

Created: 5/30/2024
Last revised: May 30, 2024, June 19, 2024,
July 8, 2024

CURRENT UNINCORPORATED ADDRESS:
26W028 PARKSIDE ROAD
NAPERVILLE, IL 60540

CITY OF NAPERVILLE ADDRESS:
(Upon Annexation)
1079 PARKSIDE ROAD
NAPERVILLE, IL 60540

P.I.N.
08-19-218-023

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

ANNEXATION AGREEMENT
FOR 26W028 (1079) PARKSIDE ROAD

THIS ANNEXATION AGREEMENT (“**Agreement**”) is entered 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 Dong Hua Investment Company, LLC, having offices at 840 Equity Drive, Saint Charles, Illinois 60174 (hereinafter referred to as the “**OWNER AND DEVELOPER**”). The CITY and OWNER AND DEVELOPER are together hereinafter referred to as the “**parties**” and sometimes individually as “**party**”. In addition, this Agreement is entered into between the CITY, the OWNER AND DEVELOPER, and Mathieson House, LLC, an Illinois limited liability company D/B/A M House (hereinafter referred to “**M HOUSE**”) solely for the purposes of the provisions of Section S10 hereof.

RECITALS

1. **WHEREAS**, the OWNER AND DEVELOPER is the owner of record of all of the real property described in **EXHIBIT A**, currently having a common address in unincorporated DuPage County of 26W028 Parkside Road (which address will become 1079 Parkside Road upon

annexation to the CITY) , 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**, OWNER AND DEVELOPER hired M HOUSE to construct a single-family home and install certain other improvements on the SUBJECT PROPERTY; and

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

4. **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

5. **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

6. **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

7. **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 R1A 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

8. **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.

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.

G11.4 This provisions of this Section G11.0 and each subpart hereof 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 R1A Low Density Single-Family Residence District.

S1.2 A plat of annexation prepared by Civil & Environmental Consultants, Inc., dated April 11, 2024, last revised May 16, 2024, 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 \$4,000.00, which has been paid in full.

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:

Water Main Recapture Fee: \$3,367.50

Due: Recordation of Preliminary/Final Plat of Subdivision

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:

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:

Dong Hua Investment Company, LLC
840 Equity Drive
Saint Charles, Illinois 60174

WITH COPIES TO:

Rosanova & Whitaker, Ltd.
Attn: Eric Prechtel
445 Jackson Ave, Suite 200
Naperville, IL 60540

S5.0 INTENTIONALLY OMITTED.

S6.0 SCHOOL AND PARK DONATIONS.

S6.1 OWNER AND DEVELOPER agrees to abide by the school and park donation provisions set forth in Title 7 of the Naperville Municipal Code as amended from time to

time. All school and park donation requirements shall be met by the appropriate land donation or cash-in-lieu payments as are assessed at the time of Final Subdivision Plat approval. OWNER AND DEVELOPER acknowledge that the school and park donation established herein is done so pursuant to City of Naperville Ordinance and Code provisions and agrees that payment of said amount shall not be paid under protest.

S6.2 OWNER AND DEVELOPER agrees to abide by the school donation provisions set forth in Section 7-3-5 (Dedication of Park Lands and School Sites or for Payments of Fees in Lieu of) of the Naperville Municipal Code, as amended from time to time. Further, OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required school donation pursuant to the “Per Permit Payment” provisions set forth in Section 7-3-5:5.2.2 of the Naperville Municipal Code. Said Per Permit Payment shall be calculated based on the school donation table set forth in Section 7-3-5 of the Naperville Municipal Code in effect at the time of the building permit issuance and shall be made prior to issuance of the building permit. Payment of the required school donation shall not be paid under protest, or otherwise objected to.

S7.0 SIDEWALKS.

S7.1 The provisions of Section G6.0 of this Agreement notwithstanding, the OWNER AND DEVELOPER shall have no obligation to construct a sidewalk along the entire frontage of Parkside Road in accordance with the Comprehensive Sidewalk Policy since there is currently sidewalk across the frontage. OWNER AND DEVELOPER shall repair any sidewalk damaged along the frontage of Parkside Road during demolition or construction on the SUBJECT PROPERTY within ninety (90) days of notice issued by the City Engineer, or any other timeframe agreed to in writing by the City Engineer. Said notice may be issued either to OWNER AND DEVELOPER or to Rosanova & Whitaker, Ltd.. Failure to replace damaged sidewalk in conformity with the notice issued by the City Engineer may result in the City’s refusal to issue any additional permits for the SUBJECT PROPERTY until said work is performed to the satisfaction of the City Engineer and shall be deemed an ordinance violation for each day the sidewalk is not replaced after the timeframe set forth above and subject to prosecution as such.

S8.0 PARK DISTRICT ANNEXATION

S8.1 Notwithstanding the provisions of Section G4.0, the SUBJECT PROPERTY is currently within the boundary of the Naperville Park District; therefore, annexation to the Park District is not required.

S9.0 ROAD IMPROVEMENT FEE

S9.1 The OWNER AND DEVELOPER shall pay to the CITY a road improvement fee in the amount of \$24,375.00 (75 feet of frontage on Parkside at \$325 per lineal foot), which is the proportionate cost for the roadway improvements to be made adjacent to the SUBJECT PROPERTY on Parkside Road. Said sum is due prior to the recordation of the Ordinance annexing the SUBJECT PROPERTY and prior to recordation of this Agreement.

S10.0 SANITARY SEWER MAIN INSTALLATION.

S10.1 The property to the west of the SUBJECT PROPERTY, (which will have an address of 1075 Parkside Road upon annexation to the CITY; hereinafter the “**1075 PARKSIDE PROPERTY**”), is the subject of a separate CITY ordinance and a separate annexation agreement annexing said property to the CITY. Both the SUBJECT PROPERTY and the 1075 PARKSIDE PROPERTY need CITY sanitary sewer main extended to serve each property. The OWNER AND DEVELOPER of the SUBJECT PROPERTY and M HOUSE jointly agree to the provisions set forth in this Section 10, and M HOUSE has executed this Agreement for the limited purpose of joining in the obligations and benefits set forth in this Section 10 and each subpart hereof.

S10.2 M HOUSE shall, at its sole cost, design and construct a sanitary manhole, and an eight-inch (8”) diameter sanitary sewer main extension from the west property line of the 1075 PARKSIDE PROPERTY to the east property line of the SUBJECT PROPERTY (1079 Parkside Road) as depicted on the Final Engineering Plans attached hereto as **EXHIBIT C** (hereinafter referred to as “**ON-SITE SANITARY SEWER MAIN**”). OWNER AND DEVELOPER and M HOUSE shall be jointly and severally responsible for all costs associated with that portion of the ON-SITE SANITARY SEWER MAIN located on the SUBJECT PROPERTY. M HOUSE may seek reimbursement from the owner of the 1075 PARKSIDE PROPERTY for that portion of the ON-SITE SANITARY SEWER MAIN located on the 1075 PARKSIDE PROPERTY.

S10.3 The OWNER AND DEVELOPER of the SUBJECT PROPERTY (1079 Parkside Road) and M HOUSE shall be jointly and severally responsible and liable to design and

construct an eight-inch (8”) diameter sanitary sewer main extension and sanitary manhole from the western terminus of the ON-SITE SANITARY SEWER MAIN on the 1075 PARKSIDE PROPERTY one hundred and seventy-five feet (175’) to the western edge of 1061 Parkside Road as depicted on the Final Engineering Plans attached hereto as **EXHIBIT C** (hereinafter referred to as “**OFF-SITE SANITARY SEWER MAIN**”). In addition to the SUBJECT PROPERTY, said OFF-SITE SANITARY SEWER MAIN shall also be available to serve the 1075 PARKSIDE PROPERTY and the two properties currently addressed as 1061 Parkside Road and 1071 Parkside Road currently located in unincorporated DuPage County. Upon annexation of 1061 Parkside Road and/or 1071 Parkside Road to the CITY, the CITY shall require reimbursement to the CITY for their respective pro rata shares of the OFF-SITE SANITARY SEWER MAIN based on linear footage of the frontages of said properties.

S10.4 Together the ON-SITE SANITARY SEWER MAIN AND OFF-SITE SANITARY SEWER MAIN are referred to as the “SEWER MAIN IMPROVEMENTS”.

S10.5 OWNER AND DEVELOPER and M HOUSE agree that the SEWER MAIN IMPROVEMENTS will be constructed by OWNER AND DEVELOPER and M HOUSE, and inspected and approved by the CITY, prior to issuance of any temporary or final occupancy permits for the SUBJECT PROPERTY or for the 1075 PARKSIDE PROPERTY.

S10.6 The CITY agrees to reimburse M HOUSE for the costs of the OFF-SITE SANITARY SEWER MAIN as set forth and referenced herein. The CITY shall make said reimbursement as a single lump sum payment within thirty (30) days of the acceptance of the OFF-SITE SANITARY SEWER MAIN by the City Council as set forth in this Agreement and subject to the provisions of Section 7-3-6 of the Naperville Municipal Code and each subpart thereof. The OFF-SITE SANITARY SEWER MAIN cost is estimated as shown on the Engineer’s Opinion of Probable Construction Costs, attached hereto as **EXHIBIT D**.

S10.6.1 Contract Prices. Contract unit prices for the OFF-SITE SANITARY SEWER improvements shall be obtained by the OWNER AND DEVELOPER and M HOUSE 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.

S10.6.2 Compliance with the Prevailing Wage Act. The installation SEWER MAIN 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 and M HOUSE shall require all contractors and subcontractors performing the SEWER MAIN 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).

S10.7 Acceptance of SEWER MAIN IMPROVEMENTS. The City hereby agrees to accept the SEWER MAIN IMPROVEMENTS: (i) after the SEWER MAIN IMPROVEMENTS have been installed by the OWNER AND DEVELOPER and M HOUSE and have been approved (including but not limited 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 and M HOUSE for said SEWER MAIN IMPROVEMENTS in a form approved by the CITY. Upon acceptance of said SEWER MAIN IMPROVEMENTS by the CITY, the CITY shall be the owner thereof and shall thereafter be responsible for their maintenance, repair and replacement.

S10.8 Notwithstanding any other provision of this Agreement, if an amendment to the provisions of this Section 10 is needed for any reason, said amendment may be considered solely by the Naperville City Council without any requirement for publication of an amendment to this Agreement or for a hearing by the Planning and Zoning Commission.

S10.9 The provisions of this Section S10 modify the provisions set forth in Section G8.1 hereof.

S10.10 The provisions of Section S10.0, and each subsection hereof, shall survive the expiration or termination of this Agreement.

S11.0 CAPPING OF THE EXISTING WELL AND TERMINATION OF SEPTIC

S10.1 A well and a septic field currently exist on the SUBJECT PROPERTY. Prior to connection of all or any portion of the SUBJECT PROPERTY to any CITY utility, OWNER AND DEVELOPER shall provide written evidence and documentation to the satisfaction of the City's Director of the City's Department of Utilities-Water/Wastewater demonstrating that: (i) the well has been capped and permanently abandoned per DuPage County Health Department regulations then in effect and is no longer being used for any purpose; and (ii) that the septic field has also been terminated and capped per DuPage County Health Department regulations then in effect. Failure to comply with either of these requirements shall entitle the CITY to deny issuance of future building permits for the SUBJECT PROPERTY and shall each be deemed an ordinance violation for each day the violation(s) continue and subject to prosecution as such. The provisions of this Section S11.1 shall survive the expiration or termination of this Agreement.

S12.0 SETBACKS.

S12.1 The CITY acknowledges and agrees the boundary lines of the SUBJECT PROPERTY were established by deed division, assessment plat, or metes and bounds description prior to 1989 and thus the OWNER AND DEVELOPER maintains the ability to utilize the pre-1989 setbacks at the SUBJECT PROPERTY pursuant to Section 7-2-5:2.5 of the Naperville Municipal Code.

S13.0 EFFECTIVE DATE.

S13.1 The effective date (“EFFECTIVE DATE”) of this Agreement shall be the Ordinance approving this Agreement as approved by the Naperville City Council.

IN WITNESS WHEREOF, the parties set their hands and seals as of the EFFECTIVE DATE set forth in Section S13 hereof.

/SIGNATURES ON FOLLOWING PAGES/

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 Dawn C. Portner, City Clerk, this _____ day of _____, 20__.

Notary Public

-seal-

MATHIESON HOUSE, LLC D/B/A M HOUSE for the limited purpose of joining in the obligations and benefits set forth in Section S10 of this Agreement.



By: *Scott Mathieson*

Its: *OWNER*

State of Illinois)
)
County of _____)

The foregoing instrument was acknowledged before me by _____ this
_____ day of _____, 20__.

