

Created: 8/9/2023
Last revised: 11/3/2023

**PROPERTY ADDRESS:
27W280 BAUER ROAD
NAPERVILLE, IL 60563**

**P.I.N.S.
07-12-226-002
07-12-209-022**

**RETURN TO/PREPARED BY:
CITY OF NAPERVILLE
CITY CLERK'S OFFICE/
COMMUNITY SERVICES DEPARTMENT
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540**

ANNEXATION AGREEMENT
FOR MILL AND BAUER TOWNHOMES

THIS ANNEXATION AGREEMENT (“**Agreement**”) is entered into this ____ day of _____, 20____ (insert date of signature of the Mayor which shall be the “**EFFECTIVE DATE**”) between the CITY OF NAPERVILLE, an Illinois municipal corporation and home rule unit of local government under the statutes and Constitution of the State of Illinois, with offices at 400 South Eagle Street, Naperville, Illinois 60540, (hereinafter referred to as the “**CITY**”) and Mill and Bauer, LLC with offices at 552 S. Washington Street, Suite 224, Naperville, IL 60540 (hereinafter referred to as the “**OWNER AND DEVELOPER**”). CITY and OWNER AND DEVELOPER are together hereinafter referred to as the “**parties**” and sometimes individually as “**party**”.

RECITALS

1. **WHEREAS**, the OWNER AND DEVELOPER is the owner of record of all of the real property described in **EXHIBIT A**, which property is contiguous to the CITY and not within the corporate limits of any municipality (hereinafter referred to as the “**SUBJECT PROPERTY**”); and

2. **WHEREAS**, the OWNER AND DEVELOPER has signed and filed a Petition for Annexation and Zoning with the Naperville City Clerk for the SUBJECT PROPERTY; and

3. **WHEREAS**, all notices, publications, public hearings and all other matters attendant to such Petition for Annexation and Zoning, have been given, held or performed as required by statute or the CITY'S ordinances, regulations, and procedures; and

4. **WHEREAS**, the CITY'S corporate authorities have considered the annexation of the SUBJECT PROPERTY and have determined the Petition for Annexation and Zoning to be in order; and

5. **WHEREAS**, the OWNER AND DEVELOPER propose that the SUBJECT PROPERTY be developed pursuant to the zoning classification(s) specified in the CITY'S Zoning Ordinance, and the terms and conditions set forth and referenced herein; and

6. **WHEREAS**, in addition to the matters specified above, the parties hereto have considered all other matters and hereby agree that the development of the SUBJECT PROPERTY for the uses permitted in the TU Transitional Use District of the CITY'S Zoning Ordinance and in accordance with the terms and conditions of this Agreement will inure to the benefit and improvement of the CITY and its residents, will promote the CITY'S sound planning and development, and will otherwise enhance and promote the general welfare of the CITY'S residents; and

7. **WHEREAS**, the CITY and the OWNER AND DEVELOPER have determined that the development of the SUBJECT PROPERTY should proceed as conveniently as possible and be subject to the ordinances, codes and regulations of the CITY, now in force and effect and as amended from time to time, unless specifically amended as part of the special terms and conditions contained in this Agreement.

NOW THEREFORE, in consideration of the premises and the mutual promises contained herein, the parties agree that:

GENERAL CONDITIONS FOR
THE ANNEXATION OF THE SUBJECT PROPERTY

G1.0 RECITALS.

G1.1 The above-stated Recitals are a material part of this Agreement and are hereby incorporated in this Subsection G1.1 by reference.

G2.0 ANNEXATION AND ZONING.

G2.1 The SUBJECT PROPERTY shall be zoned as set forth in the Recitals and in the Special Conditions below.

G2.2 If this Agreement and the Ordinance approving this Agreement, and those ordinances pertaining to the SUBJECT PROPERTY which were approved by the CITY concurrently with this Agreement, are not recorded with the Office of the Recorder in the county in which the SUBJECT PROPERTY is located within the timeframe set forth in said Ordinance and ordinances, said Ordinance and ordinances, and all exhibits thereto, including but not limited to this Agreement, shall be automatically null and void without further action being taken by the City. OWNER AND DEVELOPER shall defend, indemnify, and hold the CITY and its officers, agents, and employees harmless for any error or omission in recording or for failure to timely record.

G2.3 Notwithstanding the area, lot, yard, and height standards contained in the Naperville Zoning Code for the zoning classification granted pursuant to this Agreement, after the fifth (5th) year after this Agreement is approved, if the SUBJECT PROPERTY is developed with any residential uses, the SUBJECT PROPERTY may only be developed with uses which comply with the density limitations specified in the then-current zoning classification applicable to the SUBJECT PROPERTY.

G3.0 ANNEXATION FEES.

G3.1 The OWNER AND DEVELOPER have paid all applicable annexation fees specified in Section S2.0 in accordance with Section 1-9E-1 of the Naperville Municipal Code prior to the recording of this Agreement.

G4.0 PARK DISTRICT ANNEXATION.

G4.1 The OWNER AND DEVELOPER have filed concurrently herewith a petition executed by OWNER AND DEVELOPER to annex the SUBJECT PROPERTY to the Naperville Park District. Said petition is conditional and not effective until annexation of the SUBJECT PROPERTY to the City of Naperville.

G5.0 TRANSPORTATION IMPACT FEES – INTENTIONALLY OMITTED.

G6.0 SIDEWALKS AND OTHER TRANSPORTATION RELATED PUBLIC IMPROVEMENTS.

G6.1 Prior to recordation of a Final Plat of Subdivision for any portion of the SUBJECT PROPERTY, the OWNER AND DEVELOPER shall, at their sole cost and expense, and at the discretion of the City Engineer:

1. construct sidewalks along the entire frontage of the SUBJECT PROPERTY adjacent to public right-of-way, as approved by the City Engineer; or
2. pay to the CITY the estimated cost to construct sidewalks along the entire frontage of the SUBJECT PROPERTY adjacent to public right-of-way. Upon payment, OWNER AND DEVELOPER shall have no further obligation to construct said sidewalk.

G7.0 UTILITY LINES AND EASEMENTS.

G7.1 The OWNER AND DEVELOPER shall grant to the CITY, at no cost to the CITY, any easements within the SUBJECT PROPERTY which the CITY may determine are necessary for the purposes of constructing, installing, replacing and maintaining sanitary sewers, water mains, electric service facilities, and other utilities necessary or incidental to service the SUBJECT PROPERTY.

G7.2 The CITY shall allow the OWNER AND DEVELOPER to use appropriate easements obtained by the CITY from other parties for the purpose of providing sanitary sewers, water mains and other utilities to service the SUBJECT PROPERTY.

G8.0 WATER SUPPLY AND DISTRIBUTION SYSTEM AND SANITARY SEWER COLLECTION SYSTEM.

G8.1 The OWNER AND DEVELOPER shall be solely responsible for the cost and expense incurred to extend the CITY'S water distribution system and sanitary sewer collection system to the SUBJECT PROPERTY. Payment shall be due at the time a building permit is issued if the CITY constructs and installs the proposed extension or any portion thereof.

G8.2 The CITY shall permit the connection of the structures reasonably contemplated to be built on the SUBJECT PROPERTY to the CITY'S water supply and distribution system and sanitary sewer collection system, and shall supply water and collection facilities thereto to the same extent as may be supplied to other structures and areas within the CITY.

G8.3 The OWNER AND DEVELOPER shall be responsible for the cost of all water lines and sanitary sewer lines and related appurtenances located on the SUBJECT PROPERTY.

G8.4 The OWNER AND DEVELOPER shall also be responsible to pay for all infrastructure availability charges, connection fees and user fees for the CITY'S water distribution system and sanitary sewer collection system as set forth in the CITY'S ordinances, rules, and regulations.

G9.0 WASTEWATER TREATMENT PLANT CAPACITY.

G9.1 The CITY guarantees that at the time building permits are requested, sufficient wastewater treatment plant capacity shall exist to provide complete and adequate wastewater treatment services for the SUBJECT PROPERTY without payment of any fees other than those specified in Subsection G9.2 of this Agreement.

G9.2 The OWNER AND DEVELOPER shall pay all applicable wastewater infrastructure availability charges, connection fees and customary wastewater user fees in accordance with Title 8 of the Naperville Municipal Code, as amended and any rules and regulations promulgated pursuant to Title 8.

G10.0 UTILITY OVERSIZING.

G10.1 The OWNER AND DEVELOPER shall construct and install at its sole cost and expense all water and sanitary sewer lines shown on the approved final engineering plans submitted for development of the SUBJECT PROPERTY.

G10.2 The CITY shall pay for oversized water or sanitary sewer lines constructed as required by the CITY in accordance with the provisions of this Section to provide for increased capacity, not merely to compensate for slope differential.

G10.3 Upon installation and acceptance by the CITY of said oversized lines, for residential lines, the CITY shall reimburse the OWNER AND DEVELOPER for the difference between the cost to construct an eight (8") inch line and the cost to construct the oversized line. For non-residential lines, the CITY shall reimburse the OWNER AND DEVELOPER for the difference between the cost to construct a twelve (12") inch line and the cost to construct the oversized line.

G10.4 All such oversized lines shall be constructed and installed in strict accordance with the provisions of Section 7-3-6 of the Naperville Municipal Code (Cost Sharing Policy), as amended.

G11.0 UTILITY REBATES, SPECIAL CONNECTION FEES, RECAPTURE FEES, SPECIAL ASSESSMENTS OR SPECIAL SERVICE AREAS TAXES.

G11.1 OWNER AND DEVELOPER shall pay any and all existing Utility Rebates, Special Connection Fees, Recapture Fees, Special Assessments, or Special Service Area Taxes when due as specified in Section S3.0.

G11.2 OWNER AND DEVELOPER shall further pay any and all future Utility Rebates, Special Connection Fees, Special Assessments, Recapture Fees, or Special Service Area Taxes, which may be properly and legally approved, established, or levied in the future. Notwithstanding the foregoing, this provision does not abrogate the right of any property owner to contest any Special Assessment or Special Service Area Tax.

G11.3 The sum of the monies to be paid pursuant to 70 ILCS 705/20(e)(1)-(5) as a result of disconnection of the SUBJECT PROPERTY from a fire protection district shall be the sole responsibility of the OWNER AND DEVELOPER which responsibility shall be deemed fulfilled upon payment of said sum to the CITY. Payment in full shall be paid prior to recordation of the ordinance approving annexation of the Subject Property to the CITY and prior to recordation of this Agreement. Failure or oversight to collect said sum shall not release the OWNER AND DEVELOPER from liability therefore. This provision shall survive the expiration or termination of this Agreement.

G12.0 ELECTRICAL UTILITY SERVICE.

G12.1 The CITY shall connect the structures reasonably contemplated to be built on the SUBJECT PROPERTY to the CITY'S electrical utility system, and shall supply electrical service to those structures to the same extent service is provided on a regular basis to CITY'S other electric customers.

G12.2 The OWNER AND DEVELOPER shall accept all electrical power and energy required for the SUBJECT PROPERTY from the CITY'S electrical utility system at the time such service is available.

G12.3 The OWNER AND DEVELOPER shall pay all applicable connection fees, and costs related to on-site electrical distribution facilities and customary user fees in accordance with Title 8 of the Naperville Municipal Code.

G13.0 REFUSE AND WEED CONTROL.

G13.1 During all phases of construction, OWNER AND DEVELOPER shall provide a sufficient number of construction-sized dumpsters to contain all trash and debris generated throughout the entire area of the project.

G13.2 OWNER AND DEVELOPER shall prevent such containers from overflowing and shall prevent debris from blowing from the site by having the containers emptied as soon as reasonably possible once they are filled.

G13.3 During all phases of construction, OWNER AND DEVELOPER shall regularly cut all weeds and grass in excess of eight (8") inches high on the site and on the right-of-way adjacent to the site.

G14.0 CHANGES TO ORDINANCES AND REGULATIONS.

G14.1 If during the first five (5) years of the term of this Agreement, the provisions of the existing Naperville Zoning Code as it relates to the SUBJECT PROPERTY are amended to impose more stringent requirements in the subdivision, development, or construction on the SUBJECT PROPERTY, then such more stringent requirements shall not be effective as applied to the SUBJECT PROPERTY unless such change is agreed to by the parties hereto. This provision shall not apply to amendments to the Naperville Municipal Code related to conditional uses other than those conditional uses already approved by the Naperville Plan Commission for the SUBJECT PROPERTY.

G14.2 Except as provided in Subsections G14.2.1 and G14.2.2 and G14.2.3 of this Section, if, during the first two (2) years of the term of this Agreement, the provisions of CITY ordinances or regulations are amended or modified to impose more stringent requirements for the subdivision, or construction of the site development improvements for the SUBJECT PROPERTY than were in effect as of the date of approval of this Agreement, which improvements are specified in the submitted and approved Final Engineering Plans, such amendments or modifications shall not be effective as applied to the SUBJECT PROPERTY, unless such amendments are agreed to

by the parties *or* such amendments are adopted to protect the health or safety of the CITY'S residents.

G14.2.1 Any ordinances, standards, or regulations which are the subject of the CITY'S Flood Plain or Stormwater Ordinances for either DuPage or Will County shall be exempt from the provisions of subsection G14.2.

G14.2.2 Any CITY ordinances establishing the payment of subdivision, or development fees, or any taxes, dedication requirements, or reimbursement for costs which may be applicable to the SUBJECT PROPERTY shall be exempt from the provisions of subsection G14.2.

G14.2.3 Any CITY Building, Fire or Life Safety Codes or ordinances or regulations approved after the date of approval of this Agreement shall be exempt from the provisions of G14.2

G14.3 If, during the term of this Agreement, any existing, amended, modified or new ordinances, codes or regulations affecting the zoning, subdivision, development, construction of any improvements, buildings, appurtenances, or any other development of any kind or character upon the SUBJECT PROPERTY, other than those upon which site plan approval may be based, are amended or modified to impose less restrictive requirements on development or construction upon properties situated within the CITY'S boundaries, then the benefit of such less restrictive requirements shall inure to the benefit of the OWNER AND DEVELOPER, and anything to the contrary contained herein notwithstanding, the OWNER AND DEVELOPER may proceed with development or construction upon the SUBJECT PROPERTY pursuant to the less restrictive amendment or modification applicable generally to all properties within the CITY.

G15.0 EXISTING STRUCTURES.

G15.1 At the time this Agreement is fully executed by the parties hereto, where there are any structures on the SUBJECT PROPERTY:

G15.1.1 A City of Naperville street address shall be assigned to the SUBJECT PROPERTY in accordance with Section 9-2-2 of the Naperville Municipal Code, as amended from time to time within thirty (30) days after this Agreement is fully executed by the parties hereto.

G15.1.2 Any existing structures on the SUBJECT PROPERTY shall be fully accessible for emergency vehicles, including two (2) points of access, and any "Special

Conditions for the Annexation of The SUBJECT PROPERTY” set forth below (“Special Conditions”).

G15.2 At the time this Agreement is fully executed by the parties hereto, any existing structures on the SUBJECT PROPERTY which fail to conform to the requirements of the CITY’S duly adopted Building and Fire Prevention Codes, as amended from time to time, shall be brought into conformity with such requirements pursuant to any Special Conditions set forth below.

G16.0 EFFECT OF THIS AGREEMENT.

G16.1 Except as provided in Section G14.0 of this Agreement, if any relevant existing CITY resolution, ordinance, regulations, or interpretation thereof, is inconsistent with or conflicts with any provision of this Agreement, then the provisions of this Agreement shall supersede the terms of said inconsistent resolutions, ordinances, or regulations as they may be applicable to the SUBJECT PROPERTY.

G17.0 NO DISCONNECTION OR DEANNEXATION.

G17.1 Neither the OWNER nor the DEVELOPER nor any of their successors in interest shall file, cause to be filed, or take any action that would result in the disconnection or deannexation of the SUBJECT PROPERTY from the CITY during the term of this Agreement.

G18.0 MODIFICATIONS TO THIS AGREEMENT.

G18.1 If the OWNER AND DEVELOPER or the CITY wish to modify this Agreement, the CITY shall hold the necessary public hearings.

G18.2 Such hearings shall be held and an approval granted or denial given without unreasonable delay after the request is made.

G18.3 This Section shall not be construed to require the CITY to modify this Agreement.

G18.4 Any such amendment or modification may be made only as to a portion of the SUBJECT PROPERTY, or as to the provisions applying exclusively thereto, and may be without the consent of the owners of other portions of the SUBJECT PROPERTY not affected by the amendment or modification.

G19.0 BINDING EFFECT AND TERM.

G19.1 The parties intend that the terms and conditions of this Agreement shall be a covenant running with the land and shall be recorded against the title of the SUBJECT

PROPERTY in the Office of the Recorder of the county in which the SUBJECT PROPERTY is located, and shall be binding upon and inure to the benefit of the parties hereto, grantees, successors in interest, assignees, heirs, executors, or lessees (whether their interest is in the SUBJECT PROPERTY as a whole or in any portion or aspect thereof), and upon any successor CITY officials and successor municipalities for a period of ten (10) years from the EFFECTIVE DATE of this Agreement.

G19.2 The zoning classification for the SUBJECT PROPERTY established by this Agreement shall survive the expiration or termination of this Agreement unless changed in accordance with applicable law.

G19.3 Any obligation owed by OWNER AND DEVELOPER for payment or reimbursement of monies provided for herein shall survive the termination or expiration of this Agreement.

G19.4 Any obligations to be performed hereunder by OWNER AND DEVELOPER shall survive the expiration or termination of this Agreement.

G20.0 CONTINUING RESPONSIBILITY.

G20.1 Except as otherwise provided herein, if the OWNER AND DEVELOPER sells or conveys all or any portion of the SUBJECT PROPERTY during the term of this Agreement, all of the OWNER AND DEVELOPER'S obligations specified in this Agreement shall devolve upon and be assumed by such purchaser, grantee, or successor in interest, and the OWNER AND DEVELOPER shall be released from such obligations, provided the conditions of subsection G20.2 of this Agreement have been met.

G20.2 No sale or conveyance shall be effective to release the OWNER AND DEVELOPER from the obligations imposed by this Agreement until the purchaser or grantee has posted good and sufficient surety, as determined by the CITY, to secure the performance of all of the OWNER AND DEVELOPER'S obligations contained in this Agreement and as required by CITY ordinance, policy, or regulation.

G20.3 Any provision contained in this Agreement which provides for payment or reimbursement of money to the CITY, and/or which provides for the dedication or conveyance of property to the CITY, shall survive the expiration or termination of this Agreement.

G21.0 SEVERABILITY.

G21.1 If any of the provisions of this Agreement are determined by a court of competent jurisdiction to be invalid, such provisions shall be deemed to be stricken, and such adjudication shall not affect the validity of the remainder of the terms of this Agreement as a whole or of any section, subsection, sentence or clause not adjudged to be invalid.

G21.2 The invalidity of any such provision shall not affect any zoning classification for the SUBJECT PROPERTY that has been approved by the CITY pursuant to the provisions of the CITY'S ordinances and regulations. Any change to such zoning classification shall take place only in accordance with applicable statutes and ordinances.

G22.0 NOTICES.

G22.1 Any notice or demand hereunder from one party to another party or to an assignee or successor in interest of either party or from an assignee or successor in interest of either party to another party, or between assignees or successors in interest of either party shall be in writing and shall be deemed duly served if mailed by prepaid registered or certified mail addressed to the parties specified in Section S4.0 or any individual or entity substituted according to subsection G22.2 of this Agreement.

G22.2 The parties, or any assignee or successor in interest, may substitute names and addresses for notices as appropriate.

G23.0 GOVERNING LAW AND VENUE.

G23.1 This Agreement shall be governed by the laws of the State of Illinois both as to interpretation and performance, and any legal proceeding of any kind arising from this Agreement shall be filed in the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

G24.0 FORCE MAJEURE.

G24.1 Subject to the provisions of G24.2 whenever a period of time is provided for in this Agreement for either the CITY or OWNER AND DEVELOPER to do or perform any act or obligation, neither party shall be liable for any delays or inability to perform due to causes beyond the control of said party such as war, riot, strike or lockout by or against either party's own employees or suppliers, unavoidable casualty or damage to personnel, materials or equipment, pandemics, systemic supply-chain interruptions, fire, flood, storm, earthquake, tornado or any act of God ("Events of Force Majeure").

G24.2 Provided, however, that said time period shall be extended for only the actual amount of time said party is directly delayed by one or more Events of Force Majeure.

Except as to a strike or lockout by or against either party's own employees or suppliers, an act or omission shall not be deemed to be beyond OWNER AND DEVELOPER'S control if committed, omitted or caused by OWNER AND DEVELOPER, OWNER AND DEVELOPER'S employees, officers or agents or a subsidiary, affiliate or parent of OWNER AND DEVELOPER or by any corporation or other business entity that holds a controlling interest in OWNER AND DEVELOPER, whether held directly or indirectly.

G25.0 ENFORCEABILITY.

G25.1 This Agreement shall be enforceable by any of the parties hereto by any appropriate action at law or in equity to secure the performance of the covenants and terms of this Agreement. In the event that the CITY seeks enforcement of any aspect of this Agreement in a court of competent jurisdiction, and prevails in whole or in part in such action, the OWNER AND DEVELOPER shall reimburse the CITY for its costs and expenses, including but not limited to reasonable attorneys' fees (in-house or outside counsel) within thirty (30) days of receipt of an invoice therefor.

G26.0 CHALLENGE TO ANNEXATION.

G26.1 If the annexation of the SUBJECT PROPERTY is challenged in any court of legal jurisdiction, the parties to this Agreement agree to cooperate to defend the validity of said annexation. OWNER AND DEVELOPER agrees to hold the CITY harmless and to reimburse the CITY for any and all expenses incurred by the CITY for said defense including but not limited to reimbursement for any services of outside legal counsel. If the annexation of the SUBJECT PROPERTY is challenged and is held to be invalid: (a) any real estate taxes which have been paid to the CITY shall not be rebated to the OWNER AND DEVELOPER, or its successors and assigns; and (b) the CITY shall enter into a separate written service agreement with the OWNER AND DEVELOPER, or its successor and assigns, so as to provide utility service to the SUBJECT PROPERTY in accordance with the general terms of this Agreement to the extent permitted by law.

G27.0 TIMING OF GRANTS OF PROPERTY INTERESTS.

G27.1 When any dedication of right-of-way, grant of easement, or other dedication or grant of property interests to the CITY is provided for in this Agreement, said dedication or grant shall occur prior to, or simultaneously with, the recording of any final plat of subdivision or issuance of any permit, whichever occurs first.

G27.2 Failure to comply with the timing requirements set forth in this Section shall not relieve the OWNER AND DEVELOPER of the obligations set forth in this Section, and the provisions of this Section shall survive the expiration or termination of this Agreement.

G28.0 NON-WAIVER OF RIGHTS.

G28.1 No failure of either Party to exercise any power given to it hereunder or to insist upon strict compliance by the other party with its obligations hereunder, and no custom or practice of the Parties at variance with the terms hereof, nor any payment under this Agreement shall constitute a waiver of either party's right to demand compliance with the terms hereof.

G29.0 CAPTIONS AND PARAGRAPH HEADINGS.

G29.1 Captions and paragraph headings are for convenience only and are not a part of this Agreement and shall not be used in construing it.

G30.0 ENTIRE AGREEMENT.

G30.1 This Agreement sets forth all the covenants, conditions and promises between the Parties with regard to the subject matter set forth herein and there are no covenants, promises, agreements, conditions or understandings between the Parties, either oral or written, other than those contained in this Agreement.

G31.0 AUTHORIZATIONS.

G31.1 The OWNER AND DEVELOPER'S authorized representatives who have executed this Agreement warrant that they have been lawfully authorized by the OWNER AND DEVELOPER to execute this Agreement on its behalf. The Mayor and City Clerk warrant that they have been lawfully authorized to execute this Agreement. The OWNER AND DEVELOPER shall deliver to the CITY within ten (10) days of the EFFECTIVE DATE on page 1 of this Agreement copies of all articles of incorporation, bylaws, resolutions, ordinances or other documents which evidence their legal authority to execute this Agreement.

G32.0 SURETY.

G32.1 All public improvements required to be done by the OWNER AND DEVELOPER for any phase of the SUBJECT PROPERTY shall be secured by a cash deposit or Letter of Credit in a form approved by the City Attorney, in an amount approved by the City Engineer, and in compliance with the Naperville Municipal Code. This provision shall apply

whether or not a Letter of Credit is specified for each improvement. As to any surety or maintenance surety provided by the OWNER AND DEVELOPER to the CITY for public improvements related to development of the SUBJECT PROPERTY, OWNER AND DEVELOPER agrees that: (1) at no time shall the CITY be liable for attorneys' fees with respect thereto; (2) OWNER AND DEVELOPER shall be liable to pay the CITY'S reasonable attorneys' fees and costs (in-house or outside counsel) in enforcement thereof; and (3) the list of circumstances set forth in such surety (including any exhibit thereto) as bases for default thereunder shall entitle the CITY to draw on said surety. Notwithstanding provision of said surety, until the public improvements have been accepted by the CITY, the OWNER AND DEVELOPER shall remain obligated for completion of said public improvements and/or (at the CITY'S sole discretion) to pay any costs for said public improvements to the extent that the surety is not sufficient to pay for the costs of the public improvements, or in the event of any denial, or partial denial, of coverage by the surety, or failure of the surety to timely respond to a demand for payment. The provisions set forth in this Section G32 shall survive the expiration or termination of this Agreement.

G33.0 ACCEPTANCE OF PUBLIC IMPROVEMENTS.

G33.1 Subject to approval by the City Engineer, the CITY shall accept public improvements installed by the OWNER AND DEVELOPER on the SUBJECT PROPERTY, or within the adjacent public right-of-way, pursuant to the process set forth in Section 7-1-7 of the Naperville Municipal Code. Upon CITY acceptance thereof, the OWNER AND DEVELOPER shall post a cash deposit or letter of credit in a form and amount approved by the City guaranteeing said improvements against defects in materials or workmanship in the amount of ten percent (10%) of the estimated cost of said improvement to be effective for a period of one year from the date of acceptance.

G34.0 EXHIBITS INCORPORATED.

G34.1 All exhibits attached or referenced herein are incorporated herein by reference and made part hereof.

G35.0 AMBIGUITY.

G35.1 If any term of this Agreement is ambiguous, it shall not be construed for or against any party on the basis that the party did or did not write it.

G36.0 RECAPTURE AGREEMENTS.

G36.1 If, pursuant to the terms of this Agreement, the OWNER AND DEVELOPER installs improvements, including but not limited to water distribution system improvements, sanitary sewer collection system improvements, storm sewer system improvements, roadway improvements, or other improvements (hereinafter “Improvements”) which the OWNER AND DEVELOPER and the CITY reasonably determine will benefit properties other than the SUBJECT PROPERTY, the OWNER AND DEVELOPER may submit a request to the City Engineer for the City to enter into a recapture agreement (“Recapture Agreement”). The OWNER AND DEVELOPER’S request must be accompanied by a draft of the proposed Recapture Agreement and documentation, to the satisfaction of the City Engineer, clearly demonstrating the “as built” costs of the Improvements for which recapture is sought. The proposed Recapture Agreement shall identify the benefitting properties and recapture amounts, which shall be subject to approval of the City Engineer. Subject to approval of the proposed Recapture Agreement by the City Engineer, approval of the form of the Recapture Agreement by the City Attorney, and any notice to be given to the benefitting property owners, the matter shall be scheduled for consideration by the Naperville City Council. If an ordinance approving the Recapture Agreement is passed by City Council, the Recapture Agreement shall be recorded against the title of the benefitting properties identified in the Recapture Agreement.

G36.1.1 If a proposed Recapture Agreement and supporting documentation are not provided to the City Engineer within twelve (12) months from completion of the Improvements by the OWNERS AND DEVELOPERS and approval of said Improvements by the City Engineer or the City Engineer’s designee, or within such other timeframe as may be agreed to in writing by the City Engineer, the CITY shall no longer have any obligation to enter into a recapture agreement for Improvements hereunder.

G37.0 JOINT LIABILITY.

G37.1 OWNER AND DEVELOPER shall be jointly and severally liable for the obligations and responsibilities set forth and referenced herein.

G38.0 DESIGNEES INCLUDED.

G38.1 Whenever the title of a position of a City employee or official is used in this Agreement relative to an action being taken or an approval being given (e.g. Zoning Administrator, City Engineer, Director of Department of Public Utilities), the individual’s designee shall be automatically be included therein.

G39.0 REMEDIES CUMULATIVE.

G39.1 The rights and remedies of the parties to this Agreement, whether provided by law and/or specified in this Agreement, shall be cumulative, and the specification or exercise of any one or more of such remedies shall not preclude the exercise by such party, at that time or different times, of any other such remedies as that party deems appropriate.

**SPECIAL CONDITIONS FOR THE ANNEXATION OF
THE SUBJECT PROPERTY**

To the extent that there is any inconsistency between the terms or conditions of the following Special Conditions and the General Conditions above, the terms and conditions set forth in the Special Conditions of this Agreement shall prevail. To the extent that provisions in the Special and General Conditions are not inconsistent, they shall be read together.

S1.0 ANNEXATION AND ZONING.

S1.1 The Zoning Classification for the SUBJECT PROPERTY determined in accordance with Title 6 of the Naperville Municipal Code shall be TU (Transitional Use District).

S1.2 A plat of annexation prepared by Civil & Environmental Consultants, Inc., dated January 13, 2023, last revised October 25, 2023, which conforms with the statutory requirements is attached hereto and incorporated herein by reference as **EXHIBIT B**.

S2.0 ANNEXATION FEES.

S2.1 The Annexation Fee calculated in accordance with Section 1-9E-1 of the Naperville Municipal Code for the SUBJECT PROPERTY is \$4,000.

**S3.0 UTILITY REBATES, SPECIAL CONNECTION FEES, RECAPTURE
FEES, SPECIAL ASSESSMENTS OR SPECIAL SERVICE AREAS
TAXES.**

S3.1 OWNER AND DEVELOPER shall pay any and all existing Utility Rebates, Recapture Fees, Special Assessments, or Special Service Area Taxes when due as specified as follows: As of the Effective Date of this Agreement, there are no Utility Rebates, Recapture Fees, Special Assessments, or Special Service Area Taxes applicable to the SUBJECT PROPERTY.

S3.2 Notwithstanding the provisions of Section G11.3 herein, since the SUBJECT PROPERTY is located within the Naperville Fire Protection District, and prior to

annexation was served by the Naperville Fire Department, the OWNER AND DEVELOPER has no obligation to make payment pursuant to 70 ILCS 705/20(e)(1)-(5).

S4.0 ADDRESSES FOR NOTICES REQUIRED BY THIS AGREEMENT.

IF TO THE CITY:

Community Services Department/City Clerk, City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

WITH COPIES TO:

City Attorney, City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

IF TO THE OWNER AND DEVELOPER:

Mill and Bauer, LLC
552 S. Washington Street, Suite 224
Naperville, IL 60540

WITH COPIES TO:

Rosanova & Whitaker, Ltd.
Attn: Caitlin Csuk, Attorney
445 Jackson Avenue Suite 200
Naperville, Illinois 60540

S5.0 FIRE CODES AND REGULATIONS.

S5.1 The provisions of Section G14.0 this Agreement notwithstanding, any amendments to the CITY'S Building, Fire, or Life Safety Codes or regulations approved and enacted after the EFFECTIVE DATE of this Agreement shall be applicable to the SUBJECT PROPERTY without exception.

S6.0 EMERGENCY ACCESS.

S6.1 OWNER AND DEVELOPER agrees to construct, at OWNER AND DEVELOPER'S cost, two points of access for emergency vehicles when construction begins; said accesses will be maintained until the roadways are completed. Said emergency access shall consist of a hard surface with binder course and a minimum structural number of 2.36.

S7.0 SCHOOL AND PARK DONATIONS.

S7.1 The SUBJECT PROPERTY is currently improved with a single-family residence. OWNER AND DEVELOPER has requested approval of the Final Engineering Plans,

prepared by Civil and Environmental Consultants, Inc., dated January 18, 2023, last revised October 25, 2023, attached hereto as **EXHIBIT C**, in order to improve the SUBJECT PROPERTY with ten (10) single family attached dwelling units. Accordingly, the OWNER AND DEVELOPER shall pay the required School and Park Donations as specified as in Sections S7.2, S7.3 and S7.4 below:

S7.2 School Donation: \$8,657.76 (based on ten three-bedroom single-family attached dwelling units and credit for one two-bedroom single-family residence), in accordance with the School Donation Table attached hereto and incorporated herein by reference as **EXHIBIT D**. OWNER and DEVELOPER acknowledges that the required school donation amount (\$8,657.76) is calculated based on Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments or Fees In Lieu Of) of the Naperville Municipal Code. OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required school donation pursuant to the “Estimated Lump Sum Payment” provisions set forth in Section 7-3-5:5.2.1 and Subsection 5:5.2.1.1 of the Naperville Municipal Code. Therefore, OWNER AND DEVELOPER shall receive a school donation credit for one two-bedroom single-family residence.

S7.3 Park Donation: \$55,885.72 (based on ten three-bedroom single-family attached dwelling units and credit for one two-bedroom detached residence), in accordance with the Park Donation Table attached hereto and incorporated herein by reference as **EXHIBIT E**. OWNER and DEVELOPER acknowledges that the required park donation amount (\$55,885.72) is calculated based on Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments or Fees In Lieu Of) of the Naperville Municipal Code. OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required park donation pursuant to the “Estimated Lump Sum Payment” provisions set forth in Section 7-3-5:5.2.1 and Subsection 5:5.2.1.1 of the Naperville Municipal Code. Therefore, OWNER AND DEVELOPER shall receive a park donation credit for one two-bedroom single-family residence.

S7.4 OWNER and DEVELOPER agrees that payment of the school and park donation amounts established herein shall not be paid under protest, or otherwise objected to, and shall be paid prior to recording the Preliminary/Final Subdivision Plat for the SUBJECT PROPERTY. OWNER and DEVELOPER further acknowledges that the school and park donation established in Section S7.2 and Section S7.3 above will be verified at the time of each building permit issuance, and if the number of bedrooms in any dwelling unit exceeds 3 bedrooms, then the

permit applicant shall be charged for additional bedrooms, in accordance with the school and park donation table contained in the Naperville Municipal Code in effect at the time the building permit is issued.

S7.5 The provisions set forth in this Section 7, and each subpart hereof, shall survive the expiration or termination of this Agreement.

S8.0 EXISTING STRUCTURES.

S8.1 The current single-family structure which is currently vacant, and any other existing structures located on the SUBJECT PROPERTY, shall be demolished no later than one hundred and eighty (180) days after recordation of this Agreement (“**DEMOLITION TIMEFRAME**”) unless a different timeframe is agreed to in writing by the CITY Zoning Administrator. The OWNER AND DEVELOPER shall apply for and obtain a demolition permit from the CITY prior to commencement of any demolition work. OWNER AND DEVELOPER shall provide written notice to the CITY Zoning Administrator (which may be submitted by email) within seven (7) days of completion of the demolition. If demolition is not accomplished within the DEMOLITION TIMEFRAME, or any extension thereof approved in writing by the CITY Zoning Administrator, the OWNER AND DEVELOPER shall cause CITY inspection of all structures on the SUBJECT PROPERTY to occur, and within ninety (90) days after the expiration of the DEMOLITION TIMEFRAME, shall have said structures brought into conformity with all then applicable requirements set forth or referenced in the Naperville Municipal Code, as amended from time to time. Failure to cause the CITY inspection and to bring structures on the SUBJECT PROPERTY into conformity with requirements set forth or referenced in the Naperville Municipal Code as set forth above shall be deemed an ordinance violation for each day the violation continues and subject to prosecution as such.

S9.0 PEDESTRIAN PUSH BUTTON AND SIDEWALKS/MULTI-USE PATH.

S9.1 OWNER AND DEVELOPER shall relocate the Mill Street and Bauer Road pedestrian push button (“**Pedestrian Push Button**”) at OWNER AND DEVELOPER’S sole cost, to the pedestrian ramp located at the northeast corner of Mill Street and Bauer Road as depicted on the Final Engineering Plans attached hereto as **EXHIBIT C** (hereinafter “**Final Engineering Plans**”). OWNER AND DEVELOPER shall also install sidewalks as provided in Section S9.2 hereof.

S.9.1.2 OWNER AND DEVELOPER shall also obtain a right of way permit and any other required approvals for the Pedestrian Push Button from DuPage County. Should DuPage County require a different location for the Pedestrian Push Button and/or reconfiguration of the existing intersection improvements at the northeast corner of Mill Street and Bauer Road as a result of the relocation of the Pedestrian Push Button, OWNER AND DEVELOPER shall be responsible, at its sole cost, for the reconfiguration work and any resulting permitting from DuPage County which shall be done simultaneously with installation of the Pedestrian Push Button.

S.9.1.3 OWNER AND DEVELOPER shall install the Pedestrian Push Button (and any related reconfiguration work as described in S9.1.2 above) prior to issuance of the first final occupancy permit for any dwelling unit on any portion of the SUBJECT PROPERTY or within three (3) years after recordation of the ordinance approving annexation of the SUBJECT PROPERTY, whichever is sooner. Installation of the Pedestrian Push Button (and any required reconfiguration as noted above) shall be completed by the OWNER AND DEVELOPER and approved by DuPage County and the City Engineer. An extension of the timeframe provided for in this Section S.9.1.3 may be granted in writing at the discretion of the City Engineer.

S9.2 OWNER AND DEVELOPER shall replace the existing public sidewalk across the Bauer Road frontage of the SUBJECT PROPERTY, and shall also replace the existing public sidewalk and multi-use path across the Mill Street Frontage of the SUBJECT PROPERTY, at OWNER AND DEVELOPER'S sole cost, as depicted on the Final Engineering Plans attached hereto as **EXHIBIT C**.

S9.2.1 OWNER AND DEVELOPER shall replace the existing sidewalk and multi-use path prior to issuance of the first final occupancy permit for any dwelling unit on the SUBJECT PROPERTY or three (3) years after recordation of the ordinance approving annexation of the SUBJECT PROPERTY, whichever is sooner. An extension of the timeframe provided for in this Section S9.2.1 may be granted in writing at the discretion of the City Engineer.

S9.3 No final occupancy permit shall be issued for any portion of the SUBJECT PROPERTY until OWNER AND DEVELOPER has fully complied with the requirements set forth in this Section S9.0, and each subsection hereof.

S9.4 The provisions of Section S9.0 and each subsection hereof shall survive the expiration or termination of this Agreement.

S10.0 PARK DISTRICT ANNEXATION.

S10.1 Notwithstanding the provisions of Section G4.0, the SUBJECT PROPERTY is currently within the boundary of the Naperville Park District; annexation to the Park District is not required.

S11.0 ROAD IMPROVEMENT FEE.

S11.1 The OWNER AND DEVELOPER will be widening the previously unimproved portion of the roadway along Bauer Road and installing curb and gutter as depicted on the Final Engineering Plans attached hereto as **EXHIBIT C**; based on the proposed improvements, a Road Improvement Fee is not required.

S12.0 TERMINATION OF THE EXISTING SEPTIC.

S12.1 Each residential dwelling unit on the SUBJECT PROPERTY shall be connected to the CITY's sanitary sewer collection system prior to issuance of a final occupancy permit for that dwelling unit. OWNER AND DEVELOPER agrees that before any portion of the Subject Property is connected to the CITY'S sanitary sewer collection system, the existing septic system on the SUBJECT PROPERTY shall be terminated in accordance with all applicable laws, including but not limited to the DuPage County Health Department regulations as found in Chapter 18 Article III of the DuPage County Code of Ordinances, as amended from time to time, and in accordance with Title 77, Part 905, Section 905.40 "Septic Tanks" of the General Assembly of Illinois' Administrative Code, as amended from time to time. OWNER AND DEVELOPER shall provide evidence and documentation that the septic system on the SUBJECT PROPERTY has been terminated and permanently abandoned in compliance with all applicable laws, including but not limited to the regulations of the DuPage County Health Department and the Illinois Department of Public Health as the forgoing may be amended from time to time. OWNER AND DEVELOPER shall provide said evidence to the satisfaction of the CITY's Department of Utilities-Water/Wastewater within ten (10) days of such terminations. Failure to comply with these requirements shall entitle the CITY to deny issuance of future building permits for the SUBJECT PROPERTY. In addition, the CITY may take such other actions as it deems appropriate, including but not limited to filing ordinance violation against the OWNER AND DEVELOPER. The provisions of this Section 12.1 shall survive the expiration or termination of this Agreement.

/SIGNATURES ON FOLLOWING PAGE/

IN WITNESS WHEREOF, the parties set their hands and seals as of the **EFFECTIVE DATE** set forth on page 1 hereof.

CITY OF NAPERVILLE

Attest

By: _____
Scott A. Wehrli
Mayor

By: _____
Dawn C. Portner
City Clerk

State of Illinois)
)
County of DuPage)

The foregoing instrument was acknowledged before me by Scott A. Wehrli, Mayor, and _____ City Clerk, this _____ day of _____, 20__.

Notary Public

-seal-

MILL AND BAUER, LLC/ OWNER AND DEVELOPER

[include full name of Owners, including trust # and date, if applicable]

By: CLM
[name] CHAD MEASE
[title] MANAGER

State of Illinois)
)
County of DuPage)

The foregoing instrument was acknowledged before me by CHAD MEASE,
 , and _____, this 3
day of November, 2023.

Rebecca Pilz

Notary Public

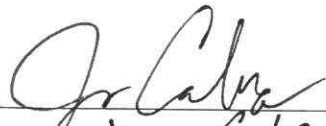
-seal-



This instrument was prepared by The City of Naperville, 400 S. Eagle Street, Naperville, Illinois, 60540.

MILL AND BAUER, LLC/ OWNER AND DEVELOPER

[include full name of Owners, including trust # and date, if applicable]

By: 
[name] Jimmy Calvo
[title] Manager

State of Illinois)
)
County of DuPage)

The foregoing instrument was acknowledged before me by Jimmy Calvo,
_____, and _____, this 6th
day of November, 2023.




Notary Public

-seal-

This instrument was prepared by The City of Naperville, 400 S. Eagle Street, Naperville, Illinois, 60540.

