS / DEPRESSIONS ARE PERMITTED AT DRIVEWAYS ON A CASE BY CASE BASIS AS APPROVED BY VILLAGE ENGINEER.
12. IN NO CASE SHALL THE ALGEBRAIC DIFFERENCE OF THE DRIVE GRADE AND STREET GRADE EXCEED 8%.

TYPICAL DRIVEWAY APRON

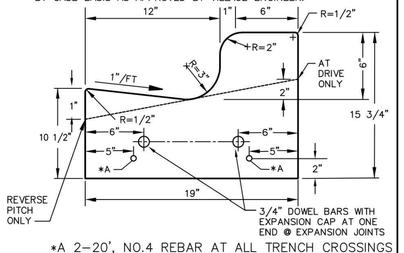


RESIDENTIAL DRIVEWAY APRON DETAIL

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
160 Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7230	N.T.S.	SG-RD	11	KKP
	DATE: 4/2/24			REVISED:

1. ALL CONCRETE FOR CURB AND GUTTER SHALL CONFORM TO I.D.O.T. STD. SPEC. FOR ROAD & BRIDGE CONST. SEC. 606 AND BE CLASS "SI" CONCRETE SIX BAG MIX, WITH 5% TO 8% AIR ENTRAINMENT.
2. CONTRACTION JOINTS SHALL BE PLACED AT TEN (10) FOOT (MIN.) O.C. PER ARTICLE 420.05 AND SHALL BE SAW CUT TO A MINIMUM DEPTH OF TWO (2) INCHES FROM FRONT TO BACK WITHIN TWENTY-FOUR (24) HOURS OF CONCRETE PLACEMENT AND SHALL BE SEALED WITH POLYSULFIDE JOINT SEALANT PER ARTICLE 420.12.
3. 2– 3/4" X 18" SMOOTH DOWEL BARS WITH CAPS AND WITH ONE END GREASED SHALL BE USED AT ALL EXPANSION JOINTS. 3/4" PREMOLDED EXPANSION JOINTS TO BE PLACED AT ALL P.C.'S, P.T.'S AND AS INDICATED BELOW.
4. EXPANSION JOINTS, AS DETAILED HEREIN, SHALL BE CONSTRUCTED AT A MINIMUM SPACING AS INDICATED BELOW.
5. ALL CURBS SHALL BE CURED TO THE REQUIREMENTS OF ARTICLE 1020.13 OF THE STATE OF ILLINOIS STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION. MEMBRANE CURING SHALL BE W.R. MEADOWS CS 309 WITH WHITE FUGITIVE DYE AS PER TYPE II MEMBRANE CURING OR APPROVED EQUAL.
6. THE MINIMUM LONGITUDINAL CURB SLOPE SHALL BE 0.5%.
7. CUTS IN THE CURB WILL BE MADE FULL DEPTH WITH FULL EXPANSION JOINTS DRILLED AT EACH END AS SHOWN HEREIN.
8. CURB AND GUTTER SHALL HAVE A LIGHT BROOM FINISH.
9. CURB TO BE PLACED ON A 4" (MINIMUM) CRUSHED CA-6 AGGREGATE BASE THAT EXTENDS BEYOND THE BACK OF CURB BY 1'.
10. THE CURB AND GUTTER SHALL BE DEPRESSED AT ALL SIDEWALK AND MULTI-USE PATH TEES IN COMPLIANCE WITH ILLINOIS ACCESSIBILITY STANDARDS.
11. THE COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS.
12. THE MINIMUM CURB AND GUTTER REPLACEMENT SHALL BE 10 FEET AND SHALL BE NO LESS THAN JOINT TO JOINT EXCEPT WHERE RECOMMENDED BY THE VILLAGE ENGINEER.
13. ALL CURB AND GUTTER SHALL BE PROTECTED PER IDOT ARTICLE 1020.13 WHEN WEATHER CONDITIONS DICTATE.
14. ALL WEATHER AND CONCRETE CONDITIONS SHALL MEET IDOT REQUIREMENTS.
15. ALL WATER AND SANITARY SERVICES SHALL BE STAMPED WITH A "W" OR AN "S" ACCORDINGLY IN THE FACE OF THE CURB HEAD.
16. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY POUR.
17. CURB CUTS/DEPRESSIONS ARE PERMITTED AT DRIVEWAYS ON A CASE BY CASE BASIS AS APPROVED BY VILLAGE ENGINEER.