Notary Public

-seal-

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

LEGAL DESCRIPTION

THE EAST 75 FEET OF THE WEST 225 FEET OF LOT 8 IN BLOCK 6 IN ARTHUR T. MCINTOSH AND CO'S NAPERVILLE ESTATES, BEING A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 1927 AS DOCUMENT 236013, IN DUPAGE COUNTY, ILLINOIS

ALSO DESCRIBED AS: LOT 3 IN OVER CASH'S THIRD PLAT OF SURVEY OF LOT 8 IN BLOCK 6 IN ARTHUR T. MCINTOSH AND CO'S NAPERVILLE ESTATES, BEING A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 11, 1954 AS DOCUMENT 733068, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 26W028 Parkside Road, Naperville, IL 60540

PIN: 08-19-218-023



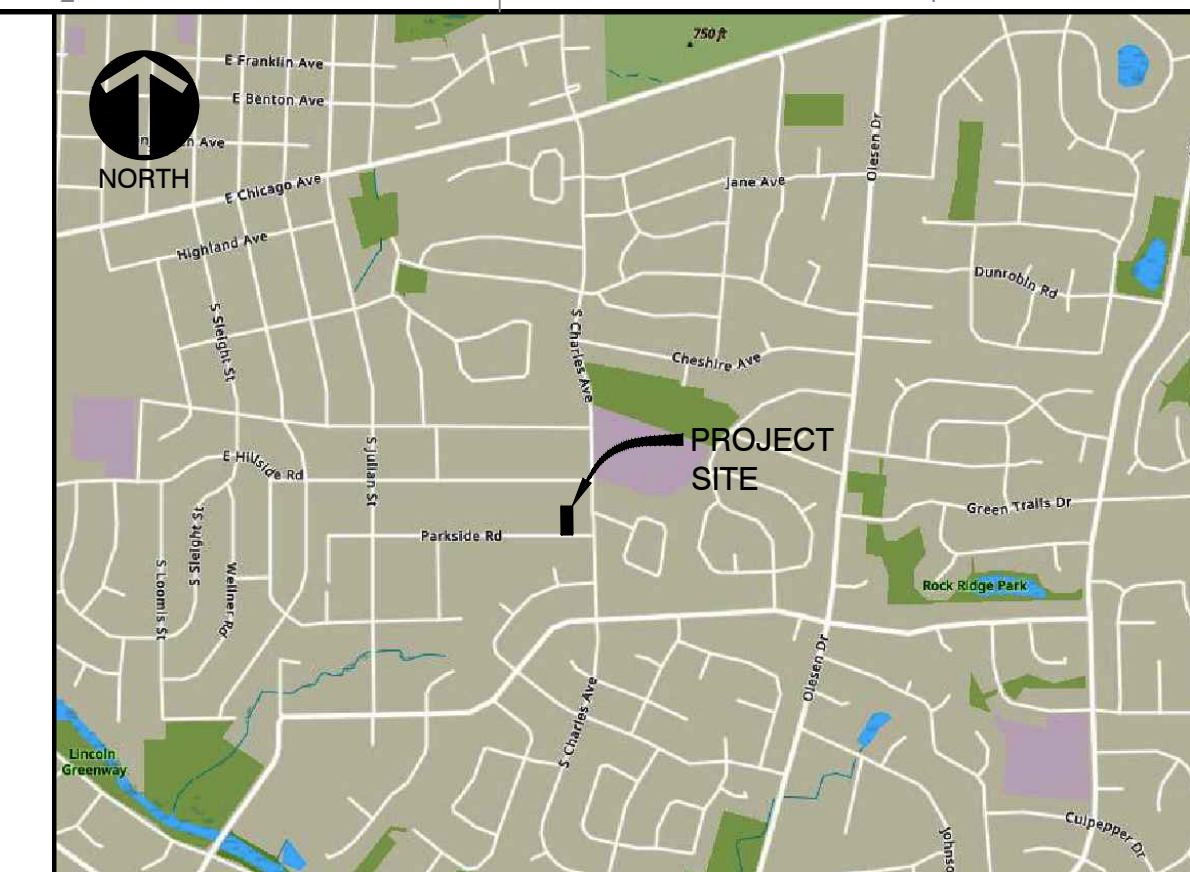
BASIS OF BEARINGS:
NSRS 2011 ILLINOIS STATE PLANE -
EAST ZONE

PLAT OF ANNEXATION FOR 26W028 PARKSIDE ROAD NAPERVILLE, ILLINOIS

OF PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 38 NORTH,
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.

P.I.N.: 08-19-218-023
FORMER ADDRESS: 26W028 PARKSIDE ROAD
NAPERVILLE, IL 60540
NEW ADDRESS: 1079 PARKSIDE ROAD
NAPERVILLE, IL 60540

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



LOCATION MAP
NOT TO SCALE

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 NSRS 2011 ILLINOIS STATE PLANE - EAST ZONE, VRS OBSERVATIONS.
- PROPERTY IS WITHIN THE NAPERVILLE PARK DISTRICT LIMITS AS SHOWN ON NAPERVILLE PARK DISTRICT MAP DATED JANUARY, 2020.
- THERE ARE NO HABITABLE STRUCTURES WITH ELECTORS ON THE PROPERTY ANNEXED HEREBY.

AREA SUMMARY	
GROSS LOT AREA:	14,587 S.F. (0.335 ACRES)
R.O.W. AREA:	4,950 S.F. (0.114 ACRES)
TOTAL ANNEXATION AREA:	19,537 S.F. (0.449 ACRES)

ABBREVIATIONS:

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

LEGEND:

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

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

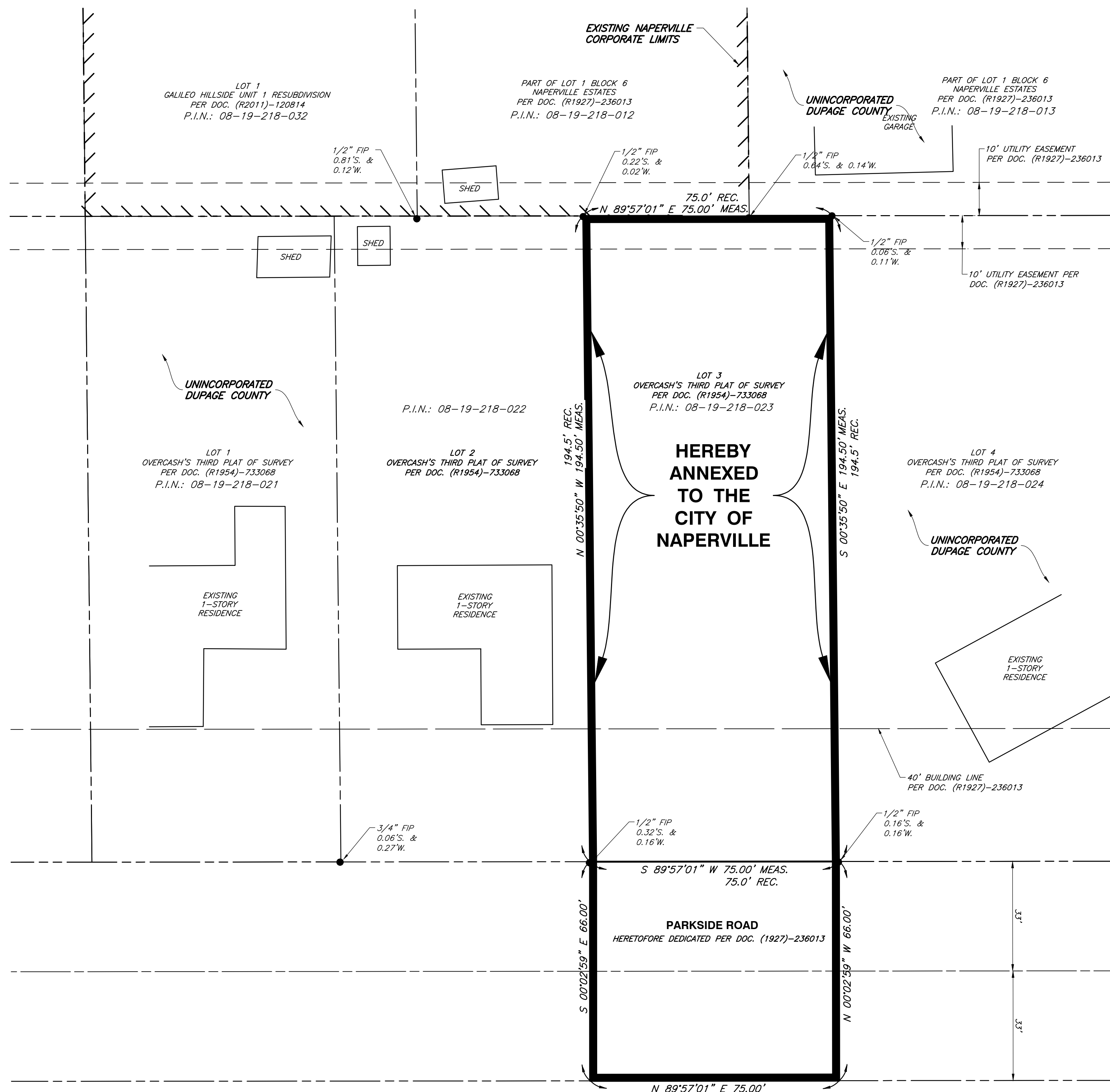
DUPAGE COUNTY RECORDER'S CERTIFICATE

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



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF MARION } SS

I, TERRY D. WRIGHT, 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.

THE EAST 75 FEET OF THE WEST 225 FEET OF LOT 8 IN BLOCK 6 IN
ARTHUR T. MCINTOSH & CO'S NAPERVILLE ESTATES, BEING A
SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED MAY 20, 1927 AS DOCUMENT 236013, IN DUPAGE
COUNTY, ILLINOIS.

ALSO DESCRIBED AS:

LOT 3 IN OVERCASH'S THIRD PLAT OF SURVEY OF LOT 8 IN BLOCK 6
IN ARTHUR T. MCINTOSH & CO'S NAPERVILLE ESTATES, BEING A
SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT
THEREOF RECORDED OCTOBER 11, 1954 AS DOCUMENT 733068, IN
DUPAGE COUNTY, ILLINOIS.

ALONG WITH,

THAT PART OF PARKSIDE ROAD HERETOFORE DEDICATED PER
DOCUMENT 236013, RECORDED MAY 20 1927, BEGINNING AT THE
SOUTHWEST CORNER OF SAID LOT 3; THENCE S00°02'59"E, 66.00 FEET
TO THE SOUTHERLY RIGHT OF WAY OF SAID PARKSIDE ROAD; THENCE
EASTERLY ALONG SAID RIGHT OF WAY LINE, 75.00 FEET; THENCE
N00°02'59"W, 66.00 FEET TO THE NORTHERLY RIGHT OF WAY OF SAID
PARKSIDE ROAD AND SOUTHEAST CORNER OF SAID LOT 3; THENCE
WESTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS,
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. 2024.

TERRY D. WRIGHT
ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-004007
LICENSE VALID THROUGH NOVEMBER 30, 2024

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: 317-655-7777

*HAND SIGNATURE ON FILE

REVISION RECORD

NO.	DATE	DESCRIPTION
1	05/16/2024	REVISED PER CITY OF NAPERVILLE COMMENTS DATED 5/16/24



Civil & Environmental
Consultants, Inc.

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

PREPARED FOR:
M-HOUSE DEVELOPMENT
710 E. OGDEN AVENUE, STE 250
NAPERVILLE, ILLINOIS 60563

DRAWN BY: MAJ | CHECKED BY: MAJ | APPROVED BY: *TDW
DATE: APRIL 11, 2024 | DWG SCALE: 1"=20' | PROJECT NO: 341-408

PLAT OF ANNEXATION
26W028 PARKSIDE ROAD
NAPERVILLE, ILLINOIS 60540

DRAWING NO.:
1
SHEET 1 OF 1



CITY PROJECT NUMBER 24-10000046

FINAL ENGINEERING PLANS

1075 AND 1079 PARKSIDE ROAD

NAPERVILLE, ILLINOIS 60540

CITY OF NAPERVILLE
 Address: 1081 & 26th/028 Parkside Rd
 Last Revision Date: 02/17/2024
 Approval Date: 7/9/2024

APPROVED

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
-X-X-	-X-X-	EXISTING FENCE LINE
-/-/-	-/-/-	EXISTING WOOD FENCE LINE
---	---	CURB
---	---	EDGE OF PAVEMENT
---	---	EDGE OF GRAVEL
---	---	PAVEMENT SHOULDER
ST	ST	STORM PIPE
▶	▶	DOWNSPOUT SERVICE LINE
W	W	WATER LINE
SAN	SAN	SANITARY SEWER LINE
FM	FM	PROPOSED FORCEMAIN
G	G	GAS LINE
OH-W	OH-E	OVERHEAD WIRE
E	E	ELECTRIC LINE
C	C	CABLE LINE
FO	FO	FIBER OPTIC LINE
T	T	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.

Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	SPECIFICATIONS - 1
C002	SPECIFICATIONS - 2
C003	SPECIFICATIONS - 3
C100	EXISTING CONDITIONS
C101	DEMOLITION PLAN
C200	DIMENSION PLAN
C300	GRADING PLAN
C500	UTILITY PLAN
C800	DETAILS - 1
C801	DETAILS - 2
C802	DETAILS - 3

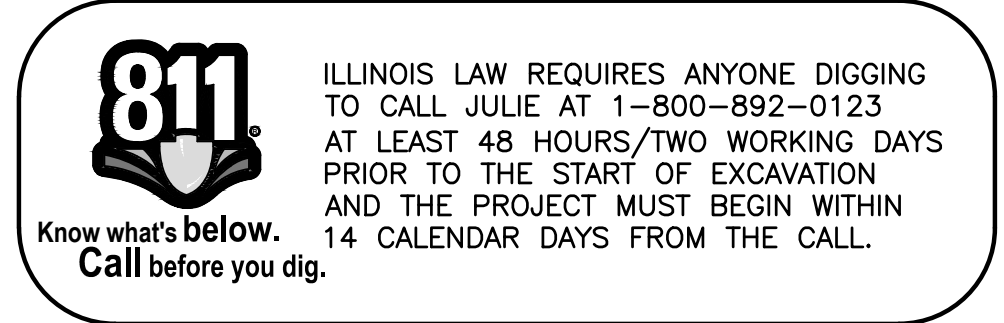
- BENCHMARKS:**
- REFERENCE:**
- BERNTSEN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD WITH GREASED TOP SECURITY SLEEVE AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER AT THE SOUTHEAST CORNER OF CHESHIRE LANE AND CHARLES STREET. (CITY OF NAPERVILLE BENCHMARK 1007)
ELEVATION=773.69 (NAVD88)
- SITE:**
- SET MAG NAIL SOUTH EDGE OF PAVEMENT OF PARKSIDE ROAD, 2' EAST OF THE EAST PROPERTY LINE OF LOT 3 EXTENDED.
ELEVATION = 728.44'
 - SET MAG NAIL SOUTH EDGE OF PAVEMENT OF PARKSIDE ROAD, 25' EAST OF THE EAST PROPERTY LINE OF LOT 2 EXTENDED.
ELEVATION = 728.48'

PROJECT TEAM

OWNER
M HOUSE 828 LLC
 710 E. OGDEN AVENUE
 SUITE 250
 NAPERVILLE, ILLINOIS 60540
 PH: (630) 432-3752
 CONTACT: SCOTT MATHIESON

ARCHITECT
TORCH ARCHITECTURE
 300 E. 5TH AVENUE
 SUITE 102
 NAPERVILLE, ILLINOIS 60563
 PH: (630) 420-1900
 CONTACT: TIM WEISSENBORN, R.A.

CIVIL ENGINEER
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.

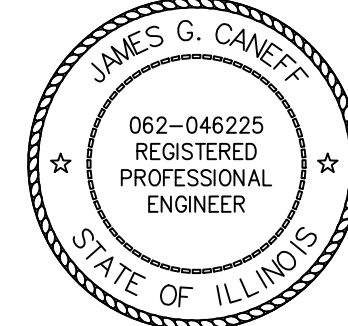


STATE OF ILLINOIS }
 COUNTY OF DUPAGE } SS

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 21ST DAY OF JUNE, 2024.

James G. Caneff
 ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 46225
 REGISTRATION VALID THROUGH NOVEMBER 30, 2025




© COPYRIGHT 2024 CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ALL RIGHTS RESERVED.

- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON MARCH 15, 2024 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

1230 East Diehl Road
 Suite 200
 Naperville, IL 60563
 Ph: 630.963.6026
 www.cecinc.com



Civil & Environmental Consultants, Inc.

M HOUSE 828 LLC
1075 AND 1079 PARKSIDE ROAD
NAPERVILLE, ILLINOIS 60540

COVER SHEET	DATE: MAY 31, 2024	DRAWN BY: JGC
	DWG SCALE: AS NOTED	CHECKED BY: JGC
PROJECT NO: 341-408	APPROVED BY: JGC	

DRAWING NO: **C000**
 SHEET 1 OF 12

PROJECT TECHNICAL SPECIFICATIONS

1. GENERAL NOTES

A. DEFINITIONS

- (1) Whenever in these Project Technical Specifications the following terms are used, the intent and meaning shall be interpreted as follows:
(a) Governing Agency: Government or regulatory entity with authority to implement and enforce specific laws, permit requirements, or construction requirements.
(b) Owner: Entity or individual for whom the project is being performed.
(c) Contractor: Entity or individual responsible for performing construction activities and furnishing all labor, materials, equipment and other incidental work necessary for the successful completion of the project and for carrying out all duties and obligations imposed by the contract.
(d) Engineer: Licensed professional engineering entity, or licensed professional engineer and/or authorized agent(s), who represents the Owner during the construction phase of the project work.
(e) Geotechnical Engineer: Licensed professional engineering entity, or licensed professional engineer and/or authorized agent(s), who, in representing the Owner, is involved with the principles, properties and behavior of earth materials with regard to the project work.
(f) Project Drawings / Plans: The drawings that define the required site development activities and improvements.
(g) IDOT Standard Specifications: The current edition of the Illinois Department of Transportation's (IDOT) "Standard Specifications For Road & Bridge Construction" including all applicable current supplemental specifications and special provisions.

B. GOVERNING REGULATIONS

- (1) All project activities and improvements shall be in accordance with the Governing Agency regulations. In the event of conflict with these Project Technical Specifications, or the indicated Reference Specifications, the Governing Agency regulations shall apply.

C. REFERENCE STANDARDS AND SPECIFICATIONS

- (1) Site development activities and improvements, including site preparation and demolition, earthwork, sanitary sewers, storm drainage, water supply, pavement, lighting, landscape improvements, and erosion/sediment control measures shall be in accordance with the Reference Specifications indicated throughout these Project Technical Specifications. All Reference Specifications shall be incorporated into and made a part of the Project Technical Specifications. When the Reference Specifications conflict with Project Technical Specifications, Project Technical Specifications shall govern.

D. CONTRACT GENERAL CONDITIONS

- (1) These Project Technical Specifications supplement the engineering plans, the Agreement between Owner and Contractor, and other supplemental documents that comprise the overall project contract.
(2) The Contractor shall be responsible for complying with applicable Federal, State, and local regulations, together with exercising precaution at all times for the protection of persons (including employees) and property.
(3) The Contractor shall indemnify and hold harmless the Owner and Engineer for any and all injuries and/or damages to personnel, equipment, and/or existing facilities occurring in the course of the site improvement construction work described in the Plans and these Project Technical Specifications.
(4) The Contractor shall obtain all required construction permits in accordance with local, state, and federal regulations.
(5) The Contractor shall guarantee all materials and workmanship for a period of 1 year following final acceptable by the Owner and the Governing Agencies.

E. QUALITY CONTROL OF MATERIALS

- (1) Materials shall be inspected, sampled, and tested before, during, and after they are incorporated into the work.
(2) Materials not conforming to the requirements of the Project Technical Specifications at the time they are used or installed will be considered unacceptable and shall be removed and replaced with acceptable materials properly installed in place at the Contractor's expense.
(3) When material test results are not within specification tolerances, the supplier shall make appropriate adjustments at its source to correct the issue.
(4) Material inspections, sampling, and testing shall be performed by an independent testing agency/laboratory with suitable capabilities and experience.

2. EXISTING CONDITIONS & SITE PREPARATION

A. EXISTING CONDITIONS

- (1) Existing conditions as depicted on the Plans are general and illustrative in nature. It is the responsibility of the Contractor to examine the site and be familiar with existing conditions prior to initiating construction.
(2) It is not the Engineer's intent that any single plan sheet in the Plans fully depicts all work associated with the project.
(3) Contractor shall protect all property corner pins, permanent monuments, and permanent benchmarks during construction.
(4) Contractor shall protect all existing utilities, structures, and features to remain.

B. EXISTING UTILITIES

- (1) Underground utility information shown on the Plans may be based upon a combination of topographic survey data, field observations, historical utility maps, Owner provided information, or other available data for the Site.
(2) Contractor shall be responsible for contacting all agencies, utility companies, and pipeline companies known or suspected to have buried cable, duct, sewer, pipes, etc., which may conflict with the project improvements to determine the location and depth of the existing utilities.
(3) If conflicts occur after the existing utility conditions have been determined by field investigations, Contractor shall immediately notify Engineer and either:
(a) Adjust the location and depth of the proposed improvements as directed by Engineer in cooperation with the Owner, or
(b) If relocation of proposed improvements is not feasible, Contractor shall work with Owner and Engineer to make arrangements with the affected utility companies to have their utilities protected or relocated.

C. EROSION / SEDIMENTATION CONTROL

- (1) Erosion/sedimentation control measures, as indicated on the Plans and as required elsewhere in these Project Technical Specifications, shall be employed during the course of construction operations and until suitable ground covers are established on all construction site areas.
(2) Erosion/sedimentation control measures shall be properly installed and functional prior to any earth disturbing activities.

D. CONSTRUCTION ACCESS

- (1) Construction ingress-egress shall be limited to defined connections to adjacent driveways and public roadways, and as indicated on the plans and as required elsewhere in these Project Technical Specifications.

E. TRAFFIC CONTROL

- (1) The Contractor shall provide necessary traffic control for work performed in active transportation areas, including any specific traffic control requirements as indicated on the Plans.

F. TEMPORARY CONSTRUCTION FENCING

- (1) Temporary construction fences shall be installed where indicated on the Plans and where required by the Engineer to restrict access to and from certain areas. Such fences shall be maintained during construction and removed when all work activities are completed.
(2) Temporary construction fences shall consist of 48-inch-high plastic fabric, metal fabric, or wood lattice fence material (approved by the Engineer, prior to placement) attached to suitable metal posts that are set at 6-foot (or less) intervals and anchored at least 18 inches into the ground.
(3) Temporary chain link construction fences shall be provided where indicated on the Plans.

G. TREE AND LANDSCAPE PROTECTION

- (1) Highly visible temporary fences shall be placed around trees and landscape areas designated for protection. Vehicles, equipment, and material storage shall not be allowed within the protection zone.

- (2) Vehicle and equipment parking and material storage shall not be permitted within the drip line of any tree, even if the tree is not enclosed in a protective barrier. Vehicles and equipment shall avoid travel within the drip line of trees whenever possible.
(3) Overhanging tree branches within the construction zone that are expected to come in contact with construction equipment shall be properly removed (sawcut) prior to construction in the area. Engineer approval is required before a branch is removed.
(4) Roots of trees that are to be preserved shall be pruned (cut) where indicated on the Plans or required by the Engineer. Tree roots shall be cut with appropriate root pruning equipment to a depth of 24 inches (minimum) before construction begins. The cut shall be made approximately 12 inches closer to the tree than the construction limit (edge of excavation).

H. MATERIAL DISPOSAL

- (1) All demolition waste and construction debris shall become the property of the Contractor unless otherwise stated in the Agreement between Owner and Contractor.
(2) The following shall be removed from the construction site and properly disposed of in a legal manner. Unless otherwise stated in the Agreement between Owner and Contractor, the cost of removal and disposal shall be included in the fixed or unit prices for the various contract pay items and no additional payment will be allowed therefor.
(a) All surplus excavated materials.
(b) Construction and demolition debris such as building materials, asphalt and concrete pavement materials, culvert and sewer pipe, utility and drainage structures, retaining walls (concrete, stone and timber), trees, shrubs, and miscellaneous landscape features removed during the installation of the project improvements.
(3) If Contractor intends to dispose of generated construction / demolition debris materials or excavated soils at a regulated clean construction / demolition debris (CCDD) or uncontaminated soil fill operation, the contractor shall be responsible for taking all actions and preparing all documents required by 35 Illinois Administrative Code 1100 prior to transport of the materials / soil to the disposal facility.
(4) See Earthwork Operations specification section for additional requirements.

3. EARTHWORK OPERATIONS

A. GENERAL

- (1) Except where modified by the following Project Technical Specifications, all earthwork operation and compaction requirements shall be in conformance with the material, installation and testing requirements of the IDOT Standard Specifications.
(2) Earthwork shall include site clearing, tree and hedge removal, topsoil and rootmat stripping and stockpiling, earth and fill material excavation, construction of embankments and slopes, placement and compaction of non-structural fill, pavement areas, and structural fill areas, removal and disposal of surplus and unsuitable excavated materials, topsoil placement, and final shaping and trimming to the lines and grades indicated on the Plans.
(3) Prior to commencement of earthwork operations, Contractor shall notify any Utility Protection Service or other Governing Agency, as may be required.

B. SITE CLEARING

- (1) All construction site features and items such as structures, foundations, fences, pavements, rubbish/debris, trees, shrubs, and surface vegetation shall be removed where necessary and as indicated on the Plans for the construction of the project improvements.
(2) No tree, shrub, or surface vegetation shall be removed unless it is marked for removal or the Engineer specifically authorizes its removal.
(3) When indicated on the Plans, brush, shrubs, branches and small trees shall be shredded or chipped using suitable mechanical equipment. The resulting material shall be stockpiled on-site, as directed by the Engineer, for the Owner's future use. Tree trunks, branches, and removed stumps too large to be chipped shall be removed from the site and disposed of.
(4) Tree stumps shall be removed by excavation or grinding to a depth of not less than 12 inches below ground surface. Material resulting from stump grinding shall be spread on the ground and excavated as part of topsoil or rootmat stripping.
(5) All items and materials not specifically required to remain on-site shall be removed from the site and disposed of in a legal manner.

C. TOPSOIL AND ROOTMAT REMOVAL

- (1) Existing topsoil shall be removed from proposed pavement and building areas, non-structural fill areas, and structural fill areas. Sufficient existing topsoil shall be stockpiled for future use as topsoil replacement.
(2) Topsoil supplied from off-site sources shall be natural, fertile agricultural soil material capable of sustaining vigorous plant growth.
(3) Within proposed pavement and building areas where there is no existing topsoil, the surface layer of organic material (friable soil containing roots or other vegetable matter) shall be removed before starting fill and compaction operations.

D. EXCAVATION

- (1) Existing earth and fill materials within the project construction limits shall be excavated as necessary to establish the elevations, contours, and drainage patterns indicated on the Plans.
(2) Rock materials within the project construction limits shall be excavated to a minimum of 6 inches below subgrade levels of proposed pavements and pipe bedding.
(3) Excavated materials classified by the Geotechnical Engineer as unstable or unsuitable for structural fill purposes and not needed for non-structural fill, shall be removed from the site and legally disposed of.
(4) Excavations shall be maintained in a well-drained condition at all times.

E. FILL PLACEMENT

- (1) Before placing any fill within pavement or structural areas, the existing subgrade shall be compacted as indicated in the "Compaction" section of these Project Technical Specifications.
(2) Structural fill materials shall be soil materials that can be compacted to develop a stability satisfactory to the Geotechnical Engineer.
(3) Material Types For Structural Fill Purposes:
(a) Suitable Fine-Grained Soils - Soil materials that comply with ASTM D2487 Soil Classification Group CL and meet the following requirements:
(i) Laboratory maximum dry density when determined in accordance with ASTM D698.
(ii) Plasticity Index greater than 12.
(iii) Liquid Limit less than 45.
(iv) Particle size distribution with greater than 50% passing the No. 200 sieve.
(b) Suitable Coarse-Grained Soils - Soil materials that comply with ASTM D2487 soil classification groups GW, GP, GM, SW, SP and SC.
(4) Unsuitable Fill - Soil materials that are not in conformance with the stated criteria for structural fill material shall not be used as structural fill.
(5) Installed fill layers softened or otherwise damaged by rain, ponded water, or construction activities shall be scarified, dried, and recompacted, or removed and replaced. This work, even if performed after lift or fill acceptance, shall be incidental to the various pay items of the work.

(6) Unsuitable Subgrade Conditions:

- (a) Within areas of new or reconstructed pavements, specific requirements for removal and remedial procedures shall be as directed by Geotechnical Engineer.
(b) Removal of unsuitable materials and installation of replacement fill material under and adjacent to proposed buildings and structures shall be as specified by Geotechnical Engineer.
(c) Payment for removal and replacement of unacceptable materials and the installation of geotextile fabric and aggregate fill shall be as indicated in the agreement between Owner and Contractor.
(7) Where necessary, structural fill materials shall be placed and compacted under proposed pavements, buildings, and structures.
(8) Unsuitable materials may be placed within non-structural fill areas only where fill is required to obtain final subgrade levels.

F. FILL COMPACTION

- (1) Fill materials shall be placed in layers (lifts) and compacted in accordance with the following specified requirements.
(2) Cohesive soils and well-graded aggregate mixtures shall be sampled and tested to determine the laboratory maximum density and optimum moisture content.
(3) Free-draining cohesionless soils and aggregate mixtures shall be sampled and tested to determine the laboratory relative density.
(4) Laboratory density and moisture tests shall be performed to determine the control values for each type and source of material to be used.
(5) Aggregate supplier shall provide a written certification that the aggregate gradation and quality conforms to the project requirements.
(6) Non-Structural Areas: The top 6 inches of existing subgrade and all layers of cohesive soil and well-graded granular fill materials shall be compacted to at least 90% maximum dry density.
(7) Pavement Areas: The top 6 inches of existing subgrade and all layers of cohesive soil and well-graded granular fill materials shall be compacted to at least 95% maximum dry density.
(8) Building Areas: The top 6 inches of existing subgrade and all layers of cohesive soil and well-graded granular fill materials shall be compacted to at least 95% maximum dry density.
(9) Impervious Clay Liners: All layers of clay fill material shall be compacted to at least 92% maximum dry density.
(10) Soil and aggregate fill materials compacted in place shall be field tested to determine in-place density and moisture values.

G. MOISTURE CONTROL

- (1) Where the subgrade, or other layer of soil, must be moisture-conditioned before compaction, the top 12 inches of the material shall be scarified or disked and then dried or moistened as required to achieve compaction.
(2) Areas not otherwise subject to disturbance that are damaged by movement or storage of construction vehicles, equipment, or materials, or other construction activities such as the discharge of water from the construction site, shall be restored to original conditions.

