

**PROPERTY ADDRESS:**  
204 & 212 VAN BUREN AVE  
NAPERVILLE, IL 60540

**P.I.N.S**  
07-13-421-019  
07-13-421-020

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

**OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT  
FOR LOTS 2 & 3 OF THE LAUREL SUBDIVISION**

This Owner's Acknowledgement and Acceptance Agreement for Lots 2 & 3 of the Laurel Subdivision ("**Agreement**") located at 204 & 212 Van Buren Avenue, Naperville, Illinois 60540 is entered into by and between the City of Naperville, a home rule unit of local government under the Constitution and laws of the State of Illinois ("**City**" or "**City of Naperville**"), with an address of 400 South Eagle Street, Naperville, Illinois 60540, and TriFox Propertiez LLC, an Illinois limited liability company ("**OWNER AND DEVELOPER**"), with offices at 2145 W. McLean Avenue Chicago, Illinois 60647. The City and the OWNER AND DEVELOPER are together hereinafter referred to as the "**Parties**" and sometimes individually as "**Party**".

**RECITALS**

A. This Agreement pertains to certain real property located within the corporate limits of the City of Naperville with common addresses of 204 & 212 Van Buren Avenue Naperville, Illinois 60540, having parcel identification numbers of 07-13-421-019 and 07-13-421-020 and is legally described on **Exhibit A** and depicted on **Exhibit B** (hereinafter referred as the "**SUBJECT PROPERTY**"). OWNER AND DEVELOPER is the owner of the SUBJECT PROPERTY.

B. OWNER AND DEVELOPER has petitioned the City for approval of a preliminary/final plat of subdivision for Lots 2 and 3 of the Laurel Subdivision ("**Preliminary/Final Plat of Subdivision**") in order to subdivide the SUBJECT PROPERTY from two (2) lots into four (4) single-family residential lots in order to construct four (4) new single-family residential homes

C. OWNER AND DEVELOPER also requests a variance from Section 6-7I-5:1 of the Municipal Code to reduce the minimum lot area from 6,000 square feet per lot to a minimum lot area ranging from approximately 4,790 square feet to 5,348 square feet

per lot as depicted on the **Preliminary/Final Plat of Subdivision** and a variance from Section 6-2-10:5 of the Municipal Code to permit a rear yard coverage of 75%.

D. By entering into this Agreement, the City is acting pursuant to its home rule authority under the Constitution and laws of the State of Illinois.

**NOW THEREFORE, in consideration of the mutual promises and agreements set forth herein, the Parties agree as follows:**

1. **Recitals Incorporated.** The foregoing Recitals are incorporated herein as though fully set forth in this Section 1.
2. **Ongoing Compliance.** In the development and operation of the SUBJECT PROPERTY, the OWNER AND DEVELOPER shall be subject to and shall fulfill all conditions set forth or referenced herein associated with the SUBJECT PROPERTY, including but not limited to: (i) the terms of this Agreement; (ii) the provisions of the Naperville Municipal Code, as amended from time to time; (iii) all ordinances and resolutions passed or adopted by the Naperville City Council related to the SUBJECT PROPERTY; and (iv) all applicable laws and regulations.
3. **Development of the SUBJECT PROPERTY.** OWNER AND DEVELOPER shall construct all improvements related to the development of the SUBJECT PROPERTY in compliance with final engineering plans prepared by Civil and Environmental Consultants, Inc., dated April 10, 2024, last revised June 6, 2024 (“**Final Engineering Plans**”) at its sole cost unless otherwise provided herein. The OWNER AND DEVELOPER shall submit the final shop drawings for the StormTrap for review and approval by the City Engineer (“**FINAL STORMTRAP SHOP DRAWINGS**”) prior to the installation of the StormTrap. If the FINAL STORMTRAP SHOP DRAWINGS are not submitted and approved prior to the installation of the StormTrap, no further permits will be issued for the SUBJECT PROPERTY.
4. **School Donation: \$21,071.46** (based on 4 four-bedroom detached units and credit for 1 three-bedroom detached unit and 1 four-bedroom detached unit), in accordance with Table A (attached). OWNER and DEVELOPER acknowledges that the required school donation amount (\$21,071.46) 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 1 three-bedroom single-family unit and 1 four-bedroom single-family unit, which were demolished in 2016.

OWNER and DEVELOPER agrees that payment of the school donation amount established herein shall not be paid under protest, or otherwise objected to, and shall be paid prior to recording the Preliminary/Final Plat of Subdivision for the SUBJECT PROPERTY. OWNER and DEVELOPER further acknowledges that the school donation established herein will be verified at the time of each building permit issuance, and if the number of bedrooms in the dwelling unit exceeds four (4) bedrooms, then the permit applicant shall be charged for additional bedrooms, in accordance with the school donation table contained in the Naperville Municipal Code in effect at the time the building permit is issued.

5. **Park Donation: \$20,936.92** (based on 4 four-bedroom detached units and credit for 1 three-bedroom detached unit and 1 four-bedroom detached unit), in accordance with Table B (attached). OWNER and DEVELOPER acknowledges that the required park donation amount (\$20,936.92) 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 1 three-bedroom single-family unit and 1 four-bedroom single-family unit, which were demolished in 2016.

OWNER and DEVELOPER agrees that payment of the park donation amount established herein shall not be paid under protest, or otherwise objected to, and shall be paid prior to recording the Preliminary/Final Plat of Subdivision for the SUBJECT PROPERTY. OWNER and DEVELOPER further acknowledges that the park donation established herein will be verified at the time of each building permit issuance, and if the number of bedrooms in the dwelling unit exceeds four (4) bedrooms, then the permit applicant shall be charged for additional bedrooms, in accordance with the park donation table contained in the Naperville Municipal Code in effect at the time the building permit is issued.

6. **Streetscape.** The OWNER AND DEVELOPER agrees to install the streetscape materials and landscaping materials on and adjacent to the SUBJECT PROPERTY as depicted on the landscape plan prepared by Civil and Environmental Consultants, Inc., dated May 17, 2024, last revised June 6, 2024. The streetscape must be completed to the satisfaction of the City Engineer no later than three (3) years from OWNER AND DEVELOPER'S issuance of a site permit for the SUBJECT PROPERTY. The City shall have the right to withhold issuance of any occupancy permits for the SUBJECT PROPERTY for failure to install the streetscape as depicted on the above-referenced landscape plan. Said timeframe may be modified by written approval of the City Engineer.

**7. Watermain Extension.**

7.1 The OWNER AND DEVELOPER shall design and construct an eight-inch (8") diameter watermain extension from the existing watermain located under pavement on Van Buren Avenue south approximately two hundred and seven feet (207') along the frontage of the SUBJECT PROPERTY (hereinafter referred to as "**ON-SITE WATERMAIN**") as depicted on the Final Engineering Plans attached hereto as **EXHIBIT C**. OWNER AND DEVELOPER shall be responsible for all costs associated with the ON-SITE WATERMAIN.