LEGAL DESCRIPTION

PARCEL 1:

LOTS 28, 29, 30 AND 31 IN BLOCK 18 IN NAPER VILLA MANOR, A SUBDIVISION OF THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926, AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 6, 7, 8 AND 9 IN BLOCK 17, AND LOTS 32 AND 33 IN BLOCK 18, AND VACATED BYERRUM STREET LYING IMMEDIATELY BETWEEN SAID LOTS 6 AND 33 EXTENDED 0 FEET NORTH OF THE NORTH LINES OF SAID LOTS 6 AND 33, AND THE SOUTH 10 FEET OF VACATED 20 FOOT WIDE PUBLIC ALLEY LYING IMMEDIATELY NORTH OF SAID LOTS 6, 7,8, 9 IN BLOCK 17, AND LOTS 32 AND 33 IN BLOCK 18, ALL IN NAPER VILLA MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1 AND IN THE NORTH HALF OF SECTION 12 TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21,1926 AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2A:

TRACT A: LOT 15, IN BLOCK 17, AND THE SOUTH 10 FEET OF THE VACATED 20 FOOT WIDE PUBLIC ALLEY LYING IMMEDIATELY NORTH OF SAID LOT 15, IN NAPER VILLA MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1, AND IN THE NORTH HALF OF SECTION 12, IN TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21,1926 AS DOCUMENT NO. 213969, IN DUPAGE COUNTY, ILLINOIS

TRACT B: THE WEST 16.5 FEET OF VACATED PEARSON STREET, PER INSTRUMENT RECORDED MARCH 9, 2010 AS DOCUMENT NO. R2010- 031981, LYING IMMEDIATELY EAST OF THE ABOVE DESCRIBED PARCEL 2, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 27W280 Bauer Road, Naperville, Illinois 60563

PIN: 07-12-226-002

And

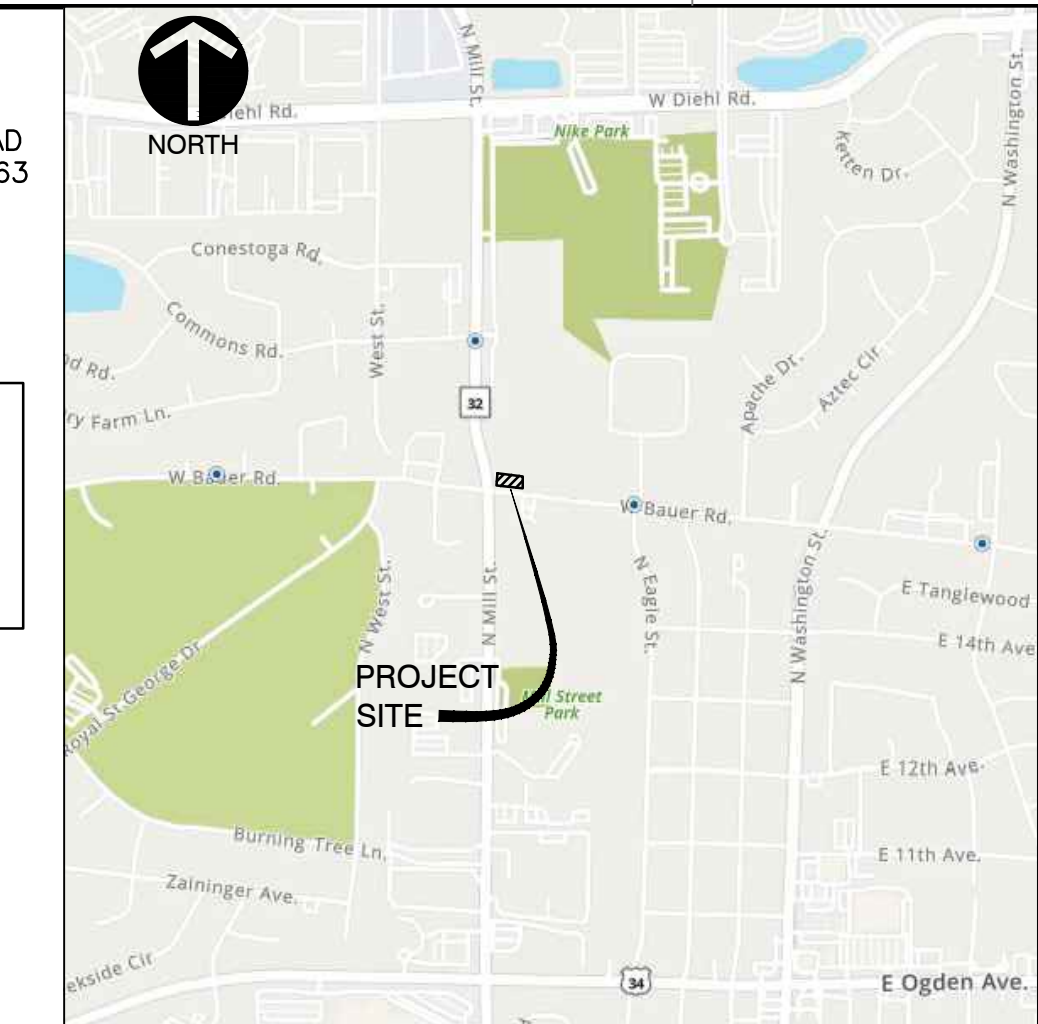
07-12-209-022

PLAT OF ANNEXATION FOR MILL & BAUER TOWNHOMES NAPERVILLE, ILLINOIS 60563

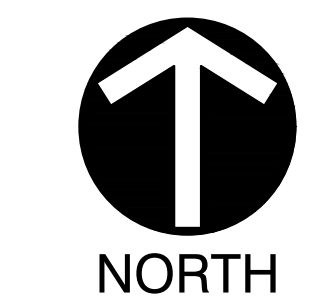
OF PART OF THE SOUTH HALF OF SECTION 1 AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

P.I.N.: 07-12-226-002
07-12-209-022
ADDRESS: 27W280 BAUER ROAD
NAPERVILLE, IL 60563

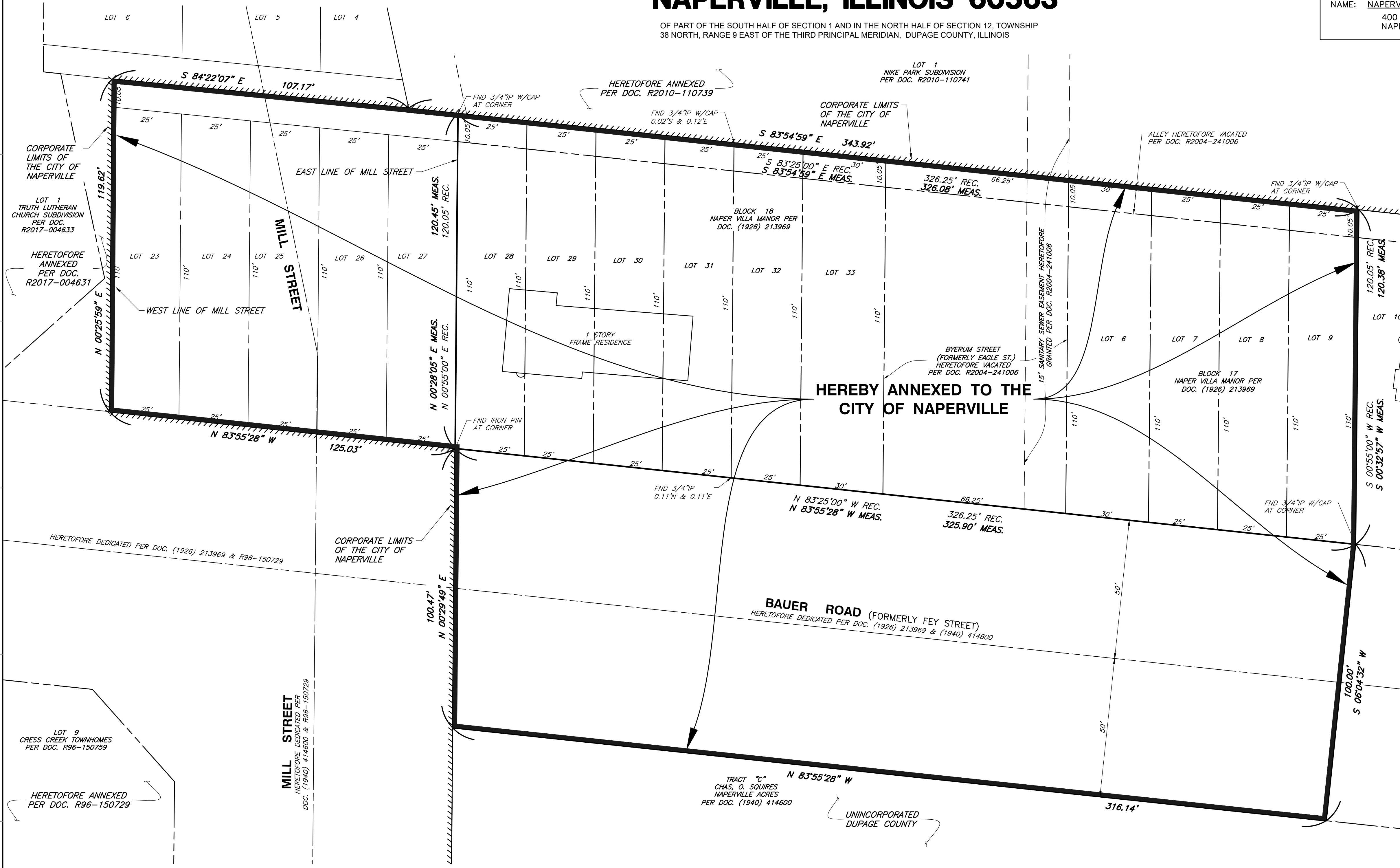
THIS PLAT HAS BEEN SUBMITTED FOR
AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540



NO.	DATE	DESCRIPTION
1	03/17/2023	REVISION PER CITY REVIEW DATED 03/15/2023
2	10/26/2023	REVISION PER CITY COMMENT



NORTH
BASIS OF BEARING:
ILLINOIS STATE PLANE -
EAST ZONE



LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK LINE
- RIGHT-OF-WAY CENTERLINE
- EXISTING EASEMENT
- EXISTING NAPERVILLE CORPORATE LIMITS
- ANNEXATION BOUNDARY

ABBREVIATIONS

REC.	RECORD DATA	PL	PROPERTY LINE
MEAS.	MEASURED DATA	CL	CENTERLINE
DEED	DEEDED DATA	PU & DE	PUBLIC UTILITY & DRAINAGE EASEMENT
R.	RADIUS	I.P.	IRON PIPE
A.	ARC DATA		
ROW	RIGHT OF WAY		

- SURVEYOR'S NOTES:**
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
 - BASIS OF BEARINGS: THE BEARINGS SHOWN ON THIS PLAT ARE BASED UPON ILLINOIS STATE PLANE EAST, VRS OBSERVATIONS.
 - PROPERTY IS WITHIN THE NAPERVILLE PARK DISTRICT LIMITS AS SHOWN ON NAPERVILLE PARK DISTRICT MAP DATED JANUARY, 2022.
 - THERE ARE HABITABLE STRUCTURES WITH NO ELECTORS ON THE PROPERTY ANNEXED HEREON.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, DOUGLAS R. McCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT FROM FIELD SURVEYS AND EXISTING PUBLIC RECORDS FOR THE PURPOSE OF ANNEXING THE FOLLOWING DESCRIBED PROPERTY TO THE CITY OF NAPERVILLE, ILLINOIS AND THE NAPERVILLE PARK DISTRICT.

LOTS 6, 7, 8 AND 9 IN BLOCK 17 AND LOTS 28, 29, 30, 31, 32 AND 33 IN BLOCK 18 AND VACATED BYERUM STREET LYING BETWEEN SAID LOT 6 AND 33 EXTENDED 10 FEET NORTH OF THE NORTH LINES OF SAID LOTS 6 AND 33 AND THE SOUTH 10 FEET OF VACATED 20 FOOT WIDE PUBLIC ALLEY LYING IMMEDIATELY NORTH OF SAID LOTS 6, 7, 8 AND 9 IN BLOCK 17 AND LOTS 28, 29, 30, 31, 32 AND 33 IN BLOCK 18, ALL IN NAPER VILLA MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1 AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926 AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF BAUER ROAD (FORMERLY KNOWN AS FEY STREET) HERETOFORE DEDICATED PER DOCUMENTS 213969 AND 414600 SOUTH OF AND ADJACENT TO SAID PARCEL DESCRIBED ABOVE EXCEPT THAT PART PREVIOUSLY ANNEXED.

AND ALSO:

LOTS 23, 24, 25, 26 AND 27 IN BLOCK 18 AND THE SOUTH 10 FEET OF 20 FOOT WIDE PUBLIC ALLEY LYING NORTH OF SAID LOTS 23, 24, 25, 26 AND 27 IN BLOCK 18, ALL IN NAPER VILLA MANOR, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 1 AND IN THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 21, 1926 AS DOCUMENT 213969, IN DUPAGE COUNTY, ILLINOIS EXCEPT THAT PART PREVIOUSLY ANNEXED (ALSO KNOWN AS MILL STREET).

THIS PLAT HAS BEEN PREPARED BY CEC, INC., UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL

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

AREA SUMMARY

GROSS LOT AREA:	39,069 S.F. (0.897 ACRES)
MILL STREET R.O.W. AREA:	14,947 S.F. (0.343 ACRES)
BAUER ROAD R.O.W. AREA:	32,099 S.F. (0.737 ACRES)
TOTAL ANNEXATION AREA:	86,115 S.F. (1.977 ACRES)

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

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

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, 20____.

AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS

- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
 - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.



Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

**MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563**

ANNEXATION PLAT

DATE:	01/13/2023	DRAWN BY:	SRH
DWG SCALE:	1" = 20'	CHECKED BY:	DRM
PROJECT NO.:	326-656.0002	APPROVED BY:	JGC

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992
LICENSE VALID THROUGH NOVEMBER 30, 2024

CITY PROJECT NUMBER 23-1000006

SV01

SHEET 1 OF 1

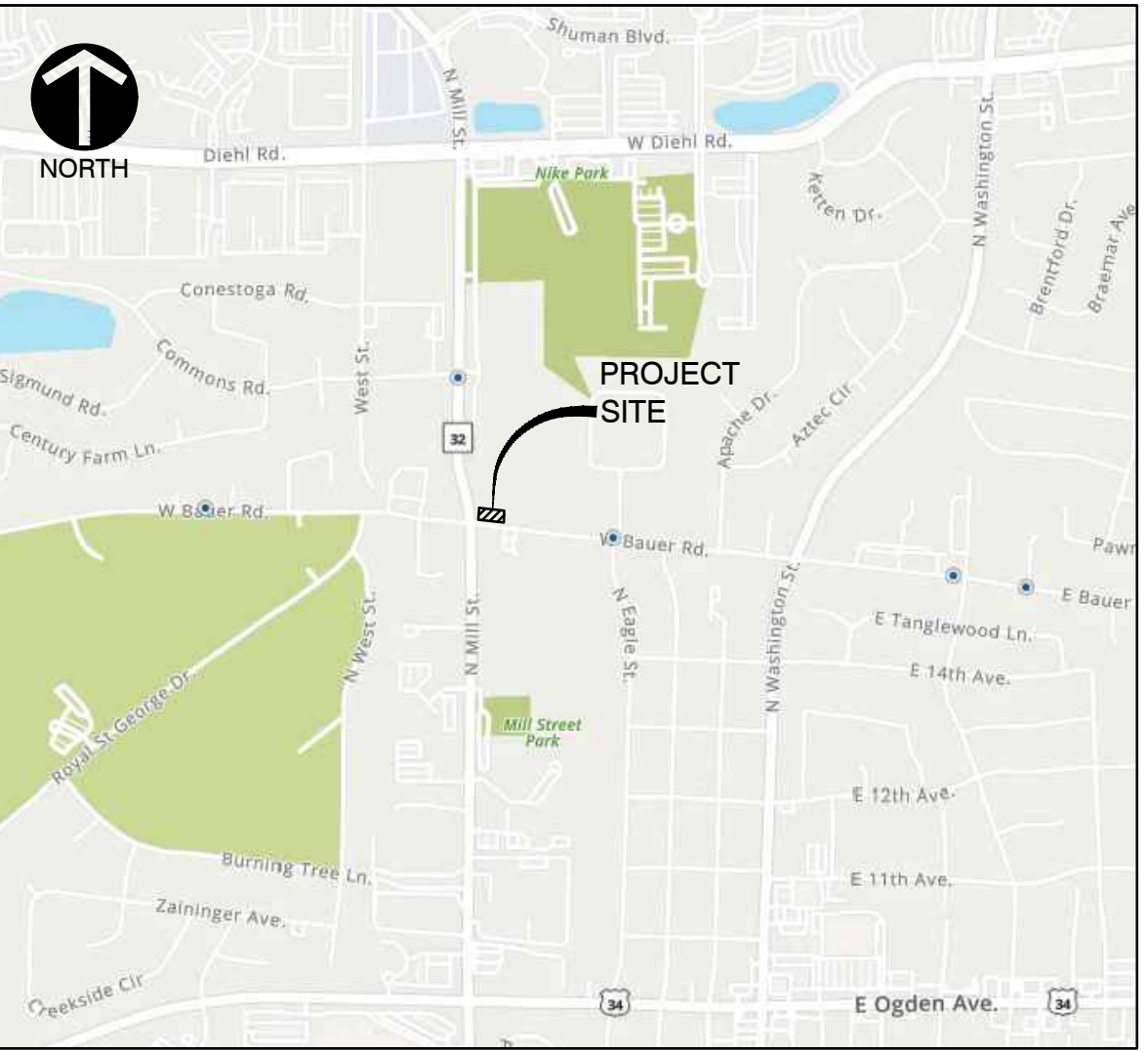
FINAL ENGINEERING PLANS

MILL AND BAUER TOWNHOMES

NAPERVILLE, ILLINOIS 60540

LEGEND

PROPOSED	EXISTING	DESCRIPTIONS
		BOUNDARY PROPERTY LINE
		PROPERTY LINE
		RIGHT-OF-WAY
		UNDERLYING PROPERTY LINE
		CENTER LINE
		EASEMENT LINE
		SETBACK LINE
		SECTION LINE
		INDEX (MAJOR) CONTOUR
		INTERMEDIATE (MINOR) CONTOUR
		EXISTING FENCE LINE
		EXISTING WOOD FENCE LINE
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		PAVEMENT SHOULDER
		STORM PIPE
		DOWNSPOUT SERVICE LINE
		WATER LINE
		SANITARY SEWER LINE
		PROPOSED FORCEMAIN
		GAS LINE
		OVERHEAD WIRE
		ELECTRIC LINE
		CABLE LINE
		FIBER OPTIC LINE
		TELEPHONE LINE
		GUIDE RAIL
		TREELINE
		PROPOSED TRENCH BACKFILL
		PROPOSED CONCRETE
		PROPOSED PAVEMENT
		PROPOSED RIPRAP
		PROPOSED STRIPING
		BUILDING
		PROPOSED SLOPE LABEL
		PROPOSED SPOT ELEVATION
		TOP OF WALL ELEVATION
		BOTTOM OF WALL ELEVATION
		TOP OF CURB ELEVATION
		FLOWLINE ELEVATION
		SANITARY MANHOLE
		CLEANOUT
		FLARED END SECTION
		STORM MANHOLE
		STORM CATCH BASIN (ROUND LID)
		STORM CATCH BASIN (CURB LID)
		STORM CURB INLET
		STORM INLET (CIRCULAR)
		STORM INLET (SQUARE)
		STORM BEEHIVE INLET
		STORM DRAIN OR DOWNSPOUT
		WATER VALVE VAULT
		WATER VALVE BOX
		FIRE HYDRANT
		ELECTRIC CONTROL CABINET (ABOVE GRADE)
		ELECTRIC HANDHOLE
		TRANSFORMER
		ELECTRIC METER
		LIGHT STANDARD
		UTILITY POLE
		TRAFFIC MANHOLE
		TELEPHONE PULL BOX (FLUSH WITH GRADE)
		TELEPHONE BOX/CABINET (ABOVE GRADE)
		CABLE MANHOLE
		FIBER OPTIC BOX/CABINET (ABOVE GRADE)
		FIBER OPTIC MANHOLE
		GAS LINE MARKER
		MANHOLE (UNKNOWN)



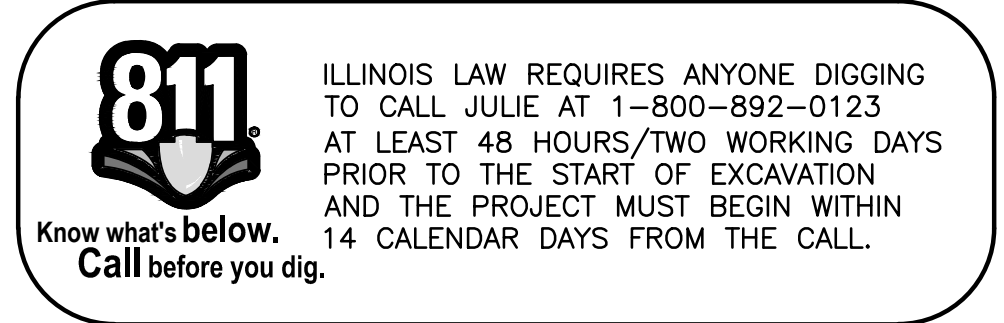
SITE MAP
N.T.S.

- BENCHMARKS:**
- REFERENCE:**
- BERNTSEN MONUMENT IN 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER AT THE NORTHWEST CORNER OF 5TH AVENUE AND MILL STREET. (CITY OF NAPERVILLE BENCHMARK #1506)
ELEVATION=690.61 (NAVD88)
 - CUT CROSS AT EAST END OF CURB SOUTH SIDE OF BAUER ROAD, 116'± WEST OF THE EAST PROPERTY LINE OF SUBJECT SITE EXTENDED.
ELEVATION=719.55
 - MAGNAIL IN WEST EDGE OF ASPHALT PATH EAST SIDE OF MILL ROAD, 29'± NORTH OF THE NORTH PROPERTY LINE OF SUBJECT SITE.
ELEVATION=717.60

PROJECT TEAM

<p>OWNER</p> <p>MILL AND BAUER LLC 552 SOUTH WASHINGTON STREET SUITE 224 NAPERVILLE, ILLINOIS 60540 PH: (630) 201-7306 CONTACT: CHAD MEASE</p>	<p>ARCHITECT</p> <p>STUDIO 21 ARCHITECTS 5012 FAIRVIEW AVENUE DOWNERS GROVE, ILLINOIS 60515 PH: (630) 789-2513 CONTACT: THOMAS FEND, R.A.</p>
<p>CIVIL ENGINEER</p> <p>CIVIL & ENVIRONMENTAL CONSULTANTS, INC. 1230 EAST DIEHL ROAD, SUITE 200 NAPERVILLE, ILLINOIS 60563 PH: (630) 963-6026 FX: (630) 963-6027 CONTACT: JIM CANEFF, P.E.</p>	<p>LANDSCAPE ARCHITECT</p> <p>WESTWOOD ENVIRONMENTAL LLC 1N617 ARBOR AVENUE WEST CHICAGO, ILLINOIS 60185 PH: (630) 774-2561 CONTACT: CRAIG HERNAN, RLA</p>

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	SITE SPECIFICATIONS - 1
C002	SITE SPECIFICATIONS - 2
C003	SITE SPECIFICATIONS - 3
C004	SITE SPECIFICATIONS - 4/EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	DIMENSION PLAN
C300	GRADING PLAN
C400	STORMWATER POLLUTION & PREVENTION PLAN
C500	UTILITY PLAN
C800	DETAILS - 1
C801	DETAILS - 2
C802	DETAILS - 3
C803	DETAILS - 4
C804	DETAILS - 5
C805	DETAILS - 6



STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, JAMES G. CANEFF, AN ILLINOIS PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2025, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED BELOW. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.

GIVEN UNDER MY HAND AND SEAL THIS 25TH DAY OF OCTOBER, 2023.

James G. Caneff

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225
REGISTRATION VALID THROUGH NOVEMBER 30, 2023
(NOT VALID WITHOUT ORIGINAL SIGNATURE)

© COPYRIGHT 2023 CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ALL RIGHTS RESERVED.

- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
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REVISION RECORD

NO	DATE	DESCRIPTION
1	03/11/2023	REVISION PER CITY REVIEW, DATED 02/15/2023
2	04/09/2023	REVISION PER CITY REVIEW AND OCCOT (04/04/2023) REVIEW
3	10/25/2023	REVISION PER CITY REVIEW, DATED 10/20/2023

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cetinc.com

MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

COVER SHEET

DATE:	JANUARY 16, 2023	DRAWN BY:	MAJ
DWG SCALE:	AS NOTED	CHECKED BY:	JGC
PROJECT NO.:	326-656.0002	APPROVED BY:	JGC

DRAWING NO. **C000**
SHEET 1 OF 16

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(2) Asphalt and concrete pavements shall be sawcut prior to excavation. Damaged or jagged pavement edges shall be neatly sawcut and removed prior to installing new pavement.

(3) Replacement material types and thickness shall be as indicated on the Plans.

(4) Pavement repair limits shall be as indicated on the Plans. Pavement repairs outside of these limits shall be at the Contractor's expense.

C. SUBGRADE PREPARATION

(1) Prior to placement of pavement material, all subgrade areas shall be proof-rolled to check for possible unsuitable or unstable soil conditions. Proof-rolling shall be witnessed by the Geotechnical Engineer. Should unsuitable or unstable material be encountered within pavement areas, unsuitable/unstable material shall be removed to a depth as described in the Earthwork Section of these Project Technical Specifications. Such materials shall be replaced with suitable structural fill material and compacted in place as specified by Geotechnical Engineer. When complete removal of the unsuitable material is not warranted or feasible, remedial procedures (as required by Geotechnical Engineer) shall be used.

(2) Installed structural fill and excavated subgrade damaged by construction traffic, ponded water, or other causes within Contractor's control shall be replaced or repaired at Contractor's sole expense.

D. PAVEMENT MATERIALS

(1) Various pavement types, materials, and thicknesses shall be as indicated on the Plans.

(2) Aggregate base courses shall be Aggregate, Type B (100% crushed). Aggregate gradation shall be CA-6, except where permeable base course material gradation is specified on the Plans. Aggregate materials shall conform to IDOT Specifications Article 1004.04, except that the use of crushed concrete shall not be allowed.

(3) Permeable base course material shall be Aggregate, Type C (100% crushed). Aggregate gradation shall be CA-7, except where alternate material gradation is specified on the Plans. Aggregate materials shall conform to IDOT Specifications Article 1004.04, except that the use of crushed concrete shall not be allowed.

(4) Hot-mix asphalt (HMA) pavement materials and mixtures shall be in accordance with Sections 406, 407, 1030 and 1031 of the IDOT Standard Specifications.

(5) HMA Mixture Requirements

Item	Mixture	AC Type	Veids
Surface Course	HMA, Mix D, N50	PG 64-22	4%
Binder Course	HMA, IL-19, N50	PG 64-22	4%

(6) Aggregate materials shall meet or exceed the following strength requirements:

Aggregate, Type B (100% crushed) 80 IBR

Granular Material, Type B 30 IBR

(7) Binder and surface course mixtures may contain reclaimed asphalt pavement (RAP) material resulting from the cold milling or crushing of existing hot-mix asphalt (HMA) pavements. Use of RAP material in new pavement courses shall be in conformance with applicable IDOT requirements.

(8) Bituminous prime coats shall be in accordance with IDOT Specifications Article 406.05. Application rates shall be as follows with the required rate to be as specified by Engineer:

HMA binder or base - 0.05 to 0.10 gallons/S.Y.

Aggregate base - 0.25 to 0.50 gallons/S.Y.

(9) Portland cement concrete (PCC) for curbing, vehicle pavements, sidewalks and support slabs on-grade shall conform to IDOT requirements (3500 psi at 14 days, 5% to 8% air-entrainment) and shall be properly cured in-place. Vehicle pavements shall be Class PV. Curbing, sidewalks and support slabs shall be Class SI.

(10) PCC curbing shall have expansion joints complete with dowel bars (AASHTO M227), dowel bar assemblies and preformed joint filler (AASHTO M213). PCC curbing shall contain continuous reinforcing bars (AASHTO M31).

(11) Sub-base material under PCC pavements and curbing shall be Subgrade Granular Material, Type B (100% crushed).

(12) PCC pavements other than sidewalks shall be provided with contraction, construction, and isolation joints complete with load transfer dowel assemblies, tie bars, and joint material (poured sealer, preformed filler, or elastomeric compression seal) as indicated on the Plans. Joint components, materials, and construction shall be in conformance to applicable IDOT Standard Specifications and IDOT Standard 420001.

(13) Welded wire fabric shall be placed in PCC pavements where indicated on the Plans. Welded wire fabric shall conform to the requirements of AASHTO M55.

(14) Where indicated on the Plans, PCC pavement shall be reinforced with polypropylene fibrillated fibers (ASTM C1116 Type 111, 4.1.3.) specifically manufactured to an optimum gradation for use as concrete secondary reinforcement. Fibers shall be added to the concrete mix at the rate of 1.5 pounds per cubic yard. Mixing times and speeds shall be as specified in ASTM C94.

E. PAVEMENT MATERIAL QUALITY CONTROL

(1) Hot Mix Asphalt Pavement

(a) The HMA supplier shall provide a written certification that the HMA material conforms to the Project Technical Specifications.

(b) Specified in-place percent compaction values shall be based on the representative laboratory densities provided by the HMA supplier for the various HMA design mixes to be installed.

(c) The installation of all HMA pavement components (base, binder, and surface courses) and placement lifts shall be inspected and tested to verify compliance with the specified material compaction, temperature, and lift thickness requirements.

(d) One in-place density test, to determine in-place percent compaction, shall be performed for each 2,000 square feet, or fraction thereof, of each lift of material placed during each day.

(e) Measurements to determine HMA temperatures at time of compaction and lift thicknesses shall be performed on a periodic basis during the HMA installation operations. The number of temperature and lift measurements shall be not less than the number of density tests performed during the operations.

(f) If the Project Technical Specifications require pavement cores of the completed work, one core shall be taken for each 4,000 square feet of the installed pavement area.

(2) Portland Cement Concrete Pavement

(a) The concrete supplier shall provide a written certification that the concrete mix is in accordance with the Project Technical Specifications.

(b) Concrete delivered to the work site shall be field-tested before placement to verify that the slump, temperature, and air content values of the material complies with the Project Technical Specifications. Air content, slump, and temperature shall be performed each time a set of test cylinders is prepared. If the air content does not conform to the Project Technical Specifications, additional tests shall be performed on each truckload of concrete until the air content is determined to be within the specified tolerance range. If slump values exceed the maximum specified amount, when excessive variation in the workability of the concrete is observed, or when excessive crumbling or clumping is observed along the edges of slip-formed concrete, additional slump tests shall be performed on the same, or subsequent, truckloads until slump is determined to be within the specified tolerance range.

(c) Representative samples of the concrete mix shall be placed in a set of five standard cylinders for compressive strength testing. The cylinders sets shall be delivered to the material testing laboratory within 32 hours of taking the samples. Two cylinders shall be tested for compressive strength 7 days after the samples were taken. Two cylinders shall be tested 14 days after the samples were taken. One cylinder shall be held in reserve. A sample set (five cylinders) for strength testing shall be taken for each class of concrete not less than once a day, nor less than once for each 100 cubic yards of each class of concrete poured in place.

(d) Concrete delivered to the work site shall be subject to Governing Agency limitations for haul time and material temperature.

F. COMPACTION

(1) Aggregate base course and HMA material shall be placed in layers and compacted. Layer thicknesses shall be as indicated in the applicable IDOT Standard Specifications for the various pavement components and materials. Where layer thickness variation is permitted, thicknesses installed shall be as determined by the Geotechnical Engineer to obtain required compaction and strength of material in place.

(2) Aggregate base course and granular sub-base materials shall be compacted to not less than 95% maximum dry density determined in accordance with the Standard Proctor Method (ASTM D698).

(3) Free-draining granular materials (porous granular embankment and permeable base course material) shall be placed and compacted as specified by the Geotechnical Engineer.

(4) HMA binder and surface course mixtures, HMA base course, and HMA shoulder mixtures shall be placed and compacted in accordance with the requirements of the applicable IDOT Standard Specifications.

(5) Aggregate base course material shall be graded and compacted the same day it is placed on the subgrade.

G. GRADING AND SURFACE TOLERANCES

(1) Surface elevations of completed aggregate bases and sub-bases shall not exceed design surface elevations by more than 1/4 inch. Surface elevations less than design value shall be corrected by adding aggregate or by installing additional thickness of required HMA or PCC pavement material. Such additional HMA or PCC pavement shall be provided at Contractor's expense.

(2) Allowable final surface variations of HMA and PCC pavements (tested with a 10-foot straightedge) shall not exceed 1/4 inch, but Engineer has the right to require corrective measures when variations less than the specified tolerance cause obvious drainage problems. Corrective measures required when the allowable variation is exceeded shall be as indicated in IDOT Specifications Articles 407.09 and 420.10.

H. PAVEMENT THICKNESS TOLERANCE

(1) HMA pavements that have a thickness deficiency of more than 10% shall be removed and replaced if required by Engineer.

(2) PCC pavements (including sidewalks and slabs on-grade) that have a thickness deficiency of more than 1/2 inch or 10% (whichever is less) shall be removed and replaced if required by Engineer.

(3) Determination of pavement thickness shall be as indicated in IDOT Specifications Articles 407.10 (HMA) and 420.15 (PCC).

(4) Thin pavement removal and replacement shall be at Contractor's expense.

I. PC CONCRETE PROTECTIVE COAT

(1) PCC vehicle pavements and PCC sidewalks immediately adjacent to vehicle pavements shall be given a lined soil mixture protective coat treatment (two coats, each at an application rate of not more than 50 S.Y. per gallon of

mixture) in accordance with IDOT Specifications Article 420.18 and Section 1023.

J. PC CONCRETE CURING

(1) PCC pavement and sidewalks to receive a protective coat treatment shall be cured by means of Methods (1), (2), or (3) of IDOT Specifications Article 1020.13 (waterproof paper, polyethylene sheeting, or wetted burlap).

(2) Concrete surfaces not to receive such treatment can be sealed with membrane curing compound - Method (4).

(3) The curing period in all cases shall be at least 72 hours.

(4) Hot or cold weather concrete curing methods and time periods shall be in accordance with ACI 305 and ACI 306 for hot and cold weather respectively.

K. PAVEMENT MARKINGS AND MARKERS

(1) Pavement markings and markers shall be as indicated on the Plans. Parking spaces shall be defined with 4-inch-wide lines. Stop lines on private drives shall be 24 inches wide.

(2) Pavement markings on driveways and parking areas shall be of a paint suitable for such use according to IDOT Standard Specifications. Materials, installation, and equipment shall meet the requirements of IDOT Standard Specifications Section 780. Required markings shall be as indicated on the Plans.

(3) Pavement lane and auxiliary markings on public roadways shall be reflectorized thermoplastic material conforming to IDOT Standard Specifications. Materials, installation, and equipment shall meet the requirements of IDOT Standard Specifications Section 780.

(4) Pavement marking words and symbols shall conform to the dimensions and spacing specified in the Illinois Manual on Uniform Traffic Control Devices and on IDOT Standard 780001.

(5) Raised reflective pavement markers shall be provided where shown on the Plans. Marker materials and installation shall meet the requirements of IDOT Specifications Section 781.

(6) Existing markings and markers shall be removed as necessary to delineate realigned traffic lanes. Removal shall be in accordance with IDOT Specifications Section 783.

L. ACCESSIBLE PARKING SPACES

(1) Accessible parking spaces shall be in accordance with Illinois Accessibility Code requirements. Each space shall be 16 feet wide and be provided complete with a painted striped aisle (8 feet wide with diagonal 4-inch lines), a standard accessible symbol painted on the pavement, and standard post- or wall-mounted signs (R7-8 "reserved parking" with accessible symbol, R7-8a "van accessible" and R7-101 "S250 fine").

(2) Required signs (R7-8, R7-8a and R7-101) shall be mounted on a post or wall located at the front center of the parking space, and no more than 5 feet horizontally from the front of the space. The bottom of the lowest sign shall be a minimum of 4 feet above finished grade.

(3) Signposts shall conform to AASHTO and IDOT standards for "break-away" design.

(4) The pavement area behind the white accessible symbol shall be painted blue. The markings outlining the space and the diagonals within the access aisle of the space shall be of yellow paint.

(5) Pavement slopes across accessible parking stalls and adjoining access aisles shall be maximum 2%.

M. TRAFFIC CONTROL SIGNS

(1) Traffic control signs shall be provided as indicated on the Plans. All signs shall conform to applicable size, material, and installation requirements of the Illinois Manual of Uniform Traffic Control Devices and IDOT Specifications Section 720. Signposts shall be in accordance to IDOT Standards 720011 and 729001 and IDOT Specifications Section 729.

6. SOIL EROSION / SEDIMENT CONTROL AND SITE RESTORATION MEASURES

A. GENERAL

(1) Contractor shall take suitable and sufficient measures to control soil erosion and sedimentation due to construction and site development activities. These measures shall be in substantial conformance with the principles, practices, and standards described in the Illinois Environmental Protection Agency (IEPA) publication "Illinois Urban Manual."

(2) Specific erosion/sediment control and restoration measures shall be as indicated on the Plans, as stated in these Project Technical Specifications, and as described in the "Storm Water Pollution Prevention Plan" (SWPPP, if required) prepared for the Project.

(3) If disturbance exceeds 1 acre and a SWPPP has been prepared for the site, construction and site development work shall comply with the requirements and procedures of the NPDES (National Pollution Discharge Elimination System) Permit No. ILR10, issued by the IEPA for storm water discharge from construction site activities.

(4) Site clearing and excavation shall not proceed until a phased program for performing all required construction and restoration activities is prepared by Contractor and approved by Engineer. The purpose of this program is to control erosion and sediment problems by minimizing the extent of areas subject to erosion during construction and establishing permanent ground covers as soon as possible. The program shall include preparation of site plans indicating planned sequence and extent of specific construction and restoration areas.

(5) Contractor responsibilities shall include the maintenance and repair of all seeded, sodded, and planted surfaces until all specified vegetative covers within the project area are suitably established and erosion potential has ceased.

(6) Construction dewatering operations shall be designed and operated so that water discharged from the project site will meet State of Illinois water quality standards, as set forth in Title 35, Subtitle C, Chapter 1, Part 302, Subpart B, Illinois Administrative Code.

(7) Installation and maintenance of all required erosion/sediment control and restoration measures shall be subject to inspection by the Governing Agency. Deficient conditions shall be corrected when required by the Governing Agency.

B. STABILIZATION PRACTICES

(1) Contractor shall limit removal of existing vegetated ground covers only to areas absolutely required to perform the project work. Structural sediment barriers shall be installed at the construction limits of the site as indicated on the Plans. Vegetation within areas that are protected by barrier fencing on the Plans shall not be disturbed during construction.

(2) Exposed soil surfaces shall be stabilized with vegetation and/or protective mulches or blankets. If conditions prevent effective use or placement of such measures, then the installation of structural controls such as sediment barrier fencing and sediment traps will be required.

(3) Surface stabilization measures shall be initiated immediately after earthwork operations have permanently ceased or have temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible but not later than 14 days from the initiation of stabilization work in an area.

(4) If construction activity is anticipated to temporarily halt for a period of less than 14 calendar days, then surface stabilization measures shall be initiated on that portion of the site as long as the site conforms to the erosion and sediment control requirements of the Plans, SWPPP, and ILR10 permit. Where the initiation of surface stabilization measures by the specified time after construction activity temporarily or permanently ceases is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

(5) Temporary seeding shall be employed when necessary due to seasonal limitations or temporary work stoppages. When seasonal weather conditions prevent seeding, sodding, or planting operations, sloped surfaces shall be blanketed or mulched with suitable material as a means of temporary erosion protection.

(6) Areas with permanent vegetative cover seeding shall be protected by applied mulch or erosion control blankets.

C. SEDIMENT BARRIERS

(1) Temporary sediment barriers shall be installed where indicated on the Plans and maintained until soil surfaces have been stabilized with grass or other types of permanent cover. Such barriers shall be silt fences, compost filter socks, coir fiber logs, or other devices as indicated on the Plans.

(2) Work area perimeter temporary sediment barriers shall be installed prior to the start of site disturbance and earthwork operations.

(3) Storm sewer systems shall be installed as soon as earthwork operations permit. Drainage structures shall be graded to a subgrade level 12 inches below the structure rim to create temporary sediment traps unless otherwise indicated on the Plans.

(4) Geotextile filter fabric sediment barriers shall be installed over casting grades of drainage structures that receive surface runoff. Silt fence or compost filter sock barriers shall be placed around drainage structures where the use of filter fabric barriers over the grate is ineffective or not feasible and where silt fences or filter socks are indicated on the Plans. Structures requiring sediment barriers, and the types of barriers to be provided, shall be as indicated on the Plans.

(5) All sediment barriers shall be replaced or cleaned as necessary during construction when they become clogged or ineffective. All sediment traps shall be cleaned periodically during construction to allow them to operate effectively.

D. CONSTRUCTION INGRESS-EGRESS

(1) Construction ingress-egress shall be limited to defined paved driveway connections to adjacent public roadways or where indicated on the Plans. Construction exits shall be cleaned daily, as needed to prevent the spread of mud or debris on the public road pavement. Mud and debris shall be cleared from public roads whenever it occurs and as required by the Public Roadway Authority.

(2) Private roadways, driveways, parking lots, etc., used by construction vehicles and equipment shall be cleaned of mud and debris daily as needed to keep the pavements clean of such materials.

(3) Temporary aggregate pavements for ingress-egress of construction vehicles shall be installed where indicated on the Plans. These pavements shall be maintained and repaired by Contractor as necessary to enable use by vehicles during the entire construction project.

(4) Temporary pavement thickness, aggregate gradation, and geotextile fabric underlayment to be provided shall be as indicated on the Plans.

(5) The upper 6 inches of temporary aggregate access pavements shall be removed upon completion of construction activities and replaced with 6 inches of topsoil, graded to match the adjacent topography, and restored in accordance with the Plans.

E. WATER DIVERSION AND DEWATERING

(1) Methods for diverting water flow, controlling groundwater, and removing stormwater from work sites shall include erosion and sediment control measures as necessary to prevent erosion at pump discharge locations and to minimize the discharge of settleable solids.

(2) Stone or concrete block riprap protection, or other filtering measures, shall be provided at discharge locations when deemed necessary by Engineer.

(3) Sediment traps or water removal sump pits shall be provided when required by Engineer.

F. DUST CONTROL

(1) When dust blowing from construction sites may become a traffic hazard or a danger to the health or comfort to persons downwind, it shall be controlled either permanently or temporarily depending upon the state of development of the site. Dust control measures shall be taken when required by Governing Agency or directed by Engineer.

(2) Dust problems from active construction areas shall be kept under control by means of watering dry surfaces and/or the application of calcium chloride. Application and repetition rates shall be as necessary for effective control.

(3) When dust problems occur from disturbed areas, watering and/or calcium chloride are not effective, and weather conditions prevent effective erosion control seeding, such areas shall be stabilized by the application of chemical tackifiers such as "MARLOC" (Reclamore Co.) or "Soil Seal" (Soil Seal Corp.). Application rates and procedures shall be in accordance with manufacturer's recommendations.

(4) In the event of severe dust problems, the Governing Agency may stop such dust-producing activities until the problem is resolved.

G. SOIL STOCKPILES

(1) Soil stockpiles shall be located to prevent sediment runoff into watercourses and drainage systems, or onto adjacent roadways and properties, and, if shown, shall be placed where indicated on the Plans. Stormwater runoff from soil stockpiles shall include erosion control devices as necessary to prevent erosion or sedimentation.

(2) Soil stockpiles to remain in place more than 15 days shall be surrounded with a sediment barrier fence unless runoff from the stockpile area drains directly to a constructed sediment trap.

(3) Soil stockpiles that will remain in place longer than 60 days shall be stabilized with temporary erosion control seeding (seed and mulch) within 15 days after construction of the stockpile.

H. UNVEGETATED AREAS

(1) Unvegetated areas expected to remain unpaved or unrestored for longer than 60 days shall be stabilized with temporary erosion control seeding and mulching within 15 days after earthwork operations have ceased.

(2) If unvegetated areas are to remain unpaved or unrestored for less than 60 days, sediment barrier fences or excavated sediment traps shall be installed if Engineer determines that sediment runoff will affect adjacent areas.

(3) Unvegetated steep slopes shall be protected by hydromulching the exposed ground with a Bonded Fiber Matrix, Stabilized Fiber Matrix, or Flexible Growth Medium product (applied at rates recommended by the product manufacturer for the site conditions) when such protection is indicated on the Plans or required by Engineer. Other unvegetated steep slope protection, if required, shall be as indicated on the Plans.

I. TOPSOIL PLACEMENT AND VEGETATIVE COVER

(1) Weather conditions permitting, topsoil shall be placed and graded within each defined construction area as soon as practical upon completion of cut and fill operations within that area.

(2) Seeding, planting and erosion protection operations to establish permanent vegetative ground cover shall be performed within 1 day after topsoil placement, whenever weather conditions are adequate for such work.

(3) Temporary erosion control measures shall remain in place until upland areas are permanently vegetated whereby a minimum of 70% of every square yard seeded is covered with a uniform stand of vegetation in a live, healthy condition and erosion potential no longer exists.

J. DRAINAGE OUTLETS AND OVERFLOWS

(1) Erosion protection (stone riprap, concrete block mats, or other specified method) shall be provided at drainage pipe outlets and stormwater basin overflows immediately following installation of the outlet/overflow structures.

K. DRAINAGE CHANNELS AND SWALES

(1) Drainage channel and swales shall be stabilized and protected with the installation of aggregate trench channels, a cellular confinement system, seeding, and/or turf reinforcement mat where and as indicated on the Plans.

L. EROSION CONTROL SEEDING AND MULCHING

(1) Areas which may not be at final grade but will remain undisturbed for longer than 60 days (including soil stockpile areas) shall be seeded and/or mulched, as required by Engineer, within 15 days of stoppage of construction activities within the area.

(2) Seed mixture to be used for temporary erosion control seeding of excavated, filled, graded, or otherwise disturbed areas shall be IDOT Class 7 - 114 lbs. / acre.

(3) Seed mixtures should be applied mechanically so that the seeds are planted at a depth of 1/4 to 1/2 inch. If the seed is broadcast or hydroseeded, secondary raking or harrowing is required.

(4) Seeded areas shall be protected with a wood / cellulose fiber mulch containing a pre-blended chemical tackifier. Mulch application rate shall be 2,000 lbs. per acre (minimum). Tackifier rate shall be as recommended by the product manufacturer.

(5) When indicated on the Plans or required by Engineer, seeded slopes shall be protected by hydromulching the areas with a Bonded Fiber Matrix, Stabilized Fiber Matrix or Flexible Growth Medium product applied at a rate recommended by the product manufacturer for the site conditions. The type of product to be used shall be as indicated on the Plans or determined by Engineer. Other slope protection, if required, shall be as indicated on the Plans.

(6) When seasonal weather conditions or construction operations prevent seeding, sodding, or planting operations for a prolonged period (as determined by Engineer), exposed soil slopes shall be protected by hydromulching the areas with a Bonded Fiber Matrix, Stabilized Fiber Matrix or Flexible Growth Medium product applied at a rate recommended by the product manufacturer for the site conditions. The type of product to be used shall be as determined by Engineer.

M. PERMANENT VEGETATIVE COVERS

(1) Vegetative ground covers shall be provided, installed, and protected in accordance with the Plans.

(2) Vegetative areas (other than lawns) damaged by construction activities, but not within the Project disturbed limits, shall be seeded with IDOT Class 1B Seed Mixture (200 lbs. / acre); unless a different type of seed mixture is indicated on the Plans to match the original conditions. These seeded areas shall be protected with a wood / cellulose fiber mulch (2,000 lbs. / acre) containing a preblended chemical tackifier.

(3) Lawn areas damaged by construction activities shall be restored with turf grass sod to match original conditions.

N. EROSION CONTROL BLANKETS

(1) Seeded areas shall be covered with erosion control blankets where indicated on the Plans and where specifically required by Engineer. These blankets shall be placed within 24 hours of seeding.

(2) Erosion control blankets shall be of one or more of the following types and shall be as specified on the Plans or in these Project Technical Specifications. Installation shall be in accordance with manufacturer recommendations and requirements.

Type 1: Knitted straw fiber blanket with attached photodegradable plastic top and bottom nets: North American Green S150 or equivalent.

Type 2: Mat of wood fiber material with attached photodegradable plastic top and bottom nets: American Excelsior Company Curlex II or equivalent.

Type 3: Knitted straw and coconut fiber blanket with a UV stabilized polypropylene top net and a photodegradable bottom net: North American Green SC150 or equivalent.

Type 4: Knitted coconut fiber blanket with a turf reinforcement mat of UV stabilized polypropylene material and top and bottom UV stabilized polypropylene nets: North American Green C350 or equivalent.

(3) Contractor shall be responsible for maintaining the blankets in place until a satisfactory stand of vegetation is established.

O. PERMANENT TURF REINFORCEMENT MATS

(1) As a means of permanent erosion protection, specific seeded areas shall be covered with turf reinforcement mats (polypropylene fiber matrix product) where indicated on the Plans and where required by Engineer. These mats shall be placed within 24 hours of seeding.

(2) Turf reinforcement mats shall be of one or more types (with or without netting and straw / coconut fiber blanket layers) as specified on the Plans. Installation shall be in accordance with manufacturer recommendations and requirements.

(3) Contractor shall be responsible for maintaining the mats in place until a satisfactory stand of vegetation is established.

P. SODDING

(1) Grass areas removed or damaged by construction activities shall be restored with sod and maintained until the sod is knitted to the soil. Disturbed grass areas shall be sodded except where other measures are indicated on the Plans or required by Engineer.

(2) Sodding (including fertilizing) shall be in accordance with Section 252 of the IDOT Standard Specifications, as applicable to this project and as specified herein. Sod material shall be in accordance with Article 1081.03. It is specifically noted that sod grown on soil high in organic material such as peat will not be acceptable.

(3) After required topsoil has been placed and graded, the areas to be sodded shall be thoroughly tilled to a depth of at least 3 inches by disking, harrowing, or other approved methods until the condition of the soil is acceptable to Engineer. If as a result of a rain, a crust is formed over the prepared surface, the surface shall again be placed in a suitable condition for placing sod.

(4) All soil surfaces shall be moist when the sod is placed. When directed by Engineer, Contractor shall be required to apply water to dry soil surfaces at a minimum rate of one gallon per square yard immediately prior to placing the sod.

(5) Fertilizer shall be applied uniformly at a rate of 90 pounds of Nitrogen (N), 54 pounds of available Phosphoric (P2O5) and 36 pounds of Soluble Potash (K2O) per acre; and shall be incorporated into the soil to a depth of at least 3 inches by disking, harrowing or other approved methods acceptable to Engineer. The incorporation of fertilizer may be a part of the tillage operation specified above.

(6) Contractor shall have complete responsibility for watering sodded areas (number, schedule, and rates of applications) as necessary to prevent death or damage of sod material due to lack of water during the time period between sod placement and when the sod becomes knitted to the soil and is growing in place.

(7) If Contractor does not water the sod within 24 hours after notification that the sod is showing damage due to lack of water, Owner reserves the right to engage another contractor to do the work and the cost thereof will be deducted from the monies payable to Contractor for the cost of sodding. Contractor will not be relieved of the responsibility for defective sod or unsatisfactory growing of sod due to the hiring of another contractor by Owner for watering the sod.

(8) If Contractor desires to use water from hydrants, it shall make application to the proper authority, and shall conform to the municipal ordinances, rules, or regulations concerning their use. Water obtained from hydrants shall be at Contractor's expense.

(9) Contractor shall be responsible for the maintenance of all areas sodded under the contract, including necessary watering and reseeded, and for the satisfactory establishment of knitted sod grass on all sodded areas until final acceptance of the work. In the event that the length of time between sodding and final acceptance is insufficient for Engineer to determine that acceptable growth is established, final acceptance of the work will not be made until the following growing season or until such time that the grass cover can be appraised as satisfactory.