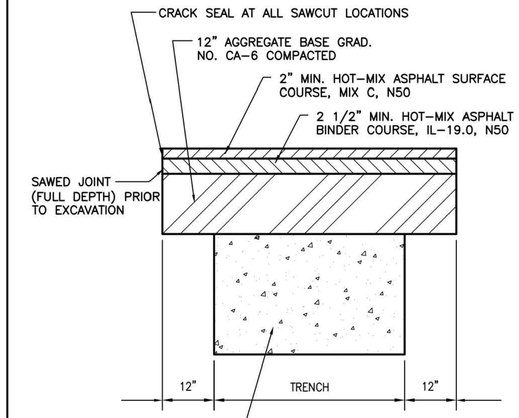
TYPICAL EXPANSION JOINT SPACING CURB AND GUTTER	
POUR TEMP. (DEG. F°)	EXPANSION JOINT (SPACING FT.)
40 MIN.....	70'
45.....	75'
50.....	80'
55.....	90'
60.....	95'
65.....	105'
70.....	115'
75.....	125'
80.....	145'
85.....	160'
90 MAX.....	190'



*A 2–20', NO.4 REBAR AT ALL TRENCH CROSSINGS

TYPE B-6.12 CONCRETE CURB & GUTTER

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
160 Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7230	N.T.S.	SG-RD	06	KKP
	DATE: 4/2/24			REVISED:



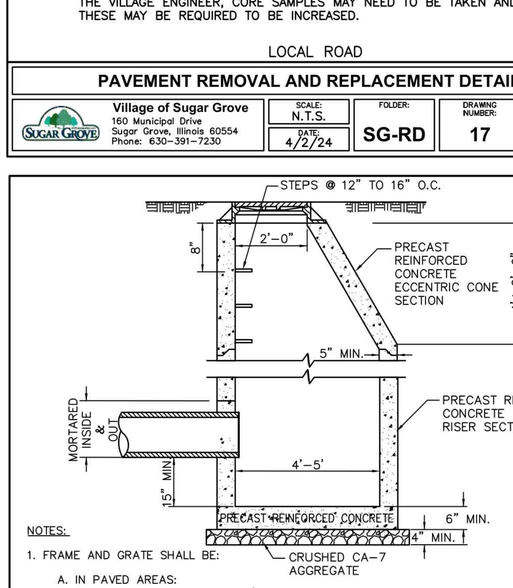
NOTE:

1. PAVEMENT SHALL BE REMOVED OUTSIDE OF THE TRENCH NEAT LINE ONLY AFTER THE TRENCH HAS BEEN BACKFILLED. THEN THE EXISTING SURFACE SHALL BE SAWED TO PRESERVE A NEAT LINE FOR THE ENTIRE LENGTH OF TRENCH ON EACH SIDE.
2. THE THICKNESS ABOVE REPRESENTED MINIMUM AT THE DIRECTION OF THE VILLAGE ENGINEER, CORE SAMPLES MAY NEED TO BE TAKEN AND THESE MAY BE REQUIRED TO BE INCREASED.

LOCAL ROAD

PAVEMENT REMOVAL AND REPLACEMENT DETAIL

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
160 Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7230	N.T.S.	SG-RD	17	KKP
	DATE: 4/2/24			REVISED:

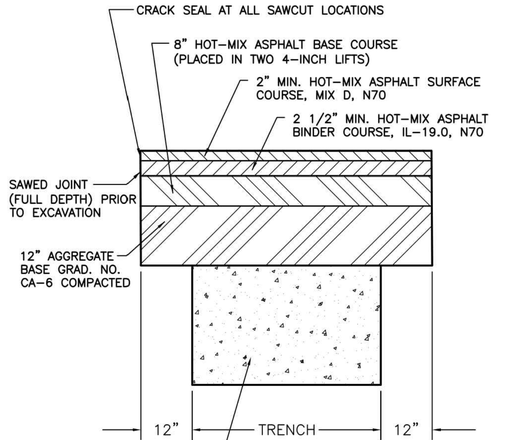


NOTES:

1. FRAME AND GRATE SHALL BE:
   - A. IN PAVED AREAS:
     - I. M-3.12 CURB & GUTTER (UNDER PONDING OR CONTINUOUS GRADE CONDITIONS): NEENAH R-3501-P, EJIW 7525, OR APPROVED EQUAL.
     - II. B-6.12 CURB AND GUTTER (UNDER PONDING CONDITIONS): NEENAH R-3281-A, EJIW 7210 W/TYPE M2 GRATE AND T1 BACK, OR APPROVED EQUAL.
     - III. B-6.12 CURB AND GUTTER (UNDER CONTINOUS GRADE CONDITIONS): NEENAH R-3281-AL, EJIW 7210 W/TYPE M4 VANE GRATE AND T1 BACK, OR APPROVED EQUAL.
   - B. IN NON-PAVED AREAS: NEENAH R-1713 WITH TYPE D COVER, EJIW 1050 WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.
2. ROADSIDE DITCH DRAINAGE STRUCTURES SHALL BE EVALUATED ON A CASE-BY-CASE BASIS.
3. A MAXIMUM OF 8" OF ADJUSTING RINGS SHALL BE USED FOR ALL CATCH BASINS. NO MORE THAN 2 PRECAST ADJUSTING RINGS, TOTALING NO MORE THAN 8" SHALL BE USED. BETWEEN EACH SECTION JOINT, ADJUSTING RING AND FRAME, APPLY A CONTINUOUS LAYER OF NON-HARDENING PREFORMED BITUMINOUS MASTIC MATERIAL.
4. ALL CURB INLET FRAMES SHALL BE SEALED WITH A HYDRAULIC CEMENT FILLET BETWEEN THE FRAME AND TOP ADJUSTING RING OR CONE.
5. ALL CLOSED STRUCTURE LIDS SHALL HAVE "VILLAGE OF SUGAR GROVE" AND "STORM" CAST INTO TOP AND SHALL BE THE CONCEALED PICK HOLE TYPE.