7.2 The OWNER AND DEVELOPER of the SUBJECT PROPERTY shall design and construct an eight-inch (8") diameter watermain extension from the southern terminus of the ON-SITE WATERMAIN 169' south to the watermain located under pavement on Webster Avenue (hereinafter referred to as "**OFF-SITE WATERMAIN**") as depicted on the Final Engineering Plans attached hereto as **EXHIBIT C**. The CITY shall reimburse the OWNER AND DEVELOPER for the full cost of the OFF-SITE WATERMAIN as provided below.

7.3 Together the ON-SITE WATERMAIN and OFF-SITE WATERMAIN are referred to as the "**WATERMAIN IMPROVEMENTS**".

7.4 OWNER AND DEVELOPER agrees to construct the WATERMAIN IMPROVEMENTS as provided herein prior to issuance of any temporary or final occupancy permits for the SUBJECT PROPERTY.

7.5 OWNER AND DEVELOPER agrees to submit a traffic control plan for the WATERMAIN IMPROVEMENTS for review and approval by the City Engineer prior to starting the WATERMAIN IMPROVEMENTS.

7.6 The CITY agrees to reimburse the OWNER AND DEVELOPER for the actual costs of the OFF-SITE WATERMAIN as set forth and referenced herein. Said reimbursement shall be subject to and governed by the provisions of this Agreement and subject to the provisions set forth in Section 7-3-6 of the Naperville Municipal Code and each subpart thereof. The OFF-SITE WATERMAIN cost is estimated as shown on the Engineer's Opinion of Probable Construction Costs, attached hereto as **EXHIBIT D**.

7.6.1 Contract Prices. Contract unit prices for the OFF-SITE WATERMAIN improvements shall be obtained by the OWNER AND DEVELOPER as provided in section 7-3-6 of the Naperville Municipal Code and provided by email to the City Engineer. The CITY shall review said contract unit prices and advise of any objection thereto within thirty (30) days of submittal thereof to the City Engineer.

7.6.2 Compliance with the Prevailing Wage Act. The installation WATERMAIN IMPROVEMENTS constitute a "public work," within the

meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. (“**the Act**”) and the OWNER AND DEVELOPER shall require all contractors and subcontractors performing the WATERMAIN IMPROVEMENTS to comply with the Act. The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the “prevailing rate of wages” (hourly cash wages plus fringe benefits) in the county where the work is performed. For information regarding current prevailing wage rates, as to determine if rates have been revised from time to time, contractors and subcontractors shall refer to the Illinois Department of Labor’s website at: <http://www.state.il.us/agency/idol/rates/rates HTM> (or such other section of the IDOL website where that information may be located or referenced).

7.7 **Acceptance of WATERMAIN IMPROVEMENTS.** The City hereby agrees to accept the WATERMAIN IMPROVEMENTS: (i) after the WATERMAIN IMPROVEMENTS have been installed by the OWNER AND DEVELOPER and approved (including but not limited to passing all testing requirements) by the City Engineer and the Director of the Department of Utilities – Water/Wastewater; and (ii) upon issuance of a Bill of Sale to the CITY by the OWNER AND DEVELOPER for said WATERMAIN IMPROVEMENTS in a form approved by the CITY. Upon acceptance of said WATERMAIN IMPROVEMENTS by the CITY, the CITY shall be the owner thereof and shall thereafter be responsible for their maintenance, repair and replacement.

8. **Fees Due.** OWNER AND DEVELOPER shall pay all fees (which fees shall not be paid under protest or otherwise objected to) set forth herein and required by the Naperville Municipal Code as amended from time to time, including but not limited to the following:

8.1 **Site Permit Review Fee:** \$3,747.86 (1.5% of the approved engineer’s cost estimate). This fee is due prior to issuance of the site permit.

8.2 **Infrastructure Availability Charges and User Fees.** Upon a request for connection and service to the City’s water or sanitary system, OWNER AND DEVELOPER shall pay for all infrastructure availability charges and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the SUBJECT PROPERTY for which connection and service is requested.

8.3 **Facility Installation Charges and User Fees.** Upon a request for connection and service to the City of Naperville electric system, the OWNER AND DEVELOPER shall pay for all Facility Installation Charges (FIC) and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the SUBJECT PROPERTY for which connection and service is requested.

9. **Financial Surety.** Financial surety in a form, including a bond, cash deposit or letter of credit from a source acceptable to the City Attorney shall be provided and maintained in the amount of \$274,844.90 (110% of the approved engineer's cost estimate) which guarantees the completion of public improvements and soil erosion and sedimentation control for the SUBJECT PROPERTY ("**Public Improvements**"). Financial surety shall be received and approved prior to issuance of a site development permit. 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. Prior to acceptance of the Public Improvements by the City, the OWNER AND DEVELOPER shall provide the City with a maintenance surety as required by the provisions of the Naperville Municipal Code then in effect for the Public Improvements in a form approved by the City Attorney and in conformity with the Naperville Municipal Code then in effect.

As to any surety, or maintenance surety, provided by the OWNER AND DEVELOPER to the City hereunder, the 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.

10. **Building Permits.** No building permits shall be issued for the SUBJECT PROPERTY, or any portion thereof, until the Preliminary/Final Plat of Subdivision has been recorded and until the City has determined that sufficient improvements have been installed and are functioning to protect the health, safety, and welfare of the public.

11. **General Conditions.**

- 11.1 **Binding Effect.** City and OWNER AND DEVELOPER acknowledge and agree that the terms contained herein shall be binding upon and inure to the benefit of the City and the OWNER AND DEVELOPER and their respective successors, assigns, and transferees, and any subsidiary, affiliate or parent of the OWNER AND DEVELOPER (whether their interest is in the SUBJECT PROPERTY as a whole or in any portion or aspect thereof).
- 11.2 **Severability.** It is mutually understood and agreed that all agreements and covenants herein are severable and that in the event any of them shall be held to be invalid by any court of competent jurisdiction, this Agreement

