VILLAGE OF
BURR RIDGE
7660 COUNTY LINE ROAD
BURR RIDGE IL 60527

MAYOR
GARY GRASSO

VILLAGE CLERK
SUE SCHAUS

VILLAGE ADMINISTRATOR
EVAN WALTER

January 24, 2025

Curt Pascoe
Midwest RE Acquisitions, LLC
9525 W. Bryn Mawr Ave.
Rosemont, IL 60018

Via Email to cpascoe@bridgeindustrial.com

RE: January 20, 2025 Plan Commission Meeting Follow-up

Dear Curt,

As follow-up to the January 20, 2025 Plan Commission meeting, I wanted to memorialize the additional information requested by the Commission and staff in advance of the March 17, 2025 meeting. Receipt of this information by February 17 is requested. For reference, the March 17 agenda packet would be posted no later than March 12. If you need additional time to prepare this documentation, you may wish to request a continuation to a later date; the Plan Commission regularly meets the first and third Monday of the month.

Plan Commission Requested Information / Review Comments:

1. Truck Loading Docks:
    a. Provide information on the anticipated full utilization of the loading docks.
    b. It was recommended to reduce the number of loading docks.
2. Crime / Safety:
    a. Provide information on the development's potential impact on crime and Police Department staffing.
    b. Provide information on safety and security measures (i.e. security cameras, guards, etc.). The petitioner should consider integrating Flock cameras on the site to integrate with the Village's existing security network.
3. Environmental:
    a. Provide an environmental study. In accordance with Zoning Ordinance section XIII.L.3.b, this study should analyze and disclose all major negative impacts on discrete ecosystems, deterioration in the groundwater or surface water quality, and the effect on sensitive land areas such as floodplains, wetlands, areas with substantial tree growth, aquifer recharge areas, and prairie landscapes.
    b. Provide an air quality study. This study should include the additional vehicle emissions and air pollution generated by the proposed development. In accordance with Zoning Ordinance section XIII.L.3.b, this study should analyze and disclose all major negative impacts and deteriorated air quality in the immediate vicinity and along aerial and collector highway corridors leading to the

planned unit development as measured and modeled in the rear-yards of each residential property within 200 feet of the boundary of proposed development to the north, east, and south (Fieldstone, Babson Park, and Chestnut Hills). Additionally, the same shall be measured and modeled at the nearest entrance to sensitive receptors including the following:.

i. Medical office (birthing center) at 7000 S. County Line Rd.
ii. Preschool at 7010 S. County Line Rd.
iii. Community center at 15W400 Harvester Dr.

c. Provide a noise impact study and / or retain a noise consultant.
d. Please address concerns about diesel trucks idling.

4. Property Values:
    a. Provide information on the development's potential impact on property values in the vicinity.
5. Infrastructure:
    a. Provide information about the impact these additional vehicles, particularly trucks (heavy weight vehicles), will have on the roads and the costs to maintain these roads. Please address if the revenue and / or additional property taxes generated from the development will cover the cost of maintaining and repairing the infrastructure by the Village and County.
6. Photometric Plan:
    a. Address the deviations from the Zoning and Subdivision Ordinance regulations.
    b. It was recommended to comply with the lighting regulations as much as possible.
    c. Clarify the light sensors and how they function.
7. Traffic:
    a. Provide additional detail on the weave analysis.
    b. It is believed that the majority of truck traffic will come from the south, from I-55 and I-294. The TIS states only 80% of the truck traffic will come from that area; please update accordingly or provide additional information.
8. Signage:
    a. It was recommended that no illuminated signs face north or south towards residential uses.
    b. There was generally no support for more than three colors on signage.
9. Stormwater:
    a. Provide additional information on the wetland style ponds and how they function.
    b. Provide information on the minimum Zoning Ordinance requirements for open space and if the development meets this requirement. Additionally, it was shown that the R-1 parcel is not part of the PUD in the presentation; this will need to be taken into consideration.
    c. Provide a summary of the additional stormwater volume being retained that exceeds the Village and County minimum requirements for the development as proposed.
10. Residential:
    a. The petition referenced the prior townhome uses. Please remove those references.
    b. Residential uses were generally supported, including a mixed-use of residential and industrial.
    c. Provide an explanation as to why R-1 was selected as the proposed zoning district for the open space parcel.
11. Uses:
    a. Provide a revised proposed use exception list based upon the recent Zoning Ordinance text amendment.

b. Address concerns about including G-I uses in the proposed L-I district.

12. Buildings:
    a. Provide information about why the buildings must be the proposed height.
    b. Provide sight lines to the development from the second floors of the neighboring residential uses.
    c. Clarify the building height exceptions since it is measured from the boundaries of the PUD and update the bulk exceptions accordingly.
    d. Provide information on rooftop mechanicals and screening.
    e. Confirm if the rooftop solar will be selling solar power back to the grid.
    f. Correct building square footage discrepancies.
    g. Clarify why the requested FAR variations are necessary.
    h. It was recommended to use natural colors for the buildings.
13. Public Benefit:
    a. Provide additional details on the proposed public benefits, specifically in the context of Zoning Ordinance sections XIV.B (definition of Planned Unit Development), XIII.L.1, XIII.K.7.a, XIII.L.7.c. and XIII.L.7.d. Provide information on the following:
        i. "Any specific features which will be of exceptional benefit to the community as a whole."
        ii. How the proposed development "is in the public interest."
        iii. How "the use…is of benefit to the Village and its residents."
        iv. Why the bulk and use exceptions are "in the public interest."
        v. "Any specific beneficial actions, plans or programs…which are clearly beyond the minimum requirements of this Ordinance."
14. Neighboring Impact:
    a. Provide information on the impact of the development on neighboring municipalities, particularly Willowbrook.
    b. Address the potential "cut-through" traffic.
15. General:
    a. Provide information about where the workforce for these businesses will be coming from.
    b. Clarify if this development will cause vacancies in the Village's other industrial parks and / or attract businesses already in the Village.

Staff Report Requested Information / Review Comments (additional, not included above):

1. Correct building label discrepancies.
2. Show setbacks on the plans for structures and signage.
3. Provide the linear feet / dimensions of buildings on the plans.
4. Provide an updated list of all bulk regulation deviations, including lighting and number of loading berths.
5. Clarify the vacation of Commerce St. and how the vacated property will be conveyed.
6. Identify potential tenants.
7. Revise the parking calculations to meet the more demanding parking use (manufacturing or warehouse).
8. Confirm if the loading docks are enclosed.
9. Provide a construction impact management plan.

10. Provide a copy of the draft campus rules / regulations. It is recommended to include signage design standards in the rules / regulations.
11. Update plans so that Lot D is restricted to permanent open space.
12. It is recommended to include pathway signage, decorative elements, benches, and low-voltage lighting along the pathways.
13. Clarify if it is intended for people to park at Lot D or if individuals outside the development are expected to travel to Lot D.
14. Remove the dead trees along the northern buffer and replace with evergreens.
15. Installation of gateway signage is recommended at County Line Rd. and North Frontage Rd.
16. Provide a list of comparable properties and developments that the Board, Plan Commission, and staff may visit since no similar developments exist in the Village or the immediate surrounding area. Information on that comparable development's tenants, the truck traffic generated, and the proximity to neighboring uses, particularly residential, should also be included.

Village Engineer and Kimley-Horn Requested Information / Review Comments:

1. See attachments.

Sincerely,

Janine Farrell, AICP
Village of Burr Ridge
Community Development Director

Attachments – Review comments from Kimley-Horn and Dave Preissig, Village Engineer

M E M O

To: Janine Farrell, AICP, Director of Community Development

From: David Preissig, P.E., Director of Public Works & Village Engineer

Date: January 3, 2025

Subject: 6900 Veterans Boulevard and 451 Commerce Street (CNH Industrial & Burr Ridge Public Works): Review of Zoning Petition Documents

---

The following review pertains to those documents submitted by Midwest RE Acquisitions LLC for the petition for public hearing to be conducted on January 20, 2025:

A. Preliminary Site Improvement Plans, prepared by Jacob & Hefner Associates (dated 9/13/2024)

B. Traffic Impact Study Redevelopment of the CNH Industrial Campus, prepared by KLOA (dated 9/11/2024)

C. Preliminary Stormwater Report, prepared by Jacob & Hefner Associates (dated 9/13/2024)

D. Roadway Improvement Plans, prepared by Jacob & Hefner Associates (dated 9/13/2024)

These comments supplement those prepared by Kimley-Horn and Associates, Inc, which firm has been retained by the Village to provide concurrent, in-depth reviews for the subject development.

SITE AND UTILITY REVIEW

1. While roadways will be in dedicated rights-of-way, the proposed pathways not adjacent to roadways shall be contained in outlots or easements.

2. Provide a structural number for the pavement design of Veterans Boulevard. The Pavement structure #5 is repeated on the legend and its pavement section is unclear.

3. Show a roadway alignment at the intersection of Veterans Boulevard and International Street that provides a horizontal curve with the crown removed, in order to avoid an all-way stop condition, or show the adverse impacts of such.

4. The termini of Commerce Street and Case Drive must be improved with cul-de-sacs, of radii appropriate for semi-trucks (WB-50 or larger).

5. ALTA survey – identify the sanitary sewer service connection from the existing Public Works building to a CNH ejector pit and show this on demolition plans.

6. Avoid pairing exclusive turn lanes with shared through-turn lanes, such as shown at Veterans Boulevard intersections with County Line Road and North Frontage Road, in order to improve off-peak traffic flow, signalization efficiency with overlap phases, and

reduction of rear-end accident potential. As such, on westbound Veterans Boulevard at North Frontage Road, provide an alternate that includes dual westbound to southbound left-turn lanes with one westbound through lane. On eastbound Veterans Boulevard at County Line Road, provide an alternate that includes a single left, single through, and single right-turn lane. As the destination for most eastbound to southbound right-turning traffic is to the I-55 ramps, the shared thru-right could be sparsely utilized.

7. The vertical alignment of the Veterans Boulevard extension is flat but should consolidate vertical curves to avoid a wavy effect. Also eliminate the crest vertical curves at Sta. 3+28 and 19+88 to avoid blind horizontal changes and improve pedestrian crossing visibility. Each sag vertical curve should include two storm inlets in each curb line at the low point.

8. Consider reducing the off-road pathways to a width of 10 feet, the minimum width for shared-use paths. Identify the radii used in the horizontal alignment to ensure it meets the minimum design guidelines.

9. Consider providing on-street bicycle path connections that could be striped along Commerce Street and High Grove Road to interconnect adjacent residential neighborhoods and an existing regional bicycle trail on Madison Street.

10. Eliminate the pathway around the north side of the central detention basins to discourage obscured activity adjacent to residential areas. Instead provide a winding path along the south side of the pond, possibly including a picnic shelter and/or pier.

11. The proposed grading plans appear to excessively raise the grades at the development's limits, resulting in retaining walls along Building A and 71st Street, as well as elevated detention basins on the northern limit adjacent to Fieldstone basins and associated floodplain. Earthwork balance is important to the development's construction staging and cost, but proposed grading results in a detrimental appearance from off-site areas and additional long-term maintenance requirements of structural elements

12. The proposed pathway near Building A does not currently meet the longitudinal slope requirements for accessible pedestrian facilities. All other locations must be checked, and the slopes modified accordingly.

13. Coordination for the design and placement of Public Works buildings and appurtenances is reserved for a later juncture, but must consider:

    a. Parking lots adjacent to Harvester Park or pedestrian connections thereto for shared use as overflow Park District parking.

    b. Locating the detention basin elsewhere from this site such that future expansion of the building or its uses is not precluded.

    c. A gasoline and diesel fuel depot for use by Village vehicles and could, with agreement, be used by external public agencies, too.

UTILITY PLANS

1. Permitting for sanitary sewer shall be coordinated with the Flagg Creek Water Reclamation District and IEPA.

2. Capacity of downstream sanitary sewers should be investigated with FCWRD to verify if these were designed and constructed to accommodate the discharge to be provided by this development. Example, the sanitary sewer main line through Fieldstone Club includes a designed sag (i.e. siphon) with a bypass.

3. A new sanitary sewage lift station is proposed for Building A – verify its design and maintenance transfer procedures with FCWRD. Can this sewage instead be conveyed easterly in pipes to a sanitary sewer extended behind Building B?

4. Review of water main sizes and alignments shall be reserved for a later juncture but also coordinated with the Village's water distribution hydraulic model, final building location, and fire protection district requirements. At a minimum, a new 16-inch main shall extend from the water tower to existing 12-inch main on Commerce Street. Provide CAD and SHP files, as well as estimated per-service water consumption, for the Village's consultant to analyze this expansion of its water distribution system to serve this proposed development. Water main material type will be dependent on the soil boring reports and proximity to other utilities.

5. The Village reserves further comments regarding streetlights pending photometrics. Proposed streetlights should resemble those throughout the existing High Grove development, or existing streetlights replaced to match a style selected in the new development.

6. The DuPage County Health Department and IEPA must be informed by permit applications of private wells to be abandoned, as well as the dissolution of the "community water system" provided by CNH Industrial for its own uses.

STORMWATER REVIEW

7. A presentation to the Stormwater Committee could be accommodated at its next meeting on February 11, 2025, if requested by the Plan Commission.

8. As stated in the Wetland Delineation Report, the field survey is over two years-old – a Spring 2025 site visit must be made to verify wetland boundaries and make a final determination of "investigated areas".

9. US Army Corps jurisdiction has been noted and must be discussed with DuPage County Stormwater Management if a jurisdictional transfer would be possible.

10. Noted in the USACE memo is a need to confirm or dismiss the site's previous participation in USDA programs and adherence to the Federal Food Security Act of 1985. This would apparently add the Natural Resources Conservation Service into the delineation of wetlands and identify if present wetlands on-site were created or enhanced to mitigate filling and tilling in other wetlands.

11. Proposed detention pond outfall structures shall be a baffle wall type with manhole lid access to both sides of the wall, and their placement shall be closest to parking lots, drives, or public roads for emergency inspection and/or maintenance.

12. Identify several locations for sediment basins with filtered, perforated riser pipes, dead storage and sediment storage components. These must be designed to substantially exceed volumes required by 2-year/6-hour events as they will be draining to private stormwater detention facilities and floodplain.

13. Identify on the Existing Drainage Plan the outfall of each existing tributary area, in order to maintain outfalls or improve drainage patterns into adjacent private property. As an example, consider moving the outfall from the central detention basins into existing basins adjacent to International Street, to enhance the water quality and avoid a new outfall directly into privately maintained stormwater basins of the Fieldstone subdivision.

14. Also on the EDP, provide details for the existing off-site stormwater storage facilities, HWLs, control structures, and outfalls in Fieldstone and Fieldstone Club, Oak Grove Park, and Schustek Pond (aka "Cooling Pond"). The Proposed Drainage Plan must assess these offsite basins and restrictors to determine if any off-site storm sewers and facilities must be improved to accommodate the development's runoff, or if any can be modified to provide the detention in lieu of on-site stormwater storage basins.

15. The EDP must account for the existing detention storage and runoff attenuation provided by the stormwater storage facility at the north end of the development near Commerce Street, especially in the comparison of existing to proposed runoff rates.

16. Where possible, remove outmoded storm culverts from the west limit to "daylight" these ephemeral streams and improve both water quality and floodway conveyance.

17. For the Compensatory Storage Basin, identify the amounts that have been provided incrementally or otherwise in accordance with DuPage County CSFO Section 15-81.D. Consider modifying the existing basins at Commerce Street and International Street where the roadway and right-of-way would be vacated.

18. Verify all slopes in proposed basins will be less than 4:1 and still meet storage requirements or area restrictions.

19. Confirm that storm sewers can convey the 10-year storm at non-surcharged flow or upsize if necessary.

20. Stormwater runoff and water quality through the retention facilities in Fieldstone and Fieldstone Club is sensitive to nutrient excesses; therefore, consider additional water quality improvements, aeration, or other methods that decrease nutrient load and biological oxygen demand and/or increase oxygenation.

TRAFFIC IMPACT STUDY AND ROADWAY IMPROVEMENTS

1. The Freeway Weaving Reports are critical to this evaluation and must include the present-day, no-build, and build-out traffic volumes. Similarly, analyze the weave section between I-55 ramps on southbound County Line Road with the additional, directionally distributed volumes from this development.

2. Traffic projections in this study must account for diversion from the present day left-turn queuing and delays on northbound County Line Road at westbound Plainfield Road. The new extension of Veterans Boulevard could result in an advantageous shorter distance, along with a new traffic signal, to Plainfield Road via High Grove Road and/or to Madison Street.

3. For the Madison Street intersection with High Grove Road, the existing conditions analysis should reflect how the east approach presently acts as exclusive left-turn and right-turn lanes. Also, provide a signal warrant analysis for this intersection under no-build and projected conditions.

4. Note that Table 9 for County Line Road intersection at Veterans Boulevard/Carriage Way Drive shows overall capacity improving marginally, but both northbound and southbound left-turn movements incur substantial new delays from the existing and no-build conditions – resulting in LOS E for both movements. The impacted southbound left-turn, caused by the modification to a protected-only left-turn phasing, may result in some traffic turning into Carriage Place and the Carriage Way neighborhood to access the frontage road.

5. Confirm in the Projected Conditions analysis for County Line Road at Veterans Boulevard/Carriage Way Drive that the dual left-turn lane utilization reflects the distribution of westbound traffic on Veterans Boulevard to the North Frontage Road, existing businesses on Case Drive, and the future development.

6. Per the aforementioned preferences, on westbound Veterans Boulevard at North Frontage Road, provide an analysis of dual westbound to southbound left-turn lanes with one westbound through lane. On eastbound Veterans Boulevard at County Line Road, provide an analysis of a single left, single through, and single right-turn lane.

7. The proposed traffic signal at the intersection of Veterans Boulevard and North Frontage Road will become the Village's and a maintenance transfer to the Village will be required upon completion.

8. The Village reserves further comments regarding County Line Road intersection improvements pending the submittals and subsequent meetings with CCDOTH staff to review the aforementioned studies, comments, and concerns.

Development Review Comment Letter

To:	Janine Farrell, AICP – Village of Burr Ridge
From:	Kimley-Horn
Date:	November 5, 2024
Subject:	CNH Industrial site – Development Review Comment Letter

Kimley-Horn and Associates, Inc. (Kimley-Horn) has completed a review of the documents submitted for the zoning petition for redevelopment of the CNH Industrial site with a common street address of 6900 Veterans Boulevard and 451 Commerce Street in Burr Ridge, Illinois. The proposed redevelopment would include a total seven industrial buildings totaling 1,146,950 square feet. To accommodate the redevelopment, the existing 500,000 square-foot CNH Industrial building would be demolished.

To facilitate access to the industrial and residential uses, Veterans Boulevard would be extended west to International Street. The roadway extension would be an 80-foot dedicated right-of-way. Access to the development would be provided as follows:

- Industrial Building A: two full-access driveways to Commerce Street; the southwest driveway would facilitate truck access to the site, and the northeast driveway would provide access for passenger cars.
- Industrial Building B through Building F: three full-access driveways to Veterans Boulevard
- Industrial Building G: one car access driveway via Lot B to the intersection of Veterans Boulevard and Case Dr.

Approximately 1,000 linear feet of Commerce Street, located northeast of Building A, would be vacated. Cross-access between the industrial use and Public Works Facility would be for emergency vehicles only.

This memorandum encompasses a review of the following application documents:

- Preliminary Site Improvement Plans, prepared by Jacob & Hefner Associates (dated 9/13/2024)
- Traffic Impact Study Redevelopment of the CNH Industrial Campus, prepared by KLOA (dated 9/11/2024)
- Preliminary Stormwater Report, prepared by Jacob & Hefner Associates (dated 9/13/2024)

A summary of comments is outlined below based on a review of the aforementioned documents.

Site Plan

1) Please show dumpster enclosure locations for each building. Refer to Burr Ridge Municipal Code Section IV.I.36 for dumpster enclosure regulations. Dumpsters shall be enclosed on all sides with solid walls of a material and color compatible with the principal building.
2) The width of all driveways shall be measured at the lot line adjoining a street (IV.Y.1.a). There are several driveways (see sheet C2 for markup) which exceed the maximum driveway width specified by section IV.Y.1.c.3. Driveways for non-residential uses shall be not less than 24-feet wide or more than 35 feet wide for a two-story driveway serving more than 20 parking spaces and/or two or more loading spaces. See sheets C3.3, C3.4, and C3.5.
3) Per Section XI (Off-Street Parking and Off-Street Loading) of the *Burr Ridge Municipal Code*, Warehouse, Storage, Wholesale and Mail Order Establishments: 4.0 parking spaces plus 1.0 parking space for each 1,500 square feet of floor space over 4,500 square feet or when the number of employees is specifically indicated, 2.0 parking spaces for each 3 employees employed on the premises.
    a. For 1,146,950 square feet of light industrial use, a total of 766 spaces are required. The proposed parking supply is 1,437 spaces, which exceeds minimum requirements.
    b. Note that manufacturing uses shall be required to provide 2.0 parking spaces for each 3 employees based upon maximum number of employees that can be accommodated in accordance with Building Code regulations. Should manufacturing uses be planned for the development, the minimum required parking shall be provided.
    c. The parking supply for the public works facility will be reviewed with the future amendment to the PUD.

4) Ground level and rooftop equipment shall be completely screened from view from any adjacent private or public street or from any point along the exterior property line designated as the front, interior side, corner side, or front yard. Refer to section X.B.6 for further screening parameters.
5) Lot B does not meet the minimum lot area of 3-acres, or the lot width of 200-feet as outlined by section X.E.6.a for Light Industrial (LI) districts. This zoning relief request is included in the Project Narrative.
6) Floor area ratio requirements not to exceed 0.40 are not met on Lots 1 through 4. See the markup on the preliminary Site Plan Sheet SP-1 for reference. This zoning relief request is included in the Project Narrative.
7) Lot 2 includes four proposed buildings. Typically, there shall be not more than one such building on a lot. However, additional buildings on a lot may be approved in planned unit developments.
8) Front yard setback requirement of 60-feet is not met on Lot 1. See the respective measurement location on sheet C3.3. This zoning relief request is included in the Project Narrative.
9) For building F, Lot 3, confirm proposed landscaping complies with requirements per Burr Ridge Municipal Code Section IV.W.9. All such buffering shall be as close to 100 percent opacity as possible, including during the dormant stage of such landscaping. If landscaping requirements do not comply, a 150-foot building setback is required adjacent to a residence district boundary line. See sheet C3.7. This zoning relief request is included in the Project Narrative.

10) Per section X.E.5, permitted building height is not more than 35 feet. A building or structure over 35-feet in height shall be not nearer to an exterior boundary of the PUD than two times the building height. Building heights vary across the seven proposed buildings but exceed the 35-foot maximum elevation in each case. Setbacks for each building appear to be out of compliance. Please provide sufficient setbacks per section X.E.5 for every proposed building and confirm that the provided building elevations are up-to-date. This zoning relief request is included in the Project Narrative.
11) Please revise the match line sheet numbers referenced across the set. Incorrect sheet numbers are currently listed.
12) Per section IV.I.25. and Section XI.C.8, off-street parking spaces are not permitted within the front yard. Lots 1, 2, 3, and 4 appear out of compliance. This zoning relief request is included in the Project Narrative.
13) As specific uses for the proposed building are identified, please ensure that sufficient parking is provided for the respective uses. Section XI.C.13 lists the parking spaces required by use.
14) Is a collective provision (shared parking) desired for the PUD? Please include a parking summary table in the site plan sheet (or sheets) to represent how the proposed parking count meets or exceeds the Village of Burr Ridge requirements for each lot/building.
15) Section XI.C.9.b requires that all open off-street parking areas and driveways for all uses except single-family residences shall be improved with an all-weather hard surface pavement including, at a minimum, a two-inch (2") bituminous concrete surface course, with a twelve inch (12") minimum thickness aggregate base course, and six inch (6") high perimeter concrete curbing. Please confirm that the proposed light duty asphalt pavement meets or exceeds the equivalent structural number of the required minimum pavement section. See sheet C3.3.
16) Please review the perimeter landscape setback requirements outlined in section XI.C.11.a.(2). For the non-residential uses landscape setback requirements.
    a. Lot 1 has an eastern side yard setback less than the required 8-foot buffer from the property line to the parking lot. See Sheet C3.3.
    b. Lot 2 has a western side yard setback, eastern side yard setback, and a southern rear yard setback less than the required 8-foot buffer from the property line to the parking lot. See Sheet C3.3 and C3.8.
    c. Lot 3 has a western side yard setback, eastern side yard setback, and a northern rear yard setback less than the required 8-foot buffer from the property line to the parking lot. See Sheet C3.7 and C3.8.
    d. Lot 4 has a western side yard setback and northern side yard setback less than the required 8-foot buffer from the property line to the parking lot. Additionally, assuming the front yard is along the eastern property line, the proposed landscape area is less than the 15-foot setback requirement for front or corner side lot lines. See Sheet C3.8 and C3.5.
17) Lot 4 does not appear to have direct access to public right-of-way. Access to the property is proposed via driveways within Lot B or Lot 2. A shared access easement will be required to ensure access to this Lot. Access to right-of-way must follow the standards listed in the Burr Ridge Subdivision Ordinance section VII.C.3. See Sheet C3.5.
18) Lot 3 does not appear to have direct loading access to public right-of-way. Access to the property is proposed via driveways within Lot 2. A shared access easement will be required to ensure access to this Lot. Access to right-of-way must follow the standards listed in the Burr Ridge Subdivision Ordinance section VII.C.3. See Sheet C3.7.
19) Please show proposed dock locations on each of the proposed buildings within the engineering plans and ensure than loading requirements per Section XI.D.7 are met.

20) C3.0-3.10 – Site Plan: identify where accessible ramps and detectable warnings must be installed.
21) Please show the proposed curb radius of the deflection within Veterans Boulevard on sheet C3.4. Per Burr Ridge Subdivision Ordinance section VII.D.2, “Where there is a deflection in horizontal center lines within a given block at any given point in excess of ten degrees, a curve shall be inserted with a radius of not less than 300 feet for collector streets and 100 feet for local streets.” This zoning relief request is included in the Project Narrative.
22) Please label street names on all sheets missing street labels. Specifically, Sheets C3.4, C3.5, C3.9, C4.4, C4.5, C4.9, C5.4, C5.5, C5.9, C6.4, C6.5, C6.9, C7.4, C7.5, and C7.9.
23) Two public street stubs appear to be proposed, one, off the existing Veterans Blvd. and one off the existing Commerce Street. Per Burr Ridge Subdivision Ordinance Section VII.C.12, “If a street stub is provided, a temporary turnaround shall be provided, and signs shall be placed at the terminus of the stub indicating that the street will be extended at a future date.”
24) There is an approximately 5.5-feet grade change at the connection of Veterans Blvd with International St. Please confirm that stopping sign distances and clear view requirements are met at this curve per Burr Ridge Subdivision Ordinance section VII.D.3. See Sheet C5.0.
25) All lots shall have a lot line which abuts a street for a distance of greater than fifty percent (50%) of the minimum required lot width (VII.G.4), such width to be determined in accordance with the Zoning Ordinance of the Village of Burr Ridge. The minimum lot width for Light Industrial (LI) is 200-feet. Therefore, lots are required to share a lot line with a street for a minimum of 100-feet. Lots 3 and 4 do not currently achieve this. See Sheet C3.7. This zoning relief request is included in the Project Narrative.
26) The Heavy-Duty Asphalt #5 name is duplicated on two different heavy duty asphalt pavement sections within the C3.0-C3.10 series. Please re-name to avoid confusion.
27) The minimum roadway pavement requirements for collector streets are listed in Table VIII-A. The Heavy-Duty Asphalt #5 pavement section proposed for Veterans Blvd. differs from the minimum standard set forth in the Burr Ridge Subdivision Ordinance. Confirm that the LD asphalt meets or exceeds the equivalent structural number of the required pavement section. See Sheet C3.3.
28) The minimum roadway width for various street types is listed within Table VIII-B. The minimum collector street width is noted as 48-feet. Veterans Blvd. varies between 36-feet and 68-feet.
29) Sidewalks are required on both sides of the street at Veterans Blvd. and Commerce Dr. per Burr Ridge Subdivision Ordinance section VIII.I.1. If the board of trustees signals that sidewalk is not required on both sides of the street, then the provisions in section VII.I.2 shall be followed. Sidewalks shall be located 12” from the street right-of-way lines. This zoning relief request is included in the Project Narrative.
30) Pathways shall be located within dedicated rights-of-way or easements and shall meet the construction codes set forth in the Burr Ridge Subdivision Ordinance Section VIII.I.4.

Dimensional Control and Paving Plans

1) General Comment
    a. Add Striping and Signage Plans level of detail similar to CCDOTH Roadway Improvement Plans set.
    b. Label the roadway and access names on each sheet.
    c. Show proposed signage with dimensions (e.g., stop signs).
    d. Add curb ramps, details, and label detectable warnings.
    e. Show centerline and stationing.

f. There is no direct pedestrian access from International to the development. Is this development intended to be a drive only destination?
g. See plan sheet comments for lane alignment notes and configuration.
h. There is room in the median on International Street for a continuation of the median planters to the east on Veterans Boulevard.
i. If runners are anticipated through this area, switch bike path to an asphalt pavement (N50) or a composite Asphalt/Concrete pavement. Runners tend to avoid running on concrete paths due to the risk of shin splints.
j. Roadway Pavement does not meet Burr Ridge minimum thickness requirements.
    i. https://cms5.revize.com/revize/burrridge/Document%20Center/Government/Department/Public%20Works/Engineering/Engineering%20Details/Street%20Section;%20Arterial,%20Collector%20and%20Non-Residential%20Streets;%20Bituminous%20Concrete.pdf
k. Minimum back-to-back of curb width is 48 feet for a non-residential zoning collector pavement. Based on the tie in section on the east end, 12-foot lanes with an 18-foot median would be consistent. A variance to go from 48 feet to 45 feet would maintain continuity. Refer to Village of Burr Ridge: Arterial, Collector and Non-Residential Streets; Bituminous Concrete (Typical Section) 6-10-2008.
    i. https://cms5.revize.com/revize/burrridge/Document%20Center/Government/Department/Public%20Works/Engineering/Engineering%20Details/Street%20Section;%20Arterial,%20Collector%20and%20Non-Residential%20Streets;%20Bituminous%20Concrete.pdf

2) C3.3
a. There is an opportunity to improve the intersection geometry by flattening the curve so that the access road ties in closer to 90-degree T intersection. This will clean up sight lines and do a better job directing traffic to the correct receiving lane. Alternatively, a mini roundabout with a traversable center island would be a good low volume application here.
b. East and South legs:
    i. Maintain 12’ shared-use path width through the crossings.
    ii. Show crosswalk dimension.
    iii. Show 4’ dimension for stop line offset from crosswalk per IDOT District One Detail TC-13.
    iv. Add lane dimensions.
c. Northwest leg:
    i. Show flush median hatching.
    ii. Label inside roadway radius.

3) C3.4
a. Minimum IDOT BLR stop condition distance is 280 feet for 35 mph (155 feet taper and 125 feet storage). Adjust the westmost turn lane to meet minimum taper requirements.
b. At all other locations, the outside lane is dimensioned to the face of curb (13 ft). Use the same consistent convention on this sheet so that there is no confusion during construction.
c. Reduce access drive width at International Street. This is large in part because the minimum street width criteria is not met.

4) C3.5
a. Is a stop condition warranted for International Street at the intersection with the Lot C/Lot G access point?

b. The east leg of Veterans shows a through and a left lane and the west leg shows two through lanes. Based on the traffic impact study comments, there will be two through lanes. Update lane configuration arrows on the east leg.
c. West and South legs:
    i. Show crosswalk dimension.
    ii. Show 4' dimension for stop line offset from crosswalk per IDOT District One Detail TC-13.
    iii. Add lane dimensions.

Grading Plans

1) Add 100-year overflow route arrows to each grading sheet. See markup of the grading sheets C4.0-C4.10 for specific locations where clarification is requested.
2) Several locations within the grading sheets show slopes in excess of 33%. These areas will be difficult to stabilize. Please modify grading to avoid excessive earthen slopes. See sheet C4.3 for specific locations.
3) On sheet C4.3, the curb grading near the overhead door at Building A appears to be skewed.
4) Additional contour labels are requested as shown on the markup and along Veterans Blvd on sheets C4.3, C4.4, and C4.5.
5) On sheets C4.0-C4.10 please show additional grading detail for the path network throughout the planned unit development to confirm compliance.
6) See Grading sheets C4.3, C4.6, and C4.10 for locations that the proposed surface does not appear to tie into the existing surface. Please modify to tie in these proposed contours to existing.
7) Proposed sidewalk within the development must be constructed with accessible ramps and detectable warnings, and all sidewalk slopes checked for compliance with the Americans with Disabilities Act (ADA) guidelines.
8) Please provide additional grading detail for ADA parking facilities and accessible routes. See markup of the grading sheets C4.0-C4.10 for specific locations where clarification is requested.
9) C4.0-4.10 – Site Plan: show the proposed sidewalk slopes within the development and verify all sidewalk slopes comply with the Americans with Disabilities Act (ADA) guidelines.

Plan and Profile

1) Add the following information to the sheets:
    a. Roadway dimensions
    b. Curve Radii
    c. Curb & Gutter labels
    d. Roadway alignment data
    e. Roadway alignment
    f. Beginning and end points of reconstruction limits
    g. Dimensions to right-of-way/easement
    h. Pavement marking labels (type and location)
2) Minimum Stopping Sight Distance criteria is not met at the tie-in locations. Flatten the curves to address the visibility issue. Also, it is recommended to keep the grade less than 3% to improve braking conditions.
3) See profile comments on plan set.

Autoturn Exhibits

1) Veterans Boulevard – Northwest Entrance Autoturn exhibit (AT-1)
    a. Inbound truck Autoturn – west bound panel: adjust the turning movements so that simultaneous northbound left turns and eastbound right turns occur without encroaching on one another.
    b. Outbound truck Autoturn – east bound panel: does the northbound left Autoturn movement need to be shown in this panel? It's already shown in the inbound panel.
2) Veterans Boulevard – North Center Entrance Autoturn exhibit (AT-2)
    a. Show Autoturn movements for proposed design vehicles (i.e., S-BUS-40). Opposing vehicle movements shall be executed without encroachment.
    b. Traffic impact study indicates that heavy vehicles are not anticipated during peak hour traffic. Since the WB-67 cannot execute ingress or egress without encroachment on the access drive, heavy vehicle access should be restricted during hours of operation.
3) Veterans Boulevard – Northeast Entrance Autoturn exhibit (AT-3)
    a. Show Autoturn movements for proposed design vehicles (i.e., S-BUS-40). Opposing vehicle movements shall be executed without encroachment.
    b. Traffic impact study indicates that heavy vehicles are not anticipated during peak hour traffic. WB-67 cannot execute ingress or egress without encroachment the stop lines as shown. Adjust turning movements and/or revise stop lines to address encroachment.
    c. Inbound truck Autoturn – west bound panel: the inbound truck movement linework is missing.
4) Commerce Street – West Entrance Autoturn exhibit.
    a. Show Autoturn movements for proposed design vehicles (i.e., S-BUS-40). Opposing vehicle movements shall be executed without encroachment.
    b. Traffic impact study indicates that heavy vehicles are anticipated during peak hour traffic. Since the WB-67 cannot execute ingress or egress without extensive encroachment on Commerce Street and the access drive, heavy vehicle access should be restricted during hours of operation.
    c. Show pavement markings.
5) No truck movements are shown from the northwest leg to the east intersection legs. Show autoturn movements to confirm that the proposed geometry is sufficient to handle proposed traffic.

Utility Plans

1) Identify on all Utility Plans, existing, removed, and proposed utilities, especially for sanitary sewer, water main, and storm sewer. This will be essential to show how/if existing utility lines, structures, appurtenances, etc. are incorporated. Specifically clarify if the storm sewer annotated on sheet C6.3 and C6.6 are proposed to remain.
2) Disconnection permits for the water, sewer, and other utilities will be required before demolition of the existing structures.
3) The Burr Ridge Municipal Code places certain maintenance obligations on sites with wet (retention) stormwater storage facilities. Please review Chapter 8 of the Municipal Code to comply with the concept of a natively vegetated basin.
4) All utility distribution or transmission lines for telephone, electric service, cable and other means of electronic and telephonic transmissions shall be placed underground within

easements or dedicated public ways in a manner which will not conflict with other underground services.

5) Please show utility crossing locations and elevations on the plans.
6) All transformer boxes shall be located so as not to be unsightly or hazardous to the public.
7) Please show all proposed dry utilities, connections, and transformers for coordination purposes.
8) Please update the graphic scale bar on sheet C6.0.
9) Easements
    a. Public Utility and Drainage Easements are required for utility distribution or transmission installations serving the subdivision per Burr Ridge Subdivision Ordinance section VII.E.1.
    b. Per Burr Ridge Subdivision Ordinance section VII.E.4. Easements for stormwater detention and drainage easements are required when basins are not located within out lots. The stormwater basin within Lot 1 is not located within an out lot.
10) Sanitary
    a. Per Burr Ridge Subdivision Ordinance section VIII.E.1, “Public or community sanitary sewerage systems, including sewer stub terminals to six feet beyond the outside of curb line or to the property line, whichever is furthest, shall be installed to serve all lots in a subdivision or lot divisions.” Sanitary service does not appear to be supplied to Lot 5.
    b. All sanitary sewers must be 8” or larger and provide a minimum flow velocity of 2 fps. The proposed sanitary sewer main is generally 6-inches. This zoning relief request is included in the Project Narrative.
    c. Sanitary manholes must be spaced at minimum 300-foot intervals per Burr Ridge Subdivision Ordinance section VIII.E.6. Sanitary runs between structures S4 and S3, S3 and S2, S2 and S1, and Building F Service to S9 appear out of compliance. See sheets C6.4, C6.5, C6.8, and C6.10
    d. Sanitary building service depths for Buildings F and G (Sheet C6.8) are approximately 14-feet below grade. Please confirm if the design intent is to provide services that deep for these buildings.

11) Water
    a. Per Burr Ridge Subdivision Ordinance section VIII.G.1, “Public or community water supply and distribution systems, including water stub terminals to each lot, shall be installed to serve each lot in a subdivision or lot divisions.” Water service does not appear to be supplied to Lot 5.
    b. Provide horizontal separation for the watermain near Vv1 and Vv2 to the proposed sanitary force main on Sheet C6.3 as required by the IEPA.
    c. Provide horizontal separation for the watermain near Vv27 and the adjacent storm sewer as required by the IEPA (sheet C6.5).
    d. Update water Main Note 1 on all utility sheets to reference zinc coated, with V-Bio polyethylene wrap.
    e. Add fire department connections to each proposed building. Add fire hydrants within 75’ feet of the FDC connections. The fire hydrant shall consist of one (1) five (5) inch Storz steamer.
    f. Water main additions and other modifications would be permitted through a construction permit from the IEPA Division of Public Water Supplies with initial review and routing through the Burr Ridge Village Engineer. The developer is later required to obtain an operating permit from the IEPA Division of Public Water Supplies before

putting newly constructed mains and hydrants into operation or connecting water services.

12) Storm
    a. Per Burr Ridge Subdivision Ordinance Section VIII.F.3 and VIII.F.9 for Burr Ridge's storm pipe material requirements. The proposed pipe materials shown on the Utility notes within the Utility Series Sheets C6.0-C6.10 differs from Village code.

Erosion Control

1) Please add the following notes to the Erosion Control Notes on Sheet C7.0.
    a. "All disturbed areas for which work does not take place for 30 days shall be supplemented with topsoil and silt-seeded. The responsible party must ensure that the seed germinates and results in soil stabilization to the satisfaction of the Village Engineer."
    b. "Erosion control must be established prior to the commencement of earthwork activities. All erosion control must be inspected and approved by the Village Engineer prior to the commencement of any other tasks. The contractor/developer is responsible for the continual maintenance of all erosion control. In the event that erosion control is found to be deficient, a Notice of Non-compliance will be issued, after which the responsible party will have five (5) calendar days to resolve the matter to the satisfaction of the Village Engineer. If the matter is not satisfactorily resolved within five (5) days, the Village will authorize the work to be performed at the expense of the responsible party. The Letter of Credit surety will be drawn upon for payment of this work."
2) Please identify the person(s) or entity which will have legal responsibility for maintenance of erosion control structures and measures after development is completed.
3) Show erosion control measures within Veterans Blvd on Sheet C7.4 and C7.5.