CATCH BASIN - TYPE A

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391-7200	N.T.S.	SG-ST	02	CLN
	DATE: 4/2/24			REVISED:



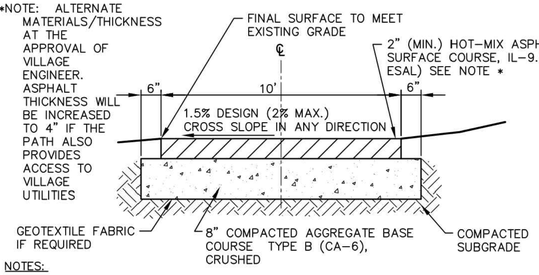
NOTE:

1. PAVEMENT SHALL BE REMOVED OUTSIDE OF THE TRENCH NEAT LINE ONLY AFTER THE TRENCH HAS BEEN BACKFILLED. THEN THE EXISTING SURFACE SHALL BE SAWED TO PRESERVE A NEAT LINE FOR THE ENTIRE LENGTH OF TRENCH ON EACH SIDE.
2. THE THICKNESS ABOVE REPRESENTED MINIMUM AT THE DIRECTION OF THE VILLAGE ENGINEER, CORE SAMPLES MAY NEED TO BE TAKEN AND THESE MAY BE REQUIRED TO BE INCREASED.

MAJOR ROAD

PAVEMENT REMOVAL AND REPLACEMENT DETAIL

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
160 Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7230	N.T.S.	SG-RD	16	KKP
	DATE: 4/2/24			REVISED:



NOTES:

1. THE PATH CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH IDOT'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."
2. PROVIDE RAMP AND DETECTABLE WARNING AT ALL STREET CROSSINGS IN ACCORDANCE WITH THE VILLAGE'S SIDEWALK AND BIKE PATH RAMP DETAIL AND ADA REQUIREMENTS. IF A CONFLICT EXISTS BETWEEN THE DETAIL AND ADA REQUIREMENTS, THE MORE STRINGENT REQUIREMENT WILL APPLY. THIS WILL REQUIRE A MINIMUM 5 FOOT LENGTH OF THE MULTI-USE PATH TO BE CONCRETE AT THE RAMP TO ALLOW FOR THE PLACEMENT OF THE RED PANELS. THE CONCRETE AT THIS LOCATION SHALL BE 10 FOOT WIDE AND MEET THE SIDEWALK DETAIL REQUIREMENTS.
3. NO UTILITY STRUCTURES SHALL BE ALLOWED IN THE MULTI-USE PATH.
4. PROOF ROLLS ARE REQUIRED OF THE SUB-GRADE AND AGGREGATE BASE. THE CONTRACTOR SHALL PROVIDE THE LOADED TRUCK AND DRIVER FOR THE PROOF ROLLS. THE VILLAGE ENGINEER SHALL WITNESS ALL PROOF ROLLS. THE CONTRACTOR SHALL PROVIDE A COPY OF THE LOAD TICKET TO THE VILLAGE ENGINEER. THE VILLAGE ENGINEER DETERMINES IF THE PROOF ROLL PASSES OR FAILS. THE CONTRACTOR DETERMINES CORRECTIVE MEASURES AND IMPLEMENTS THEM. IF REQUIRED BY VILLAGE ENGINEER, SUBSEQUENT ADDITIONAL PROOF ROLLS WILL BE COMPLETED BY THE CONTRACTOR AND WITNESSED BY THE VILLAGE ENGINEER, BUT AT NO ADDITIONAL EXPENSE TO THE VILLAGE.
5. THE VILLAGE ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO ANY PROOF ROLL OR PAVING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING QUALITY CONTROL TESTING. A TESTER SHALL TAKE SAMPLES AT THE PLANT PRIOR TO PAVING AND THEN BE ON SITE AT THE START OF THE PAVING. THE VILLAGE RESERVES THE RIGHT TO PERFORM QUALITY ASSURANCE TESTING.
7. TWO FOOT (2') AGGREGATE SHOULDER MAY BE REQUIRED.