(10) Approval and acceptance of sodded areas will require that a minimum of 95% of the material within every square yard of sod installed be in a live, healthy condition and be firmly knitted to the soil. Defective or unacceptable sod shall be removed, replaced and watered at Contractor's expense.

(11) Only areas within the defined construction limits that are authorized for topsoil replacement will be considered for payment for sodding. All other grass areas that are damaged by construction operations shall be sodded and restored at Contractor's expense and will not be paid for separately.

(12) Unless defined otherwise in the Agreement between Owner and Contractor, this work will be paid for at the contract unit price per square yard for sodding, which price shall be payment in full for all fertilizer and sod materials and all labor and equipment necessary to perform and complete sodding operations, including watering and other maintenance activities necessary to establish a satisfactory grass cover. Fertilizer nutrients will not be paid for separately and shall be included in the contract unit price for this work.

Q. PERMANENT SEEDING

(1) Where indicated on the Plans, vegetative areas disturbed by construction activities shall be restored by the proper application of fertilizer nutrients, seed mixture, and protective mulch or blanket, and maintenance of said areas until a satisfactory stand of vegetation is established.

(2) Seeding including fertilizing and mulching shall be in accordance with Sections 250 and 251 of the IDOT Standard Specifications, as applicable to this project and as specified herein.

(3) Seed mixtures and application rates shall be as indicated on the Plans. Application rates for dormant seeding shall be at least 150% of specified rates.

(4) Contractor shall submit lists of all materials (seeds, fertilizer, mulches and blankets) and proposed application rates to Engineer for approval prior to starting any seeding work. Contractor shall also submit (to Engineer) a list of equipment to be used in performing this work, prior to starting any such work.

(5) After required topsoil has been placed and graded, the areas to be seeded shall be thoroughly tilled to a depth of at least 3 inches by disking, harrowing, or other approved methods until the condition of the soil is acceptable to Engineer. If as a result of a rain, a crust is formed over the prepared surface, the surface shall again be placed in a suitable condition for seed planting.

(6) Fertilizer shall be applied uniformly at a rate of 90 pounds each of Nitrogen (N), available Phosphoric (P2O5), and Soluble Potash (K2O) per acre; and shall be incorporated into the soil to a depth of at least 3 inches by disking, harrowing or other approved methods acceptable to Engineer. The incorporation of fertilizer may be a part of the tillage operation specified above. Fertilizer nutrients and seed shall be applied in two separate operations.

(7) Seed mixture shall be applied so that the seeds are planted at a depth of 1/4 to 1/2 inch. If the seed is placed by broadcasting or hydro-seeding rather than planted to proper depth by mechanical means, raking, harrowing or rolling with a corrugated roller shall be required.

(8) Seeded areas shall be covered with mulch products, erosion control blankets, or turf reinforcement mats within 24 hours of seeding. The methods of protection to be used shall be as indicated on the Plans.

(9) Mulching shall be by machine application of wood / cellulose fiber mulch (containing a preblended chemical tackifier) applied as a slurry of 2,000 pounds of mulch and not less than 2,000 gallons of water per acre. Mulching shall not be applied concurrently with seeding. Other mulching products and methods (such as Bonded Fiber Matrix, Stabilized Fiber Matrix and Flexible Growth Medium) shall be used where specifically indicated on the Plans.

(10) Seasonal seeding operations shall take place between March 15 and September 30 and only after specific authorization by the Engineer. Dormant seeding, if authorized, shall take place between November 1 and March 1. Seeding outside of these two time frames may be performed provided the Contractor guarantees a minimum of 75 percent growth over the entire seeded area after a period of establishment.

(11) Contractor shall have complete responsibility for watering seeded areas (number, schedule, and rates of applications) as necessary to prevent death or damage of seeds and new vegetation due to lack of water, during the time period between seeding and when the vegetation becomes rooted in the soil and is growing in place.

(12) If Contractor does not water the seed and vegetation within 24 hours after notification that the seed and vegetation are showing damage due to lack of water, Owner reserves the right to engage another contractor to do the work and the cost thereof will be deducted from the monies payable to Contractor for the cost of seeding. Contractor will not be relieved of the responsibility for defective seed or unsatisfactory growing of seed due to the hiring of another contractor by Owner for watering the seed.

(13) If Contractor desires to use water from hydrants, it shall make application to the proper authority, and shall conform to the municipal ordinances, rules, or regulations concerning their use. Water obtained from hydrants shall be at Contractor's expense.

(14) Contractor shall be responsible for the maintenance of all areas seeded under the contract, including all necessary watering, reseeding, and mulching and for the satisfactory growth of vegetation on all seeded areas until final acceptance of the work. In the event that the length of time between seeding and final acceptance is insufficient for Engineer to determine that acceptable growth is established, final acceptance of the work will not be made until the following growing season or until such time that the vegetation cover can be appraised as satisfactory.

(15) Approval and acceptance of seeded areas will require that a minimum of 95% of every square yard seeded be covered with a uniform stand of vegetation in a live, healthy condition. Reseeding, mulching, and watering of unacceptable areas shall be at Contractor's expense.

(16) Only areas within the defined construction limits that are authorized for topsoil replacement will be considered for payment for seeding. All other vegetation areas that are damaged by construction operations shall be seeded and restored at Contractor's expense.

(17) Unless defined otherwise in the Agreement between Owner and Contractor, this work will be paid for at the contract unit prices per square yard for seeding and for mulching, which prices shall be payment in full for all seed, fertilizer, and mulch materials and all labor and equipment necessary to perform and complete grass seeding and mulching operations, including watering and other maintenance activities necessary to establish a satisfactory grass cover. Fertilizer nutrients will not be paid for separately and shall be included in the contract unit price for seeding.

REVISION RECORD	
NO.	DESCRIPTION
1	NO REVISIONS THIS SHEET
2	NO REVISIONS THIS SHEET
3	NO REVISIONS THIS SHEET
4	NO REVISIONS THIS SHEET
5	NO REVISIONS THIS SHEET
6	NO REVISIONS THIS SHEET
7	NO REVISIONS THIS SHEET
8	NO REVISIONS THIS SHEET

MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

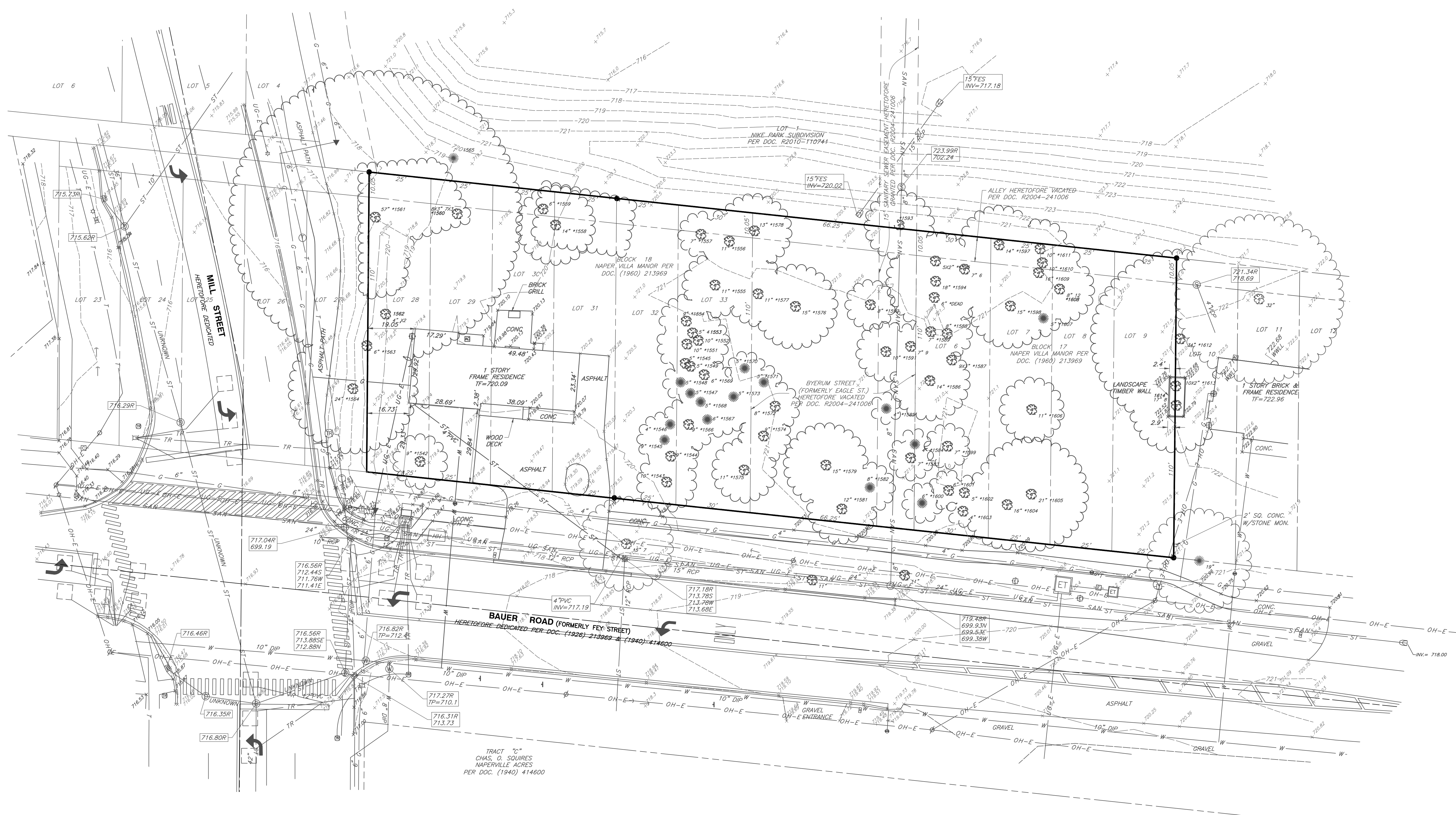
Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

SITE SPECIFICATIONS - 2

DATE:	JANUARY 16, 2025	DRAWN BY:	IMAJ
DWG. SCALE:	NONE	CHECKED BY:	JGC
PROJECT NO.:	326-656.002		
APPROVED BY:	JGC		

DRAWING NO.: **C002**

SHEET 3 OF 16



DUPAGE COUNTY DIVISION OF TRANSPORTATION GENERAL NOTES AND SPECIFICATIONS

- ALL CONSTRUCTION WITHIN THE COUNTY'S RIGHT-OF-WAY SHALL BE PERFORMED ACCORDING TO IDOT'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (LATEST EDITION) AND THE "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" (LATEST EDITION).
- DAILY LANE CLOSURES ARE PERMITTED BETWEEN 9:00 A.M. AND 4:00 P.M. ONLY. TRAFFIC CONTROL SHALL CONFORM TO IDOT'S HIGHWAY STANDARDS AND THE FHWA'S "MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES" AND IDOT'S SUPPLEMENT AT ALL TIMES DURING CONSTRUCTION. TRAFFIC CONTROL SHALL INCLUDE USE OF ADVANCE WARNING LANE CLOSURE SIGNAGE, AN ARROW BOARD AND TYPE I BARRICADES WITH SANDBAGS.
- LANE CLOSURES ARE NOT PERMITTED ON COUNTY ROADWAYS DURING SNOWFALL OR WITHIN 2 HOURS PRIOR TO PREDICTED SNOWFALL OR PRECIPITATION CONDITIONS BETWEEN NOVEMBER 15 AND APRIL 15 FOR MAINTENANCE OF THE ROADWAY PAVEMENT BY COUNTY HIGHWAY MAINTENANCE DEPARTMENT STAFF AND EQUIPMENT.
- DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE DRESSED WITH A MINIMUM OF 6" TOPSOIL AND CLASS 2A SALT TOLERANT SEED (WITH EROSION CONTROL BLANKET) OR SOD (SALT TOLERANT AND STAKED IN PLACE).
- EROSION CONTROL MEASURES SHALL COMPLY WITH THE MINIMUM REQUIREMENTS OF THE DUPAGE COUNTY STORMWATER AND FLOODPLAIN ORDINANCE SPECIFICATIONS AT ALL TIMES.
- EQUIPMENT AND MATERIALS SHALL NOT BE STORED WITHIN THE COUNTY'S RIGHT-OF-WAY AT ANY TIME WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE COUNTY ENGINEER, OR HIS DULY AUTHORIZED ASSIGN.
- PAVEMENT, CURB/GUTTER AND STORM STRUCTURES WITHIN THE COUNTY'S RIGHT-OF-WAY SHALL BE MAINTAINED FREE OF MUD/DEBRIS AT ALL TIMES AND SHALL BE CLEANED AS IS REQUIRED AND/OR AS DIRECTED BY DUPAGE COUNTY.
- CONTACT DUPAGE COUNTY (630/407-6900) A MINIMUM OF 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR INSPECTIONS OF AND AT THE COMPLETION OF THE DESCRIBED WORK WITHIN THE COUNTY'S RIGHT-OF-WAY.
- TRENCH BACKFILL FOR NON-PAVED AREAS SHALL BE INSTALLED WITHIN THE COUNTY'S RIGHT-OF-WAY PER DUPAGE COUNTY'S STANDARD.
- TRENCH BACKFILL BELOW EXISTING OR PROPOSED PAVEMENT, CURB/GUTTER AND/OR SIDEWALK SHALL BE INSTALLED WITHIN THE COUNTY'S RIGHT OF WAY PER DUPAGE COUNTY'S STANDARD.
- TREES AND LANDSCAPING IS PROHIBITED IN THE COUNTY RIGHT-OF-WAY.
- BRICK MAIL BOXES ARE PROHIBITED IN THE COUNTY RIGHT-OF-WAY.

REFERENCE

- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
- FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
- UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

NO.	DATE	DESCRIPTION
1	02/15/2023	RELEASED PER CITY REVIEW, DATED 02/15/2023
2	02/09/2023	RELEASED PER CITY REVIEW, DATED 02/09/2023
3	02/09/2023	NO REVISIONS THIS SHEET

Civil & Environmental Consultants, Inc.
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563
 630-963-6026 - 877-963-6026
 www.cecinco.com

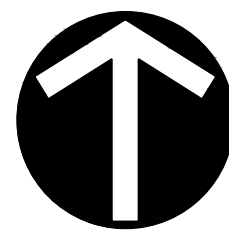
MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
 27W280 BAUER ROAD
 NAPERVILLE, ILLINOIS 60563

SITE SPECIFICATIONS - 4
AND EXISTING CONDITIONS

DATE: JANUARY 16, 2023 | DRAWN BY: MAJ
 DWG SCALE: 1" = 20' | CHECKED BY: JGC
 PROJECT NO: 326-665-0002
 APPROVED BY: JGJC

DRAWING NO: **C004**
 SHEET 5 OF 16

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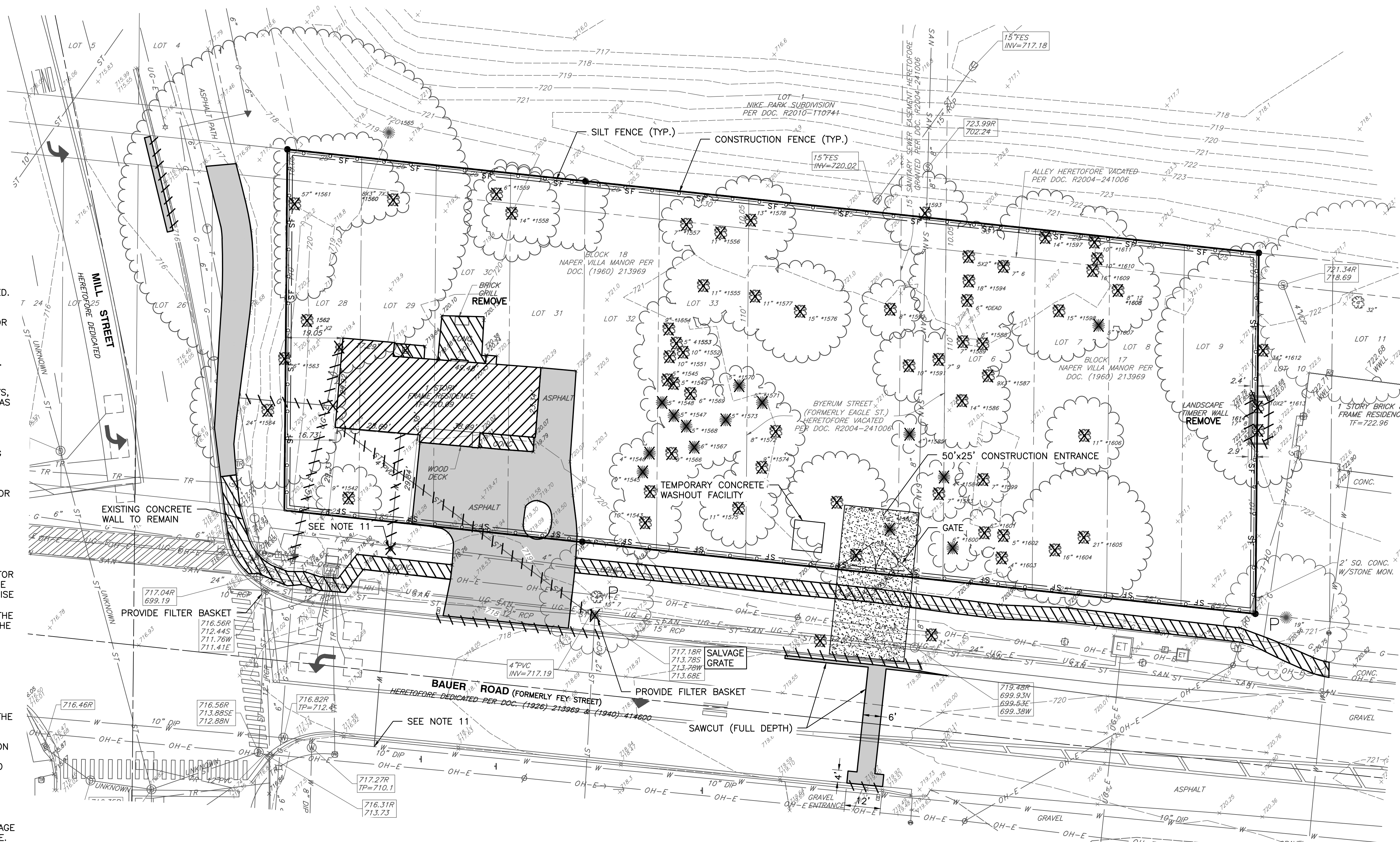
NORTH

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT REMOVAL
- INDICATES CONCRETE ITEM, RETAINING/STONE WALL OR UTILITY SERVICE TO BE REMOVED
- BUILDING TO BE REMOVED
- INDICATES NON-CONCRETE ITEM, STRUCTURE, OR TREE TO BE REMOVED
- TREES TO BE PROTECTED WITH FENCING
- SILT FENCE
- CONSTRUCTION FENCE (CHAIN LINK)

DEMOLITION NOTES:

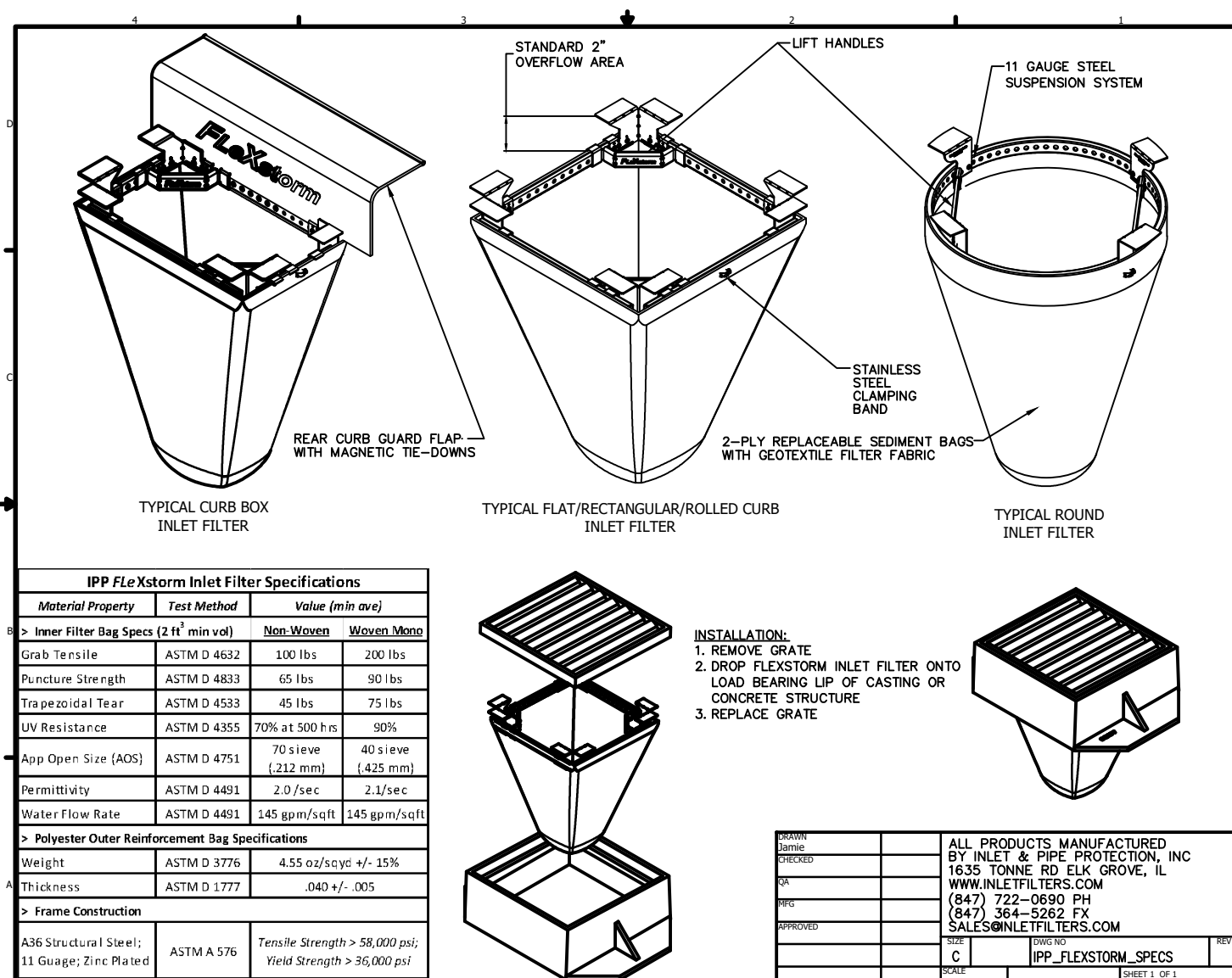
1. ALL PAVEMENTS, UTILITIES, TREES, ETC. WITHIN THE SUBJECT PROPERTY SHALL BE COMPLETELY REMOVED. REMOVAL ITEMS SHOWN OUTSIDE OF THE PROPERTY LIMITS ARE APPROXIMATE AND MAY OR MAY NOT CONSTITUTE ALL WORK NECESSARY TO CONSTRUCT THE PROJECT. REMOVAL OF PUBLIC SIDEWALKS, ROADWAYS, DRIVEWAYS, CURB & GUTTER, PUBLIC UTILITIES, ETC., SHALL BE STAGED BY THE CONTRACTOR WITH CONCURRENCE FROM THE OWNER, ENGINEER, AND THE CITY OF NAPERVILLE STAFF.
2. TRENCHES, WITHIN PROPOSED PAVED OR BUILDING PAD AREAS, RESULTING FROM THE REMOVAL OF EXISTING UTILITIES SHALL BE BACKFILLED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF ART. 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
3. ALL EXISTING PAVEMENT WITHIN THE CONSTRUCTION LIMITS, INCLUDING BITUMINOUS PAVEMENT, DRIVEWAYS, CONCRETE SLABS, AND SIDEWALKS SHALL BE COMPLETELY REMOVED. AGGREGATE MATERIALS APPROVED AS SUITABLE FILL BY THE SOILS ENGINEER SHALL BE SET ASIDE FOR FUTURE PLACEMENT.
4. ALL TREES, LANDSCAPE MATERIALS AND BRUSH WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED. TREE STUMPS AND/OR ROOT BALLS SHALL BE COMPLETELY REMOVED. TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO FINALIZING HIS BID FOR TREE REMOVAL.
5. EXISTING UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL EXISTING UTILITY LOCATIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES THAT ARE INTENDED TO CONTINUE TO PROVIDE SERVICE WHETHER THESE UTILITIES ARE SHOWN ON THE PLANS OR NOT. THIS SHALL INCLUDE PRIVATE SERVICES AS WELL.
6. ALL DEBRIS FROM DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.
7. ALL WORK SHALL BE DONE IN GENERAL ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS CONTAINED IN THE MUNICIPAL "SOIL EROSION AND SEDIMENTATION CONTROL" ORDINANCE. THE CONTRACTOR SHALL INSTALL THE NECESSARY EROSION AND SEDIMENTATION CONTROL DEVICES THAT WILL PROTECT THE EXISTING STORM SEWERS, PUBLIC ROADWAYS, AND ADJACENT PROPERTIES FROM SEDIMENT THAT MAY ARISE FROM THE PROPOSED DEMOLITION AND/OR CONSTRUCTION. DEVICES SHALL INCLUDE SILT FENCE, FILTER BASKETS INSERTED INTO DRAINAGE STRUCTURES, CONSTRUCTION ENTRANCE, PAVEMENT CLEANING, ETC. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
8. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. CONCRETE TRUCKS SHALL NOT BE PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON SITE. SPECIFIC AREAS FOR THIS ACTIVITY SHALL BE DESIGNATED BY THE CONTRACTOR AND PROVIDED WITH ADEQUATE SILTATION BASINS AND OTHER FACILITIES TO ASSURE THAT DISCHARGE IS CONTAINED AND CLEANSED BEFORE ENTERING THE RECEIVING STORM SEWER SYSTEM.
9. ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF MUD/DEBRIS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.
10. A TEMPORARY CHAINLINK CONSTRUCTION FENCE AND GATE ARE SHOWN AT THE PROPOSED CONSTRUCTION ENTRANCE. THE FENCE WILL BE REMOVED AND REPLACED AS REQUIRED TO ALLOW FOR UTILITY INSTALLATIONS, ROADWAY WORK, ETC. DURING WORKING HOURS BUT SHALL BE REINSTALLED AT THE END OF EACH DAY TO PROVIDE A SECURE CONSTRUCTION SITE.
11. THE EXISTING B-BOX SHALL BE REMOVED. SHUT OFF SERVICE AT THE MAIN AND ABANDON PER CITY REQUIREMENTS.
12. EXISTING SEPTIC SYSTEM/SEPTIC FIELD (NOT SHOWN) SHALL BE ABANDONED IN ACCORDANCE WITH DUPAGE COUNTY HEALTH DEPARTMENT REGULATIONS WITH DOCUMENTATION PROVIDED TO THE CITY OF NAPERVILLE.



NO.	DATE	DESCRIPTION
1	03/21/2023	REVISION PER CITY REVIEW, DATED 02/13/2023
2	03/02/2023	NO REVISIONS THIS SHEET
3	03/02/2023	NO REVISIONS THIS SHEET

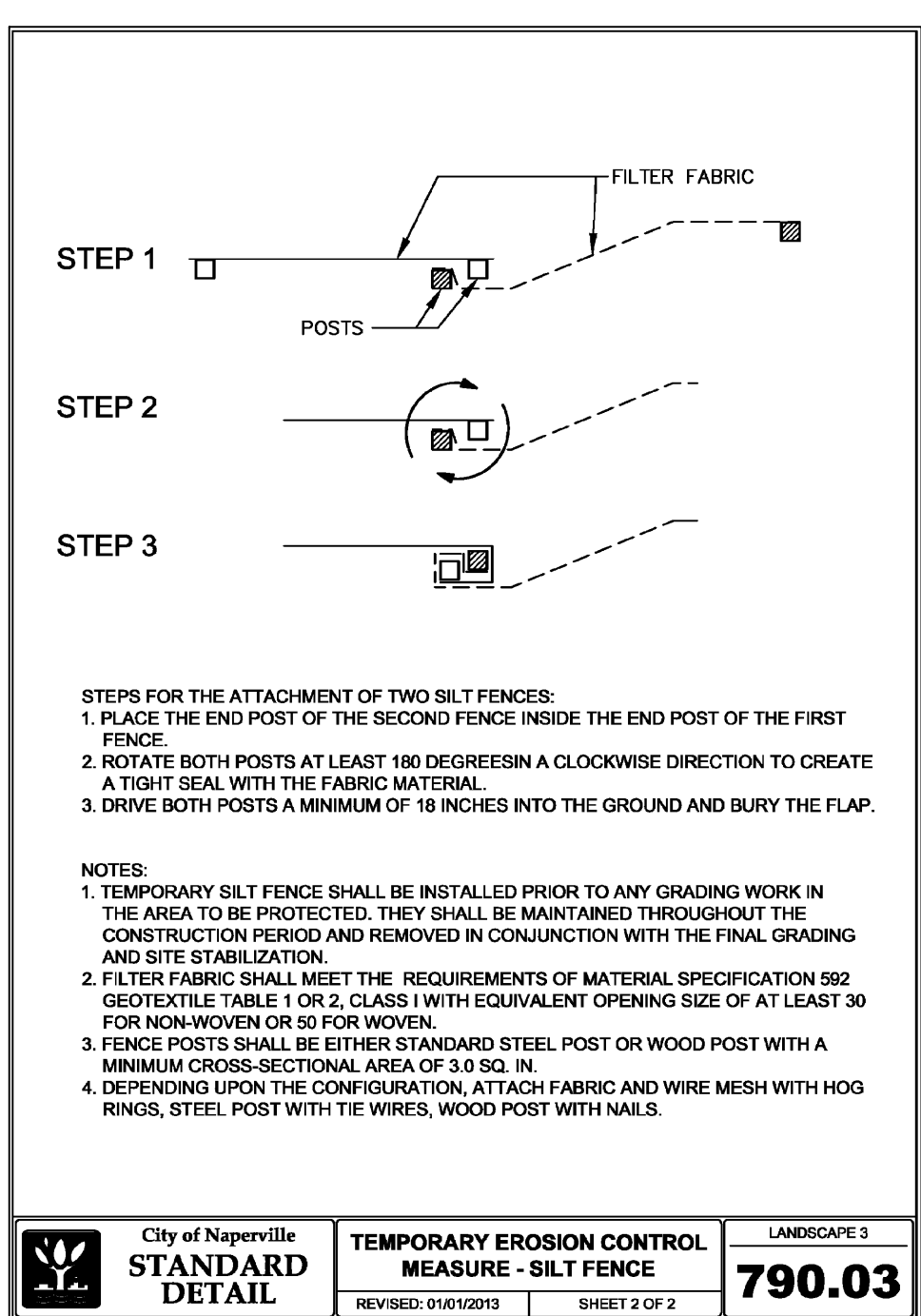
Civil & Environmental Consultants, Inc.
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563
 630-963-6026 - 877-963-6026
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MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

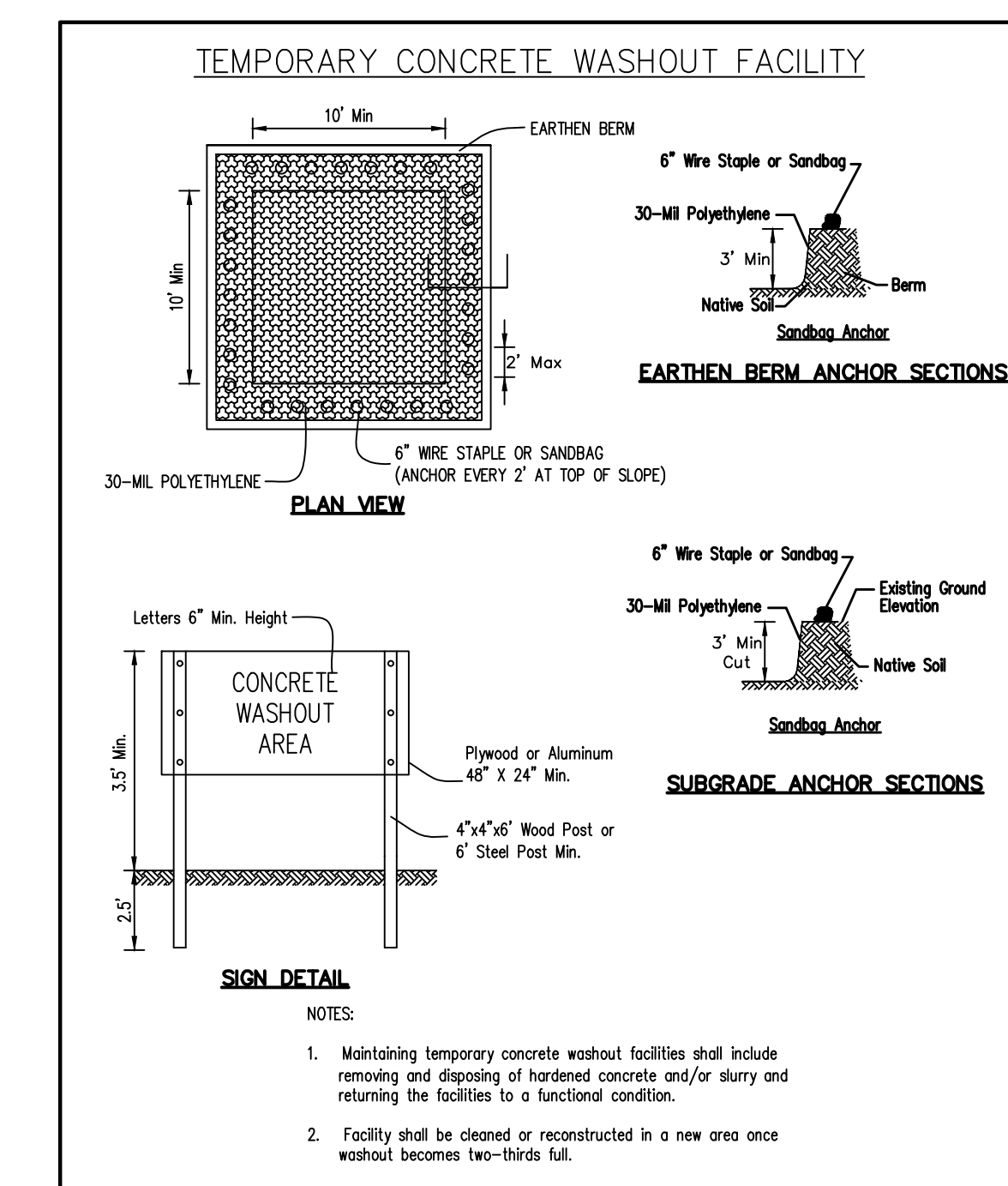
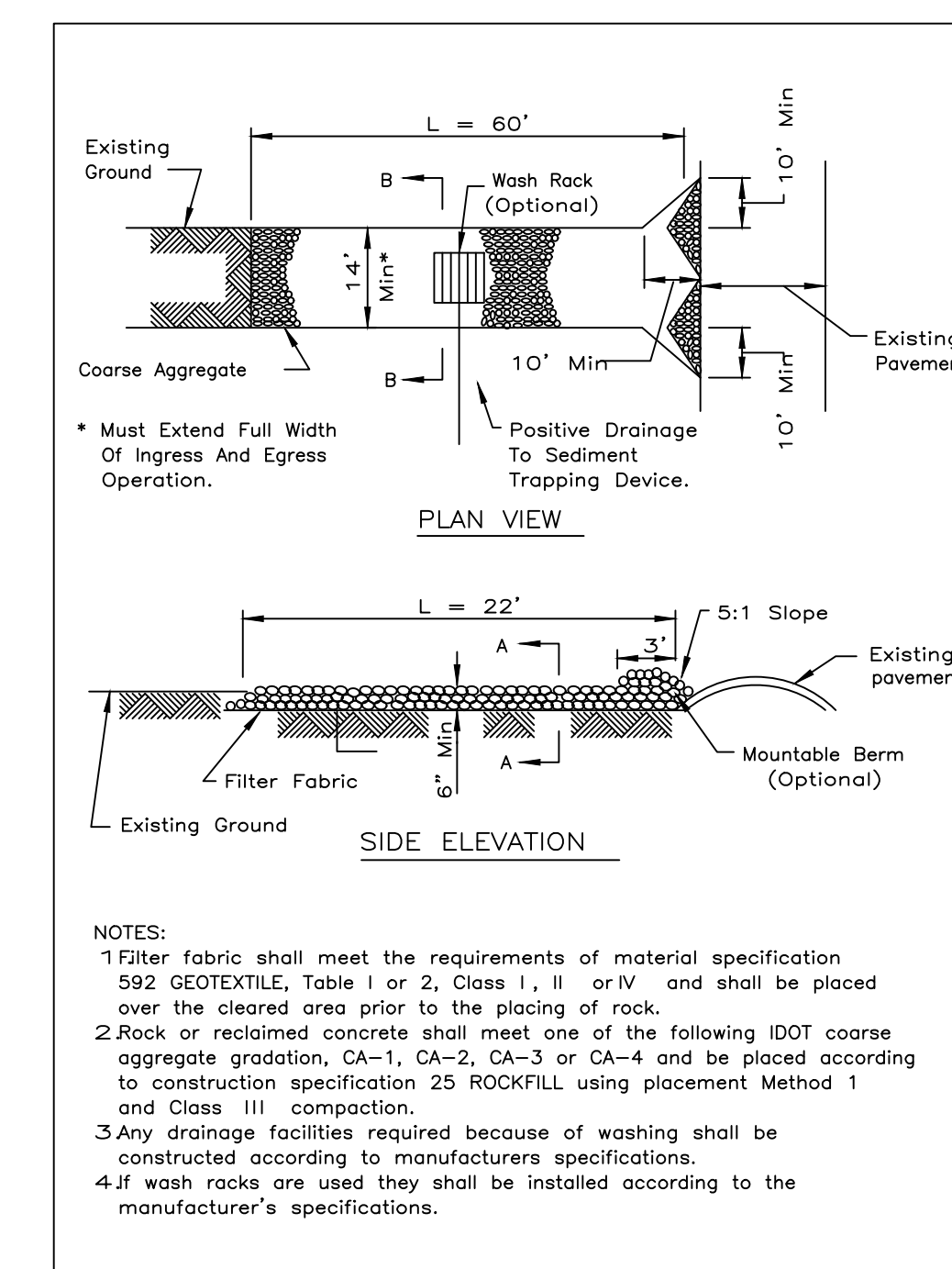
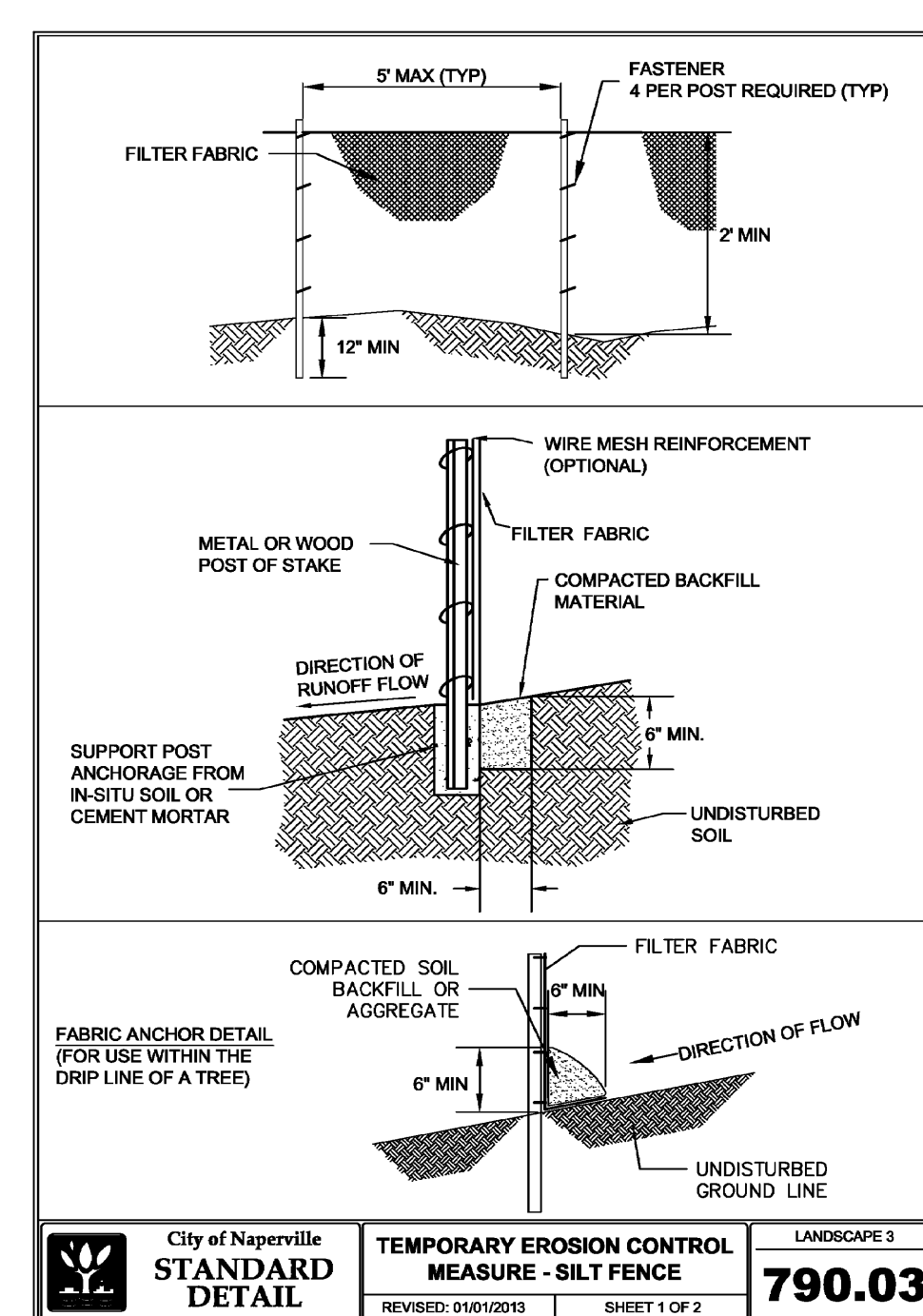


Material Property	Test Method	Value (min./max.)
Filter Fabric	ASTM D 4853	100 lbs./200 lbs.
Tensile Strength	ASTM D 4853	45 lbs./90 lbs.
Resistance to Tear	ASTM D 4853	45 lbs./75 lbs.
UV Resistance	ASTM D 4853	70% @ 500 hrs./90%
App. Open. Size (ASTM)	ASTM D 4751	75 microns/40 mesh
Permeability	ASTM D 4481	2.0 gpm/ft ² /2.5 ft H ₂ O
Water Flow Rate	ASTM D 4481	140 gpm/ft ² /245 gpm/ft ²
Minimum Outer Reinforcement Spacing		
Height	ASTM D 3751	4.5 ft/5.0 ft/6.0 ft
Thickness	ASTM D 1777	.080 in./1.00 in.

- REFERENCE**
1. EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 1. FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE - US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
 2. UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.



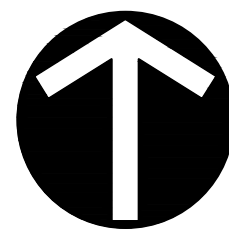
City of Naperville
STANDARD DETAIL
 TEMPORARY EROSION CONTROL MEASURE - SILT FENCE
 LANDSCAPE 3
 790.03
 SHEET 2 OF 2



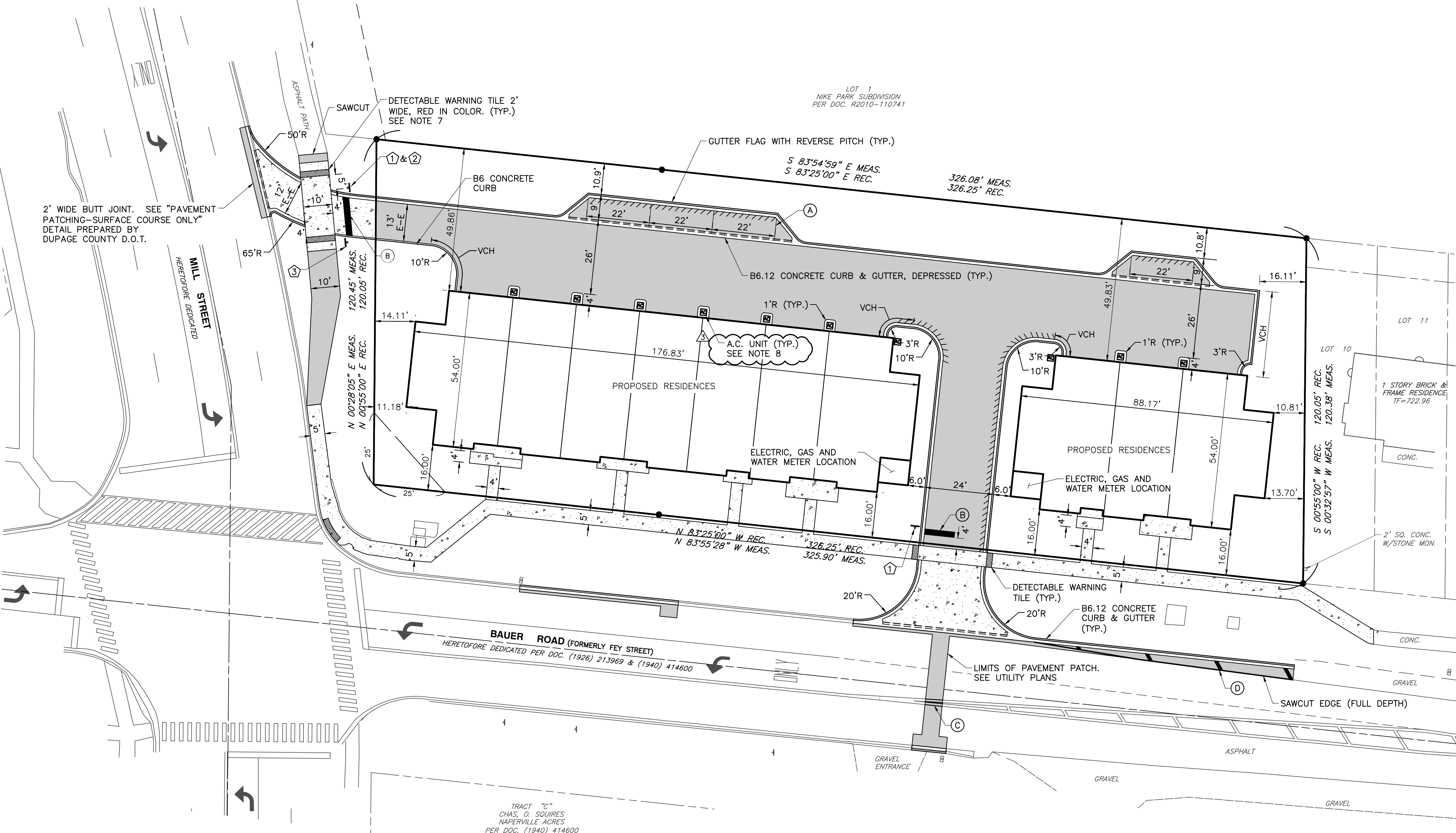
DEMOLITION PLAN

DATE: JANUARY 16, 2023
 DRAWN BY: MAJ
 JGC
 PROJECT NO: 27W280
 1" = 20'
 CHECKED BY: JGC
 APPROVED BY: JGC

DRAWING NO: **C101**
 SHEET 6 OF 16



NORTH



- DIMENSION NOTES:**
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF SIDEWALK OR PROPERTY LINE.
 - FOR PROPOSED BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
 - PUBLIC HANDICAP RAMP DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 424001.
 - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE AS FOLLOWS:
 - (A) PARKING SPACES - 4" SOLID YELLOW
 - (B) STOP LINE - 24" SOLID WHITE
 - (C) CENTERLINE - (2) 4" SOLID YELLOW (11" C-C)
 - (D) EDGELINE - 4" SOLID, WHITE WITH 12" SOLID WHITE (20' C-C) AT 45°
 - 'VCH' INDICATES VARIABLE CURB HEIGHT. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB VARIES IN HEIGHT.