H. GRADING TOLERANCES

- (1) Surface elevations shall be within the following indicated tolerances.
(a) Under vehicle, pedestrian, and drainage control pavements, and building floor slabs: -0.08 to +0.04
(b) Drainage swales and stormwater basins: 0.10 to +0.10
(c) Embankments and slopes other than (b) above: -0.15 to +0.15
(2) Unless otherwise noted, grades and contours shown on the Plans are final topsoil and pavement surface elevations. All excavated and filled areas not within the limits of buildings, structures, or pavements shall be graded to 6 inches below the indicated elevations to allow for topsoil placement, unless otherwise indicated on the Plans.

I. RESTORATION

- (1) Previously prepared earth subgrade areas that are damaged by soil erosion or construction activities shall be repaired and graded to design contours and elevations before placement of pavement materials or topsoil.
(2) Areas not otherwise subject to disturbance that are damaged by movement or storage of construction vehicles, equipment, or materials, or other construction activities such as the discharge of water from the construction site, shall be restored to original conditions.

J. TOPSOIL PLACEMENT

- (1) Topsoil shall be placed on all of the following areas. Minimum topsoil depth shall be 6 inches unless otherwise indicated on the Plans.
(a) All project grass, landscape, or other vegetated areas indicated on the Plans.
(b) All unpaved off-site areas damaged by installation of project associated utilities or pavements.
(2) Within wetland areas, topsoil shall be placed in a manner to minimize compaction of the material.
(3) If required or as indicated on the Plans, Contractor shall obtain and provide necessary topsoil material from off-site sources (any stockpiled topsoil on the site shall also be used).

K. DISPOSAL OF MATERIALS

- (1) Surplus soil materials remaining after completion of fill placement and construction of berms shall be removed from the site and disposed of in legal manner, unless directed by the Owner to stockpile on-site for future use.
(2) Removal and disposal of existing utility pipes and structures, construction debris, or other obstructions which interfere with proposed construction and which are not indicated in the Agreement between Owner and Contractor as a separate pay item shall be considered incidental to the earthwork operations.
(3) Contractor shall be responsible for finding locations and obtaining approvals for the off-site disposal of demolition and construction debris, rubbish, pavement materials, shrubs, trees, and surplus, unsuitable excavated soil materials.

4. SANITARY SEWERS, STORM DRAINAGE AND WATER SUPPLY SYSTEMS

A. GENERAL

(1) REFERENCE SPECIFICATIONS

- (a) Sanitary sewers, storm drainage, and water supply improvements shall be constructed in accordance with the material, installation and testing requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois," current edition; except where said requirements are modified by these Project Technical Specifications.
(b) References to "IDOT" requirements or standards shall mean in conformance to the material, installation, and testing requirements of the current edition of the IDOT Standard Specifications.

(2) UNSUITABLE SOIL CONDITIONS

- (a) When unsuitable soil conditions are encountered under pipes or structures that require the removal of unsuitable materials below the depth of the standard bedding, the Contractor shall replace the material removed with granular material approved by the Geotechnical Engineer.
(b) Unless defined otherwise in the Agreement between Owner and Contractor, payment for unsuitable soil removal shall be made at the contract unit price per cubic yard of soil removed and replaced with granular material.
(3) PIPE BEDDING, HAUNCH SUPPORT & INITIAL BACKFILL
(a) Concrete pipe, clay pipe, ductile iron pipe, cast iron pipe, and other types of pipe classified as rigid shall be placed on a 4-inch layer of compacted granular bedding material.

(4) GRANULAR BACKFILL

- (a) Selected granular material shall be used to backfill excavated trenches under all existing and proposed vehicle pavements and sidewalks, trenches with edges closer than 2 feet from edges of existing and proposed vehicle pavements and sidewalks and where specifically indicated on the Plans.
(b) Selected granular backfill material placed in trenches under existing and proposed pavements shall be placed in uniform layers not exceeding 6 inches (loose measured) and compacted with mechanical equipment to 95% of the standard proctor density in accordance with the applicable AASHTO or ASTM requirements.
(5) STRUCTURE ADJUSTMENT
(a) Adjustments may be necessary to ensure that frames and grates match the elevation of the surrounding pavement or ground surface.

(6) MARKER POSTS

- (a) Sewer and water main structures, valve boxes, and the end location of sewer stubs and building services shall be marked with a 4 x 4 x 8" wood post.
(b) Providing and installing marker posts shall be incidental to the cost of sewer and water main construction.
B. SEPARATION OF WATER MAINS AND SEWERS
(1) HORIZONTAL SEPARATION
(a) Water mains shall be located at least 10 feet horizontally (edge to edge) from existing or proposed sanitary sewers and storm sewers.
(2) VERTICAL SEPARATION
(a) Whenever a water main crosses a sanitary sewer or a storm sewer, the water main shall be separated from the sewer so that the bottom of the water main is at least 18 inches above the top of the sewer.

C. SANITARY SEWERS SYSTEMS

- (1) See City of Naperville Department of Public Utilities (DPU) Water/Wastewater General Notes.
D. STORM DRAINAGE SYSTEMS
(1) See City of Naperville - Transportation, Engineering, and Development (TED) Business Group Plan Notes for Development Projects.
E. WATER SUPPLY SYSTEMS
(1) See City of Naperville - Department of Public Utilities (DPU) Water/Wastewater General Notes.

5. PAVEMENT CONSTRUCTION

A. GENERAL

- (1) All roadway, driveway, parking area, storage area, and sidewalk pavements (including curbs and shoulders) shall be constructed in accordance with the material and installation requirements of the current edition of the IDOT Standard Specifications, except where said requirements are modified by the following Project Technical Specifications.
(2) Pavement markings and markers, and traffic control signs and devices, shall be provided, installed, and removed in accordance with the requirements of the IDOT Standard Specifications, except where said requirements are modified by the following Project Technical Specifications.
B. PAVEMENT REPLACEMENT/REPAIR
(1) Existing pavements removed for excavation purposes or damaged by construction operations shall be removed and replaced in conformance to the material and construction requirements of the IDOT Standard Specifications and the requirements of the subsequent portions of this specification section.



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SPECIFICATIONS - 1 table with columns: DATE, DWG SCALE, PROJECT NO, DRAWN BY, CHECKED BY, APPROVED BY, JGC, JMC, JWC



(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.
(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.
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).
(3) Permeable base course material shall be Aggregate, Type C (100% crushed).
(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.
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%
(5) Aggregate materials shall meet or exceed the following strength requirements:
Aggregate, Type B (100% crushed) 80 IBR
Granular Material, Type B 30 IBR
(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.
(10) PCC curbing shall have expansion joints complete with dowel bars (AASHTO M227), dowel bar assemblies and preformed joint filler (AASHTO M213).
(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.
(13) Welded wire fabric shall be placed in PCC pavements where indicated on the Plans.
(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.
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.
(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.
(3) 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.
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.
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.
(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.
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.
I. PC CONCRETE PROTECTIVE COAT
(1) PCC vehicle pavements and PCC sidewalks immediately adjacent to vehicle pavements shall be given a lined oil 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.
(2) Pavement markings on driveways and parking areas shall be of a paint suitable for such use according to IDOT Standard Specifications.
(3) Pavement lane and auxiliary markings on public roadways shall be reflectorized thermoplastic material conforming to IDOT Standard Specifications.
(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.
(6) Existing markings and markers shall be removed as necessary to delineate realigned traffic lanes.
L. ACCESSIBLE PARKING SPACES
(1) Accessible parking spaces shall be in accordance with Illinois Accessibility Code requirements.
(2) Required signs (R7-8, R7-8a and R7-1101) 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.
M. TRAFFIC CONTROL SIGNS
(1) Traffic control signs shall be provided as indicated on the Plans.
N. 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.
(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.
(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 I, 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.
B. STABILIZATION PRACTICES
(1) Contractor shall limit removal of existing vegetated ground covers only to areas absolutely required to perform the project work.
(2) Exposed soil surfaces shall be stabilized with vegetation and/or protective mulches or blankets.
(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.
(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.
(5) Temporary seeding shall be employed when necessary due to seasonal limitations or temporary work stoppages.
(6) Areas with permanent vegetative cover seeding shall be protected by applied mulch or erosion control blankets.
C. SEDIMENTATION
(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.
(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.
(4) Geotextile filter fabric sediment barriers shall be installed over casting grades of drainage structures that receive surface runoff.
(5) All sediment barriers shall be replaced or cleaned as necessary during construction when they become clogged or ineffective.
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.
(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.
(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.
(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.
(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.).
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.
(2) Soil stockpiles shall include erosion control devices as necessary to prevent erosion or sedimentation.
(3) 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.
(4) 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.
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 without 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 checks, 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.
(4) Seeded areas shall be protected with a wood / cellulose fiber mulch containing a pre-blended chemical tackifier.
(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.
(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.
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.
(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.
(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.
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.
(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.
(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.
(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.
(3) Sodding 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.
(4) All soil surfaces shall be moist when the sod is placed.
(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 2 inches by disking, harrowing or other approved methods acceptable to Engineer.
(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.
(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.
(9) Contractor shall be responsible for the maintenance of all areas sodded under the contract, including necessary watering and reseeding, and for the satisfactory establishment of knitted sod grass on all sodded areas until final acceptance of the work.
(10) 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 and be firmly knitted to the soil.
(11) Only areas within the defined construction limits that are authorized for topsoil replacement will be considered for payment for sodding.
(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.
(13) Fertilizer shall be applied uniformly at a rate of 90 pounds 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.
(14) 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.
(15) 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.
(16) Seed mixtures and application rates shall be as indicated on the Plans.
(17) 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.
(18) Seeded areas shall be covered with mulch products, erosion control blankets, or turf reinforcement mats within 24 hours of seeding.
(19) 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.
(20) Seasonal seeding operations shall take place between March 15 and September 30 and only after specific authorization by the Engineer.
(21) 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.
(22) 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.
(23) 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.
(24) 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.
(25) 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.
(26) Only areas within the defined construction limits that are authorized for topsoil replacement will be considered for payment for seeding.
(27) 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 table with columns: NO, DATE, DESCRIPTION.
SPECIFICATIONS - 2 table with columns: DATE, DRAWN BY, CHECKED BY, APPROVED BY.
DRAWING NO: C002 SHEET 3 OF 12

CITY OF NAPERVILLE - DEPARTMENT OF PUBLIC UTILITIES WATER/WASTEWATER GENERAL NOTES

- a. New water main valves, including pressure tap valves, adjacent to an existing water main, and existing water main valves shall only be operated by the City of Naperville, Department of Public Utilities CEE/CM Division personnel with 48-hour notice (Monday-Friday). Contact Naperville TED Business Group at 630-420-6082 for scheduling.
b. Any existing utility structures requiring adjustment or reconstruction shall be completed by the contractor to the satisfaction of the utility owner. Adjustments and/or reconstructions not called for on the plans shall be considered incidental to the contract.
c. All structure frames shall be flush with final grade. Concrete adjusting rings are not allowed.
d. Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services.
e. All retainers shall be installed to retain valves, fittings, hydrants, and pipe joints shall be mechanical joint wedge action type MEGALUG 1100 Series as manufactured by EBBA Iron, Inc. or UNI-FLANGE BLOCKBUSTER 1400 SERIES as manufactured by Ford Meter Box Co.
f. Existing ductile iron systems for restraining push-on pipe bells shall be MEGALUG SERIES 1100HD or FORD SERIES 90.
g. Existing ductile iron systems requiring restraint shall be MEGALUG SERIES 1100SD (split MEGALUG) for mechanical joints.
h. 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 ANSI/AWWA C105/A21.5-05.
i. Set of as-built record drawing shall be given to the City of Naperville upon completion of improvements showing the location and location (tied to two points) of all new and existing structures including fire hydrants, valve boxes and vaults, linepost sleeves, water service corporation stops, water main fittings/bends, manholes, sanitary service valves measured from downstream manhole), and abandoned water or sanitary service lines.
j. The contractor shall rotate and/or adjust any existing and/or new hydrant to the satisfaction of the Department of Public Utilities.
k. Water mains shall be subjected to a hydrostatic/leakage test in accordance with Naperville Standard Specifications.
l. Test pressure shall be no less than 150 psi for a period of 4 hours and not vary by more than +/- 5 psi during the test.
m. The City of Naperville Public Utilities does not guarantee that any valve or fitting in the existing water distribution system will hold against a hydrostatic/leakage test.
n. Fire hydrant should be tagged "NOT IN SERVICE" until all testing and disinfection has been completed and new water main section is service.
o. Sanitary sewer and water shall be constructed, tested, and placed into service in accordance with City of Naperville Standard Specification and Specifications for Water and Sewer Main Construction in Illinois, Latest Edition.
p. All valve boxes, vaults, hydrants, and manholes shall not be covered with construction debris and shall remain accessible to the respective utility company.
q. Water service line smaller than 3" shall be type K copper.
r. All sanitary manholes shall be tested for leakage by vacuum testing.
s. Any manholes that fail the test shall be sealed and re-tested until acceptable.
t. The contractor shall provide internal televised inspection of all installed sanitary sewer, laterals, manholes and connections to the public system.
u. Contractor work hours are only allowed from 7:00 a.m. to 5:00 p.m., Monday through Saturday.
v. Sanitary pipes with less than 4 feet or more than 25 feet of cover shall be constructed of ductile iron piping (Class 50, minimum) and encased in polywrap.
w. All excavations more than 20 feet deep must be protected by a system designed by a registered professional engineer.
x. Contractor shall maintain 2' minimum clearance between existing utilities and new foundations and underground facilities.
y. Fences shall be installed a minimum of 5 feet from any water or sanitary mains when running parallel with them.
z. All brass components shall be certified to be lead free in compliance with NSF 61 and NSF 372 and identified with applicable markings.
aa. Sanitary Force Main - Force man shall be tested a minimum of 1 hour at 1.5 the shut off head of the pump, 2.5 times the operating pressure, or 20 psi whichever is greatest.
A. Manholes shall be furnished with a self-sealing frame and solid cover (Neehan Foundry R-1772-CVH, East Jordan Iron Works 1022-3, or equal approved by the City Engineer) with the word "Sanitary" imprinted on the cover in raised letters (see Standard Detail SAN 3).
B. Both the manhole frame and cover shall have machined horizontal and vertical bearing surfaces.
C. Pick holes shall not create openings in the manhole cover.
D. Bolt-down frames and covers shall be Neehan Foundry R-1916-F1, East Jordan Iron Works 1040 ZPT or equal approved by the City Engineer.
E. Manhole frames shall be adjusted to proper grade using reinforced, precast concrete or fiberized rings.
F. All manhole frames and adjusting rings shall be securely sealed to the cone section or top barrel section of the manhole using resilient, flexible, non-hardening, preformed bituminous mastic material.
G. A continuous layer of non-hardening, preformed bituminous mastic material, Conseal 102 B or approved equal shall be applied to each manhole barrel cone and top section to provide a watertight seal.
H. All brass components shall be certified to be lead free in compliance with NSF 61 and NSF 372 and identified with applicable markings.
I. The sanitary force main shall be tested a minimum of one (1) hour at 1.5 times the shut off head of the pump, 2.5 times the operating pressure, or 20 psi, whichever is greatest.