- shall be interpreted as if such invalid agreement or covenant were not contained herein.
- 11.3 **Amendment.** The agreements, covenants, terms and conditions herein contained may be modified only through the written mutual consent of the Parties hereto.
- 11.4 **Assignment.** This Agreement may not be assigned by either Party without the written consent of the other Party.
- 11.5 **Choice of Law and Venue.** This Agreement shall in all respects be subject to and construed in accordance with and governed by the laws of the State of Illinois. Venue for any action arising out of the terms or conditions of this Agreement shall be proper only in the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.
- 11.6 **Ambiguity.** 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.
- 11.7 **Recordation.** This Agreement will be recorded by the City with the office of the DuPage County Recorder.
- 11.8 **Term.** This Agreement shall be effective upon the Effective Date set forth in Section 11.14 hereof and shall terminate, without further action by either Party, upon the later of ten (10) years from the Effective Date or issuance of all final certificates of occupancy for the SUBJECT PROPERTY.
- 11.9 **Automatic Expiration.** If the Preliminary/Final Plat of Subdivision for the SUBJECT PROPERTY is not recorded within five (5) years of the date of approval of the ordinance approving the final plat of subdivision and this Agreement by the City Council, the Preliminary/Final Plat of Subdivision and this Agreement shall automatically lapse and become null and void without further action by the City.
- 11.10 **Survival.** The terms and conditions set forth in the following paragraphs of this Agreement shall survive the expiration or termination of this Agreement: 1 through 10 and 11.1, 11.2, 11.5, 11.6, 11.10, and 11.13.
- 11.11 **Authority to Execute/OWNER AND DEVELOPER.** The undersigned warrants that it is the OWNER AND DEVELOPER of the SUBJECT PROPERTY, or is the duly authorized representative of the OWNER AND DEVELOPER of the SUBJECT PROPERTY in the case of a corporation, partnership, trust, or similar ownership form which owns the SUBJECT PROPERTY and that the undersigned has full power and authority to sign this document and voluntarily agrees to the provisions set forth herein.

- 11.12 **Authority to Execute/City.** The undersigned City Manager warrants that he has been directed to, and has the authority to, execute this Agreement. The undersigned City Clerk warrants that she has been directed to, and has the authority to, attest the signature of the City Manager on this Agreement.
- 11.13 **Exhibits.** All exhibits attached hereto or referenced herein are incorporated herein by reference and made part hereof.
- 11.14 **Effective Date.** The effective date of this Agreement (“**Effective Date**”) shall be the date upon which it is fully executed by both Parties hereto.

/SIGNATURES ON FOLLOWING PAGES/



**OWNER AND DEVELOPER/TriFox Propertiez LLC:**

Megha Trivedi  
[Signature]

Megha Trivedi  
[Printed name]

Partner  
[Title]

State of Illinois        )  
  ) ss  
County of DuPage     )

The foregoing instrument was acknowledged before me by Megha Trivedi  
this 8 day of July 2024.

[Signature]  
Notary Public

Mckenna Thomas  
Print Name



**CITY OF NAPERVILLE**

By: \_\_\_\_\_  
Douglas A. Krieger  
City Manager

**ATTEST:**

By: \_\_\_\_\_  
Dawn C. Portner  
City Clerk

Date: \_\_\_\_\_

## **EXHIBIT LIST**

**Exhibit A** – Legal Description

**Exhibit B** – Preliminary/Final Plat Of Subdivision, prepared by Civil & Environmental Consultants, Inc., dated April 10, 2024, last revised June 6, 2024

**Exhibit C** – Final Engineering Plans, prepared by Civil & Environmental Consultants, Inc., dated April 10, 2024, last revised June 6, 2024

**Exhibit D** – Engineer’s Opinion Of Probably Construction Costs, prepared by Civil & Environmental Consultants, Inc., dated April 17, 2024, last revised May 24, 2024

**Table A** – School Donation Calculation Table

**Table B** – Park Donation Calculation Table

**EXHIBIT A**  
**LEGAL DESCRIPTION**

LOT 2 AND LOT 3 IN THE LAUREL, BEING A SUBDIVISION OF THE PART OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 29, 2016 AS DOCUMENT R2016-143976, IN DUPAGE COUNTY, ILLINOIS.

PINs: 07-13-421-019-000 & 07-13-421-020-0000

Common Address: 204 & 212 W. Van Buren Avenue, Naperville, IL 60540

**EXHIBIT B**

**PRELIMINARY/FINAL PLAT OF SUBDIVISION**





**EXHIBIT C**  
**FINAL ENGINEERING PLANS**









Table with 2 columns: No., Description. Contains revision record entries.

1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF NAPERVILLE AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION AND STATE HIGHWAY ENGINEERING DIVISION PRIOR TO THE START OF CONSTRUCTION.

2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES DURING CONSTRUCTION.

3. THE DEVELOPER SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES ON THE SITE AND ADJACENT PROPERTIES.

4. THE DEVELOPER SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS ON THE ADJACENT SIDEWALKS.

5. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS ON THE SITE.

6. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT ON THE SITE.

7. THE DEVELOPER SHALL MAINTAIN THE EXISTING SIDEWALKS AND CURBS ON THE ADJACENT SIDEWALKS.

8. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT ON THE SITE.

9. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS ON THE SITE.

10. THE DEVELOPER SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS ON THE ADJACENT SIDEWALKS.

11. THE DEVELOPER SHALL MAINTAIN THE EXISTING SIDEWALKS AND CURBS ON THE ADJACENT SIDEWALKS.

12. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT ON THE SITE.

13. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS ON THE SITE.

14. THE DEVELOPER SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS ON THE ADJACENT SIDEWALKS.

15. THE DEVELOPER SHALL MAINTAIN THE EXISTING SIDEWALKS AND CURBS ON THE ADJACENT SIDEWALKS.

16. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT ON THE SITE.

17. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS ON THE SITE.

18. THE DEVELOPER SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS ON THE ADJACENT SIDEWALKS.

19. THE DEVELOPER SHALL MAINTAIN THE EXISTING SIDEWALKS AND CURBS ON THE ADJACENT SIDEWALKS.

20. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT ON THE SITE.