- TRASH/RECYCLE CONTAINERS SHALL BE PLACED ADJACENT TO THE GARAGE DOOR IN THE 4' AREA BETWEEN THE GARAGE DOOR AND 26' DRIVE AISLE. THE TRASH/RECYCLE CONTAINERS SHALL NOT BE PLACED IN GRASS AREA ON THE NORTH SIDE OF THE DRIVE AISLE.
- UPON COMPLETION OF THE PERMIT PROJECT, THE CONTRACTOR IS REQUIRED TO COMPLETE DUPAGE COUNTY ADA/PROWAG REPORTING FORMS. INSTRUCTIONS CAN BE FOUND AT THE DUPAGE COUNTY DOT WEBSITE WWW.DUPAGECO.GOV. PLEASE FILL OUT AND SUBMIT THE COMPLETED FORMS TO HWYPERMITS@DUPAGECO.ORG.
- A.C. UNIT TO BE BRACKETED TO THE BUILDING WITH CEDAR SCREEN ON ALL SIDES TO THE FULL HEIGHT OF EACH UNIT.

SITE DATA

GROSS BOUNDARY AREA = 39,069 SQUARE FEET (0.897 ACRES)

NUMBER OF LOTS = 1

CURRENT ZONING = R3 (SINGLE-FAMILY RESIDENCE DISTRICT, DUPAGE COUNTY)

PROPOSED ZONING = TU (TRANSITION USE DISTRICT)

PROPOSED SETBACKS:	REQUIRED (TU)	PROPOSED
FRONT YARD (SOUTH)	= 15 FEET	16 FEET
INTERIOR SIDE YARD (EAST)	= 6 FEET	10.81 FEET
REAR YARD (NORTH)	= 25 FEET	48.83 FEET
CORNER SIDE YARD (WEST)	= 10 FEET	11.18 FEET

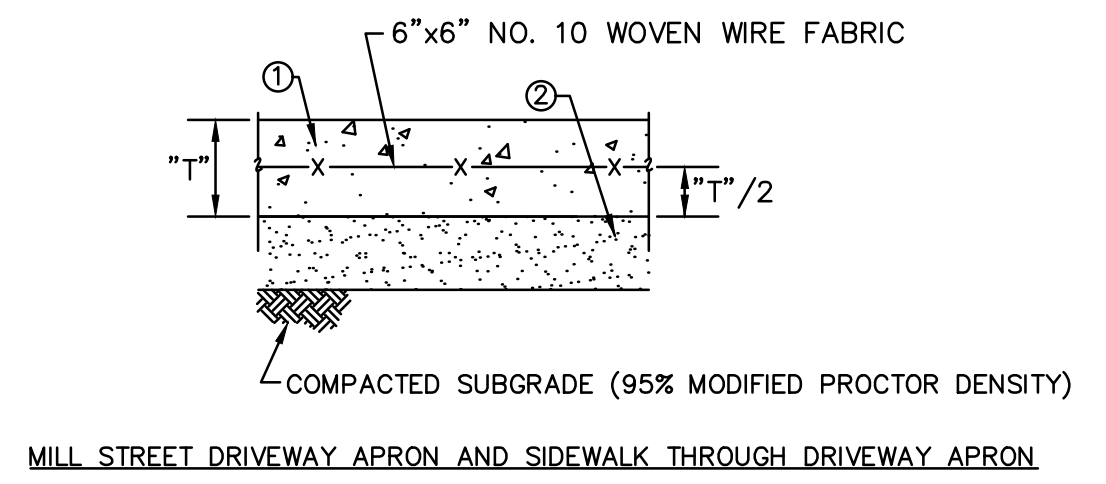
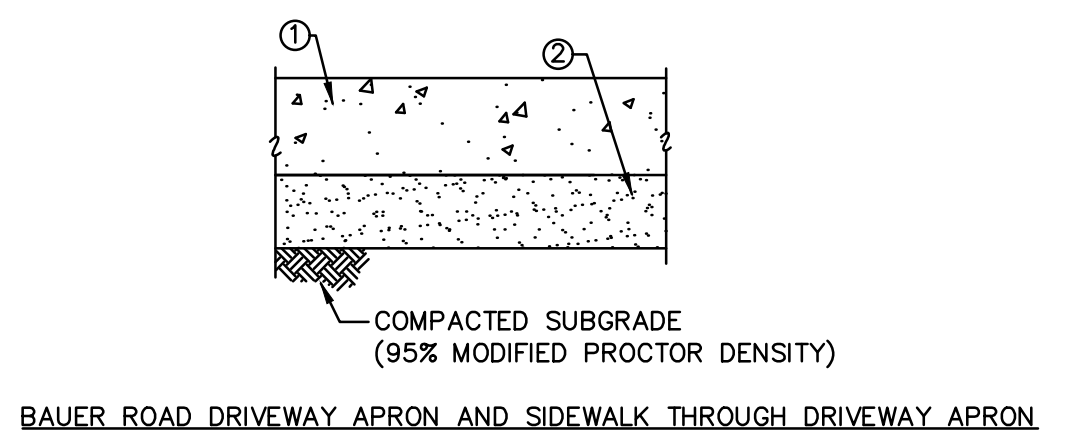
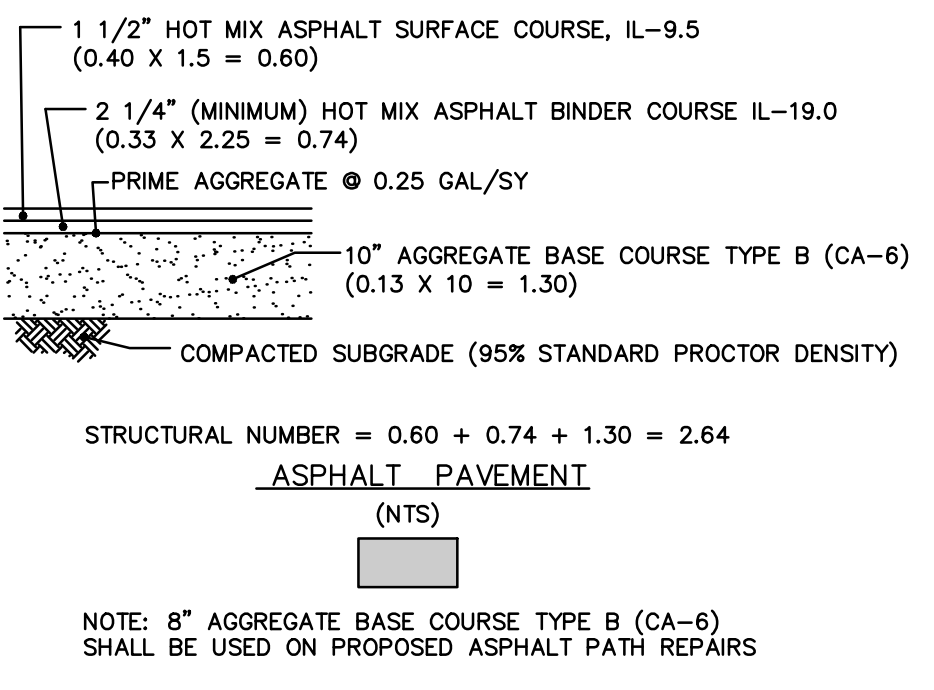
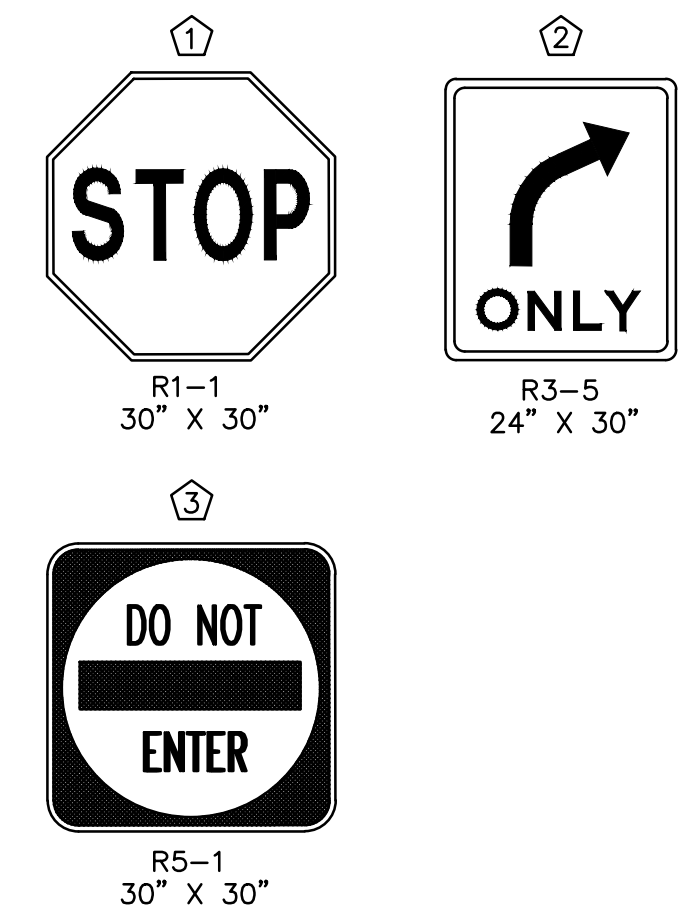
BUILDING AREA: = 13,137 SQUARE FEET

NUMBER OF RESIDENTIAL UNITS: = 10

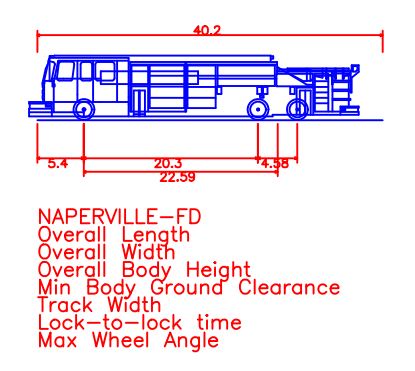
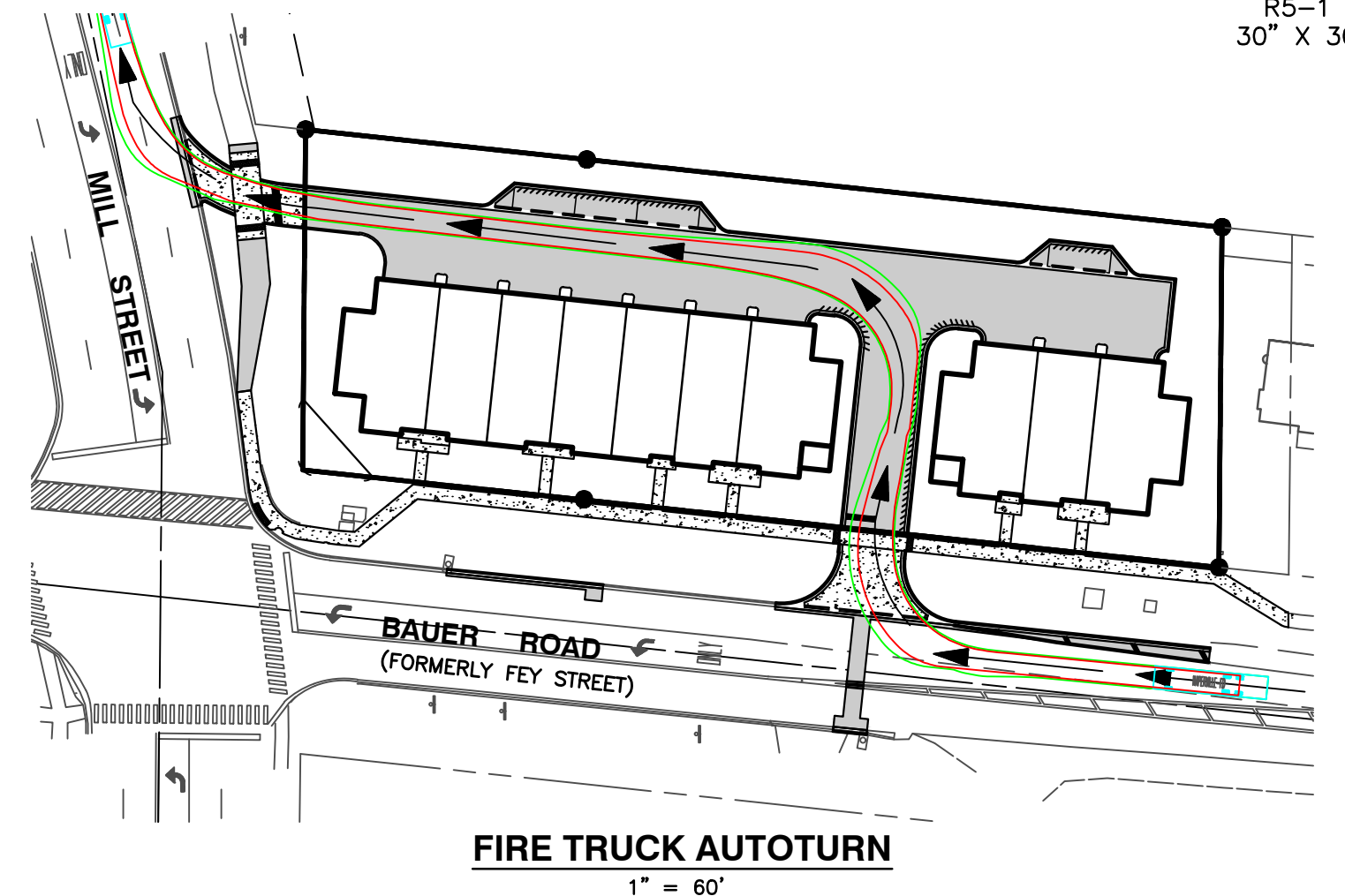
PARKING PROVIDED:

10 UNITS x 2 SPACES/UNIT (IN GARAGE)	= 20 SPACES
VISITOR	= 4 SPACES
TOTAL	= 24 SPACES

SIGN LEGEND



- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
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REVISION RECORD

NO	DATE	DESCRIPTION
1	03/11/2023	REVIEW PER CITY REVIEW, DATED 02/15/2023
2	03/09/2023	REVIEW PER CITY REVIEW, DATED 02/15/2023
3	03/09/2023	REVIEW PER CITY REVIEW, DATED 02/15/2023

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 1230 East Diehl Road, Suite 200 - Naperville, IL 60563
 630-963-6026 - 877-963-6026
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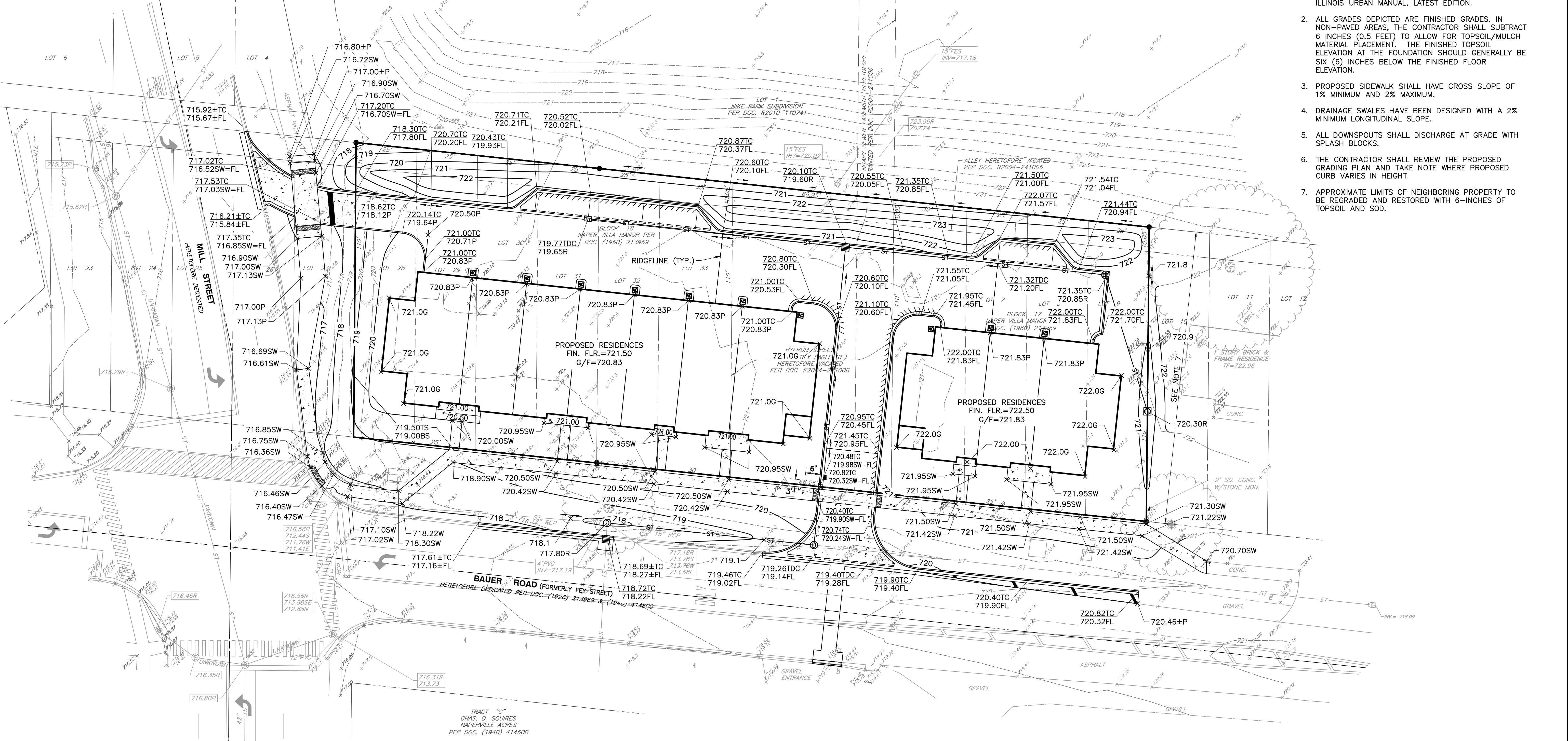
**MILL AND BAUER, LLC
 MILL AND BAUER TOWNHOMES
 27W280 BAUER ROAD
 NAPERVILLE, ILLINOIS 60563**

DIMENSION PLAN

DATE	JANUARY 16, 2023	DRAWN BY:	MAJ
DWG SCALE:	1" = 20'	CHECKED BY:	JGC
PROJECT NO.:	326-656-0002	APPROVED BY:	JGC

DRAWING NO. **C200**

SHEET 7 OF 16



- GRADING NOTES:**
- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATION IN THE ILLINOIS URBAN MANUAL, LATEST EDITION.
 - ALL GRADES DEPICTED ARE FINISHED GRADES. IN NON-PAVED AREAS, THE CONTRACTOR SHALL SUBTRACT 6 INCHES (0.5 FEET) TO ALLOW FOR TOPSOIL/MULCH MATERIAL PLACEMENT. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE SIX (6) INCHES BELOW THE FINISHED FLOOR ELEVATION.
 - PROPOSED SIDEWALK SHALL HAVE CROSS SLOPE OF 1% MINIMUM AND 2% MAXIMUM.
 - DRAINAGE SWALES HAVE BEEN DESIGNED WITH A 2% MINIMUM LONGITUDINAL SLOPE.
 - ALL DOWNSPOUTS SHALL DISCHARGE AT GRADE WITH SPLASH BLOCKS.
 - THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB VARIES IN HEIGHT.
 - APPROXIMATE LIMITS OF NEIGHBORING PROPERTY TO BE REGRADED AND RESTORED WITH 6-INCHES OF TOPSOIL AND SOD.

REVISION RECORD	
NO.	DESCRIPTION
1	02/12/2023 REVISION PER CITY REVIEW, DATED 02/13/2023
2	02/20/2023 REVISION PER CITY REVIEW AND CCOTD (02/20/2023) REVIEW
3	03/02/2023 NO REVISIONS THIS SHEET

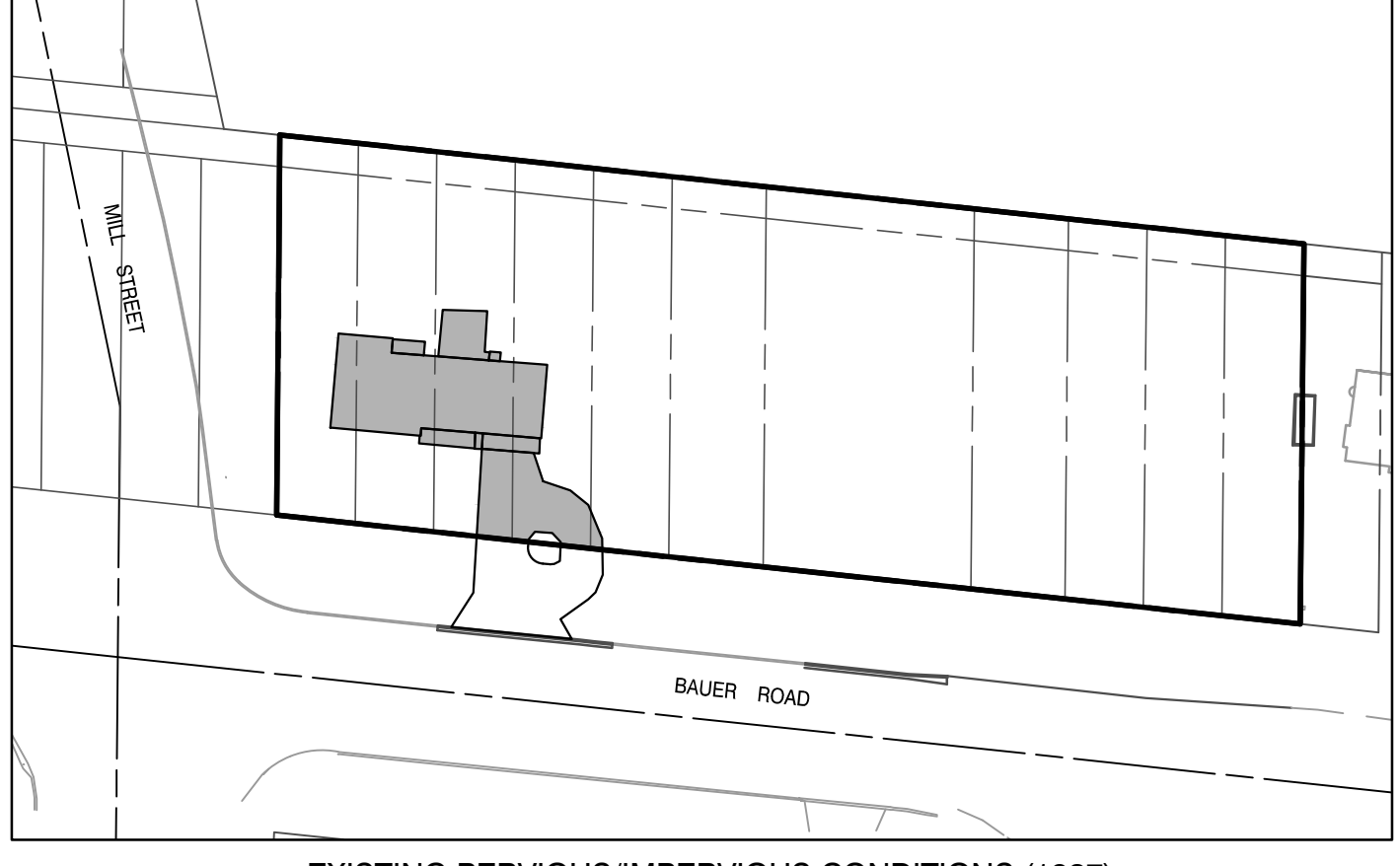
Civil & Environmental Consultants, Inc.
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MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

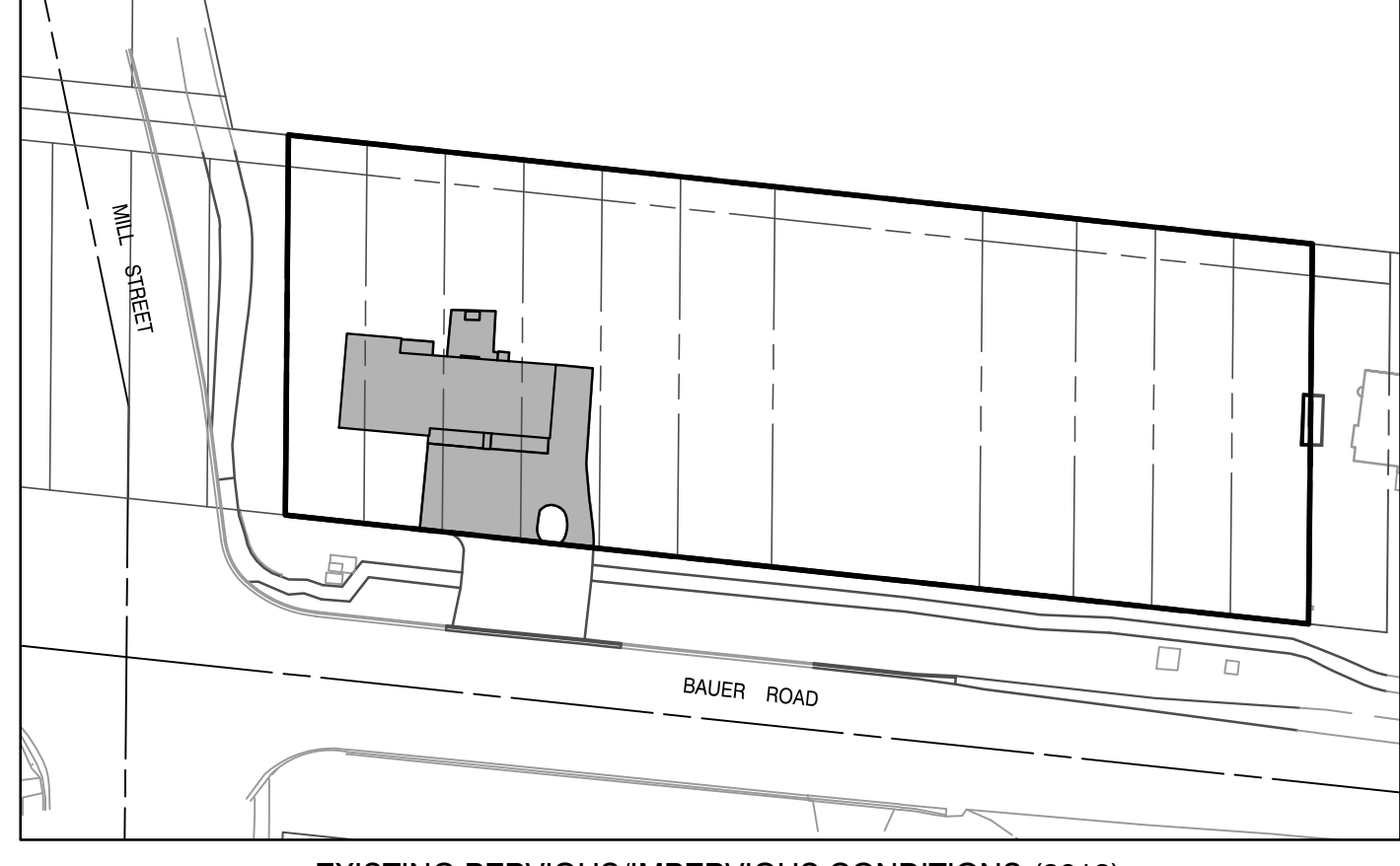
PERVIOUS/IMPERVIOUS CALCULATIONS			
	IMPERVIOUS AREA	PERVIOUS AREA	PROJECT AREA
EXISTING (1987)	2,966 S.F.	36,103 S.F.	39,069 S.F.
EXISTING (2013)	3,877 S.F.	35,192 S.F.	39,069 S.F.
PROPOSED	25,523 S.F.	13,546 S.F.	39,069 S.F.

EXISTING (1987): 25,523 S.F. - 2,966 S.F. = 22,557 S.F.
 EXISTING (2013): 25,523 S.F. - 3,877 S.F. = 21,646 S.F.

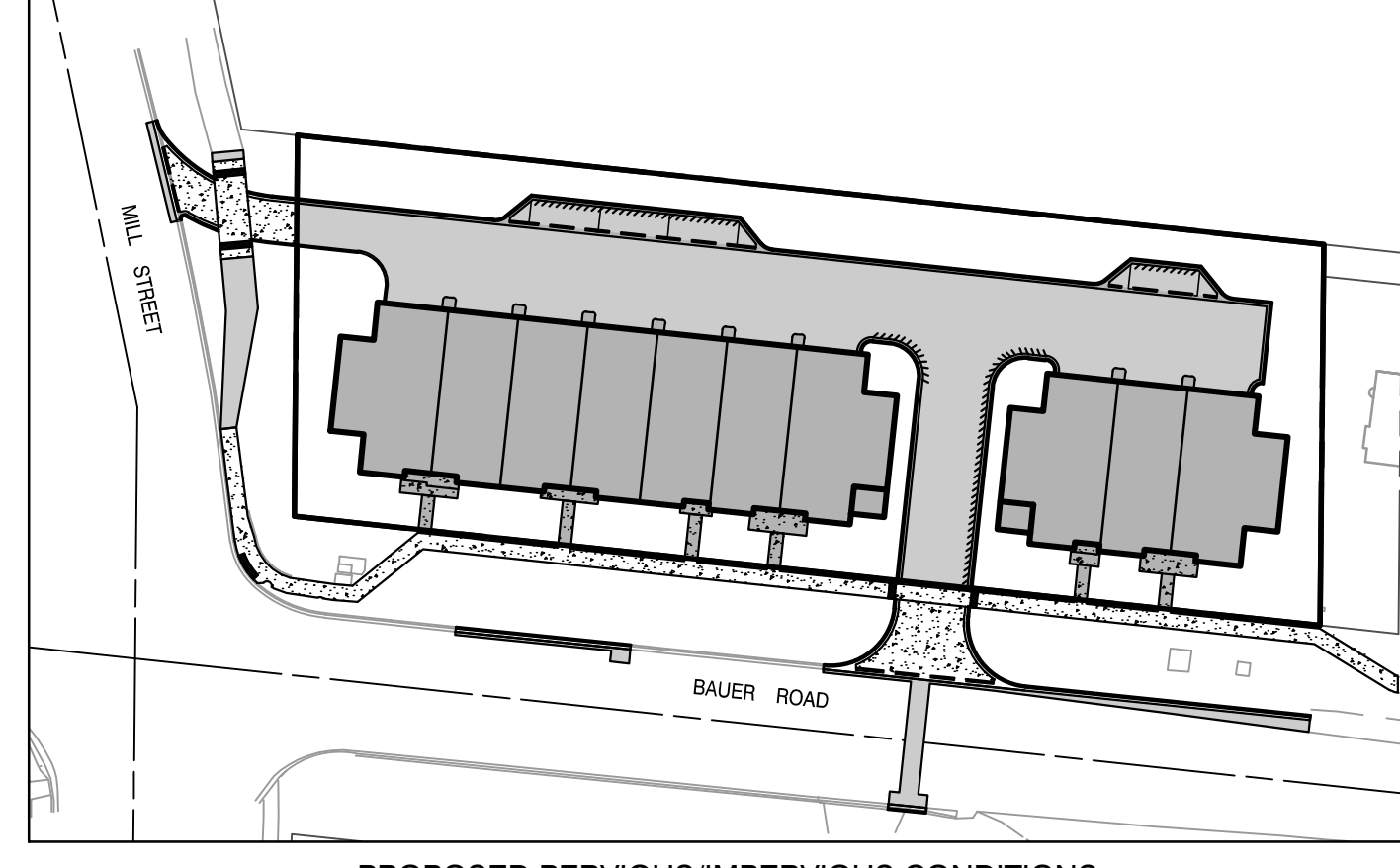
DUE TO GROUNDWATER PROHIBITION FOR THE SURROUNDING PROPERTIES, A FEE IN LIEU WILL BE PROVIDED INSTEAD OF A POST CONSTRUCTION BEST MANAGEMENT PRACTICE.



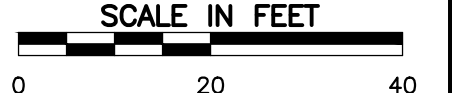
EXISTING PERVIOUS/IMPERVIOUS CONDITIONS (1987)
 1"=60'



EXISTING PERVIOUS/IMPERVIOUS CONDITIONS (2013)
 1"=60'



PROPOSED PERVIOUS/IMPERVIOUS CONDITIONS
 1"=60'

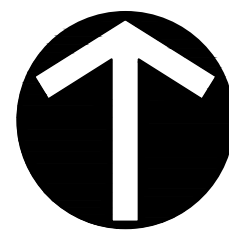


- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE - US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
 - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

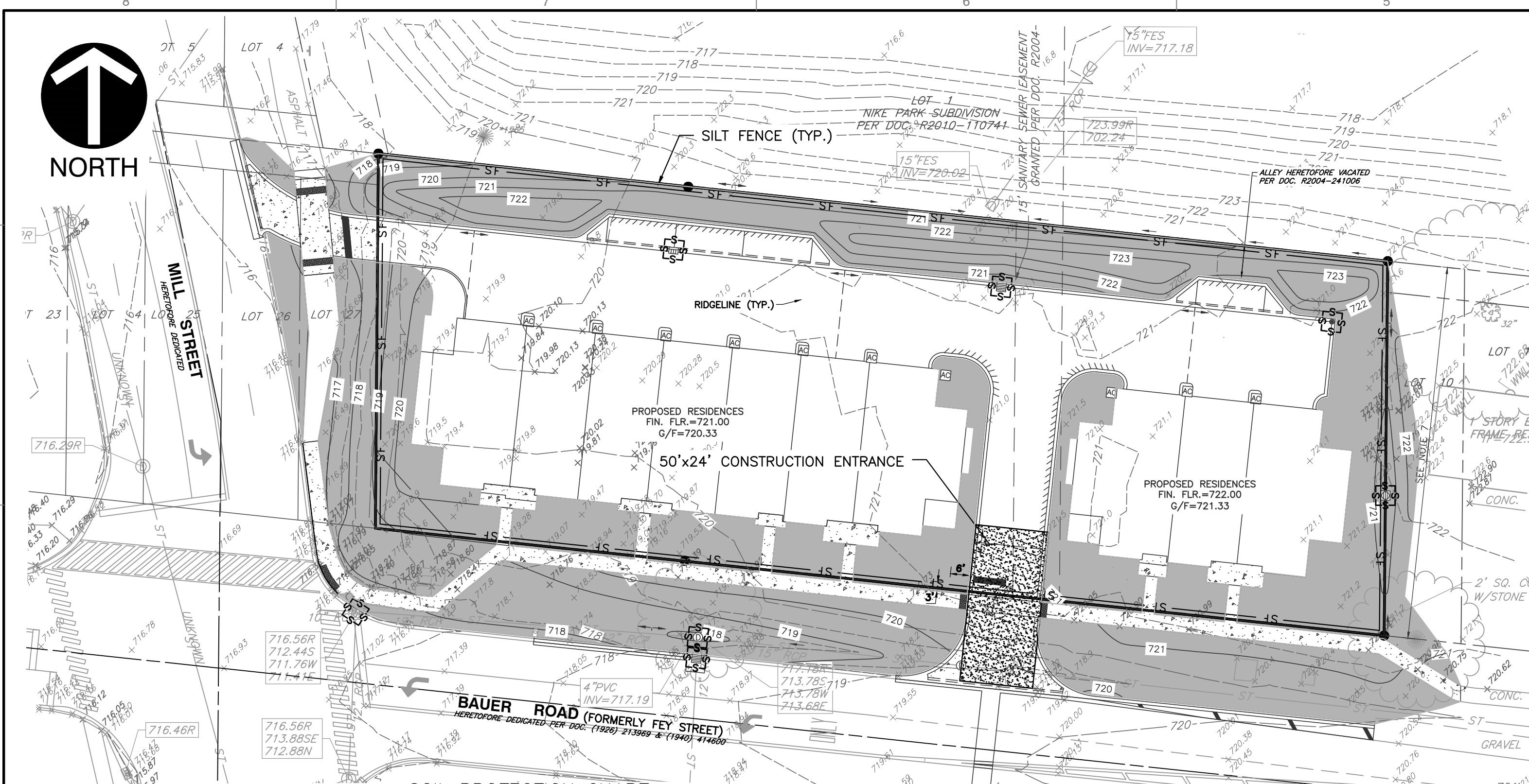
GRADING PLAN

DATE: JANUARY 16, 2023
 DRAWN BY: MAJ
 DWG SCALE: 1" = 20'
 CHECKED BY: JGC
 PROJECT NO: 326-656.0002
 APPROVED BY: JGC

DRAWING NO: **C300**
 SHEET 8 OF 16



NORTH



SOIL PROTECTION CHART

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	D									D		
TEMPORARY SEEDING			C				D					
SODDING			E									
MULCHING	F											

- A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC
 - B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC
 - 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

DEMOLITION NOTES:

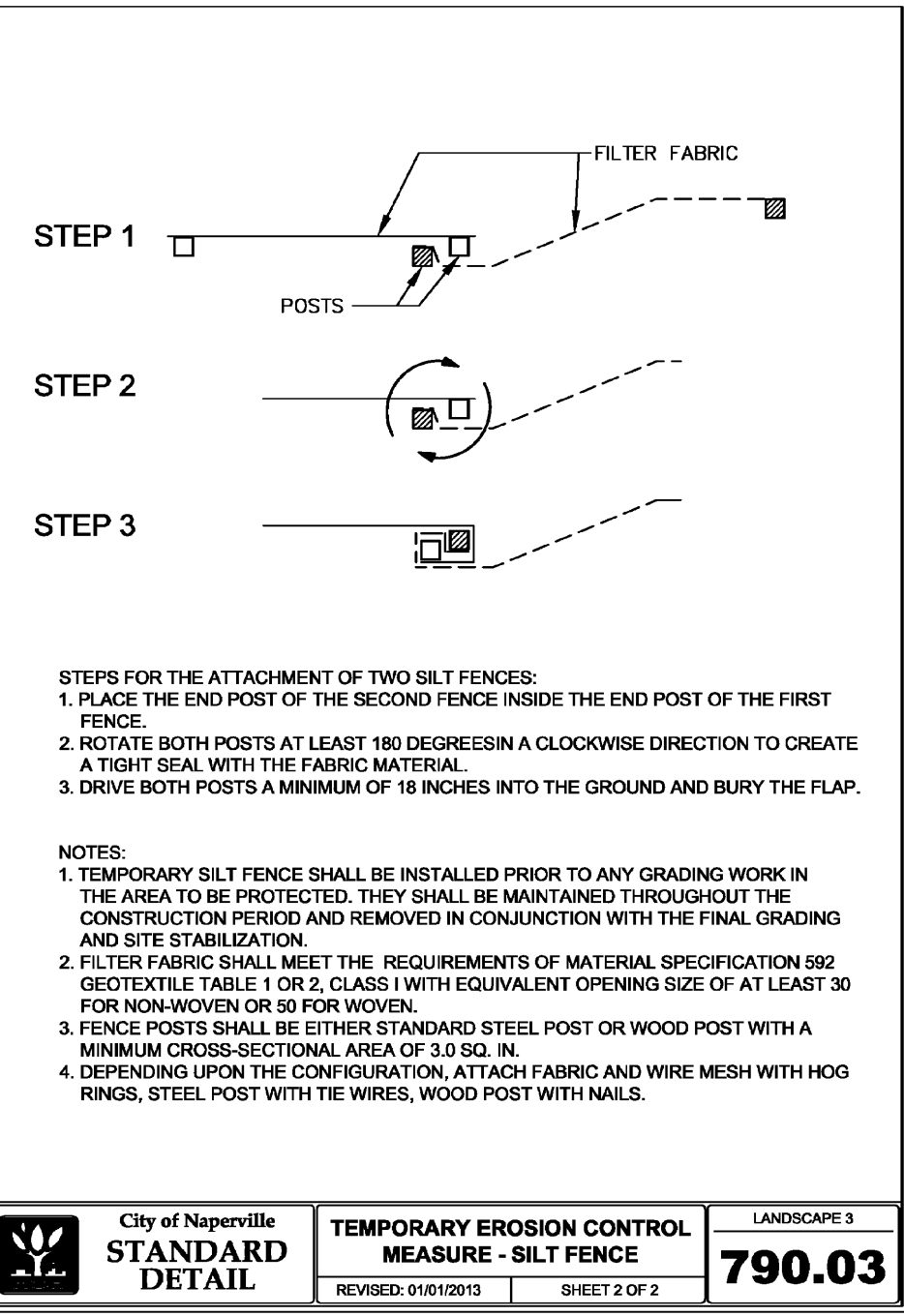
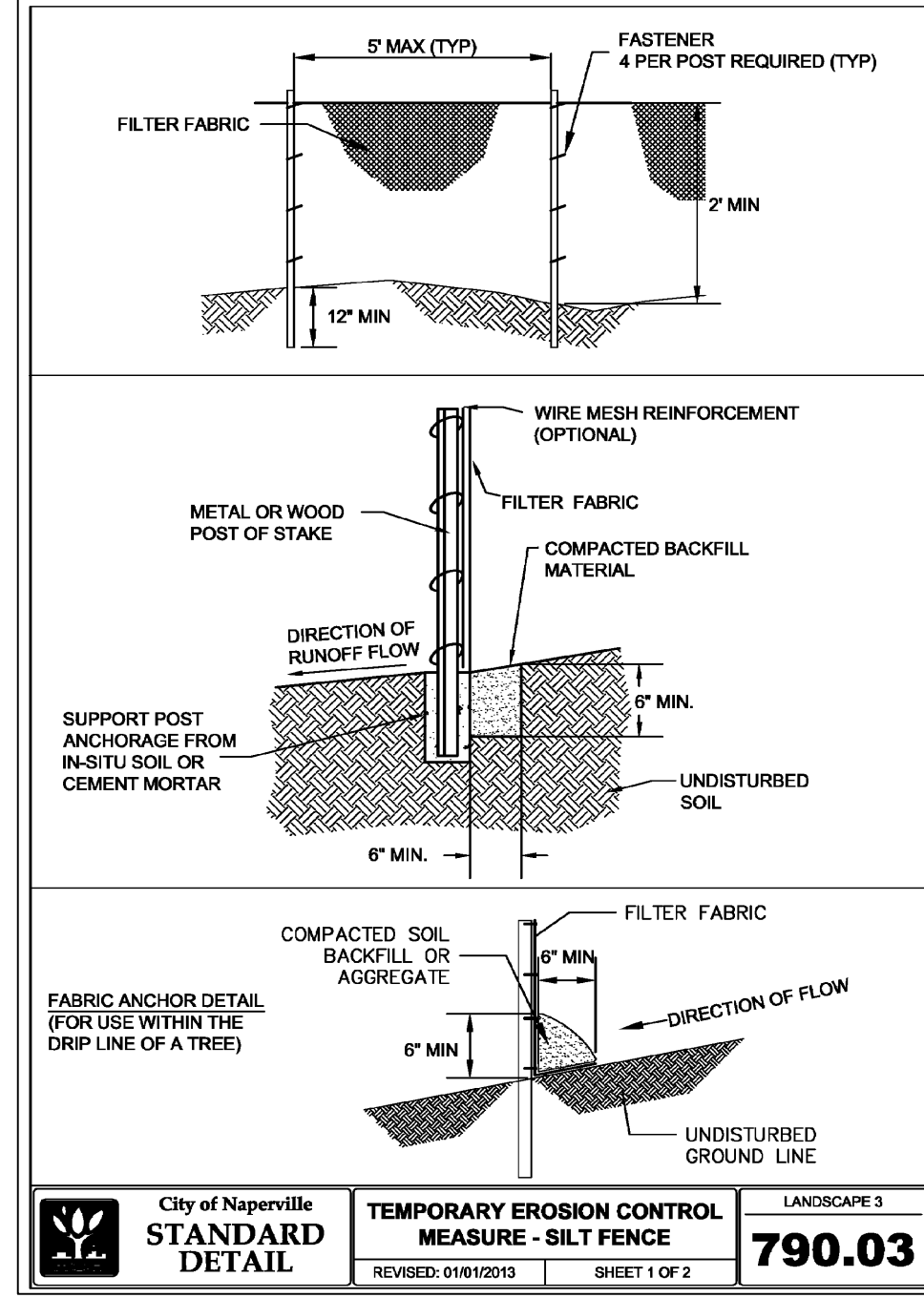
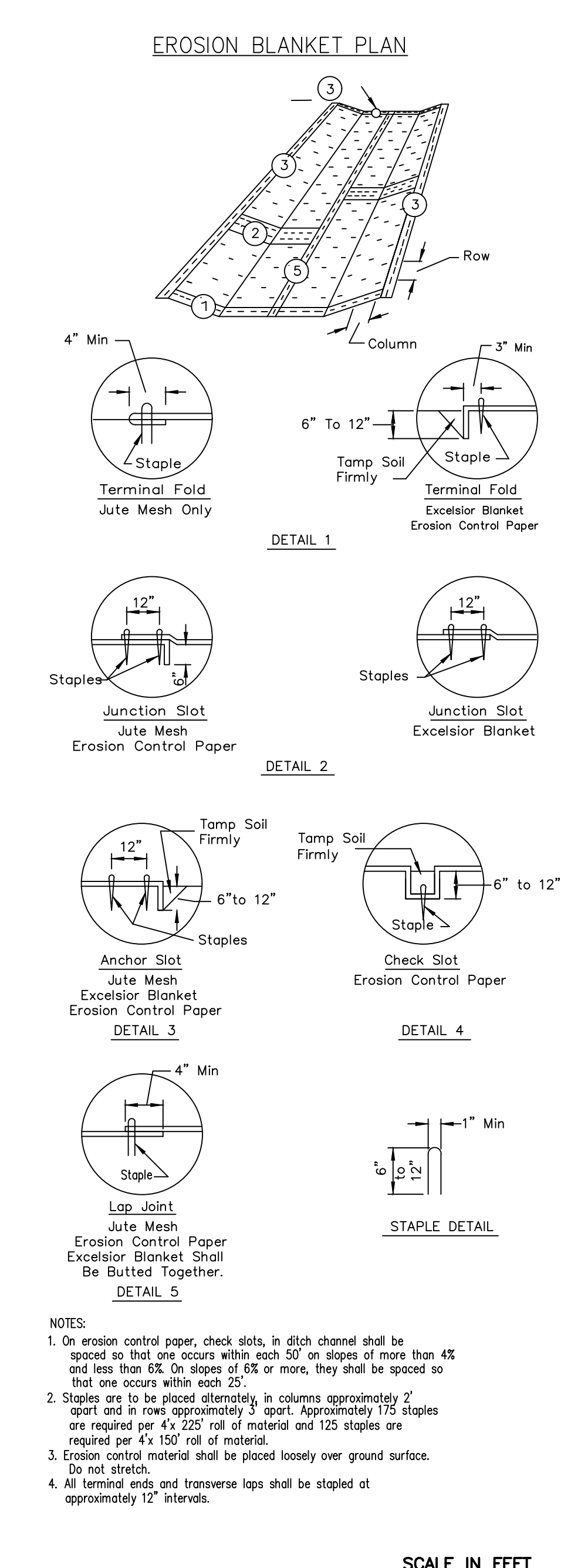
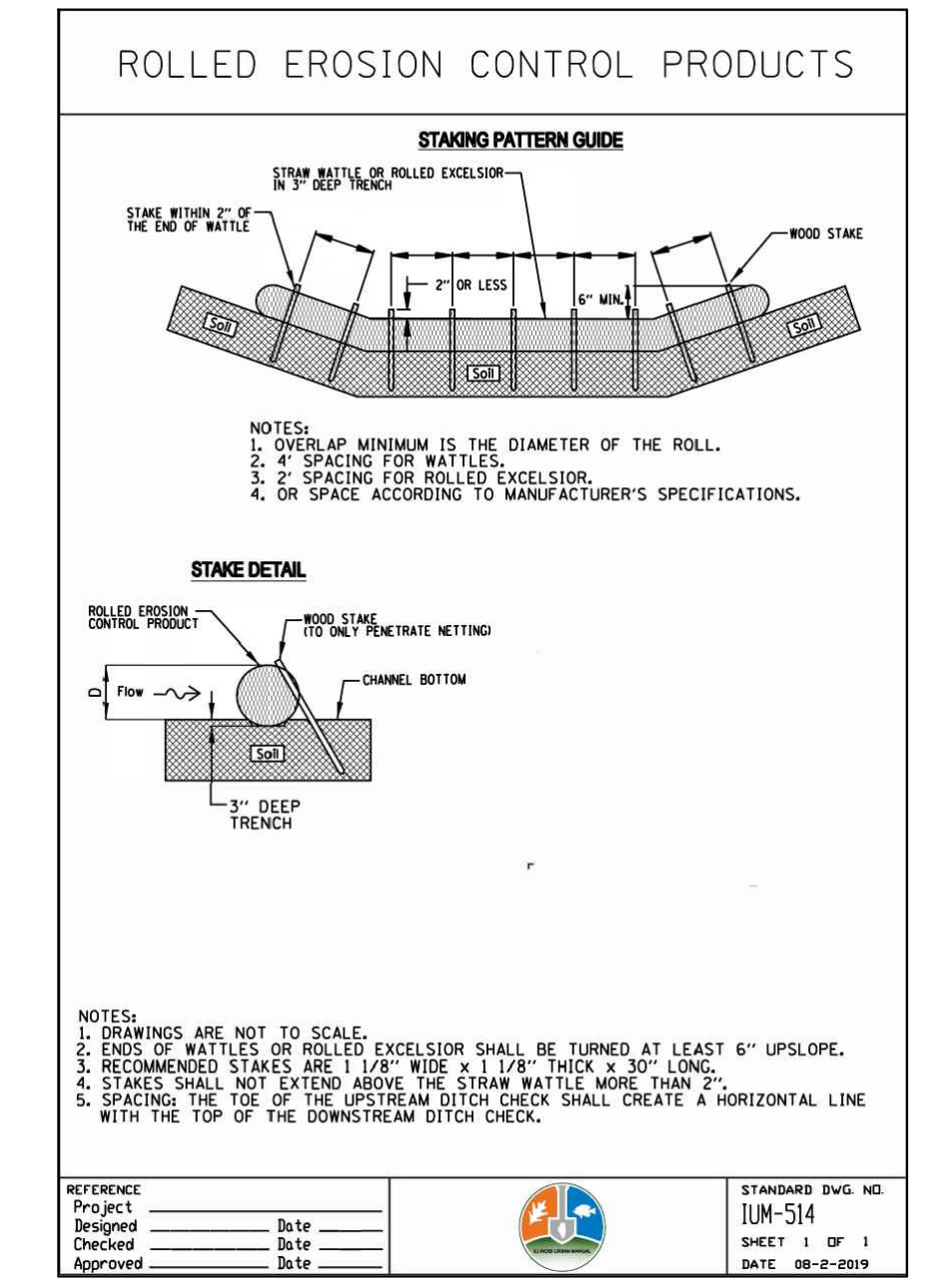
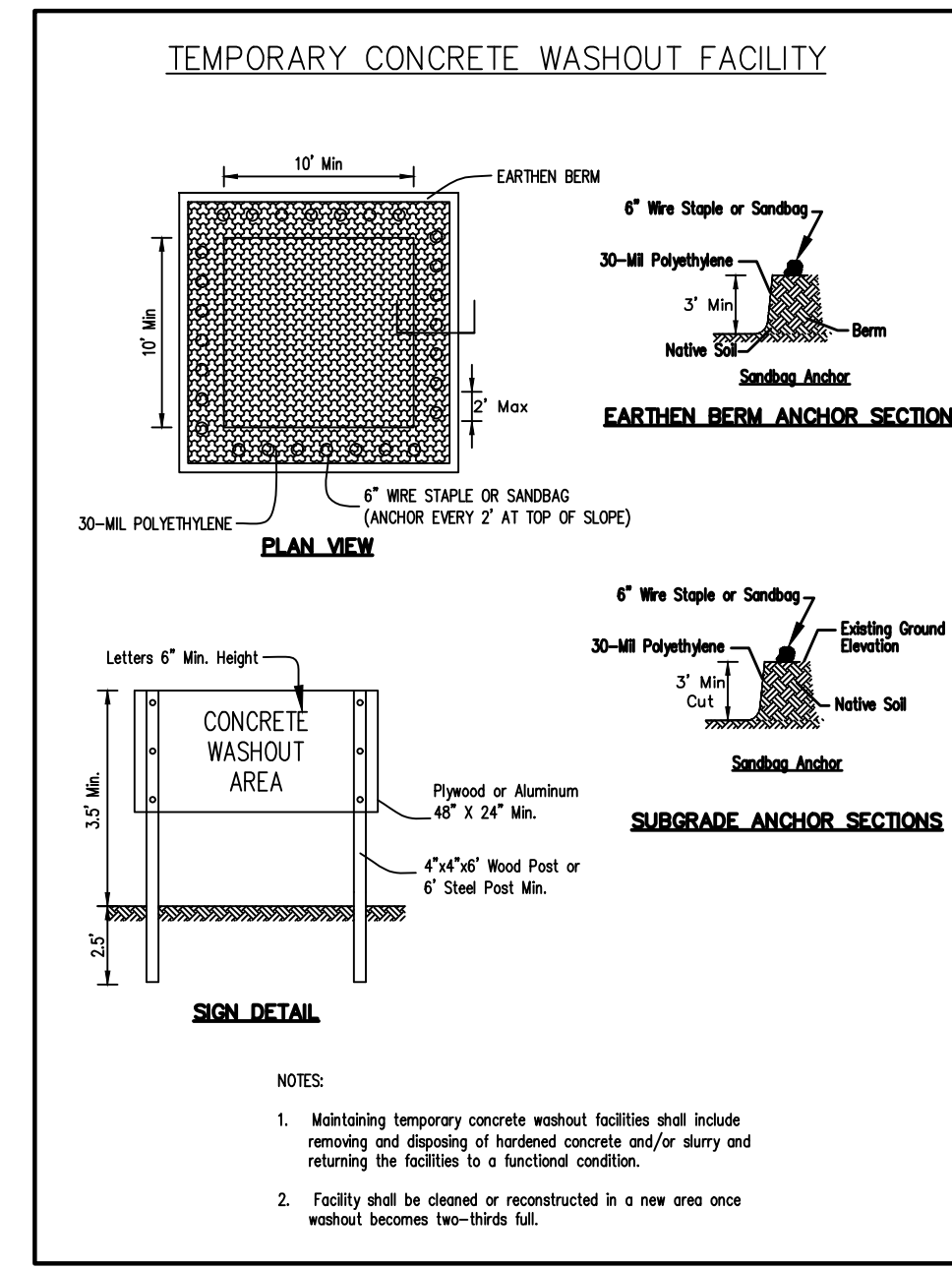
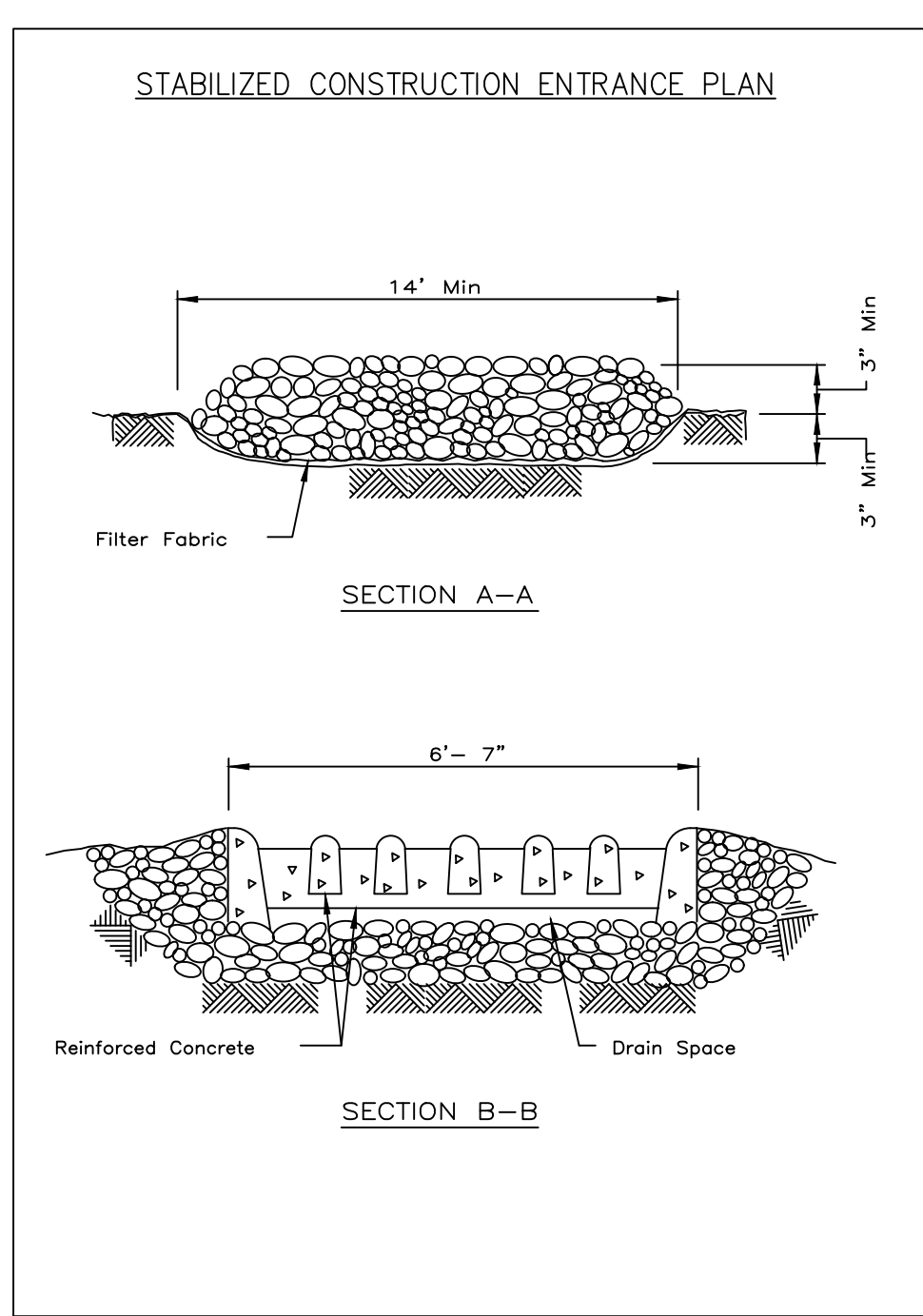
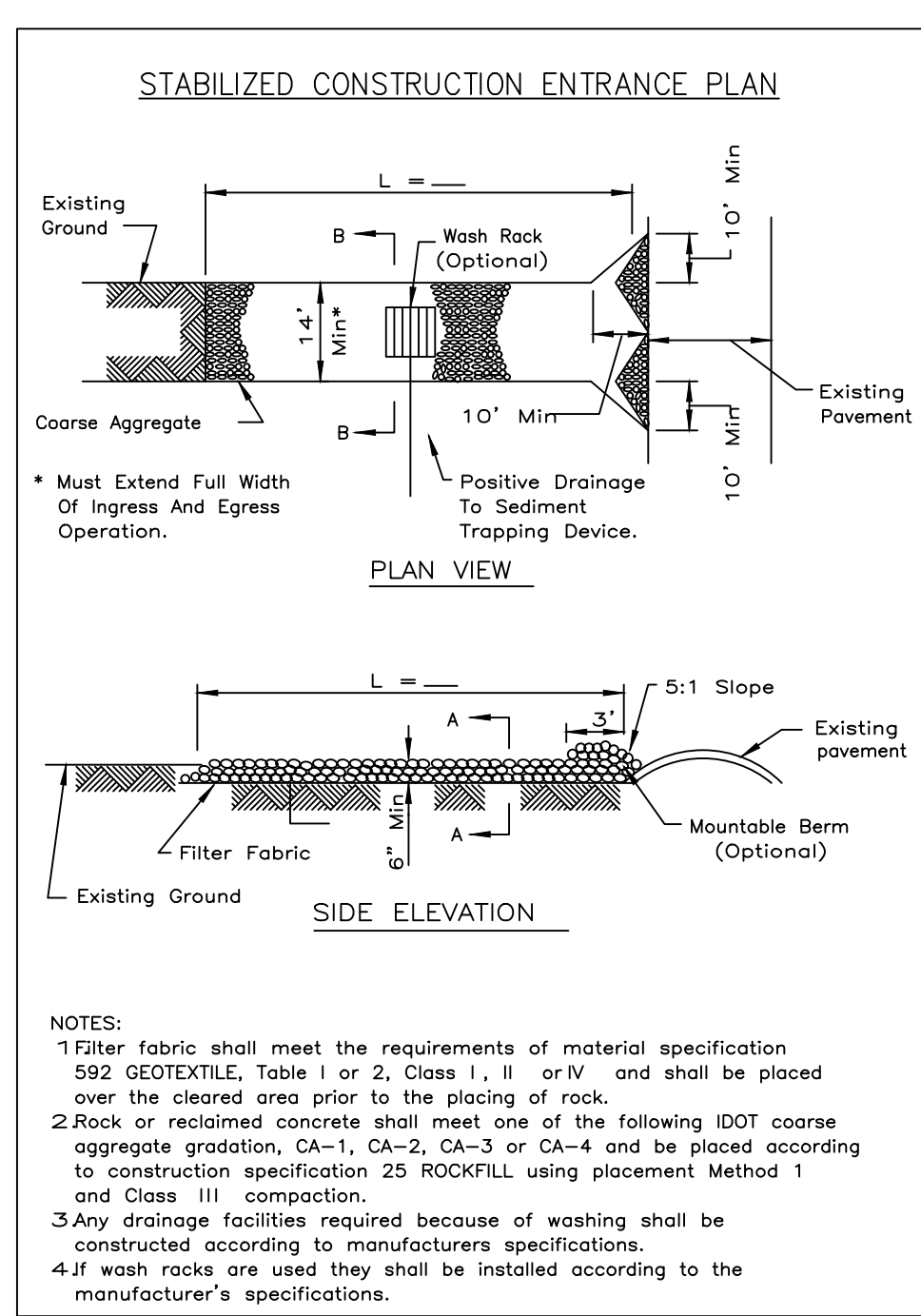
- ALL WORK SHALL BE DONE IN GENERAL ACCORDANCE WITH THE STANDARDS AND REQUIREMENTS CONTAINED IN THE MUNICIPAL "SOIL EROSION AND SEDIMENTATION CONTROL" ORDINANCE. THE CONTRACTOR SHALL INSTALL THE NECESSARY EROSION AND SEDIMENTATION CONTROL DEVICES THAT WILL PROTECT THE EXISTING STORM SEWERS, PUBLIC ROADWAYS, AND ADJACENT PROPERTIES FROM SEDIMENT THAT MAY ARISE FROM THE PROPOSED DEMOLITION AND/OR CONSTRUCTION. DEVICES SHALL INCLUDE SILT FENCE, FILTER BASKETS INSERTED INTO DRAINAGE STRUCTURES, CONSTRUCTION ENTRANCE, PAVEMENT CLEANING, ETC. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. CONCRETE TRUCKS SHALL NOT BE PERMITTED TO WASH OUT OR DISCHARGE SURPLUS CONCRETE OR DRUM WASH WATER ON SITE. SPECIFIC AREAS FOR THIS ACTIVITY SHALL BE DESIGNATED BY THE CONTRACTOR AND PROVIDED WITH ADEQUATE SILTATION BASINS AND OTHER FACILITIES TO ASSURE THAT DISCHARGE IS CONTAINED AND CLEANSSED BEFORE ENTERING THE RECEIVING STORM SEWER SYSTEM.
- ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF MUD/DEBRIS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.
- FILTER BASKETS SHALL BE PROVIDED BENEATH ALL OPEN LID STRUCTURES, INCLUDING CURBLINE INLETS. FOUR SIDED SILT FENCE SHALL BE STAKED AROUND ALL YARD INLETS.
- FOR COMPLETE SPECIFICATIONS FOR SEDIMENT CONTROL AND SITE RESTORATION MEASURES, SEE SHEET 3.

LEGEND

- SF SILT FENCE
- INLET PROTECTION/SEDIMENT TRAP (SEE NOTE 4)
- DITCH CHECK
- PERMANENT LANDSCAPE TREATMENT (TOPSOIL, HYDROSEEDING, EROSION BLANKET)

REFERENCE

- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
- FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE - US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
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City of Naperville STANDARD DETAIL
 TEMPORARY EROSION CONTROL MEASURE - SILT FENCE
 REVISION: 01/01/2013 SHEET 1 OF 2
 LANDSCAPE 3
790.03

City of Naperville STANDARD DETAIL
 TEMPORARY EROSION CONTROL MEASURE - SILT FENCE
 REVISION: 01/01/2013 SHEET 2 OF 2
 LANDSCAPE 3
790.03

Grading Contractor Certification:

(Company Name)
 I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with the industrial activity from the construction site identified as part of this certification.

(Name)
 (Title) (Date)

Paving Contractor Certification:

(Company Name)
 I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with the industrial activity from the construction site identified as part of this certification.

(Name)
 (Title) (Date)

Underground Contractor Certification:

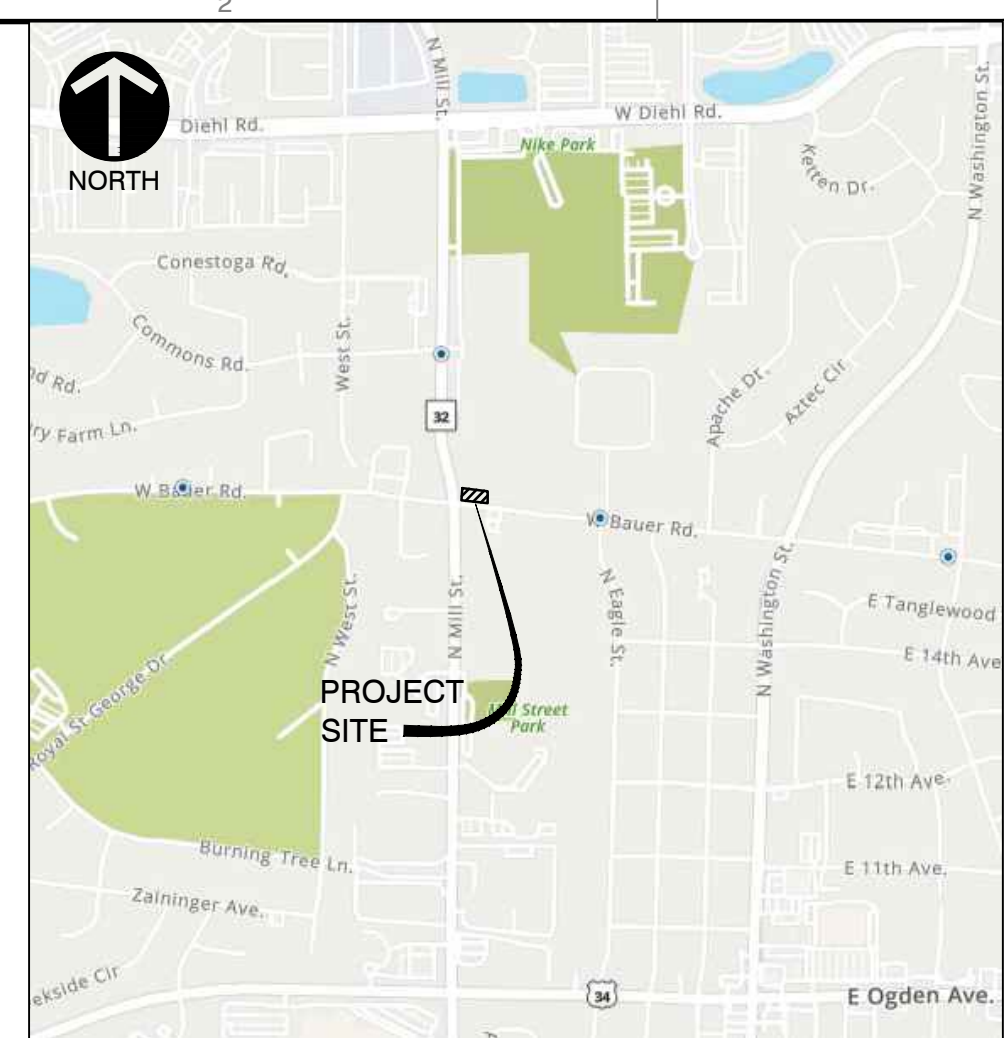
(Company Name)
 I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with the industrial activity from the construction site identified as part of this certification.

(Name)
 (Title) (Date)

Landscaping Contractor Certification:

(Company Name)
 I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with the industrial activity from the construction site identified as part of this certification.

(Name)
 (Title) (Date)



REVISION RECORD

NO.	DATE	DESCRIPTION
1	02/17/2023	NO REVISIONS THIS SHEET
2	02/17/2023	REVISION PER CITY (A1100000) AND CCOT (00000000) REVIEW
3	02/17/2023	NO REVISIONS THIS SHEET

C&E
Civil & Environmental Consultants, Inc.
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563
 630-963-6026 - 877-963-6026
 www.cetcinc.com

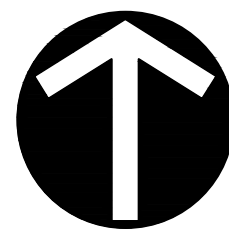
MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

STORMWATER POLLUTION & PREVENTION PLAN

DATE: JANUARY 16, 2023 DRAWN BY: MAJ
 DWS SCALE: 1" = 30' CHECKED BY: JGC
 PROJECT NO: 328-656-0002
 APPROVED BY: JGC

DRAWING NO: **C400**

SHEET 9 OF 16



NORTH

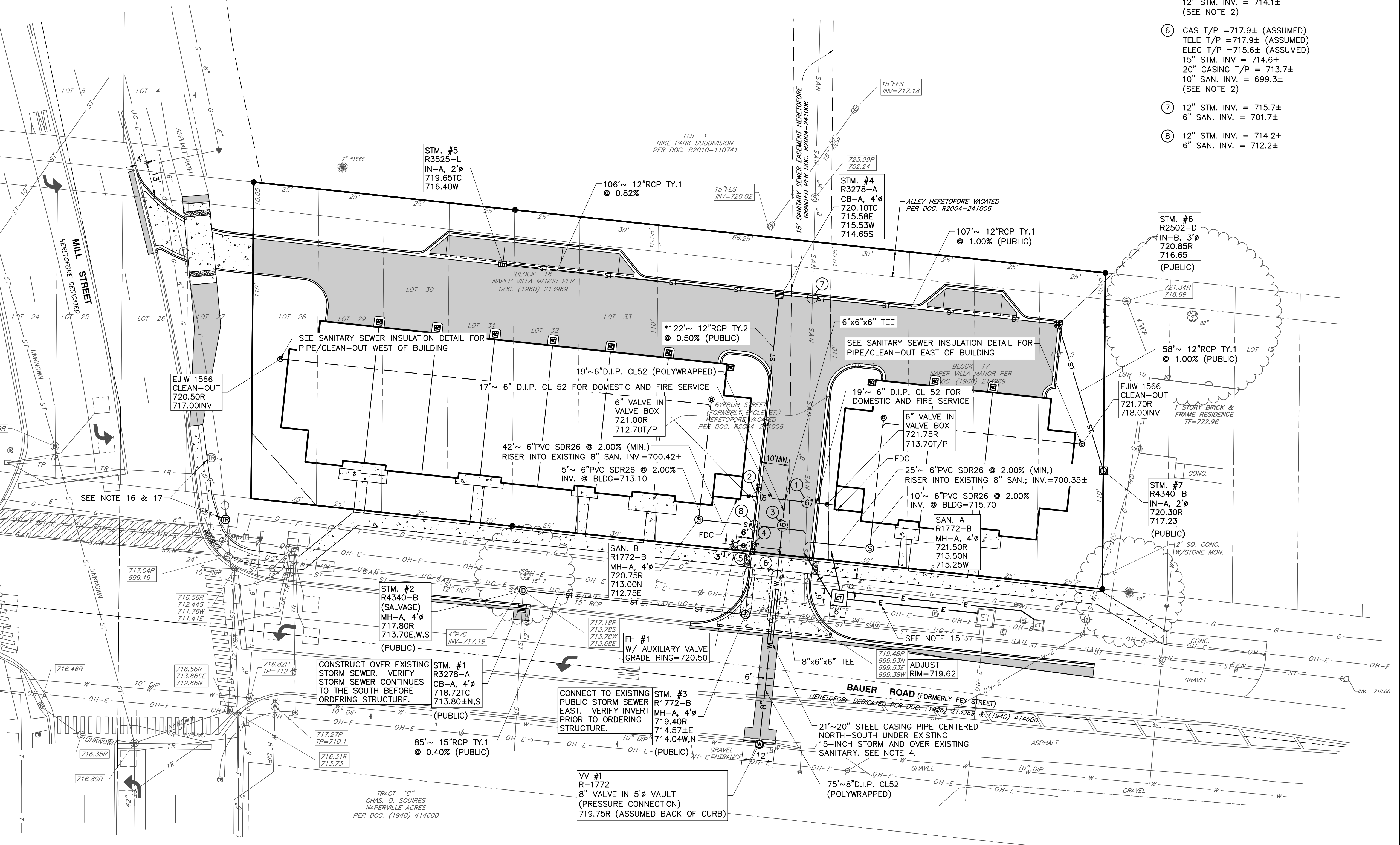
UTILITY NOTES:

- CONFLICT AREAS BETWEEN THE PROPOSED IMPROVEMENTS AND EXISTING ELECTRIC, TELEPHONE, CABLE AND GAS HAVE BEEN SHOWN ON THE PLANS. THE UNDERLYING UTILITY OWNER SHALL REVIEW THE PROPOSED IMPROVEMENTS AND MAKE HIS/HER OWN DETERMINATION ON RELOCATION, MAINTAINING SERVICE FOR EXISTING CUSTOMERS, ETC.
- CONFLICT ELEVATIONS ASSUMED IN CROSSINGS ⑤ AND ⑥ ARE BASED ON NOMINAL DEPTH OF COVER TYPICALLY FOUND FOR THOSE UTILITIES. THE CONTRACTOR SHALL LOCATE, EXPOSE AND SURVEY UTILITY CROSSING ELEVATIONS AND REPORT HIS/HER FINDINGS TO THE ENGINEER PRIOR TO ORDERING THE STORM SEWER STRUCTURES.
- WITH THE EXCEPTION OF WHERE DESIGNATED AS 'PUBLIC', ALL PROPOSED STORM SEWER SHALL BE PRIVATELY OWNED AND MAINTAINED.
- THE STEEL CASING PIPE SHALL HAVE A MINIMUM WALL THICKNESS OF 0.375 INCHES, SHALL MEET THE REQUIREMENTS OF ASTM A-139, GRADE B AND SHALL BE BITUMINOUS COAT INSIDE AND OUT.

MANUFACTURED NON-METALLIC SPACERS SHALL BE USED TO SUPPORT THE PIPE WITHIN THE CASING AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. A MINIMUM OF TWO SUPPORTS SHALL BE USED PER JOINT OF PIPE FOR LENGTHS UP TO 12.5 FEET, AND A MINIMUM OF THREE SUPPORTS SHALL BE USED PER JOINT FOR LENGTHS GREATER THAN 12.5 FEET. THE ANNUAL SPACE SHALL BE FILLED WITH PEA GRAVEL, LOW STRENGTH GROUT, OR CELLULAR FOAM CONCRETE WITH NO VOIDS REMAINING IN THE CASING PIPE. A MEMBER OF DPU-WATER SHALL WITNESS THE ANNUAL SPACING INSTALLATION OPERATIONS.

PAYMENT FOR "CASING PIPE, 20-INCH" SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAR FOOT, WHICH SHALL INCLUDE ALL MATERIAL, EQUIPMENT, AND LABOR TO FURNISH AND INSTALL THE INSTALLATION NOTED ABOVE.
- ALL DUCTILE IRON PIPE, FITTINGS, ETC., SHALL BE POLYWRAPPED.
- ALL BENDS SHALL BE PROVIDED WITH 'MEGA-LUG' TYPE FLANGES AND SHALL HAVE PROPER BLOCKAGE.
- THE CONTRACTOR SHALL PROVIDE INLET FILTER BASKETS BENEATH ALL OPEN LID STRUCTURES TO MINIMIZE INTRUSION OF DEBRIS/SILT INTO THE STORM SEWER SYSTEM.
- UPON COMPLETION OF THE UTILITY INSTALLATIONS, THE PUBLIC RIGHT OF WAY SHALL BE RESTORED TO ITS ORIGINAL CONDITION. THIS SHALL INCLUDE BUT NOT BE LIMITED TO 6 INCH TOPSOIL PLACEMENT, HYDROSEED, DRIVEWAY REMOVAL AND REPLACEMENT, SIDEWALK REMOVAL AND REPLACEMENT, AND LANDSCAPING REMOVAL AND REPLACEMENT.
- THE PROPOSED WATERMAIN CROSSING SHALL BE CONSTRUCTED UNDER A ONE-LANE ROAD CLOSURE. THE TIMING OF WHICH SHALL BE COORDINATED WITH CITY STAFF. SEE URBAN LANE CLOSURE, 2L, 2W, UNDIVIDED STANDARD 701-501.
- SEE SHEET C802 FOR CITY OF NAPERVILLE STANDARD DETAIL 590.13 - UTILITY TRENCH PAVING SECTION (FLEXIBLE PAVEMENTS).
- CLEANOUT RISERS ARE REQUIRED ON EACH SANITARY SERVICE. THE RISERS SHALL BE INSULATED AND ENCLOSED IN A SERVICE BOX, EJIW 1566, OR APPROVED EQUAL.
- ALL CASTINGS SHALL BE SHOP PAINTED WITH ASPHALTIC BASE PAINT.
- "*" DENOTES STORM SEWER TO BE CONSTRUCTED WITH REINFORCED CONCRETE LOW-HEAD PRESSURE PIPE (ASTM C361) WITH JOINTS FOR CIRCULAR CONCRETE SEWER USING RUBBER GASKETS (ASTM C443)
- THE CONTRACTOR SHALL USE EXTREME CAUTION WHEN INSTALLING PROPOSED INFRASTRUCTURE NEAR THE OVERHEAD UTILITIES LOCATED IN THE NORTH PARKWAY OF BAUER ROAD.
- THE PROPOSED TRANSFORMER LOCATION IS NEAR VEHICULAR TRAFFIC. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING AND INSTALLING 8-INCH BOLLARDS PER DPU-ELECTRIC SPECIFICATION C10-2222.
- THE EXISTING PEDESTRIAN PUSH-BUTTON DETECTOR SHALL BE RELOCATED FROM THE EXISTING MAST ARM TO A PROPOSED PEDESTRIAN POST. MS. MARYANNE SIOSON, DUPAGE COUNTY'S TRAFFIC SIGNAL ENGINEER (630/407-6908) SHALL BE CONTACTED 48 HOURS IN ADVANCE OF INSTALLATION SO THAT THE PROPOSED POST LOCATION CAN BE REVIEWED AND APPROVED.
- THE TRAFFIC SIGNAL MODIFICATIONS MUST BE INSTALLED BY AN IDOT PRE-QUALIFIED ELECTRICAL CONTRACTOR. THE OWNER SHALL PROVIDE THE ELECTRICAL CONTRACTOR'S NAME AND CONTACT INFORMATION (IN ADDITION TO THE GENERAL CONTRACTOR INFORMATION) WHEN COMPLETING THE APPLICATION FOR HIGHWAY PERMIT.

- REFERENCE**
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 - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
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- UTILITY CROSSINGS**
- 6" WM. T/P = 712.6±
8" SAN. INV. = 701.0±
 - 12" STM. INV. = 714.3±
6" WM. T/P = 712.6±
 - 6" WM. T/P = 713.0±
6" SAN. INV. = 709.5±
 - 12" STM. INV. = 714.2±
6" WM. T/P = 712.5
 - GAS T/P = 717.9± (ASSUMED)
TELE T/P = 717.9± (ASSUMED)
ELEC T/P = 715.6± (ASSUMED)
12" STM. INV. = 714.1± (SEE NOTE 2)
 - GAS T/P = 717.9± (ASSUMED)
TELE T/P = 717.9± (ASSUMED)
ELEC T/P = 715.6± (ASSUMED)
15" STM. INV. = 714.6±
20" CASING T/P = 713.7±
10" SAN. INV. = 699.3± (SEE NOTE 2)
 - 12" STM. INV. = 715.7±
6" SAN. INV. = 701.7±
 - 12" STM. INV. = 714.2±
6" SAN. INV. = 712.2±

NO.	DATE	DESCRIPTION
1	03/17/2023	REVISION PER CITY REVIEW, DATED 02/15/2023
2	03/09/2023	REVISION PER CITY REVIEW AND OCCOT (03/03/2023) REVIEW
3	10/05/2023	NO REVISIONS THIS SHEET

Civil & Environmental Consultants, Inc.
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563
 630-963-6026 - 877-963-6026
 www.cecinco.com

MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
 27W280 BAUER ROAD
 NAPERVILLE, ILLINOIS 60563