TYPICAL MULTI-USE PATH SECTION

Village of Sugar Grove	SCALE:	FOLDER:	DRAWING NUMBER:	DRAWN BY:
160 Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7230	N.T.S.	SG-RD	12	KKP
	DATE: 4/2/24			REVISED:

NO.	REVISIONS	DATE	BY

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570 LAKE COOK ROAD, SUITE 200
DEERFIELD, IL 60015
PHONE: 847-405-2004
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: SFH | DRAWN BY: SFH | CHECKED BY: EJT

CONSTRUCTION DETAILS

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

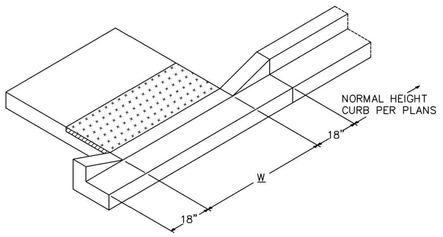
ORIGINAL ISSUE: 1/31/2025

KHA PROJECT NO. 168740009

SHEET NUMBER

C8.4

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _il\2 Design\CAD\planheets\Lot 1\C8.0 CONSTRUCTION DETAILS.dwg C8.4 Feb 06, 2025 8:21am by sara.ferreira-hersh
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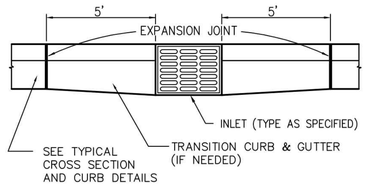
NOTES:

1. PLACEMENT OF DETECTABLE WARNING TILES SHALL ADHERE TO LOCATIONS AND SETBACKS AS SHOWN IN IDOT HIGHWAY STANDARDS. SIDEWALK RAMP WIDTH (W) AND LAYOUT SHALL BE ACCORDING TO THE MOST CURRENT IDOT HIGHWAY STANDARDS, EXCEPT A SIDE CURB SHALL NOT BE CONSTRUCTED IN LANDSCAPED AREAS. THE ENGINEER SHALL INCLUDE THE MOST CURRENT IDOT STANDARDS IN THE FINAL ENGINEERING PLANS.
2. A PREFABRICATED, BRICK RED (FEDERAL STANDARD COLOR 30166) DETECTABLE WARNING PANEL WITH SQUARE PATTERNED TRUNCATED DOMES, SHALL BE UTILIZED. THE PANEL SHALL BE AN ADA SOLUTIONS CAST IN PLACE DETECTABLE WARNING PANEL OR APPROVED EQUAL BY VILLAGE ENGINEER.
3. TILES SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.
4. THE COLORING AND STAMPING OF CONCRETE WILL NOT BE ALLOWED.
5. ALL CONCRETE SHALL BE POURED IN PLACE.
6. THE PANEL SHALL LIE PERPENDICULAR TO THE STREET AND SHALL BE ALIGNED WITH RAMPS ACROSS THE STREET.
7. A FIELD MEETING SHALL BE SET UP WITH THE VILLAGE ENGINEER OR THEIR REPRESENTATIVE PRIOR TO BEGINNING WORK ON ANY RAMP. THE CONTRACTOR'S FIELD SUPERINTENDENT RESPONSIBLE FOR RAMP CONSTRUCTION SHALL BE PRESENT AT MEETING.
8. DESIGN ENGINEER SHALL INCLUDE CURRENT IDOT RAMP DETAIL IN PLAN SET.

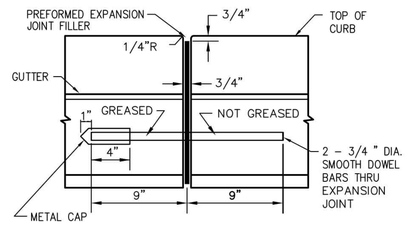
CURB HEAD TAPER AT PEDESTRIAN RAMPS FOR SIDEWALKS IN LANDSCAPED AREAS

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 18	DRAWN BY: KKP
160 Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7230	DATE: 4/2/24			REVISED:

CURB & GUTTER TRANSITION DETAIL AT INLETS

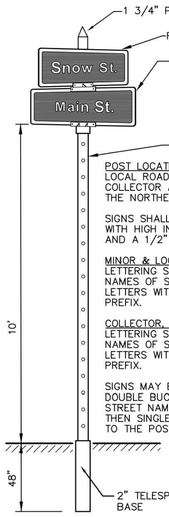


CURB & GUTTER EXPANSION JOINT DETAIL



EXPANSION JOINT DETAIL & TRANSITION DETAIL AT INLETS

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 08	DRAWN BY: KKP
160 Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7230	DATE: 4/2/24			REVISED:



POST LOCATIONS:
LOCAL ROAD INTERSECTIONS SHALL HAVE 1 SIGN AT THE NORTHEAST CORNER. COLLECTOR AND MAJOR STREETS SHALL HAVE TWO SIGN ASSEMBLIES; ONE AT THE NORTHEAST CORNER AND ONE AT THE SOUTHWEST CORNER.