Traffic Impact Study

1) Consider a different image for the TIS cover page. The current image depicts a four-lane cross-section with a landscape median which is no longer proposed. The image should reflect the proposed three-lane cross-section.
2) The TIS reflects 1,146,950 square feet of industrial use, which is consistent with the site plan dated 9/13/24. The response to comments indicates the proposed square footage is 1,145,350 square feet. Please confirm the proposed density.
3) IDOT crash history is available for 2019-2023. Please update the crash history summary accordingly.
4) Page 18, third bullet point under "Proposed Roadway Modification Plans" should indicate the Veterans Boulevard extension will form the west leg of its intersection with the north-south Veterans Boulevard. The text currently suggests the roadway extension is the east leg.
5) Update the future Year 2029 reference to Year 2032 on page 25 under "Total Projected Traffic Volumes".
6) The TIS indicates the east leg of Veterans Boulevard (E-W) at Veterans Boulevard (N-S) will provide two through lanes and a dedicated left-turn lane. Review the need for the two westbound through lanes and the lane drop west of the intersection.
    a. For a dedicated left-turn lane, define the proposed storage/taper. The existing median (striped + landscape) would be modified to accommodate the dedicated left-turn lane.

b. Please provide concept geometry for this intersection; the east leg is not shown on the site plan or preliminary engineering plans.

7) All site-generated truck traffic is assumed to use Access E. Please clarify how the development will limit truck traffic to Access E only.
8) The TIS suggests Access E should provide a single inbound lane and two outbound lanes. Please confirm this has been accommodated on the site plan.
9) All-way stop-control is not warranted at the intersection of Veterans Boulevard/International Street/Access C. Review alternate signage and striping to accommodate the crossing. The roadway alignment on the west leg of the intersection should be revised per previous comments. See attached comments on the plans.
10) The TIS suggests the intersection of Veterans Boulevard/Access E should operate under all-way stop control to facilitate truck turning movements and minimize cut-through traffic along the corridor. We concur with the proposed traffic control at this intersection.
11) With the proposed development, the intersection of Veterans Boulevard/North Frontage Road will be signalized. The response to initial review comments suggests a crosswalk and pedestrian countdown signal will be provided on the west leg. Please clarify if pedestrian improvements will also be provided on the south leg of the intersection.
12) We generally concur with the capacity analysis and recommended offsite improvements.
    a. Confirm the weave analysis for County Line Road north and south of I-55 was completed for Year 2032 build traffic projections. The HCS reports reflect the following analysis years:
        i. Weekday AM northbound: Year 2028 (references PM)
        ii. Weekday AM southbound: Year 2024
        iii. Weekday PM northbound: Year 2028
        iv. Weekday PM southbound: Year 2024
        v. Saturday northbound: Year 2029
        vi. Saturday southbound: Year 2024
    b. Please clarify if alternate mitigation options were considered for the eastbound approach at County Line/Veterans Boulevard-Carriage Way.
        i. At a minimum, provide an analysis of Year 2032 build conditions with the existing lane geometry and existing right-turn overlap phase on the eastbound approach. The recommended improvements on the northbound and southbound approaches should be included in this analysis.
        ii. The TIS should acknowledge if ROW is available to accommodate eastbound dual right-turn lanes.
13) As noted in the initial review comments, the TIS will establish a trip threshold for the industrial development. As part of the Village tenant permitting process, information regarding the operational characteristics (e.g., hours of operation, shift hours, employee headcount, truck trips per day and peak hours) will need to be submitted. The Village may require additional traffic review for tenants with unique operational characteristics and/or where the trip threshold established by the TIS is exceeded.

Stormwater

Roadway Improvements:

1. The drainage area boundaries delineated on the provided plans do not follow the provided topography. Please update and revise the calculations as necessary.
2. Capacity calculations of the receiving roadside ditch should be provided demonstrating adequate conveyance capacity for both ditch and associated storm sewer is available for the increase in impervious surface.

3. It is recommended that riprap be added to the downstream limits of the proposed flared end sections to reduce the risk of future erosion of the receiving roadway ditch.

Site Development

1. Prior to the start of construction, all written approvals from adjacent regulatory agencies must be provided to the Village. This includes but is not limited to the following:
    a. Cook County Division of Transportation
    b. DuPage County Department of Transportation
    c. Illinois Environmental Protection Agency
    d. If applicable, US Army Corps of Engineers
    e. DuPage County Stormwater Management
2. The following items were noted during review of the provided soil erosion and sediment control plan. Please revise or clarify as necessary:
    a. A clearly defined construction sequencing plan should be provided to the Village for review prior to the start of construction.
    b. There are several areas within the development that proposes grade modifications outside the limits of silt fence, this should be revised as necessary.
    c. Proposed stockpile locations and construction staging location should be identified to verify they are not located within a regulatory wetland or floodplain boundary.
    d. If the proposed stormwater management basins are to be used as sedimentation basins during construction, additional detail and calculations should be provided demonstrating sufficient live and dead storage are provided within the interim phase.
    e. Construction access locations should be identified on the proposed plan.
    f. Additional measures will be required as part of dewatering the development. A detailed plan should be provided to the Village for review prior to the start of any dewatering activity.
3. Stage-Storage calculations demonstrating the stormwater management basins provide sufficient stormwater storage volume to address both the required runoff volume control and post construction best management practices.
4. Calculations demonstrating the proposed equalizer pipes used to hydraulically connect stormwater management basins should be provided demonstrating that they are adequately sized to pass the proposed peak critical flow rate from one basin lobe to the other.
5. All proposed storm sewers should be adequately sized to convey the peak flow associated with the 10-year critical rainfall event. The provided preliminary calculations show a few locations where the 10-year peak flow surcharges above the rim elevation of the proposed storm sewer system. The design should be revised as necessary.
6. Overland flow path calculations should be provided demonstrating the proposed buildings are adequately protected from the peak flow rate associated with the 100-year critical duration rainfall event.
7. Additional information should be provided regarding the proposed post construction best management practice. This includes demonstrating there is sufficient separation from the seasonally high-water table and identifying the specific pollutants of concern.
8. Prior to the permit close out the following items will be required:
    a. As-built survey demonstrating the project was constructed in conformance with approved plans.
    b. A recorded long term maintenance plan will be required that clearly identifies the tasks to be performed, the frequency at which the maintenance is performed and the party responsible for performing the maintenance activities.
    c. All stormwater management features associated with the development placed into a dedicated easement.

Please contact us should you have any questions regarding this review.

PRELIMINARY SITE IMPROVEMENT PLANS
FOR
CNH REDEVELOPMENT
6900 VETERANS BOULEVARD
BURR RIDGE, ILLINOIS 60527
BRIDGE INDUSTRIAL

G389b
CNH REDEVELOPMENT
9/13/2024

BRIDGE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
8W	WATER MAIN (WITH SIZE)	W
	SANITARY SEWER	
	FORCE MAIN	
E	UNDERGROUND ELECTRIC	E
OHE	OVERHEAD ELECTRIC	OHE
T	UNDERGROUND TELEPHONE	T
G	UNDERGROUND GAS	G
700	CONTOUR	700
HWL/NWL	HIGH/NORMAL WATER LEVEL	
XX	SILT FENCE	
	RIGHT-OF-WAY	
	CURB	
	DEPRESSED CURB FOR RAMP/DRIVEWAY FENCE LINE	
X	FENCE LINE	X
	GUARD RAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	CLEAN OUT	
	FIRE HYDRANT	
	GATE VALVE AND VAULT	
	STREET LIGHT	
	STREET LIGHT WITH MAST	
	TRANSFORMER	
	UTILITY POLE	
	SIGN	
	DRAINAGE DIRECTION	
	OVERFLOW ROUTE	
× XXX.XX	SPOT GRADE	+ XXX.XX
× G:XXX.XX	GROUND	
× W:XXX.XX	TOP OF SIDEWALK	
× BC=XXX.XX	BACK/TOP OF CURB	
× TDC=XXX.XX	TOP OF DEPRESSED CURB	
× CC=XXX.XX	CURB CUT	
× EP=XXX.XX	EDGE OF PAVEMENT	
× R=XXX.XX	RIM FOR STRUCTURES	
× ADJUST R=XXX.XX	ADJUST EXISTING STRUCTURE RIM	
× GR=XXX.XX	GRADE RING	
× FES=XXX.XX	FLARED END SECTION INVERT	
× I=XXX.XX	INVERT FOR SEWERS	
× T/WALL:XXX.XX	TOP OF RETAINING WALL	
× T/WALL:XXX.XX(FG)	FINISHED GRADE AT TOP OF RETAINING WALL	
× B/WALL:XXX.XX	BOTTOM OF RETAINING WALL	
× ±XXX.XX(ME)	MATCH EXISTING	

WARNING

CALL JULIE TOLL FREE 1-800-892-0123

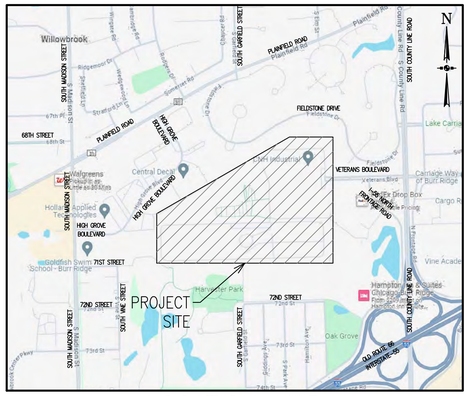
CALL BEFORE YOU DIG

(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

811

Know what's **below.**
Call before you dig.

Municipality: BURR RIDGE
County: DUPAGE
Section: 24
Township: 38N
Range: 11E



LOCATION MAP

NOT TO SCALE

SURVEY REFERENCE NOTE:

EXISTING CONDITIONS AND TOPOGRAPHY ARE SHOWN PER THE 'BOUNDARY AND TOPOGRAPHIC SURVEY,' DATED JULY 30, 2024 AS PREPARED BY JACOB & HEFNER ASSOCIATES, INC.

CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES OR OMISSIONS.

BASIS OF BEARINGS:
NAD 1983, ILLINOIS STATE PLANE COORDINATES, EAST ZONE, BROUGHT UP TO GROUND COORDINATES

BASIS OF ELEVATION:
ELEVATIONS ARE BASED ON NAVD 1988 VERTICAL DATUM

BENCHMARK AND LOCATIONS:

REFERENCE BENCHMARKS:

DUPAGE COUNTY BENCHMARK L143 ALSO KNOWN AS NGS POINT L143 ELEVATION
THE STATION IS 80 FT. NORTH OF THE CENTERLINE OF 55TH/ STREET, 40 FT. WEST OF THE CENTERLINE OF WOLF ROAD, AND 42.5 FT. NORTHEAST OF A TRAFFIC SIGNAL POST. THE MONUMENT IS A BRONZE DISK SET IN THE TOP OF A CONCRETE MONUMENT.
ELEVATION = 662.19' (NAVD 1988)
DUPAGE COUNTY BENCHMARK 0135 ELEVATION
STATION IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF PLAINFIELD ROAD AND MADISON STREET. STATION IS 70 FT. SOUTH OF THE CENTERLINE OF PLAINFIELD ROAD AND 38.5 FT. EAST OF THE CENTERLINE OF MADISON STREET. MONUMENT IS A 3.5IN BRASS DISK ON THE BASE OF A TRAFFIC SIGNAL. STEEL ROD
ELEVATION = 732.18' (NAVD 1988)

SITE BENCHMARKS:

SITE BENCHMARK 1-JHA CP 39-CROSS NOTCH SET IN PAVED CONC. ROADWAY @ THE INTERSECTION OF S. COUNTY LINE RD. & CARRIAGE PL. "X" IS +-15' W. OF THE NOSE OF THE ISLAND MEDIAN @ SAID INTERSECTION. "X" IS +-16' N. OF THE N.'LY' OF (2) WATER VALVE VAULTS IN THE ROADWAY OF SAID INTERSECTION.
ELEVATION=716.17'

SITE BENCHMARK 2-JHA CP 38-CROSS NOTCH SET IN PAVED CONC. ROADWAY @ THE W. SIDE OF THE INTERSECTION OF S. COUNTY LINE RD. AND VETERANS BLVD. "X" IS +-3' E. OF THE E. EDGE OF CONC. MEDIAN ON THE W. SIDE OF SAID INTERSECTION. "X" IS +-58' S. OF A TRAFFIC SIGNAL VAULT IN THE SIDEWALK @ THE N. SIDE OF SAID INTERSECTION.
ELEVATION=706.00'
SITE BENCHMARK 3-JHA CP 35-NAIL SET IN ASPH. PAVEMENT IN THE CENTER OF VETERANS BLVD. +-535' W. OF THE INTERSECTION OF VETERANS BLVD. & N. FRONTAGE RD. NAIL IS +-35' W. OF THE W. END OF A CURB ISLAND MEDIAN. NAIL IS +-55' E. OF THE CENTERLINE OF THE INTERSECTION WHERE VETERANS BLVD. TURNS AND HEADS S.
ELEVATION=711.26'
SITE BENCHMARK 4-JHA CP 37-NAIL SET IN ASPH. PAVEMENT ON THE S. END OF THE SW.'LY. ENT. TO 7010 S. COUNTY LINE RD. NAIL IS +-6' NW. OF THE SE. DEPRESSED CURB END @ THE ENT. NAIL IS +-2.2' NE. OF THE E.LY' BACK OF CURB LINE OF S. COUNTY LINE RD. @ ENT.
ELEVATION=704.82'
SITE BENCHMARK 5-JHA CP 43-NAIL SET IN ASPH. PAVEMENT ON THE S.B. SIDE OF S. COUNTY LINE RD. +-1690' S. OF THE INTERSECTION OF S. COUNTY LINE RD. & VETERANS BLVD. NAIL IS +-12' N. OF THE N. EDGE OF PAVEMENT @ THE SPLIT OF THE ROADWAY @ S.B. COUNTY LINE RD. & THE BEGINNING OF THE ON-RAMP FOR THE I-55 INTERCHANGE.
ELEVATION=699.69'

DRAWING INDEX

SHEET	TITLE
C1	COVER
C2	OVERALL SITE PLAN
C3.0-C3.10	DIMENSIONAL CONTROL AND PAVING PLANS
C4.0-C4.10	GRADING PLANS
C5.0-C5.1	VETERANS BLVD. PLAN AND PROFILE
C6.0-C6.10	UTILITY PLANS
C7.0-C7.10	EROSION CONTROL PLANS
C8.0-C8.1	STORM WATER POLLUTION PREVENTION PLANS
C9.0-C9.5	DETAILS
C10	GENERAL NOTES AND SPECIFICATIONS

CONTACTS

CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES, INC
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: JASON A. CEBULSKI, P.E.
JCEBULSKI@JHAINC.COM
(630) 652-4607

DEVELOPER
BRIDGE INDUSTRIAL
9525 W. BRYN MAWR AVENUE, SUITE 700
ROSEMONT, IL 60018
CONTACT: CURT PASCOE
CPASCOE@BRIDGEINDUSTRIAL.COM
(630) 536-9270

ARCHITECT
WARE MALCOMB
1315 22ND STREET, SUITE #410
OAK BROOK, IL 60523
CONTACT: NICK EDWARDS, NCARB
NEDWARDS@WAREMALCOMB.COM
(630) 218-2719

SURVEYOR
JACOB & HEFNER ASSOCIATES, INC
1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, IL 60515
CONTACT: CARL COOK, P.L.S.
CCOOK@JHAINC.COM
(630) 652-4661

SITE LIGHTING
KORNACKI AND ASSOCIATES, INC.
2845 S. MOORLAND ROAD
NEW BERLIN, WI 53151
CONTACT: DAVID B. KORNACKI, P.E.
DKORNACKI@KORNACKI.COM
(262) 784-3323

LANDSCAPE ARCHITECT
GARY R. WEBER ASSOCIATES, INC.
402 WEST LIBERTY DRIVE
WHEATON, IL 60187
CONTACT: GAGE BERGER, PLA
GBERGER@GRWAINC.COM
(314) 668-7197 EXT.109

No.	Description	Date
	REVISIONS	
1	PRELIMINARY ENGINEERING	9/13/24

9/13/24
DATE

ENGINEER
JASON A. CEBULSKI
JCEBULSKI@JHAINC.COM

ILLINOIS REGISTRATION NO. 062-069783
EXPIRES 11/30/2025
ENGINEER ONLY CERTIFIES SHEETS C1-C10

LICENSED PROFESSIONAL ENGINEER
JASON A. CEBULSKI
062-069783
OF ILLINOIS

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE ORIGINAL SIGNATURE, IMPRESSED SEAL, EXPIRATION DATE OF SEAL OF THE ENGINEER AND MARKED "FOR CONSTRUCTION".

JACOB & HEFNER ASSOCIATES

1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

FOR REVIEW PURPOSES ONLY

N

GRAPHIC SCALE 1"= 150'

0 75' 150' 300'

PLAN SET MATCH LINE (TYP.)

SHEET CX.1

SHEET CX.2

SHEET CX.3

SHEET CX.4

SHEET CX.5

SHEET CX.6

SHEET CX.7

SHEET CX.8

SHEET CX.9

SHEET CX.10

INTERNATIONAL ST.

COMMERCE ST.

VETERANS BLVD (MUNICIPAL ROAD)

VETERANS BLVD

CASE DR.

151ST ST.

PROPOSED BUILDING A 206,150 S.F. F.F.=719.50'

PROPOSED BUILDING B 126,500 S.F. F.F.=716.50'

PROPOSED BUILDING C 127,600 S.F. F.F. =716.50'

PROPOSED BUILDING D 96,300 S.F. F.F.=716.50'

PROPOSED BUILDING E 104,400 S.F. F.F.=716.50'

PROPOSED BUILDING F 258,000 S.F. F.F.=716.50'

PROPOSED BUILDING G 228,000 S.F. F.F.=716.50'

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

OVERALL SITE PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

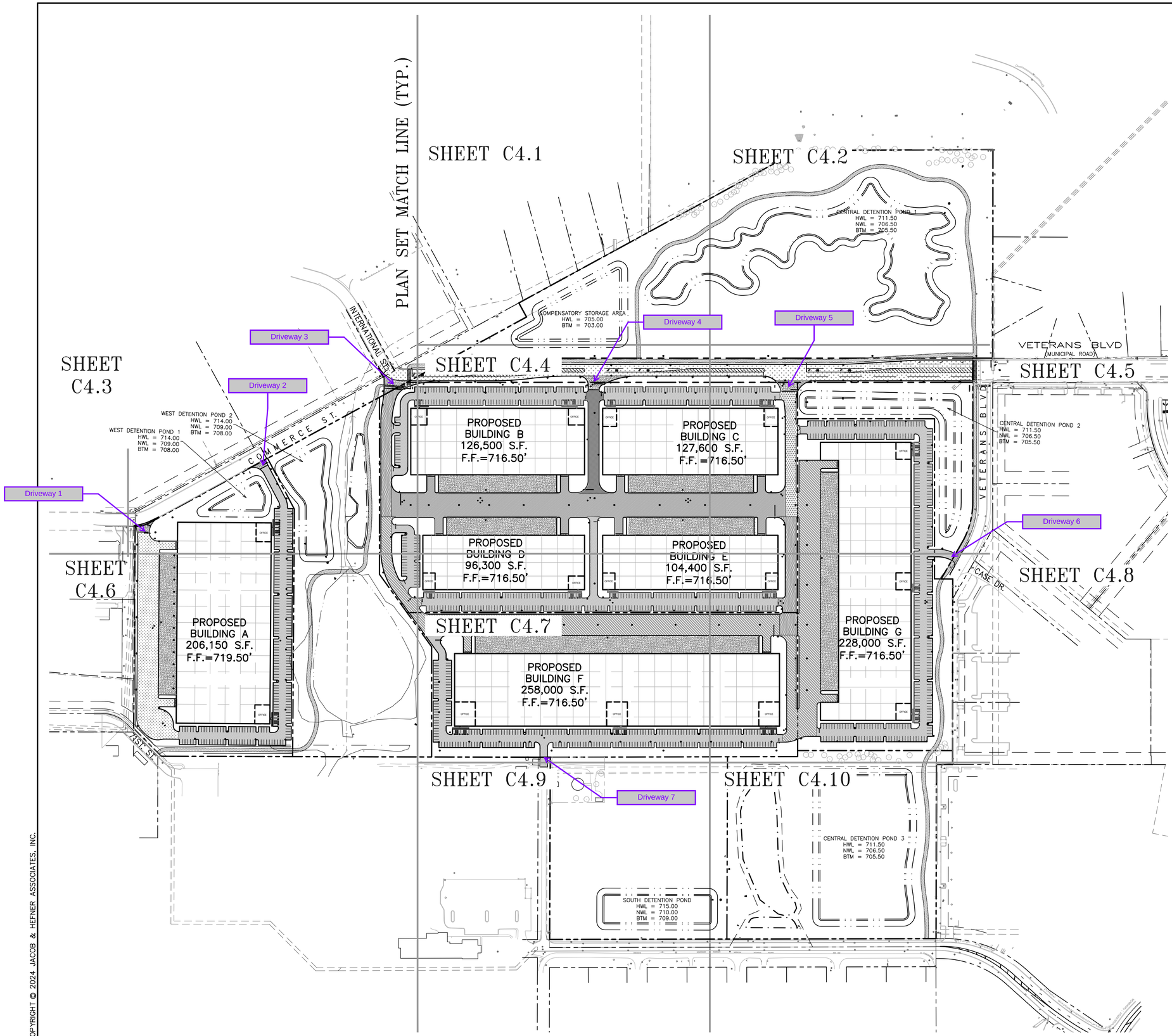
BRIDGE

G389b

1" = 150'

C2

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



N

GRAPHIC SCALE 1"= 150'

0 37.5' 75' 150'

PAVEMENT HATCH LEGEND:

LIGHT DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #1
3" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #2
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #3
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
9-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #4
3-1/2" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
4" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
2-1/2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE BIKE PATH
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED LEGEND:

PROPOSED SIGN

PROPOSED POLE LIGHT

GEOMETRIC NOTES:

1. ALL DIMENSIONS ARE MEASURED FROM FACE OF CURB, CENTER OF PAVEMENT MARKING, OR OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 4.5' UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL COORDINATE ALL SITE IMPROVEMENTS WITH ARCHITECTURAL PLANS.
4. ALL PROPOSED PAVEMENT MARKINGS SHALL BE 4" UNLESS OTHERWISE NOTED. PAVEMENT MARKINGS SHALL CONFORM TO ARTICLE 1095.02 OF THE I.D.O.T. STANDARD SPECIFICATIONS.
5. CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
6. BUILDING DIMENSIONS AND DOORWAY LOCATIONS ARE SHOWN FOR REFERENCE ONLY. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR ADDITIONAL INFORMATION AND DETAILS.
7. CONTRACTOR SHALL REPAIR AT HIS EXPENSE ANY DAMAGE TO EXISTING ASPHALT, CONCRETE, CURBS, SIDEWALKS, ETC. RESULTING FROM CONSTRUCTION TRAFFIC AND/OR OPERATIONS. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
8. ALL EXISTING TREES SHOWN ARE TO REMAIN UNLESS OTHERWISE NOTED. SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR PROPOSED TREE AND PLANTING REQUIREMENTS.
9. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

OVERALL DIMENSIONAL CONTROL AND PAVING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

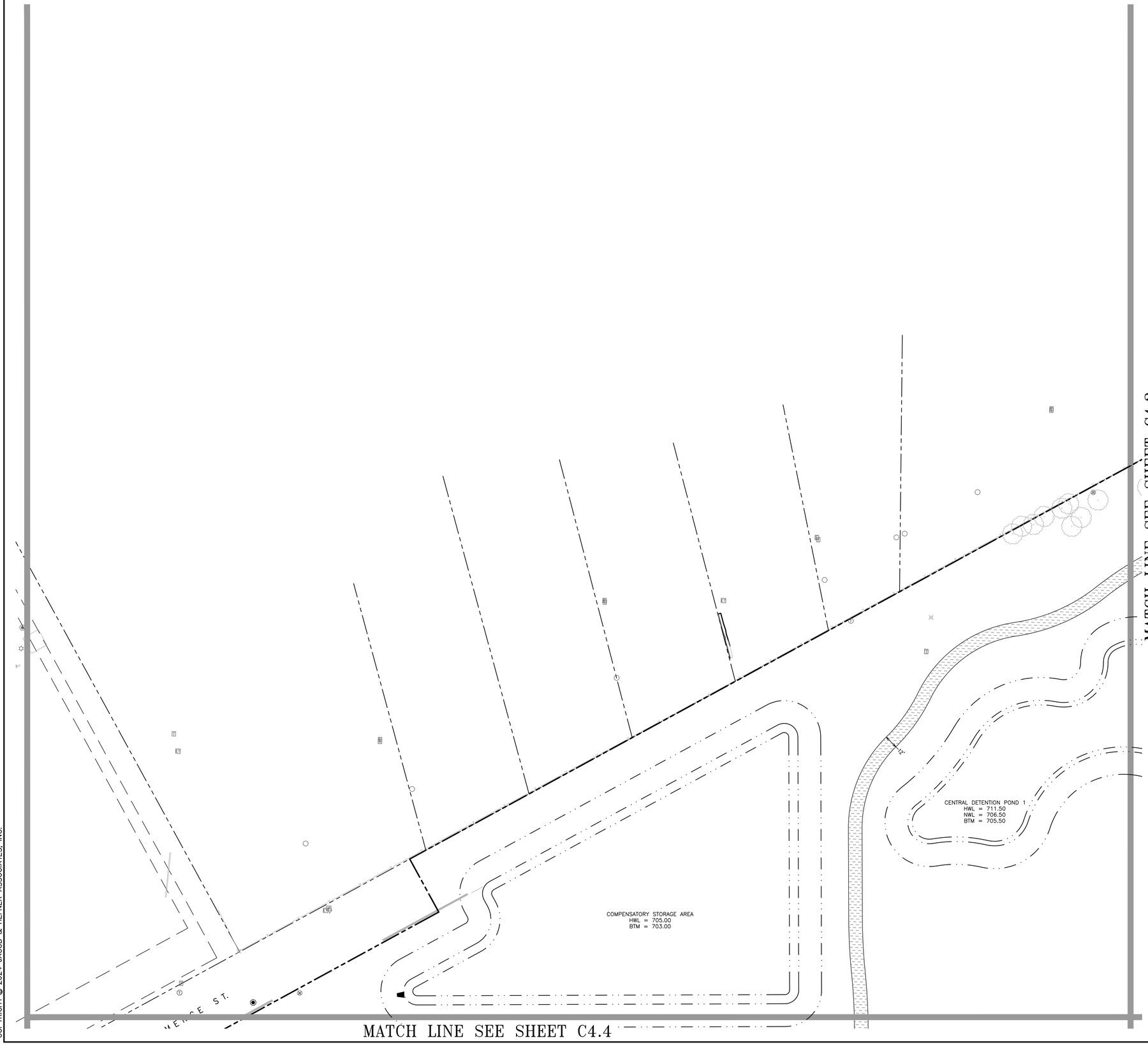
BRIDGE

G389b

1" = 150'

C3.0

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

PAVEMENT HATCH LEGEND:

LIGHT DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #1
3" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #2
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #3
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
9-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #4
3-1/2" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
4" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
2-1/2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE BIKE PATH
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED LEGEND:

PROPOSED SIGN

PROPOSED POLE LIGHT

GEOMETRIC NOTES:

1. SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DIMENSIONAL CONTROL AND PAVING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C3.1

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C4.1

MATCH LINE SEE SHEET C4.5

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

PAVEMENT HATCH LEGEND:

LIGHT DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #1
3" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #2
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #3
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
9-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #4
3-1/2" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
4" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
2-1/2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE BIKE PATH
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED LEGEND:

PROPOSED SIGN

PROPOSED POLE LIGHT

GEOMETRIC NOTES:

1. SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DIMENSIONAL CONTROL AND PAVING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

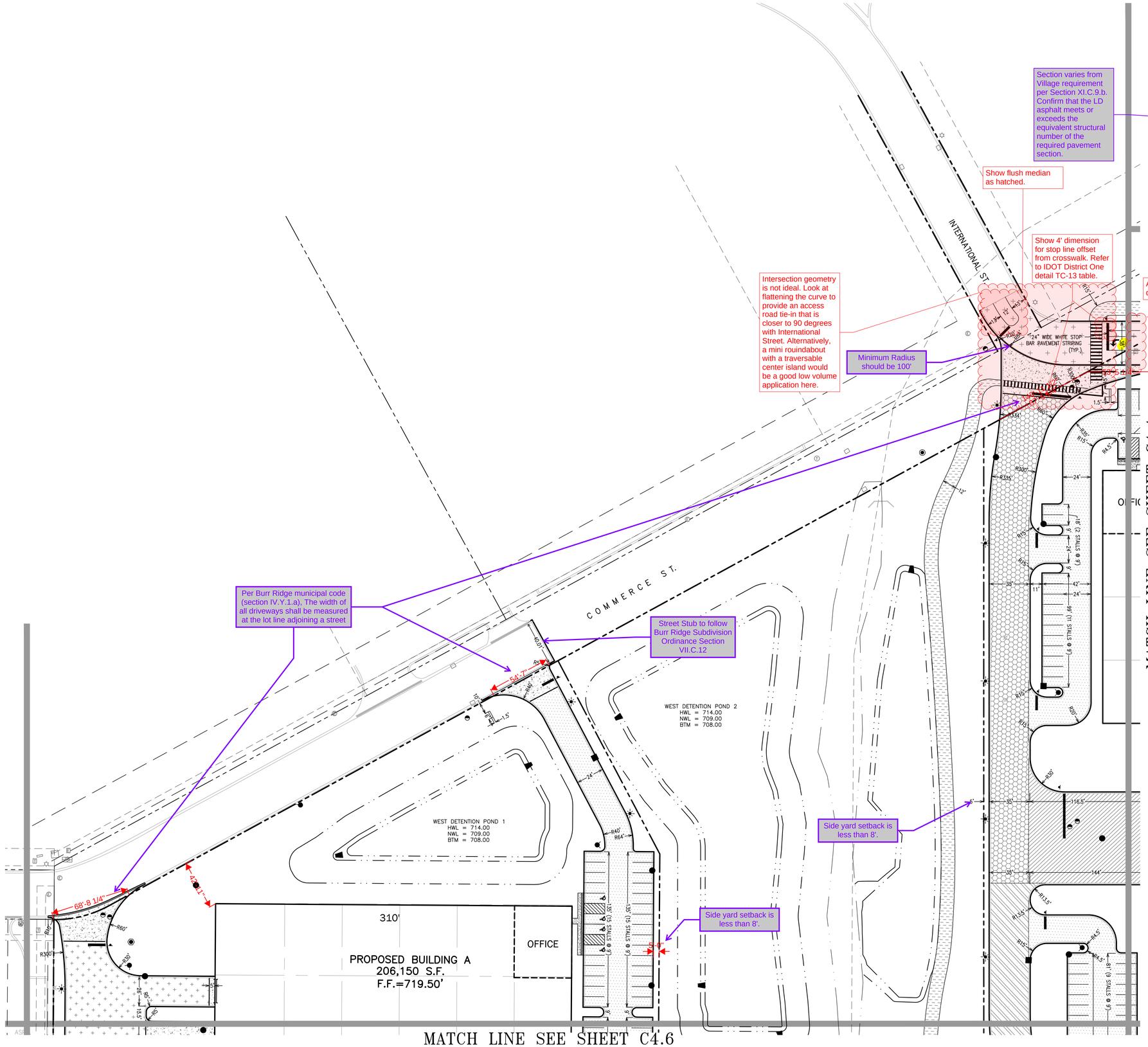
BRIDGE

G389b

1" = 40'

C3.2

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

PAVEMENT HATCH LEGEND:

LIGHT DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #1
3" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #2
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #3
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
9-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #4
3-1/2" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
4" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

These have the same name. Can you re-name for clarity?

HEAVY DUTY ASPHALT PAVEMENT #5
2-1/2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

This section differs from the minimum standard set forth in the Burr Ridge Subdivision Ordinance. Confirm that the LD asphalt meets or exceeds the equivalent structural number of the required pavement section.

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE BIKE PATH
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED LEGEND:

PROPOSED SIGN

PROPOSED POLE LIGHT

GEOMETRIC NOTES:

1. SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DIMENSION CONTROL AND PAVING PLAN

IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

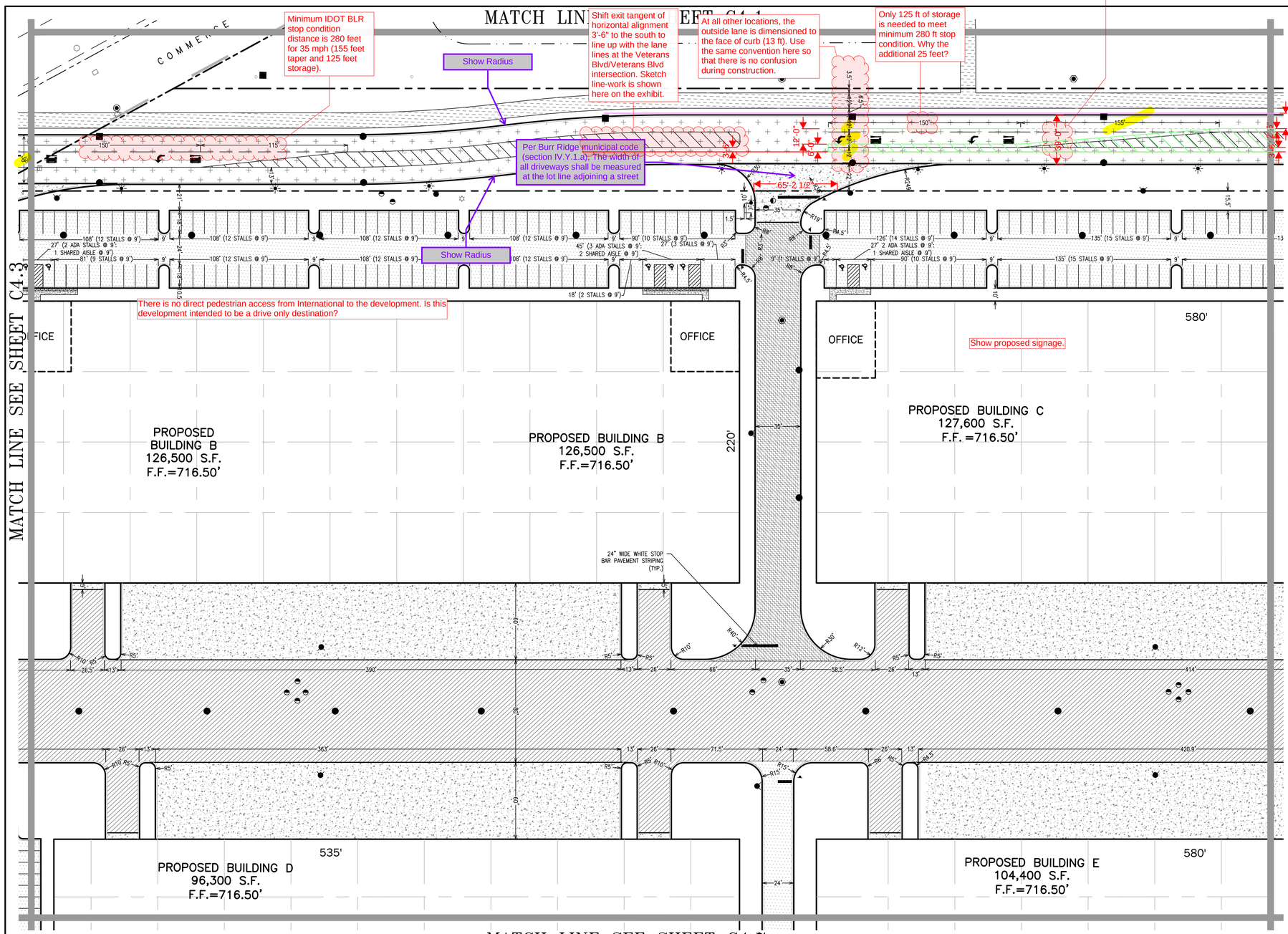
BRIDGE

G389b

1" = 40'

C3.3

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

PAVEMENT HATCH LEGEND:

LIGHT DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #1
3" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #2
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #3
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
9-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #4
3-1/2" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
4" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
2-1/2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE BIKE PATH
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

If runners are anticipated through this area, switch bike path to an asphalt pavement (N50) or a composite Asphalt/Concrete pavement. Runners tend to avoid running on concrete paths due to the risk of shin splints.

PROPOSED LEGEND:

PROPOSED SIGN

PROPOSED POLE LIGHT

GEOMETRIC NOTES:

1. SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DIMENSIONAL CONTROL AND PAVING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C3.4

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C4.2

MATCH LINE SEE SHEET C4.4

MATCH LINE SEE SHEET C4.8

Per Burr Ridge municipal code (section IV.Y.1.a), The width of all driveways shall be measured at the lot line adjoining a street

Is a stop condition warranted for international through traffic?

better symmetry with the lane drop after the intersection. No change.

Provide ADA ramp detail.

The east leg of Veterans shows a through and a left lane and the west leg shows two through lanes. Based on the traffic impact study comments, there will be two through lanes. Update lane configuration arrows on the east leg.

There is additional room here for a planter similar to what is provided on the east leg of the intersection.

Show 4' dimension for stop line offset from crosswalk; IDOT District One detail TC-13

Provide ADA ramp detail.

Provide ADA ramp detail.

Access to public ROW cuts through Lot B. Will a shared access easement be provided for cars and loading?

Pavement does not meet Burr Ridge minimum thickness requirements.

https://cms5.revize.com/revize/burrridge/Document%20Center/Government/Department/Public%20Works/Engineering/Engineering%20Details/Street%20Section;%20Arterial,%20Collector%20and%20Non-Residential%20Streets;%20Bituminous%20Concrete.pdf

CENTRAL DETENTION POND 2
HWL = 711.50
NWL = 706.50
BTM = 705.50

PROPOSED BUILDING C
127,600 S.F.
F.F. =716.50'

PROPOSED BUILDING G
228,000 S.F.
F.F.=716.50'

PROPOSED BUILDING E
104,400 S.F.
F.F.=716.50'

OFFICE

24' WIDE WHITE STOP BAR PAVEMENT STRIPING (TYP.)

V E T E R A N S B L V D.

S B L V D.