21. THE DEVELOPER SHALL MAINTAIN THE EXISTING LANDSCAPE AND PLANTINGS ON THE SITE.

22. THE DEVELOPER SHALL MAINTAIN THE EXISTING CURBS AND GUTTERS ON THE ADJACENT SIDEWALKS.

23. THE DEVELOPER SHALL MAINTAIN THE EXISTING SIDEWALKS AND CURBS ON THE ADJACENT SIDEWALKS.

24. THE DEVELOPER SHALL MAINTAIN THE EXISTING DRIVEWAYS AND PAVEMENT ON THE SITE.



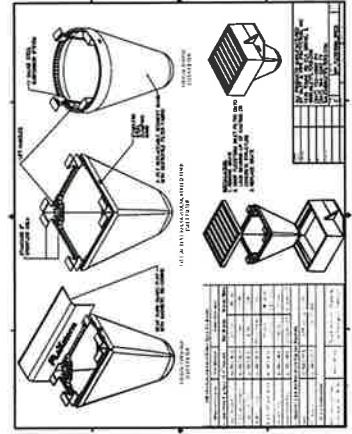


**DEMOLITION LEGEND**

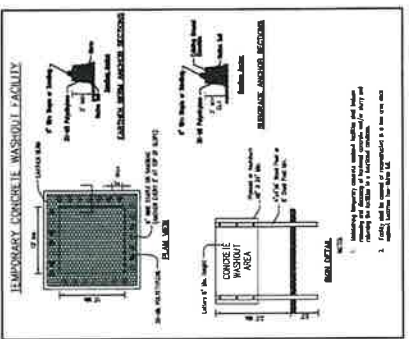
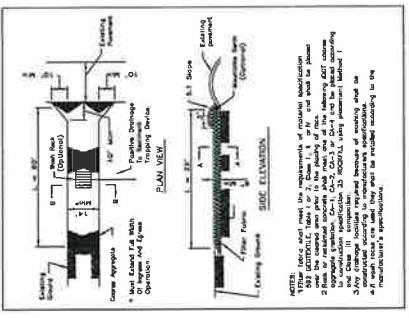
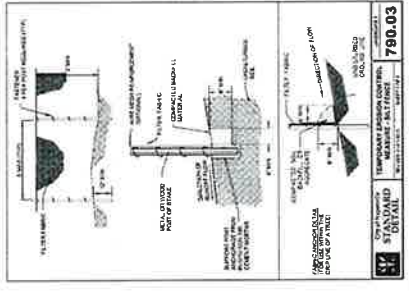
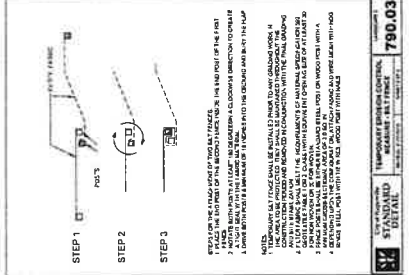
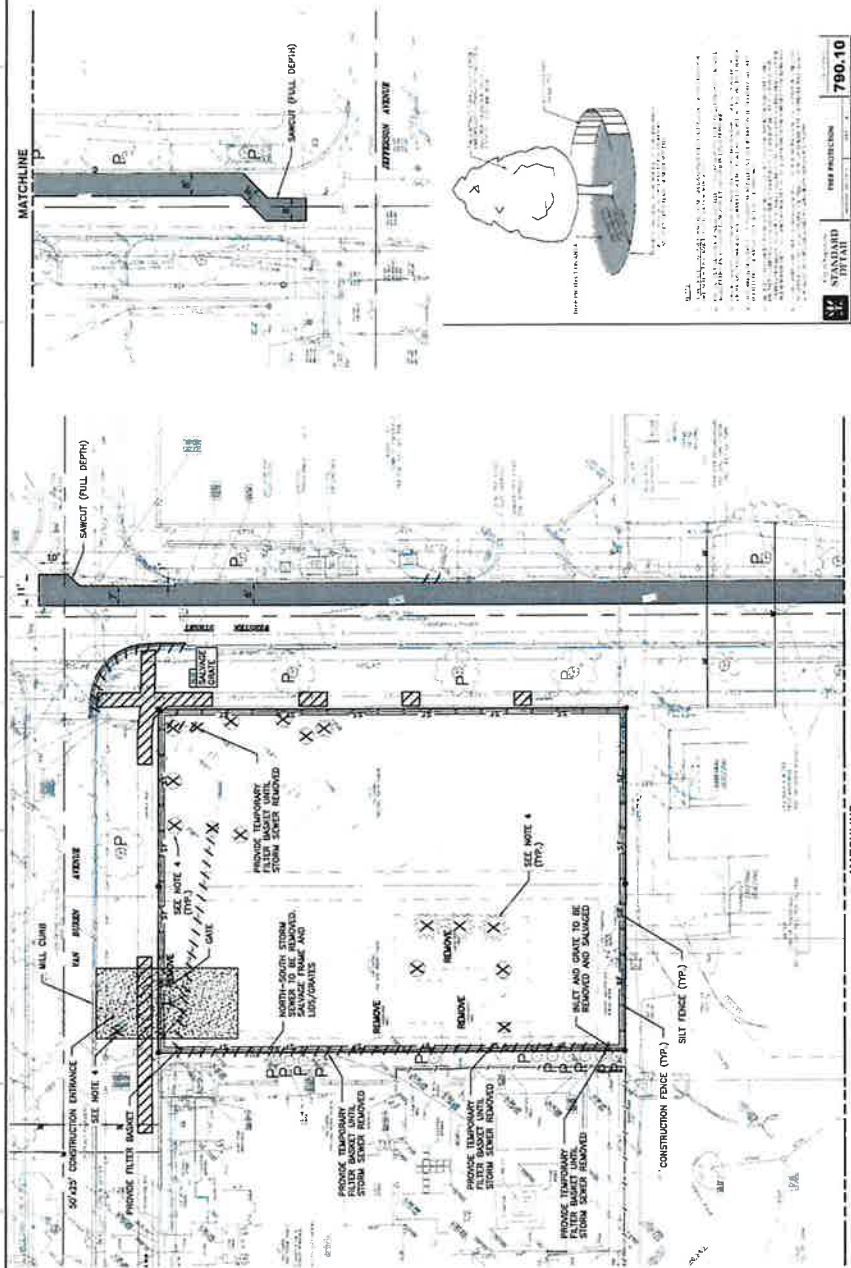
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[Symbol]	INDICATES NON-CONCRETE ITEMS WHICH ARE TO BE REMOVED BY THE CONTRACTOR
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[Symbol]	SILT FENCE
[Symbol]	CONSTRUCTION FENCE (CHAIN LINK)