SIGNS SHALL BE FLAT BLADE ALUMINUM BLANKS, SINGLE SIDED & SHEETED WITH HIGH INTENSITY WHITE, WITH AN EC GREEN SHEETING REVERSE OVERLAY AND A 1/2" WHITE BORDER.

MINOR & LOCAL STREETS:
LETTERING SHALL BE BLOCK STYLE WITH 4" UPPERCASE LETTERING FOR NAMES OF STREETS SHALL BE COMPOSED OF A COMBINATION OF LOWER-CASE LETTERS WITH INITIAL UPPER CASE LETTERS. 3" UPPERCASE FOR SUFFIX & PREFIX.

COLLECTOR, CROSS STREETS & MAJOR STREETS:
LETTERING SHALL BE BLOCK STYLE WITH 6" UPPERCASE LETTERING FOR NAMES OF STREETS SHALL BE COMPOSED OF A COMBINATION OF LOWER-CASE LETTERS WITH INITIAL UPPER CASE LETTERS. 4" UPPERCASE FOR SUFFIX & PREFIX.

SIGNS MAY BE MOUNTED TO STREET LIGHTS WITH A STANDARD BRACKET AND DOUBLE BUCKLE STRAPS SUBJECT TO VILLAGE APPROVAL. IF POST MOUNTED STREET NAME SIGNS ARE USED (PENDING APPROVAL FROM THE VILLAGE), THEN SINGLE SIDED SIGNS SEPARATED BY 2-PART RIVETS MOUNTED DIRECTLY TO THE POST WITH TAMPER RESISTANT HARDWARE SHALL BE USED.

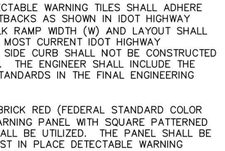
ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."

THE VILLAGE OF SUGAR GROVE MUST APPROVE ALL SIGN DIMENSIONS, MOUNTING LOCATIONS & HARDWARE APPLICATIONS BEFORE INSTALLATION.

ALL HARDWARE SHALL BE BREAKAWAY OR TAMPER RESISTANT.

THE SIGN FACES SHALL BE 3M COMPANY OR APPROVED EQUAL, USING REFLECTIVE HIGH INTENSITY PAPER UTILIZING SILVER LETTERS ON A GREEN BACKGROUND.

ALTERNATE STREET NAME SIGN LOCATION

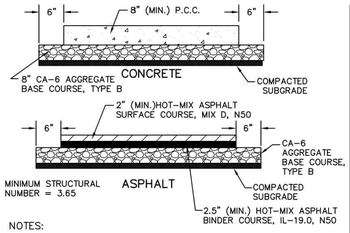


TYPICAL SIGN LOCATION

TYPICAL STREET SIGN DETAIL

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-SI	DRAWING NUMBER: 02	DRAWN BY: KKP
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391-7200	DATE: 4/2/24			REVISED:

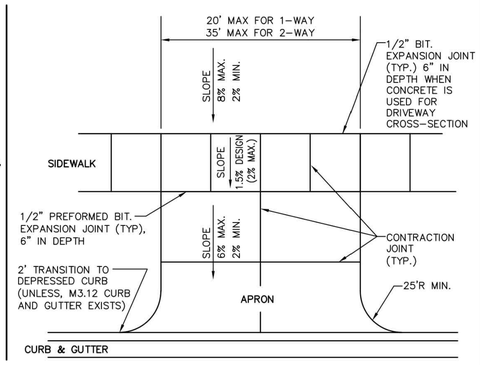
TYPICAL PAVEMENT SECTIONS



NOTES:

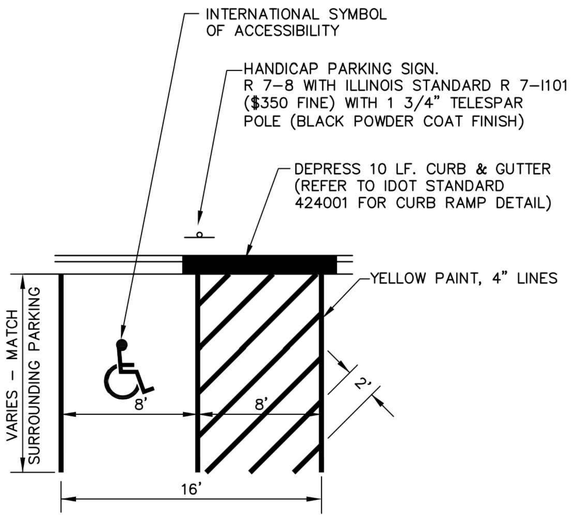
1. CONCRETE SHALL CONFORM TO I.D.O.T. STD. SPEC. FOR ROAD AND BRIDGE CONSTRUCTION SEC. 420 AND SHALL BE CLASS "SI" CONCRETE, 6 BAG, WITH 5% TO 8% AIR-ENTRAINMENT.
2. HOT-MIX ASPHALT SURFACE COURSE SHALL BE MIX C, N50.
3. AGGREGATE BASE COURSE SHALL BE COMPACTED CA-6.
4. 6" CONTINUOUS PRE MOLDED EXPANSION JOINTS SHALL BE PROVIDED AGAINST SIDEWALK AND CURB & GUTTER. (CONCRETE DRIVE ONLY)
5. CONCRETE DRIVEWAYS SHALL BE REINFORCED WITH WELDED WIRE FABRIC.
6. NO UTILITY STRUCTURES SHALL BE INSTALLED IN PAVED AREAS.
7. 20' - NO. 4 REBAR SHALL BE INSTALLED AT TRENCH CROSSINGS IN CONCRETE DRIVEWAYS.
8. IF CONCRETE, THE DRIVEWAY MAY BE CURED AS PER THE REQUIREMENTS FOR SIDEWALKS.
9. ALL CONCRETE SHALL BE PROTECTED PER IDOT ARTICLE 1020.13 WHEN THE WEATHER DICTATES IT.
10. ALL CONCRETE SLABS SHALL BE SYMMETRICALLY JOINTED.
11. CURB CUTS / DEPRESSIONS ARE PERMITTED AT DRIVEWAYS ON A CASE BY CASE BASIS AS APPROVED BY VILLAGE ENGINEER.
12. IN NO CASE SHALL THE ALGEBRAIC DIFFERENCE OF THE DRIVE GRADE AND STREET GRADE EXCEED 8%.

TYPICAL DRIVEWAY APRON



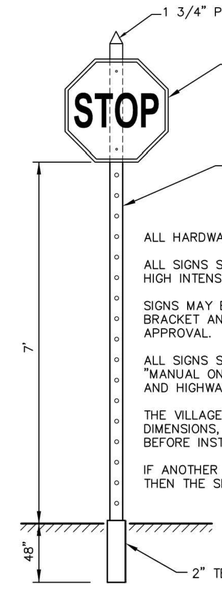
NON-RESIDENTIAL DRIVEWAY APRON DETAIL

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-RD	DRAWING NUMBER: 19	DRAWN BY: KKP
160 Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-391-7230	DATE: 4/2/24			REVISED:



HANDICAP PARKING STALL (TYPICAL)

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-SI	DRAWING NUMBER: 03	DRAWN BY: KKP
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391-7200	DATE: 4/2/24			REVISED:



ALL HARDWARE SHALL BE BREAKAWAY OR TAMPER RESISTANT.

ALL SIGNS SHALL BE 3M COMPANY, OR APPROVED EQUAL, USING HIGH INTENSITY REFLECTIVE PAPER.

SIGNS MAY BE MOUNTED TO STREET LIGHTS WITH A STANDARD BRACKET AND DOUBLE BUCKLE STRAPS SUBJECT TO VILLAGE APPROVAL.

ALL SIGNS SHALL CONFORM TO THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS."

THE VILLAGE OF SUGAR GROVE MUST APPROVE ALL SIGN DIMENSIONS, MOUNTING LOCATIONS & HARDWARE APPLICATIONS BEFORE INSTALLATION.

IF ANOTHER SIGN IS MOUNTED BACK-TO-BACK WITH A STOP SIGN, THEN THE SHAPE OF THE STOP SIGN SHALL NOT BE OBSCURED.

REGULATORY SIGNS

Village of Sugar Grove	SCALE: N.T.S.	FOLDER: SG-SI	DRAWING NUMBER: 01	DRAWN BY: KKP
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391-7200	DATE: 4/2/24			REVISED:

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SPH
DRAWN BY: SPH
CHECKED BY: EJT

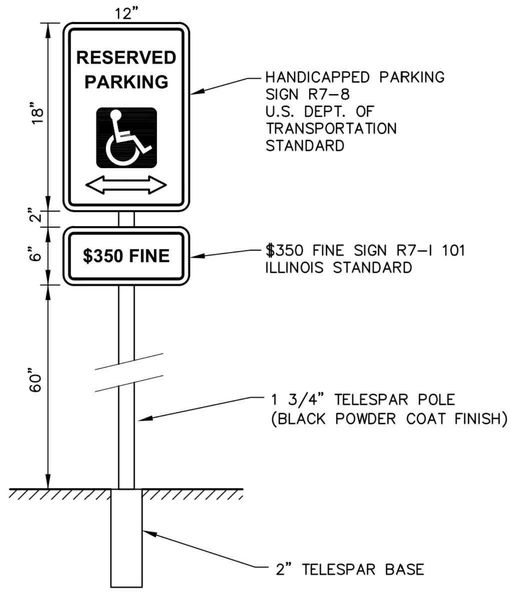
CONSTRUCTION DETAILS

CROWN LOT 1
SUGAR GROVE
(SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE: 1/31/2025
KHA PROJECT NO. 168740009