GENERAL NOTES

- 1. THE OWNER OR HIS/HER/THEIR REPRESENTATIVE IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED BY APPLICABLE GOVERNMENTAL AGENCIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NAPERVILLE DESIGN MANUAL AND STANDARD SPECIFICATIONS (CURRENT EDITION) AND WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (CURRENT EDITION).
3. ALL CONTRACTORS DOING WORK IN THE PUBLIC RIGHT-OF-WAY MUST BE LICENSED (WHEN APPLICABLE) TO MAKE PUBLIC IMPROVEMENTS WITHIN THE NAPERVILLE CORPORATE LIMITS.
4. THE CONTRACTOR/DEVELOPER ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR ANY ACTION RESULTING FROM THEIR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR/DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF NAPERVILLE.
6. PRIOR TO COMMENCEMENT OF ANY OFF-SITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFF-SITE EASEMENTS HAVE BEEN SECURED AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
7. THE CONTRACTOR AND THEIR ON-SITE REPRESENTATIVES WILL BE REQUIRED TO ATTEND A PRE-CONSTRUCTION MEETING WITH THE CITY OF NAPERVILLE PRIOR TO ANY WORK BEING STARTED.
8. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE CITY OF NAPERVILLE TED BUSINESS GROUP (630-420-6082) PRIOR TO STARTING WORK OR RESTARTING WORK AFTER SOME ABSENCE OF WORK FOR ANY REASON.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADEQUATELY IDENTIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION.
10. THE CONTRACTOR CAN SCHEDULE ALL NECESSARY SITE INSPECTIONS WITH THE CITY OF NAPERVILLE BY CALLING (630) 420-6082 BETWEEN THE HOURS OF 8:00AM AND 4:00PM.
11. RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE CITY OF NAPERVILLE PRIOR TO FINAL OCCUPANCY BEING GRANTED.
12. FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS SHALL BE GRANTED ONLY AFTER A FINAL INSPECTION HAS BEEN COMPLETED AND HAS REVEALED THAT ALL IMPROVEMENTS HAVE BEEN SATISFACTORILY COMPLETED IN ACCORDANCE WITH THE NAPERVILLE STANDARD SPECIFICATIONS.
STORM SEWER NOTES (GENERAL)
1. NO CONNECTION TO AN EXISTING PUBLIC STORM SEWER MAY BE MADE WITHOUT PERMISSION OF THE CITY ENGINEER.
2. THE CONTRACTOR SHALL REPAIR ANY EXISTING FIELD DRAINAGE TILE DAMAGED DURING CONSTRUCTION AND PROPERLY REROUTE AND/OR CONNECT SAID TILE TO THE NEAREST STORM SEWER OUTLET.
STORM SEWER NOTES (STORM SEWER WORK IN PLANS)
1. THE FOLLOWING MATERIALS ARE PERMITTED FOR STORM SEWER AND PIPE CULVERTS, WHERE A PARTICULAR MATERIAL IS SPECIFIED IN THE PLANS OR SPECIAL PROVISIONS, NO OTHER KIND OF MATERIAL WILL BE PERMITTED.
a. REINFORCED CONCRETE PIPE (RCP) - REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM DESIGNATION C 76, CLASSES I, II, III, IV OR V.
b. NON-REINFORCED CONCRETE PIPE - NON-REINFORCED CONCRETE PIPE SHALL BE ALLOWED FOR PIPES WITH A 10 INCH OR SMALLER DIAMETER.
c. DUCTILE IRON PIPE (DIP) - DUCTILE IRON PIPE SHALL CONFORM TO ANSI A 21.51 (AWWA C-151), CLASS THICKNESS DESIGNED PER ANSI A 21.50 (AWWA C-150), TAR (SEAL) COATED AND CEMENT LINED PER ANSI A 21.4 (AWWA C-104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS.
d. POLYVINYL CHLORIDE PIPE (PVC) - POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO ASTM D 3034 TYPE B PER THE MINIMUM STANDARD DIMENSION RATIO (SDR) SHALL BE 26.
e. HIGH DENSITY POLYETHYLENE PIPE (HDPE) - HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL CONFORM TO ASTM D 3035 TYPE B.
f. FULLY GALVANIZED CORRUGATED STEEL PIPE - FULLY GALVANIZED CORRUGATED STEEL PIPE MAY BE USED FOR RESIDENTIAL DRIVEWAY CROSSINGS ONLY WHEN A DITCH SECTION IS PRESENT.
2. BEDDING, OTHER THAN CONCRETE EMBEDMENT, SHALL CONSIST OF GRAVEL, CRUSHED GRAVEL, OR CRUSHED STONE 1/4 INCH TO 1 INCH IN SIZE.
3. BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS.
4. JOINTS CONNECTING DISSIMILAR PIPE MATERIALS SHALL BE MADE WITH SEWER CLAMP NON-SHEAR TYPE COUPLINGS.
5. MANHOLES FOR STORM SEWERS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CONSTRUCTED OF PRECAST CONCRETE UNITS IN ACCORDANCE WITH ASTM C478-05 (OR LATEST EDITION) AND SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL.
6. MANHOLES SHALL BE FURNISHED WITH A SELF-SEALING FRAME AND SOLID COVER (EAST JORDAN IRON WORKS 1022 WITH TYPE A SOLID COVER, OR APPROVED EQUAL) WITH THE WORD "STORM" IMPRINTED ON THE COVER IN RAISED LETTERS.
7. MANHOLE STEPS ON MAXIMUM 16 INCH CENTER SHALL BE FURNISHED WITH EACH MANHOLE, SECURELY ANCHORED IN PLACE, TRUE TO VERTICAL ALIGNMENT.

- 8. CATCH BASINS AND INLETS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 24 INCHES AND SHALL BE CONSTRUCTED OF PRECAST CONCRETE UNITS IN ACCORDANCE WITH ASTM C478-05 (OR LATEST EDITION) AND SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL.
a. PAVEMENT: EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL.
b. BARRIER CURB AND GUTTER: EAST JORDAN IRON WORKS 7220 FRAME WITH TYPE M1 GRATE AND T1 CURB BOX, OR APPROVED EQUAL.
c. DEPRESSED CURB: EAST JORDAN IRON WORKS 5120 FRAME AND GRATE, OR APPROVED EQUAL.
d. MOUNTABLE CURB: EAST JORDAN IRON WORKS 7525 FRAME AND GRATE, OR APPROVED EQUAL.
e. NON-PAVED AREAS: EAST JORDAN IRON WORKS 6527 BEEHIVE GRATE, OR APPROVED EQUAL.
9. ALL PIPE SHALL BE LAID TRUE TO LINE AND GRADE.
10. FOR STRUCTURES LOCATED IN PAVED AREAS, A MINIMUM OF FOUR, 2-INCH DIAMETER HOLES SHALL BE DRILLED OR PRECAST INTO THE STRUCTURE WITHIN 1 FOOT OF THE LOWEST PIPE INVERT.
ADJUSTMENTS MAY BE NECESSARY TO ENSURE THAT FRAMES AND GRATES MATCH THE ELEVATION OF THE SURROUNDING PAVEMENT OR GROUND SURFACE.
ALL RINGS SHALL BE HIGH DENSITY POLYETHYLENE PLASTIC (HDPE), RECYCLED RUBBER, HIGH DENSITY EXPANDING POLYSTYRENE, EXPANDED POLYPROPYLENE (EPP), OR OTHER MATERIAL AS APPROVED BY THE CITY ENGINEER.
A RESILIENT, FLEXIBLE, NON-HARDENING, PREFORMED BITUMINOUS MASTIC MATERIAL, CONSEAL 102 B OR APPROVED EQUAL, SHALL BE USED BETWEEN THE CONE OR TOP BARREL SECTION OF THE STRUCTURE AND THE ADJUSTING RINGS.
ALL STORM SEWER STRUCTURE FRAMES WITHOUT INSIDE FLANGES SHALL BE SHAPED WITH HYDRAULIC CEMENT OR ELASTOMERIC JOINT SEALANT TO FORM A FILLET TO THE STRUCTURE OR ADJUSTING RINGS AND TO MAINTAIN WATER-TIGHTNESS.
FRAME ADJUSTMENTS SHALL BE COMPLETED IN ACCORDANCE WITH SECTIONS 602 AND 603 OF STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
EROSION CONTROL AND DRAINAGE NOTES (GENERAL)
1. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
2. DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.
3. DURING CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE UTILIZED TO MINIMIZE THE TRACKING OF DIRT ONTO THE PUBLIC STREETS.
EROSION CONTROL AND DRAINAGE NOTES (PROJECT SPECIFIC)
1. ALL EROSION CONTROL MEASURES SHALL BE PROPERLY INSTALLED, AS PERMITTED, PRIOR TO ANY LAND DISTURBANCE ACTIVITIES.
2. ACCEPTABLE PERIMETER EROSION CONTROL INCLUDES SILT FENCE, SILT WORM AND ANY OTHER APPLICATION APPROVED BY THE CITY ENGINEER.
3. ALL OPEN GRATE STRUCTURES SHALL HAVE EROSION CONTROL PROTECTION IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLANS.
4. STOCKPILES NOT BEING DISTURBED FOR MORE THAN 14 DAYS SHALL BE SEEDED.
5. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AFTER ANY 0.5 INCH RAINFALL, OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN THEIR FUNCTION.
6. IT IS THE RESPONSIBILITY OF THE OWNER OR HIS DESIGNEE TO INSPECT ALL TEMPORARY EROSION CONTROL MEASURES PER THE REQUIREMENTS OF THE NPDES PERMIT AND CORRECT ANY DEFICIENCIES AS NEEDED.
GEOMETRIC AND PAVING NOTES (GENERAL)
1. THE DEVELOPER AND CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO ADEQUATELY PROTECT THE PAVEMENT AND PROPERTY, CURB AND GUTTER AND OTHER RIGHT-OF-WAY IMPROVEMENTS, WHETHER NEWLY CONSTRUCTED OR EXISTING, FROM ANY AND ALL DAMAGE.
2. ANY NEW OR EXISTING IMPROVEMENTS THAT ARE DAMAGED SHALL BE REPAIRED OR REPLACED IN A MANNER THAT IS SATISFACTORY TO THE CITY ENGINEER.
3. THE CONTRACTOR AND/OR DEVELOPER SHALL SECURE ALL NECESSARY RIGHTS AND PERMISSIONS TO PERFORM ANY WORK ON PRIVATE PROPERTY NOT WITHIN THE OWNERSHIP RIGHTS OF THE DEVELOPER.
4. THE CONTRACTOR/DEVELOPER WILL BE RESPONSIBLE FOR BRINGING PAVEMENTS (STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAY) UP TO CITY STANDARDS INCLUDING ANY REPAIRS TO SUBSTANDARD PAVEMENTS THAT EXISTED PRIOR TO OR OCCURRED DURING CONSTRUCTION.
5. WHEREVER NEW WORK WILL MEET EXISTING CONDITIONS OTHER THAN LAWN AREAS, REGARDLESS OF WHETHER THE NEW OR EXISTING WORK IS ASPHALT OR CONCRETE, THE EXISTING ADJACENT SIDEWALK, DRIVEWAYS, PAVEMENT OR CURB SHALL BE NEATLY SAW CUT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BRINGING PAVEMENTS (STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAY) UP TO CITY STANDARDS INCLUDING ANY REPAIRS TO SUBSTANDARD PAVEMENTS THAT EXISTED PRIOR TO OR OCCURRED DURING CONSTRUCTION.

TRAFFIC CONTROL AND PROTECTION NOTES (GENERAL)