**DEMOLITION NOTES:**

- ALL PAVERS, UTILITY, TREES, ETC. WITHIN THE SUBJECT PROPERTY SHALL BE COMPLETELY REMOVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REMOVAL OF ALL PUBLIC UTILITIES, CABLES, AND OTHER PUBLIC UTILITIES, ETC. SHALL BE STAYED BY THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REMOVAL OF ALL PUBLIC UTILITIES, CABLES, AND OTHER PUBLIC UTILITIES, ETC. SHALL BE STAYED BY THE CONTRACTOR.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REMOVAL OF ALL PUBLIC UTILITIES, CABLES, AND OTHER PUBLIC UTILITIES, ETC. SHALL BE STAYED BY THE CONTRACTOR.
- ALL EXISTING PAVEMENT WITHIN THE CONSTRUCTION LIMITS SHALL BE EVALUATED BY A PROFESSIONAL LANDSCAPE ARCHITECT TO DETERMINE WHETHER IT CAN BE USED AT ANOTHER LOCATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REMOVAL OF ALL PUBLIC UTILITIES, CABLES, AND OTHER PUBLIC UTILITIES, ETC. SHALL BE STAYED BY THE CONTRACTOR.
- ALL EXISTING UTILITY LOCATIONS ARE BASED ON THE BEST AVAILABLE INFORMATION. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES THAT ARE WITHIN THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REMOVAL OF ALL PUBLIC UTILITIES, CABLES, AND OTHER PUBLIC UTILITIES, ETC. SHALL BE STAYED BY THE CONTRACTOR.
- ALL EXISTING FROM DEMOLITION SHALL BE Hauled OFF SITE AND DEPOSITED OF BY LEGAL MEANS.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND REQUIREMENTS CONTAINED IN THE MUNICIPAL SOLID WASTE AND DEMOLITION CONTROL ORDINANCE. THE CONTRACTOR SHALL INSTALL THE NECESSARY EROSION AND SEDIMENTATION CONTROL DEVICES THAT WILL PREVENT THE NECESSARY EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE DESIGNED BY THE CONTRACTOR FROM THE PROPOSED DEMOLITION AND/OR CONSTRUCTION. DEVICES SHALL INCLUDE SILT FENCE, FILTER STRIP, AND OTHER EROSION AND SEDIMENTATION CONTROL DEVICES THAT WILL PREVENT THE NECESSARY EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE DESIGNED BY THE CONTRACTOR. THE COST OF THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- DURING DEMOLITION OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DRAIN WASH WATER ON SITE. SPECIFIC AREAS FOR THIS ACTIVITY SHALL BE DESIGNATED BY THE CONTRACTOR AND SHALL BE PROTECTED BY FENCING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REMOVAL OF ALL PUBLIC UTILITIES, CABLES, AND OTHER PUBLIC UTILITIES, ETC. SHALL BE STAYED BY THE CONTRACTOR.
- ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF MUD/DEBRIS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.
- A TEMPORARY CHAINLINK CONSTRUCTION FENCE AND GATE ARE SHOWN AT THE PROPOSED CONSTRUCTION ENTRANCE. THE FENCE WILL BE REMOVED AND REPAIRED AS REQUIRED TO ALLOW FOR UTILITY WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND REMOVAL OF ALL PUBLIC UTILITIES, CABLES, AND OTHER PUBLIC UTILITIES, ETC. SHALL BE STAYED BY THE CONTRACTOR.
- THE EXISTING WROUGHT IRON FENCE LOCATED ALONG THE SITE'S NORTH AND EAST PROPERTY LINE SHALL BE CAREFULLY REMOVED AND SALVAGED.



**REFERENCE:**  
 1. FIELD MANUAL OF SURVEYING, CITY OF WASHINGTON, DISTRICT OF COLUMBIA  
 2. FIELD MANUAL OF SURVEYING, CITY OF WASHINGTON, DISTRICT OF COLUMBIA  
 3. FIELD MANUAL OF SURVEYING, CITY OF WASHINGTON, DISTRICT OF COLUMBIA  
 4. FIELD MANUAL OF SURVEYING, CITY OF WASHINGTON, DISTRICT OF COLUMBIA  
 5. FIELD MANUAL OF SURVEYING, CITY OF WASHINGTON, DISTRICT OF COLUMBIA



NO.	DATE	DESCRIPTION
1	12/15/20	ISSUED FOR PERMIT
2	12/15/20	ISSUED FOR PERMIT
3	12/15/20	ISSUED FOR PERMIT
4	12/15/20	ISSUED FOR PERMIT
5	12/15/20	ISSUED FOR PERMIT
6	12/15/20	ISSUED FOR PERMIT
7	12/15/20	ISSUED FOR PERMIT
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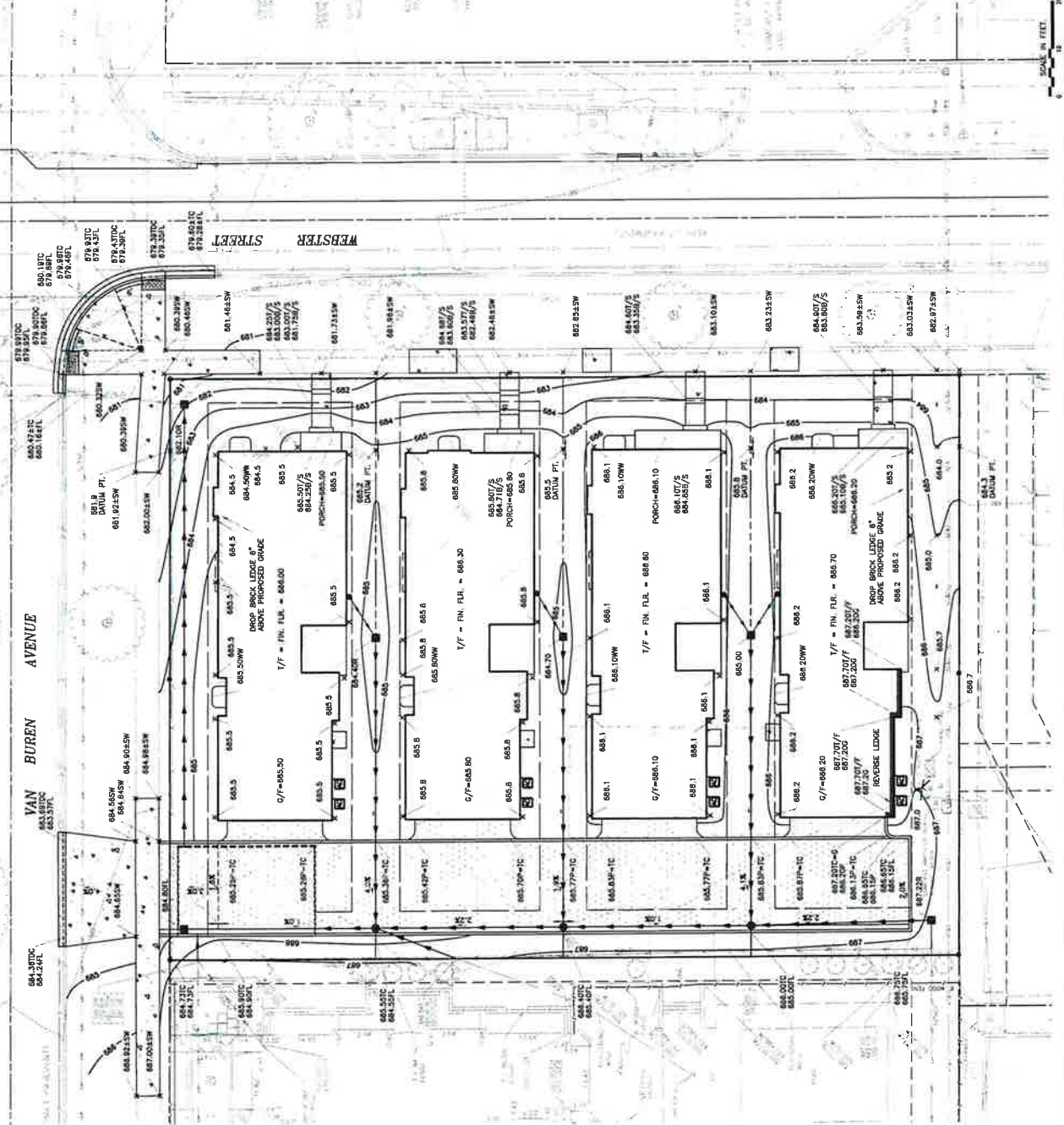
1230 East Ditch Road  
 Suite 200  
 Naperville, IL 60563  
 P: 630.963.6026  
 WWW.CCCINC.COM