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

PAVEMENT HATCH LEGEND:

LIGHT DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #1
3" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #2
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #3
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
9-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #4
3-1/2" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
4" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
2-1/2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE BIKE PATH
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED LEGEND:

PROPOSED SIGN

PROPOSED POLE LIGHT

GEOMETRIC NOTES:

1. SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DIMENSIONAL CONTROL AND PAVING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

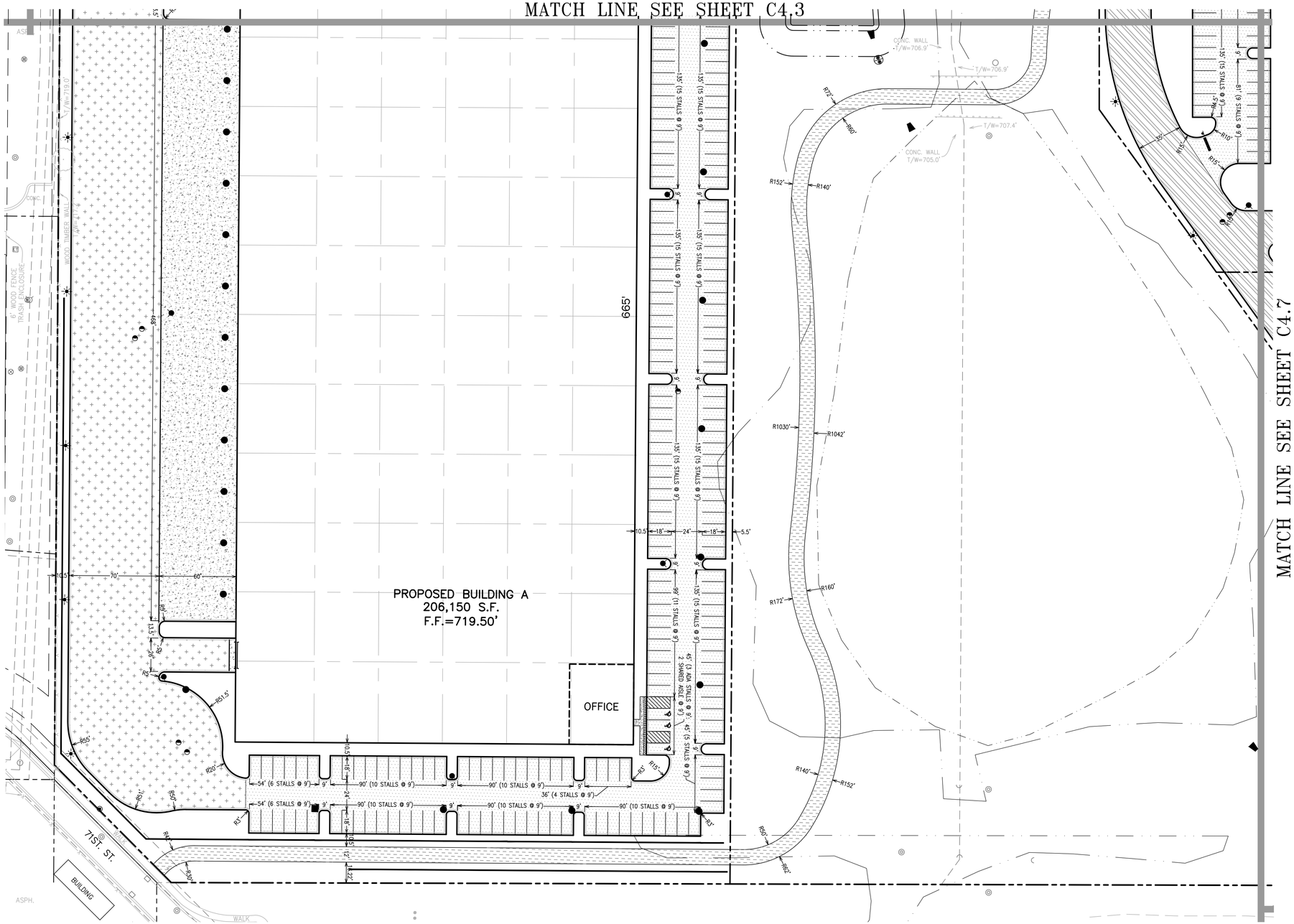
G389b

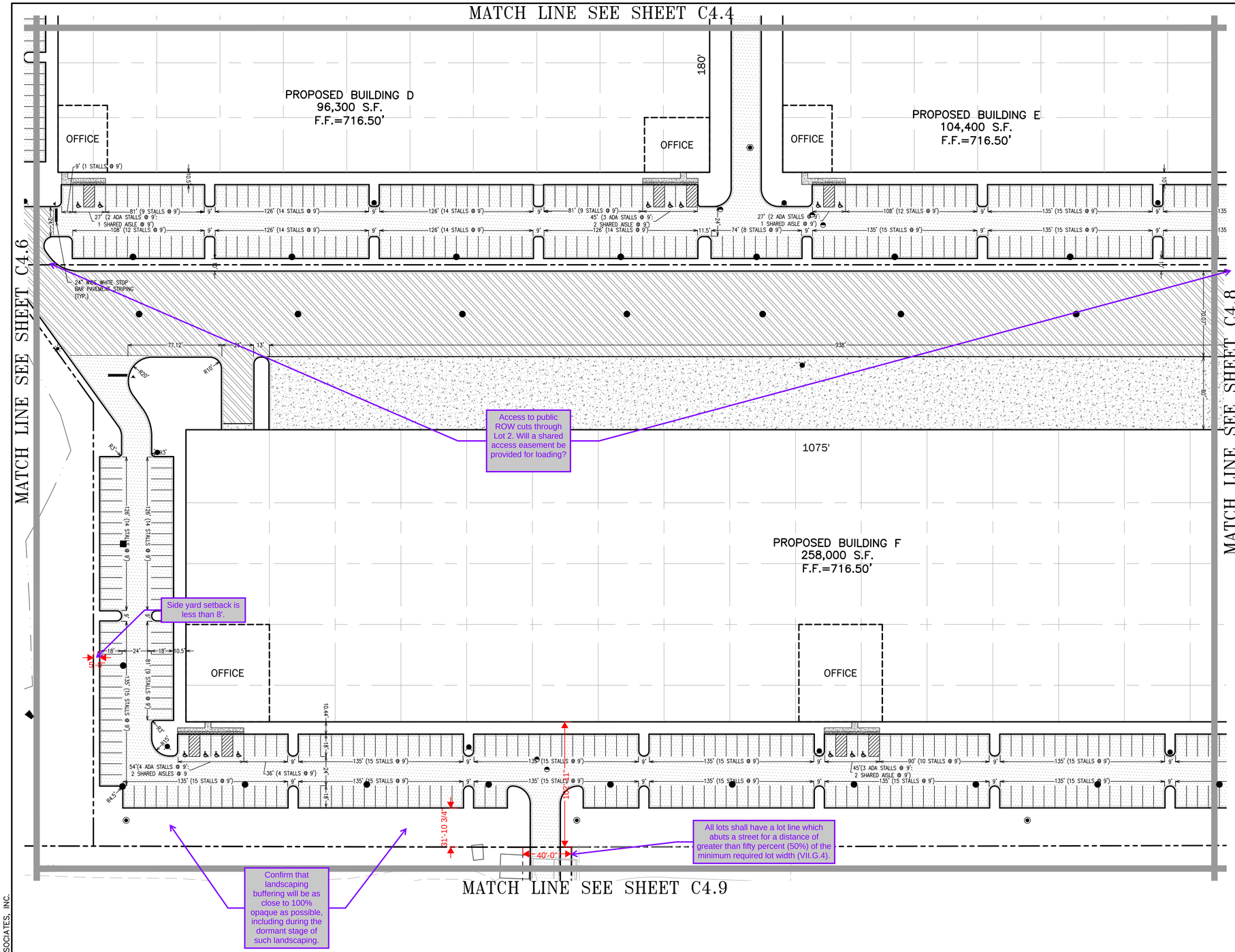
1" = 40'

C3.5

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C4.3


PROPOSED BUILDING A
206,150 S.F.
F.F.=719.50'
OFFICE
665'
MATCH LINE SEE SHEET C4.7
71ST. ST.
BUILDING
ASPH.
WALK
CONC. WALL T/W=706.9'
T/W=706.9'
T/W=707.4'
CONC. WALL T/W=705.0'
T/W=705.0'
T/W=704.5'
T/W=704.5'
T/W=704.5



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

PAVEMENT HATCH LEGEND:

LIGHT DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #1
3" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #2
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #3
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
9-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #4
3-1/2" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
4" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
2-1/2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE BIKE PATH
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED LEGEND:

PROPOSED SIGN

PROPOSED POLE LIGHT

GEOMETRIC NOTES:

1. SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DIMENSIONAL CONTROL AND PAVING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

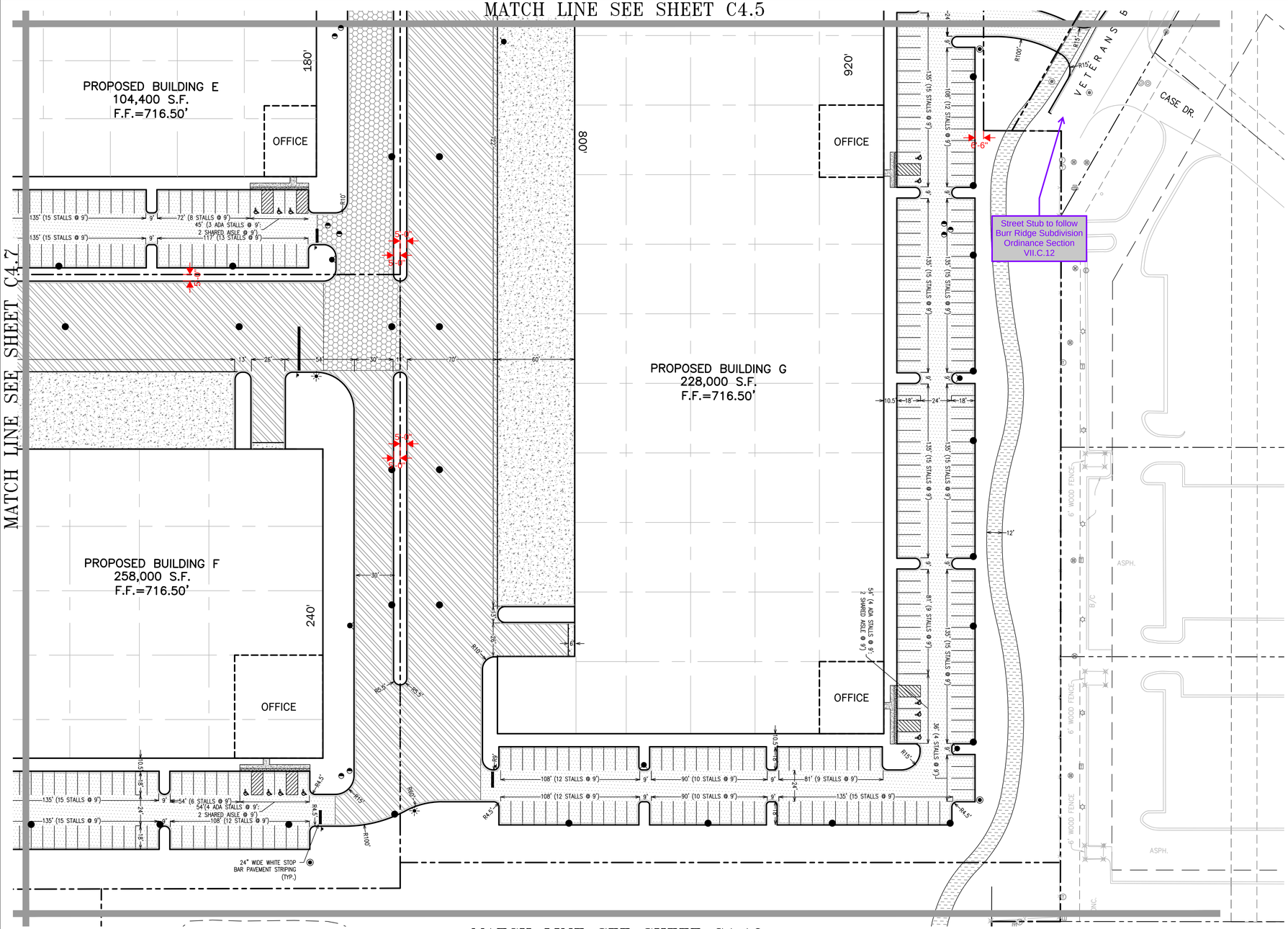
1" = 40'

C3.7

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C4.5

MATCH LINE SEE SHEET C4.7



MATCH LINE SEE SHEET C4.10

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

PAVEMENT HATCH LEGEND:

LIGHT DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #1
3" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #2
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #3
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
9-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #4
3-1/2" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
4" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
2-1/2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE BIKE PATH
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED LEGEND:

PROPOSED SIGN

PROPOSED POLE LIGHT

GEOMETRIC NOTES:

1. SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DIMENSIONAL CONTROL AND PAVING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C3.8

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C4.7

MATCH LINE SEE SHEET C4.10

CONC. WALK

GARFIELD AVE.

ASSUMED 80%
IMPERVIOUS LOT AREA

SOUTH DETENTION POND
HWL = 715.00
NWL = 710.00
BTM = 709.00

WALK

WALK

BUILDING

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

PAVEMENT HATCH LEGEND:

LIGHT DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #1
3" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #2
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #3
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
9-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #4
3-1/2" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
4" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
2-1/2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE BIKE PATH
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED LEGEND:

PROPOSED SIGN

PROPOSED POLE LIGHT

GEOMETRIC NOTES:

1. SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DIMENSIONAL CONTROL AND PAVING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C3.9

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C4.8

MATCH LINE SEE SHEET C4.9

CENTRAL DETENTION POND 3
HWL = 711.50
NWL = 706.50
BTM = 705.50

711

708

12'

ASPH.

T/W=715.6'

T/W=716.0'

CONC. WALL
T/W=715.5'

B.O.

CONC.

6' PRECAST
TRASH ENCLOSURE

T/W=714.8'

T/W=713.7'

ASPH.

WALK

HARVESTER DR.

72ND ST.

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

PAVEMENT HATCH LEGEND:

LIGHT DUTY ASPHALT PAVEMENT
2" HMA SURFACE COURSE, MIX D, N50
2-1/4" HMA BINDER COURSE, IL 19.0, N50
8" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #1
3" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #2
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #3
3-1/2" HMA SURFACE COURSE, MIX D, N50
3-1/2" HMA BINDER COURSE, IL 19.0, N50
9-1/2" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #4
3-1/2" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
4" HMA SURFACE COURSE, MIX D, N50
4-1/4" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY ASPHALT PAVEMENT #5
2-1/2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL 19.0, N50
10" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

HEAVY DUTY CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

CONCRETE BIKE PATH
5" PORTLAND CEMENT CONCRETE
4,000 PSI, A/E
4" CA-6 CRUSHED STONE
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED LEGEND:

PROPOSED SIGN

PROPOSED POLE LIGHT

GEOMETRIC NOTES:

1. SEE SHEET C4.0 FOR ALL GEOMETRIC NOTES.

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DIMENSIONAL CONTROL AND PAVING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

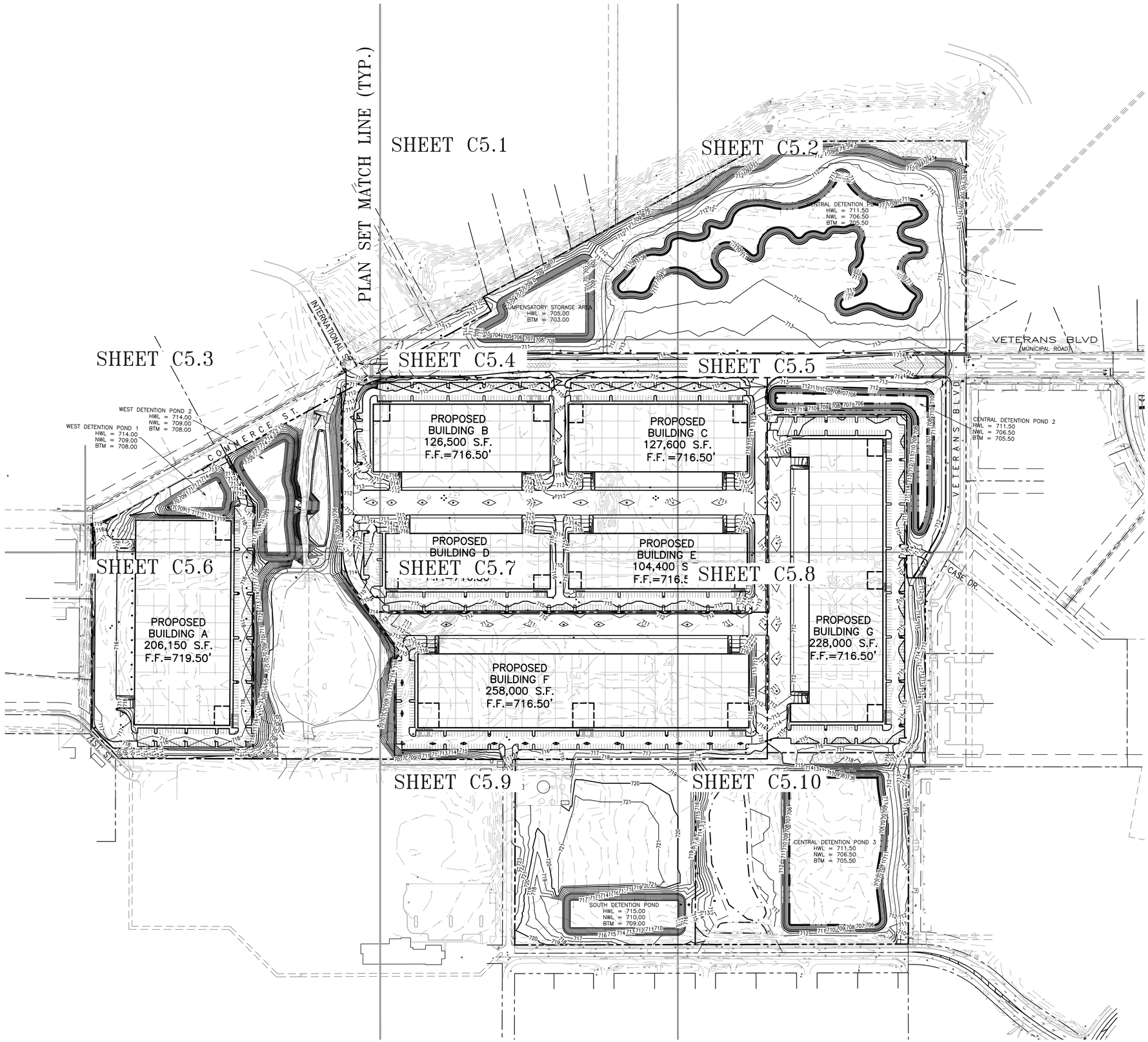
JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C3.10



N

GRAPHIC SCALE 1"= XX'

0 XX' XX' XX' XX'

GRADING LEGEND:

EXISTING CONTOUR	600
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	600
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED BACK OF CURB ELEVATION	× BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	× TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	× EP=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	× ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	× GR=XXX.XX
MATCH EXISTING ELEVATION	× ±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	× FES=XXX.XX
PROPOSED INVERT ELEVATION	× I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. ALL PROPOSED SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF SITE GRADING OPERATIONS.
3. ALL PROPOSED GRADING, PAVEMENT, APRONS, CURBS, SIDEWALKS, ETC. SHALL MATCH EXISTING GRADES FLUSH.
4. MAXIMUM CROSS SLOPES AND LONGITUDINAL SLOPES FOR ALL CONCRETE SIDEWALKS AND HANDICAP ACCESSIBLE ROUTES SHALL NOT EXCEED 2% AND 5%, RESPECTIVELY.
5. MAXIMUM SLOPES WITHIN THE HANDICAP ACCESSIBLE PARKING AREAS AND ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 2% IN ANY DIRECTION. HANDICAP ACCESSIBLE ROUTE DENOTED BY:
6. MAXIMUM GRADE DIFFERENCE BETWEEN PAVEMENT SURFACES AND ADJACENT CONCRETE SIDEWALKS FOR THE HANDICAP ACCESSIBLE ROUTE TO THE BUILDING SHALL NOT EXCEED 1/4" VERTICAL OR 1/2" WHEN BEVELED.
7. CONTRACTOR SHALL COORDINATE EXTERIOR DOORWAY AND FINISHED GRADE ELEVATIONS WITH ARCHITECTURAL AND STRUCTURAL PLANS. ALL HANDICAP ACCESSIBLE DOORWAY LOCATIONS REQUIRE AND EXTERIOR LANDING THAT IS A MINIMUM OF FIVE (5') FEET IN LENGTH WITH A SLOPE NOT EXCEEDING 2% IN ANY DIRECTION.
8. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
9. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING STORM SEWERS WITHIN THE PROJECT AREA DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
10. ALL GREEN AREAS SHALL BE DRESSED WITH A MINIMUM OF 12" OF TOPSOIL AND PERMANENT SEEDING.
11. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

OVERALL GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 150'

C4.0

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	600
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	600
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G=XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W=XXX.XX
PROPOSED BACK OF CURB ELEVATION	× BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	× TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	× EP=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	× ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	× GR=XXX.XX
MATCH EXISTING ELEVATION	× ±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	× FES=XXX.XX
PROPOSED INVERT ELEVATION	× I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. SEE SHEET C5.0 FOR ALL GRADING NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

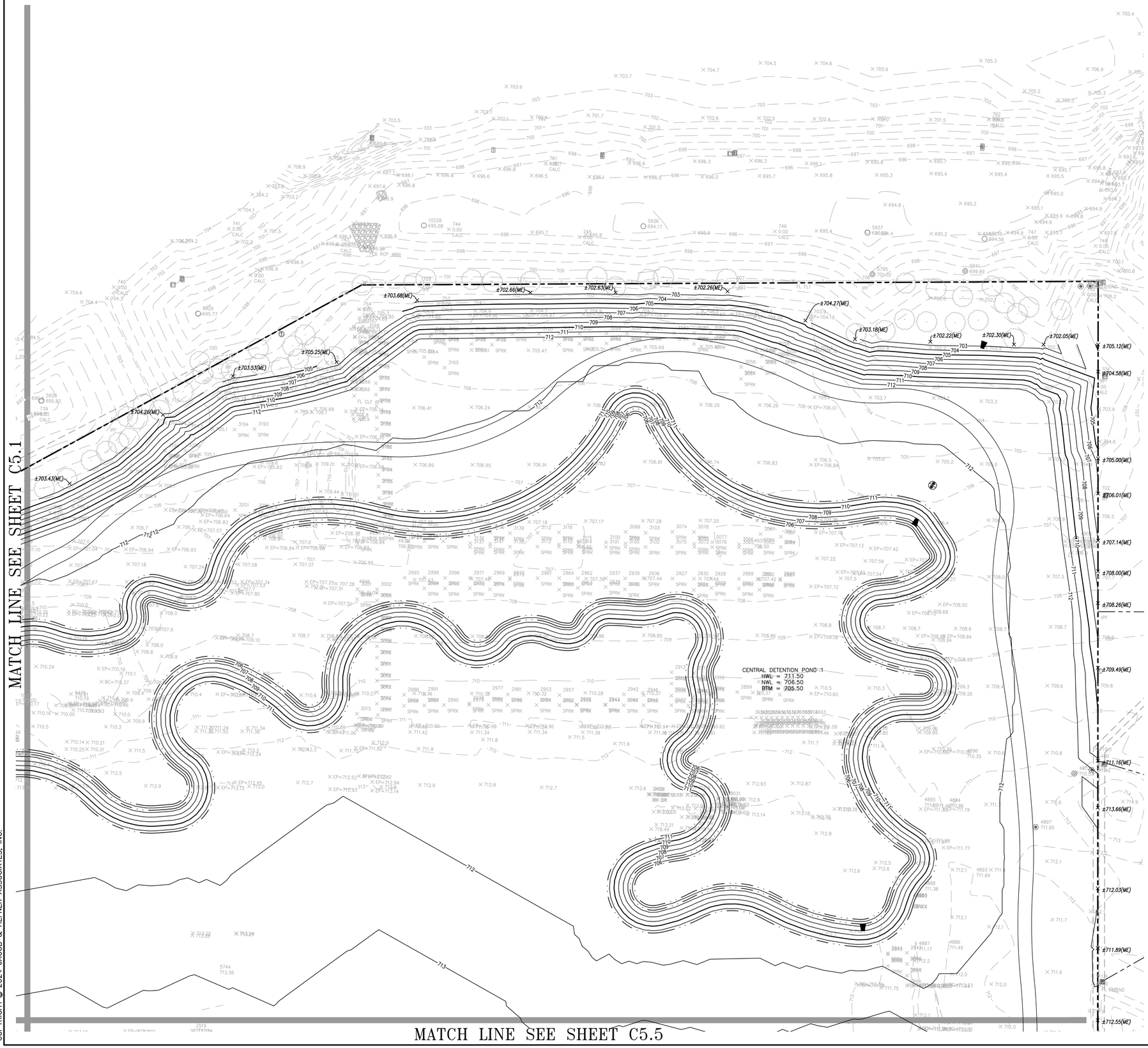
BRIDGE

G389b

1" = 40'

C4.1

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	600
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	600
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED BACK OF CURB ELEVATION	× BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	× TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	× EP=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	× ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	× GR=XXX.XX
MATCH EXISTING ELEVATION	× ±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	× FES=XXX.XX
PROPOSED INVERT ELEVATION	× I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. SEE SHEET C5.0 FOR ALL GRADING NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

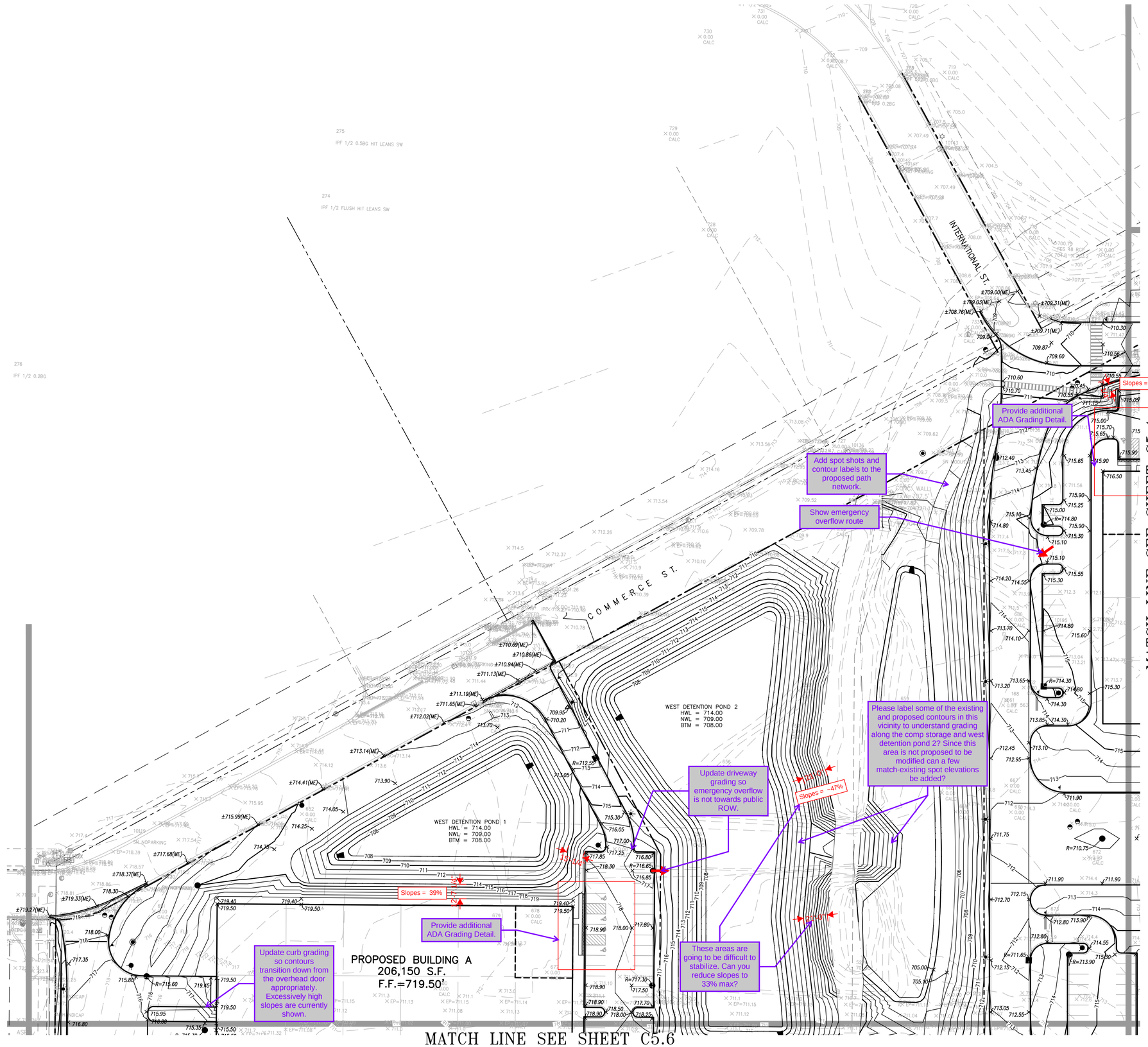
JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C4.2



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	—600—
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	—600—
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED BACK OF CURB ELEVATION	× BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	× TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	× EP=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	× ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	× GR=XXX.XX
MATCH EXISTING ELEVATION	× ±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	× FES=XXX.XX
PROPOSED INVERT ELEVATION	× I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. SEE SHEET C5.0 FOR ALL GRADING NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C4.3

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C5.1

MATCH LINE SEE SHEET C5.3

MATCH LINE SEE SHEET C5.5

MATCH LINE SEE SHEET C5.7

Add spot shots and contour labels to the proposed path network.

Provide ADA Grading Detail.

Provide ADA Grading Detail.

Show 100-year emergency overflow routing.

Provide ADA Grading Detail.

PROPOSED BUILDING B
126,500 S.F.
F.F.=716.50'

PROPOSED BUILDING B
126,500 S.F.
F.F.=716.50'

PROPOSED BUILDING C
127,600 S.F.
F.F. =716.50'

PROPOSED BUILDING D
96,300 S.F.
F.F.=716.50'

PROPOSED BUILDING E
104,400 S.F.
F.F.=716.50'

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	600
EXISTING SPOT ELEVATION	XXX.XX
PROPOSED CONTOUR	600
PROPOSED SPOT ELEVATION	XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	W:XXX.XX
PROPOSED BACK OF CURB ELEVATION	BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	EP=XXX.XX
PROPOSED RIM ELEVATION	R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	GR=XXX.XX
MATCH EXISTING ELEVATION	±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	FES=XXX.XX
PROPOSED INVERT ELEVATION	I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. SEE SHEET C5.0 FOR ALL GRADING NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C4.4

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C5.2

MATCH LINE SEE SHEET C5.4

Add spot shots and contour labels to the proposed path network.

Show emergency overflow routing

Provide ADA Grading Detail.

Please provide contour labels for clarity.

Provide ADA grading detail.

CENTRAL DETENTION POND 2
HWL = 711.50
NWL = 706.50
BTM = 705.50

PROPOSED BUILDING C
127,600 S.F.
F.F. =716.50'

PROPOSED BUILDING E
104,400 S.F.
F.F.=716.50'

PROPOSED BUILDING G
228,000 S.F.
F.F.=716.50'

VETERANS BLVD.

MATCH LINE SEE SHEET C5.8

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	600
EXISTING SPOT ELEVATION	XXX.XX
PROPOSED CONTOUR	600
PROPOSED SPOT ELEVATION	XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	W:XXX.XX
PROPOSED BACK OF CURB ELEVATION	BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	EP=XXX.XX
PROPOSED RIM ELEVATION	R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	GR=XXX.XX
MATCH EXISTING ELEVATION	±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	FES=XXX.XX
PROPOSED INVERT ELEVATION	I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. SEE SHEET C5.0 FOR ALL GRADING NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b
1" = 40'
C4.5

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C5.3

MATCH LINE SEE SHEET C5.7

PROPOSED BUILDING A
206,150 S.F.
F.F.=719.50'

Please provide match existing spot shots and/or contour labels west of this retaining wall.

Add Contour labels and ME spot shots

Provide ADA grading detail.

Please show additional spot shots along the path and retaining walls for drainage clarity.

Please tie out proposed surface to existing elevations.

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	600
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	600
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED BACK OF CURB ELEVATION	× BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	× TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	× EP=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	× ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	× GR=XXX.XX
MATCH EXISTING ELEVATION	× ±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	× FES=XXX.XX
PROPOSED INVERT ELEVATION	× I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. SEE SHEET C5.0 FOR ALL GRADING NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

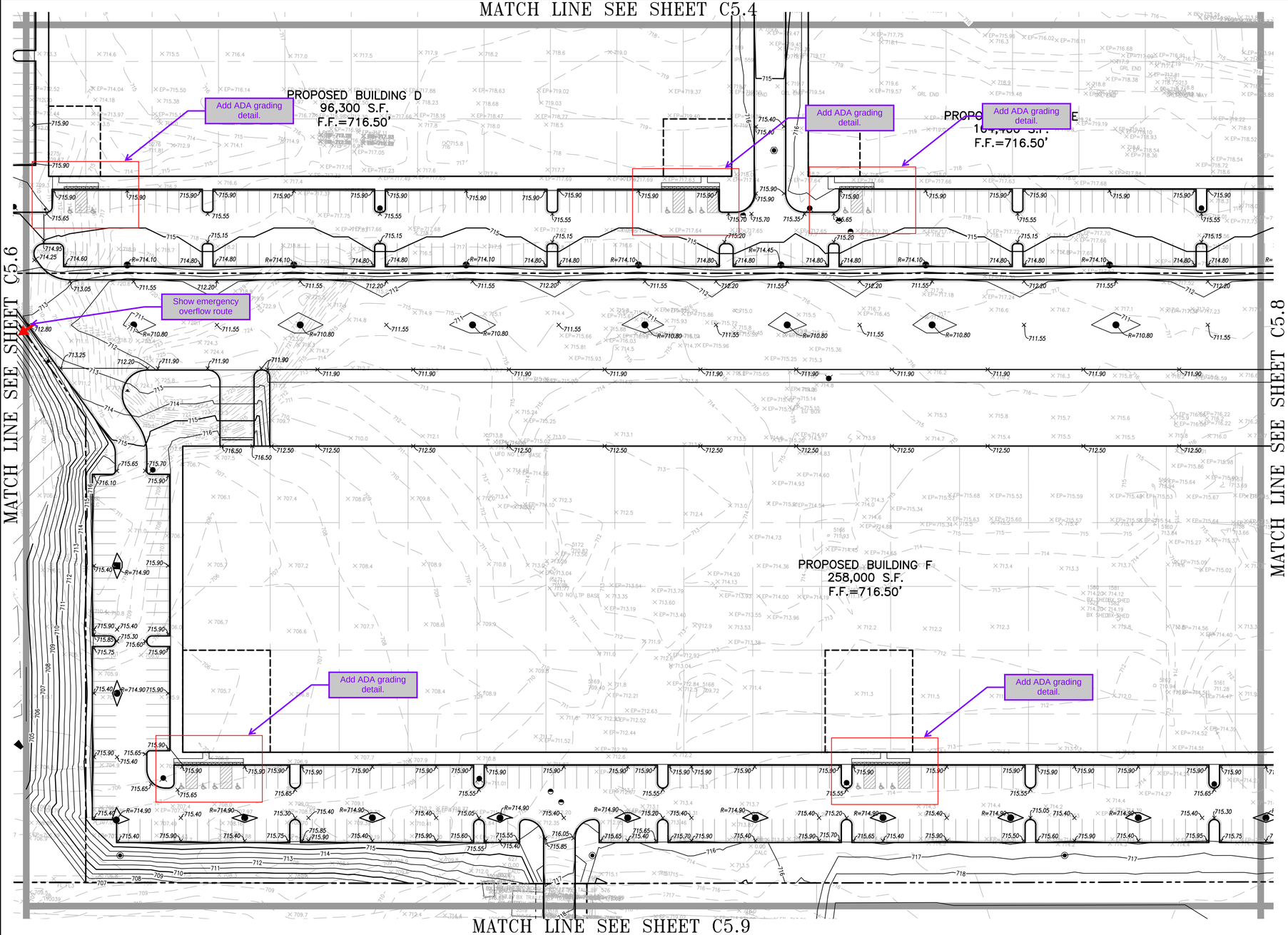
BRIDGE

G389b

1" = 40'

C4.6

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	600
EXISTING SPOT ELEVATION	XXX.XX
PROPOSED CONTOUR	600
PROPOSED SPOT ELEVATION	XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	W:XXX.XX
PROPOSED BACK OF CURB ELEVATION	BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	EP=XXX.XX
PROPOSED RIM ELEVATION	R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	GR=XXX.XX
MATCH EXISTING ELEVATION	±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	FES=XXX.XX
PROPOSED INVERT ELEVATION	I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. SEE SHEET C5.0 FOR ALL GRADING NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C4.7

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C5.5

MATCH LINE SEE SHEET C5.7

PROPOSED BUILDING E
104,400 S.F.
F.F.=716.50'

PROPOSED BUILDING F
258,000 S.F.
F.F.=716.50'

PROPOSED BUILDING G
228,000 S.F.
F.F.=716.50'

Add ADA grading detail.

Add ADA grading detail.

Add spot shots and contour labels to the proposed path network.

Add ADA grading detail.

Add ADA grading detail.

Show emergency overflow route

MATCH LINE SEE SHEET C5.10

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	600
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	600
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED BACK OF CURB ELEVATION	× BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	× TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	× EP=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	× ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	× GR=XXX.XX
MATCH EXISTING ELEVATION	× ±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	× FES=XXX.XX
PROPOSED INVERT ELEVATION	× I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. SEE SHEET C5.0 FOR ALL GRADING NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C4.8

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C5.7

MATCH LINE SEE SHEET C5.10

GARFIELD AVE

SOUTH DETENTION POND
HWL = 715.00
NWL = 710.00
BTM = 709.00

±717.91(ME)
±718.43(ME)
±719.35(ME)
±721.05(ME)
±722.30(ME)
±719.41(ME)
±719.00(ME)
±719.00(ME)
±718.92(ME)
±716.84(ME)
±716.00(ME)

BUILDING

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	600
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	600
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED BACK OF CURB ELEVATION	× BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	× TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	× EP=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	× ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	× GR=XXX.XX
MATCH EXISTING ELEVATION	× ±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	× FES=XXX.XX
PROPOSED INVERT ELEVATION	× I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. SEE SHEET C5.0 FOR ALL GRADING NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C4.9

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C5.8

MATCH LINE SEE SHEET C5.9

CENTRAL DETENTION POND 3
HWL = 711.50
NWL = 706.50
BTM = 705.50

Add spot shots and contour labels to the proposed path network.

Tie out proposed surface to existing

HARVESTER DR.

72ND ST.

ASPH.