- 1. ALL DEVELOPERS AND CONTRACTORS SHALL PROVIDE SUITABLE TRAFFIC CONTROL FOR THEIR CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
2. PEDESTRIANS MUST BE PROVIDED WITH A SAFE ALTERNATE ROUTE IF PEDESTRIAN FACILITIES ARE TO BE CLOSED AS A RESULT OF CONSTRUCTION ACTIVITIES.
3. THE CONTRACTOR SHALL EMPLOY THE APPROPRIATE METHODS OF TRAFFIC CONTROL IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
4. ANY TEMPORARY OPEN HOLES SHOULD BE BARRICADED AND PROTECTED IN ACCORDANCE WITH APPLICABLE STANDARDS.
5. A MINIMUM 72 HOUR NOTICE IS REQUIRED FOR TRAFFIC CONTROL THAT REDUCES THE WIDTH OF A TRAVEL LANE LESS THAN 12 FEET OR CLOSES A LANE.
6. LANE CLOSURES ON ARTERIAL ROADWAYS WITHIN THE CITY OF NAPERVILLE ARE NOT PERMITTED BETWEEN THE HOURS OF 6AM-9AM AND 3PM-7PM MONDAY THROUGH FRIDAY.
7. ANY WORK THAT IMPACTS A TRAFFIC LANE ON AN ARTERIAL ROADWAY REQUIRES AN ARROWBOARD AS PART OF THE TRAFFIC CONTROL.
8. AT THE END OF EACH DAY OF WORK, THE ROADWAY MUST BE COMPLETELY REOPENED TO TRAFFIC.
DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC GENERAL NOTES
1. THE TRANSFORMER IS LOCATED NEAR VEHICULAR TRAFFIC.
2. THE DEVELOPER SHALL SUPPLY THE DPU-E ENGINEER WITH CATALOG CUTS FOR ALL CT/METER EQUIPMENT.
3. THE CT/METER CABINET SHALL BE TOP FED.
4. CT/METER EQUIPMENT ARE LONG LEAD TIME ITEMS AND DPU-E SHALL NOT BE HELD RESPONSIBLE FOR DELAYS RESULTING FROM NON-COMPLIANT CT/METER EQUIPMENT.
5. PLEASE PROVIDE NAME AND CONTACT INFORMATION FOR ELECTRICAL CONTRACTOR FOR THIS PROJECT.
6. DPU-E WILL PROVIDE, INSTALL, AND MAINTAIN THE TRANSFORMERS.
7. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING, INSTALLING, AND MAINTAINING THE TRANSFORMER PAD/VAULT, ALL SERVICE LATERAL (480V) CABLE AND CONDUIT, THE SERVICE ENTRANCE EQUIPMENT INCLUDING THE CT/METER CABINET AND ALL BANKED METER SOCKETS.
8. THE DEVELOPER SHALL COORDINATE SITE CONSTRUCTION WITH DPU-E TO ALLOW ELECTRIC FACILITIES TO BE INSTALLED PRIOR PAVING AND CURBING.
9. ELECTRIC FACILITIES SHALL BE INSTALLED PURSUANT TO SECTION 8-1C-3 OF THE CITY OF NAPERVILLE MUNICIPAL CODE.
10. AT ALL TIMES, THE CUSTOMER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING A SUITABLE APPROACH TO THE METER LOCATION.
11. CLEARANCE TO TRANSFORMER PAD SHALL BE 5' FROM ALL SIDES, 10' FROM FRONT, AND THE AREA ABOVE MUST BE COMPLETELY CLEAR OF OBSTRUCTION.
12. DPU-E REQUIRES A MINIMUM 5' OF SEPARATION BETWEEN ITS ELECTRIC FACILITIES AND ANY FIRE HYDRANTS STORM DRAINS, STORM SEWERS, WATER MAINS, GAS MAINS, ETC. THAT RUN PARALLEL TO ITS FACILITIES.
13. THE TRANSFORMER MUST BE SHOWN ON THE SITE PLAN AND SHOULD BE LOCATED BETWEEN 8' AND 50' FROM COMMERCIAL BUILDINGS.
14. LABEL ALL METER SOCKETS WITH THE COMPLETE ADDRESS IN 1" LETTERS USING PERMANENT STICKERS.
15. APPROVAL OF METERING EQUIPMENT BY DPU-E DOES NOT REMOVE YOUR RESPONSIBILITY TO COMPLY WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY THE CITY OF NAPERVILLE.
16. A CUSTOMER'S GROUNDING CONDUCTOR SHALL NOT BE CONNECTED TO DPU-E DISTRIBUTION EQUIPMENT.
17. CLEARANCE TO TRANSFORMER PAD SHALL BE 5' FROM ALL SIDES, 10' FROM FRONT, AND THE AREA ABOVE MUST BE COMPLETELY CLEAR OF OBSTRUCTION.
18. THE DEVELOPER IS RESPONSIBLE FOR THE CONSTRUCTION AND INSTALLATION OF A TRANSFORMER PAD AND VAULT.

CITY OF NAPERVILLE logo and contact information: Address: 1067 & 2406th Parkside Rd, Naperville, IL 60563. Phone: 630.963.6026. Website: www.cecinco.com

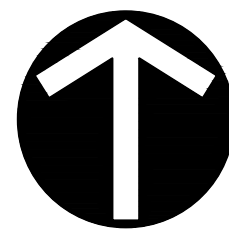
REVISION RECORD table with columns: NO., DATE, DESCRIPTION

1230 East Diehl Road, Suite 200, Naperville, IL 60563, Ph: 630.963.6026, www.cecinco.com

CEE logo and Civil & Environmental Consultants, Inc. text

M HOUSE 828 LLC, 1075 AND 1079 PARKSIDE ROAD, NAPERVILLE, ILLINOIS 60540

SPECIFICATIONS - 3 table with columns: DATE, DRAWN BY, CHECKED BY, APPROVED BY




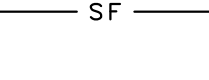



NORTH

CITY OF NAPERVILLE
Address: 1081 & 26th St Parkside Rd
Last Revision Date: 02/12/2024
Approval Date: 7/9/2024



DEMOLITION LEGEND

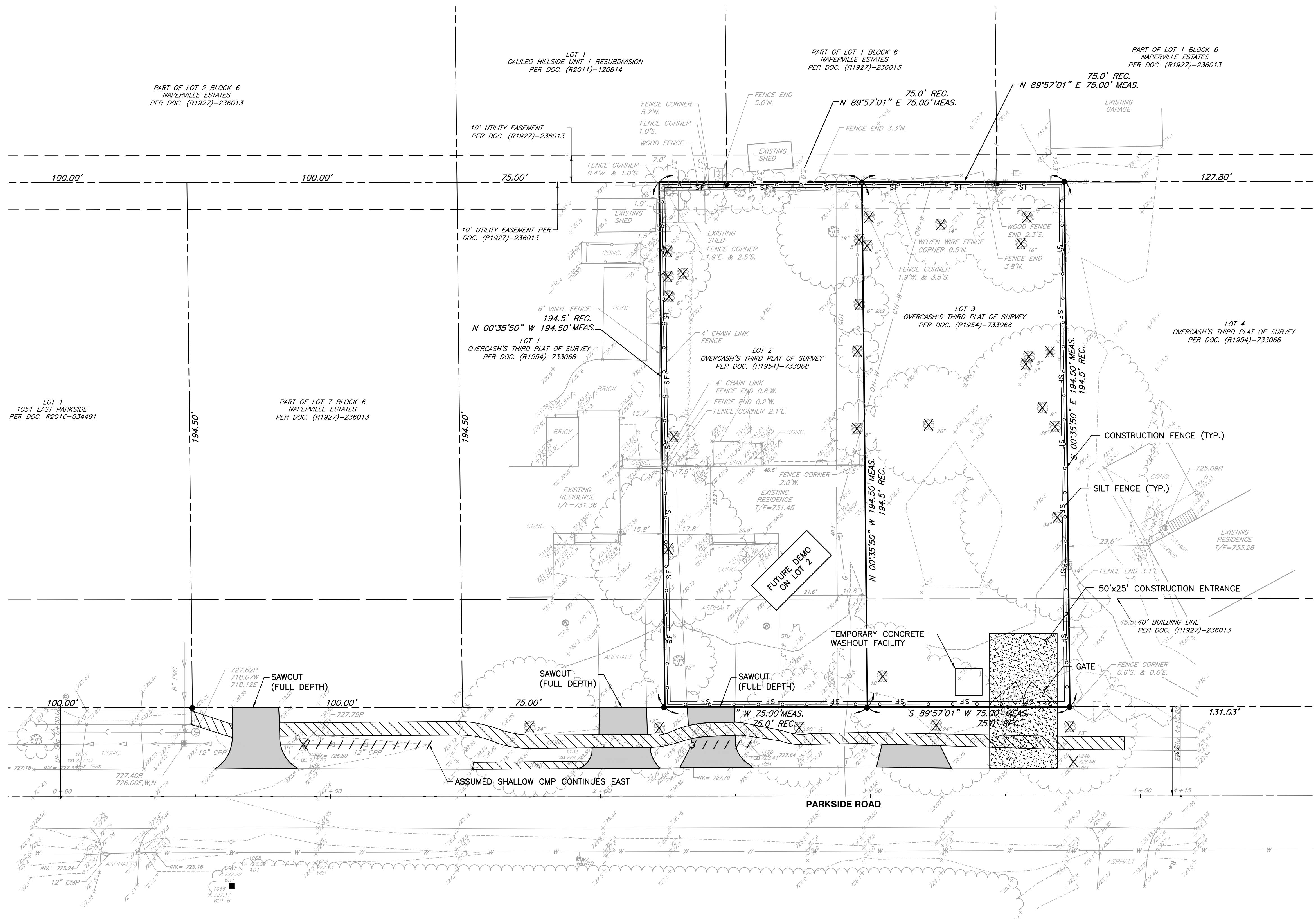
-  BITUMINOUS PAVEMENT REMOVAL
-  INDICATES CONCRETE ITEM OR UTILITY SERVICE TO BE REMOVED
-  INDICATES UTILITY STRUCTURE, LIGHT STANDARD FOUNDATION, OR TREE TO BE REMOVED
-  SILT FENCE
-  CONSTRUCTION FENCE (CHAIN LINK)

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, ACCESS ROADS, 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 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. THE DURATION OF THE PUBLIC SIDEWALK CLOSURE (IF REQUIRED) SHALL BE KEPT TO A MINIMUM. SIDEWALK CLOSURE SHALL BE IN ACCORDANCE WITH IDOT STANDARD 701801.
6. THE CONTRACTOR SHALL COORDINATE WITH THE VARIOUS UTILITY COMPANIES TO INSURE THAT SERVICE IS PROVIDED TO ADJACENT PROPERTIES DURING CONSTRUCTION. ALL MATERIAL, EXCEPT THAT BELONGING TO A PUBLIC UTILITY COMPANY OR DEDICATED FOR SALVAGE, SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISCONNECTING ALL UTILITIES IN COMPLIANCE WITH LOCAL REQUIREMENTS.
7. 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.
8. ALL DEBRIS FROM DEMOLITION SHALL BE HAULED OFF SITE AND DISPOSED OF BY LEGAL MEANS.
9. 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.
10. 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.
11. ALL ADJACENT STREETS SHOULD BE KEPT CLEAR OF MUD/DEBRIS. THE CONTRACTOR SHALL INSPECT THE STREETS DAILY AND CLEAN THEM AS NECESSARY.
12. A TEMPORARY CHAIN-LINK 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. PLACEMENT OF THE TEMPORARY CONSTRUCTION FENCE/GATE SHALL NOT IMPEDE INGRESS/EGRESS.

REFERENCE

1. EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON MARCH 15, 2024 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.



NO.	DATE	REVISION	DESCRIPTION
1			NO REVISIONS THIS SHEET

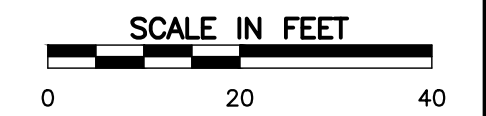
1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

CEC
Civil & Environmental
Consultants, Inc.

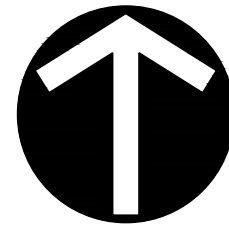
M HOUSE 828 LLC
1075 AND 1079 PARKSIDE ROAD
NAPERVILLE, ILLINOIS 60540

DEMOLITION PLAN	
DATE:	MAY 31, 2024
DRAWN BY:	JGC
CHECKED BY:	JGC
PROJECT NO.:	341-408
APPROVED BY:	JGC

DRAWING NO. **C101**
SHEET 6 OF 12

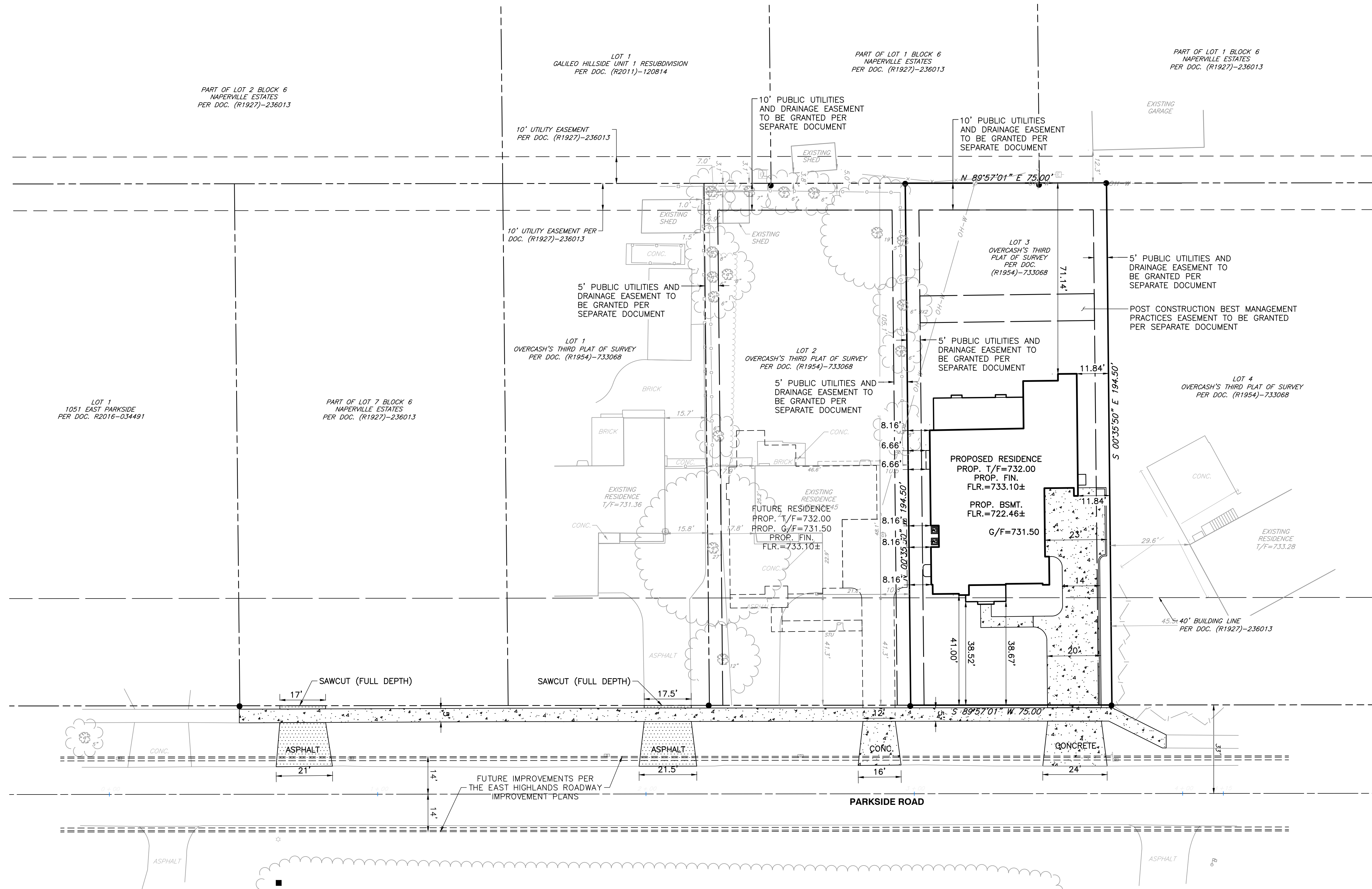


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NORTH

CITY OF NAPERVILLE
Address: 1081 & 26th/028 Parkside Rd
Last Revision Date: 02/17/2024
Approval Date: 7/9/2024



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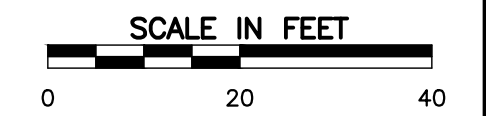
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Ph: 630.963.6026
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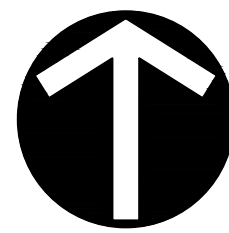
Civil & Environmental
Consultants, Inc.