UTILITY PLAN

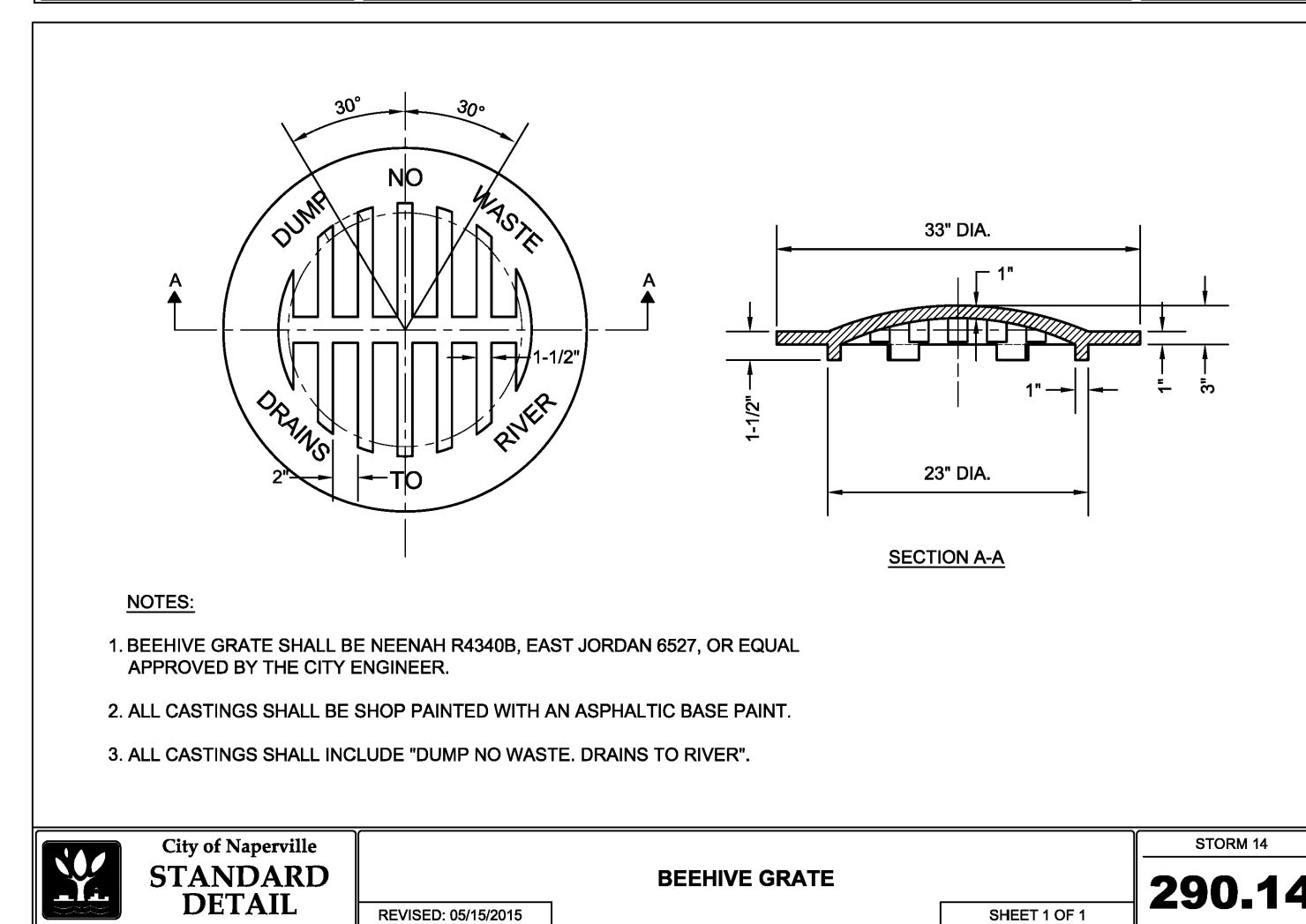
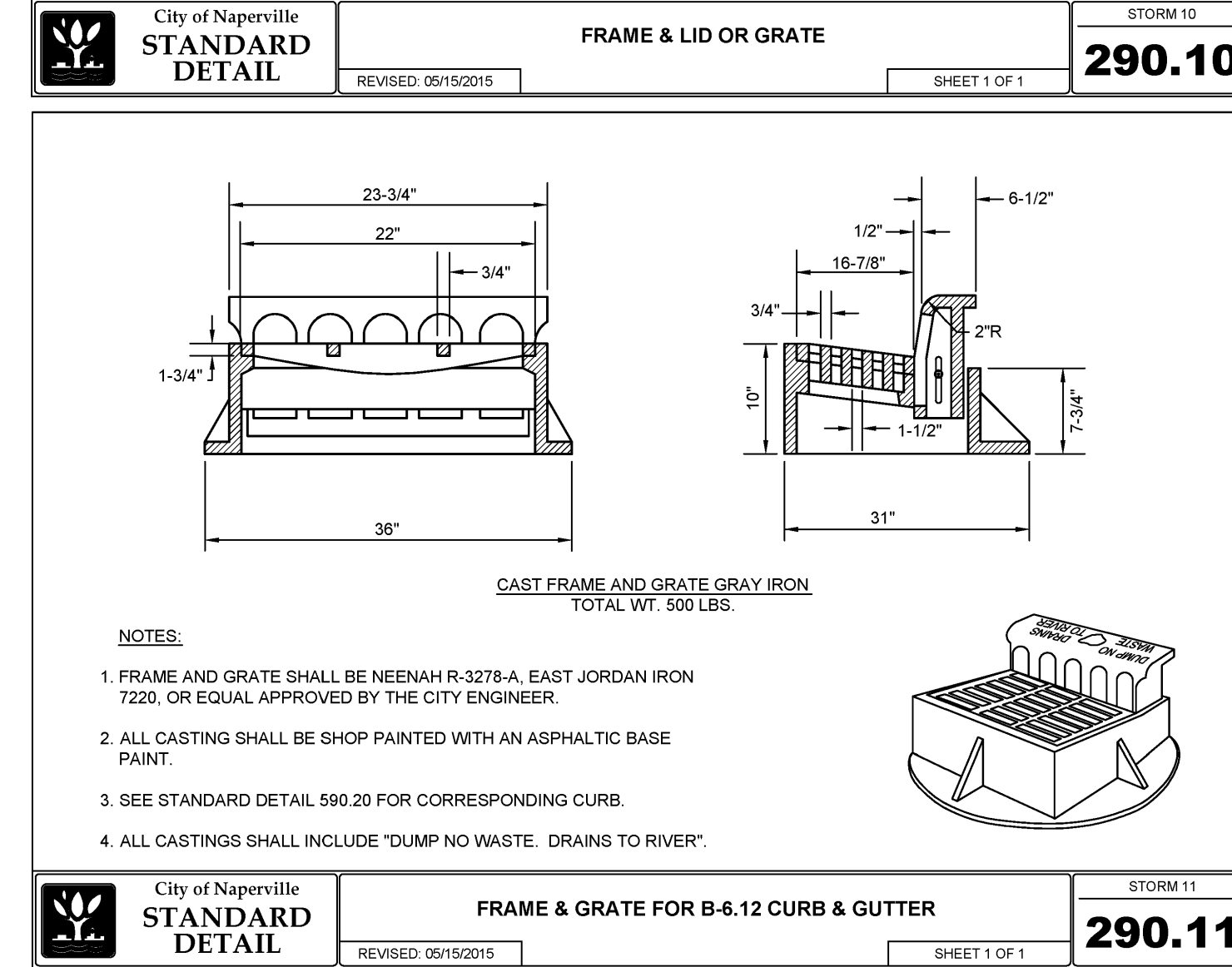
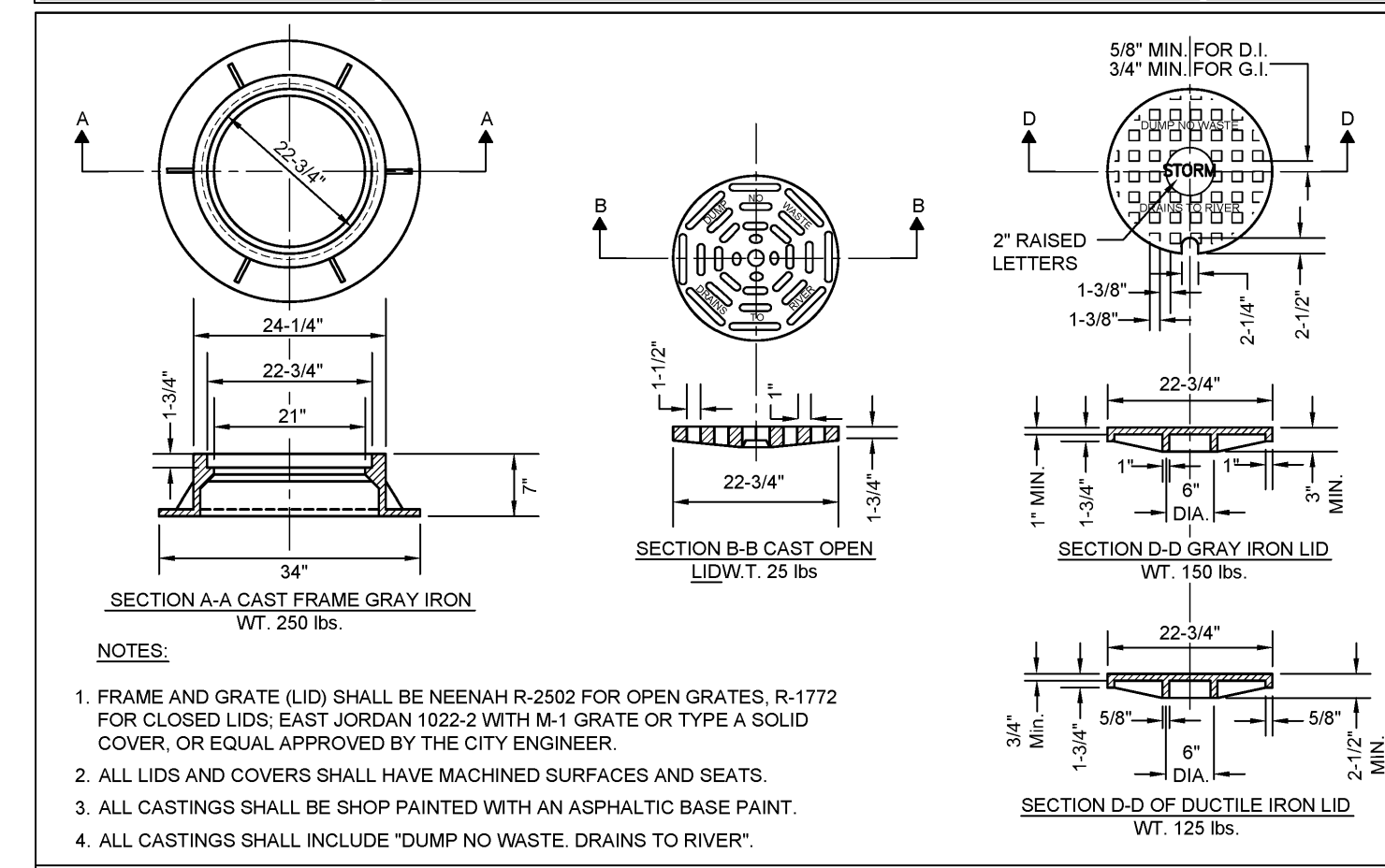
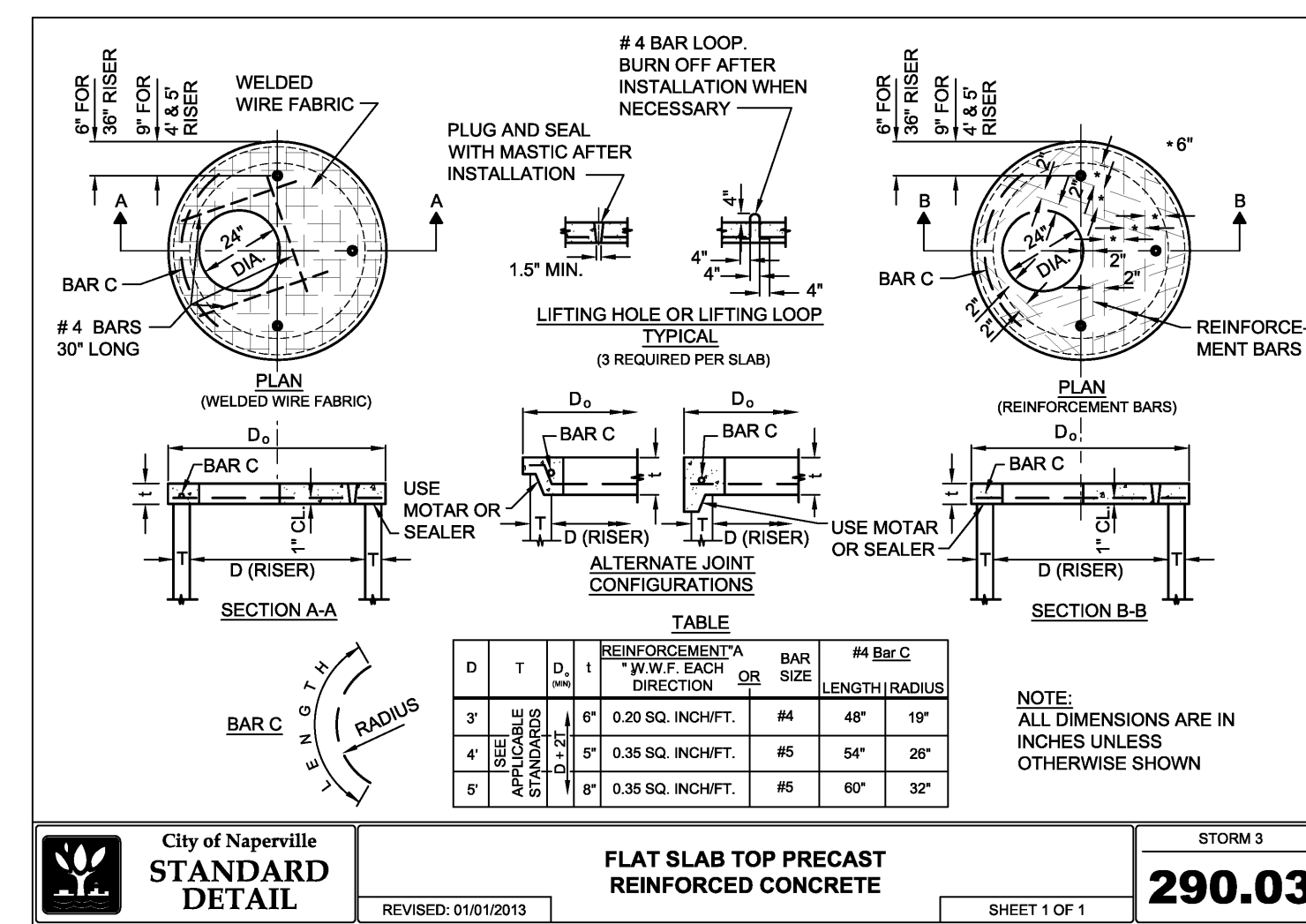
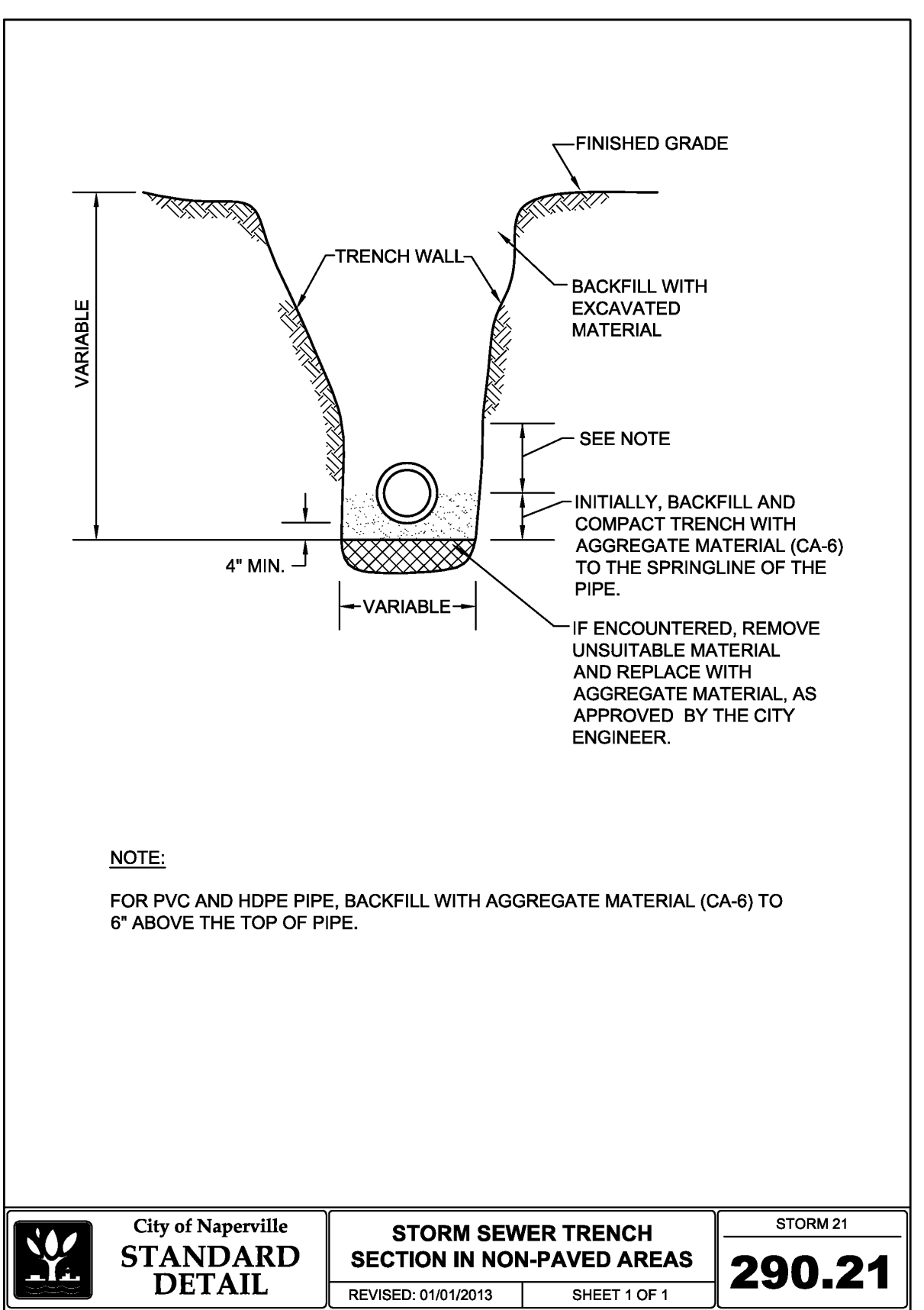
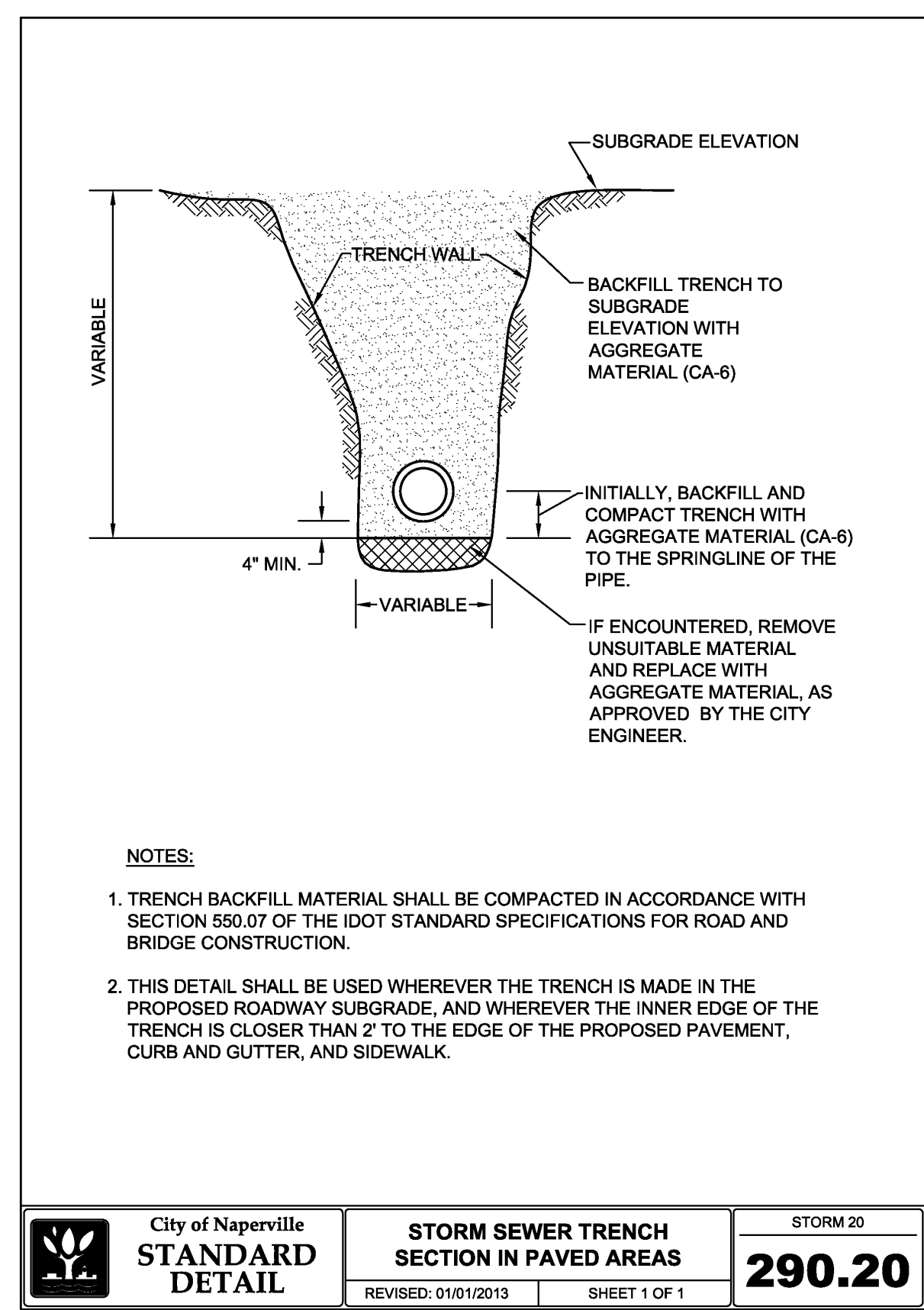
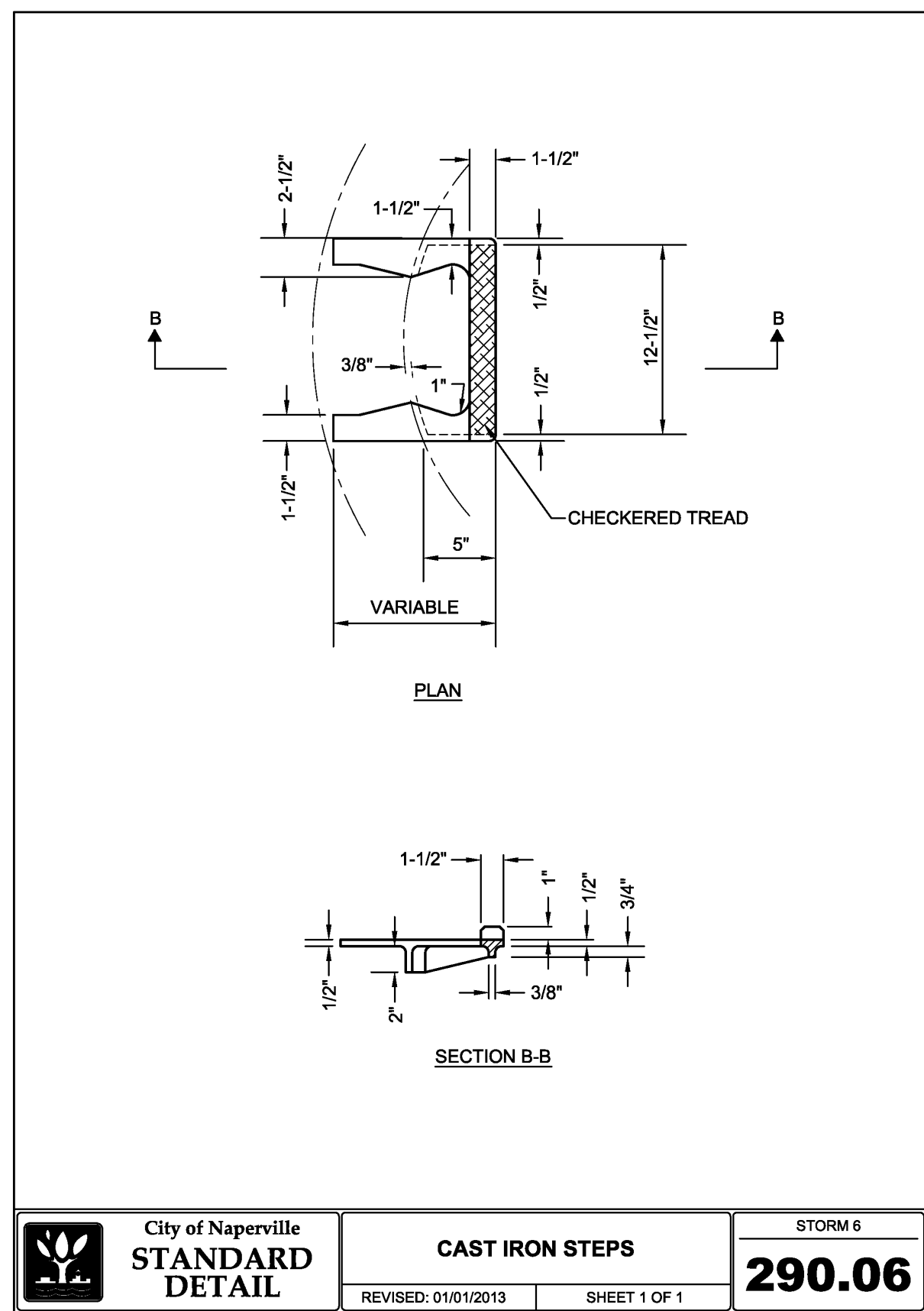
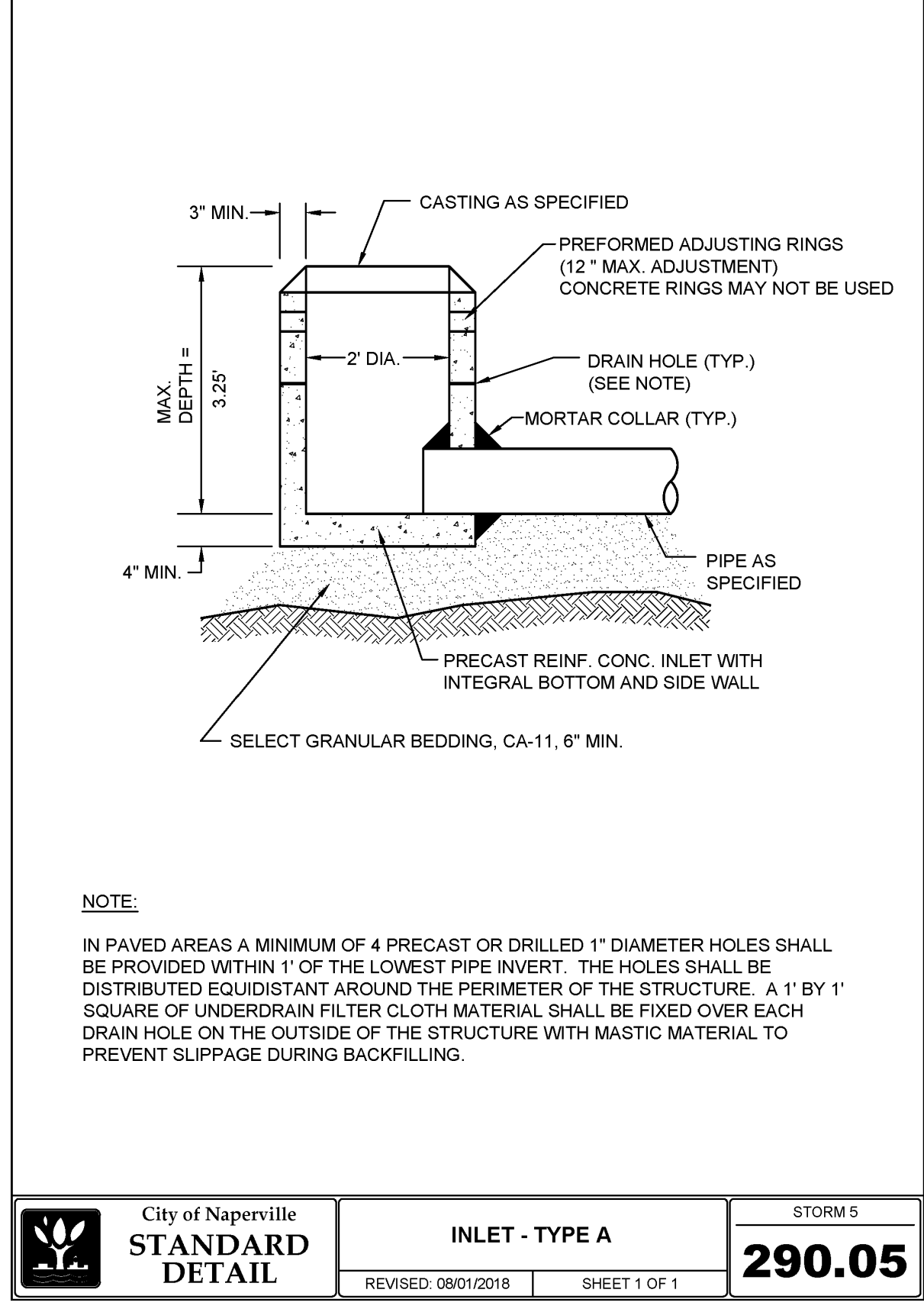
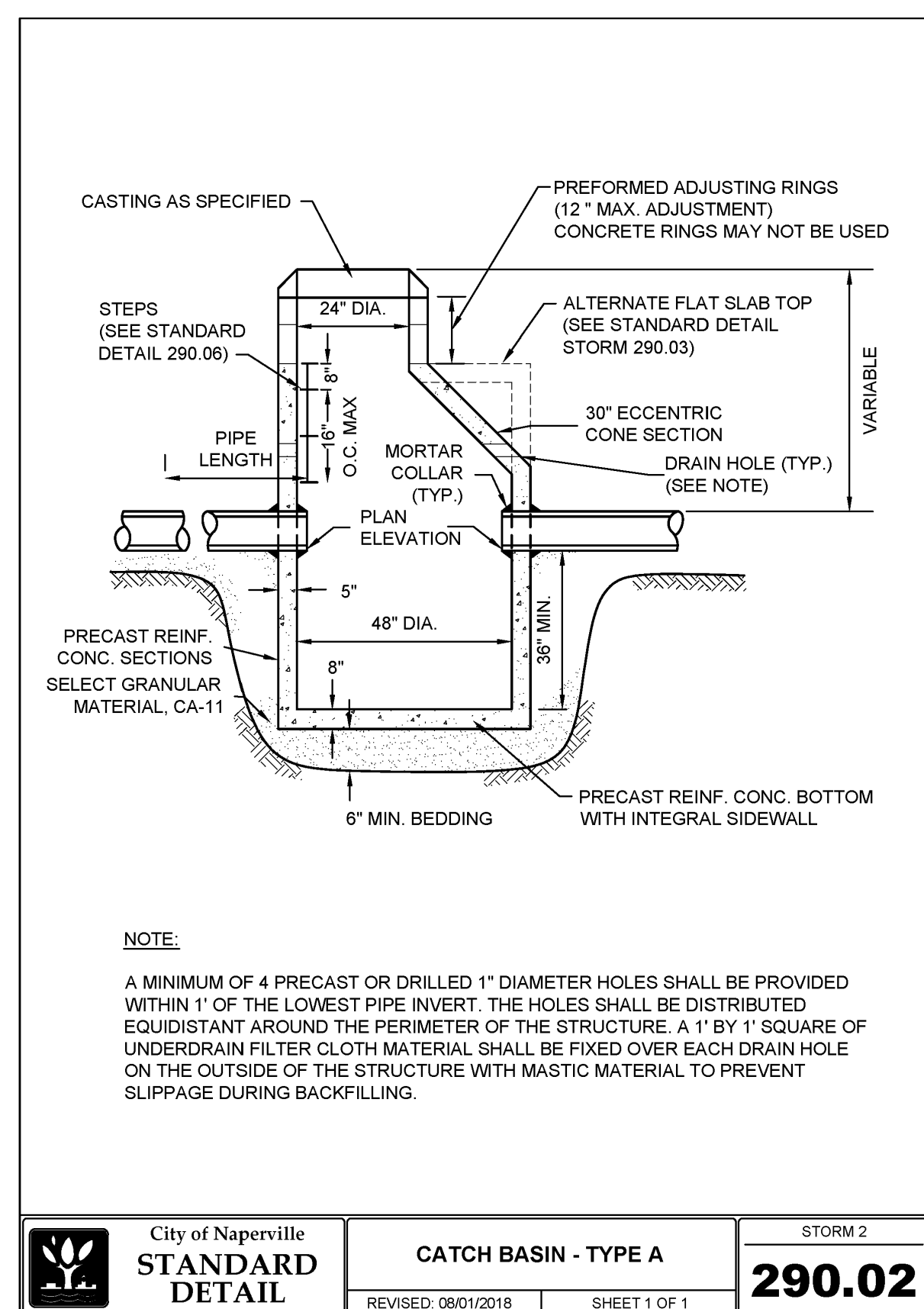
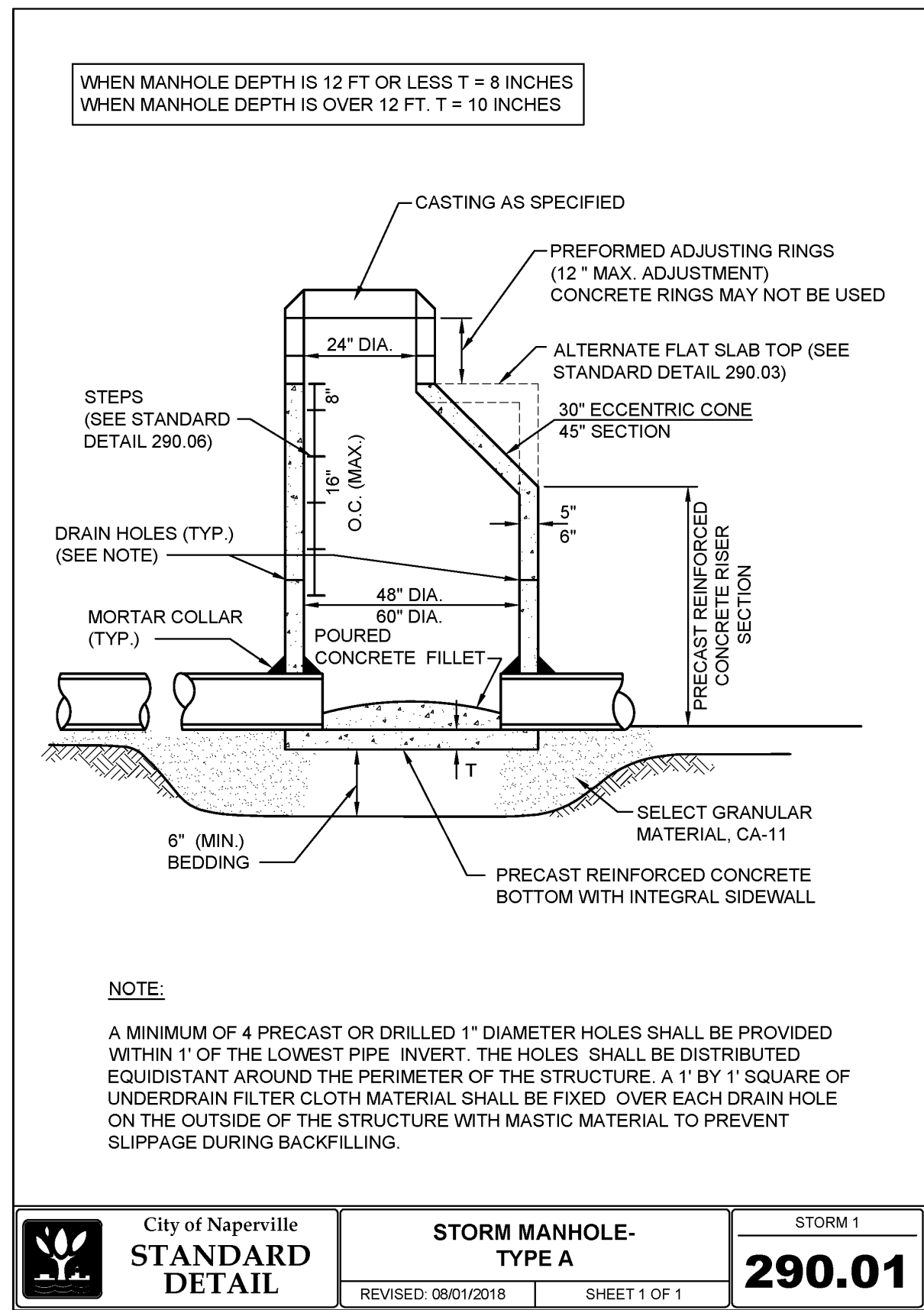
DATE: JANUARY 16, 2023 | DRAWN BY: JGC
 DWG SCALE: 1" = 20' | CHECKED BY: JGC
 PROJECT NO: 326-656.0002
 APPROVED BY: JGC

DRAWING NO: **C500**

SHEET 10 OF 16



EXHIBIT C



REVISION RECORD

NO.	DATE	DESCRIPTION
1	03/11/2023	NO REVISIONS THIS SHEET
2	06/09/2023	NO REVISIONS THIS SHEET
3	10/05/2023	NO REVISIONS THIS SHEET

MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

DETAILS - 1

DATE: JANUARY 16, 2025 | DRAWN BY: MAJ | JGC
DWG SCALE: 1" = 20' | CHECKED BY: JGC
PROJECT NO.: 326-655.0002
APPROVED BY: JGC

DRAWING NO.: **C800**

SHEET 11 OF 16

CAST FRAME AND GRATE

NOTES:

- FRAME AND GRATE SHALL BE NEENAH R-3525-L, EAST JORDAN 5120, OR EQUAL APPROVED BY THE CITY ENGINEER.
- ALL CASTING SHALL BE SHOP PAINTED WITH AN ASPHALTIC BASE PAINT.
- ALL CASTINGS SHALL INCLUDE "DUMP NO WASTE. DRAINS TO RIVER".

City of Naperville STANDARD DETAIL	FRAME & GRATE FOR 8-6.12 CURB & GUTTER (DEPRESSED)	STORM 12
REVISED: 05/15/2015	SHEET 1 OF 1	290.12

TRENCH SECTION FOR PVC PIPE

NOTES:

- IN PAVED AREAS, ALL TRENCHES MUST BE COMPACTED IN CONFORMANCE WITH SECTION 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IF FOUNDATION IS UNSUITABLE TO BED PIPE, UNDERCUTS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

City of Naperville STANDARD DETAIL	TRENCH SECTION FOR PVC PIPE	SANITARY 10
REVISED: 01/01/2013	SHEET 1 OF 1	390.10

SANITARY MANHOLE - FRAME & COVER

NOTES:

- DUCTILE IRON SHALL BE GRADE 65-45-12 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
- ALL FRAMES AND COVERS SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES SHALL NOT CREATE OPENINGS IN THE COVER.
- THE MANHOLE COVERS SHALL HAVE 2" RAISED LETTERS AS SHOWN.
- ALTERNATIVE TO DUCTILE IRON LID, GREY IRON CL 35 LID MAY BE USED.
- CASTINGS ARE SHALL BE EAST JORDAN 1022-Z3; NEENAH R-1772 OR APPROVED EQUAL.
- WATERPROOF, BOLTDOWN FRAME AND COVER SHALL BE USED IN FLOOD PLAIN AREA, AND AS NOTED ON THE PLANS. NEENAH R-1916-F1, EAST JORDAN IRON WORKS 1022-Z1PT OR APPROVED EQUAL.
- LIDS AND FRAMES TO MEET ASSHTO M306 PROOF LOADING SPECIFICATIONS.

City of Naperville STANDARD DETAIL	SANITARY MANHOLE - FRAME & COVER	SANITARY 6
REVISED: 01/01/2013	SHEET 1 OF 1	390.06

TRENCH SECTION FOR PVC PIPE

NOTES:

- IN PAVED AREAS, ALL TRENCHES MUST BE COMPACTED IN CONFORMANCE WITH SECTION 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- IF FOUNDATION IS UNSUITABLE TO BED PIPE, UNDERCUTS MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.

City of Naperville STANDARD DETAIL	TRENCH SECTION FOR PVC PIPE	SANITARY 10
REVISED: 01/01/2013	SHEET 1 OF 1	390.10

RISE FOR SERVICE LATERAL

NOTES:

- THE OPEN ENDS SHALL BE PROTECTED FROM DEBRIS AND GROUNDWATER ENTERING THE LATERAL WITH AN APPROVED PLUG.
- MAXIMUM SLOPE SHALL BE LESS THAN 1:1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
- WHEN A SERVICE CONNECTION IS TAPPED INTO PVC MAIN, THEN A SEWER SADDLE SHALL BE USED. GENCO TYPE "SEAL TITE" OR APPROVED EQUAL. BANDS, NUTS AND BOLTS MUST BE 304 STAINLESS STEEL.
- SDR 26 PVC PIPE MEETING REQUIREMENTS OF ASTM D-2241-05 AND JOINTS CONFORMING TO ASTM D-3139-98(2005) OR LATEST EDITIONS.

City of Naperville STANDARD DETAIL	RISE FOR SERVICE LATERAL	SANITARY 20
REVISED: 01/01/2013	SHEET 1 OF 1	390.20

SANITARY SEWER SERVICE CONNECTION

STANDARD TEE CONNECTION-FIGURE 1

- BYPASS OR RESTRICT FLOW IN PIPE AS REQUIRED.
- SAW CUT AND REMOVE EXISTING PIPE TO MINIMUM EXTENT SHOWN IN FIGURE 1.
- INSTALL STANDARD PVC TEE AND PIPE AS SHOWN, PVC SHALL BE SDR26, ASTM 2241.
- FLEXIBLE COUPLING SHALL BE A NON-SHEARING TYPE TRANSITION COUPLING; FERNCO STRONG BACK RC 1000 SERIES, CASCADE STYLE CSS COUPLING, OR APPROVED EQUAL.

STANDARD SADDLE CONNECTION FIGURE 2

- FOR LINED PIPE CAREFULLY REMOVE OLD CLAY PIPE TO MINIMUM EXTENT SHOWN WITHOUT DAMAGING LINER PIPE.
- HOLES FOR SADDLE INLET SHALL BE LAID OUT USING SADDLE AS TEMPLATE AND CUT WITH APPROPRIATE EQUIPMENT NOT DAMAGE THE PIPE TO REMAIN. HOLE TO BE BURRED AND BEVELED WHERE REQUIRED TO PROVIDE HOLE SLOPE TO CONFORM TO THE FITTING.
- SADDLE SHALL BE SEAL TITE TYPE "U" MODEL 40 BY GENCO, CASCADE STYLE CSWRY OR CSWRT, OR APPROVED EQUAL.

City of Naperville STANDARD DETAIL	SANITARY SEWER SERVICE CONNECTION	SANITARY 21
REVISED: 09/01/2018	SHEET 1 OF 1	390.21

SANITARY SEWER PIPE INSULATION

THE INSTALLATION OF THIS APPLICATION MUST BE APPROVED IN WRITING BY THE DEPARTMENT OF PUBLIC UTILITIES WATER CIVIL ENVIRONMENTAL ENGINEERING DIVISION

2" RIGID CELLULAR POLYSTYRENE INSULATION (MIN COMPRESSIVE STRENGTH OF 40PSI PER ASTM C578-92)
2" THICK FOR EACH 6" OF COVER BELOW 4'

DUCTILE IRON PIPE (CLASS 50 MI.) WITH POLYETHYLENE ENCASEMENT

City of Naperville STANDARD DETAIL	SANITARY SEWER PIPE INSULATION	SANITARY 22
REVISED: 01/01/2013	SHEET 1 OF 1	390.22

SANITARY SEWER CLEANOUT

EAST JORDAN 1566Z CLEAN OUT, BLACK ASPHALTIC COATED W/ CLEAN OUT COVER 1566A OR APPROVED EQUAL

6" PVC PIPE
6" CLAY PIPE
BACKFILL
6" PVC
6" TEE
CA11 PIPE BEDDING
FLEXIBLE COUPLING SHALL BE A NON-SHEAR TYPE TRANSITION COUPLING AS MANUFACTURED BY FERNCO SERIES 1056RC OR APPROVED EQUAL.

1566A CLEANOUT/MONUMENT BOX COVER

City of Naperville STANDARD DETAIL	SANITARY SEWER CLEANOUT	SAN 23
EFFECTIVE: 1/15/2020	SHEET 1 OF 1	390.23

VALVE VAULT WITH STAINLESS STEEL SLEEVE PRESSURE TAP

PERFORMED NON-HARDENING BITUMINOUS MASTIC MATERIAL, CONCRETE CS-102B OR APPROVED EQUAL BETWEEN BOTTOM RING AND STRUCTURE

TOP OF CASTING SEE DETAIL 450.04
FINISHED GRADE
PREFORMED ADJUSTING RINGS PER SECTION 403.B.1 OF THE STANDARD SPEC. (12" MAX. ADJUSTMENT)
APPLY A CONTINUOUS LAYER OF NON-HARDENING, PREFORMED BUTYL MASTIC MATERIAL CS-102B TO EACH JOINT.
TAPPING VALVE TO BE CENTERED WITH VAULT OPENING
DOG HOUSE TYPE BARREL SECTION
RETAINER GLAND SEE NOTE 2
BOOT
CA-11 BEDDING
PRECAST CONCRETE
CA-11 BEDDING
SOLID PRECAST CONC. BLOCK OR CAST IN PLACE CONCRETE SUPPORT

NOTES:

- USE MEGALUG SERIES 1100 OR FORD UNI-FLANGE SERIES 1400 RETAINER GLANDS WITH STAINLESS STEEL T-BOLTS COATED WITH ANTI-SIZE COMPOUND.
- TAPPING SLEEVES SHALL BE HEAVY DUTY STAINLESS STEEL WITH STAINLESS STEEL BOLTS AND NUTS (ROMAG INDUSTRIES SST III, CASCADE CST-EX, FORD FTSS).
- EXISTING PIPE TO BE DISINFECTED PRIOR TO INSTALLATION OF TAPPING SLEEVE AND TAPPING SLEEVE IS TO BE PRESSURE TESTED TO OPERATING PRESSURE PLUS 50 PERCENT PRIOR TO MAKING PRESSURE CONNECTION.
- DO NOT USE STAINLESS STEEL SLEEVE ON SIZE TAPS OR PIPES LARGER THAN 12" DIAMETER.
- IN THE EVENT IT IS NECESSARY TO USE A PRECAST SPLIT BOTTOM FLOOR DUE TO SPACE CONSTRAINTS THE FLOOR MUST BE GROUTED WATER TIGHT.
- TAPPING VALVES SHALL CONFORM TO C515-09; AMERICAN SERIES 2500 RESILIENT WEDGE TAPPING VALVES WITH FLANGED X MECHANICAL JOINT ENDS OR APPROVED EQUAL.

City of Naperville STANDARD DETAIL	VALVE VAULT WITH STAINLESS STEEL SLEEVE PRESSURE TAP	WATER 3
REVISED: 01/01/2013	SHEET 1 OF 1	490.03

NO.	DATE	DESCRIPTION
1	03/11/2023	NO REVISIONS THIS SHEET
2	09/09/2023	REVISED PER CITY 24110009 AND 00007 (05/03/2023) REVIEW
3	10/05/2023	NO REVISIONS THIS SHEET

REVISION RECORD

City of Naperville
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cedinc.com

Civil & Environmental Consultants, Inc.

MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

DETAILS - 2

DATE: JANUARY 16, 2025
DRAWN BY: MAJ
CHECKED BY: JGC
PROJECT NO.: 326-656.0002
APPROVED BY: JGC

DRAWING NO.: **C801**

SHEET 12 OF 16

CAST FRAME
 26" DIA.
 23" DIA.
 21" DIA.
 24" DIA.
 36" DIA.
 SECTION A-A

CAST CLOSED LID
 2" RAISED LETTERS
 SEAL TITE LID
 SEAL TITE CONCEALED PICK HOLE
 2-1/4" DIA.
 2-1/2" MIN.
 SECTION D-D

NOTES:

- DUCTILE IRON SHALL BE GRADE 65-45-12 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
- ALL FRAMES AND COVERS SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES SHALL NOT CREATE OPENINGS IN THE COVER.
- THE MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
- ALTERNATIVE TO DUCTILE IRON LID, GREY IRON CL 35 LID MAY BE USED.
- DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN 1022 OR NEENAH R-1772-C, HEAVY DUTY.
- LIDS AND FRAMES TO MEET AASHTO M306 PROOF LOADING SPECIFICATIONS.

City of Naperville STANDARD DETAIL
VALVE VAULT - FRAME & COVER
 REVISID: 01/01/2013 SHEET 1 OF 1
WATER 4
490.04

COVER
FINISHED GRADE
 5" MINIMUM SETBACK FROM CURB FROM EDGE OF DRIVEWAY
 1" MIN. SETBACK FROM EDGE OF WALKS
FINISHED GRADE
 18" DIA.
 18" DIA.
 6" D.I.P.
 BREAKAWAY FLANGE ABOVE GROUND LEVEL
 POLYETHYLENE ENCASE PIPE
 UNDISTURBED EARTH
 5" MINIMUM COVER
 CRUSHED STONE OR COARSE GRAVEL, MINIMUM 1/2 CU. YD. CA-11
 PROVIDE 6" CAST IRON AUXILIARY VALVE & VALVE BOX (SEE STANDARD WATER 3)
 CONCRETE BLOCK
 CONCRETE BLOCK
SECTION A-A
 WATER MAIN
 CA11
 MIN. 5" DEPTH

NOTES:

- TYLER 6850 OR APPROVED EQUAL. FOR LARGER VALVES TYLER 6860 OR APPROVED EQUAL WITH #6 BASE.
- VALVE BOXES ARE NOT ALLOWED IN PAVED AREAS - VALVE VAULT SHALL BE PROVIDED. CONTRACTOR SHALL SUBMIT IN WRITING ANY LOCATION WHERE A VAULT IS NOT INTENDED TO BE INSTALLED AND SPECIFIC REASON WHY IT CANNOT BE INSTALLED. THIS MUST BE APPROVED IN WRITING BY DPW-WATER.
- RESTRAINT GLANDS REQUIRED ON EACH SIDE OF VALVE IF STUBBED FOR FUTURE CONNECTION OR PIPE BEND WITHIN TWO PIPE LENGTHS OF VALVE.

City of Naperville STANDARD DETAIL
VALVE BOX
 REVISID: 01/01/2013 SHEET 1 OF 1
WATER 5
490.05

NOTES:

- CHAIN AND CHAIN HOOKS SHALL BE REMOVED FROM HYDRANT
- HYDRANT SHALL BE FACTORY PAINTED WITH 2 COATS OF TNEPEC VERSATONE 82 HS (OR APPROVED EQUAL) SAFETY ORANGE
- ALL FASTENERS/HARDWARE BELOW GRADE SHALL BE STAINLESS STEEL (GRADE 304 MIN.)

PERMITTED TYPES:
 -WATEROUS PACER WB-67 5-1/4"
 -CLOW MEDALLION 5-1/4"
 -MUELLER A-423 5-1/4"

CONCRETE BLOCKS AT BOTTOM BACK AND BOTH SIDES TO HOLD HYDRANT SOLID AND VERTICAL. CONCRETE AND POLYETHYLENE ENCASEMENT SHOULD NOT BLOCK DRAIN HOLES

City of Naperville STANDARD DETAIL
HYDRANT
 REVISID: 05/19/2015 SHEET 1 OF 1
WATER 6
490.06

FINISHED GRADE
ACTUAL TRENCH WALL
 BACKFILL WITH EXCAVATED MATERIAL EXCEPT WHERE GRANULAR MATERIAL IS REQUIRED (CA-6)
 ANGLE OF REPOSE AS CALCULATED BY OSHA FOR SLOPING EXCAVATIONS IN VARIOUS TYPES OF SOIL (AVG. SOIL 1:1 SLOPE). NOTE THAT PORTABLE TRENCH BOXES OR SLIDING TRENCH SHIELDS MAY BE USED IN LIEU OF SLOPING.
 PROVIDE UNIFORM PIPE SUPPORT
 MIN 4" CA-11 BEDDING TO PROVIDE PIPE SUPPORT
 IF ENCOUNTERED, REMOVE UNSUITABLE MATERIAL AND REPLACE WITH GRANULAR MATERIAL AS DIRECTED BY THE CITY ENGINEER.
 TRENCH WIDTH SHALL BE AS SPECIFIED IN PLANS

NOTES:

- IN PAVED AREAS ALL TRENCHES SHALL BE COMPACTED IN ACCORDANCE WITH SECTION 550.07 OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. METHOD 1. 95% MINIMUM STANDARD PROCTOR.
- DUCTILE IRON WATER MAIN TO BE CLASS 52. ALL DUCTILE IRON PIPE IS TO BE ENCASED IN POLYETHYLENE FILM. POLYETHYLENE ENCASEMENT TO BE INSTALLED IN ACCORDANCE WITH AWWAC105A21.5-99 (OR LATEST EDITION)
- STAINLESS STEEL NUTS, BOLTS/T-BOLTS, AND WASHERS, TYPE 304 OR BETTER, WILL BE REQUIRED ON ALL WATER MAIN INSTALLATIONS. THIS WOULD APPLY TO HYDRANTS, TAPPING SLEEVES, VALVES, FITTINGS, RESTRAINT, AND OTHER APPURTENANCES BURIED OR IN VALVE VAULTS. MECHANICAL JOINTS AND RESTRAINT GLANDS REQUIRE 304 STAINLESS STEEL T-BOLTS. AN ANTI-SEIZE COMPOUND SHALL BE FACTORY APPLIED TO NUTS OR BOLTS - ANY DAMAGE TO THIS COATING SHALL BE REPAIRED WITH FIELD-APPLIED, APPROVED ANTI-SEIZE COMPOUND THAT IS A MOLYBDENUM-BASE LUBRICANT, BOSTIK NEVER-SEZ OR APPROVED EQUAL.

City of Naperville STANDARD DETAIL
WATER MAIN TRENCH SECTION
 REVISID: 01/01/2013 SHEET 1 OF 1
WATER 10
490.10

UNDISTURBED TRENCH WALL
 2" MIN.
 12" MIN.
 2" MIN.
 12" MIN.
 12" MIN.
 12" MIN.
POURED CONCRETE THRUST BLOCK
SECTION A

NOTES:

- THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, & AT POINTS SPECIFIED BY THE ENGINEER SHALL BE CLASS "S1"
- CONCRETE A MINIMUM OF 12" THICK, PLACED BETWEEN SOLID GROUND & THE FITTING, AND SHALL BE ANCHORED IN SUCH A MANNER THAT THE PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS.
- THRUST BLOCKS SHALL BE PLACED AT BENDS OF 11-1/4" OR MORE.
- PIPE BENDS TO BE POLYETHYLENE ENCASED.
- JOINT RESTRAINT AT BEND AND LENGTH OF PIPE EACH DIRECTION FROM BENDS AS REQUIRED BY THE CITY OF NAPERVILLE IF UNDISTURBED SOIL NOT AVAILABLE.
- THRUST BLOCK FOR PIPES LARGER THAN 12" MUST BE POURED IN PLACE

City of Naperville STANDARD DETAIL
THRUST BLOCK
 REVISID: 05/15/2015 SHEET 1 OF 1
WATER 11
490.11

WATER MAIN
 10" MIN.
 10" MIN.
 10" MIN.
PERPENDICULAR CROSSING
DIAGONAL CROSSING
FINISH GRADE
 10" MIN.
 10" MIN.
EXISTING STORM SEWER LINE
 18" MIN.
STORM SEWER TO BE REMOVED AND REPLACED WITH AN "O" RING GASKET IN ACCORDANCE WITH ASTM C-361 OR C-443, OR GASKET PVC IF ALLOWED
NEW WATER MAIN

NOTE:
 NEW STORM SEWER INSTALLATION SHALL BE GASKETED STRUCTURE TO STRUCTURE

City of Naperville STANDARD DETAIL
WATER MAIN PROTECTION FROM EXISTING STORM SEWER PIPE
 REVISID: 01/01/2013 SHEET 1 OF 1
WATER 14
490.14

CUT A SECTION OF POLYETHYLENE TUBE APPROXIMATELY TWO FEET LONGER THAN THE PIPE SECTION. REMOVE ALL LUMPS OF CLAY, MUD, CINDERS, OR OTHER MATERIAL THAT MIGHT HAVE ACCUMULATED ON THE PIPE SURFACE DURING STORAGE. SLIP THE POLYETHYLENE TUBE AROUND THE PIPE, STARTING AT THE SPIGOT END. BUNCH THE TUBE ACCORDION-FASHION ON THE END OF THE PIPE. PULL BACK THE OVERHANGING END OF THE TUBE UNTIL IT CLEARS THE PIPE END.

MAKE THE OVERLAP OF THE POLYETHYLENE TUBE BY PULLING BACK THE BUNCHED POLYETHYLENE FROM THE PRECEDING LENGTH OF PIPE AND SECURING IT IN PLACE. NOTE: THE POLYETHYLENE MAY BE SECURED IN PLACE BY USING TAPE, STRING, PLASTIC TIE STRAPS, OR ANY OTHER MATERIAL CAPABLE OF HOLDING THE POLYETHYLENE ENCASEMENT SNUGLY AGAINST THE PIPE.

TAKE UP SLACK IN THE TUBE ALONG THE BARREL OF THE PIPE TO MAKE A SNUG, BUT NOT TIGHT, FIT. FOLD EXCESS POLYETHYLENE BACK OVER THE TOP OF THE PIPE.

REPAIR ALL SMALL RIPS, TEARS OR OTHER TUBE DAMAGE WITH MANUFACTURER APPROVED ADHESIVE TAPE.

- COVER BENDS, REDUCERS AND OTHER PIPE-SHAPED APPURTENANCES WITH POLYETHYLENE IN THE SAME MANNER AS THE PIPE.
- WRAP VALVES, TEES AND OTHER ODD-SHAPED APPURTENANCES WITH A FLAT SHEET OR SPLIT LENGTH OF POLYETHYLENE TUBE BY PASSING THE SHEET UNDER THE APPURTENANCES AND BRINGING IT UP AROUND THE BODY. MAKE SEAMS BY BRINGING THE EDGES OF THE POLYETHYLENE SHEET TOGETHER, FOLDING OVER TWICE, AND TAPING DOWN.
- POLYETHYLENE ENCASEMENT TO BE IN ACCORDANCE WITH A.W.W.A. C105-99OR LATEST VERSION.
- COPPER SERVICE TAPS ARE TO BE WRAPPED WITH POLYETHYLENE OR A SUITABLE DIELECTRIC APE FOR A MINIMUM CLEAR DISTANCE OF 3' AWAY FROM THE MAIN.