CONC. WALK

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING LEGEND:

EXISTING CONTOUR	600
EXISTING SPOT ELEVATION	× XXX.XX
PROPOSED CONTOUR	600
PROPOSED SPOT ELEVATION	× XXX.XX
PROPOSED GROUND/FINISHED GRADE ELEVATION	× G:XXX.XX
PROPOSED TOP OF SIDEWALK ELEVATION	× W:XXX.XX
PROPOSED BACK OF CURB ELEVATION	× BC=XXX.XX
PROPOSED TOP OF DEPRESSED CURB	× TDC=XXX.XX
PROPOSED CURB CUT ELEVATION	× CC=XXX.XX
PROPOSED EDGE OF PAVEMENT ELEVATION	× EP=XXX.XX
PROPOSED RIM ELEVATION	× R=XXX.XX
PROPOSED ADJUSTED RIM ELEVATION	× ADJUST R=XXX.XX
PROPOSED GRADE RING ELEVATION	× GR=XXX.XX
MATCH EXISTING ELEVATION	× ±XXX.XX(ME)
PROPOSED FLARED END SECTION ELEVATION	× FES=XXX.XX
PROPOSED INVERT ELEVATION	× I=XXX.XX
PROPOSED DRAINAGE DIVIDE	
DRAINAGE DIRECTION	
100-YEAR OVERFLOW ROUTE	

GRADING NOTES:

1. SEE SHEET C5.0 FOR ALL GRADING NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

GRADING PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

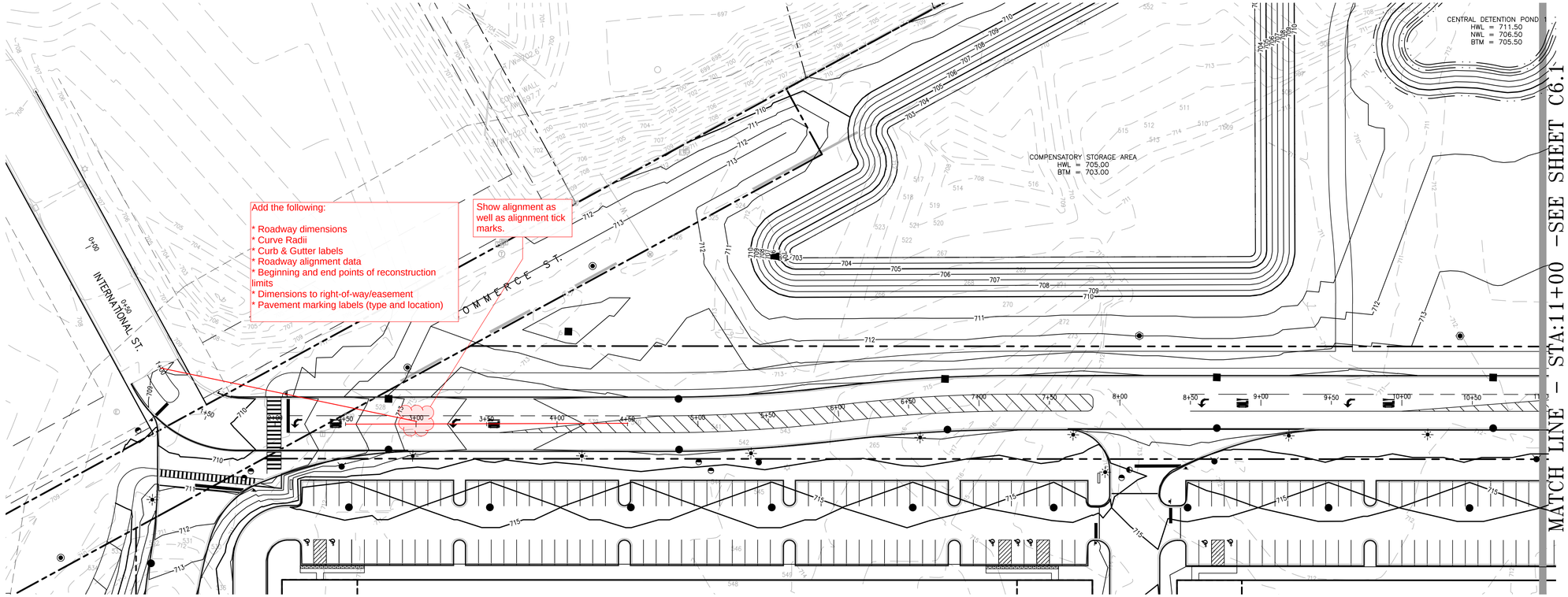
BRIDGE

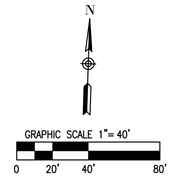
G389b

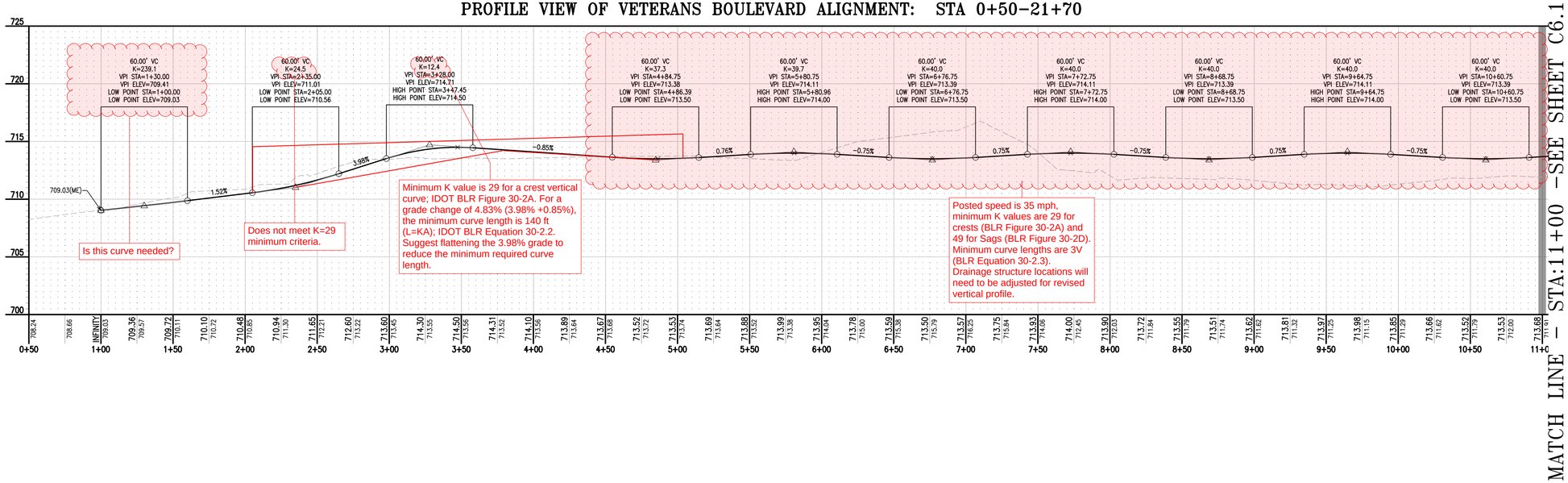
1" = 40'

C4.10

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.







VETERANS BLVD. PLAN AND PROFILE
STA:1+00 - 11+00

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

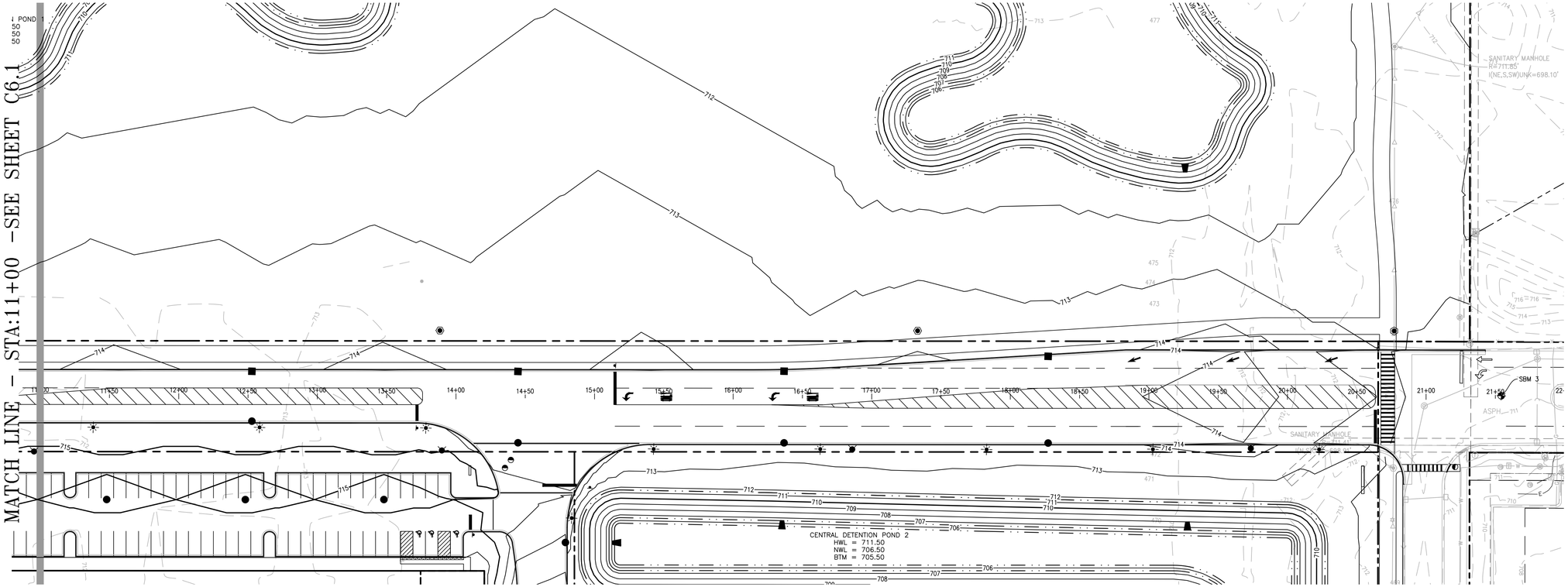
BRIDGE

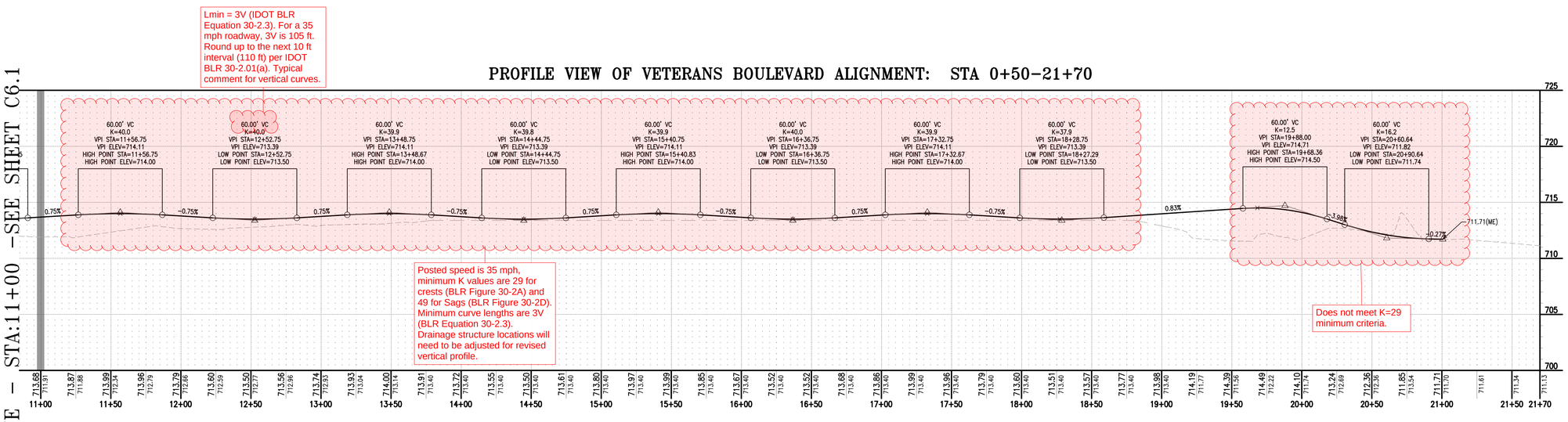
G389b

1" = 40'

C5.0

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.





NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

VETERANS BLVD. PLAN AND PROFILE
STA:11+00 - 21+00

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

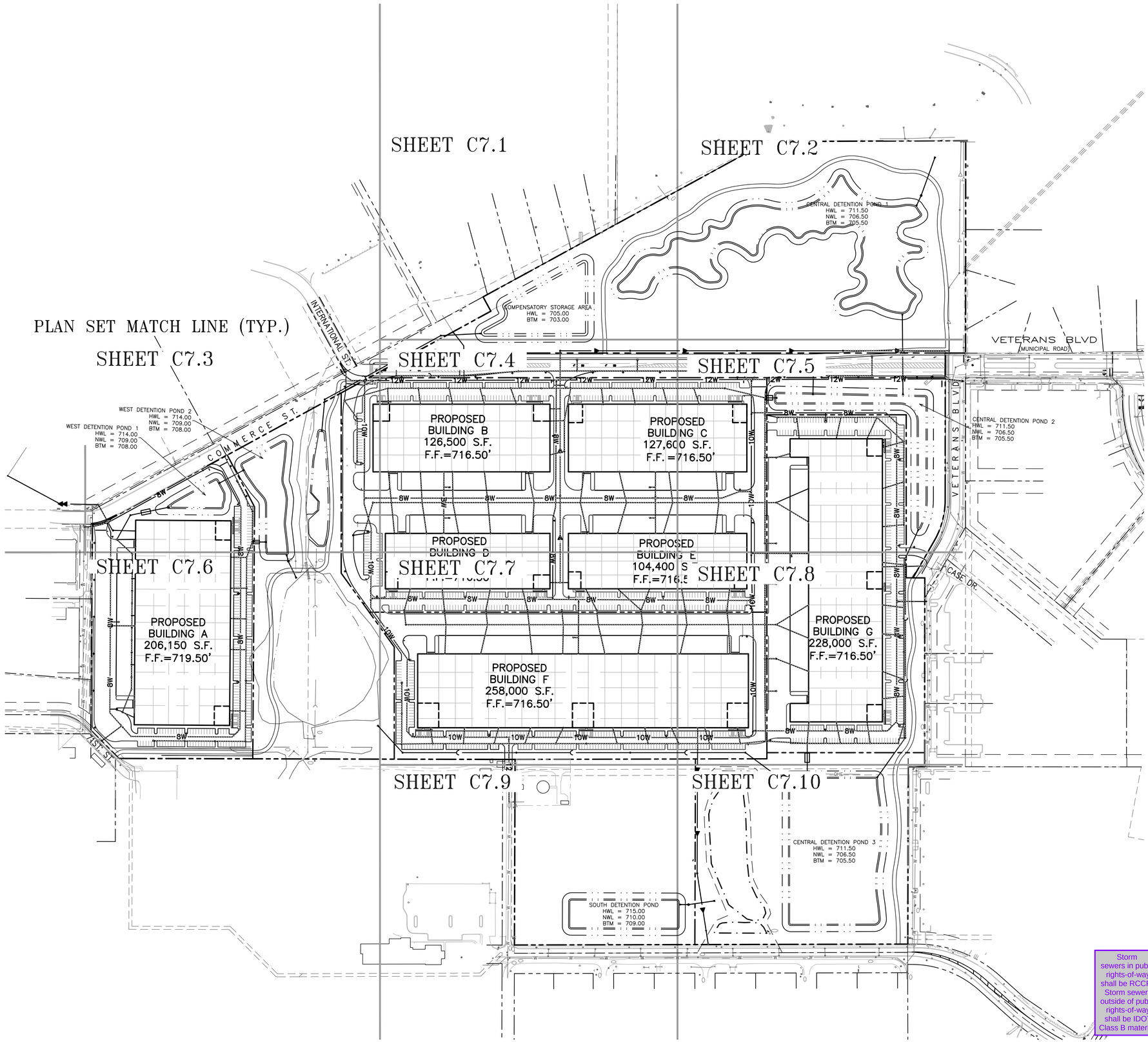
BRIDGE

G389b

1" = 40'

C5.1

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

N

GRAPHIC SCALE 1"= XX'

0 XX' XX' XX' XX'

UTILITY NOTES:

1. ALL UTILITY LENGTHS SHOWN ARE MEASURED FROM CENTER OF STRUCTURES IN LINEAR FEET.
2. ALL EXISTING UTILITY RIMS, GRADE RINGS, PEDESTALS, ETC. SHALL BE RAISED OR LOWERED AS REQUIRED TO MEET PROPOSED FINISHED GRADE.
3. ALL PROPOSED CONNECTIONS TO EXISTING UTILITY STRUCTURES OR PIPING SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE GOVERNING AUTHORITY REQUIREMENTS AND SPECIFICATIONS.
4. GRANULAR TRENCH BACKFILL MATERIAL, IDOT GRADATION CA-7, SHALL BE PLACED AND COMPACTED TO A MINIMUM OF 95% MODIFIED PROCTOR DENSITY, PER ASTM D1557, OVER ALL UTILITIES WHICH ARE CONSTRUCTED UNDER, OR WITHIN TWO (2) FEET OF, ANY PROPOSED OR EXISTING PAVEMENT, PARKING LOTS, SIDEWALKS, ETC. GRANULAR TRENCH BACKFILL NOTED ON THE PLANS BY:
5. 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 ON AS BEING EXACT OR COMPLETE. CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST FORTY-EIGHT (48) HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED SITE IMPROVEMENTS SHOWN ON THE PLANS.
6. CONTRACTOR SHALL UTILIZE CARE WHEN WORKING NEAR EXISTING UTILITIES TO REMAIN. ANY DAMAGE TO EXISTING UTILITIES NOT NOTED TO BE REMOVED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE AND TO THE SATISFACTION OF THE OWNER AND/OR ENGINEER.
7. CONTRACTOR SHALL EXCAVATE AND FIELD VERIFY ALL EXISTING UTILITY LOCATIONS, SIZES, CONDITIONS AND ELEVATIONS AT PROPOSED POINTS OF CONNECTION PRIOR TO COMMENCING ANY UNDERGROUND CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO PROCEEDING WITH CONSTRUCTION.
8. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN ALL EXISTING SEWER SYSTEMS DURING CONSTRUCTION OPERATIONS AS NECESSARY TO PREVENT SILT OR DEBRIS ACCUMULATION.
9. SEE GENERAL NOTES AND SPECIFICATIONS SHEET FOR ADDITIONAL INFORMATION AND REQUIREMENTS INCLUDING ALL PIPE MATERIAL AND JOINT SPECIFICATIONS.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

.... CLASS 52, ZINC COATED WITH V-BIO POLYETHYLENE WRAP.

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A#@,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

Storm sewers in public rights-of-way shall be RCCP. Storm sewers outside of public rights-of-way shall be IDOT Class B material.

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

OVERALL UTILITY PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

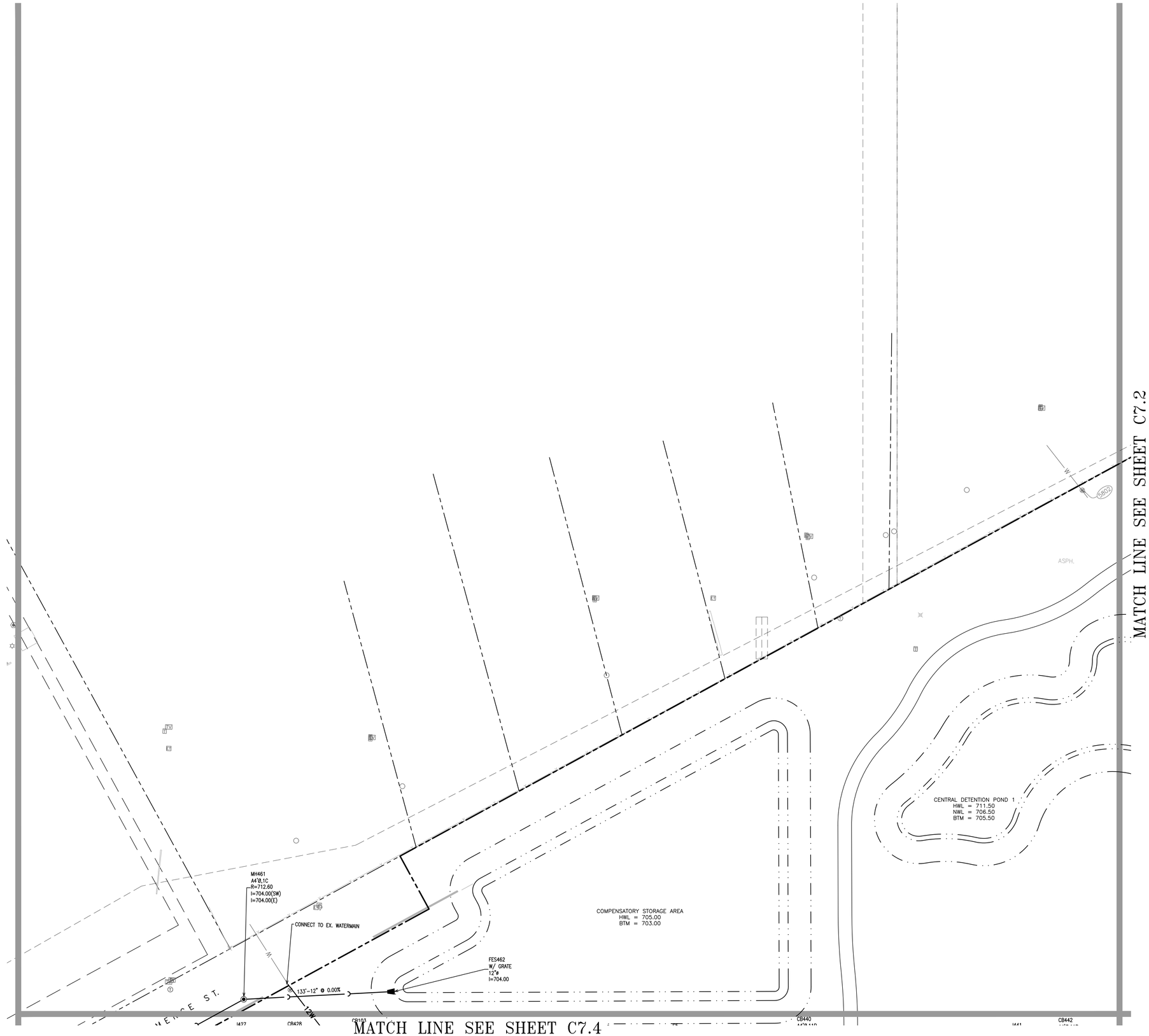
JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 150'

C6.0



COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

UTILITY NOTES:

1. SEE SHEET C7.0 FOR ALL UTILITY NOTES.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

.... CLASS 52, ZINC COATED WITH V-BIO POLYETHYLENE WRAP.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

UTILITY PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

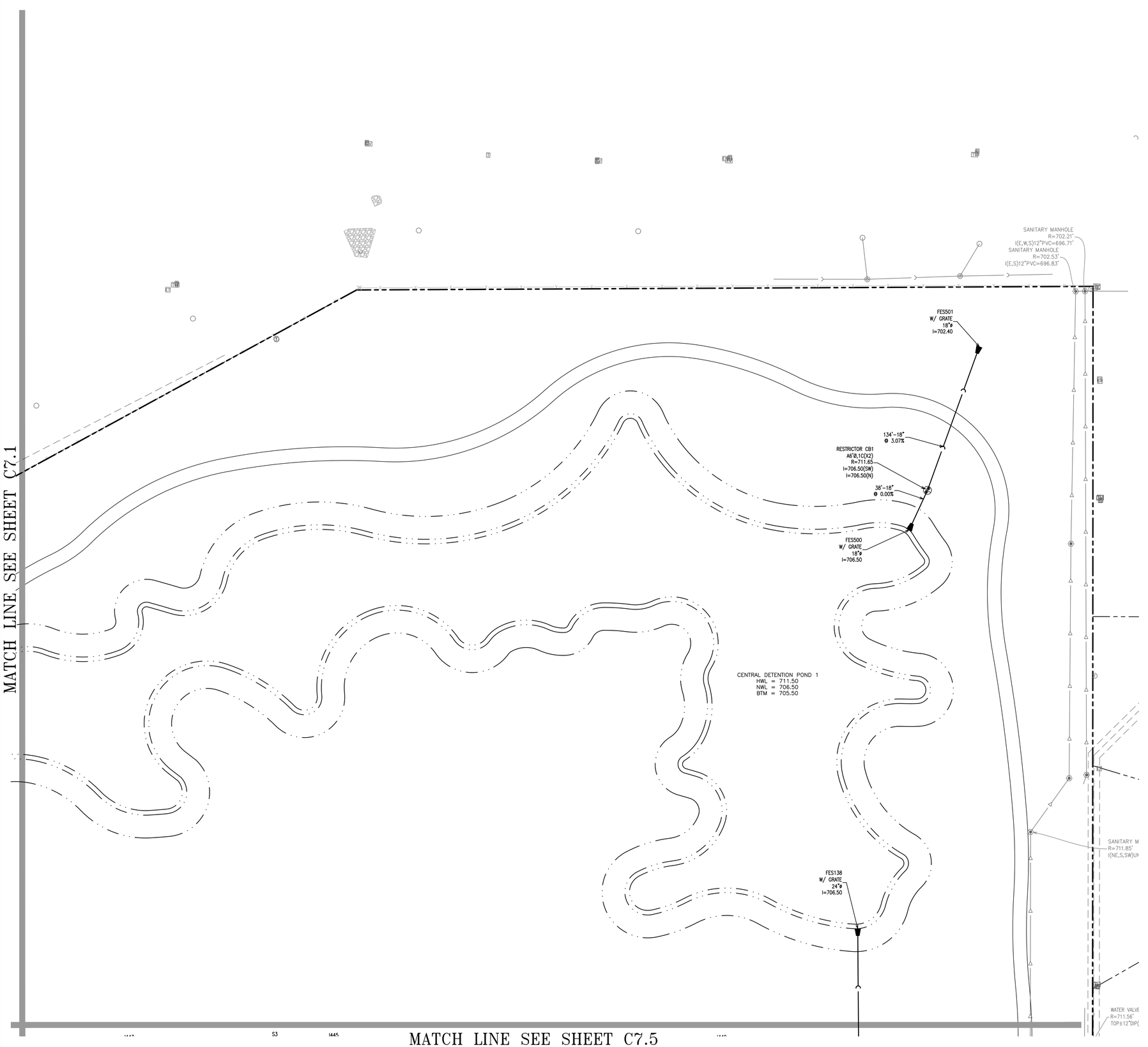
JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C6.1



GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

UTILITY NOTES:

1. SEE SHEET C7.0 FOR ALL UTILITY NOTES.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

.... CLASS 52, ZINC COATED WITH V-BIO POLYETHYLENE WRAP.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A4ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

UTILITY PLAN

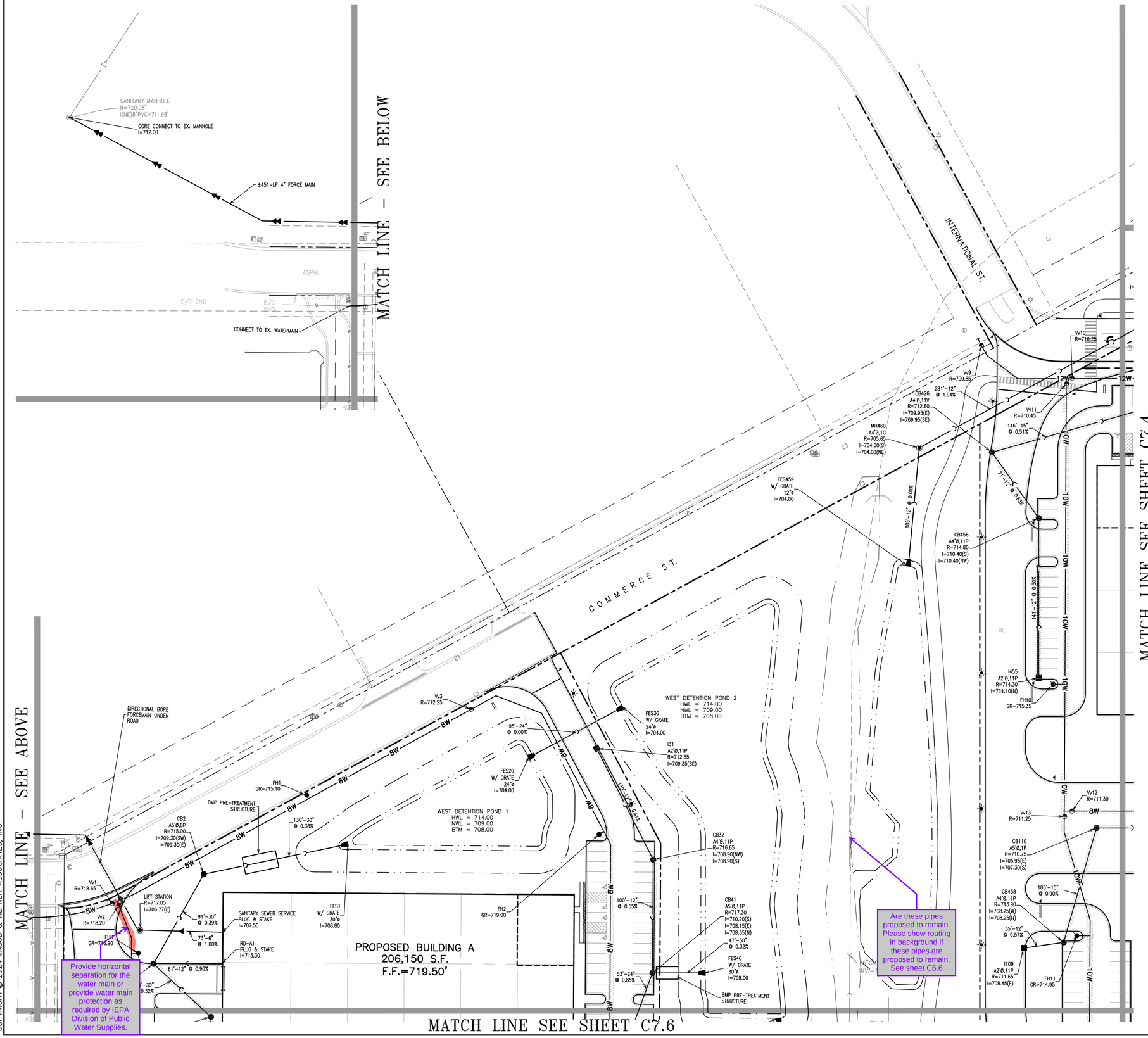
SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b
1" = 40'
C6.2

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



UTILITY NOTES:

1. SEE SHEET C7.0 FOR ALL UTILITY NOTES.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE - DRAINS TO WATERWAYS"

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

UTILITY PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C6.3

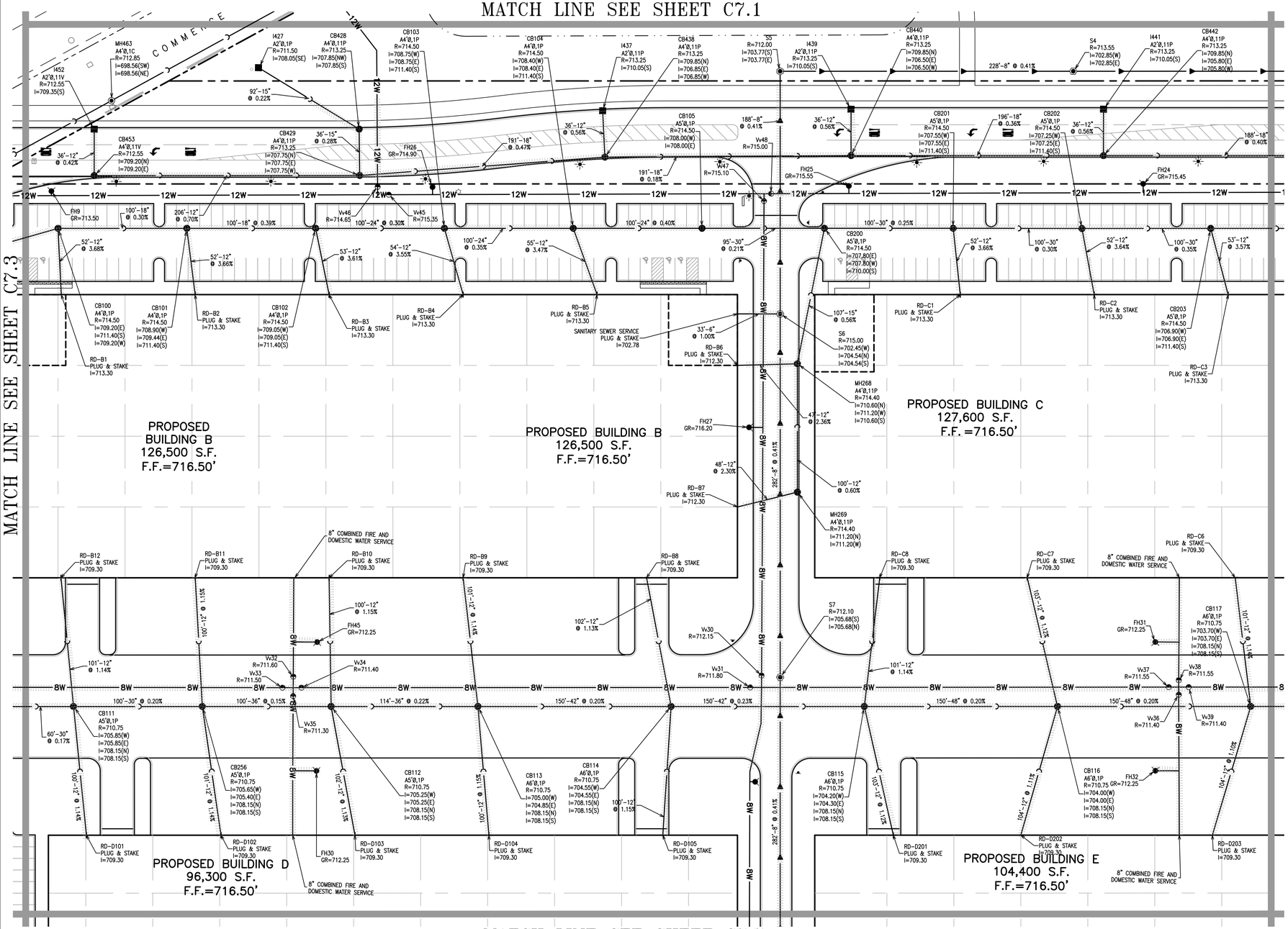
COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

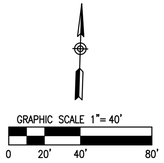
MATCH LINE SEE SHEET C7.1

MATCH LINE SEE SHEET C7.3

MATCH LINE SEE SHEET C7.5

MATCH LINE SEE SHEET C7.7





UTILITY NOTES:

1. SEE SHEET C7.0 FOR ALL UTILITY NOTES.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"

.... CLASS 52, ZINC COATED WITH V-BIO POLYETHYLENE WRAP.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

UTILITY PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

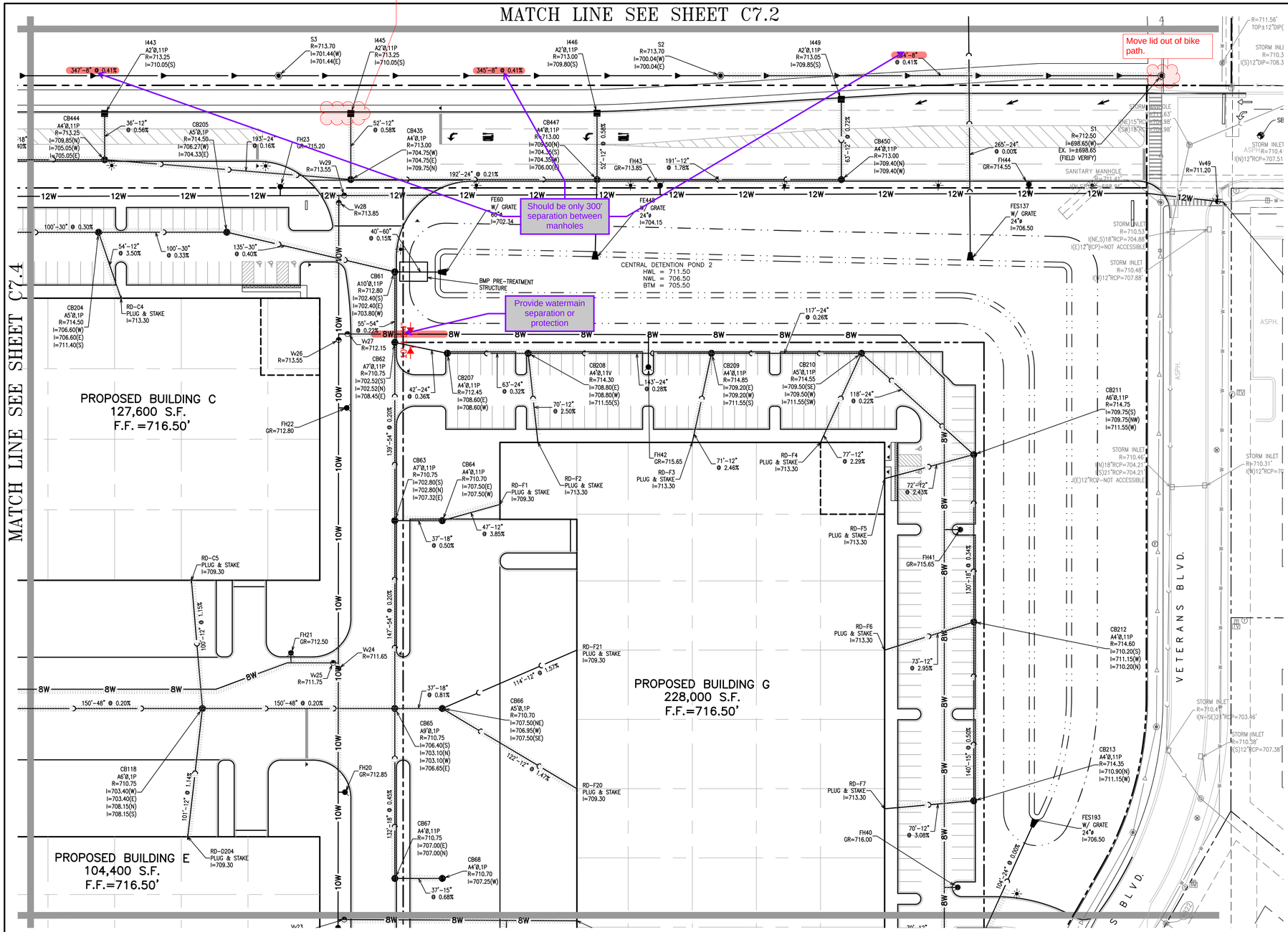
C6.4

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C7.2

MATCH LINE SEE SHEET C7.4

MATCH LINE SEE SHEET C7.8



COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

UTILITY PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

UTILITY NOTES:

1. SEE SHEET C7.0 FOR ALL UTILITY NOTES.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

.... CLASS 52, ZINC COATED WITH V-BIO POLYETHYLENE WRAP.