**M HOUSE 828 LLC
1075 AND 1079 PARKSIDE ROAD
NAPERVILLE, ILLINOIS 60540**

DIMENSION PLAN	
DATE: MAY 31, 2024	DRAWN BY: MAJ
DWG SCALE: 1" = 20'	CHECKED BY: JGC
PROJECT NO: 341-408	APPROVED BY: JGC

DRAWING NO: **C200**
SHEET 7 OF 12





NORTH

CITY OF NAPERVILLE
Address: 1081 & 26th St
Last Revision Date: 6/21/2024
Approval Date: 7/9/2024

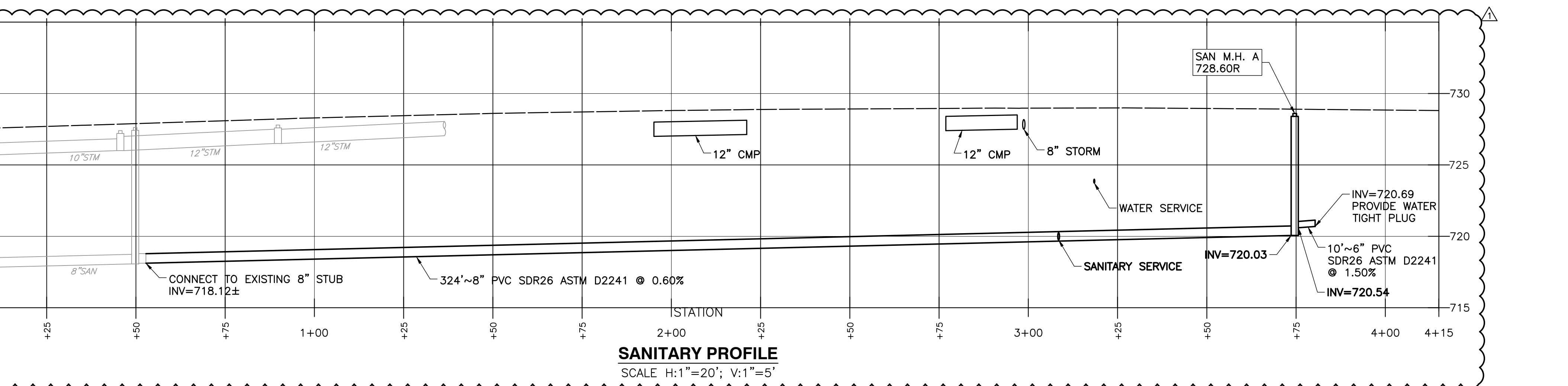
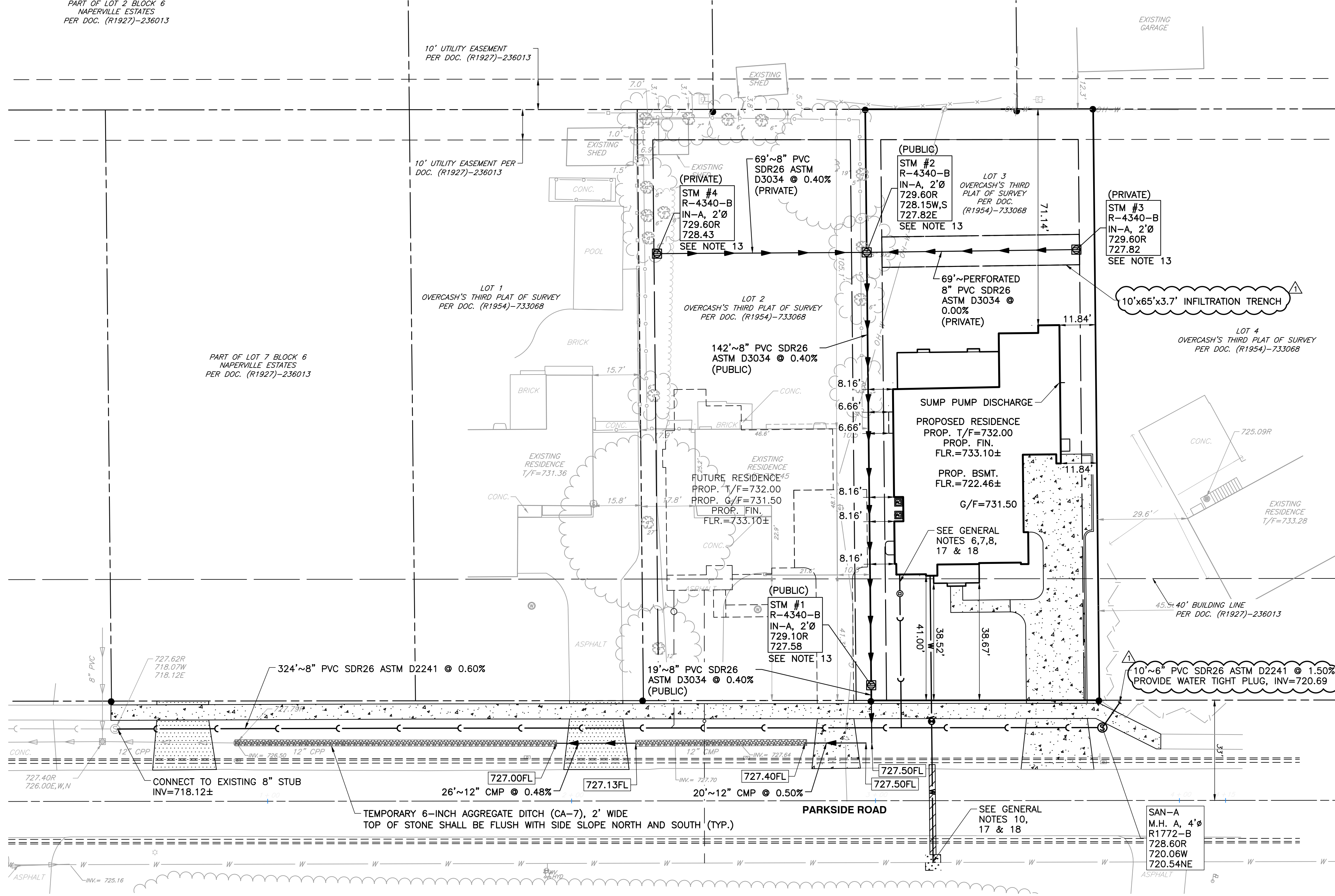


APPROVED

GENERAL NOTES:

- THIS PLAN MAY BE RELEASED FOR FOIA REQUESTS.
- CEC IS NOT RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.
- DRIVEWAY WIDTH SHALL NOT EXCEED 20' AT R.O.W. LINE.
- MAXIMUM SIDE SLOPE SHALL BE 4:1.
- BUILDING ENVELOPE IS BASED ON THE EXTENSION OF THE OUTSIDE WALLS OF THE FOUNDATION BUT MAY NOT INCLUDE SMALLER FEATURES SUCH AS CORNER BUMPOUTS. SEE ARCHITECTURAL PLANS FOR FOUNDATION PLAN DIMENSIONS.
- THE PROPOSED SANITARY SERVICE SHALL BE 6" PVC SDR 26 @ 1.00% MINIMUM.
- AN OVERHEAD SANITARY SEWER SERVICE AND EJECTOR PIT ARE REQUIRED.
- ALL WORK MUST BE PERFORMED BY A LICENSED PLUMBER AND INSPECTED BY THE CITY OF NAPERVILLE. A RIGHT-OF-WAY PERMIT IS REQUIRED FOR ANY WORK PERFORMED IN THE RIGHT-OF-WAY OR UTILITIES EASEMENT.
- SEE SHEET C101 FOR CONSTRUCTION ENTRANCE.
- PROPOSED WATER SERVICE PRESSURE TAP WITH CORPORATION STOP IN ACCORDANCE WITH CITY REQUIREMENTS. INSTALL/PUSH TYPE "K" COPPER WATER 1-1/2" SERVICE WITH B-BOX UNDERNEATH ROADWAY. CONTRACTOR TO FIELD VERIFY LOCATION OF WATER MAIN AND ANY UTILITY CROSSINGS PRIOR TO CONSTRUCTION. RESTORE PARKWAY IN KIND. CONTACT CITY OF NAPERVILLE PUBLIC WORKS AT (630) 420-6095 FOR REQUIREMENTS AND INSPECTIONS.
- $\frac{730.4 + 729.5}{2} = 730.0$ AVERAGE DATUM POINT
- A CONCRETE WASHOUT AREA SHOULD BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR STORM SEWER SYSTEM.
- EXISTING AND PROPOSED STORM SEWER STRUCTURES MUST BE PROTECTED FROM DEBRIS AND SEDIMENT DURING CONSTRUCTION WITH FLEX STORM/INLET FILTERS.
- IF THE DRIVEWAY APRON IS MODIFIED TO ANY SURFACE OTHER THAN ASPHALT OR STANDARD CONCRETE, THE DEVELOPER WILL NEED TO SUBMIT A COPY OF THE CITY'S COVENANT AGREEMENT PRIOR TO FINAL INSPECTION.
- ALL DOWNSPOUTS SHALL BE DIRECTED AWAY FROM ADJACENT HOMES AND TOWARDS THE FRONT OR REAR OF THE PROPERTY. BUBBLERS SHALL BE A MINIMUM OF 15 FEET FROM SIDEWALK AND A MINIMUM OF 3 FEET FROM THE PROPERTY LINE.
- ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.
- THE CONTRACTOR SHALL FIELD VERIFY THE DEPTH, SIZE, CONDITION AND LOCATION OF EXISTING UTILITIES THAT MAY BE IMPACTED BY THE CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
- TREE PROTECTION MUST BE PROVIDED FOR TREES WITHIN THE CONSTRUCTION AREA AND ANY TREES ACROSS THE ROADWAY WHICH MAY BE IMPACTED BY UTILITY CONNECTIONS.
- EXISTING HOUSE, SIDEWALKS, FENCES, DRIVEWAY AND SHEDS TO BE REMOVED AND ALL RESULTING CONSTRUCTION DEBRIS TO BE DISPOSED OF LEGALLY AND SAFELY OFFSITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING THE CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY AND THE OWNER, OR REPLACED.
- ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
- CONTRACTOR SHALL ENSURE ADJACENT ROADS REMAIN CLEAR AND FREE OF CONSTRUCTION DEBRIS AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEERING PLANS TO ARCHITECTS PLANS. ANY DISCREPANCY MUST BE CLARIFIED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
- A PERMIT MAY BE REQUIRED FOR CERTAIN ADDITIONAL INSTALLATIONS (POOL, PATIO, DECK, ETC.).
- A TREE REMOVAL PERMIT IS REQUIRED FOR ANY TREE REMOVAL IN THE PUBLIC RIGHT-OF-WAY.
- DOCUMENTATION WILL BE REQUIRED TO BE SUBMITTED WITH THE FINAL GRADING SURVEY TO DEMONSTRATE THAT THE BMP IS RESTRICTED BY AN EASEMENT.

PART OF LOT 2 BLOCK 6
NAPERVILLE ESTATES
PER DOC. (R1927)-236013



PERVIOUS/IMPERVIOUS CALCULATIONS:

	IMPERVIOUS AREA	PERVIOUS AREA	PROJECT AREA
EXISTING	0 S.F.	14,587 S.F.	14,587 S.F.
PROPOSED	5,432 S.F.	9,155 S.F.	14,587 S.F.
NET INCREASE	5,432 S.F.		

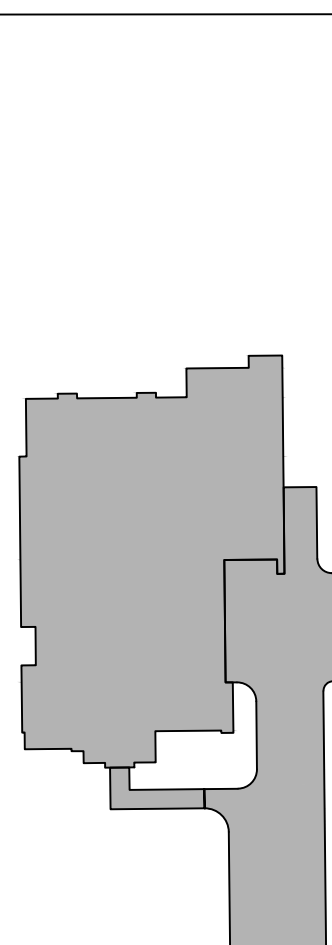
ASSUME 8,200 S.F. OF NEW IMPERVIOUS AREA (POTENTIAL FUTURE IMPROVEMENTS)

8,200 S.F. x 1.25 IN. x (1FT./12IN.) = 854 CU.FT. OF RUNOFF

854 CU.FT. x (1 CU.FT. OF STONE/0.36 VOID SPACE) = 2,372 CU.FT. OF STONE

10'W x 65'L x 3.7'D = 2,405 CU.FT. PROVIDED

EXISTING IMPERVIOUS:
AREA=0 S.F.
1"=40'

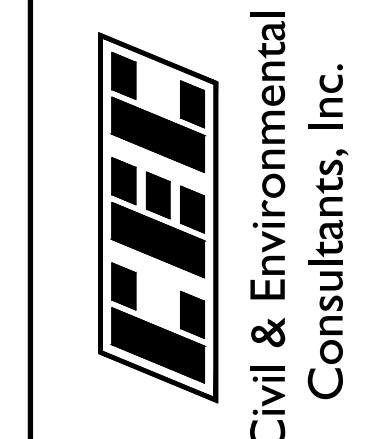


PROPOSED IMPERVIOUS:
AREA=5,432 S.F.
1"=40'