City of Naperville STANDARD DETAIL
POLYETHYLENE ENCASEMENT
 REVISID: 01/01/2013 SHEET 1 OF 1
WATER 15
490.15

IF CROSSING OCCURS IN ROADWAY AREA PROVIDE CASING IN LIEU OF CLASS IV MATERIAL FOR TRENCH BACKFILL MATERIAL.

10" MIN.
10" MIN.
6" MIN. DEPTH.
PIPE Ø
COMPACTED TRENCH BACKFILL CA-6 (CLSM OR LOW STRENGTH CONCRETE RECD UNDER LARGE PIPE AS REQUIRED BY ENGINEER)
SEAL WATER MAIN PER NOTE 2
CARRIER PIPE
FIRST SPACER SHALL BE 18" FROM END OF JOINT
4" OF CA 11 PIPE BEDDING
SPACING AS PER MANUFACTURER'S RECOMMENDATION 10" MIN.
10" MIN.
10" MIN.
PERPENDICULAR CROSSING
DIAGONAL CROSSING
1. MANUFACTURED NON-METALLIC OR NON-CORROSIVE CASING SPACERS, ADJUSTABLE RUNNERS, OR CRADLES SHALL BE USED TO SUPPORT THE PIPE IN THE CASING. SPACERS TO BE ALL STAINLESS STEEL. CASING SPACER WITH ULTRA HIGH MOLECULAR WEIGHT POLYMER BEARING SURFACE. CASCADE WATERWORKS PART NO. CCS OR APPROVED EQUAL, AND TO BE SPACED PER MANUFACTURERS SPECIFICATIONS.
2. THE ANNUAL SPACE SHALL BE COMPLETELY FILLED WITH PEA GRAVEL OR CELLULAR FOAM GROUT, AS REQUIRED BY PERMITTING AGENCY, AND PROVIDE WATERWORKS PART NO. CCS OR APPROVED EQUAL, AND TO BE SPACED PER MANUFACTURERS SPECIFICATIONS.
3. THE ANNUAL SPACE SHALL BE COMPLETELY FILLED WITH PEA GRAVEL OR CELLULAR FOAM GROUT, AS REQUIRED BY PERMITTING AGENCY, AND PROVIDE WATERWORKS PART NO. CCS OR APPROVED EQUAL, AND TO BE SPACED PER MANUFACTURERS SPECIFICATIONS.
4. COPPER SERVICE TAPS ARE TO BE WRAPPED WITH POLYETHYLENE OR A SUITABLE DIELECTRIC APE FOR A MINIMUM CLEAR DISTANCE OF 3' AWAY FROM THE MAIN.

WELDED T-304 STAINLESS STEEL RISERS
THICKNESS AS SPECIFIED IN PLANS
ULTRA HIGH MOLECULAR WEIGHT POLYMER RUNNERS
CASING SPACER DETAIL

City of Naperville STANDARD DETAIL
WATER MAIN CASING PIPE
 REVISID: 01/01/2013 SHEET 1 OF 1
WATER 16
490.16

1/2" BIT. PREFORMED EXPANSION JOINT REQUIRED FOR PCC DRIVEWAY
LANDING (TYP.)
24" MIN. WIDTH
36" MAX.
1/2" BIT. PREFORMED EXPANSION JOINT
SEE NOTE 3
SEE NOTE 4
SIDEWALK
SLOPE 2.0% MAX (0.50" MAX)
1/2" BIT. PREFORMED EXPANSION JOINT
TAPER CURB HEAD 1:3 MAX SLOPE (GRASS AREA)
B6.12 CURB & GUTTER - TYP
CONTRACTION JOINT (TYP.)
APRON
EXISTING CURB & GUTTER
15R MIN.
45°
3/4" PREFORMED EXPANSION JOINT (TYP.) WITH TWO (2) 6"X18" COATED SMOOTH DOWEL BARS WITH GREASE CAPS (TYP.)
DEPRESSED CURB & GUTTER: EXISTING, PROPOSED, SAWCUT

NOTES:

- ALL AGGREGATE SUB BASE SHALL BE MECHANICALLY COMPACTED.
- SIDEWALK SHALL CONTINUE THROUGH DRIVEWAYS.
- SIDEWALK THICKNESS ACROSS DRIVEWAYS SHALL BE A MINIMUM OF 8" PCC ON 4" AGGREGATE SUB BASE.
- EXPANSION JOINT MATERIAL MUST MATCH THE FULL DEPTH OF THE PAVEMENT.
- DETECTABLE WARNINGS SHALL ONLY BE INSTALLED AT DRIVEWAYS WITH PERMANENT TRAFFIC CONTROL DEVICES.
- SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS.
- SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES.

City of Naperville STANDARD DETAIL
TYPICAL COMMERCIAL DRIVEWAY DETAIL
 REVISID: 08/01/2016 SHEET 1 OF 1
PAVEMENT 5
590.05

EXISTING SURFACE COURSE
EXISTING BINDER COURSE
EXISTING BASE COURSE
NEW BITUMINOUS AGGREGATE MIXTURE (BAM 12" MIN.) OR P.C.C. CONCRETE, 8" MINIMUM HIGH-EARLY STRENGTH CONCRETE.
NEW BITUMINOUS SURFACE COURSE CL 1, 2" MIN.
8" MIN.
SAW CUT (TYP.)
ELEV. SUBGRADE
TRENCH WALL
TRENCH BACKFILL CA-6
UTILITY CONDUIT (TYP.)
12" MIN. (TYP.)

NOTES:

- THE TRENCH SHALL BE BACKFILLED WITH AGGREGATE (CA-6) AND COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY. TRENCH SPOILS OR EXCAVATED MATERIAL SHALL BE DISCARDED BY THE CONTRACTOR, AT HIS EXPENSE, AT DUMP SITES OR IN A SUITABLE FASHION AS APPROVED BY THE CITY ENGINEER.
- PRIOR TO PLACING OF P.C.C. CONCRETE, THE EXPOSED EDGES OF ALL EXISTING PAVEMENT SHALL BE SAW CUT TO PROVIDE A SMOOTH, CLEAN EDGE, FREE OF LOOSE MATERIAL.
- EXCAVATIONS SHALL BE PROTECTED BY BARRICADES WITH FLASHING LIGHTS. A 1" STEEL PLATE SHALL BE PROVIDED AND MAINTAINED BY THE CONTRACTOR AT LOCATIONS WHERE ADJUSTMENTS ARE LOCATED IN TRAVEL LANES UNTIL THE SURFACE RESTORATION IS COMPLETE. THE PLATE SHALL BE PROTECTED FROM SLIDING AND PROVIDED WITH BITUMINOUS RAMPS.
- TRENCH TO BE COMPACTED IN CONFORMANCE WITH ARTICLE 603.08(METHOD 3) OF THE IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

City of Naperville STANDARD DETAIL
UTILITY TRENCH PAVING SECTION (FLEXIBLE PAVEMENTS)
 REVISID: 01/01/2013 SHEET 1 OF 1
PAVEMENT 13
590.13

REVISION RECORD

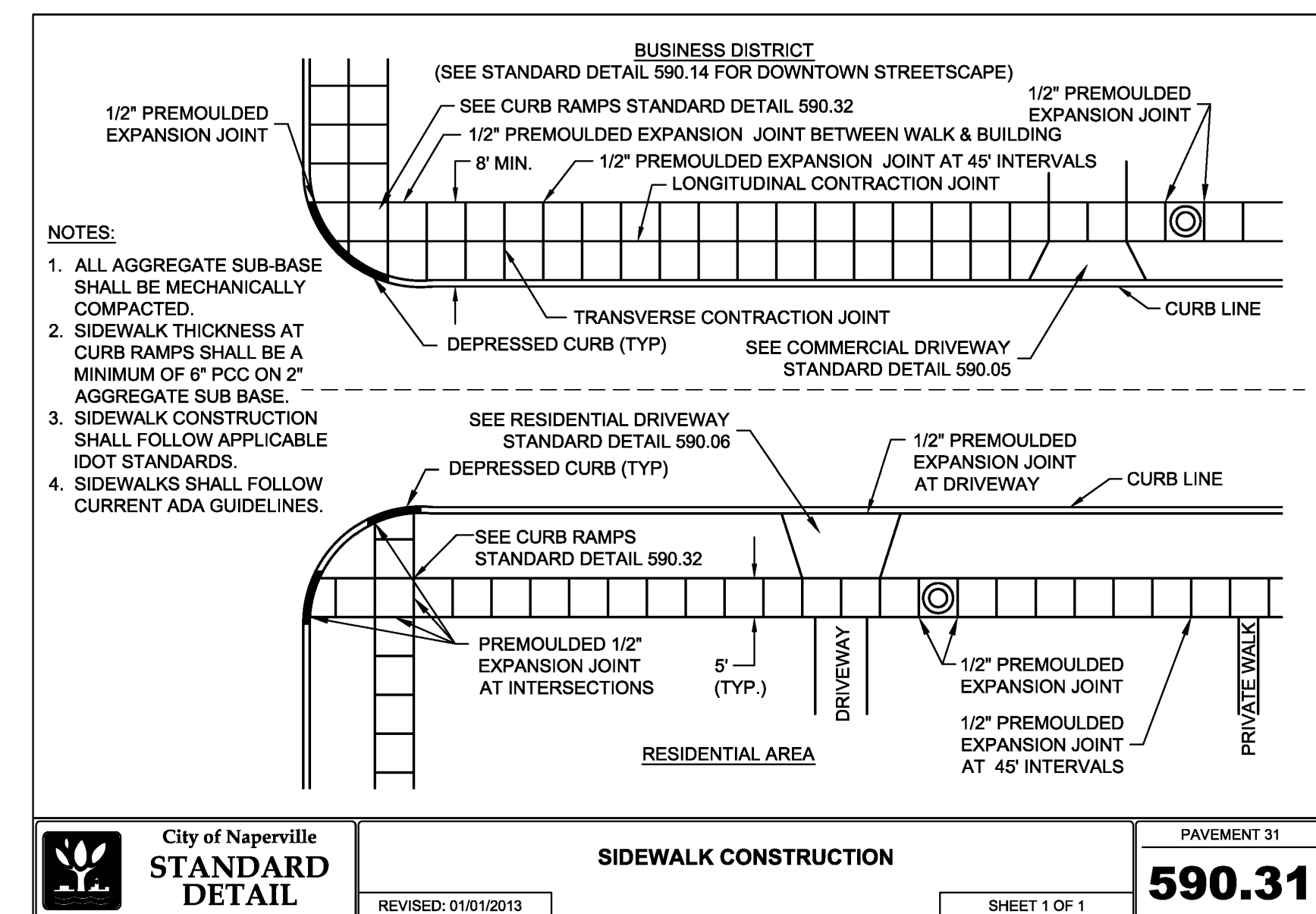
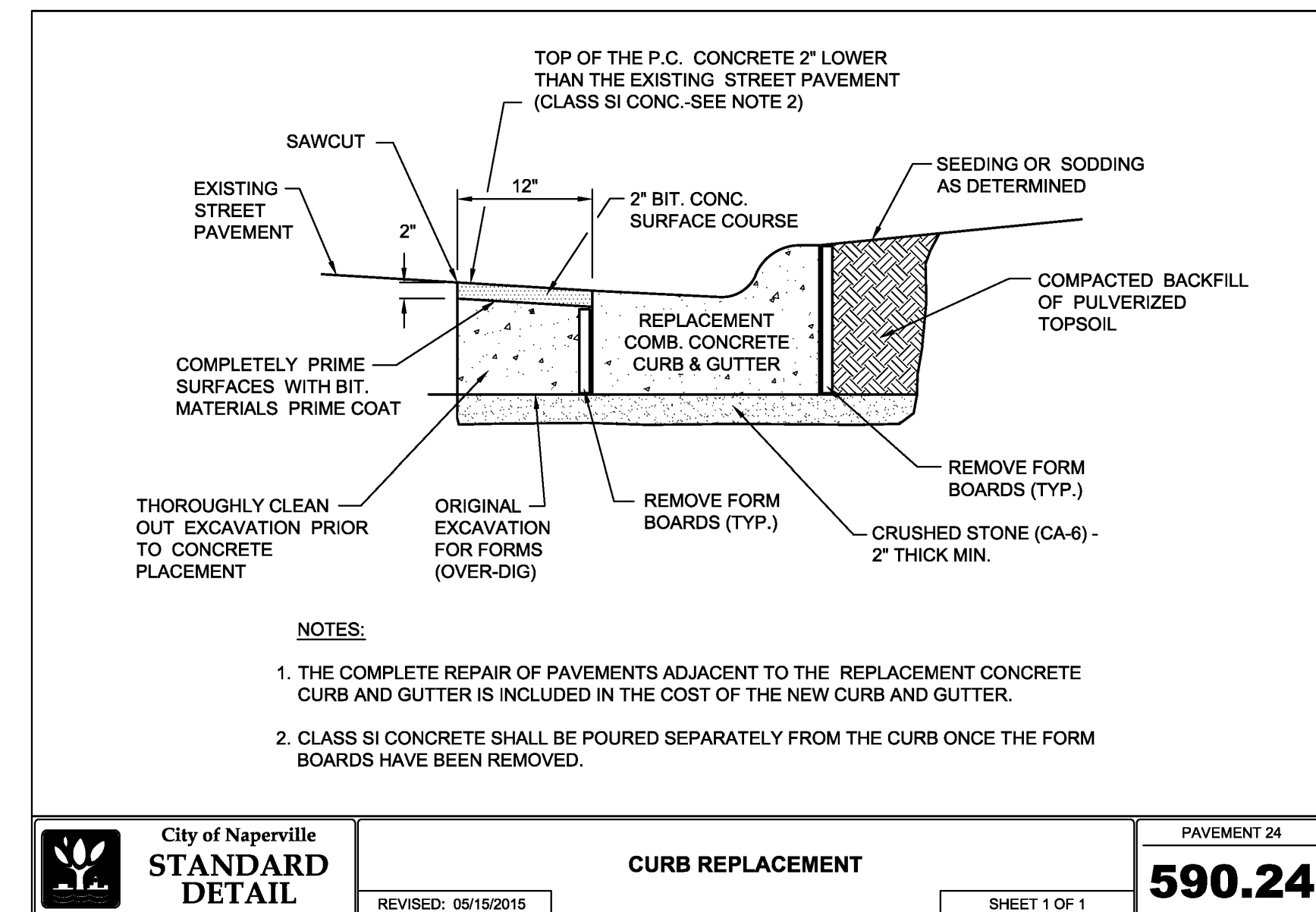
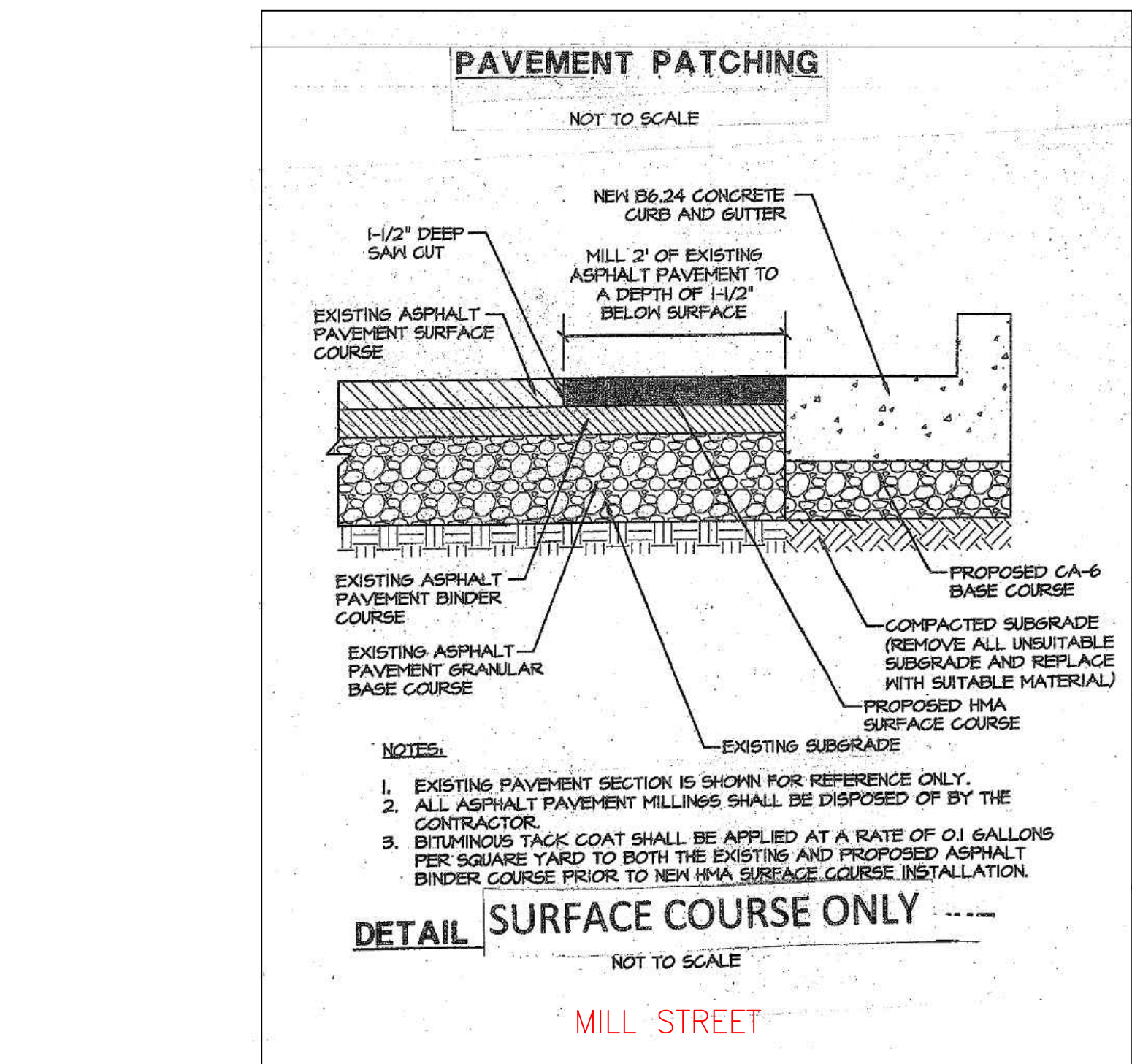
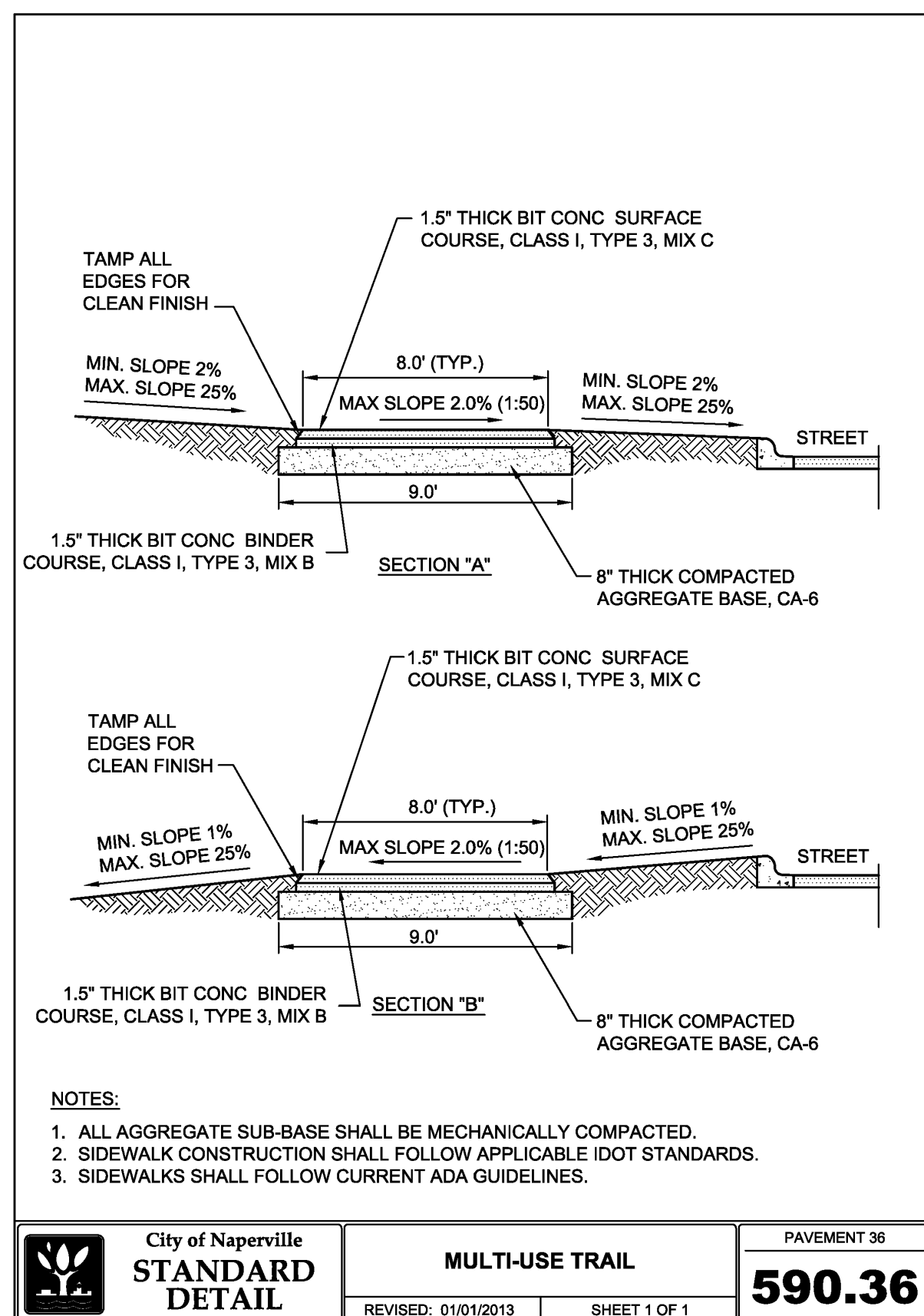
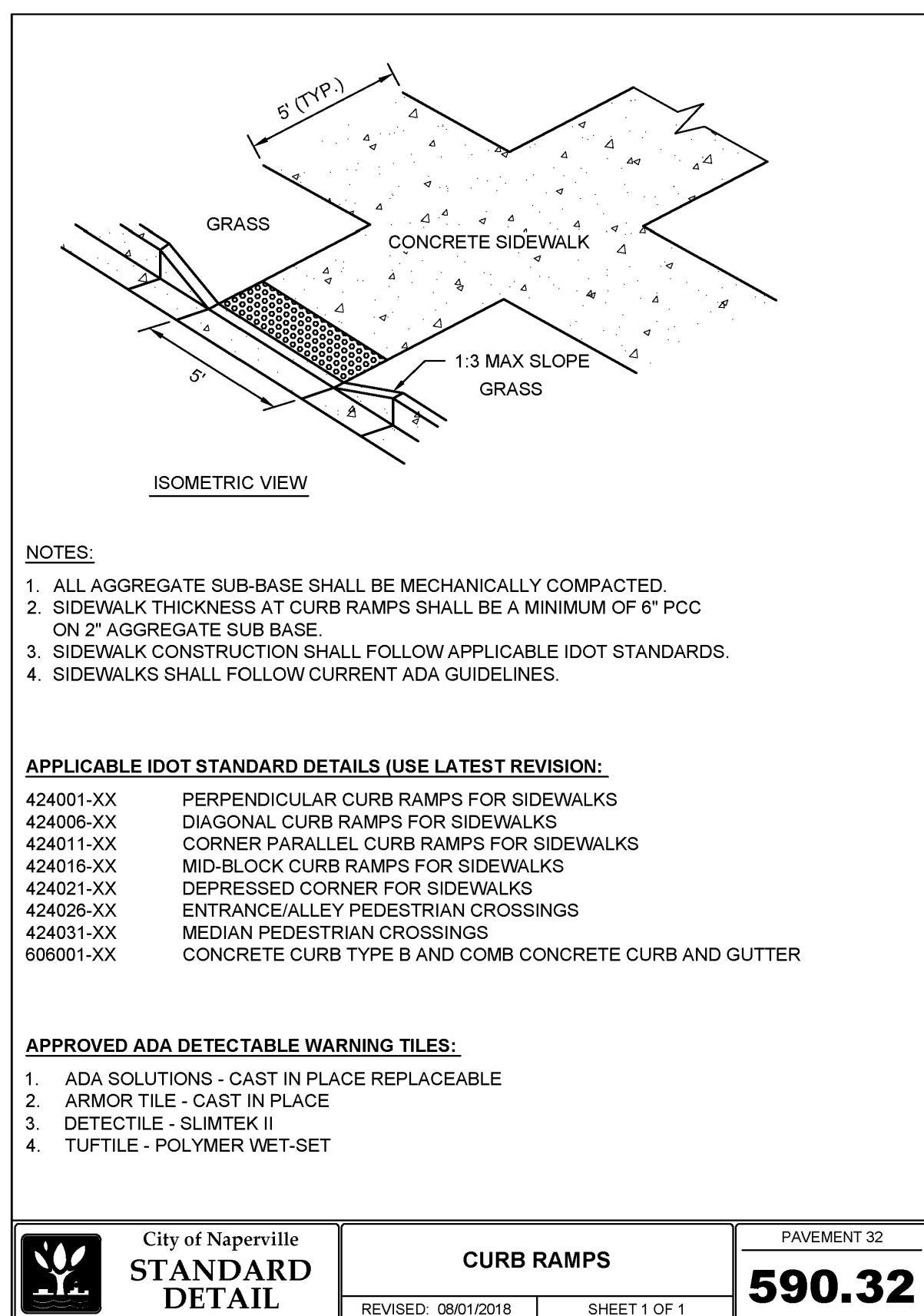
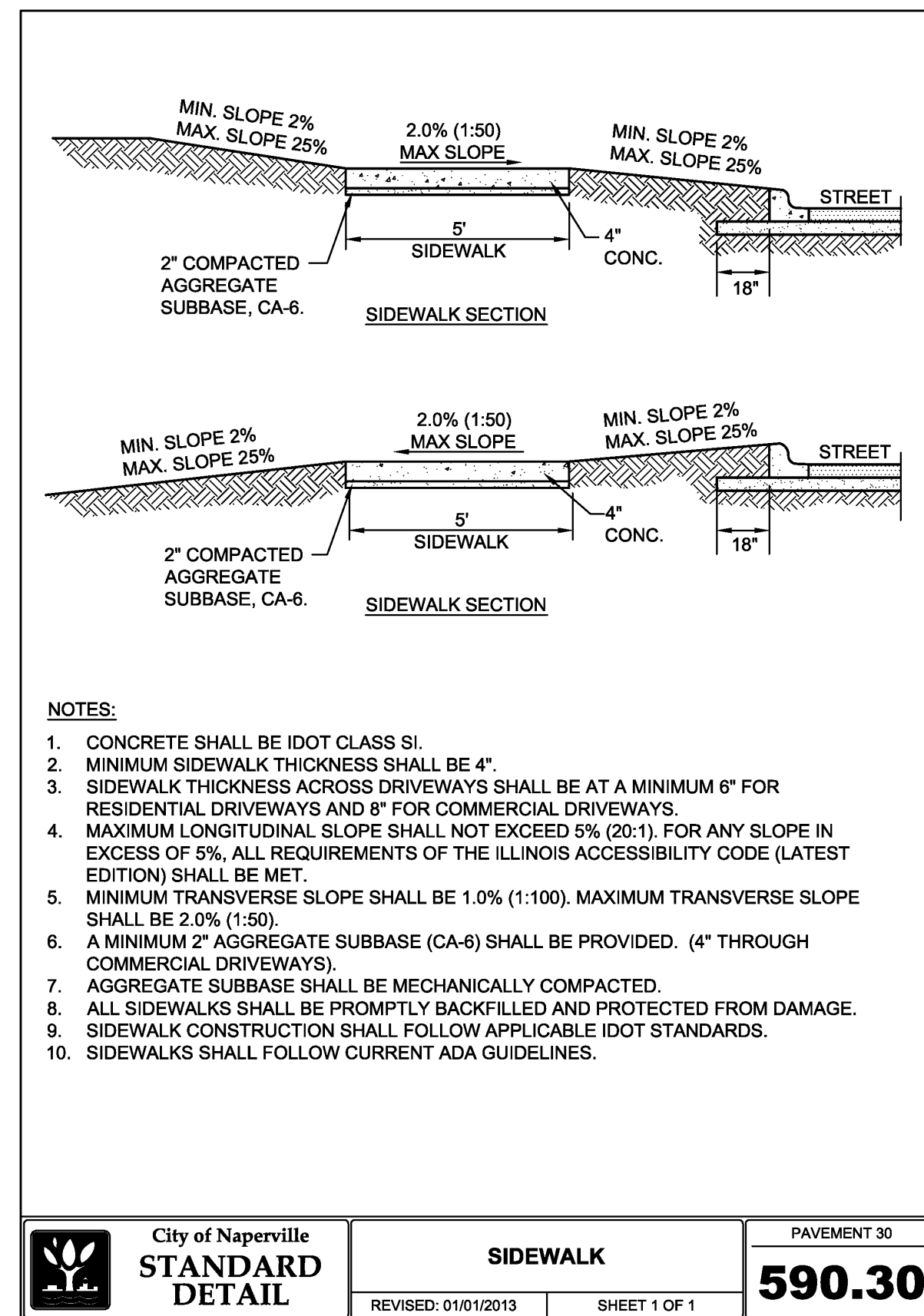
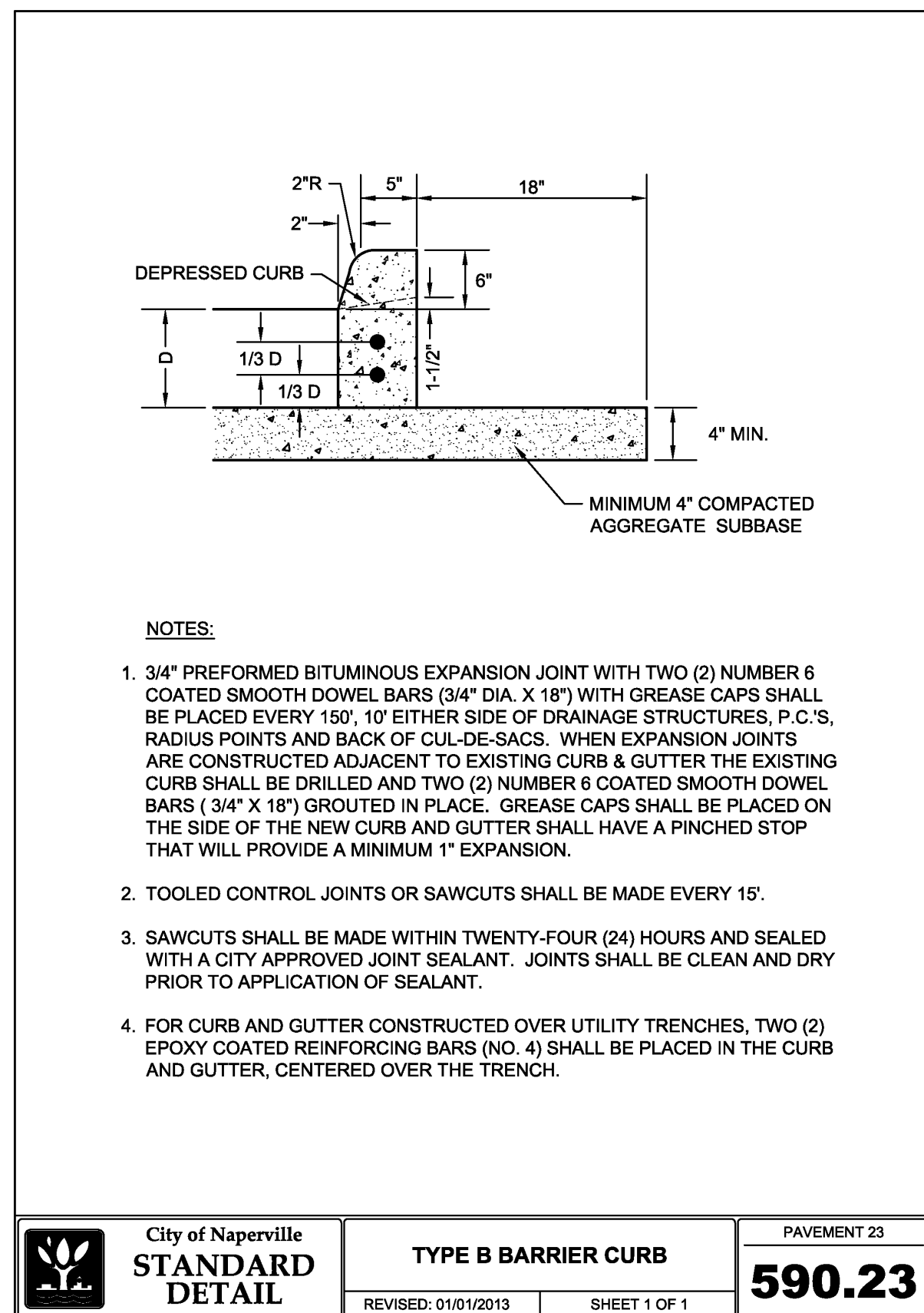
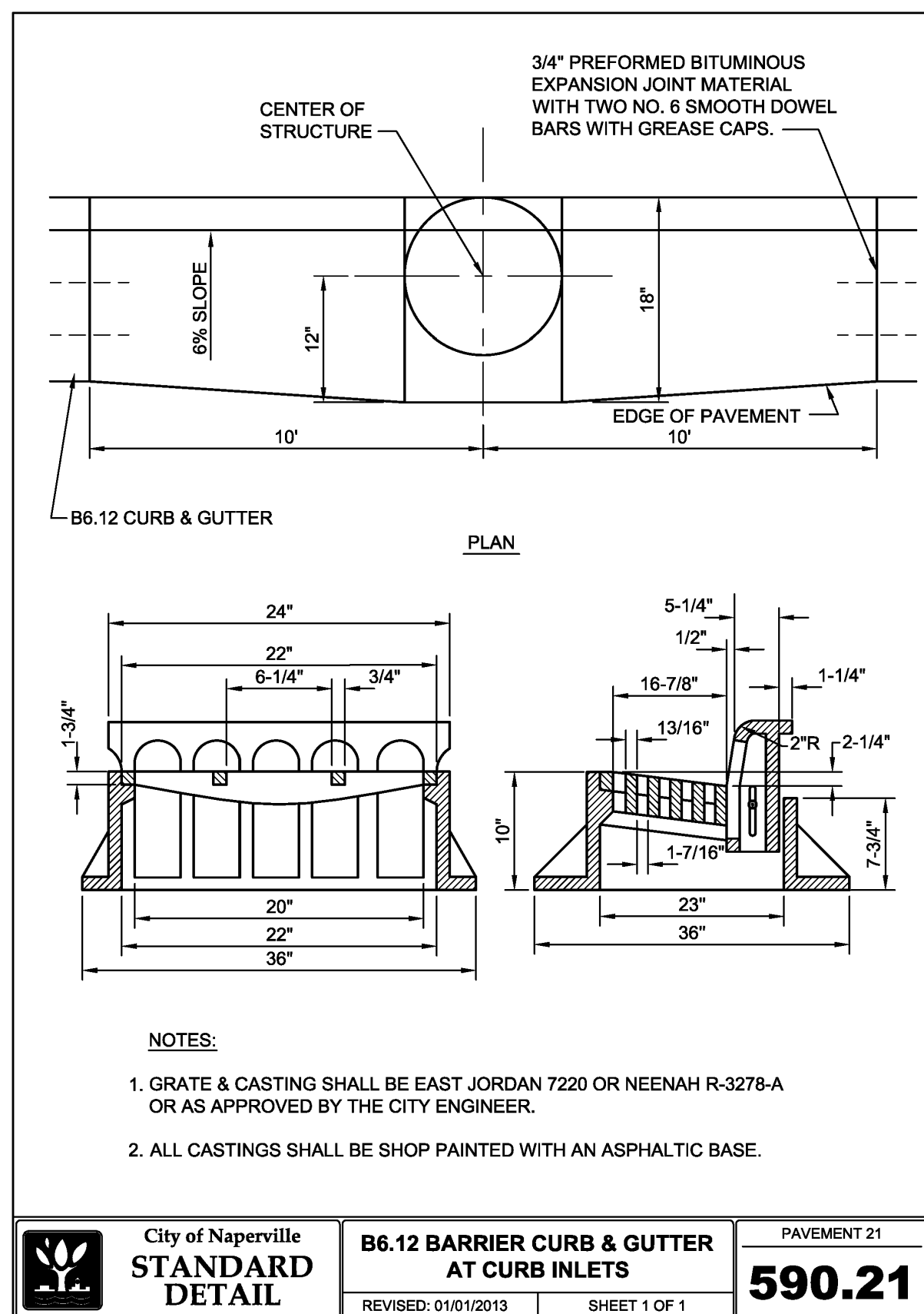
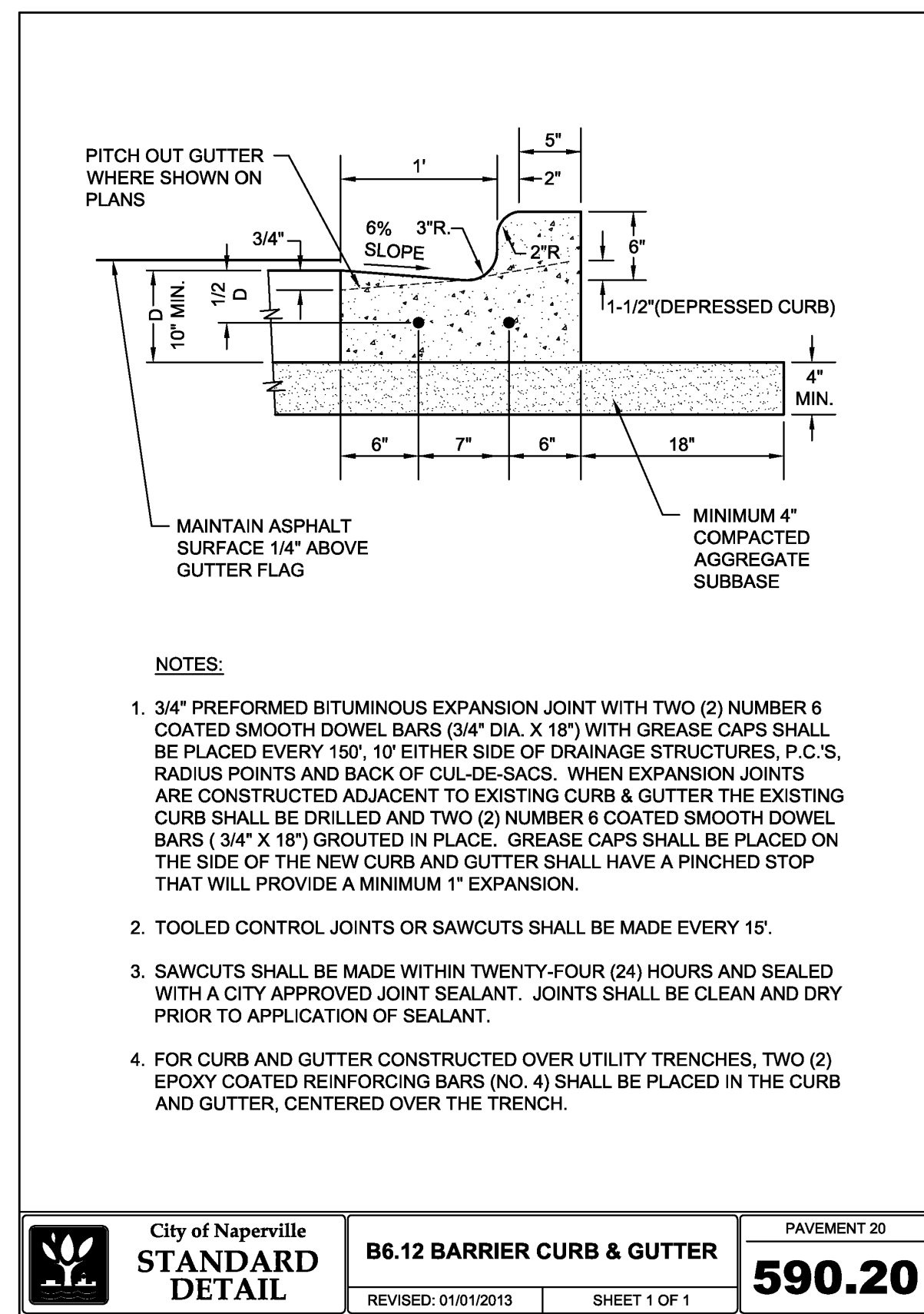
NO.	DATE	DESCRIPTION
1	03/11/2023	NO REVISIONS THIS SHEET
2	09/08/2023	NO REVISIONS THIS SHEET
3	10/05/2023	NO REVISIONS THIS SHEET

City of Naperville STANDARD DETAIL
MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