Add note to rotate drainage structures away from pavement.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"

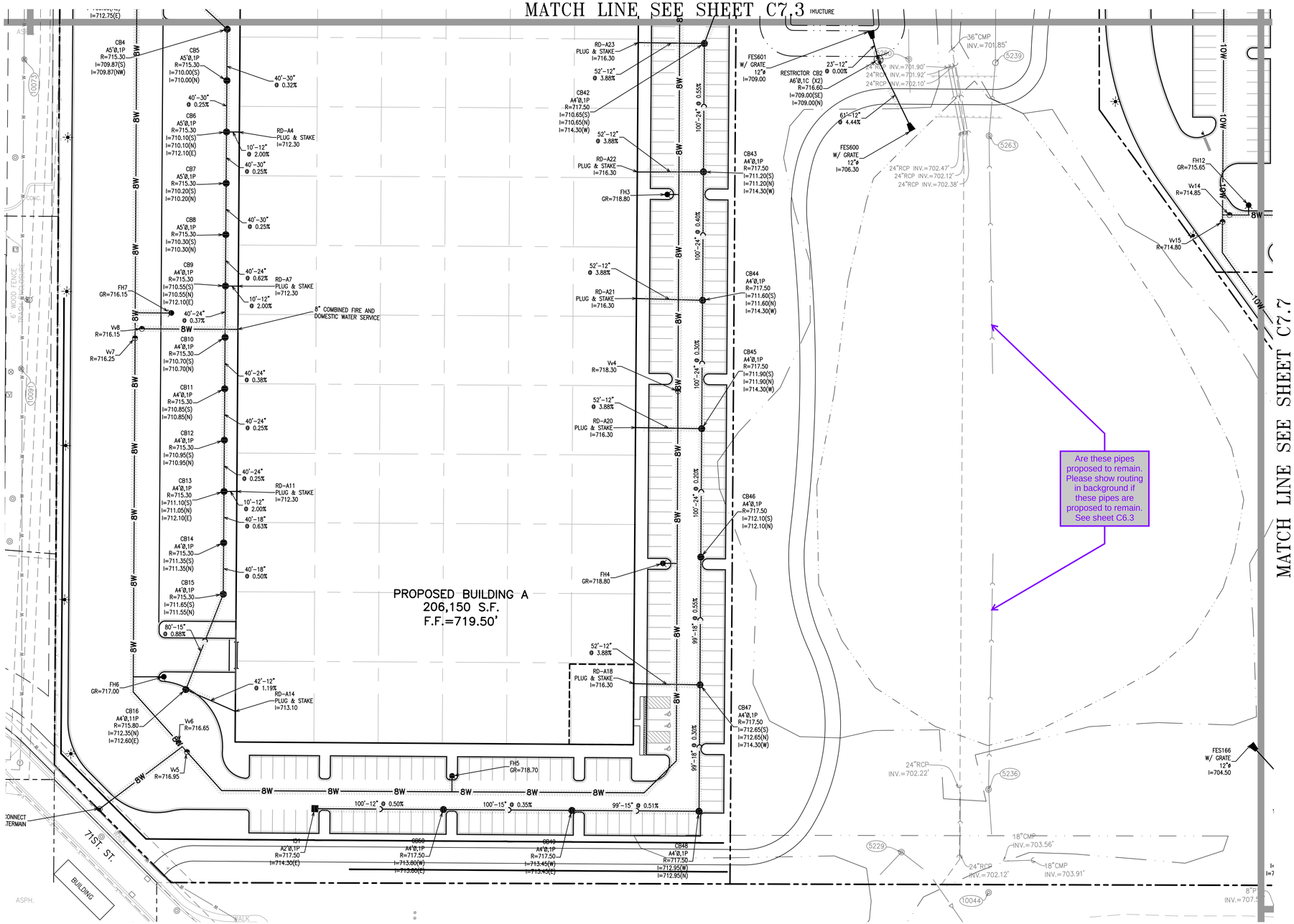
JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C6.5



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

UTILITY NOTES:

1. SEE SHEET C7.0 FOR ALL UTILITY NOTES.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

UTILITY PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

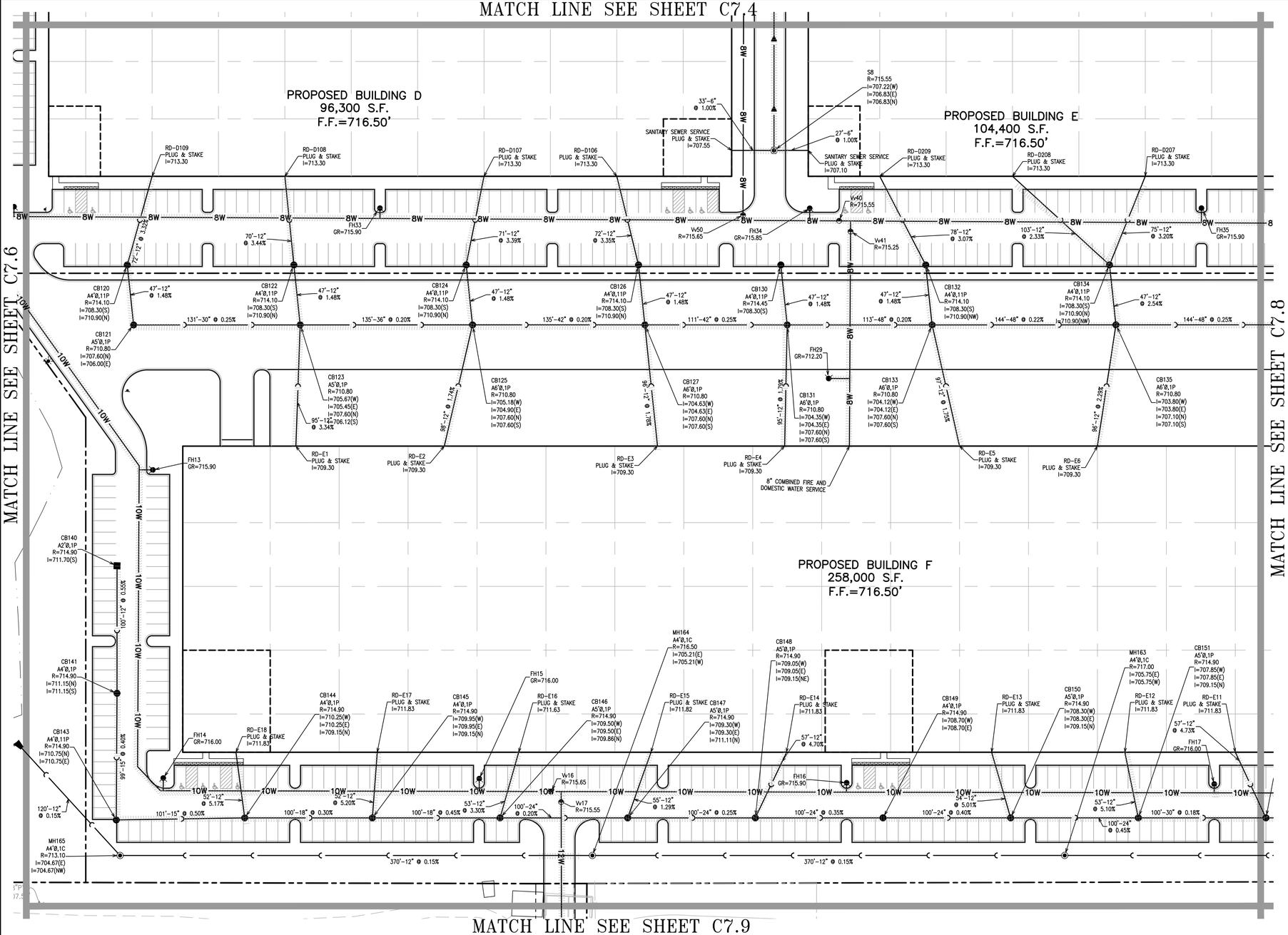
BRIDGE

G389b

1" = 40'

C6.6

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

UTILITY NOTES:

1. SEE SHEET C7.0 FOR ALL UTILITY NOTES.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"

.... CLASS 52, ZINC COATED WITH V-BIO POLYETHYLENE WRAP.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

UTILITIY PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

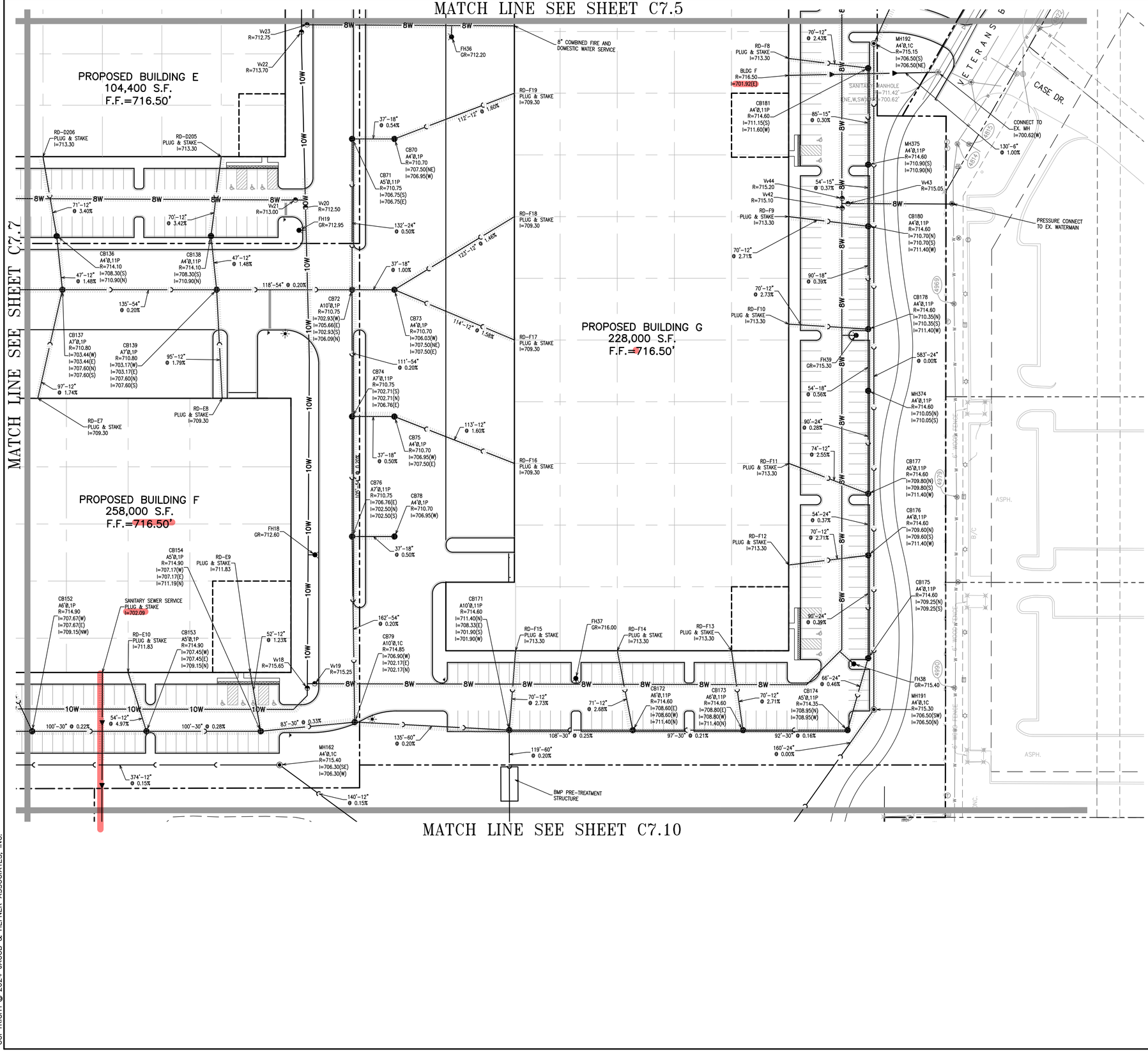
BRIDGE

G389b

1" = 40'

C6.7

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

UTILITY NOTES:

1. SEE SHEET C7.0 FOR ALL UTILITY NOTES.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

.... CLASS 52, ZINC COATED WITH V-BIO POLYETHYLENE WRAP.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

UTILITY PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b
1" = 40'
C6.8

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C7.7

MATCH LINE SEE SHEET C7.10

8"PVC
INV.=707.96'

CONNECT TO EX. WATERMAIN

12W

GARFIELD AVE.

SWING GATE

E/P

GATE

CONC.

ASPH.

ASPH.

6' WOOD FENCE

WALK

ASPH.

B/C

4' WOOD FENCE

WALK

4' WOOD FENCE

4' WOOD FENCE

BUILDING

SOUTH DETENTION POND
HWL = 715.00
NWL = 710.00
BTM = 709.00

5490

5491

5492

5493

5526

5528

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

UTILITY NOTES:

1. SEE SHEET C7.0 FOR ALL UTILITY NOTES.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.

2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.

3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.

4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A4Ø,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.

2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED

3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"

.... CLASS 52, ZINC COATED WITH V-BIO POLYETHYLENE WRAP.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

UTILITIY PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C6.9

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C7.8

MATCH LINE SEE SHEET C7.9

0.15%

OHE

RESTRICTOR CB4
A6'@1C(X)
R=712.30
I=706.50(SE)
I=706.50(NW)

30"-12"
@ 0.00%

FES160
W/ GRATE
12"ø
I=706.50

FES170
W/ GRATE
60"ø
I=701.66

FES190
W/ GRATE
24"ø
I=706.50

CENTRAL DETENTION POND 3
HWL = 711.50
NWL = 706.50
BTM = 705.50

473'-8" @ 1.00%

711

S9
R=715.95
I=697.36(N)
I=697.36(S)

231'-6" @ 1.00%

30"-12"
@ 0.00%

87"-12"
@ 0.29%

FES425
W/ GRATE
12"ø
I=710.75

FES423
W/ GRATE
12"ø
I=711.00

RESTRICTOR CB3
A6'@1C(X2)
R=715.50
I=711.00(W)
I=711.00(E)

710

708

EX. MH HARVESTER
R=~~696.25~~
I=695.05(N)

SANITARY MANHOLE
R=714.54'
I(NE)8"PVC=695.04'

ASPH.

HARVESTER DR.

72ND ST.

5574

5620

5572

5609

5634

5003

5012

CONC.

6' TYP. PRECAST TRASH ENCLOSURE

ASPH.

WALK

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

UTILITY NOTES:

1. SEE SHEET C7.0 FOR ALL UTILITY NOTES.

WATER MAIN NOTES:

WATER MAIN STRUCTURE SYMBOL LEGEND:
Vv = VALVE VAULT
Vb = VALVE BOX
PC = PRESSURE CONNECTION
FH = FIRE HYDRANT ASSEMBLY
GR = FIRE HYDRANT GRADE RING

1. ALL WATER MAIN SHALL BE DUCTILE IRON PIPE (DIP) CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS OTHERWISE NOTED ON THE PLANS.
3. BRASS WEDGES FOR LOCATING WATER MAINS SHALL BE INSTALLED PER SECTION 41-2.05C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, AS AMENDED.
4. MAINTAIN A MINIMUM OF 5.5-FT OF COVER AS MEASURED FROM THE PROPOSED GRADE OVER THE WATER MAIN. MAINTAIN HORIZONTAL SEPARATION WITH OTHER UTILITIES PER IEPA REQUIREMENTS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S = SANITARY MANHOLE

ALL SANITARY MANHOLES SHALL HAVE THE FOLLOWING FRAME AND LID:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1

1. ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS OTHERWISE NOTED ON THE PLANS.

STORM SEWER NOTES:

STORM SEWER STRUCTURE SYMBOL LEGEND:
I = INLET
CB = CATCH BASIN
MH = MANHOLE
RD = ROOF DRAIN
FES = FLARED END SECTION

STORM SEWER FRAME AND GRATE/LID SYMBOL LEGEND:
1C: IDOT TYPE 1 (CLOSED), EJIW 1050Z1
1P: IDOT TYPE 1 (OPEN), EJIW 1050Z1 (TYPE M1 GRATE)
1PP: IDOT TYPE 1 (ADA), EJIW 1050Z1 (TYPE M3 GRATE)
8P: IDOT TYPE 8, EJIW 6527 ("BEEHIVE GRATE")
11P: IDOT TYPE 11, EJIW 7210 (TYPE M2 GRATE)
11V: IDOT TYPE 11V, EJIW 7210V (TYPE M4 VANE GRATE)

EXAMPLE:
MH3
A~~4~~4,1P
MANHOLE #3, TYPE A, 4' DIAMETER, IDOT TYPE 1 FRAME AND GRATE (OPEN)

1. ALL 12" AND 15" STORM SEWER SHALL BE REINFORCED CONCRETE CULVERT PIPE (RCP) CLASS V. ALL OTHER STORM SEWER SHALL BE RCP CLASS IV ASTM C 76, WITH "O" RING RUBBER GASKET JOINTS CONFORMING TO ASTM C-443, UNLESS OTHERWISE NOTED ON THE PLANS.
2. ALL STORM SEWER UNDERDRAIN PIPE SHALL BE PERFORATED ADS N-12 OR APPROVED EQUAL UNLESS OTHERWISE NOTED
3. ALL STORM SEWER CASTINGS SHALL BE EMBOSSED WITH A FISH IMAGE AND "DUMP NO WASTE – DRAINS TO WATERWAYS"

.... CLASS 52, ZINC COATED WITH V-BIO POLYETHYLENE WRAP.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

UTILITY PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

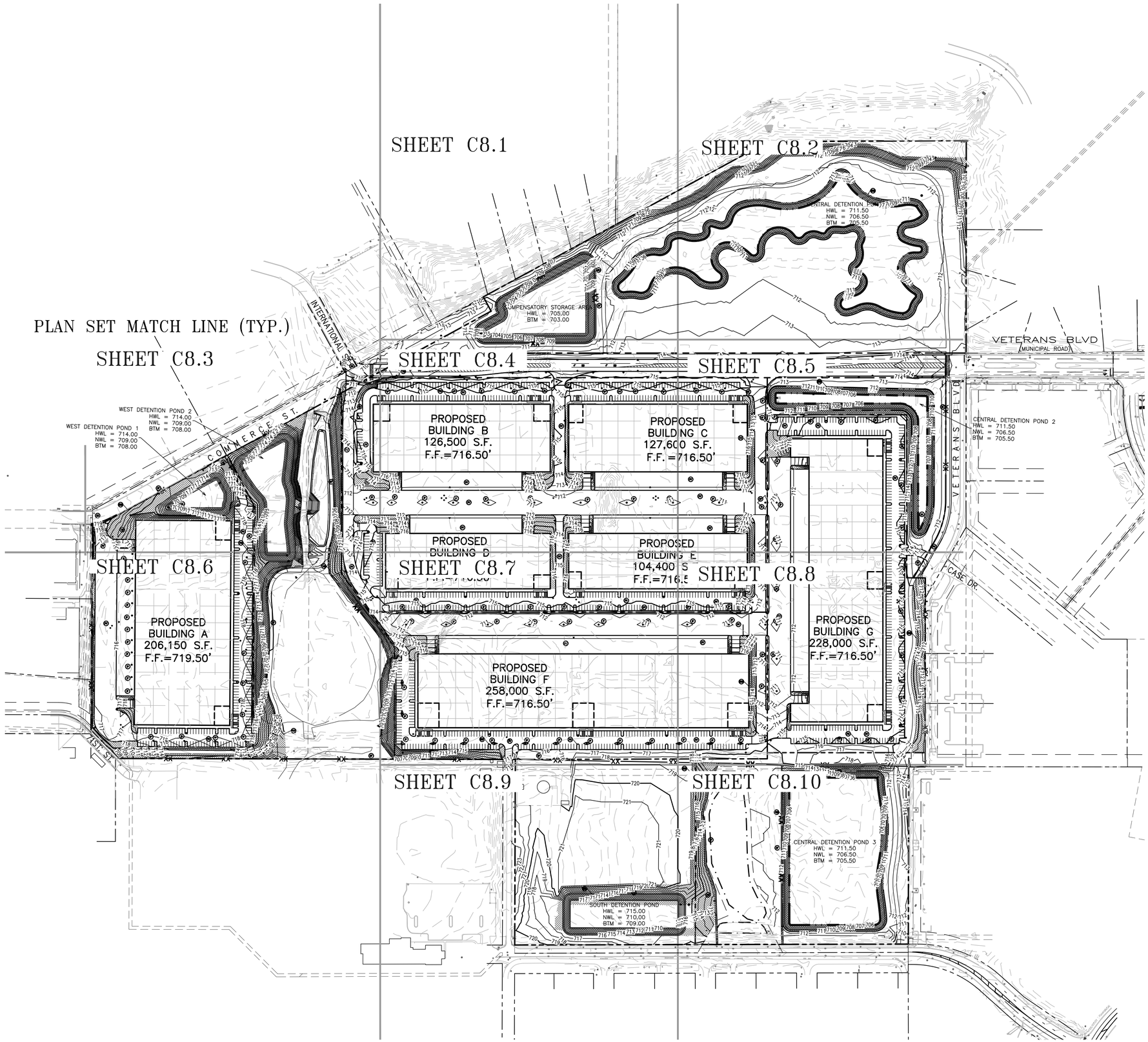
BRIDGE

G389b

1" = 40'

C6.10

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

N

GRAPHIC SCALE 1"= XX'

0 XX' XX' XX' XX'

EROSION CONTROL LEGEND:

- (IP) INLET PROTECTION
- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASHOUT
- (ECB) EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- (TRM) PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- (PS) PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- (PV) PAVEMENT
- (SS) STREET SWEEPING
- (LA) LINED APRON
- (TP) TREE PROTECTION FENCING
- (RR) RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF SITE GRADING OR DEMOLITION OPERATIONS.
2. CONTRACTOR SHALL IMPLEMENT APPROPRIATE DUST CONTROL MEASURES AS NECESSARY.
3. EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS ANTICIPATED BY THE ENGINEER. ADDITIONAL MEASURES MAY BE REQUIRED DURING CONSTRUCTION AS WARRANTED BY SITE CONDITIONS OR AS DIRECTED BY THE ENGINEER AND/OR PROJECT GOVERNING AUTHORITIES.
4. SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ALL DETENTION POND PLANTING REQUIREMENTS.
5. SEE GENERAL NOTES AND SPECIFICATIONS SHEETS AND STORMWATER POLLUTION PREVENTION PLANS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

SWPPP CONSTRUCTION SCHEDULE:

1. OBTAIN ALL APPLICABLE SITE PERMITS AND THOROUGHLY REVIEW PROJECT'S STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND EROSION CONTROL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND UPDATING THE SWPPP THROUGHOUT THE DURATION OF CONSTRUCTION AS NECESSARY UNTIL FINAL SITE STABILIZATION IS ACHIEVED.
2. INSTALL PERIMETER SEDIMENT CONTROL MEASURES (I.E. SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE).
3. INSTALL INLET PROTECTION DEVICES FOR EXISTING STORM SEWER INLETS AND DRAINAGE STRUCTURES.
4. PERFORM STORMWATER POLLUTION PREVENTION SITE INSPECTIONS ON A WEEKLY BASIS AND WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS 0.5 INCH OR GREATER (OR EQUIVALENT SNOWFALL). AT A MINIMUM, THE INSPECTIONS SHALL INCLUDE THE DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, ALL STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIST THE SITE, AND ANY ADDITIONAL BEST MANAGEMENT PRACTICES IDENTIFIED IN THE SWPPP.
   - 4.1. ALL SITE EROSION AND SEDIMENT CONTROL MEASURES AND BEST MANAGEMENT PRACTICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SHALL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION. CONTRACTOR SHALL MAKE AND COMPLETE THE REQUIRED REPAIRS WITHIN FORTY-EIGHT (48) HOURS OF THE INSPECTION.
   - 4.2. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STRUCTURAL CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE SITE INSPECTIONS.
   - 4.3. COPIES OF THE WEEKLY INSPECTION REPORT SHALL BE SUBMITTED TO THE PUBLIC WORKS SUPERINTENDENT AND THE VILLAGE ENGINEER.
5. BEGIN SITE CLEARING AND GRADING OPERATIONS.
6. PROVIDE TEMPORARY SEEDING AND/OR MULCHING FOR ALL DISTURBED SITE AREAS THAT WILL NOT BE WORKED ON FOR MORE THAN SEVEN (7) DAYS.
7. INSTALL NEW STORM SEWERS AND OTHER SITE UTILITIES AS INDICATED ON THE PLANS.
8. INSTALL TEMPORARY CONCRETE WASHOUT PRIOR TO COMMENCEMENT OF ANY CONCRETE WORK ON SITE.
9. BEGIN SITE PAVING OPERATIONS (I.E. DRIVES, PARKING LOTS, ETC.)
10. PERFORM STREET CLEANING OPERATIONS AND OTHER BEST MANAGEMENT PRACTICES AS NEEDED FOR AREAS ADJACENT TO THE PROJECT SITE.
11. INSTALL BUILDING FOUNDATIONS AND COMPLETE BUILDING CONSTRUCTION AND REMAINING SITE IMPROVEMENTS INDICATED ON THE PLANS.
12. PERFORM FINAL GRADING OPERATIONS AND ESTABLISH PERMANENT VEGETATIVE COVER IN ALL LANDSCAPED AREAS.
13. REMOVE ALL TEMPORARY SITE EROSION AND SEDIMENT CONTROL MEASURES WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

OVERALL EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

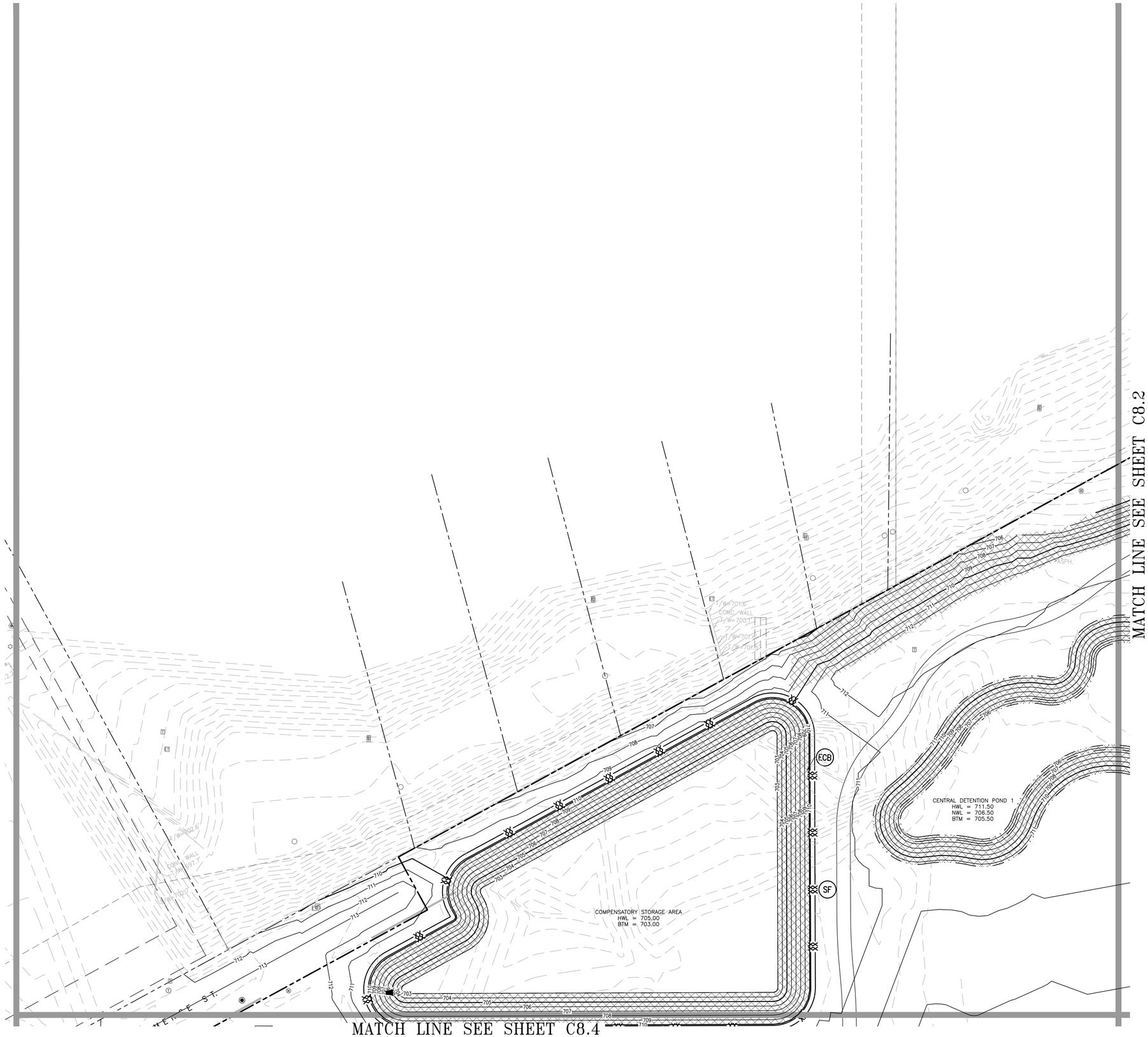
JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 150'

C7.0



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

EROSION CONTROL LEGEND:

- IP — INLET PROTECTION
- SF — SILT FENCE
- SE — STABILIZED CONSTRUCTION ENTRANCE
- CW — CONCRETE WASHOUT
- ECB — EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- TRM — PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- PS — PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PV — PAVEMENT
- SS — STREET SWEEPING
- LA — LINED APRON
- TP — TREE PROTECTION FENCING
- RR — RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. SEE SHEET C8.0 FOR ALL EROSION CONTROL NOTES.

SWPPP CONSTRUCTION SCHEDULE:

1. SEE SHEET C8.0 FOR ALL SWPPP CONSTRUCTION SCHEDULE NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C7.1

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

EROSION CONTROL LEGEND:

- (IP) INLET PROTECTION
- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASHOUT
- (ECB) EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- (TRM) PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- (PS) PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- (PV) PAVEMENT
- (SS) STREET SWEEPING
- (LA) LINED APRON
- (TP) TREE PROTECTION FENCING
- (RR) RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. SEE SHEET C8.0 FOR ALL EROSION CONTROL NOTES.

SWPPP CONSTRUCTION SCHEDULE:

1. SEE SHEET C8.0 FOR ALL SWPPP CONSTRUCTION SCHEDULE NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

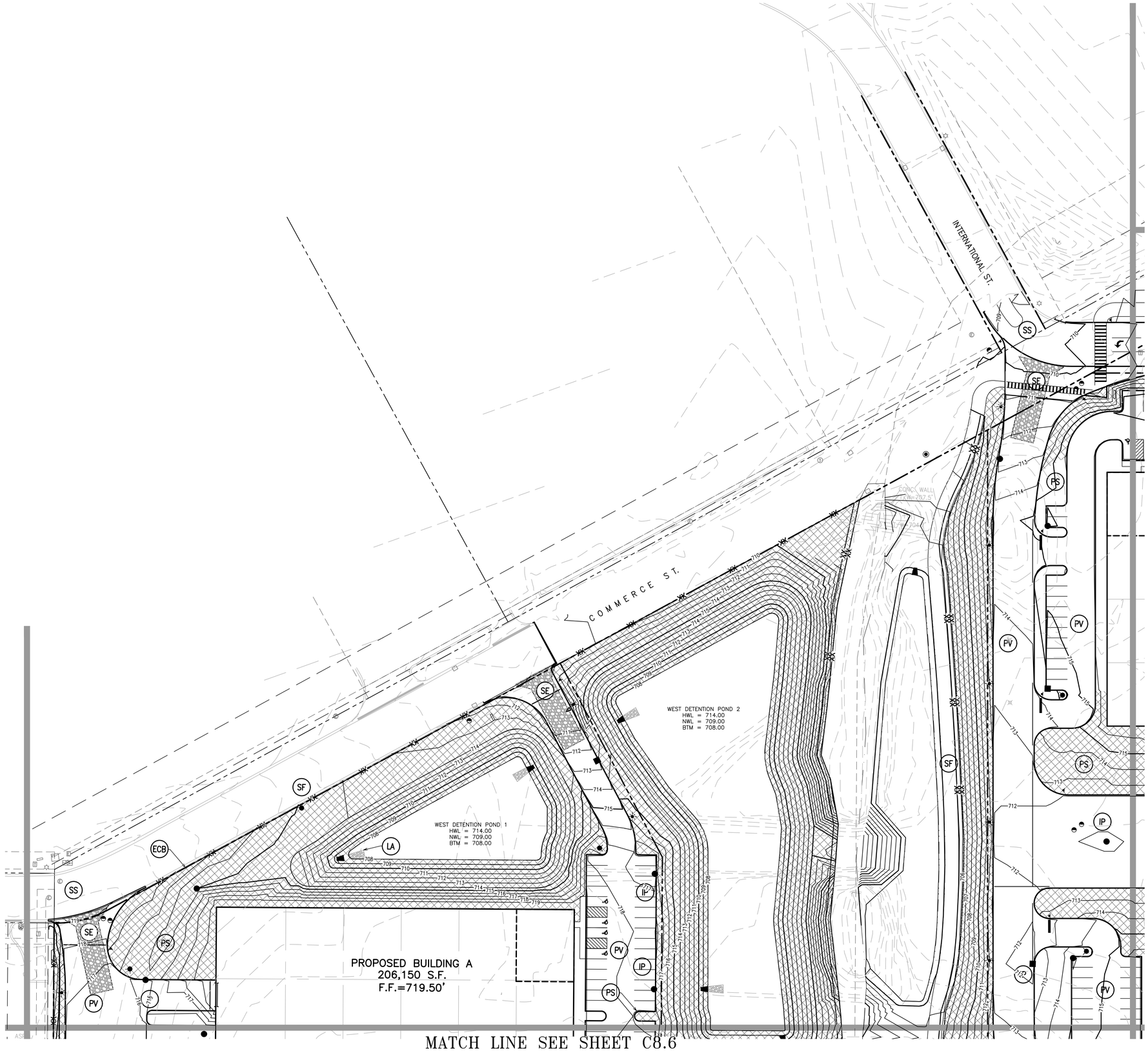
BRIDGE

G389b

1" = 40'

C7.2

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

EROSION CONTROL LEGEND:

- IP — INLET PROTECTION
- SF — SILT FENCE
- SE — STABILIZED CONSTRUCTION ENTRANCE
- CW — CONCRETE WASHOUT
- ECB — EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- TRM — PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- PS — PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PV — PAVEMENT
- SS — STREET SWEEPING
- LA — LINED APRON
- TP — TREE PROTECTION FENCING
- RR — RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. SEE SHEET C8.0 FOR ALL EROSION CONTROL NOTES.

SWPPP CONSTRUCTION SCHEDULE:

1. SEE SHEET C8.0 FOR ALL SWPPP CONSTRUCTION SCHEDULE NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

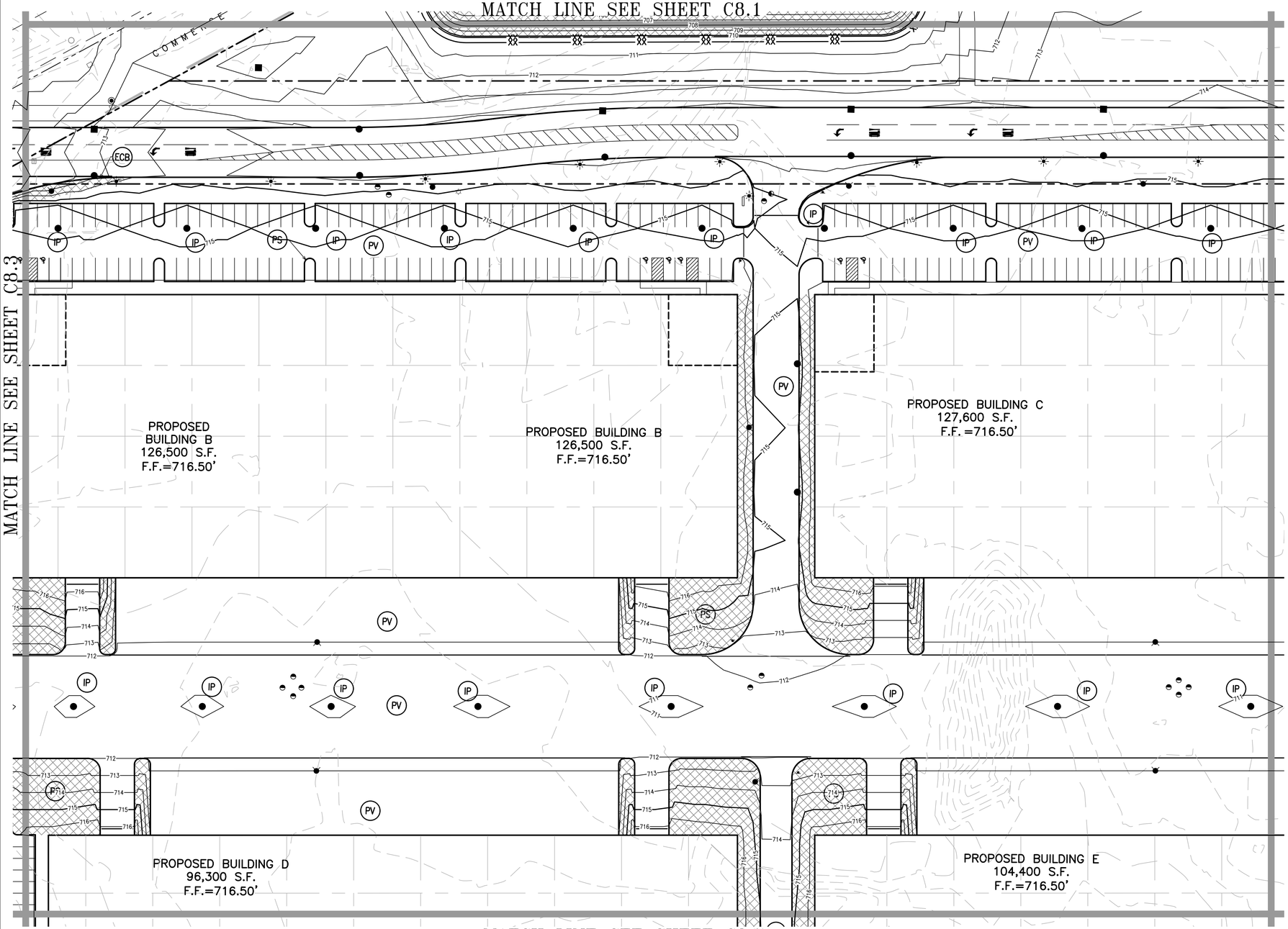
C7.3

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C8.1

MATCH LINE SEE SHEET C8.3

MATCH LINE SEE SHEET C8.5



MATCH LINE SEE SHEET C8.7

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

EROSION CONTROL LEGEND:

- (IP) INLET PROTECTION
- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASHOUT
- (ECB) EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- (TRM) PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- (PS) PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- (PV) PAVEMENT
- (SS) STREET SWEEPING
- (LA) LINED APRON
- (TP) TREE PROTECTION FENCING
- (RR) RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. SEE SHEET C8.0 FOR ALL EROSION CONTROL NOTES.

SWPPP CONSTRUCTION SCHEDULE:

1. SEE SHEET C8.0 FOR ALL SWPPP CONSTRUCTION SCHEDULE NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

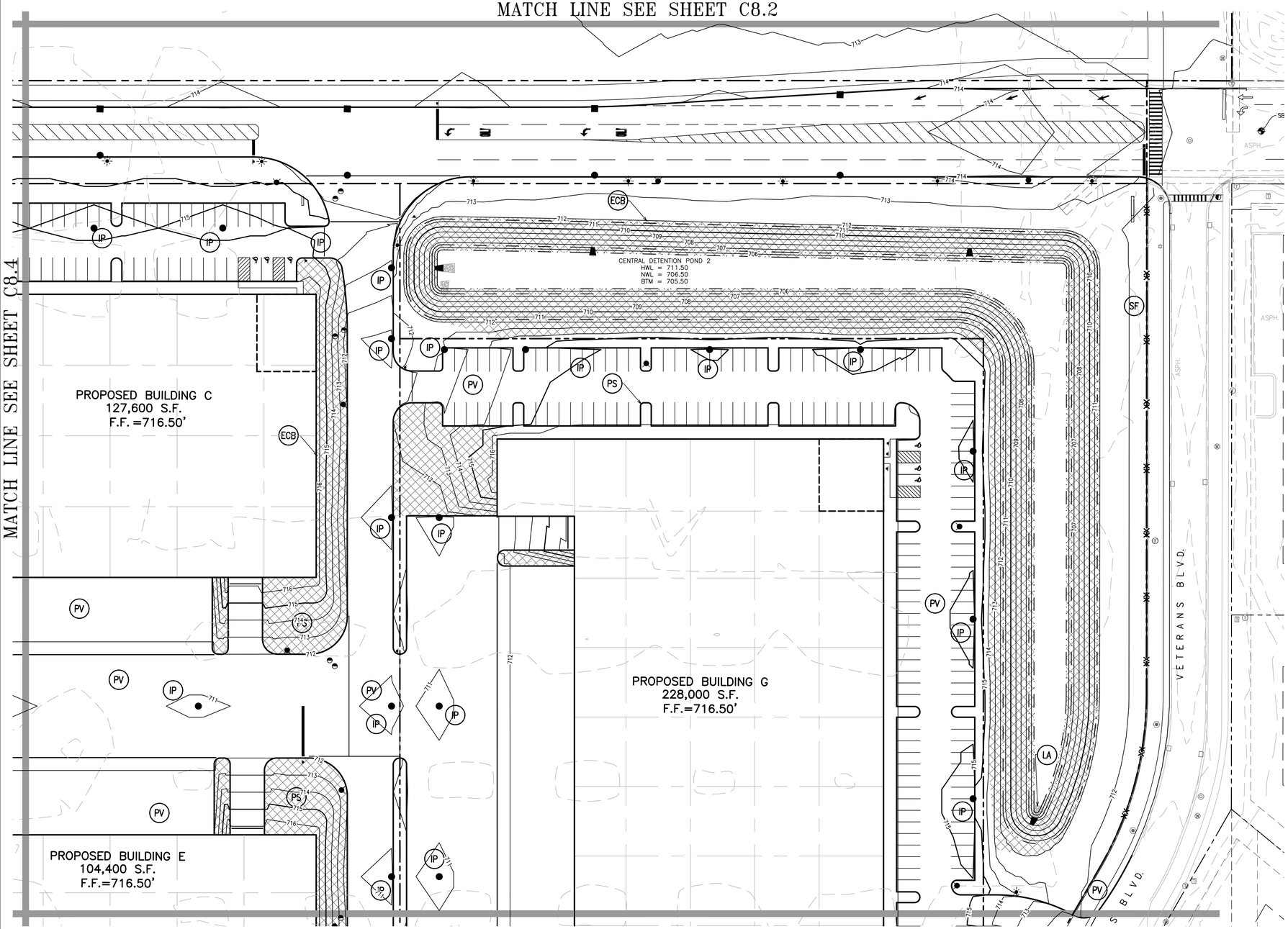
1" = 40'

C7.4

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C8.2

MATCH LINE SEE SHEET C8.4



MATCH LINE SEE SHEET C8.8

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

EROSION CONTROL LEGEND:

- (IP) INLET PROTECTION
- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASHOUT
- (ECB) EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- (TRM) PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- (PS) PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- (PV) PAVEMENT
- (SS) STREET SWEEPING
- (LA) LINED APRON
- (TP) TREE PROTECTION FENCING
- (RR) RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. SEE SHEET C8.0 FOR ALL EROSION CONTROL NOTES.