**CEI**  
 Civil & Environmental  
 Consultants, Inc.

**TRIFOX PROPERTIES, LLC**  
 204 AND 212 WEST VAN BUREN AVENUE  
 NAPERVILLE, ILLINOIS 60540

**C101**  
 DEMOLITION PLAN





**GRADING AND SWPPP NOTES:**

- ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MANUAL LATEST EDITION. SPECIFICATION IN THE ILLINOIS URBAN
- ALL GRASS DOTTED ARE FINISHED GRADES. IN NON-PAVED AREAS, THE CONTRACTOR SHALL SUBTRACT 3 INCHES (0.5 FEET) TO ALLOW FOR TOPSOIL/MULCH MATERIAL PLACEMENT.
- THE CONTRACTOR SHALL PROVIDE INLET FILTER BASKETS IN ALL OPEN U/D STRUCTURES TO MINIMIZE INTRUSION OF DEBRIS/SLT INTO THE STORM SEWER SYSTEM.
- THE ESTIMATED CONSTRUCTION SCHEDULE IS AS FOLLOWS:  
 GRADING: FALL 2024  
 LANDSCAPING: FALL 2025  
 GRASS STABILIZATION/SEEDING: FALL 2025  
 LANDSCAPING: FALL 2025  
 LANDSCAPE MATERIALS SHALL BE INSTALLED AS SOON AS POSSIBLE TO STABILIZE SITE.  
 SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE MORE FREQUENTLY AS NECESSARY TO MAINTAIN THEIR FUNCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CITY OF NAPERVILLE.
- STORMWATER DRAINAGE STRUCTURES, WHEN THEY BE INSTALLED INTO NOT BE PERMITTED TO WASH OUT OR DISCHARGE SURPLUS WATER TO ADJACENT AREAS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF FACILITIES TO ASSURE THAT DISCHARGE IS CONTROLLED AND CLEANSSED BEFORE ENTERING THE RECEIVING STORM SEWER SYSTEM.
- ALL ASHTRAY TRAYS SHOULD BE WASH CLEAN OF MAINTAINERS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.
- STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN ON SITE SHALL BE COVERED WITH EROSION CONTROL MEASURES (I.E. PERIMETER SILT FENCE, STOCK PILES, NOT BUND OR MORE SHALL RECEIVE TEMPORARY SEEDING, STRAW MULCH WITH SICK CLASSES.
- THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB VARIES IN HEIGHT.

**PERVIOUS/IMPERVIOUS CALCULATIONS**

EXISTING (LOTS 2,3)	EXISTING IMPERVIOUS AREA	EXISTING PERVIOUS AREA	PROJECT AREA	PROJECT AREA
0 S.F.	0 S.F.	20,213 S.F.	20,213 S.F.	20,213 S.F.
14,989 S.F.	14,989 S.F.	9,700 S.F.	9,700 S.F.	9,700 S.F.
11,947 S.F.	11,947 S.F.	5,886 S.F.	5,886 S.F.	5,886 S.F.
26,936 S.F.	26,936 S.F.	2,603 S.F.	2,603 S.F.	2,603 S.F.

SEE DRAWING NO. 5400 FOR POOLING STORAGE VOLUME PROVIDED.

AS SHOWN ON DRAWING NO. C100 - EXISTING CONDITIONS, THE PRE-EXISTING IMPERVIOUS AREA OF THE LAUREL SUBDIVISION (PHASE I) IS 10,834 S.F. THE AS-BUILT IMPERVIOUS AREA OF LOTS 2 AND 3 OF THE LAUREL SUBDIVISION IS 11,947 S.F. SINCE THE TOTAL IMPERVIOUS AREA OF 29,889 S.F. (11,947+17,942) IS LESS THAN THE FORMALIZED INTENTION IS NOT REQUIRED.

**REFERENCE:**

- ILLINOIS CONCRETE ARE BASED FROM FIELD MEASUREMENTS MADE ON MARCH 1, 2024 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
- FIELD DATA IN SHADY FOREST, CITY OF NAPERVILLE SHOWS 8% SLOPE.
- UNDERGROUND UTILITY INFORMATION FROM THE CITY OF NAPERVILLE TO BE USED TO DETERMINE THE LOCATION OF ALL UTILITIES. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES BEFORE ANY CONSTRUCTION UNDER THE CONTRACT WITH THE CITY OF NAPERVILLE.





















**EXHIBIT D**

**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**

Project: Lots 2 and 3 The Laurel Subdivision  
 Location: 204 and 212 West Van Buren Avenue, Naperville, Illinois 60540  
 Project #: 341-027