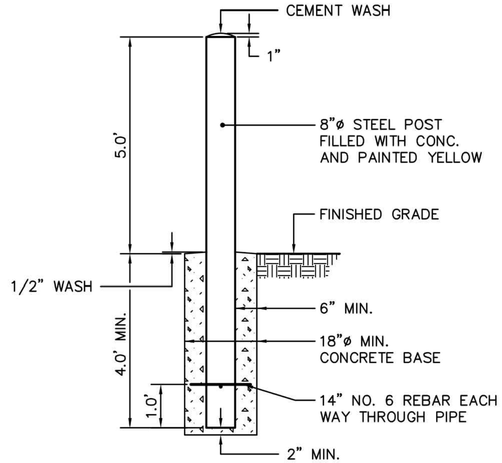
SHEET NUMBER
C8.5

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove _JV2 Design\CAD\plansheets\Lot 1\C8.0 CONSTRUCTION DETAILS.dwg C8.5 Feb 06, 2025, 8:21am bjr, sara.ferreira-hera
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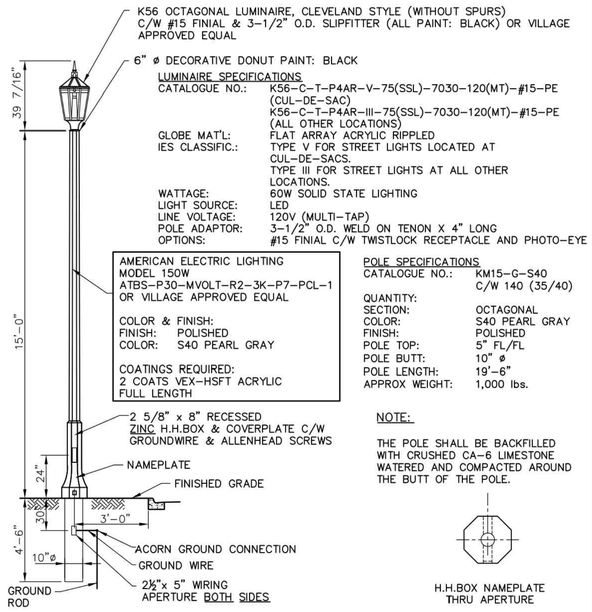
HANDICAP PARKING SIGN (TYPICAL)

Village of Sugar Grove	SCALE: N.T.S.	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391-7200	DATE: 4/2/24	SG-SI	04	KKP REVISED:



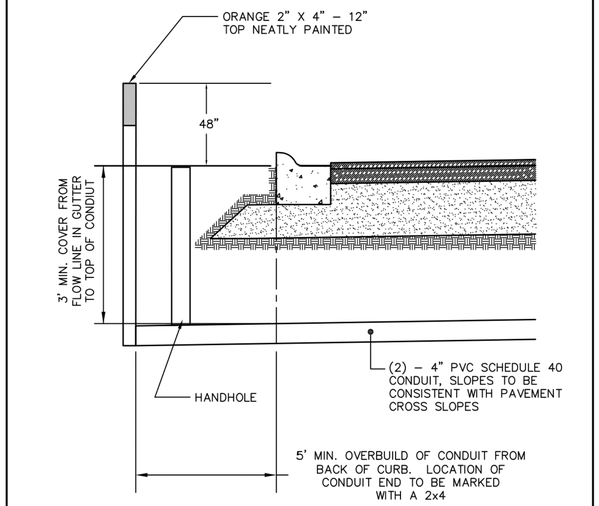
BOLLARD (TYPICAL)

Village of Sugar Grove	SCALE: N.T.S.	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391-7200	DATE: 4/2/24	SG-SI	05	KKP REVISED:



STREET LIGHT DETAIL - OPTION NO. 1

Village of Sugar Grove	SCALE: N.T.S.	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391-7200	DATE: 4/2/24	SG-EL	02	KKP REVISED:

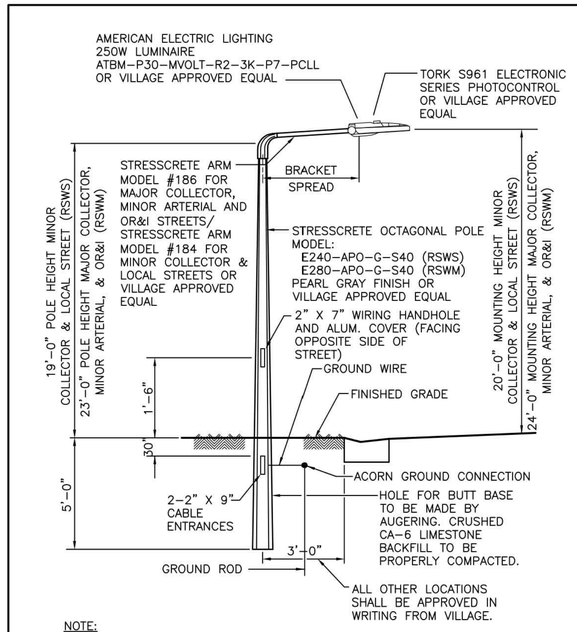


NOTES:

1. ALL UTILITY TRENCHES TO BE BACKFILLED WITH COMPACTED CA-7 TO 95% OF THE PROCTOR DENSITY.
2. ALL ELECTRIC CONDUITS TO BE INSTALLED PRIOR TO SUBGRADE PROOFROLL.

ELECTRICAL CONDUIT CROSSING

Village of Sugar Grove	SCALE: N.T.S.	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 466-4507	DATE: 4/2/24	SG-EL	01	BLM REVISED:

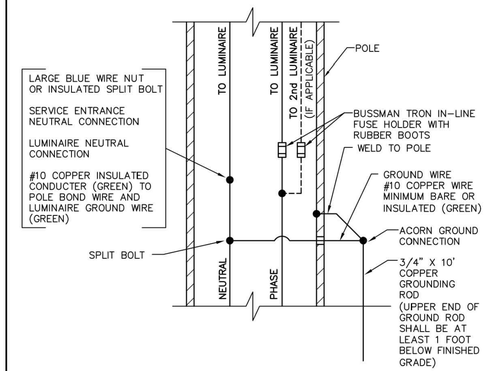


NOTE:

COATINGS REQUIRED: 2 COATS VEX-HSFT FULL LENGTH OF POLE.

STREET LIGHT DETAIL - OPTION 2

Village of Sugar Grove	SCALE: N.T.S.	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 391-7200	DATE: 4/2/24	SG-EL	03	KKP REVISED:



NOTES:

1. UNDERGROUND SERVICE CABLE SHALL BE TYPE RHH OR RHW. THE CABLE SIZE SHALL BE NO SMALLER THAN #6 AND NO LARGER THAN #2.
2. ALL UNDERGROUND CONDUIT LOCATIONS SHALL BE MARKED IN THE FIELD FOR THE ELECTRICAL CONTRACTOR AND SHALL BE SHOWN ON THE AS-BUILT PLANS.
3. ALL UNDERGROUND CABLE SHALL BE BURIED AT LEAST THIRTY SIX INCHES (36") BELOW FINISHED GRADE.
4. WIRE INSTALLED FROM THE HANDHOLE IN THE BASE OF THE POLE TO THE PHOTO CELL AND LUMINAIRE SHALL BE #12 TYPE RHW. FUSES SHALL BE 10 AMP UNLESS OTHERWISE DIRECTED.
5. THE NEUTRAL CABLE SHALL BE CONNECTED TO GROUND INSIDE THE POLE (SEE LEFT).
6. THE HANDHOLE INTO THE POLE SHALL BE LOCATED ON THE FACE OF THE POLE OPPOSITE OF THE STREET.
7. ONLY COPPER WIRE SHALL BE USED. THE WIRE SHALL BE STRANDED WIRE.
8. ALL STREETLIGHTS SHALL OPERATE ON 120 VOLTS.

STREET LIGHT DETAIL

Village of Sugar Grove	SCALE: N.T.S.	FOLDER:	DRAWING NUMBER:	DRAWN BY:
10 Municipal Drive Sugar Grove, Illinois 60554 Phone: (630) 466-4507	DATE: 4/2/24	SG-EL	04	KKP REVISED:

Drawing name: K:\CHS_LDEV\168740009_crown_lots1&2_sugar grove_IL\2 Design\CAD\plansheets\Lot 1\C8.0 CONSTRUCTION DETAILS.dwg C8.6 Feb 06, 2025 8:21am by: sara ferreira-hersh
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No.	REVISIONS	DATE	BY

Kimley»Horn

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: SPH | DRAWN BY: SPH | CHECKED BY: EJT

CROWN LOT 1 SUGAR GROVE (SINGLE FAMILY)

SUGAR GROVE, IL 60554

CONSTRUCTION DETAILS

ORIGINAL ISSUE: 1/31/2025

KHA PROJECT NO. 168740009

SHEET NUMBER

C8.6