SWPPP CONSTRUCTION SCHEDULE:

1. SEE SHEET C8.0 FOR ALL SWPPP CONSTRUCTION SCHEDULE NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C7.5

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C8.3

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

EROSION CONTROL LEGEND:

- (IP) INLET PROTECTION
- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASHOUT
- (ECB) EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- (TRM) PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- (PS) PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- (PV) PAVEMENT
- (SS) STREET SWEEPING
- (LA) LINED APRON
- (TP) TREE PROTECTION FENCING
- (RR) RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. SEE SHEET C8.0 FOR ALL EROSION CONTROL NOTES.

SWPPP CONSTRUCTION SCHEDULE:

1. SEE SHEET C8.0 FOR ALL SWPPP CONSTRUCTION SCHEDULE NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C7.6

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C8.4

MATCH LINE SEE SHEET C8.6

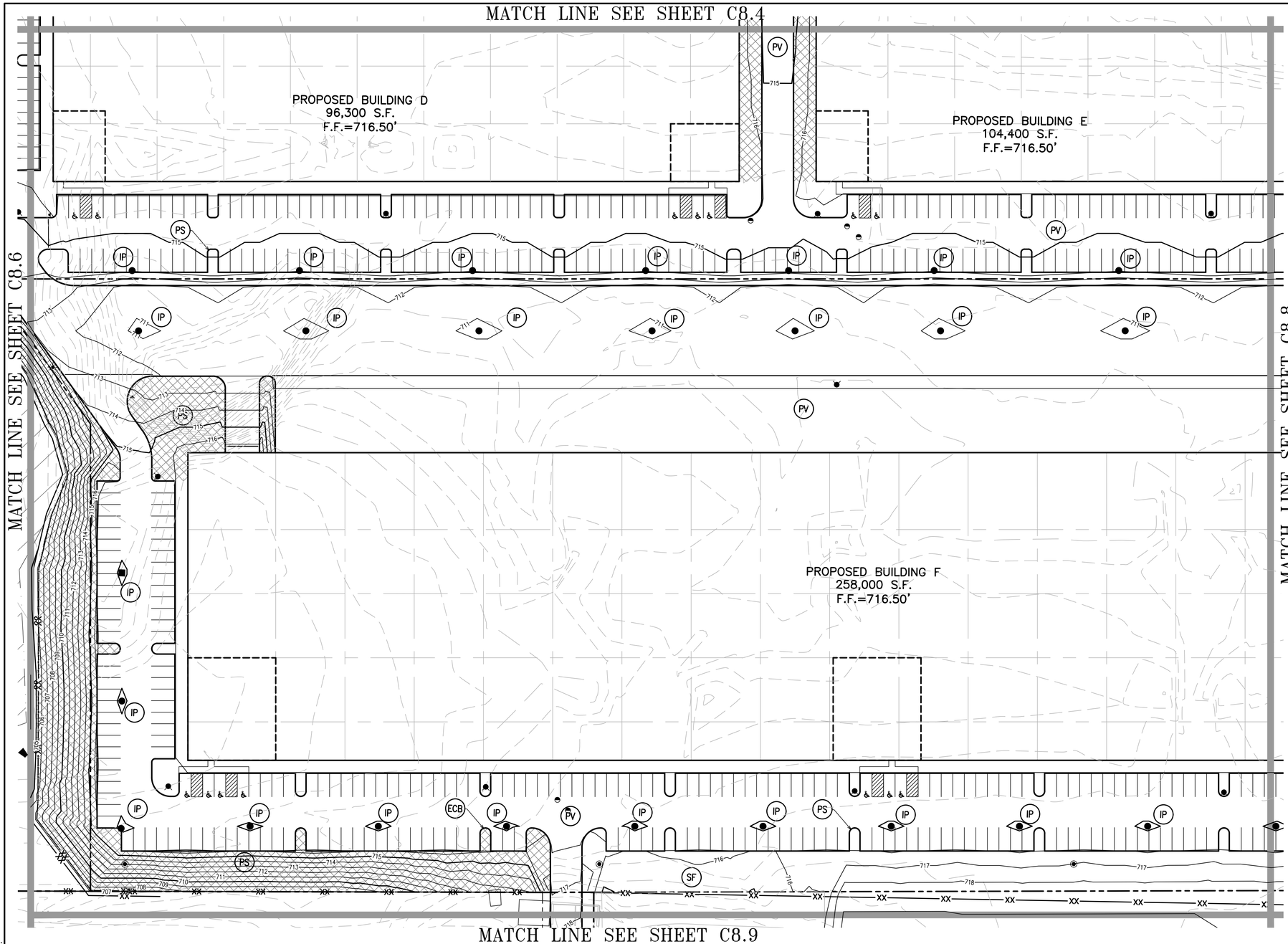
MATCH LINE SEE SHEET C8.8

MATCH LINE SEE SHEET C8.9

PROPOSED BUILDING D
96,300 S.F.
F.F.=716.50'

PROPOSED BUILDING E
104,400 S.F.
F.F.=716.50'

PROPOSED BUILDING F
258,000 S.F.
F.F.=716.50'



EROSION CONTROL LEGEND:

- (IP) INLET PROTECTION
- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASHOUT
- (ECB) EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- (TRM) PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- (PS) PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- (PV) PAVEMENT
- (SS) STREET SWEEPING
- (LA) LINED APRON
- (TP) TREE PROTECTION FENCING
- (RR) RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. SEE SHEET C8.0 FOR ALL EROSION CONTROL NOTES.

SWPPP CONSTRUCTION SCHEDULE:

1. SEE SHEET C8.0 FOR ALL SWPPP CONSTRUCTION SCHEDULE NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b
1" = 40'
C7.7

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

MATCH LINE SEE SHEET C8.5

MATCH LINE SEE SHEET C8.7

PROPOSED BUILDING E
104,400 S.F.
F.F.=716.50'

PROPOSED BUILDING F
258,000 S.F.
F.F.=716.50'

PROPOSED BUILDING G
228,000 S.F.
F.F.=716.50'

VETERANS DR.

CASE DR.

ASPH.

6" WOOD FENCE

MATCH LINE SEE SHEET C8.10

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

EROSION CONTROL LEGEND:

- (IP) INLET PROTECTION
- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASHOUT
- (ECB) EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- (TRM) PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- (PS) PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- (PV) PAVEMENT
- (SS) STREET SWEEPING
- (LA) LINED APRON
- (TP) TREE PROTECTION FENCING
- (RR) RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. SEE SHEET C8.0 FOR ALL EROSION CONTROL NOTES.

SWPPP CONSTRUCTION SCHEDULE:

1. SEE SHEET C8.0 FOR ALL SWPPP CONSTRUCTION SCHEDULE NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

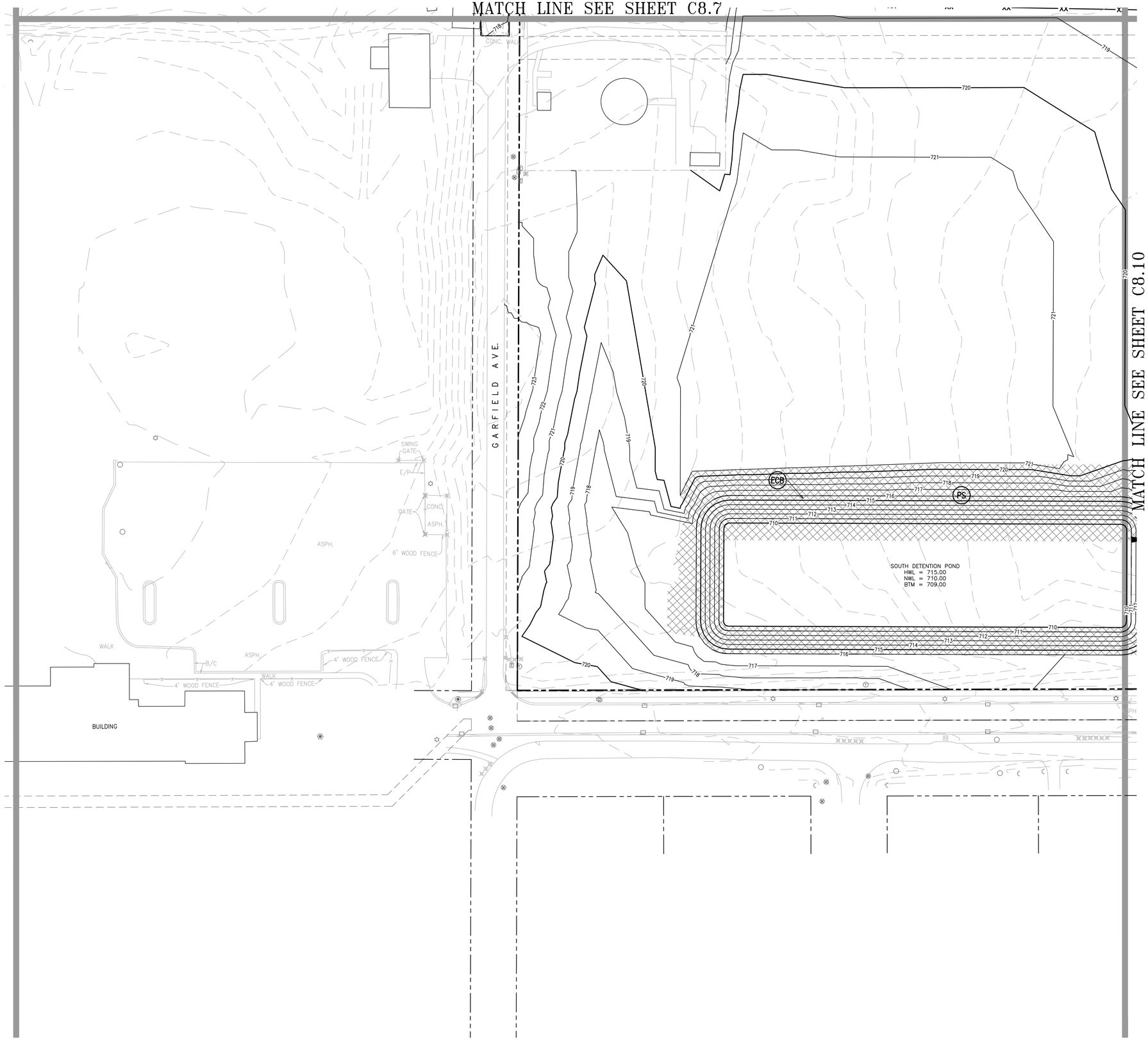
BRIDGE

G389b

1" = 40'

C7.8

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

EROSION CONTROL LEGEND:

- IP — INLET PROTECTION
- SF — SILT FENCE
- SE — STABILIZED CONSTRUCTION ENTRANCE
- CW — CONCRETE WASHOUT
- ECB — EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- TRM — PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- PS — PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- PV — PAVEMENT
- SS — STREET SWEEPING
- LA — LINED APRON
- TP — TREE PROTECTION FENCING
- RR — RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. SEE SHEET C8.0 FOR ALL EROSION CONTROL NOTES.

SWPPP CONSTRUCTION SCHEDULE:

1. SEE SHEET C8.0 FOR ALL SWPPP CONSTRUCTION SCHEDULE NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

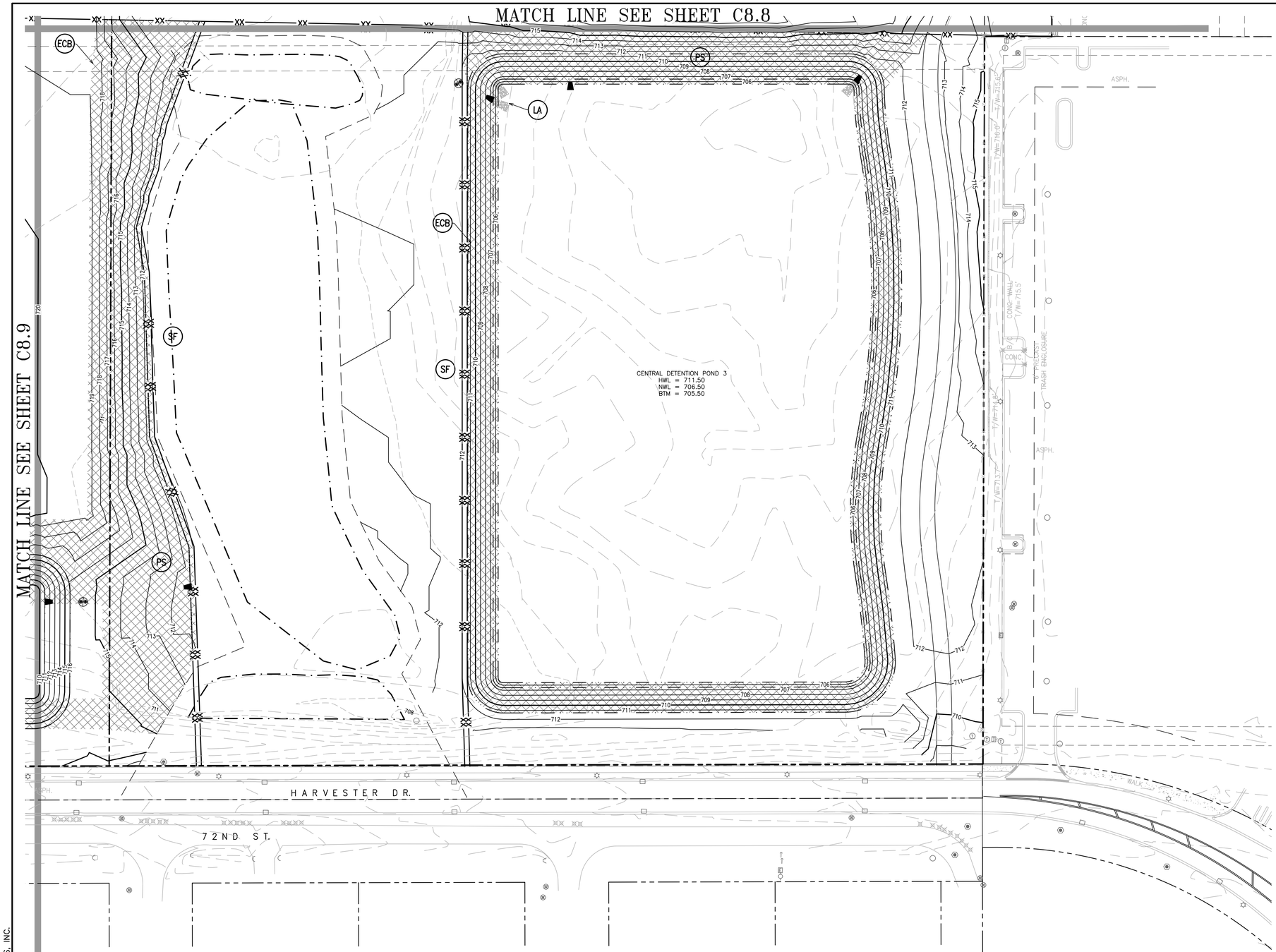
BRIDGE

G389b

1" = 40'

C7.9

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

N

EROSION CONTROL LEGEND:

- (IP) INLET PROTECTION
- (SF) SILT FENCE
- (SE) STABILIZED CONSTRUCTION ENTRANCE
- (CW) CONCRETE WASHOUT
- (ECB) EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75)
- (TRM) PERMANENT TURF REINFORCEMENT MAT (NORTH AMERICAN GREEN VMAX SC250)
- (PS) PERMANENT SEEDING (SEE LANDSCAPE AND TREE PRESERVATION PLANS FOR ADDITIONAL INFORMATION AND DETAILS)
- (PV) PAVEMENT
- (SS) STREET SWEEPING
- (LA) LINED APRON
- (TP) TREE PROTECTION FENCING
- (RR) RIP RAP (SEE DETAIL)

EROSION CONTROL NOTES:

1. SEE SHEET C8.0 FOR ALL EROSION CONTROL NOTES.

SWPPP CONSTRUCTION SCHEDULE:

1. SEE SHEET C8.0 FOR ALL SWPPP CONSTRUCTION SCHEDULE NOTES.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

EROSION CONTROL PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

1" = 40'

C7.10

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

CONTROL MEASURE GROUP	CONTROL MEASURE	APPLICABLE	SYMBOL	CONTROL MEASURE CHARACTERISTICS	TEMPORARY	PERMANENT	REQUIRED MAINTENANCE
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE	X		RESEED ANY FAILING AREAS
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION AND FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN		X	RESEED ANY FAILING AREAS
	DORMANT SEEDING		DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED	X	X	RESEED AS NEEDED
	SODDING		SO	QUICK PERMANENT VEGETATIVE COVER USED TO CONTROL EROSION AND ESTABLISH VEGETATIVE FILTER STRIP, CAN BE USED ON STEEP SLOPES OR IN DRAINAGE WAYS OR OTHER AREAS WHERE SEEDING MAY BE DIFFICULT	X	X	N/A
NON VEGETATIVE SOIL COVER	MACHINE TRACKING		GC	PROVIDES SOIL ROUGHING TO PREVENT EROSION		X	N/A
	POLYMER		P	USED AS ADDED INSURANCE IN CONJUNCTION WITH TEMPORARY OR PERMANENT SEEDING; PROVIDES TEMPORARY COVER WHERE VEGETATION CANNOT BE ESTABLISHED	X	X	REAPPLY EVERY 1-1/2 MONTHS
	AGGREGATE COVER		AG	PROVIDES SOIL COVER ON ROADS, PARKING LOTS AND OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND CARRIED OFF-SITE	X	X	CLEAN DIRT AND SEDIMENT FROM STONE AS NEEDED
	PAVING	X	PV	PROVIDES PERMANENT COVER ON ROADS, PARKING LOTS AND OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED		X	N/A
DIVERSIONS	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES TO COLLECT RUNOFF AND TRANSFER DOWNSTREAM	X	X	CLEAN OUT SILT WHEN HALF FULL
	CHANNEL DIVERSION		CD	TYPICALLY USED TO DIVERT RUNOFF TO PREVENT EROSION	X	X	REPLACE PROTECTION AS NEEDED
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF A CHANNEL IS USED TO BUILD THE RIDGE	X	X	REPLACE PROTECTION AS NEEDED
	CURB AND GUTTER		CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A ROAD TO DIVERT RUNOFF FROM AN AREA NEEDING EROSION PROTECTION		X	N/A
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND PROVIDE SLOPE STABILITY	X	X	N/A
WATERWAYS	VEGETATIVE CHANNEL		VC	PROVIDES ADDITIONAL STABILITY TO CHANNEL AND USED WITH RELATIVELY LOW FLOW VELOCITIES	X	X	REDO ANY FAILING AREAS
	LINED CHANNEL		LC	USED WHEN VEGETATION IS INADEQUATE TO PROTECT A CHANNEL FROM HIGH FLOW VELOCITIES OR WHERE VEGETATION CANNOT BE ESTABLISHED	X	X	REPLACE PROTECTION AS NEEDED
ENCLOSED DRAINAGE	STORM SEWER	X	STM	CAN BE USED TO CONVEY SEDIMENT LADEN RUNOFF TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY	X	X	CLEAN OUT SEDIMENT AS NEEDED
	UNDER DRAIN		UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.	X	X	N/A
SPILLWAYS	STRAIGHT PIPE SPILLWAY		SPS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER		X	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
	DROP INLET PIPE SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED		X	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
	WEIR SPILLWAY		W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS IN EXCESS OF THE STORM SEWER SYSTEM	X	X	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED DUE TO LOWER WEIR LENGTH	X	X	CLEAN OUT CONSTRUCTION DEBRIS AS NEEDED
OUTLETS	LINED APRON	X	LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM FLARED END SECTIONS OR OTHER OUTLET STRUCTURES	X	X	REPAIR DISLODGED STONES AND EROSION UNDER RIP-RAP AS NEEDED
SEDIMENT BASINS	SEDIMENT BASIN		SB	USED TO COLLECT SMALLER PARTICLES AND TO DETAIN WATER WITH A CONTROLLED RELEASE	X	X	CLEAN OUT SEDIMENT WHEN HALF FULL
	SEDIMENT TRAP		ST	USED TO COLLECT LARGER PARTICLES AND TO DETAIN WATER WITH A CONTROLLED RELEASE	X	X	CLEAN OUT SEDIMENT WHEN HALF FULL
SEDIMENT FILTERS	SILT FENCE	X	SF	USED TO FILTER SEDIMENT FROM RUNOFF	X		CLEAN OUT SEDIMENT WHEN HALF FULL AND REPAIR AS NEEDED
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF	X	X	REDO ANY FAILING AREAS
MUD AND DUST CONTROL	STABILIZED CONSTRUCTION ENTRANCE	X	SE	PREVENTS MUD AND SEDIMENT FROM BEING PICKED UP AND CARRIED OFF-SITE	X		SCRAPE MUD AND REPLACE STONE AS NEEDED
	DUST CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE	X		REAPPLY AS NEEDED
EROSION CONTROL	EROSION CONTROL BLANKET	X	ECB	PROTECTS SOIL, PREVENTS SEED WASHOUT AND HELPS GROW VEGETATION	X		REPLACE AS NEEDED
	TURF REINFORCEMENT MAT	X	TRM	REINFORCES TURF IN CHANNELS, SHORELINES AND HIGH FLOW AREAS		X	REPLACE AS NEEDED
	CELLULAR CONFINEMENT		CF	USED FOR SOIL STABILIZATION	X	X	REPLACE AS NEEDED
	GABIONS		GA	USED TO PREVENT EROSION IN HIGH FLOW AREAS	X	X	REPLACE AS NEEDED
	GEOTEXTILE FABRIC		GF	USED FOR EROSION AND SEDIMENT CONTROL, SOIL SEPARATION AND SOIL STABILIZATION	X	X	REPLACE AS NEEDED
	GEOBLOCK POROUS PAVEMENT		PP	USED FOR FIRE LANE ACCESS OR VEGETATIVE PAVEMENT	X	X	REPLACE AS NEEDED
SEDIMENT CONTROL	INLET PROTECTION	X	IP	USED TO PREVENT SEDIMENT FROM ENTERING THE STORM SEWER SYSTEM	X		REPLACE OR CLEAN WHEN CLOGGED
	SLOPE INTERRUPT		SI	USED TO BREAK UP RUNOFF FLOW ON A SLOPE	X		CLEAN OUT SEDIMENT WHEN HALF FULL
	DITCH CHECK	X	DIC	USED FOR SEDIMENT FLOW CONTROL IN SWALES AND CHANNELS	X	X	CLEAN OUT SEDIMENT WHEN HALF FULL
	FLOC LOG		FL	USED TO CLARIFY WATER THAT HAS SEDIMENT IN THE WATERY COLUMN	X	X	REPLACE WHEN HALF DISSOLVED
	SILT CURTAIN		SC	USED FOR SEDIMENT CONTROL IN STREAMS, PONDS, ETC.	X	X	REPLACE WHEN FABRIC IS TORN OR HOLES BEGIN TO FORM
	PUMPING DISCHARGE BAG		PB	USED FOR PUMP DISCHARGE LINES	X		REPLACE WHEN HALF FULL, FABRIC IS TORN OR HOLES BEGIN TO FORM
	CONCRETE WASHOUT	X	CW	USED TO WASH OUT CONCRETE TRUCKS	X		CLEAN OUT WHEN HALF FULL AND CLEAN WASHOUT GRAVEL AREA AS NEEDED
	STREET SWEEPING	X	SS	USED TO PREVENT SILT BUILD UP IN STREETS	X	X	CLEAN ONCE A WEEK OR AS NEEDED TO KEEP STREET CLEAN

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

SWPPP NOTES:

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, WHICH AUTHORIZES STORMWATER DISCHARGES RESULTING FROM CONSTRUCTION SITE ACTIVITIES AND THE SOIL EROSION AND SEDIMENT CONTROL ORDINANCES AND REQUIREMENTS OF THE LOCAL GOVERNING AUTHORITIES.

1. SITE DESCRIPTION

A. THE FOLLOWING IS A DESCRIPTION OF THE PROPOSED CONSTRUCTION ACTIVITIES THAT ARE THE SUBJECT OF THIS PLAN:

THE SITE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED DEVELOPMENT WILL INCLUDE THE FOLLOWING: DEMOLITION, MASS GRADING, PAVEMENT CONSTRUCTION, INSTALLATION OF UTILITIES INCLUDING STORM SEWERS, SANITARY SEWERS AND WATERMAIN AND SOIL EROSION AND SEDIMENTATION CONTROL MEASURES.

B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE, SUCH AS GRUBBING, EXCAVATION, AND GRADING:

THE SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS: 1) INSTALL PERIMETER CONTROLS INCLUDING SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE, 2) SITE DEMOLITION, 3) MASS GRADING, 4) UNDERGROUND UTILITIES INSTALLATION, 5) BUILDING FOUNDATIONS, 6) FINE GRADING IN PAVEMENT AREAS AND 7) PAVEMENT AND BUILDING CONSTRUCTION. THE SOIL EROSION AND SEDIMENTATION CONTROL ITEMS WILL BE CONSTRUCTED AND MAINTAINED AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.

C. THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE ±112 ACRES.

D. THE ESTIMATED RUNOFF COEFFICIENTS OF THE VARIOUS AREAS OF THE SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED ARE CONTAINED IN THE PROJECT DRAINAGE STUDY, TITLED STORMWATER MANAGEMENT REPORT FOR CNH BURR RIDGE, AS PREPARED BY JACOB & HEFNER ASSOCIATES. INC. WHICH IS HEREBY INCORPORATED BY REFERENCE IN THIS PLAN.

THE ESTIMATED PROPOSED OVERALL SITE RUNOFF COEFFICIENT IS SEE EDP/PDP EXHIBITS.

E. EXISTING DATA DESCRIBING SOILS OR QUALITY OF DISCHARGE (SEE SOILS REPORT IF AVAILABLE) POOR/FAIR/GOOD/NOT AVAILABLE: GOOD.

F. NAME OF RECEIVING WATER(S): BURR RIDGE STORM SEWERS TRIBUTARY TO SCHUSTEK POND.
NAME OF ULTIMATE RECEIVING WATER(S): FLAG CREEK – DES PLAINS RIVER.

G. EXISTING AREAS EXHIBITING WETLAND CHARACTERISTICS: ±1.6 ACRES.

2. CONTROLS

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1.B ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR HAS SIGNED THE REQUIRED CERTIFICATION ON FORMS WHICH ARE ATTACHED TO, AND ARE A PART OF, THIS PLAN.

A. EROSION AND SEDIMENT CONTROLS

(I) STABILIZATION PRACTICES: PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED. STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED ON ALL DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 21 OR MORE CALENDAR DAYS.

WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 14TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BY INITIATED AS SOON AS PRACTICABLE THEREAFTER.

THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:

1. PERMANENT SEEDING
2. SILT FENCE
3. VEGETATIVE FILTER
4. STABILIZED CONSTRUCTION ENTRANCE
5. BARRIER FILTER

(II) STRUCTURAL PRACTICES: PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

1. DETENTION/RETENTION POND(S)
2. STORM SEWER SYSTEM
3. RIP-RAP OUTLET PROTECTION
4. PERMANENT SEEDING

(III) DUST CONTROL: DUST CONTROL SHALL BE PROVIDED PER STANDARD 825 OF ILLINOIS URBAN MANUAL. THE FOLLOWING DUST CONTROL METHODS CAN BE USED:

1. IRRIGATION
2. SPRAY ON ADHESIVE
3. VEGETATIVE COVER
4. MULCHING

B. STORMWATER MANAGEMENT

(I) PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORMWATER DISCHARGES THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE CONTAINED IN IEPA'S STANDARD SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS.

THE STORMWATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:

1. SILT FENCE
2. BARRIER FILTERS
3. STORM SEWER SYSTEM
4. DETENTION/RETENTION POND(S)

(II) VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDROLOGIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).

STORMWATER MANAGEMENT CONTROL INCLUDES:

1. RIP-RAP FOR OUTLET PROTECTION
2. DITCH CHECKS

C. OTHER CONTROLS

(I) WASTE DISPOSAL: THE SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ANY PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON THE SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

(II) THE PROVISIONS OF THIS PLAN SHALL ENSURE AND DEMONSTRATE COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

ANY AND ALL SANITARY SEWAGE SHALL BE DISCHARGED TO THE EXISTING AND/OR PROPOSED SANITARY SEWER SYSTEM CONSTRUCTED PER IEPA AND LOCAL STANDARDS.

D. APPROVED STATE OR LOCAL PLANS

(I) THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL DATED OCTOBER 1987, ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION PLAN, AND THE MUNICIPAL SUBDIVISION ORDINANCE. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION CONTROL SITE PLANS, STORMWATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI, TO BE AUTHORIZED TO DISCHARGE UNDER THIS PERMIT, INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

3. MAINTENANCE

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT WILL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND THE STANDARD SPECIFICATIONS.

A. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY TOP DRESSING WITH ADDITIONAL STONES, REMOVING AND REPLACING TOP LAYER OF STONES OR WASHING THE ENTRANCE. THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.

B. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLIED WITH ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEEDED AS NECESSARY.

C. SEDIMENTATION BASINS/TRAPS: SEDIMENT SHALL BE REMOVED WHEN 40-50 PERCENT OF THE TOTAL ORIGINAL CAPACITY OF THE SEDIMENT BASIN/TRAP IS FILLED WITH SEDIMENT. IN NO CASE SHALL THE SEDIMENT BE BUILT UP TO MORE THAN 1 FOOT BELOW THE CREST ELEVATION. AT THIS STAGE, THE BASIN SHALL BE CLEANED OUT TO RESTORE ITS ORIGINAL VOLUME.

D. SILT FENCE: THE DAMAGED SILT FENCE SHALL BE RESTORED TO MEET THE STANDARDS OR REMOVED AND REPLACED AS NEEDED.

E. STRAW BALE BARRIER FILTERS: THE STRAW BALE BARRIER FILTER SHALL BE INSPECTED FREQUENTLY AND SHALL BE REPAIRED OR REMOVED AND REPLACED AS NEEDED.

F. RIP-RAP OUTLET PROTECTION: RIP-RAP OUTLET PROTECTION SHALL BE INSPECTED AFTER HIGH FLOWS FOR ANY SCOUR BENEATH THE RIP-RAP OR FOR STONES THAT HAVE BEEN DISLODGED. IT SHALL BE REPAIRED IMMEDIATELY AS NEEDED.

4. INSPECTIONS

THE OWNER OR OWNER'S REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE WHICH HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM EVENT THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL.

A. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.

B. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE INSPECTION.

C. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4.B. SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G OF THE GENERAL NPDES PERMIT.

D. IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL COMPLETE AND FILE AN "INCIDENCE OF NONCOMPLIANCE" (ION) REPORT FOR THE IDENTIFIED VIOLATION. THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL USE FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND SHALL INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY IN ACCORDANCE WITH PART VI. G OF THE GENERAL NPDES PERMIT. THE REPORT OF NONCOMPLIANCE SHALL BE MAILED TO THE FOLLOWING ADDRESS:

ALL PACKAGES:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
ATTN: COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE, EAST
SPRINGFIELD, IL 62794

ALL LETTERS:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
ATTN: COMPLIANCE ASSURANCE SECTION
POST OFFICE BOX 19276
SPRINGFIELD, IL 62794-9276

5. NON-STORMWATER DISCHARGE

EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORMWATER THAT MAY BE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY ADDRESSED IN THIS PLAN ARE DESCRIBED BELOW:

1. WATER MAIN FLUSHING
2. FIRE HYDRANT FLUSHING
3. WATERING FOR DUST CONTROL
4. IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING, ETC.

THE FIRE HYDRANT AND WATER MAIN SHALL NOT BE FLUSHED DIRECTLY ONTO ANY EXPOSED PAVEMENT AREA OR SUBGRADE. HOSES SHALL BE USED TO DIRECT THE FLOW INTO THE STORM SEWER SYSTEM.

NPDES GENERAL CONTRACTOR CERTIFICATION

THIS CERTIFICATION STATEMENT IS A PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR THE PROJECT DESCRIBED BELOW, IN ACCORDANCE WITH NPDES GENERAL PERMIT NO. ILR10 AS ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY:

PROJECT TITLE: SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

PROJECT LOCATION: BURR RIDGE (MUNICIPALITY) DUPAGE (COUNTY) ILLINOIS (STATE)

CONTRACTOR: _____

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. ILR10 THAT AUTHORIZES STORMWATER DISCHARGES RESULTING FROM CONSTRUCTION ACTIVITIES AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP).

SIGNATURE _____ DATE _____

NPDES SUBCONTRACTOR CERTIFICATIONS

I CERTIFY UNDER PENALTY OF LAW THAT I HAVE READ AND UNDERSTAND THE TERMS AND CONDITIONS OF THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT NO. ILR10 AND THE PROJECT STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND AGREE TO FOLLOW THE BEST MANAGEMENT PRACTICES DESCRIBED THEREIN FOR ANY WORK PERFORMED ON SITE.

SUBCONTRACTOR: _____
SCOPE OF WORK: _____
SIGNATURE _____ DATE _____

SUBCONTRACTOR: _____
SCOPE OF WORK: _____
SIGNATURE _____ DATE _____

SUBCONTRACTOR: _____
SCOPE OF WORK: _____
SIGNATURE _____ DATE _____

SUBCONTRACTOR: _____
SCOPE OF WORK: _____
SIGNATURE _____ DATE _____

SUBCONTRACTOR: _____
SCOPE OF WORK: _____
SIGNATURE _____ DATE _____

STORMWATER POLLUTION PREVENTION CONSTRUCTION AND MAINTENANCE SCHEDULE

EROSION/SEDIMENT CONTROL MEASURE	INSTALLATION SEQUENCE	MAINTENANCE FREQUENCY
TEMPORARY DIVERSION SWALE AND SILT TRAPS	PRIOR TO CLEARING AND GRADING	AS NEEDED
STONE STABILIZED CONSTRUCTION ENTRANCE	PRIOR TO CLEARING AND GRADING	AS NEEDED
SILT FENCE	PRIOR TO CLEARING AND GRADING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
EXISTING INLET PROTECTION	PRIOR TO CLEARING AND GRADING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
TREE PROTECTION	PRIOR TO CLEARING AND GRADING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
TEMPORARY DIVERSIONS	ALONG WITH ROUGH GRADING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
TEMPORARY SEEDING	AFTER ROUGH GRADING	WATER AS NEEDED
PERMANENT SEEDING, SOD, LANDSCAPING	AFTER FINISH GRADING	WATER AS NEEDED
EROSION CONTROL MATTING	AFTER FINISH GRADING	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
INLET PROTECTION	AFTER EACH INLET IS CONSTRUCTED	WEEKLY, AFTER STORM EVENTS AND AS NEEDED
REMOVAL OF EROSION/SEDIMENT CONTROL MEASURES	AFTER ALL DISTURBED AREAS ARE STABILIZED	N/A

SEEDING CHART

STABILIZATION TYPE	JAN.	FEB.	MARCH	APRIL	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C. SPRING OATS 100 LBS/ACRE

D. WHEAT OR CEREAL RYE 150 LBS/ACRE

E. SOD

F. STRAW MULCH 2 TONS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

STORMWATER POLLUTION PREVENTION PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

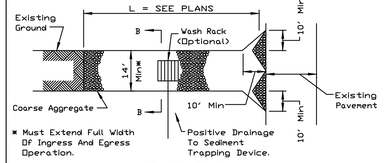
BRIDGE

G389b

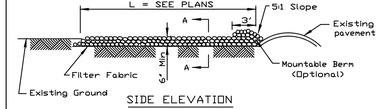
N.T.S.

C8.0

(SE) STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN VIEW

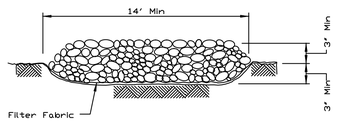


SIDE ELEVATION

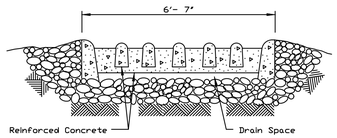
NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, 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		NRCS Natural Resources Conservation Service	IL-630
Designed	Date	
Checked	Date	SHEET 1 OF 2
Approved	Date	DATE 8-18-94

(SE) STABILIZED CONSTRUCTION ENTRANCE PLAN



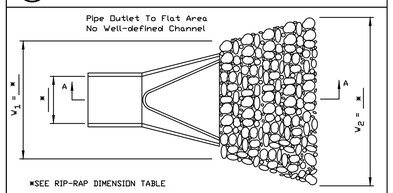
SECTION A-A



SECTION B-B

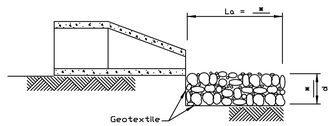
REFERENCE		STANDARD DWG. NO.
Project		NRCS Natural Resources Conservation Service	IL-630
Designed	Date	
Checked	Date	SHEET 2 OF 2
Approved	Date	DATE 8-18-94

(LA) PIPE OUTLET TO FLAT AREA



*SEE RIP-RAP DIMENSION TABLE

PLAN

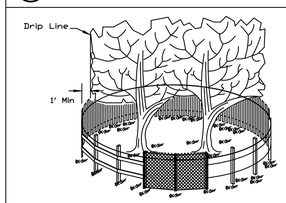


SECTION A-A

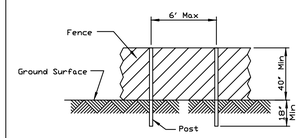
NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table I or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR ____*____, Quality ____A____.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE		STANDARD DWG. NO.
Project		NRCS Natural Resources Conservation Service	IL-610
Designed	Date	
Checked	Date	SHEET 1 OF 1
Approved	Date	DATE 9-15-93

(TP) TREE PROTECTION - FENCING



SIDE VIEW



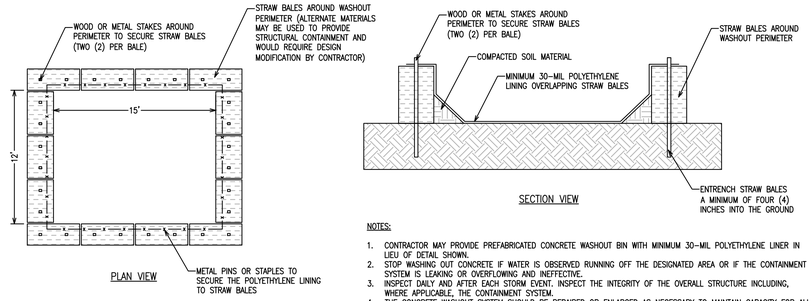
POST AND FENCE DETAIL

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE		STANDARD DWG. NO.
Project		NRCS Natural Resources Conservation Service	IL-690
Designed	Date	
Checked	Date	SHEET 1 OF 1
Approved	Date	DATE 4-7-94

RIP-RAP DIMENSION TABLE

PIPE DIAMETER (IN)	LENGTH OF APRON La (FT)	WIDTH OF APRON W1 (FT)	WIDTH OF APRON W2 (FT)	DEPTH OF RIP-RAP d (IN)	IDOT GRADATION RR-	VOLUME OF RIP-RAP (CYD)
12	10	3	13	15	3	3.7
15	10	3.75	13.75	15	3	4.1
18	15	4.5	19.5	20	4	11.1
24	18	6	24	20	4	16.7
30	20	7.5	27.5	20	4	21.6
36	24	9	33	28	5	43.6
42	27	10.5	37.5	30	5	60.0
48	27	12	39	32	6	68.0
54	27	13.5	40.5	32	6	72.0
60	36	15	51	32	6	118.0
72	44	18	62	32	6	174.0



PLAN VIEW

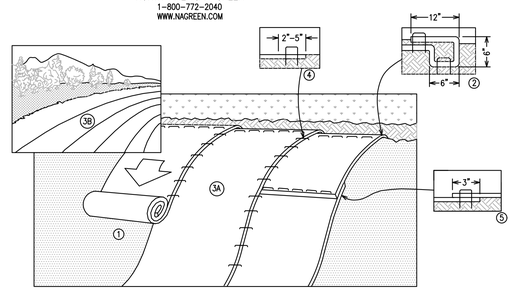
SECTION VIEW

NOTES:
1. CONTRACTOR MAY PROVIDE PREFABRICATED CONCRETE WASHOUT BIN WITH MINIMUM 30-MIL POLYETHYLENE LINER IN LIEU OF DETAIL SHOWN.
2. STOP WASHING OUT CONCRETE IF WATER IS OBSERVED RUNNING OFF THE DESIGNATED AREA OR IF THE CONTAINMENT SYSTEM IS LEAKING OR OVERFLOWING AND INEFFECTIVE.
3. INSPECT DAILY AND AFTER EACH STORM EVENT. INSPECT THE INTEGRITY OF THE OVERALL STRUCTURE INCLUDING, WHERE APPLICABLE, THE CONTAINMENT SYSTEM.
4. THE CONCRETE WASHOUT SYSTEM SHOULD BE REPAIRED OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR ALL CONCRETE WASTE.