Estimated By: MJS  
 Checked By: JGC

Plan Dated: 4/17/2024  
 Date: 5/24/2024  
 Date: 5/24/2024



**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**

ITEM	WORK ITEM	UNIT	UNIT PRICE	PUBLIC WATERMAIN IMPROVEMENTS SOUTH OF PROPERTY (100% CITY COST)		PROPERTY AND ADJACENT PUBLIC IMPROVEMENTS (100% DEVELOPER COST)		TOTAL IMPROVEMENTS		NOTES
				QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	
<b>1,000 Earthwork and Erosion Control</b>										
1.001	Earthwork (Driveway, Utility Corridors)	LS	\$ 8,000.00	0	\$ -	1	\$ 8,000.00	1	\$ 8,000.00	
1.002	Silt Fence	LF	\$ 2.00	0	\$ -	560	\$ 1,120.00	560	\$ 1,120.00	Includes Maintenance
1.003	Inlet Protection	EA	\$ 150.00	0	\$ -	10	\$ 1,500.00	10	\$ 1,500.00	Includes Maintenance
1.004	Construction Entrance	EA	\$ 1,000.00	0	\$ -	1	\$ 1,000.00	1	\$ 1,000.00	Includes Maintenance
1.005	Concrete Washout Facility	EA	\$ 800.00	0	\$ -	1	\$ 800.00	1	\$ 800.00	Includes Maintenance
				Sub-Total Earthwork and Erosion Control		\$ 12,420.00		\$ 12,420.00		
<b>2,000 Paving</b>										
2.001	Asphalt Pavement with 10" Aggregate Base Course Type B (CA-6) (Driveway)	SY	\$ 45.00	0	\$ -	314	\$ 14,130.00	314	\$ 14,130.00	
2.002	Portland Cement Concrete Pavement, 8" with 4" Aggregate Base (Includes Sidewalk)	SY	\$ 60.00	0	\$ -	47	\$ 2,820.00	47	\$ 2,820.00	
2.003	Portland Cement Concrete Sidewalk, 4" with 2" Aggregate Base	SF	\$ 5.00	0	\$ -	952	\$ 4,760.00	952	\$ 4,760.00	
2.003	Combination Concrete Curb and Gutter, Type B6-12 with 4" Aggregate Base	LF	\$ 15.00	0	\$ -	76	\$ 1,140.00	76	\$ 1,140.00	
2.004	Combination Concrete Curb and Gutter, Type B12-12 with 4" Aggregate Base	LF	\$ 17.00	0	\$ -	158	\$ 2,686.00	158	\$ 2,686.00	
2.005	6" Barrier Curb	LF	\$ 10.00	0	\$ -	29	\$ 290.00	29	\$ 290.00	
2.006	6" Header Curb	LF	\$ 10.00	0	\$ -	153	\$ 1,530.00	153	\$ 1,530.00	
2.007	Detachable Warning Tile	SF	\$ 25.00	0	\$ -	20	\$ 500.00	20	\$ 500.00	
2.008	Concrete Sidewalk Removal	SF	\$ 4.00	0	\$ -	787	\$ 3,148.00	787	\$ 3,148.00	
2.009	Concrete Curb and Gutter Removal	LF	\$ 10.00	0	\$ -	56	\$ 560.00	56	\$ 560.00	
2.010	Mill Concrete Curb	LF	\$ 10.00	0	\$ -	24	\$ 240.00	24	\$ 240.00	
				Sub-Total Paving		\$ 31,564.00		\$ 31,564.00		

Project: Lots 2 and 3 The Laurel Subdivision  
 Location: 204 and 212 West Van Buren Avenue, Naperville, Illinois 60540  
 Project #: 341-027

Plan Dated: 4/17/2024  
 Date: 5/24/2024  
 Date: 5/24/2024

Estimated By: MJS  
 Checked By: JGC



**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**

ITEM	WORK ITEM	UNIT	UNIT PRICE	PUBLIC WATERMAIN IMPROVEMENTS SOUTH OF PROPERTY (100% CITY COST)		PROPERTY AND ADJACENT PUBLIC IMPROVEMENTS (100% DEVELOPER COST)		TOTAL IMPROVEMENTS		NOTES
				QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	
<b>3.000 Watermain</b>										
3.001	8" Valve in 5' Diameter Vault with R1772-B Fr. & C.L. (Pressure Connection)	EA	\$ 10,000.00	1	\$ 10,000.00	1	\$ 10,000.00	2	\$ 20,000.00	
3.002	8" Ductile Iron Watermain, Class 52 (Polywrapped)	LF	\$ 75.00	169	\$ 12,675.00	206	\$ 15,450.00	375	\$ 28,125.00	
3.003	1.5" Type "K" Copper Water Service	LF	\$ 50.00	0	\$ -	220	\$ 11,000.00	220	\$ 11,000.00	
3.003	B-Box and Service Tap	LF	\$ 1,200.00	0	\$ -	4	\$ 4,800.00	4	\$ 4,800.00	
3.004	20" Steel Casing Pipe	LF	\$ 100.00	0	\$ -	40	\$ 4,000.00	40	\$ 4,000.00	
3.004	Fire Hydrant with Auxiliary Valve & Box	EA	\$ 6,000.00	0.5	\$ 3,000.00	0.5	\$ 3,000.00	1	\$ 6,000.00	
3.005	Buliminous Pavement Removal and Replacement	SY	\$ 60.00	156	\$ 9,360.00	189	\$ 11,340.00	345	\$ 20,700.00	Includes disposal of asphalt
3.006	Trench Backfill	CY	\$ 35.00	156	\$ -	189	\$ 6,615.00	345	\$ 6,615.00	For utility installations
				<b>Watermain Sub-Total \$ 35,035.00</b>		<b>\$ 86,205.00</b>		<b>\$ 101,240.00</b>		
<b>4.000 Sanitary Sewer</b>										
4.001	6" PVC Sanitary Sewer, SDR26	LF	\$ 45.00	0	\$ -	130	\$ 5,850.00	130	\$ 5,850.00	
4.002	EJHW Cleanout	EA	\$ 500.00	0	\$ -	4	\$ 2,000.00	4	\$ 2,000.00	
4.003	Trench Backfill	CY	\$ 35.00	0	\$ -	30	\$ 1,050.00	30	\$ 1,050.00	For utility installations
				<b>Sub-Total Sanitary Sewer \$ -</b>		<b>\$ 8,900.00</b>		<b>\$ 8,900.00</b>		

Project: Lots 2 and 3 The Laurel Subdivision  
 Location: 204 and 212 West Van Buren Avenue, Naperville, Illinois 60540  
 Project #: 341-027