DATE: JANUARY 16, 2025
DRAWN BY: MAJ
DATE: JANUARY 16, 2025
CHECKED BY: JGC
PROJECT NO.: 326-656-0002
APPROVED BY: JGC

DRAWING NO.:
C802

SHEET 13 OF 16



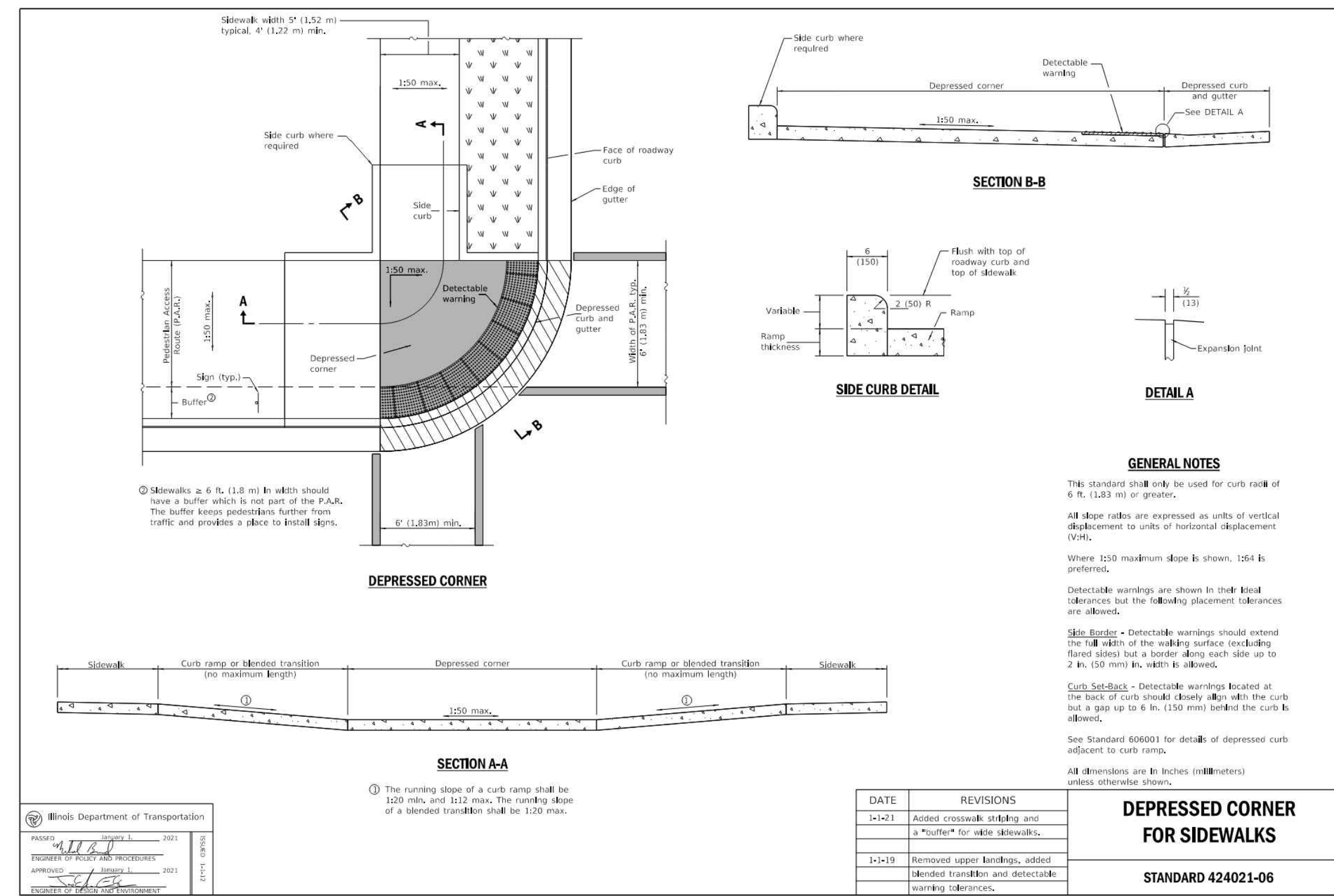
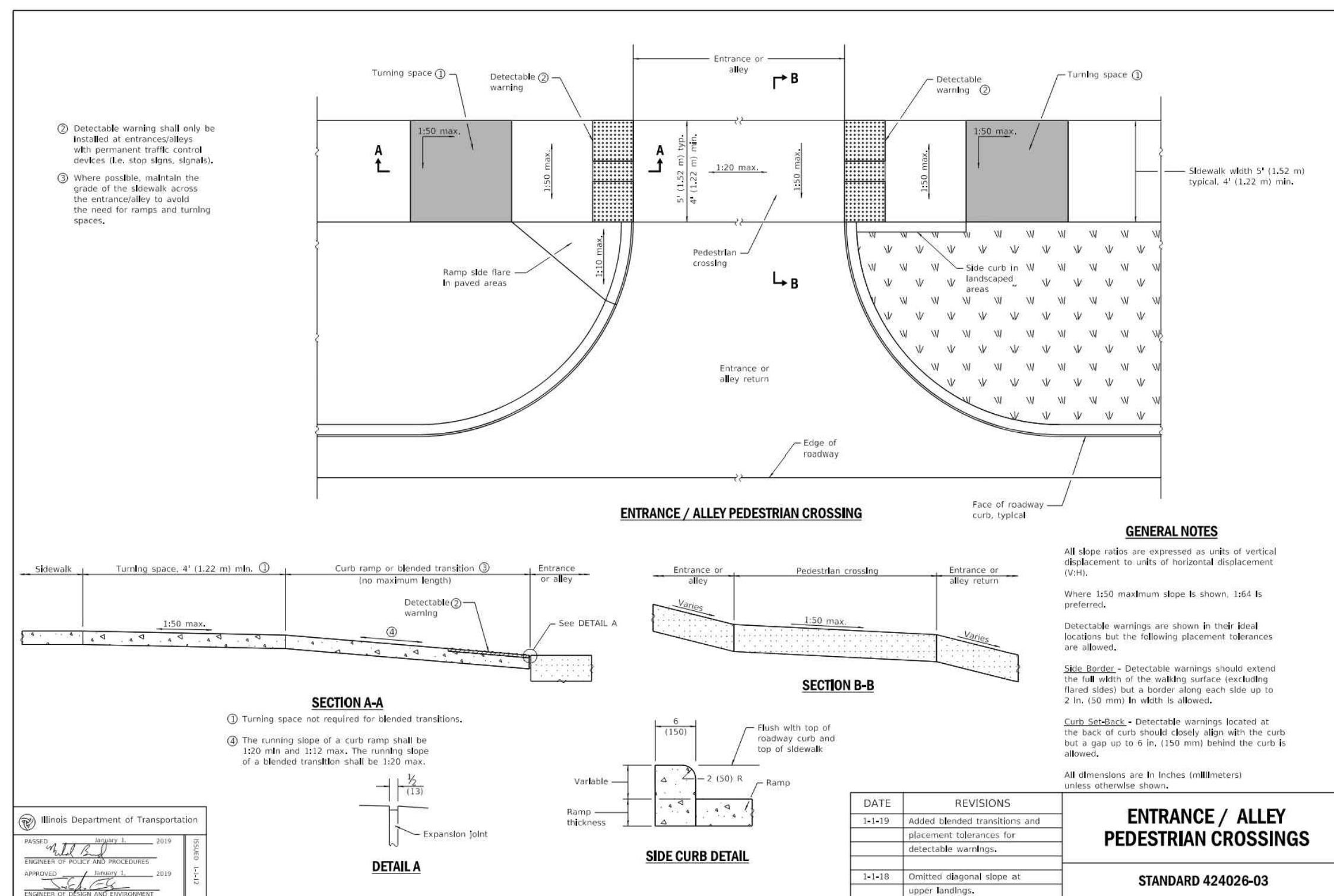
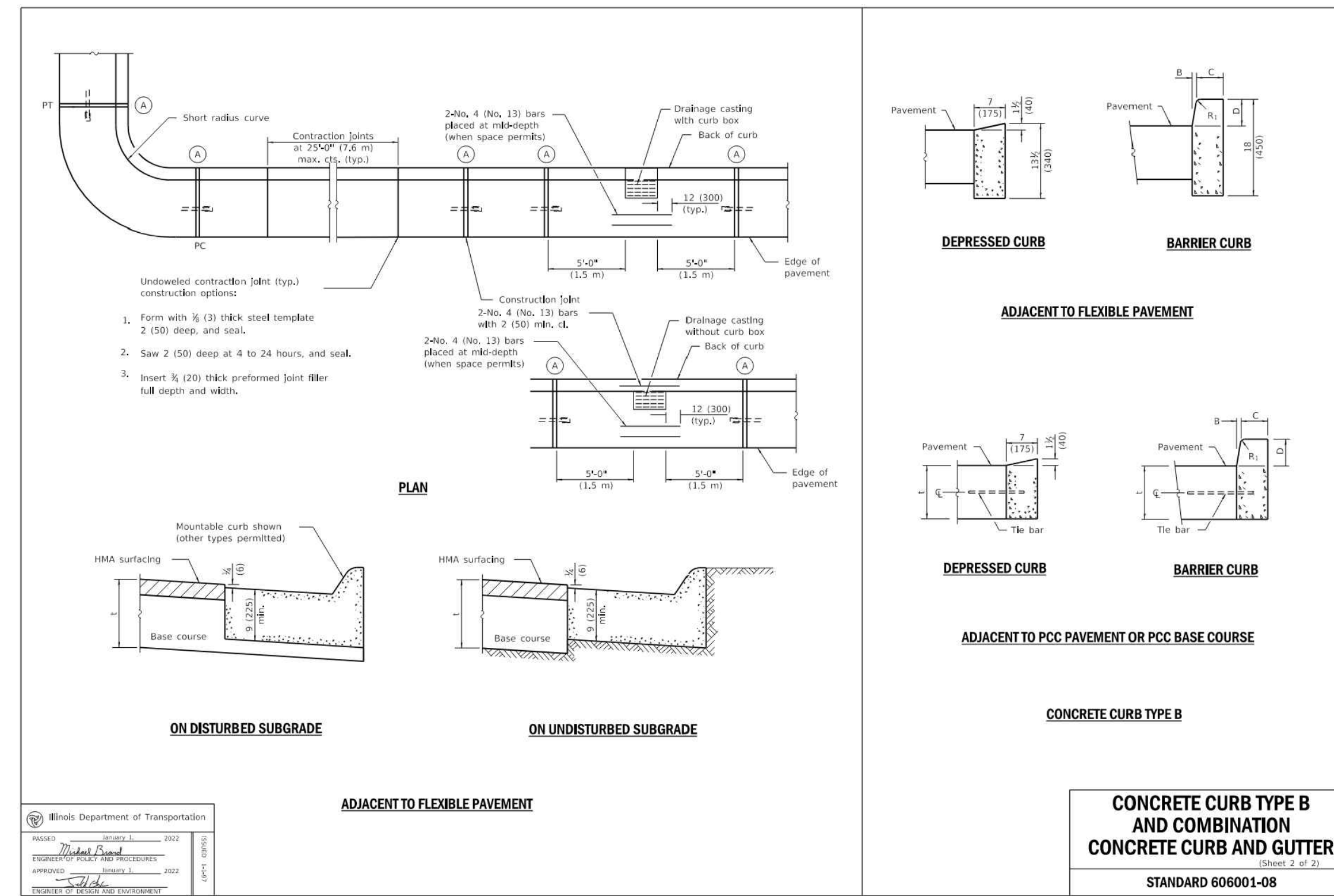
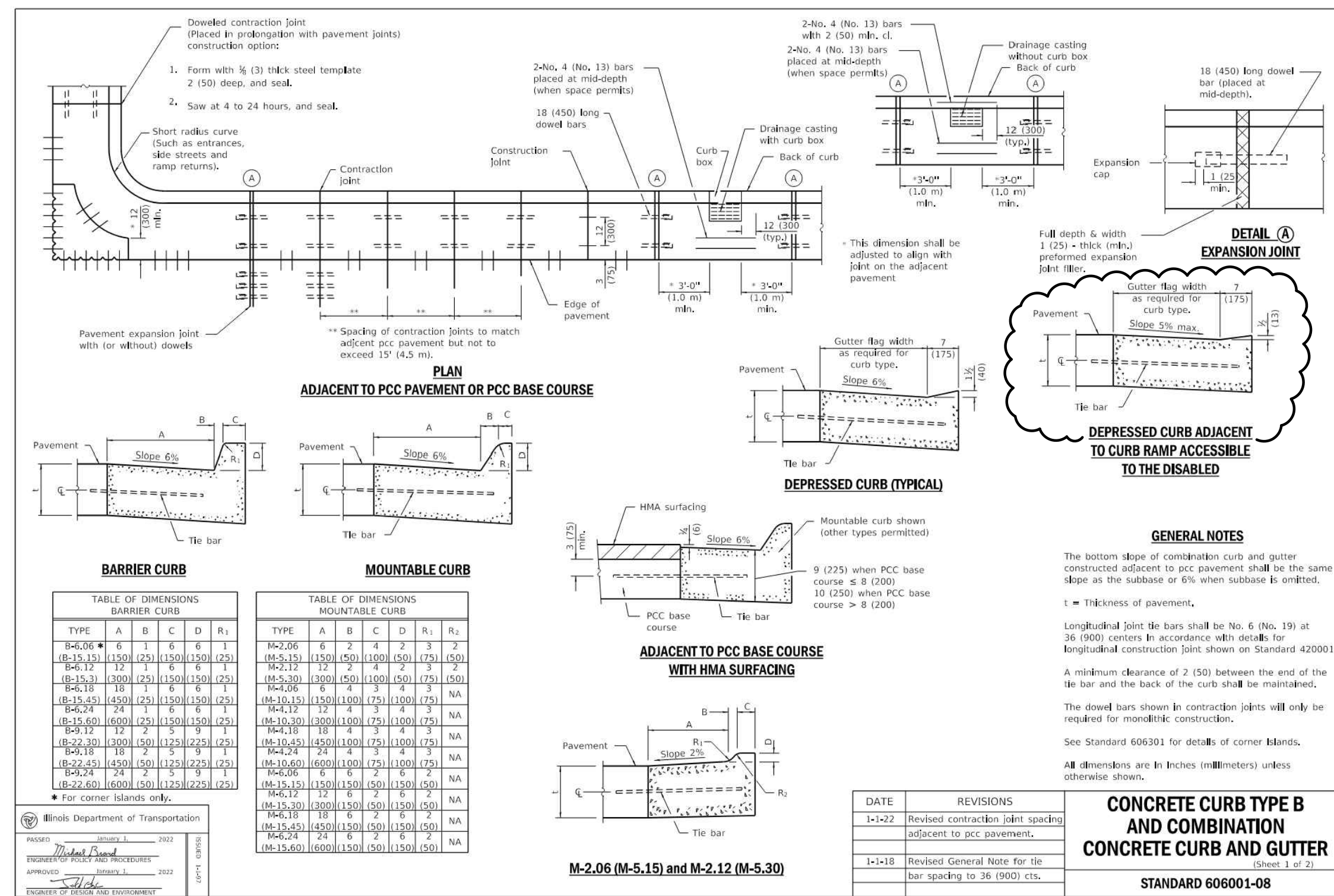
NO.	DATE	DESCRIPTION
1	03/11/2023	REVISION PER CITY REVIEW, DATED 03/11/2023
2	04/03/2023	NO REVISIONS THIS SHEET
3	10/05/2023	NO REVISIONS THIS SHEET

Civil & Environmental Consultants, Inc.
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563
 630-963-6026 - 877-963-6026
 www.cedinc.com

MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
 27W280 BAUER ROAD
 NAPERVILLE, ILLINOIS 60563

DETAILS - 4

DATE:	JANUARY 16, 2023	DRAWN BY:	MAJ
DWG SCALE:	1" = 20'	CHECKED BY:	JGC
PROJECT NO.:	326-656.0002	APPROVED BY:	JGC



NO.	DATE	DESCRIPTION
1	03/17/2023	NO REVISIONS THIS SHEET
2	09/08/2023	NO REVISIONS THIS SHEET
3	10/02/2023	NO REVISIONS THIS SHEET

REVISION RECORD

Civil & Environmental Consultants, Inc.
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563
 630-963-6026 - 877-963-6026
 www.cecnr.com

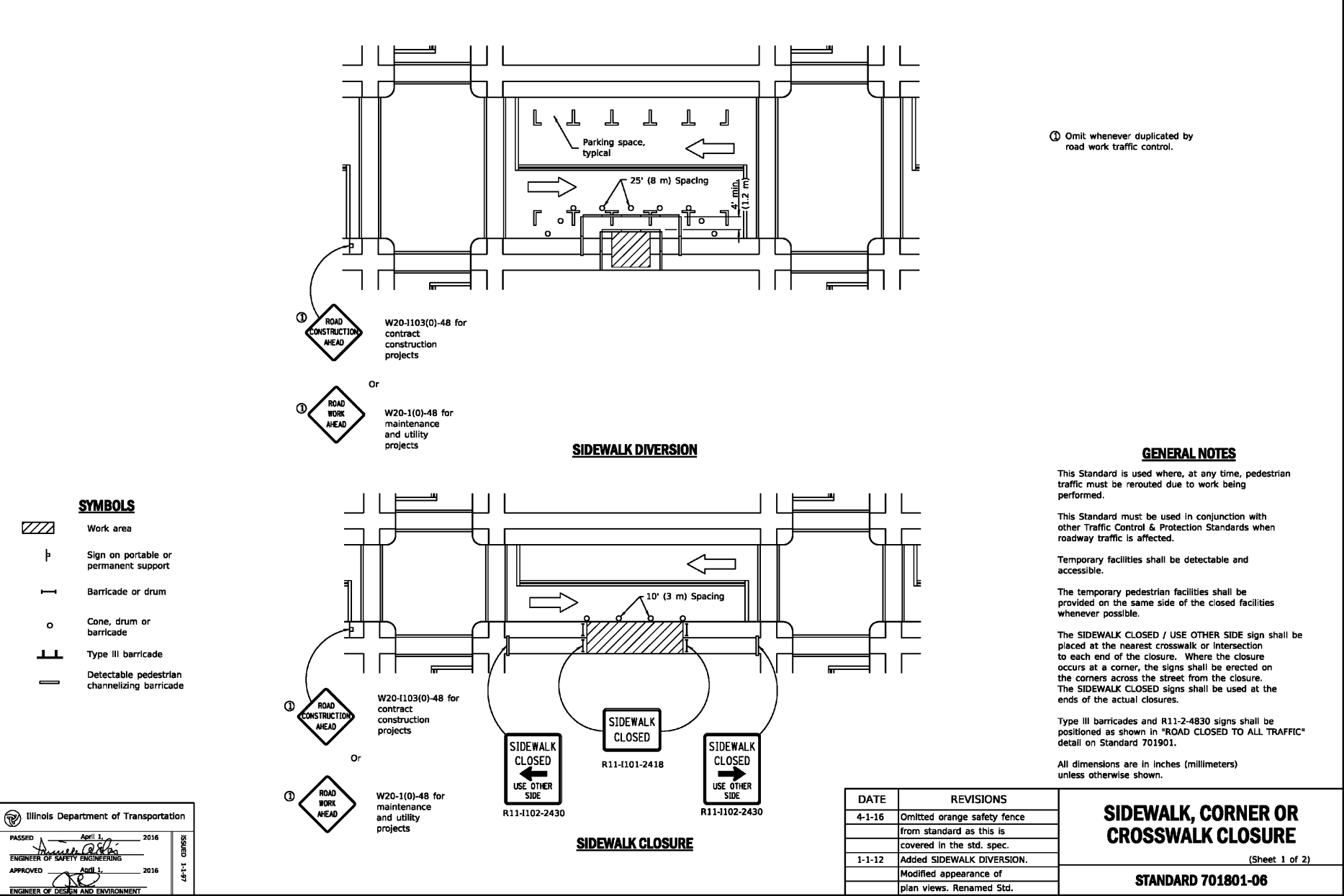
MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
 27W280 BAUER ROAD
 NAPERVILLE, ILLINOIS 60563

DETAILS - 5

DATE: JANUARY 16, 2025 | DRAWN BY: MAJ
 DWG SCALE: 1" = 20' | CHECKED BY: JGC
 PROJECT NO: 326-656.0002
 APPROVED BY: JGC

DRAWING NO: **C804**
 SHEET 15 OF 16

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SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barrel
- Type II barricade
- Detachable pedestrian channeling barricade

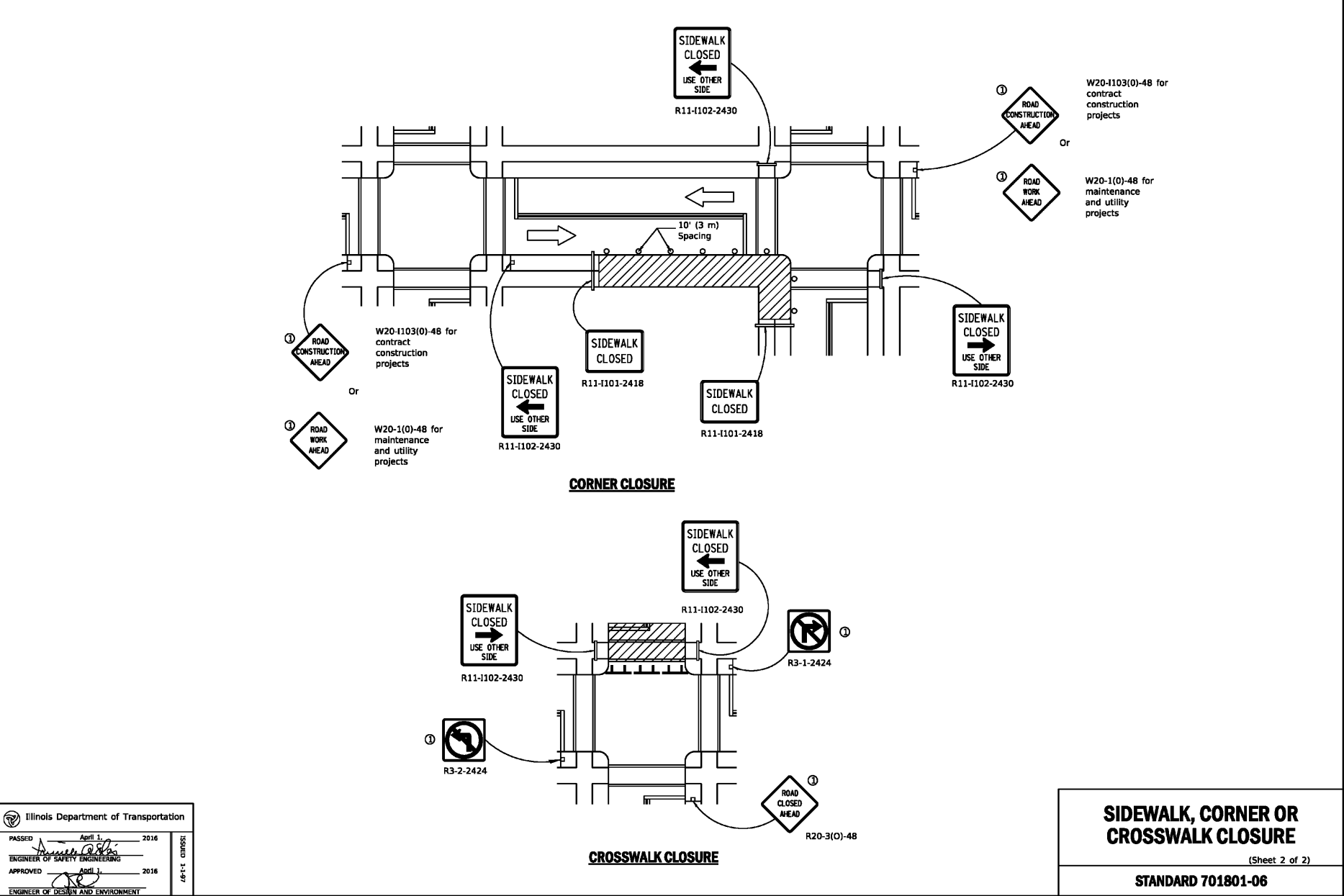
GENERAL NOTES

- Where duplicated by road work traffic cones.
- This Standard is used where, at any time, pedestrian traffic must be restricted due to work being performed.
- The Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway work is allowed.
- Temporary facilities shall be detachable and accessible.
- The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.
- The SIDEWALK CLOSED / USE OTHER SIDE SIGN shall be placed at the nearest closure or intersection to each end of the closure. When the closure occurs in a corner, the signs shall be placed on the corners across the street from the closure. The SIDEWALK CLOSED sign shall be used at the end of the actual closure.
- Type II barricades and R11.0-600 signs shall be performed as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901-08.
- All dimensions are in inches (millimeters) unless otherwise shown.

DATE REVISIONS

DATE	REVISIONS
6-2-18	Original drawing
1-1-12	Added SIDEWALK DIVERSION
1-1-12	Revised appearance of sign view, Revised SCS

STANDARD 701801-06
SHEET 1 OF 2



SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barrel
- Type II barricade
- Detachable pedestrian channeling barricade

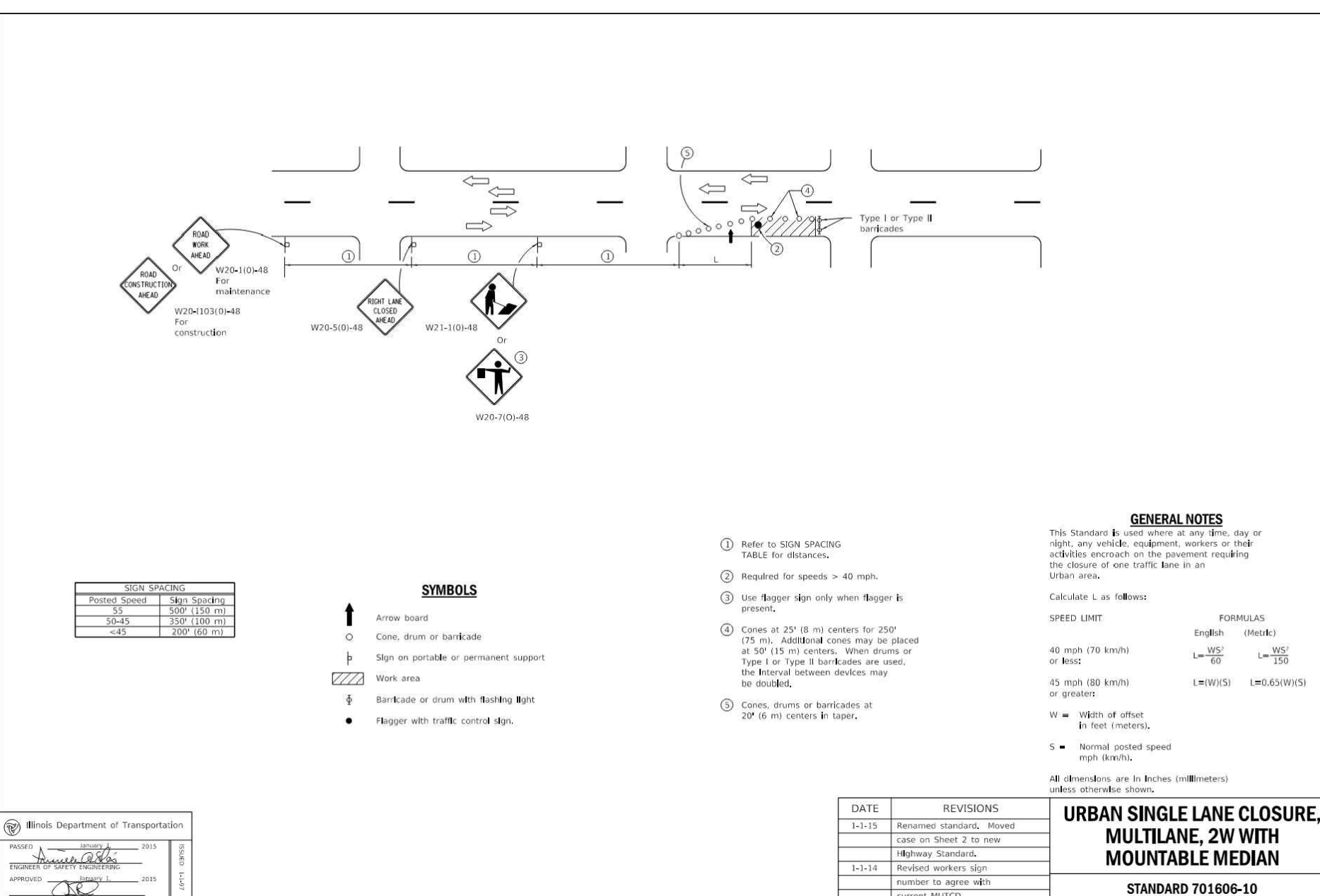
GENERAL NOTES

- Where duplicated by road work traffic cones.
- This Standard is used where, at any time, pedestrian traffic must be restricted due to work being performed.
- The Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway work is allowed.
- Temporary facilities shall be detachable and accessible.
- The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.
- The SIDEWALK CLOSED / USE OTHER SIDE SIGN shall be placed at the nearest closure or intersection to each end of the closure. When the closure occurs in a corner, the signs shall be placed on the corners across the street from the closure. The SIDEWALK CLOSED sign shall be used at the end of the actual closure.
- Type II barricades and R11.0-600 signs shall be performed as shown in "ROAD CLOSED TO ALL TRAFFIC" detail on Standard 701901-08.
- All dimensions are in inches (millimeters) unless otherwise shown.

DATE REVISIONS

DATE	REVISIONS
6-2-18	Original drawing
1-1-12	Added SIDEWALK DIVERSION
1-1-12	Revised appearance of sign view, Revised SCS

STANDARD 701801-06
SHEET 2 OF 2



SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum
- Cone, drum or barrel
- Type II barricade
- Detachable pedestrian channeling barricade

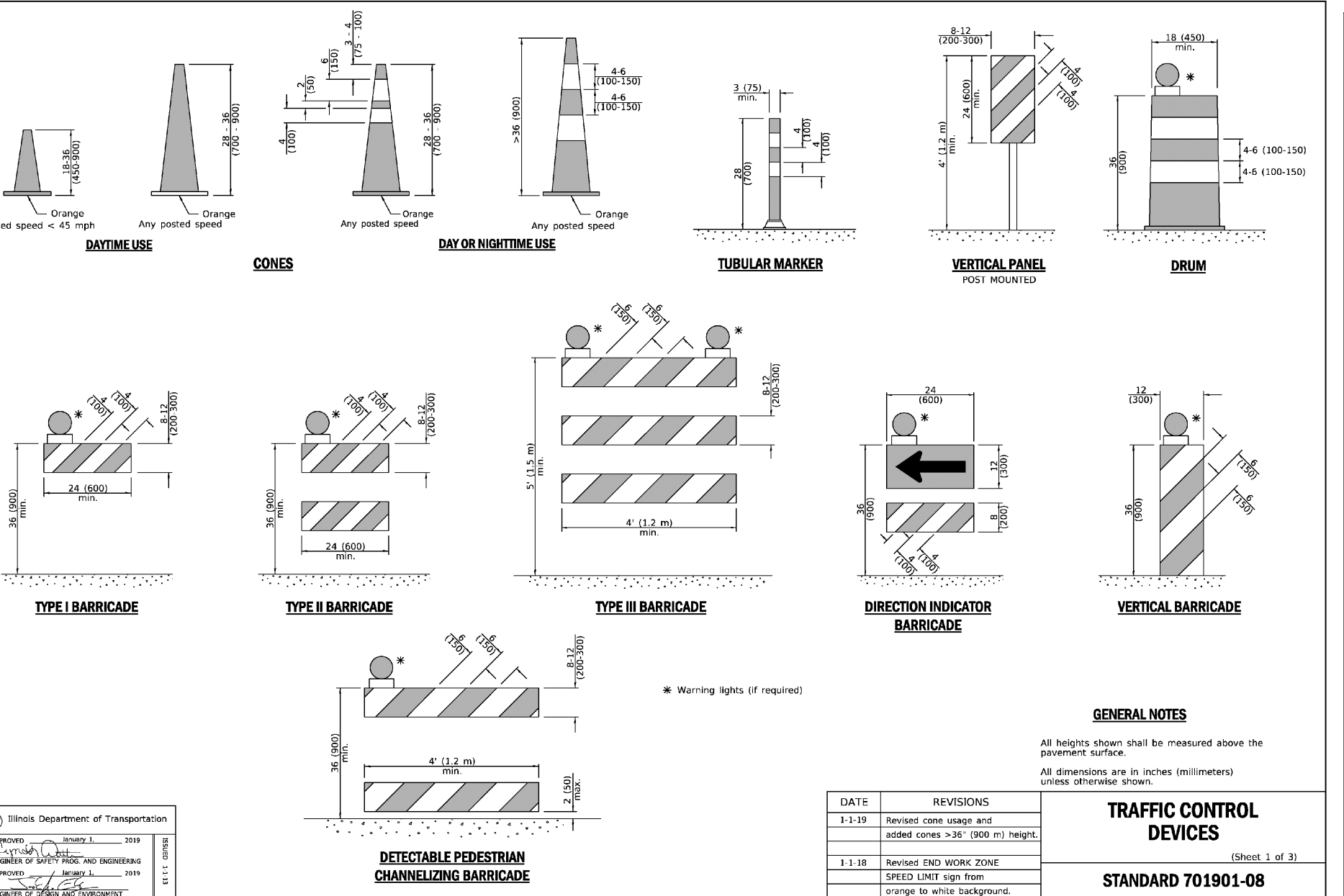
GENERAL NOTES

- Refer to SIGN SPACING TABLE for dimensions.
- Required for speeds ≥ 40 mph.
- Use Rugged Sign only when Rugged Sign is specified.
- Cones at 20 ft (6.1 m) centers for 250 (100) mph (400 km/h) speeds. When cones are used for Type II barricades, the spacing between cones may be doubled.
- Cones, drums or barricades at 20 ft (6.1 m) centers to be used.

DATE REVISIONS

DATE	REVISIONS
6-2-18	Original drawing
1-1-12	Added SIDEWALK DIVERSION
1-1-12	Revised appearance of sign view, Revised SCS

STANDARD 701600-10
SHEET 1 OF 1



DAYTIME USE

CONES

DAY OR NIGHTTIME USE

TUBULAR MARKER

VERTICAL PANEL

DRUM

TYPE I BARRICADE

TYPE II BARRICADE

TYPE III BARRICADE

DIRECTION INDICATOR BARRICADE

VERTICAL BARRICADE

DETECTABLE PEDESTRIAN CHANNELING BARRICADE

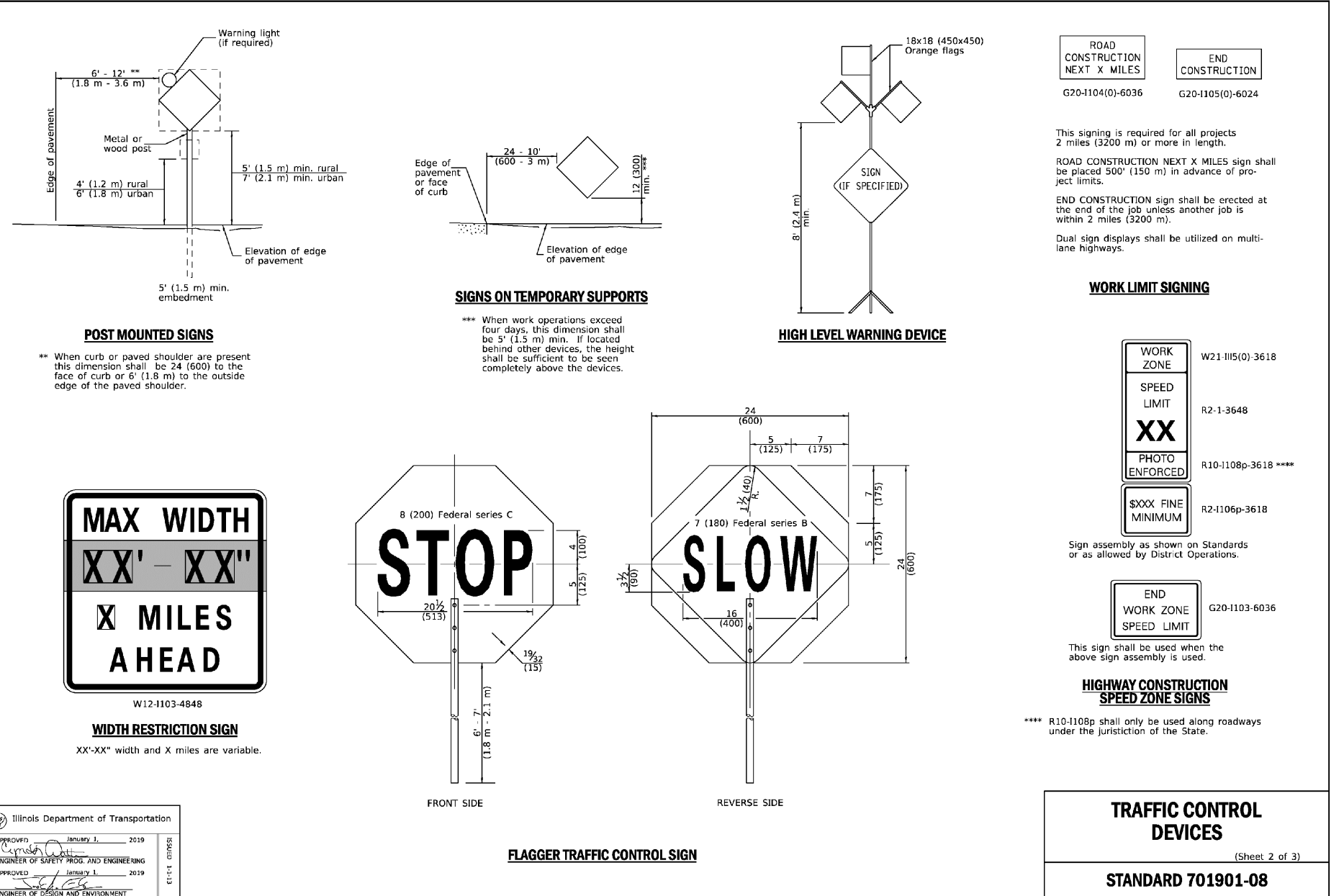
GENERAL NOTES

- All heights shown shall be measured above the pavement surface.
- All dimensions are in inches (millimeters) unless otherwise shown.

DATE REVISIONS

DATE	REVISIONS
1-1-18	Revised cone shape and added cones 24" (600 mm) height
1-1-18	Revised END WORK ZONE (R11.0-200) sign from orange to white background

STANDARD 701901-08
SHEET 1 OF 3



POST MOUNTED SIGNS

SIGNS ON TEMPORARY SUPPORTS

HIGH LEVEL WARNING DEVICE

MAX WIDTH XX' XX' X MILES A HEAD

STOP

SLOW

FLAGGER TRAFFIC CONTROL SIGN

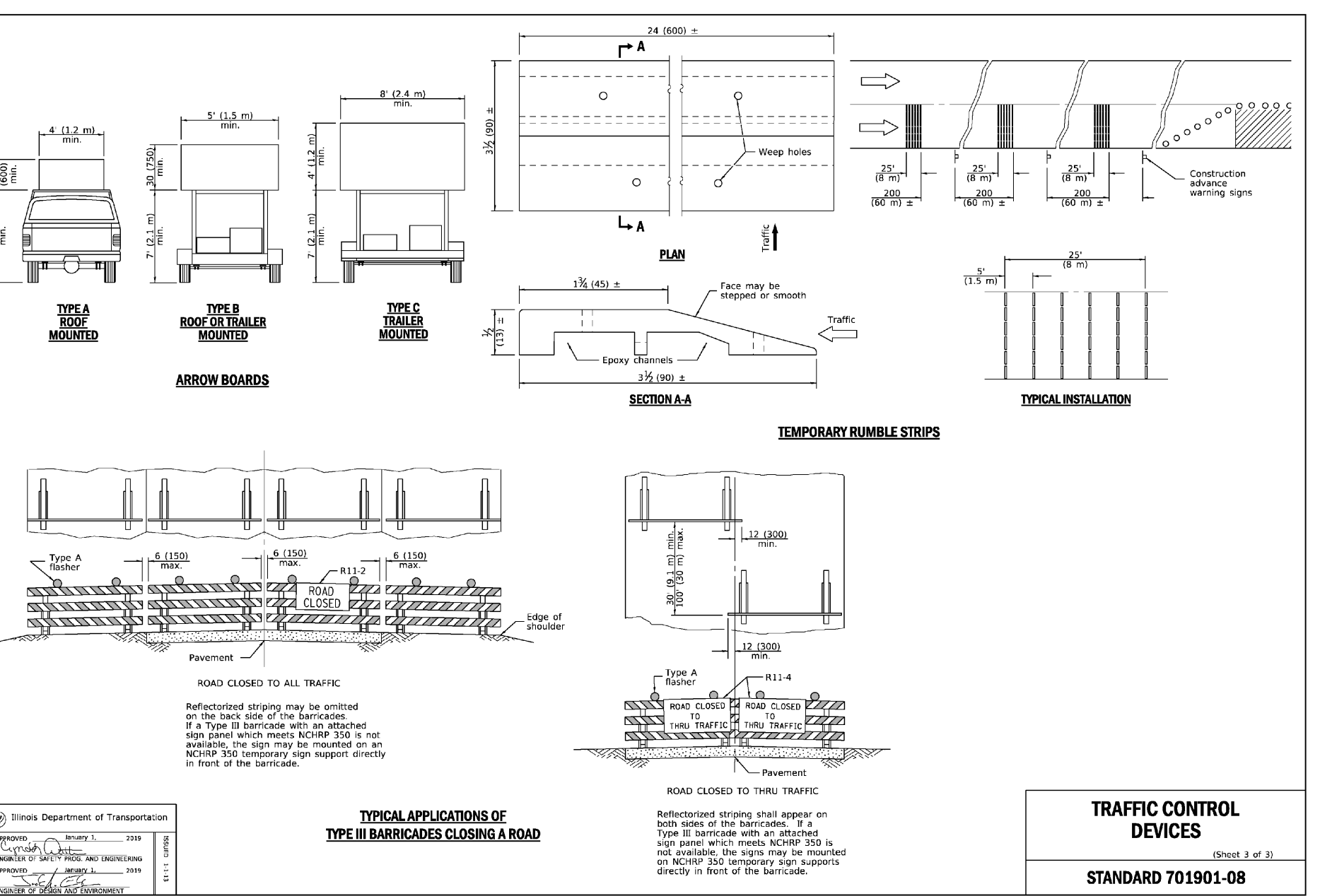
WORK LIMIT SIGNING

TRAFFIC CONTROL DEVICES

DATE REVISIONS

DATE	REVISIONS
6-2-18	Original drawing
1-1-18	Revised cone shape and added cones 24" (600 mm) height
1-1-18	Revised END WORK ZONE (R11.0-200) sign from orange to white background

STANDARD 701901-08
SHEET 2 OF 3



TYPE A ROPE MOUNTED

TYPE B ROPE OR TRAILER MOUNTED

TYPE C TRAILER MOUNTED

ARROW BOARDS

TEMPORARY RUMBLE STRIPS

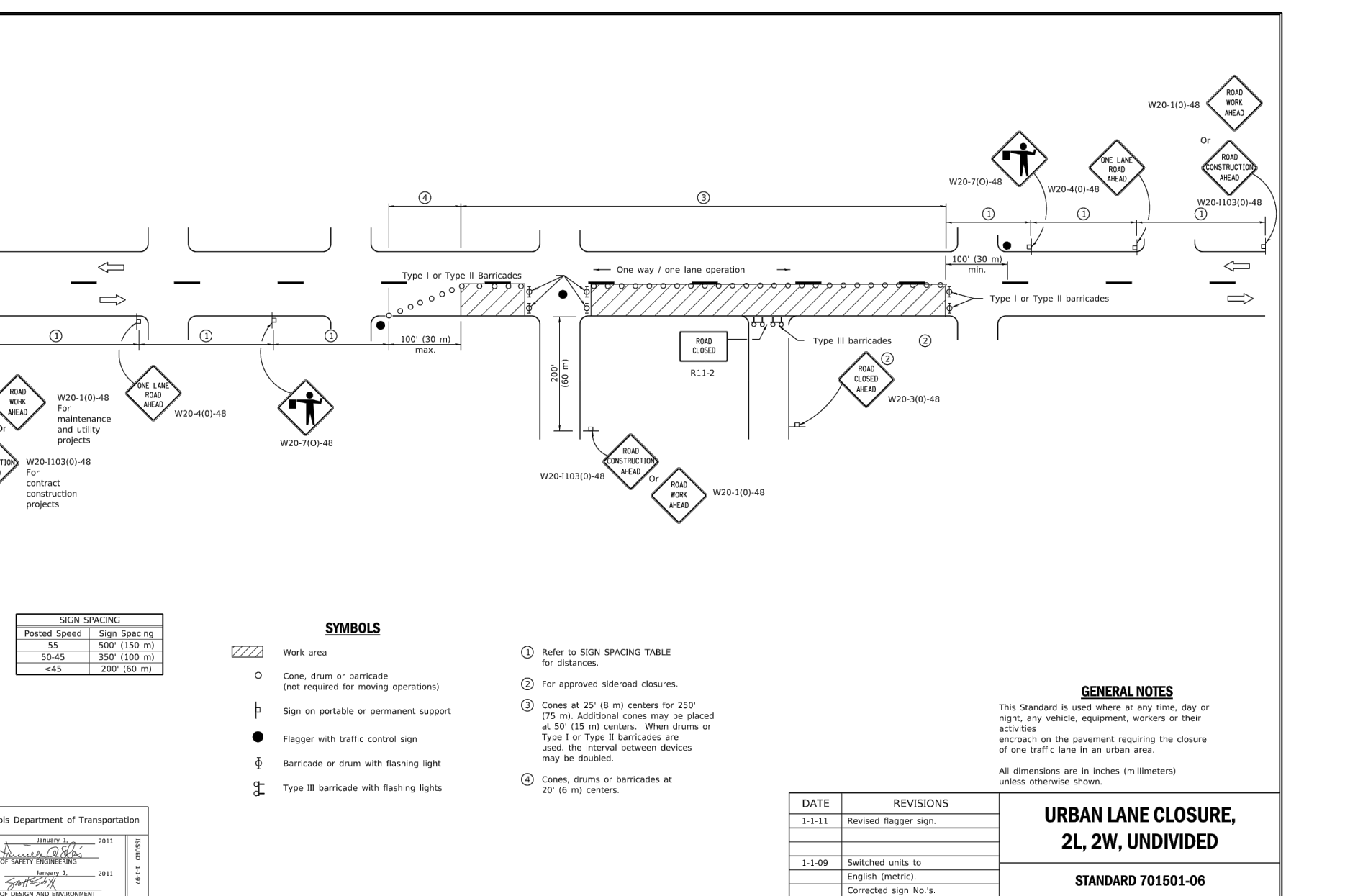
TYPICAL APPLICATIONS OF TYPE III BARRICADES CLOSING A ROAD

TRAFFIC CONTROL DEVICES

DATE REVISIONS

DATE	REVISIONS
6-2-18	Original drawing
1-1-18	Revised cone shape and added cones 24" (600 mm) height
1-1-18	Revised END WORK ZONE (R11.0-200) sign from orange to white background

STANDARD 701901-08
SHEET 3 OF 3



SYMBOLS

- Work area
- Sign on portable or permanent support
- Barricade or drum with flashing light
- Type II barricade with flashing lights

GENERAL NOTES

- Refer to SIGN SPACING TABLE for dimensions.
- For approved alternate closures.
- Cones at 20 ft (6.1 m) centers for 250 (100) mph (400 km/h) speeds. When cones are used for Type II barricades, the spacing between cones may be doubled.
- Cones, drums or barricades at 20 ft (6.1 m) centers.

DATE REVISIONS

DATE	REVISIONS
6-2-18	Original drawing
1-1-18	Revised cone shape and added cones 24" (600 mm) height
1-1-18	Revised END WORK ZONE (R11.0-200) sign from orange to white background

STANDARD 701501-06
SHEET 1 OF 1

NO.	DATE	DESCRIPTION
1	03/17/2023	NO REVISIONS THIS SHEET
2	09/29/2023	NO REVISIONS THIS SHEET
3	10/26/2023	NO REVISIONS THIS SHEET

REVISION RECORD

MILL AND BAUER, LLC
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cehinc.com

Civil & Environmental Consultants, Inc.

DETAILS - 6

DATE: JANUARY 16, 2025 | DRAWN BY: MAJ | JGC
DWG SCALE: 1" = 20' | CHECKED BY: JGC | 326-656.0022
PROJECT NO.: 1300-0001-1300-6561-001-2800
APPROVED BY: JGC

DRAWING NO.: **C805**
SHEET 16 OF 16

School Donation Worksheet

Name of Subdivision Mill and Bauer Townhomes

School Donation = **Land** **0.0272** **Cash** **\$8,657.76** = Total Land x \$318,300.00
 =Round (((Total Elementary Pop. x 0.0231) + (Total Jr. High Pop. x 0.0208) + (Total High School Pop x 0.0267)),4)

Type of Unit	Pre-School 0 - 4 Yrs		Elementary Grades K-5		Junior High Grades 6-8		High School Grades 9-12		Adults 18-up		Total per Unit	
Detached Single-family												
-1 2-bedroom	0.120	-0.120	0.411	-0.411	0.138	-0.138	0.222	-0.222	1.856	-1.856	2.746	-2.746
3-bedroom	0.268	0.000	0.486	0.000	0.153	0.000	0.135	0.000	1.913	0.000	2.955	0.000
4-bedroom	0.371	0.000	0.702	0.000	0.259	0.000	0.242	0.000	1.985	0.000	3.532	0.000
5-bedroom	0.386	0.000	0.590	0.000	0.236	0.000	0.242	0.000	2.191	0.000	3.645	0.000
Attached Single-Family												
1-Bedroom										0.000		0.000
2-Bedroom	0.206	0.000	0.084	0.000	0.057	0.000	0.030	0.000	1.318	0.000	1.697	0.000
10 3-Bedroom	0.214	2.140	0.104	1.040	0.039	0.390	0.050	0.500	1.966	19.660	2.374	23.740
4-Bedroom	0.183	0.000	0.271	0.000	0.106	0.000	0.105	0.000	2.102	0.000	2.767	0.000
Apartments												
Efficiency									1.400	0.000	1.400	0.000
1-Bedroom	0.058	0.000	0.032	0.000	0.012	0.000	0.013	0.000	1.653	0.000	1.710	0.000
2-Bedroom	0.129	0.000	0.064	0.000	0.031	0.000	0.038	0.000	1.744	0.000	2.007	0.000
3-Bedroom	0.199	0.000	0.115	0.000	0.073	0.000	0.083	0.000	2.005	0.000	2.475	0.000
People Produced		2.020		0.629		0.252		0.278		17.804		20.994

of Students Generated = 1.159

Park Donation Work Sheet

Name of Subdivision Mill and Bauer Townhomes

Park Donation = **Land** **0.1727** **Cash** **\$55,885.72** = Land Donation x \$323,600.00
 =Round((Total People Produced x 0.0086),4)

Type of Unit	Pre-School 0 - 4 Yrs		Elementary Grades K-5		Junior High Grades 6-8		High School Grades 9-12		Adults 18-up		Total per Unit	
Detached Single-family												
-1 2-bedroom	0.127	-0.127	0.327	-0.327	0.102	-0.102	0.118	-0.118	1.779	-1.779	2.453	-2.453
3-bedroom	0.244	0.000	0.440	0.000	0.179	0.000	0.177	0.000	1.892	0.000	2.930	0.000
4-bedroom	0.348	0.000	0.522	0.000	0.235	0.000	0.265	0.000	2.116	0.000	3.486	0.000
5-bedroom	0.333	0.000	0.533	0.000	0.262	0.000	0.279	0.000	2.344	0.000	3.750	0.000
Attached Single-Family												
1-Bedroom										0.000		0.000
2-Bedroom	0.072	0.000	0.091	0.000	0.044	0.000	0.080	0.000	1.610	0.000	1.897	0.000
10 3-Bedroom	0.157	1.570	0.178	1.780	0.060	0.600	0.113	1.130	1.746	17.460	2.253	22.530
4-Bedroom	0.217	0.000	0.358	0.000	0.154	0.000	0.198	0.000	2.127	0.000	3.053	0.000
Apartments												
Efficiency									1.210	0.000	1.210	0.000
1-Bedroom	0.015	0.000	0.033	0.000	0.013	0.000	0.013	0.000	1.691	0.000	1.764	0.000
2-Bedroom	0.037	0.000	0.063	0.000	0.028	0.000	0.030	0.000	1.748	0.000	1.906	0.000
3-Bedroom	0.037	0.000	0.152	0.000	0.091	0.000	0.083	0.000	2.330	0.000	2.692	0.000
People Produced		1.443		1.453		0.498		1.012		15.681		20.077