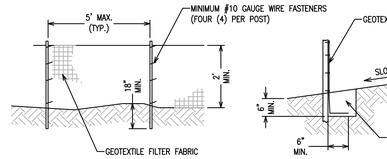
(CW) CONCRETE WASHOUT DETAIL

NOTES:
1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP's), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED (NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN).
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP's IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF RECP's EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECP's WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF RECP's BACK OVER SEED AND COMPACTED SOIL. SECURE RECP's OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE RECP's.
3. ROLL THE RECP's (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP's WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP's MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP's MUST BE STAPLED WITH APPROXIMATELY 2"-5" (5 CM-12.5 CM) OVERLAP DEPENDING ON RECP's TYPE.
5. CONSECUTIVE RECP's SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE RECP's WIDTH.
6. ONLY BIODEGRADABLE STAPLES SHALL BE USED (NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE RECP's).

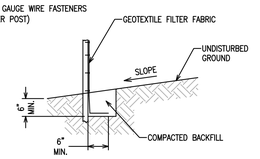
NORTH AMERICAN GREEN
1-800-772-2040
WWW.NAGREEN.COM



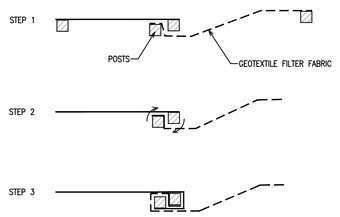
(ECB) EROSION CONTROL BLANKET DETAIL



ELEVATION



FABRIC ANCHOR DETAIL



ATTACHING TWO SILT FENCES

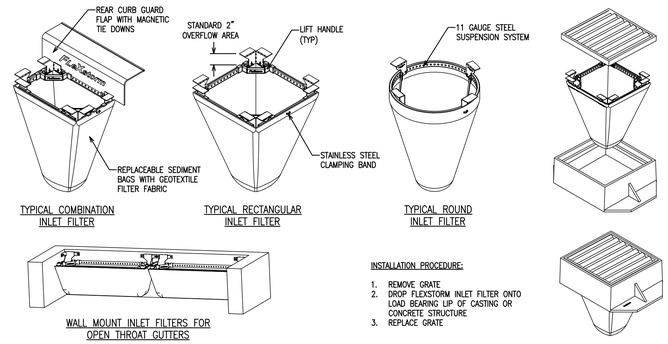
NOTES:
1. TEMPORARY SILT FENCE SHALL BE INSTALLED AROUND PROJECT PERIMETER PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. GEOTEXTILE FILTER FABRIC SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
3. FENCE POSTS SHALL BE EITHER STANDARD STEEL OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF THREE (3) SQUARE INCHES.

NOTES:
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 CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF EIGHTEEN (18) INCHES INTO THE GROUND AND BURY THE FLAP.

(SF) SILT FENCE DETAIL

FLEXSTORM
1-866-287-8655
WWW.INLETFILTERS.COM.COM

IPP *Fle*Xstorm Inlet Filter Specifications		
Material Property	*Test Method*	*Value (min ave)*
> Inner Filter Bag Specs (2 ft² min val)		**Non-Woven / Woven Mono**
Grab Tensile	ASTM D 4632	100 lbs / 200 lbs
Puncture Strength	ASTM D 4833	65 lbs / 90 lbs
Trapezoidal Tear	ASTM D 4533	45 lbs / 75 lbs
UV Resistance	ASTM D 4355	70% at 500 hrs / 90%
App Open Size (AOS)	ASTM D 4751	70 sieve (.212 mm) / 40 sieve (.425 mm)
Permittivity	ASTM D 4491	2.0/sec / 2.1/sec
Water Flow Rate	ASTM D 4491	145 gpm/sqft / 145 gpm/sqft
> Polyester Outer Reinforcement Bag Specifications		
Weight	ASTM D 3776	4.55 oz/sqyd +/- 15%
Thickness	ASTM D 1777	.040 +/- .005
> Frame Construction		
A36 Structural Steel; 11 Gauge; Zinc Plated	ASTM A 576	*Tensile Strength > 58,000 psi; Yield Strength > 36,000 psi*



TYPICAL COMBINATION INLET FILTER

TYPICAL RECTANGULAR INLET FILTER

TYPICAL ROUND INLET FILTER

WALL MOUNT INLET FILTERS FOR OPEN THROAT GUTTERS

INSTALLATION PROCEDURE:
1. REMOVE GRATE
2. DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
3. REPLACE GRATE

(IP) INLET PROTECTION DETAIL

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

STORM WATER POLLUTION PREVENTION PLAN

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT

BRIDGE INDUSTRIAL

BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

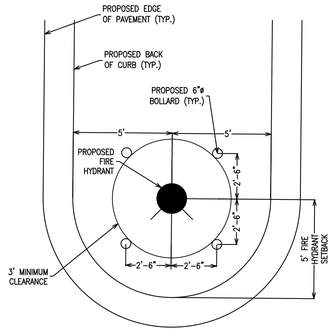
BRIDGE

G389b

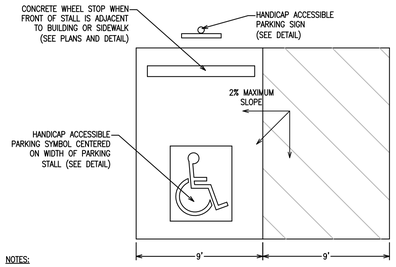
N.T.S.

C8.1

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



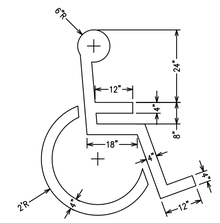
BOLLARD PLACEMENT ADJACENT TO FIRE HYDRANT



NOTES:

1. ALL PAVEMENT STRIPING WITHIN HANDICAP ACCESSIBLE PARKING STALLS SHALL BE HIGH VISIBILITY YELLOW UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. MAXIMUM SLOPE WITHIN ALL HANDICAP ACCESSIBLE PARKING STALLS SHALL NOT EXCEED 2% IN ANY DIRECTION.

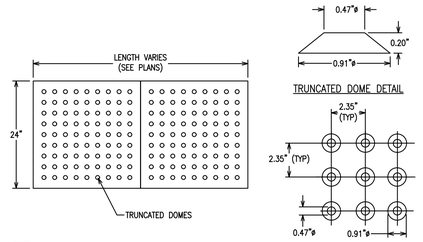
HANDICAP ACCESSIBLE PARKING STALL DETAIL



NOTE:

1. SYMBOL SHALL BE CENTERED ON WIDTH OF PARKING STALL AND PAINTED WHITE ON BLUE BACKGROUND UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.

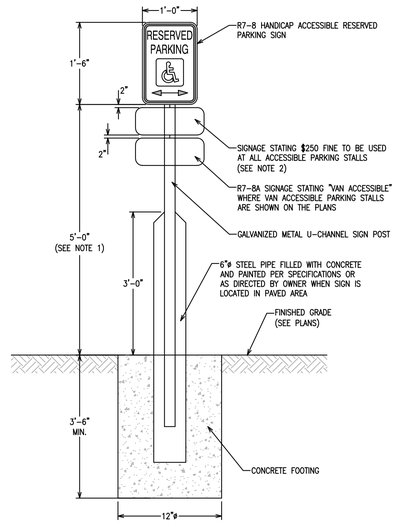
HANDICAP ACCESSIBLE PARKING SYMBOL DETAIL



NOTES:

1. DETECTABLE WARNINGS SHALL BE 10-GAUGE GALVANIZED STEEL TUFF TILE OR APPROVED EQUAL.
2. TILES SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES AND SHALL BE COLORED "SAFETY RED", FED 31350, COLOR ID: SRD UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
3. TILES SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

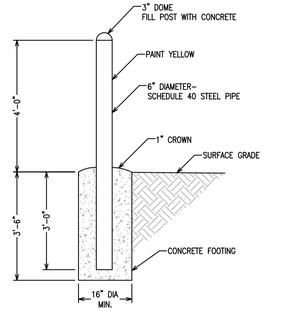
DETECTABLE WARNING DETAIL



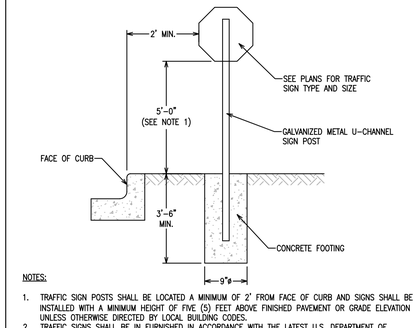
NOTES:

1. ACCESSIBLE PARKING SIGNS SHALL BE CENTERED AT THE FRONT OF EACH PARKING STALL AND INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. CONTRACTOR SHALL VERIFY FINE AMOUNT WITH LOCAL BUILDING CODES PRIOR TO INSTALLATION.

HANDICAP ACCESSIBLE PARKING SIGN DETAIL



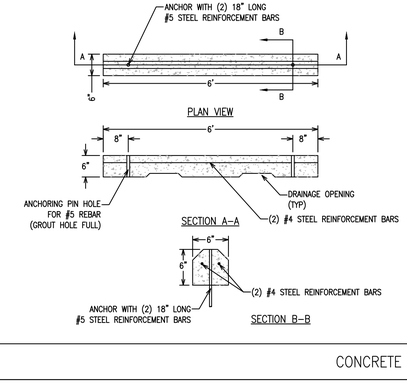
BOLLARD DETAIL

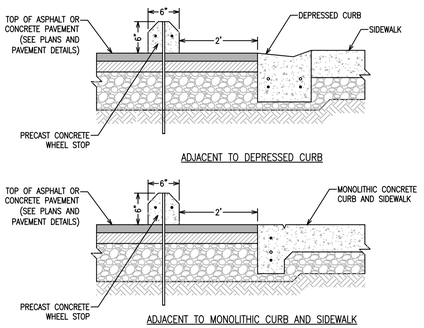


NOTES:

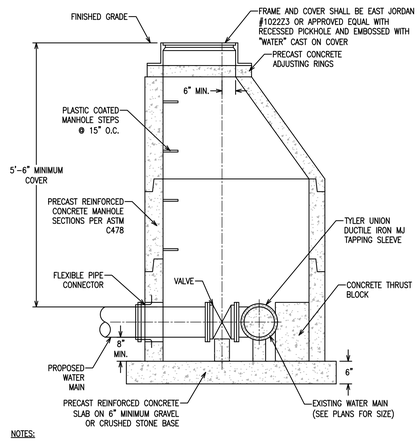
1. TRAFFIC SIGN POSTS SHALL BE LOCATED A MINIMUM OF 2' FROM FACE OF CURB AND SIGNS SHALL BE INSTALLED WITH A MINIMUM HEIGHT OF FIVE (5) FEET ABOVE FINISHED PAVEMENT OR GRADE ELEVATION UNLESS OTHERWISE DIRECTED BY LOCAL BUILDING CODES.
2. TRAFFIC SIGNS SHALL BE IN FURNISHED IN ACCORDANCE WITH THE LATEST U.S. DEPARTMENT OF TRANSPORTATION FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

TRAFFIC SIGN DETAIL – GRASS AREA





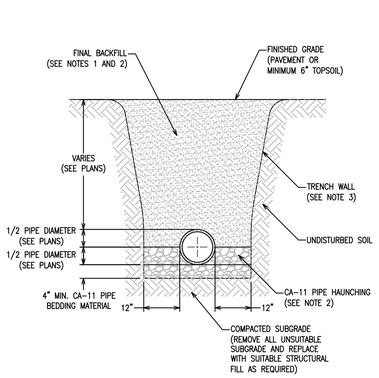
CONCRETE WHEEL STOP DETAIL



NOTES:

1. ECCENTRIC CONE SECTION REQUIRED.
2. USE 4'ø VAULT FOR WATER MAIN SIZES 4" THRU 10"; USE 5'ø VAULT FOR WATER MAIN SIZES 12" THRU 20"; USE 6'ø VAULT FOR WATER MAIN SIZES 20" OR GREATER.
3. SEE WATER MAIN VALVE VAULT DETAIL BY ILLINOIS AMERICAN WATER FOR ADDITIONAL VAULT STRUCTURE REQUIREMENTS.

PRESSURE CONNECTION VALVE VAULT DETAIL



NOTES:

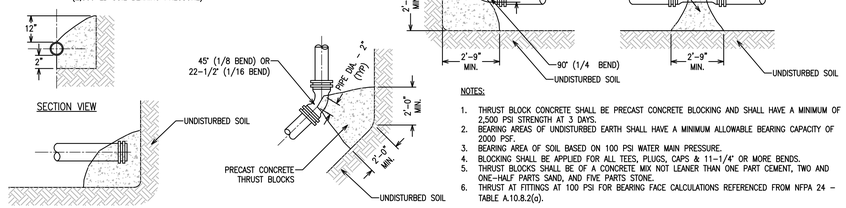
1. BACKFILL TRENCH WITH INORGANIC EXCAVATED MATERIAL EXCEPT WHERE UNDER OR WITHIN TWO (2) FEET OF PAVEMENT WHERE CA-6 GRANULAR BACKFILL MATERIAL IS REQUIRED.
2. ALL BACKFILL MATERIALS SHALL BE PLACED AND PROPERLY COMPACTED TO 98% OF THE MATERIALS MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D698 AND THE GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS.
3. ALL TRENCH EXCAVATIONS SHALL BE PROTECTED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS, LAWS AND RULES. AT A MINIMUM, THEY SHALL NOT BE LESS THAN THE STANDARDS AND REGULATIONS ESTABLISHED BY OSHA IN 29 CFR PART 1926.

RIGID PIPE TRENCH DETAIL

MINIMUM AREA OF BEARING FACE OF CONCRETE THRUST BLOCKS IN SQUARE FEET

PIPE SIZE	BENDS (DEGREES)					
	11-1/4	22-1/2	45	90	TEE	DEAD END
6"	1.0	2.5	4.5*	8.0	5.5	5.5
8"	2.0	4.0	7.5	14.0	10.0	10.0
10"	3.0	6.0	11.0	20.5	14.5	14.5
12"	4.0	8.0	16.0	29.0	20.5	20.5

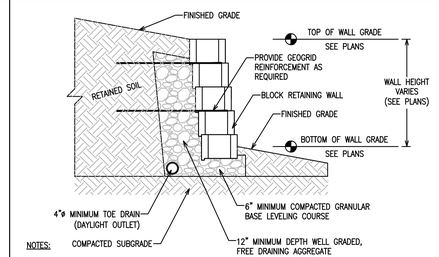
* 6"-45° BEND BEARING FACE CALCULATION:
Ab=T(Sf)/Sb=(2,862 LBS THRUST)(3 SAFETY FACTOR) = 4.3
(2,000 LB SOIL BEARING PRESSURE)



NOTES:

1. THRUST BLOCK CONCRETE SHALL BE PRECAST CONCRETE BLOCKING AND SHALL HAVE A MINIMUM OF 2,500 PSI STRENGTH AT 3 DAYS.
2. BEARING AREAS OF UNDISTURBED EARTH SHALL HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF.
3. BEARING AREA OF SOIL BASED ON 100 PSI WATER MAIN PRESSURE.
4. BLOCKING SHALL BE APPLIED FOR ALL TEES, PLUGS, CAPS & 11-1/4° OR MORE BENDS.
5. THRUST BLOCKS SHALL BE OF A CONCRETE MIX NOT LEANER THAN ONE PART CEMENT, TWO AND ONE-HALF PARTS SAND, AND FIVE PARTS STONE.
6. THRUST AT FITTINGS AT 100 PSI FOR BEARING FACE CALCULATIONS REFERENCED FROM NFPA 24 – TABLE A.10.8.2(a).

WATERMAIN THRUST BLOCK DETAIL



NOTES:

1. DETAIL PROVIDED FOR CROSS SECTION PURPOSES ONLY.
2. REFER TO PLANS FOR RETAINING WALL LOCATIONS AND ELEVATIONS.
3. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND CALCULATIONS SIGNED AND SEALED BY AN ILLINOIS LICENSED STRUCTURAL ENGINEER TO ENGINEER PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL INSTALL RETAINING WALL IN ACCORDANCE WITH APPROVED MANUFACTURER'S GUIDELINES AND SPECIFICATIONS.
5. CONTRACTOR SHALL PROVIDE RETAINING WALL MATERIAL SAMPLES TO THE OWNER, ARCHITECT AND/OR ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

BLOCK RETAINING WALL DETAIL

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DETAILS

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

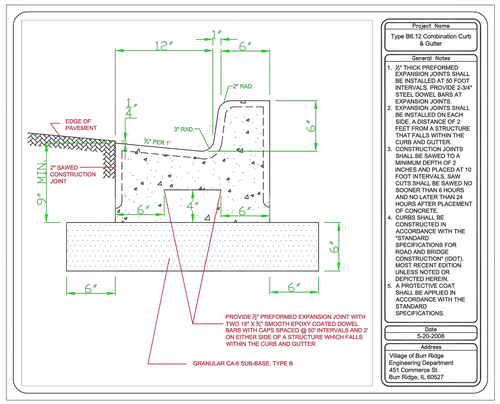
BRIDGE

G389b

N.T.S.

C9.0

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

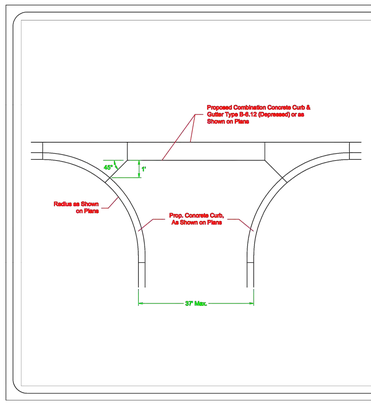


Project Name
Type B6.12 Combination Curb & Gutter

General Notes
1. ½" THICK PREFORMED EXPANSION JOINTS SHALL BE INSTALLED AT 60 FOOT INTERVALS. PROVIDE 2-3/4" STEEL DOWEL BARS AT EXPANSION JOINTS.
2. EXPANSION JOINTS SHALL BE INSTALLED ON EACH SIDE, A DISTANCE OF 2 FEET FROM A STRUCTURE THAT FALLS WITHIN THE CURB AND GUTTER.
3. CONSTRUCTION JOINTS SHALL BE SAWED TO A MINIMUM DEPTH OF 2 INCHES AND PLACED AT 10 FOOT INTERVALS. SAW CUTS SHALL BE SAWED NO SOONER THAN 4 HOURS AND NO LATER THAN 24 HOURS AFTER THE PLACEMENT OF CONCRETE.
4. CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (IDOT). MOST RECENT EDITION UNLESS NOTED OR DEPICTED HEREIN.
5. A PROTECTIVE COAT SHALL BE APPLIED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.

Date
5-20-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

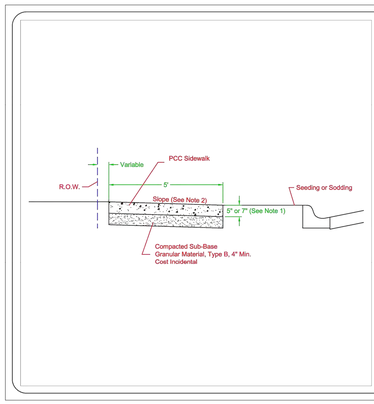


Project Name
Curb Detail, Commercial Entrance

General Notes

Date
6-13-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

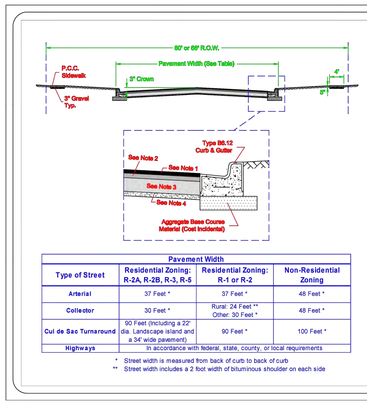


Project Name
P.C.C. Sidewalk Detail

General Notes
1. PROVIDE 7" (MIN.) THICKNESS THROUGH COMMERCIAL AND PRIVATE ENTRANCES. COST INCIDENTAL (SEE ARTICLE 424.04 OF STANDARD SPECIFICATIONS).
2. SLOPE OF SIDEWALK IS TO BE AT LEAST ¼" PER 1' AND NOT TO EXCEED ½" PER 1' UNLESS OTHERWISE INDICATED ON THE CROSS SECTIONS (DOWNSLOPE TOWARD THE STREET).

Date
6-10-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527



Pavement Width			
Type of Street	Residential Zoning: R-2A, R-2B, R-3, R-5	Residential Zoning: R-1 or R-2	Non-Residential Zoning
Arterial	37 Feet *	37 Feet *	48 Feet *
Collector	30 Feet *	Rural: 24 Feet ** Other: 30 Feet *	48 Feet *
Cul de Sac Turnaround	90 Feet (including a 22' dia. Landscape island and a 34' wide pavement)	90 Feet *	100 Feet *
Highways	In accordance with federal, state, county, or local requirements		

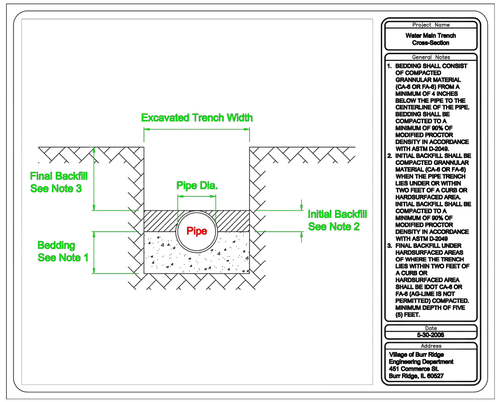
* Street width is measured from back of curb to back of curb
** Street width includes a 2 foot width of bituminous shoulder on each side

Project Name
Arterial, Collector and Non-Residential Streets: Bituminous Concrete (Typical Section)

General Notes
1. 1 ½" SURFACE, CLASS I, MIXTURE C5, TYPE 3
2. 2" BINDER, CLASS I, MIXTURE B, TYPE 2
3. 9 ½" BITUMINOUS BASE (MIN. M.S. OF 1700)
4. 3" CRUSHED LIMESTONE, TYPE CA-6

Date
6-13-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

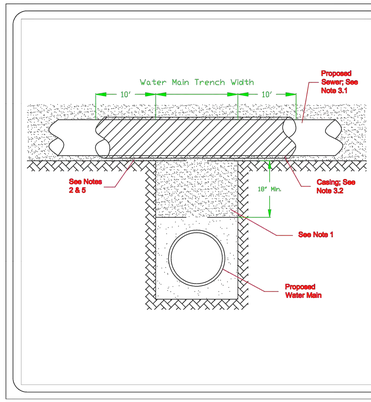


Project Name
Hydrant Typical Installation

General Notes
1. PROVIDE CONCRETE BASE & THRUST BLOCKING AGAINST UNDISTURBED EARTH. CONCRETE BASE & BLOCKING SHALL NOT BLOCK NOR OBSTRUCT HYDRANT DRAIN.
2. THE NOZZLES SHALL NOT BE CLOSER THAN 2 FEET FROM THE BACK OF CURB OR SIDEWALK.
3. ROD THE AUXILIARY VALVE TO THE TEE AND THE HYDRANT TO THE AUXILIARY VALVE.
4. ALL BELOW GRADE FACTORY INSTALLED BOLTS SHALL BE STAINLESS STEEL GRADE 304.

Date
6-13-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

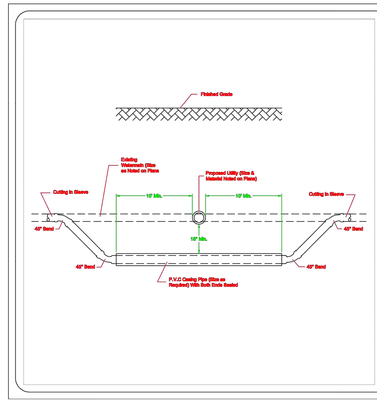


Project Name
Steel Casing Pipe (Typical Detail)

General Notes
1. USE STEEL CASING PIPE ½" THICK MIN. TO BE BORED AND JACKED. THE ENTIRE VOID SPACE BETWEEN CARRIER PIPE AND CASING PIPE SHALL BE FILLED AND COMPACTED WITH SAND OR PEA GRAVEL. BOTH ENDS OF CASING PIPE TO BE BRICKED AND MORTARED CLOSED.
2. AUGER PIT TO BE A MINIMUM OF 10' FROM BACK OF CURB. CASING PIPE TO EXTEND 10' MINIMUM BEYOND BACK OF CURB.

Date
6-6-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527



Project Name
Valve Vault

General Notes
1. PROVIDE SELECT GRANULAR BACKFILL CA-6 TO SUBGRADE WHEN IN PAVED AREAS.
2. ALL INTERIOR JOINTS SHALL BE DRESSED WITH NON-SHRINK MORTAR.
3. 4"-8" VALVES SHALL BE IN 4' DIAMETER VAULTS. 10" AND LARGER VALVES SHALL BE IN 5' VAULTS.

Date
6-3-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

Project Name
Water Cover Special Lettered R-1712 HDSI

General Notes
1. WATER COVER IS TO BE COMPOSED OF HEAVY DUTY MATERIAL ASTM A48 CL 35, WITH MACHINED BEARING SURFACE.
2. COVER WEIGHT: 128 LBS

Date
6-13-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

Project Name
Water Main Trench Cross-Section

General Notes
1. BEDDING SHALL CONSIST OF COMPACTED GRANULAR MATERIAL (CA-6 OR FA-6) FROM A MINIMUM OF 4 INCHES BELOW THE PIPE TO THE CENTERLINE OF THE PIPE. BEDDING SHALL BE COMPACTED TO A MINIMUM OF 90% OF MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM D-2049.
2. INITIAL BACKFILL SHALL BE COMPACTED GRANULAR MATERIAL (CA-6 OR FA-6) WHEN THE PIPE TRENCH LIES UNDER OR WITHIN TWO FEET OF A CURB OR HARDSURFACED AREA. INITIAL BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 90% OF MODIFIED PROCTOR DENSITY IN ACCORDANCE WITH ASTM D-2049
3. FINAL BACKFILL UNDER HARDSURFACED AREAS OF WHERE THE TRENCH LIES WITHIN TWO FEET OF A CURB OR HARDSURFACED AREA, SHALL BE IDOT CA-6 OR FA-6 (AG-LIME IS NOT PERMITTED) COMPACTED. MINIMUM DEPTH OF FIVE (5) FEET.

Date
5-30-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

Project Name
Water Vertical Separation Requirements

General Notes
1. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE IT WITHIN THE WIDTH OF THE EXISTING SEWER TRENCH AND REPLACE IT WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT IT.
2. CMT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE FOOT ABOVE THE TOP OF PIPE AND USE SELECT EXCAVATED MATERIAL, CLASS IV) AND COMPACT FOR 10 FEET ON EITHER SIDE OF WATER MAIN.
3. 3.1. CONSTRUCT 10 FEET OF PROPOSED SEWER OF WATER MAIN MATERIAL AND PRESSURE TEST.
3.2. USE 10 FEET OF CASING PIPE FOR PROPOSED SEWER AND SEAL ENDS OF CASING.
4. POINT LOADS SHALL NOT BE ALLOWED BETWEEN SEWER OR SEWER CASING AND WATER MAIN.
5. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.
6. CLASS IV MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.

Date
5-30-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

Project Name
Watermain Adjustment Detail

General Notes
MECHANICAL JOINT FITTING WITH LUGS SHALL BE INSTALLED AND FASTENED TOGETHER WITH THE NECESSARY SOCKET CLAMPS AND COUPLINGS AND 3/4" MALLEABLE IRON RODS (2 PER APPLICATION).

Date
6-6-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

DETAILS

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

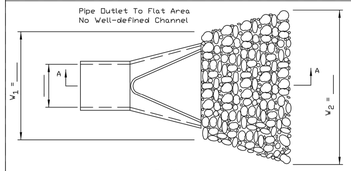
N.T.S.

C9.1

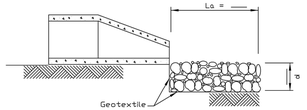
COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

PIPE OUTLET TO FLAT AREA

Pipe Outlet To Flat Area
No Well-defined Channel



PLAN



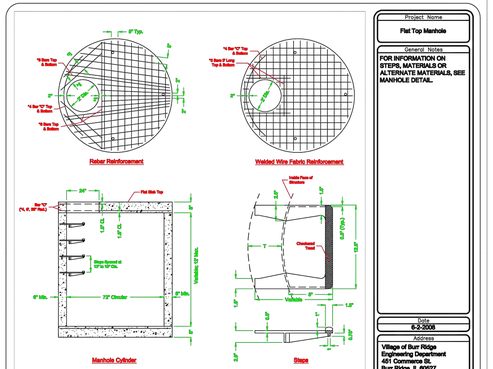
SECTION A-A

NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table I or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR _____, Quality _____.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE
Project
Designed _____ Date
Checked _____ Date
Approved _____ Date

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-610
SHEET 1 OF 1
DATE 9-15-93

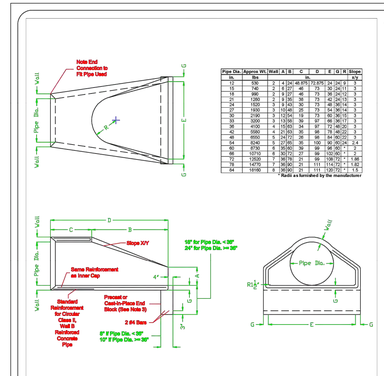


Project Name
Flat Top Manhole

General Notes
FOR INFORMATION ON STEPS, MATERIALS OR ALTERNATE MATERIALS, SEE MANHOLE DETAIL.

Date
6-2-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527



Pipe Dia.	Approx Wt.	Wall	A	B	C	D	E	G	Slope
12	536	2	4	24	48	72	24	24	6
15	670	2	4	24	48	72	24	24	6
18	960	2	5	27	48	75	24	24	6
21	1260	2	5	30	48	78	24	24	6
24	1520	2	6	30	48	78	24	24	6
27	1930	2	10	45	72	114	36	36	6
30	2400	2	10	45	72	114	36	36	6
33	3000	2	10	45	72	114	36	36	6
36	4100	2	10	45	72	114	36	36	6
42	5560	2	10	45	72	114	36	36	6
48	6540	2	10	45	72	114	36	36	6
54	8760	2	10	45	72	114	36	36	6
60	10710	2	10	45	72	114	36	36	6
66	12870	2	10	45	72	114	36	36	6
72	14700	2	10	45	72	114	36	36	6
84	19190	2	10	45	72	114	36	36	6

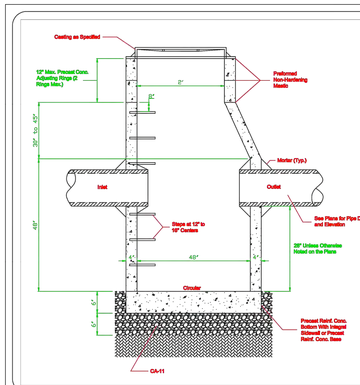
*Radii as furnished by the manufacturer

Project Name
Precast Concrete Flared End Section

General Notes
1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF A A S H T O M-170 CLASS III, WALL B REINFORCED CONCRETE PIPE.
2. PRECAST CONCRETE FLARED END SECTION FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON THE DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
3. THE END BLOCK SHALL BE PLACED PRIOR TO THE INSTALLATION OF THE FLARED END SECTION. THE END BLOCK SHALL BE BACKFILLED IN ACCORDANCE WITH ART. 502.10 OF THE STANDARD SPECIFICATIONS, COST INCIDENTAL TO END SECTION.
4. ALL FLARED END SECTIONS 12" AND LARGER SHALL PROVIDE A PROTECTIVE GRATE.

Date
5-30-2006

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

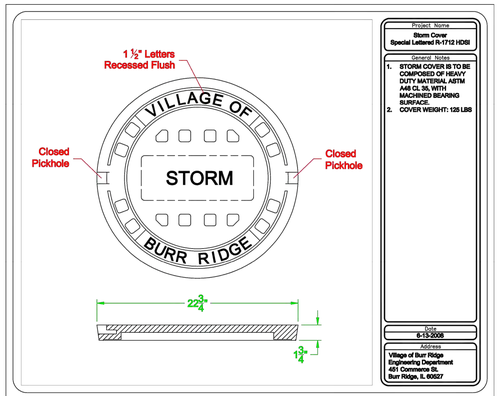


Project Name
Catch Basin Type D

General Notes
1. PROVIDE SELECT GRANULAR BACKFILL CA-6 TO SUBGRADE WHEN IN PAVED AREAS.
2. ALL INTERIOR JOINTS SHALL BE DRESSED WITH NON-SHRINK MORTAR.

Date
5-20-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

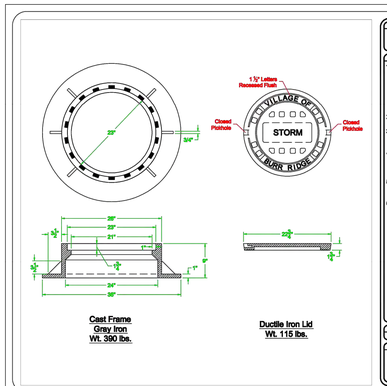


Project Name
Storm Cover Special Lettered R-1712 HDSI

General Notes
1. STORM COVER IS TO BE COMPOSED OF HEAVY DUTY MATERIAL, ASTM A48 CL 35, WITH MACHINED BEARING SURFACE.
2. COVER WEIGHT: 125 LBS

Date
6-13-2006

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

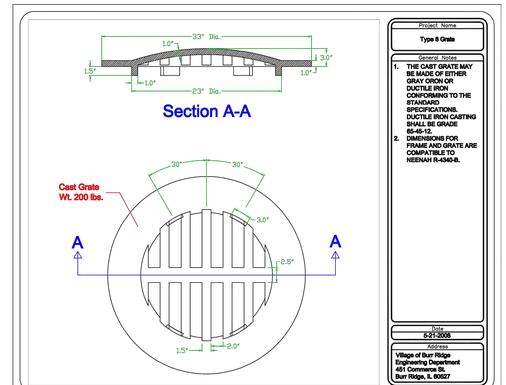


Project Name
Type 1 Frame & Lid

General Notes
1. DUCTILE IRON CASTING SHALL BE GRADE 65-45-12 AND SHALL BE TESTED IN ACCORDANCE WITH FED/RAL SPECIFICATIONS.
2. ALL LIDS AND COVERS SHALL BE MACHINED.
3. MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
4. AS AN ALTERNATE TO DUCTILE IRON LID, GRAY IRON MAY BE USED.
5. MINIMUM WEIGHTS FOR THE CASTING AS SHOWN. DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN *1050 SD OR NEENAH *R-1712.

Date
6-13-2006

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

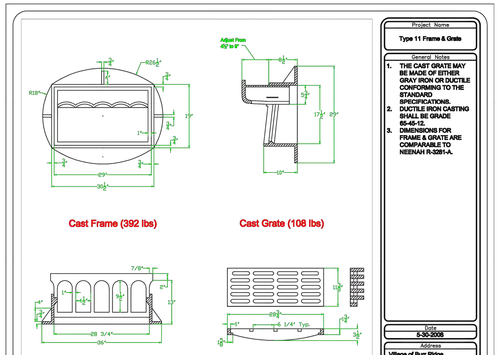


Project Name
Type 6 Grate

General Notes
1. THE CAST GRATE MAY BE MADE OF EITHER GRAY CIRON OR DUCTILE IRON CONFORMING TO THE STANDARD SPECIFICATIONS, DUCTILE IRON CASTING SHALL BE GRADE 65-45-12.
2. DIMENSIONS FOR FRAME AND GRATE ARE COMPATIBLE TO NEENAH R-4340-B.

Date
5-21-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

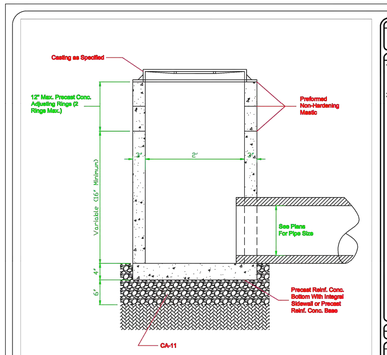


Project Name
Type 11 Frame & Grate

General Notes
1. THE CAST GRATE MAY BE MADE OF EITHER GRAY IRON OR DUCTILE CONFORMING TO THE STANDARD SPECIFICATIONS.
2. DUCTILE IRON CASTING SHALL BE GRADE 65-45-12.
3. DIMENSIONS FOR FRAME & GRATE ARE COMPARABLE TO NEENAH R-3281-A.

Date
5-30-2006

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

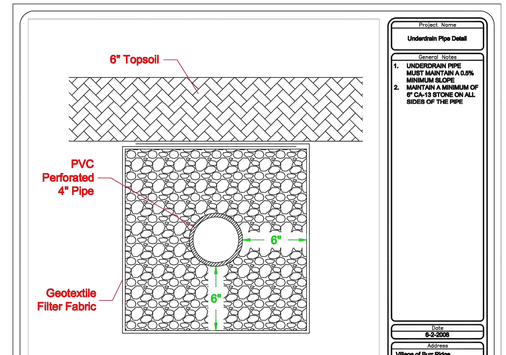


Project Name
Type A Inlet

General Notes
1. PROVIDE SELECT GRANULAR BACKFILL CA-6 TO SUBGRADE WHEN IN PAVED AREAS.
2. ALL INTERIOR JOINTS SHALL BE DRESSED WITH NON-SHRINK MORTAR.

Date
5-20-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527



Project Name
Underdrain Pipe Detail

General Notes
1. UNDERDRAIN PIPE MUST MAINTAIN A 0.5% MINIMUM SLOPE
2. MAINTAIN A MINIMUM OF 6" CA-13 STONE ON ALL SIDES OF THE PIPE

Date
6-2-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

DETAILS

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd. Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

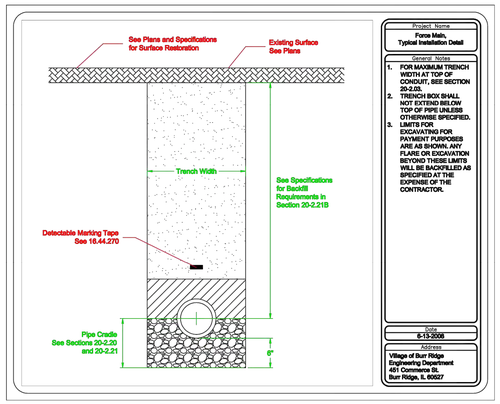
BRIDGE

G389b

N.T.S.