Estimated By: MJS  
 Checked By: JGC

Plan Dated: 4/17/2024  
 Date: 5/24/2024  
 Date: 5/24/2024



**ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST**

ITEM	WORK ITEM	UNIT	UNIT PRICE	PUBLIC WATERMAIN IMPROVEMENTS SOUTH OF PROPERTY (100% CITY COST)		PROPERTY AND ADJACENT PUBLIC IMPROVEMENTS (100% DEVELOPER COST)		TOTAL IMPROVEMENTS		NOTES
				QUANTITY	TOTAL	QUANTITY	TOTAL	QUANTITY	TOTAL	
<b>5,000 Storm Sewer</b>										
5.001	4" ADS Storm Sewer	LF	\$ 15.00	0	\$ -	18	\$ 270.00	18	\$ 270.00	
5.002	8" PVC Storm Sewer, SDR26	LF	\$ 25.00	0	\$ -	183	\$ 4,575.00	183	\$ 4,575.00	
5.003	10" RCP Type 1	LF	\$ 30.00	0	\$ -	6	\$ 180.00	6	\$ 180.00	
5.004	12" RCP Type 1	LF	\$ 35.00	0	\$ -	226	\$ 7,910.00	226	\$ 7,910.00	
5.005	Catch Basin Type "A" 4' ø with R3525-L Frame and Grate	EA	\$ 2,000.00	0	\$ -	1	\$ 2,000.00	1	\$ 2,000.00	
5.006	Intel. Type "A" 2' ø with R4340-B Frame and Grate	EA	\$ 800.00	0	\$ -	3	\$ 2,400.00	3	\$ 2,400.00	
5.007	Intel. Type "B" 3' ø with R-2502-D Frame and Grate	EA	\$ 1,150.00	0	\$ -	1	\$ 1,150.00	1	\$ 1,150.00	
5.008	Intel. Type "B" 3' ø with R3525-L Frame and Grate	EA	\$ 1,000.00	0	\$ -	2	\$ 2,000.00	2	\$ 2,000.00	
5.009	R3525-L Frame and Grate	EA	\$ 600.00	0	\$ -	1	\$ 600.00	1	\$ 600.00	
5.010	Intel. Type B (Salvage) with R4340-B (Salvage)	EA	\$ 800.00	0	\$ -	1	\$ 800.00	1	\$ 800.00	
5.011	StormTrap Underground Detention System	LS	\$ 70,000.00	0	\$ -	1	\$ 70,000.00	1	\$ 70,000.00	
5.012	Trench Backfill	CY	\$ 35.00	0	\$ -	110	\$ 3,850.00	110	\$ 3,850.00	For utility installations
				Sub-Total Storm Sewer		\$ 95,735.00		\$ 95,735.00		
<b>Total Improvement Cost</b>										\$ 249,859.00
<b>Total Improvement Cost + Contingency (10%)</b>										\$ 274,844.90

**Opinion of Cost Notes/Assumptions.**

- Estimated work items and quantities are based on final engineering plans for The Laurel Subdivision by CEC dated May 17, 2024
- CEC opinion of probable construction based solely upon our own experience with construction, published cost indices and similar references.
- Costs should not be considered equivalent to a construction cost estimator or construction contractor quote.
- Unit prices are shown in 2024 U.S. Dollars.

**TABLE A**

**SCHOOL DONATION CALCULATION TABLE**

**School Donation Worksheet**

Name of Subdivision Naperville-Wheaton Rd.

School Donation = **Land** 0.1123 **Cash** \$35,745.09 = 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						
<b>Detached</b>												
<b>Single-Family</b>												
2-Bedroom	0.120	0.000	0.411	0.000	0.138	0.000	0.222	0.000	1.856	0.000	2.746	0.000
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	1.484	0.702	2.808	0.259	1.036	0.242	0.968	1.985	7.940	3.532	14.128
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
<b>Attached</b>												
<b>Single-Family</b>												
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
3-Bedroom	0.214	0.000	0.104	0.000	0.039	0.000	0.050	0.000	1.966	0.000	2.374	0.000
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
<b>Apartments</b>												
<b>Efficiency</b>												
									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
<b>People Produced</b>		1.484	2.808		1.036		0.968		7.940		14.128	

# of Students Generated = 4.812

CREDIT:

**School Donation Worksheet**

Name of Subdivision Naperville-Wheaton Rd.

School Donation = **Land** 0.0461 **Cash** \$14,673.63 = 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						
<b>Detached</b>												
<b>Single-Family</b>												
2-Bedroom	0.120	0.000	0.411	0.000	0.138	0.000	0.222	0.000	1.856	0.000	2.746	0.000
3-Bedroom	0.268	0.268	0.486	0.486	0.153	0.153	0.135	1.913	1.913	2.955	2.955	
4-Bedroom	0.371	0.371	0.702	0.702	0.259	0.259	0.242	0.242	1.985	1.985	3.532	3.532
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
<b>Attached</b>												
<b>Single-Family</b>												
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
3-Bedroom	0.214	0.000	0.104	0.000	0.039	0.000	0.050	0.000	1.966	0.000	2.374	0.000
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
<b>Apartments</b>												
<b>Efficiency</b>												
									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
<b>People Produced</b>		0.639	1.186		0.412		0.377		3.898		6.487	

# of Students Generated = 1.977

**TABLE B**

**PARK DONATION CALUCLATION TABLE**

**Park Donation Work Sheet**

Name of Subdivision **LOTS 2 & 3 - THE LAUREL SUBDIVISION**

Park Donation = Land **0.1199** Cash **\$38,799.54** = 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						
<b>Detached</b>												
<b>Single-Family</b>												
2-bedroom	0.127	0.000	0.327	0.000	0.102	0.000	0.118	0.000	1.779	0.000	2.453	0.000
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	1.392	0.522	2.088	0.235	0.940	0.265	1.060	2.116	8.464	3.486	13.944
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
<b>Attached</b>												
<b>Single-Family</b>												
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
3-Bedroom	0.157	0.000	0.178	0.000	0.060	0.000	0.113	0.000	1.746	0.000	2.253	0.000
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
<b>Apartments</b>												
<b>Efficiency</b>												
1-Bedroom	0.015	0.000	0.033	0.000	0.013	0.000	0.013	0.000	1.210	0.000	1.210	0.000
2-Bedroom	0.037	0.000	0.063	0.000	0.028	0.000	0.030	0.000	1.691	0.000	1.764	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
<b>People Produced</b>	<b>1.392</b>	<b>2.088</b>	<b>0.940</b>	<b>1.060</b>	<b>8.464</b>	<b>13.944</b>						

CREDIT:

**Park Donation Work Sheet**

Name of Subdivision **LOTS 2 & 3 - THE LAUREL SUBDIVISION**

Park Donation = Land **0.0552** Cash **\$17,852.72** = 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						
<b>Detached</b>												
<b>Single-Family</b>												
2-bedroom	0.127	0.000	0.327	0.000	0.102	0.000	0.118	0.000	1.779	0.000	2.453	0.000
3-bedroom	0.244	0.244	0.440	0.440	0.179	0.179	0.177	0.177	1.892	1.892	2.930	2.930
4-bedroom	0.348	0.348	0.522	0.522	0.235	0.235	0.265	0.265	2.116	2.116	3.486	3.486
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
<b>Attached</b>												
<b>Single-Family</b>												
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
3-Bedroom	0.157	0.000	0.178	0.000	0.060	0.000	0.113	0.000	1.746	0.000	2.253	0.000
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
<b>Apartments</b>												
<b>Efficiency</b>												
1-Bedroom	0.015	0.000	0.033	0.000	0.013	0.000	0.013	0.000	1.210	0.000	1.210	0.000
2-Bedroom	0.037	0.000	0.063	0.000	0.028	0.000	0.030	0.000	1.691	0.000	1.764	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
<b>People Produced</b>	<b>0.592</b>	<b>0.962</b>	<b>0.414</b>	<b>0.442</b>	<b>4.008</b>	<b>6.416</b>						