C9.2

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

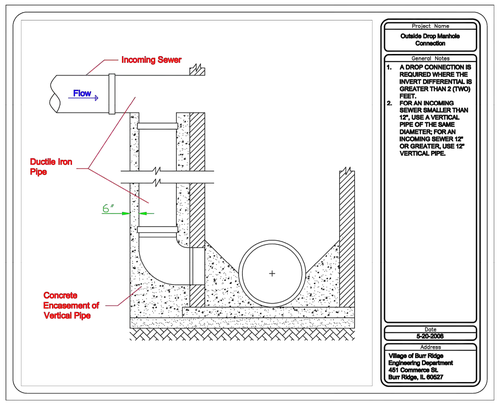


Project Name
Force Main, Typical Installation Detail

General Notes
1. FOR MAXIMUM TRENCH WIDTH AT TOP OF CONDUIT, SEE SECTION 20-2.03.
2. TRENCH BOX SHALL NOT EXTEND BELOW TOP OF PIPE UNLESS OTHERWISE SPECIFIED.
3. LIMITS FOR EXCAVATING FOR PAYMENT PURPOSES ARE AS SHOWN, ANY FLARE OR EXCAVATION BEYOND THESE LIMITS WILL BE BACKFILLED AS SPECIFIED AT THE EXPENSE OF THE CONTRACTOR.

Date
5-13-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

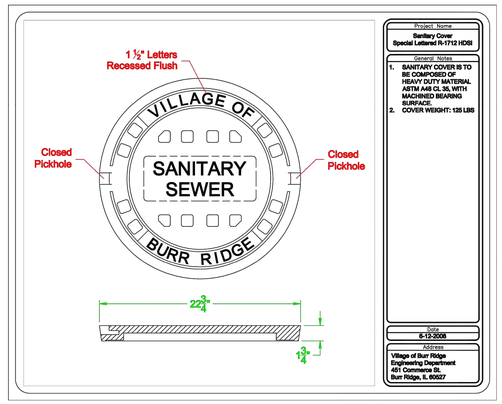


Project Name
Outside Drop Manhole Connection

General Notes
1. A DROP CONNECTION IS REQUIRED WHERE THE INVERT DIFFERENTIAL IS GREATER THAN 2 (TWO) FEET.
2. FOR AN INCOMING SEWER SMALLER THAN 12", USE A VERTICAL PIPE OF THE SAME DIAMETER; FOR AN INCOMING SEWER 12" OR GREATER, USE 12" VERTICAL PIPE.

Date
5-20-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

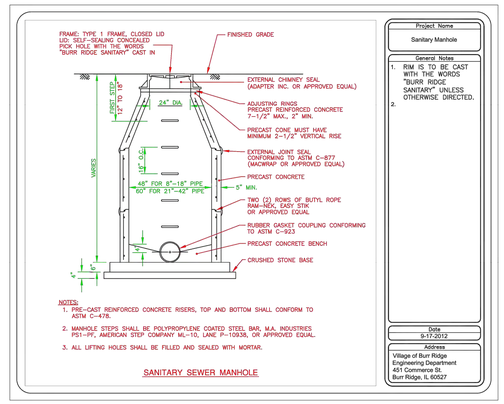


Project Name
Sanitary Cover Special Lettered N-1712 HDB

General Notes
1. SANITARY COVER IS TO BE COMPOSED OF HEAVY DUTY MATERIAL ASTM A48 CL 35, WITH MACHINED BEARING SURFACE.
2. COVER WEIGHT: 125 LBS

Date
5-12-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527



SANITARY SEWER MANHOLE

Project Name
Sanitary Manhole

General Notes
1. RIM IS TO BE CAST WITH THE WORDS "BURR RIDGE SANITARY" UNLESS OTHERWISE DIRECTED.
2.

Date
9-17-2012

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

Project Name
Sanitary Service

General Notes
1. ALL SERVICES SHALL BE REFERENCED BY THE CONTRACTOR TO THE NEAREST DOWNSTREAM MANHOLE AND SUCH INFORMATION SHALL BE FURNISHED TO THE ENGINEER FOR HIS USE IN PREPARING "AS BUILT" PLANS.
2. ALL SEWER SERVICES SHALL TERMINATE AT A POINT TEN (10) FEET INTO THE LOT, AT THE UPPER END OF THE SEWER SERVICE, A BRICK SHALL BE PLACED AT THE FLOWLINE DEPTH OF THE PIPE AND A 4" X 4" YELLOW PINE POST SHALL BE SET UPON THE BRICK TO EXTEND FROM THE BOTTOM OF THE TRENCH TO 3 FEET ABOVE THE SURFACE.
3. NO SADDLE TAPS ARE ALLOWED; ALL SERVICES TO EXISTING SEWERS SHALL BE CUT-IN WYE OR TEE.

Date
5-20-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

Project Name
Sanitary Sewer Trench Cross-Section

General Notes
1. FOUNDATION IS REQUIRED WHEN DEEMED NECESSARY BY THE ENGINEER.
2. BEDDING SHALL CONFORM TO IDOT GRADATION CA-7 OR CA-11 IN ACCORDANCE WITH ASTM 2321 CLASS 1. THICKNESS SHALL BE EQUAL TO ⅛ OF PIPE DIAMETER BUT SHALL NOT BE LESS THAN 4" IN EARTH EXCAVATION AND 8" IN ROCK EXCAVATION, COMPACTED.
3. HAUNCHING SHALL BE IDOT CA-7 OR CA-11 IN ACCORDANCE WITH ASTW 2321 CLASS 1, COMPACTED.
4. INITIAL BACKFILL SHALL BE IDOT CA-6 OR CA-11 IN ACCORDANCE WITH ASTM 2321 CLASS 1 COMPACTED TO A MINIMUM COVER OF 12".
5. FINAL BACKFILL UNDER HARDSURFACED AREAS SHALL BE IDOT CA-6 OR FA-6 (AG-LIME IS NOT PERMITTED) COMPACTED IN 8"-9" LIFTS TO 95% MODIFIED PROCTOR DENSITY PER ASTM D-1557.

Date
5-21-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

Project Name
Sanitary Sewer Vertical Separation Requirements

General Notes
1. OMIT SELECT GRANULAR CRADLE AND GRANULAR BACKFILL TO ONE (1) FOOT OVER THE 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 IT WITHIN THE WIDTH OF THE EXISTING SEWER LINES TRENCH AND REPLACE IT WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT IT.
3. CLASS IV MATERIAL TO BE COMPACTED TO 95% OF STANDARD PROCTOR MAXIMUM DENSITY.

Date
5-21-2008

Address
Village of Burr Ridge
Engineering Department
451 Commerce St.
Burr Ridge, IL 60527

DETAILS

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

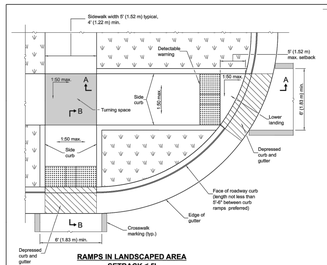
BRIDGE

G389b

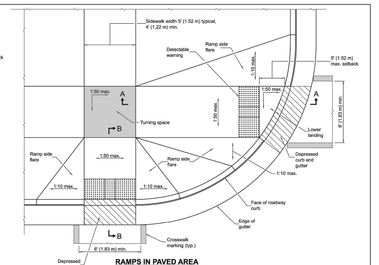
N.T.S.

C9.3

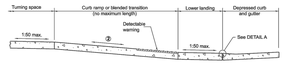
COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.



RAMPS IN LANDSCAPED AREA SETBACK ≤ 5'

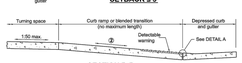


RAMPS IN PAVED AREA SETBACK ≤ 5'



SECTION A-A

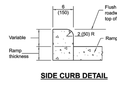
② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



SECTION B-B

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

DETAIL A



SIDE CURB DETAIL

Illinois Department of Transportation
APPROVED _____ (Bureau Chief) 2019
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ (Bureau Chief) 2019
ENGINEER OF BRIDGES AND STRUCTURES
STATE STANDARD

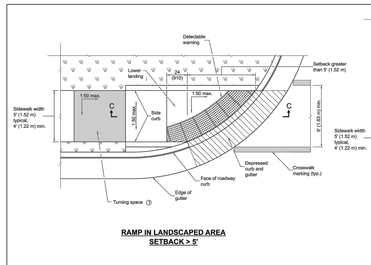
See Sheet 2 for GENERAL NOTES.

DATE	REVISIONS
1-1-19	Removed "18-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

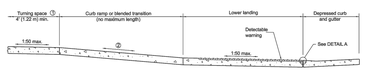
(Sheet 1 of 2)

STANDARD 424001-11



RAMP IN LANDSCAPED AREA SETBACK > 5'

RAMP IN PAVED AREA SETBACK > 5'



SECTION C-C

① This turning space not required for blended transitions.

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

Illinois Department of Transportation
APPROVED _____ (Bureau Chief) 2019
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ (Bureau Chief) 2019
ENGINEER OF BRIDGES AND STRUCTURES
STATE STANDARD

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1.50 maximum slope is shown, 1.64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

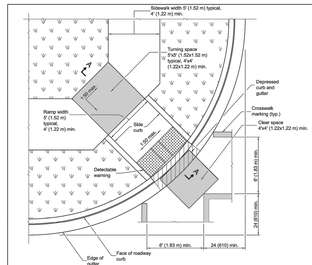
All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-19	Removed upper landing, added blended transitions and detectable warning tolerances.
1-1-18	Omitted diagonal slope at turning spaces and lower landings.

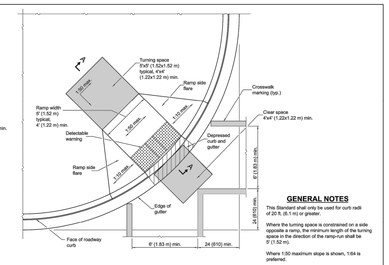
PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

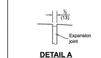
STANDARD 424001-11



RAMP IN LANDSCAPED AREA



RAMP IN PAVED AREA



DETAIL A

SECTION A-A

② The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

SIDE CURB DETAIL

Illinois Department of Transportation
APPROVED _____ (Bureau Chief) 2019
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ (Bureau Chief) 2019
ENGINEER OF BRIDGES AND STRUCTURES
STATE STANDARD

GENERAL NOTES

This Standard shall only be used for curb radii of 20 ft. (6.1 m) or greater.

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1.50 maximum slope is shown, 1.64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

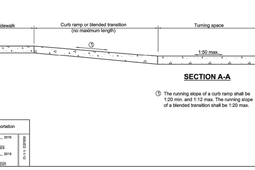
See Standard 606001 for details of depressed curb adjacent to curb ramp.

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

DATE	REVISIONS
1-1-21	Clarified minimum crosswalk width and locations.
1-1-19	Removed "18-foot rule", added "blended transitions" and placement tolerances for detectable warnings.

DIAGONAL CURB RAMPS FOR SIDEWALKS

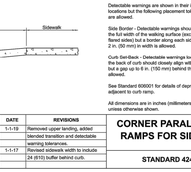
STANDARD 424006-05



CORNER PARALLEL CURB RAMP

SECTION A-A

③ The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.



SECTION B-B

SIDE CURB DETAIL

DETAIL A

Illinois Department of Transportation
APPROVED _____ (Bureau Chief) 2019
ENGINEER OF POLICY AND PROCEDURES
APPROVED _____ (Bureau Chief) 2019
ENGINEER OF BRIDGES AND STRUCTURES
STATE STANDARD

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where the turning space is constrained on a side opposite a ramp, the minimum length of the turning space in the direction of the ramp-run shall be 5' (1.52 m).

Where 1.50 maximum slope is shown, 1.64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

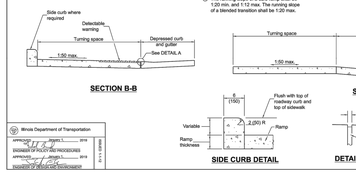
See Standard 606001 for details of depressed curb adjacent to curb ramp.

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

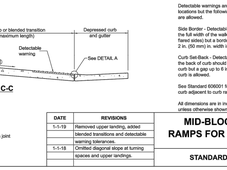
DATE	REVISIONS
1-1-19	Removed upper landing, added blended transition and detectable warning tolerance.
1-1-17	Revised sidewalk width to include 24 (610) buffer behind curb.

CORNER PARALLEL CURB RAMPS FOR SIDEWALKS

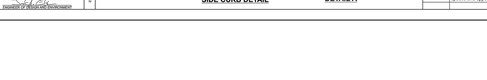
STANDARD 424011-04



PARALLEL MID-BLOCK CURB RAMP



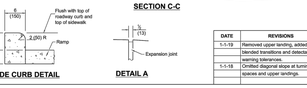
PERPENDICULAR MID-BLOCK CURB RAMP



SECTION A-A

③ The running slope of a curb ramp shall be 1:20 min. and 1:12 max. The running slope of a blended transition shall be 1:20 max.

SECTION B-B



SECTION C-C

SIDE CURB DETAIL

DETAIL A

DATE	REVISIONS
1-1-19	Removed upper landing, added blended transitions and detectable warning tolerances.
1-1-18	Omitted diagonal slope at turning spaces and upper landings.

MID-BLOCK CURB RAMPS FOR SIDEWALKS

STANDARD 424016-05

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

DETAILS

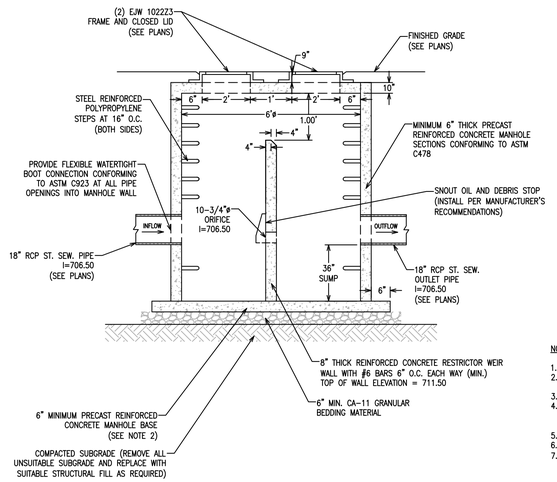
JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

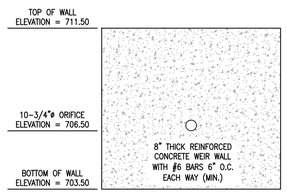
BRIDGE

G389b

N.T.S.

C9.4



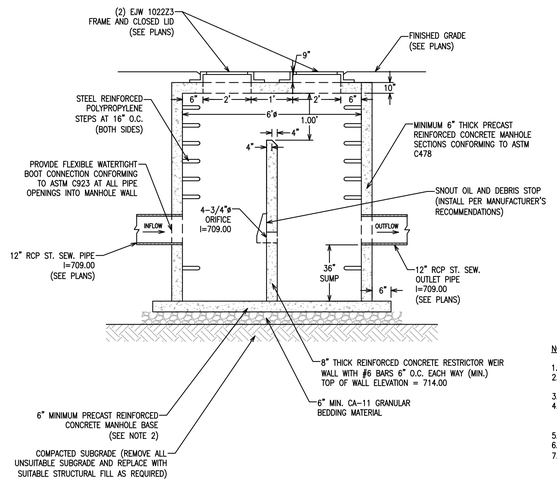


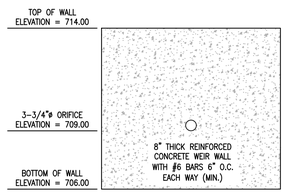
RESTRICTOR WEIR WALL

NOTES:

1. SEE PLANS FOR OUTLET CONTROL STRUCTURE LOCATION AND ORIENTATION.
2. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
3. MANHOLE BARREL SECTIONS SHALL BE TONGUE AND GROOVE TYPE
4. CONTINUOUS LAYER OF NON-HARDENING, PREFORMED, BITUMINOUS, MASTIC MATERIAL (RAMNEK OR APPROVED EQUAL) SHALL BE APPLIED TO EACH MANHOLE JOINT TO PREVENT INFLOW.
5. ALL INTERIOR MANHOLE JOINTS SHALL BE MORTARED WITH HYDRAULIC CEMENT
6. FLAT-TOP REINFORCED CONCRETE SLAB SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING.
7. PRECAST CONCRETE ADJUSTING RINGS SHALL CONFORM TO ASTM C39 (COMPRESSIVE STRENGTH TEST). MAXIMUM ALLOWABLE HEIGHT FOR ADJUSTING RINGS SHALL BE 8".

RESTRICTOR CATCH BASIN #1 DETAIL



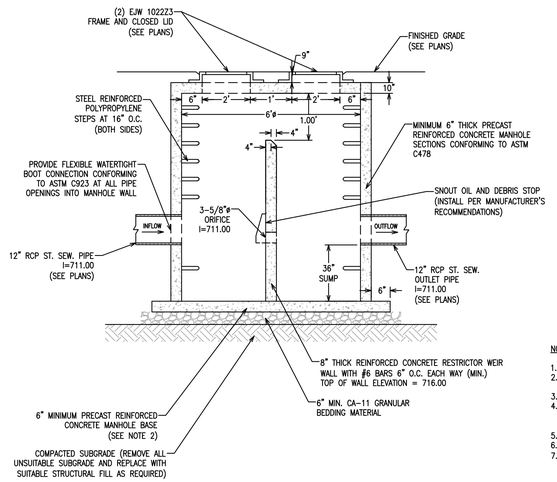


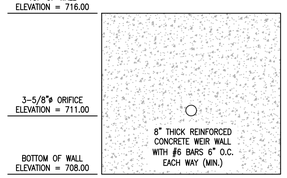
RESTRICTOR WEIR WALL

NOTES:

1. SEE PLANS FOR OUTLET CONTROL STRUCTURE LOCATION AND ORIENTATION.
2. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
3. MANHOLE BARREL SECTIONS SHALL BE TONGUE AND GROOVE TYPE
4. CONTINUOUS LAYER OF NON-HARDENING, PREFORMED, BITUMINOUS, MASTIC MATERIAL (RAMNEK OR APPROVED EQUAL) SHALL BE APPLIED TO EACH MANHOLE JOINT TO PREVENT INFLOW.
5. ALL INTERIOR MANHOLE JOINTS SHALL BE MORTARED WITH HYDRAULIC CEMENT
6. FLAT-TOP REINFORCED CONCRETE SLAB SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING.
7. PRECAST CONCRETE ADJUSTING RINGS SHALL CONFORM TO ASTM C39 (COMPRESSIVE STRENGTH TEST). MAXIMUM ALLOWABLE HEIGHT FOR ADJUSTING RINGS SHALL BE 8".

RESTRICTOR CATCH BASIN #2 DETAIL



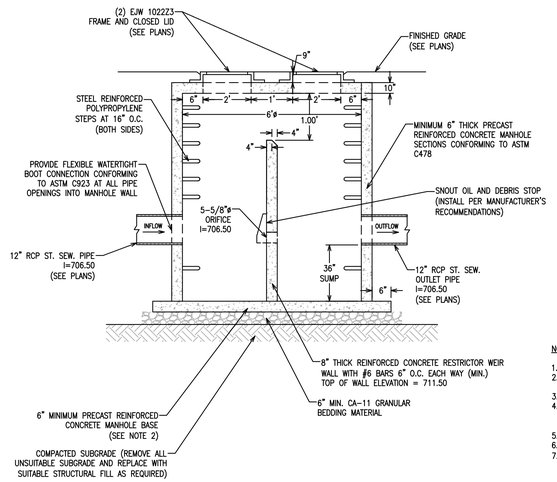


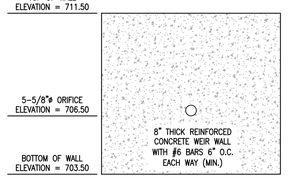
RESTRICTOR WEIR WALL

NOTES:

1. SEE PLANS FOR OUTLET CONTROL STRUCTURE LOCATION AND ORIENTATION.
2. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
3. MANHOLE BARREL SECTIONS SHALL BE TONGUE AND GROOVE TYPE
4. CONTINUOUS LAYER OF NON-HARDENING, PREFORMED, BITUMINOUS, MASTIC MATERIAL (RAMNEK OR APPROVED EQUAL) SHALL BE APPLIED TO EACH MANHOLE JOINT TO PREVENT INFLOW.
5. ALL INTERIOR MANHOLE JOINTS SHALL BE MORTARED WITH HYDRAULIC CEMENT
6. FLAT-TOP REINFORCED CONCRETE SLAB SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING.
7. PRECAST CONCRETE ADJUSTING RINGS SHALL CONFORM TO ASTM C39 (COMPRESSIVE STRENGTH TEST). MAXIMUM ALLOWABLE HEIGHT FOR ADJUSTING RINGS SHALL BE 8".

RESTRICTOR CATCH BASIN #3 DETAIL





RESTRICTOR WEIR WALL

NOTES:

1. SEE PLANS FOR OUTLET CONTROL STRUCTURE LOCATION AND ORIENTATION.
2. PRECAST REINFORCED MONOLITHIC CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALLS CAN BE SUBSTITUTED IN PLACE OF THE CONCRETE BOTTOM SLAB DESIGN SHOWN.
3. MANHOLE BARREL SECTIONS SHALL BE TONGUE AND GROOVE TYPE
4. CONTINUOUS LAYER OF NON-HARDENING, PREFORMED, BITUMINOUS, MASTIC MATERIAL (RAMNEK OR APPROVED EQUAL) SHALL BE APPLIED TO EACH MANHOLE JOINT TO PREVENT INFLOW.
5. ALL INTERIOR MANHOLE JOINTS SHALL BE MORTARED WITH HYDRAULIC CEMENT
6. FLAT-TOP REINFORCED CONCRETE SLAB SHALL BE DESIGNED FOR HS-20 TRAFFIC LOADING.
7. PRECAST CONCRETE ADJUSTING RINGS SHALL CONFORM TO ASTM C39 (COMPRESSIVE STRENGTH TEST). MAXIMUM ALLOWABLE HEIGHT FOR ADJUSTING RINGS SHALL BE 8".

RESTRICTOR CATCH BASIN #4 DETAIL

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

DETAILS

SITE IMPROVEMENT PLANS FOR CNH REDEVELOPMENT
BRIDGE INDUSTRIAL
BURR RIDGE, ILLINOIS

NO.	DESCRIPTION	DATE
1	PRELIMINARY ENGINEERING	9/13/24

JACOB & HEFNER ASSOCIATES
1333 Butterfield Rd, Suite 300, Downers Grove, IL 60515
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

BRIDGE

G389b

N.T.S.

C9.5

GENERAL NOTES

1. ALL PAVING AND RELATED CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO AND IN ACCORDANCE WITH THE LATEST EDITION OF THE SUBDIVISION REGULATIONS OF THE MUNICIPALITY. IN CASE OF CONFLICT, THE MORE STRINGENT CODE SHALL TAKE PRECEDENCE.

2. ALL STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION, AND IN ACCORDANCE WITH THE CURRENT SUBDIVISION REGULATIONS OF THE MUNICIPALITY UNLESS OTHERWISE NOTED ON THE PLANS.

3. 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 THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

4. 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 PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 1-800-892-0123, AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

5. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION." PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO 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 SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS 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.

6. NOTIFICATION OF COMMENCING CONSTRUCTION

   6.1. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE 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, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. A PRE-CONSTRUCTION CONFERENCE SHALL BE HELD WITH THE VILLAGE AND ENGINEER PRIOR TO THE START OF CONSTRUCTION.

   6.2. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

7. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.

8. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

9. 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 AT CONTRACTOR'S COST.

10. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWER STRUCTURES ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER 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 VILLAGE UPON FINAL INSPECTION OF THE PROJECT. FINAL GRADES TO BE DETERMINED BY THE VILLAGE AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.

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

12. 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 HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

13. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN WIRE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED BY THE OWNER AND/OR PROJECT GOVERNING AUTHORITY.

14. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF 12 MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD.

15. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED BY THE OWNER AND MUNICIPALITY.

16. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND AND INSURANCE IN THE AMOUNT REQUIRED BY THE MUNICIPALITY GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY.

17. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO KNOWN 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 WITH LOCATIONS OF THE NEW CONSTRUCTION, JACOB AND HEFNER ASSOCIATES, INC. IS RESPONSIBLE TO RESOLVE THE CONFLICT. JACOB AND HEFNER ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE COST OF CONSTRUCTION.

18. OWNER SHALL OBTAIN EASEMENTS AND 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.

19. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK.

20. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB IN ACCORDANCE WITH OSHA REGULATIONS.

21. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, STAKES OR LATH SET BY SURVEYORS FOR CONSTRUCTION, 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 CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

22. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC AND PEDESTRIANS WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREET AND HIGHWAYS, LATEST EDITION AND IN CONFORMANCE WITH REGULATIONS OF THE MUNICIPALITY OR D.O.T.

23. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE VILLAGE. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE VILLAGE PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

24. 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.

25. 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.

26. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.

27. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

28. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE.

29. ALL CUTS OVER ONE-INCH IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER ONE-INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

30. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER AND WATER MAIN CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF AT LEAST ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

31. CONTRACTOR SHALL RECORD VIDEO OF THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS. A COPY OF THE VIDEO SHALL BE PROVIDED TO THE VILLAGE.

32. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE ALL UNDERGROUND UTILITIES WITHIN TWO FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, BUILDINGS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL BE DONE IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS. THE TRENCH BACKFILL MATERIAL SHALL CONSIST OF CRUSHED GRAVEL CONFORMING TO IDOT GRADATION CA-7.

33. WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE.

COPYRIGHT © 2024 JACOB & HEFNER ASSOCIATES, INC.

GENERAL NOTES (CONT.)

34. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHEREVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO STORM SEWERS. DAMAGE TO THE ROAD SUBGRADE OR LOT AREAS DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM WILL BE THE RESPONSIBILITY OF THE CONTRACTOR FLUSHING OR USING THE HYDRANT TO MAKE ALL NECESSARY REPAIRS AT HIS EXPENSE. THE CONTRACTOR SHALL PROVIDE ALL CONSTRUCTION WATER AT HIS EXPENSE.

35. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED THE CONTRACTOR SHALL PLACE EROSION CONTROL AT LOCATIONS SHOWN ON THE PLANS OR AS SELECTED IN THE FIELD BY THE ENGINEER. INLET PROTECTION (INLET BASKETS) SHALL BE INSTALLED IN EACH STRUCTURE AS SOON AS THE STRUCTURE INSTALLATION IS COMPLETE. THE PURPOSE OF THE EROSION CONTROL WILL BE TO MINIMIZE THE AMOUNT OF SILTATION, WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH ILLINOIS URBAN MANUAL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS ACCEPTABLE TO THE ENGINEER HAS BEEN DEVELOPED.

37. UPON PROJECT COMPLETION, THE CONTRACTOR SHALL PROVIDE FINAL RECORD DRAWINGS TO THE OWNER AND ENGINEER FOR REVIEW PRIOR TO ANY REQUEST FOR FINAL INSPECTION. AT A MINIMUM, THE RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, VERIFICATION OF ALL BUILDING PAD AND FINISHED FLOOR ELEVATIONS, ACCESSIBLE ROUTES AND ELEVATIONS, UTILITY RIM AND INVERT ELEVATIONS, SPOT GRADE ELEVATIONS, LOCATIONS OF ALL WATER SERVICE B-BOXES, SANITARY SEWER SERVICES, AND STORM SEWER SERVICES AND SHALL INCORPORATE ALL FIELD DESIGN CHANGES INCLUDING THOSE APPROVED BY THE OWNER, ENGINEER AND/OR PROJECT GOVERNING AUTHORITY. RECORD DRAWINGS SHALL BE PREPARED BY OR UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL LAND SURVEYOR.

38. RECORD DRAWINGS SHALL BE SUBMITTED TO THE VILLAGE AT THE COMPLETION OF THE PROJECT AND PRIOR TO ACCEPTING THE IMPROVEMENTS.

EARTHWORK

1. TOPSOIL EXCAVATION

   A. TOPSOIL, ORGANIC MATERIAL, OR ANY OTHER UNSUITABLE MATERIALS SHALL BE REMOVED FROM AREAS REQUIRING STRUCTURAL FILL.

   B. PLACEMENT OF EXCAVATED MATERIAL SHALL BE DESIGNATED BY THE OWNER FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED OR AS FILL IN THE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL.

   C. EXCESS MATERIALS NOT UTILIZED AS FILL OR NOT STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

2. EARTH EXCAVATION

   A. EXCAVATION OF EARTH AND OTHER MATERIALS, WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL SHALL BE WITHIN A TOLERANCE OF 0.05 FEET FOR PADS AND PAVEMENT, AT 0.1 FEET +/- OF THE PLAN SUBGRADE ELEVATIONS. THE +/- TOLERANCE WITHIN PAVEMENT AREAS UTILIZING EARTH MATERIALS SHALL "BALANCE" AS PART OF THE FINE GRADING OPERATION.

   B. PLACEMENT OF EARTH AND OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS WITHIN A TOLERANCE OF 0.1 FEET +/- THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS, NOT EXCEED EIGHT INCHES IN THICKNESS. THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE THE REQUIRED COMPACTION. EARTH MATERIAL MAY BE PLACED WITHIN THOSE AREAS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN THE PLAN SUBGRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, THE EARTH MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS. THE STRUCTURAL SUBGRADE AREA SHALL EXTEND TO THE ZONE OF INFLUENCE IN ALL FILL AREAS.

   C. COMPACTION OF THE EARTH AND OTHER SUITABLE MATERIALS SHALL BE TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR DRY DENSITY. THIS INCLUDES AREAS WITHIN PROPOSED PAVEMENT AND BUILDING PAD LOCATIONS, SIDEWALKS, ETC. IN NON-STRUCTURAL FILL AREAS, 90% TO 95% OF THE MODIFIED PROCTOR DRY DENSITY IS REQUIRED.

3. UNSUITABLE MATERIAL

   A. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION. IF IT IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION, IT SHALL BE REMOVED AND REPLACED WITH SELECT GRANULAR MATERIAL APPROVED BY THE SOILS ENGINEER. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

4. THE GRADING CONTRACTORS RESPONSIBILITIES

   A. MAINTAIN POSITIVE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

   B. SPREAD AND COMPACT UNIFORMLY ALL EXCESS TRENCH SPOIL, AS SPECIFIED, AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

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

   D. PROVIDE ADDITIONAL WATER TO DRY MATERIAL TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

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

   F. ACCOUNTABLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES" AS DESCRIBED ON THE PLANS. ALL CONTRACTORS SHALL COMPLY WITH THE SWPPP AND NPDES REQUIREMENTS.

   G. PERFORM LIME STABILIZATION OF THE SUBGRADE MATERIAL IF REQUIRED BY THE SOILS ENGINEER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE, AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO 14 TONS FOR PROOF ROLLING THE PAVEMENT SUBGRADE. PROOF ROLLING SHALL BE PERFORMED PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND BASE MATERIAL. THIS SHALL BE WITNESSED AND APPROVED BY THE MUNICIPAL ENGINEER AND OWNER.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING, SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL APPROVED BY THE SOILS CONSULTANT. PROOF ROLLING SHALL BE PERFORMED UNTIL THE SUBGRADE IS APPROVED BY THE MUNICIPAL ENGINEER, OWNER AND SOILS ENGINEER.

   C. THE WORK AREAS SHALL BE POSITIVELY DRAINED DURING CONSTRUCTION. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

PAVEMENT

1. FINE GRADING

   A. PRIOR TO THE CONSTRUCTION OF CURB AND GUTTER AND PLACEMENT OF THE BASE MATERIAL, THE STREETS SHALL BE FINE GRADED TO WITHIN 0.05 FEET OF FINAL SUBGRADE ELEVATION, TO A POINT TWO FEET BEYOND THE BACK OF CURB.

2. CURB AND GUTTER

   A. THE TYPE OF THE CURB AND GUTTER SHALL BE AS DETAILED ON THE ENGINEERING PLANS.

   B. THE CURBS SHALL BE BACKFILLED AFTER CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

   C. THE STONE COST UNDER THE CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL.

   D. DEPRESSED CURBS FOR DRIVEWAYS AND HANDICAPPED RAMPS SHALL BE INSTALLED PER THE PLANS AND IDOT STANDARDS.

3. CONCRETE PAVEMENT

   A. CONSTRUCTION JOINTS SHALL INCLUDE DOWELS PER "CONSTRUCTION JOINT TABLE" ALL DOWELS SHALL BE SMOOTH EPOXY COATED; GREASE ONE END.

   B. CONTRACTOR SHALL PROVIDE CONTRACTION JOINT 5' OFF OF FACE OF BUILDING.

   C. EXCEPT AT FIRST PANEL FROM THE FACE OF BUILDING, CONCRETE PANEL LENGTH SHALL NOT EXCEED ITS WIDTH BY MORE THAN 25%.

   D. CONTRACTION JOINTS SHALL BE CUT TO A DEPTH D/4 FOR CONVENTIONAL CONCRETE, OR D/3 FOR FIBER REINFORCED CONCRETE. WIDTH OF SAW-CUT SHALL BE PER JOINT SEALANT MATERIAL MANUFACTURER'S RECOMMENDATIONS.

   E. ALL JOINTS SHALL BE CAULKED
      -SIKASIL-728SL (SAWCUT JOINTS)
      -SIKAFLEX-1C/SL (EXPANSION JOINTS)
      -OR APPROVED EQUAL

   F. CURB & GUTTER WITHIN CONCRETE PAVEMENT AREAS SHALL BE MONOLITHICALLY POURED OR SHALL BE TIED TO THE FIRST PANEL.

DOWEL SIZE AND SPACING AT CONSTRUCTION JOINTS		
PAVEMENT DEPTH (INCH)	CONSTRUCTION JOINT DOWEL DIMENSIONS (INCH)	DOWEL SPACING C-C (INCH)
5 TO <6	3/4 x 10	12
6 TO <8	1 x 13	12
8 TO <10	1-1/4 x 15	12
10 TO 12	1-1/2 x 18	12

3. PAVEMENT

   A. THE PAVEMENT MATERIALS SHALL BE AS DETAILED ON THE ENGINEERING PLANS. DEPTHS SPECIFIED SHALL BE CONSIDERED THE MINIMUM COMPACTED THICKNESS.

4. GENERAL

   THE PAVING CONTRACTOR SHALL:

   A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.

   B. SWEEP CLEAN THE BINDER COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. ANY DAMAGE TO THE BINDER COURSE SHALL BE REPAIRED BY THE CONTRACTORS AT NO ADDITIONAL COST TO THE OWNER.

   C. PROVIDE CONSTRUCTION, EXPANSION AND CONTRACTION JOINTS FOR CURB AND GUTTER AND P.C.C. SIDEWALK PER IDOT STANDARDS AND MUNICIPAL STANDARDS.

   D. REMOVE ALL EXCESS MATERIALS AND DEBRIS. DISPOSE OF MATERIALS OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE LOCATIONS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE REMOVED AND REPLACED WITH GRANULAR MATERIAL APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THE SUBGRADE SHALL HAVE A MINIMUM IBR VALUE OF 3.0.

   B. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED AND AS REQUIRED. THICKNESS VERIFICATION WILL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

   C. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND VERIFICATION REQUIREMENTS CITED ABOVE.

6. METHOD OF MEASUREMENT

   A. CURB AND GUTTER AND BASE COURSE SHALL BE MEASURED IN THE FIELD BY THE CONTRACTOR. THE QUANTITIES SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION WHEN REQUESTED BY THE OWNER.

   B. WHEN REQUESTED BY THE OWNER, DOCUMENTATION FOR THE INSTALLED BASE COURSE, BITUMINOUS CONCRETE BINDER AND SURFACE COURSE, SHALL BE SUBMITTED TO THE ENGINEER FOR VERIFICATION AS REQUIRED BY THE MUNICIPALITY. WHERE DIRECTED, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE BITUMINOUS CONCRETE WITH A CORE DRILL TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED BY THE METHOD DESCRIBED IN THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION."

7. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND SAFE TRAFFIC MANAGEMENT WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," LATEST EDITION. THIS SHALL BE IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE OF THE MUNICIPALITY.

8. LONGITUDINAL JOINT CONSTRUCTION

   A. AS MANY LONGITUDINAL JOINTS AS PRACTICAL SHALL BE CLOSED AT THE END OF EACH DAY OF PAVING. A TACK COAT SHALL BE APPLIED TO THE "COLD" SIDE OF THE LONGITUDINAL JOINT PRIOR TO THE PLACEMENT OF THE HOT SIDE MAT.

   B. LONGITUDINAL JOINT CONSTRUCTION SHALL BE COMPLETED BEFORE THE "COLD" SIDE OF THE JOINT FALLS BELOW 200°F.

   C. IN THE EVENT THE TEMPERATURE OF THE "COLD" SIDE OF A JOINT FALLS BELOW 200°F PRIOR TO JOINT CONSTRUCTION COMPLETION, THE CONTRACTOR SHALL PERFORM THE FOLLOWING:

1. HEAT THE COLD SIDE JOINT TO 200°F EITHER BY MEANS OF A HAND TORCH OR AN INFRARED HEATER. THE CONTRACTOR SHALL AVOID BURNING THE ASPHALT DURING REHEATING.

2. APPLY TACK COAT TO THE REHEATED JOINT PRIOR TO ASPHALT PLACEMENT.

   D. THE CONTRACTOR SHALL OFFSET SURFACE COURSE JOINTS FROM BINDER COURSE JOINTS, WHEREVER PRACTICABLE.

9. LONGITUDINAL JOINT DENSITY SPECIFICATIONS

   A. COMPLETED LONGITUDINAL JOINTS SHALL BE ASSESSED BASED ON SECTION 1030 OF THE STANDARD SPECIFICATIONS AND THE "HOT MIX ASPHALT – DENSITY TESTING OF LONGITUDINAL JOINTS" (BDE) AS FOLLOWS:

      LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED AT EACH RANDOM DENSITY TEST LOCATION. LONGITUDINAL JOINT TESTING SHALL BE LOCATED AT A DISTANCE EQUAL TO THE LIFT THICKNESS OR A MINIMUM OF TWO INCHES FROM EACH PAVEMENT EDGE; I.E. FOR A FOUR INCH LIFT, THE NEAR EDGE OF THE DENSITY GAUGE OR CORE BARREL SHALL BE WITHIN FOUR INCHES FROM THE EDGE OF PAVEMENT. LONGITUDINAL JOINT DENSITY TESTING SHALL BE PERFORMED USING EITHER A CORRELATED NUCLEAR GAUGE OR CORES.

1. CONFINED EDGE: EACH CONFINED EDGE DENSITY TEST SHALL BE REPRESENTED BY A ONE MINUTE NUCLEAR DENSITY READING OR A CORE DENSITY. THE TESTING SHALL BE INCLUDED IN THE AVERAGE OF DENSITY READINGS OR CORE DENSITIES TAKEN ACROSS THE MAT, WHICH REPRESENTS THE INDIVIDUAL TEST.

2. UNCONFINED EDGE: EACH UNCONFINED EDGE JOINT DENSITY TEST SHALL BE REPRESENTED BY AN AVERAGE OF THREE, ONE MINUTE DENSITY READINGS OR A SINGLE CORE DENSITY AT THE GIVEN DENSITY TEST LOCATION. THE TESTING SHALL MEET THE DENSITY REQUIREMENTS SPECIFIED HEREIN. THE THREE, ONE MINUTE READINGS SHALL BE SPACED TEN FEET APART LONGITUDINALLY ALONG THE UNCONFINED PAVEMENT EDGE AND CENTERED AT THE RANDOM DENSITY TEST LOCATION.

DENSITY CONTROL LIMITS TABLE

MIXTURE COMPOSITION	PARAMETER	INDIVIDUAL TEST (INCLUDES CONFINED EDGES)	UNCONFINED EDGE JOINT DENSITY MINIMUM
IL-9.5, IL12.5	Ndesign >= 90	92.