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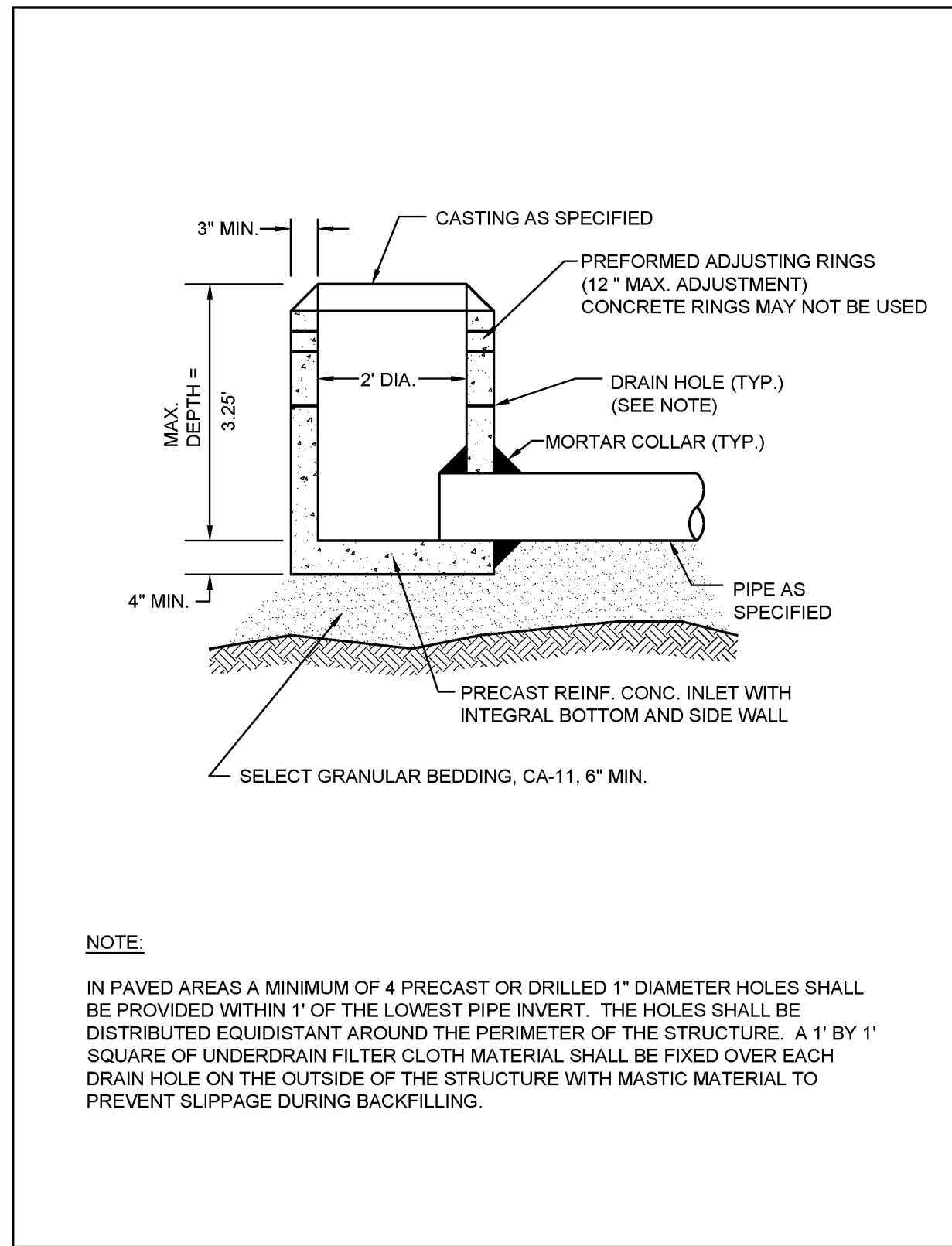
M HOUSE 828 LLC
1075 AND 1079 PARKSIDE ROAD
NAPERVILLE, ILLINOIS 60540

UTILITY PLAN & PROFILE

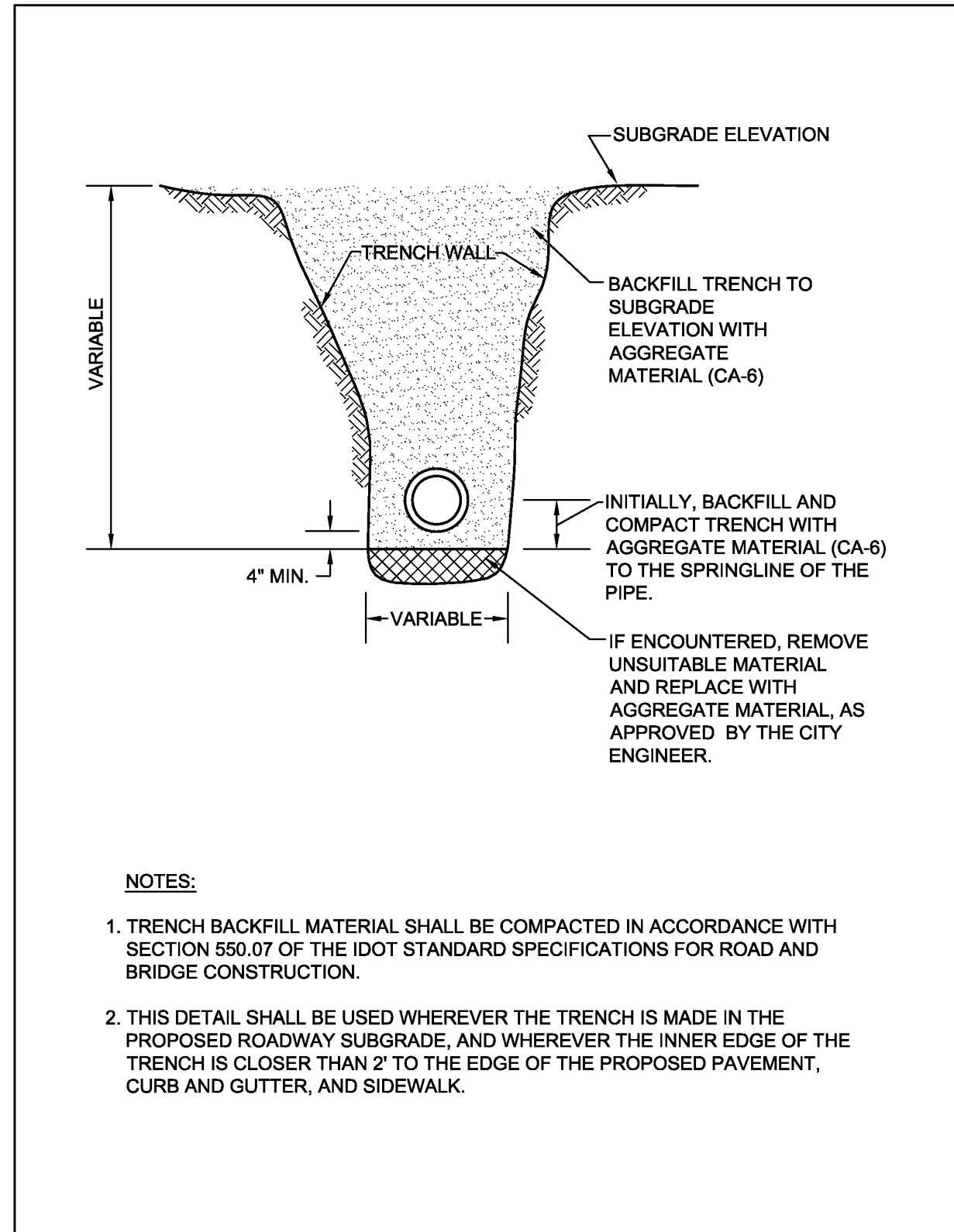
DRAWING NO.:
C500

SHEET 9 OF 12

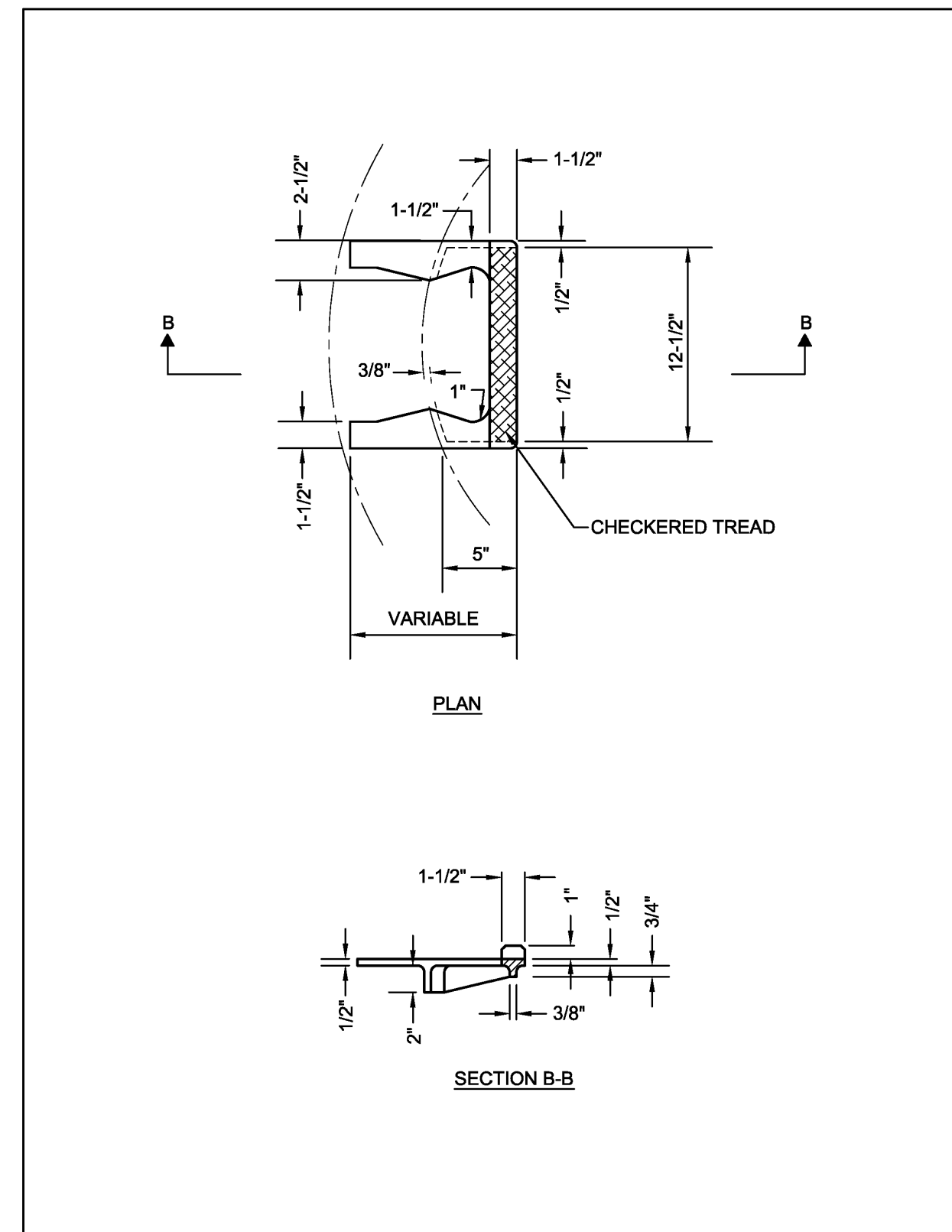
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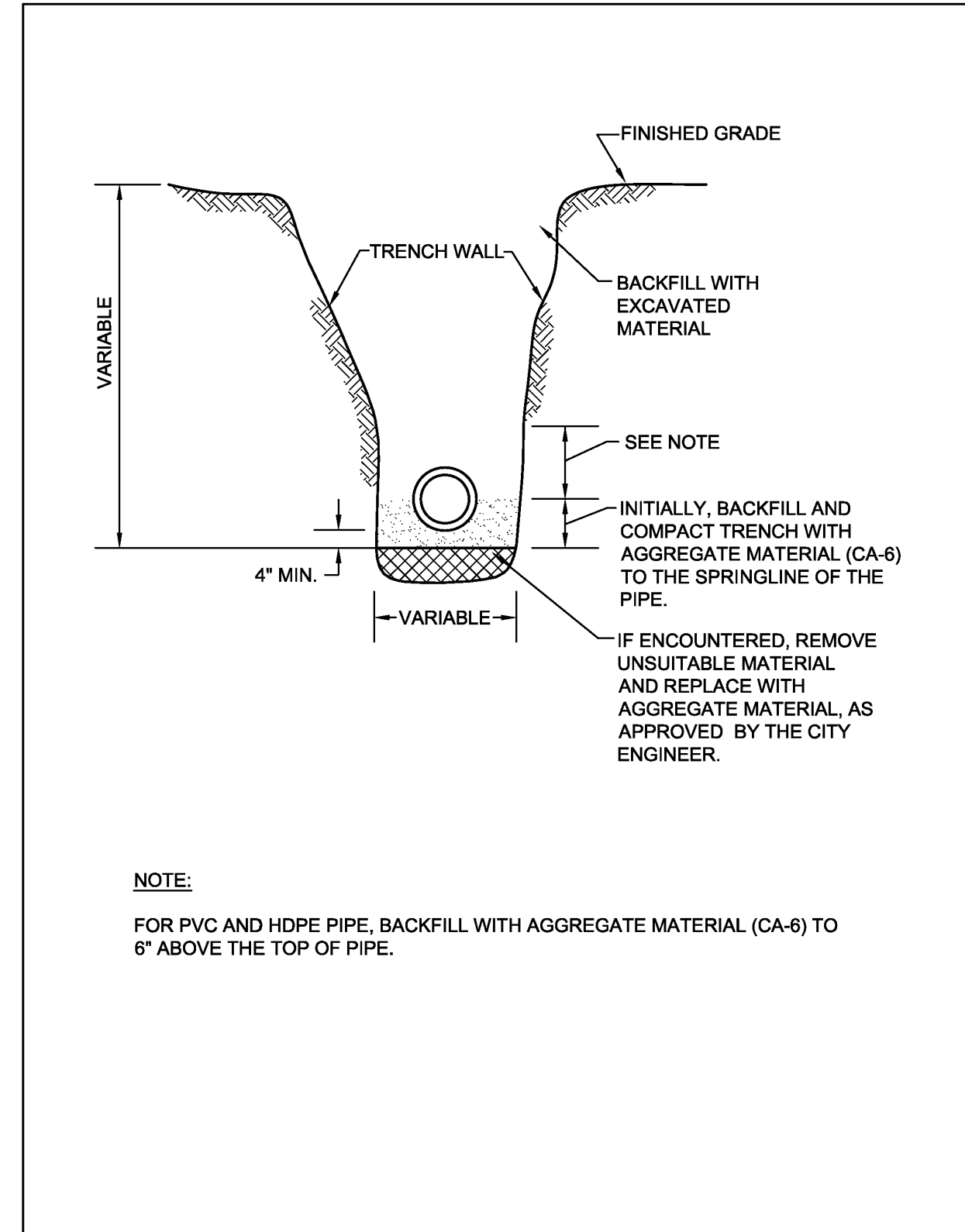
City of Naperville STANDARD DETAIL
INLET - TYPE A
 REVISED: 09/01/2019 SHEET 1 OF 1 **290.05**
 STORM 5



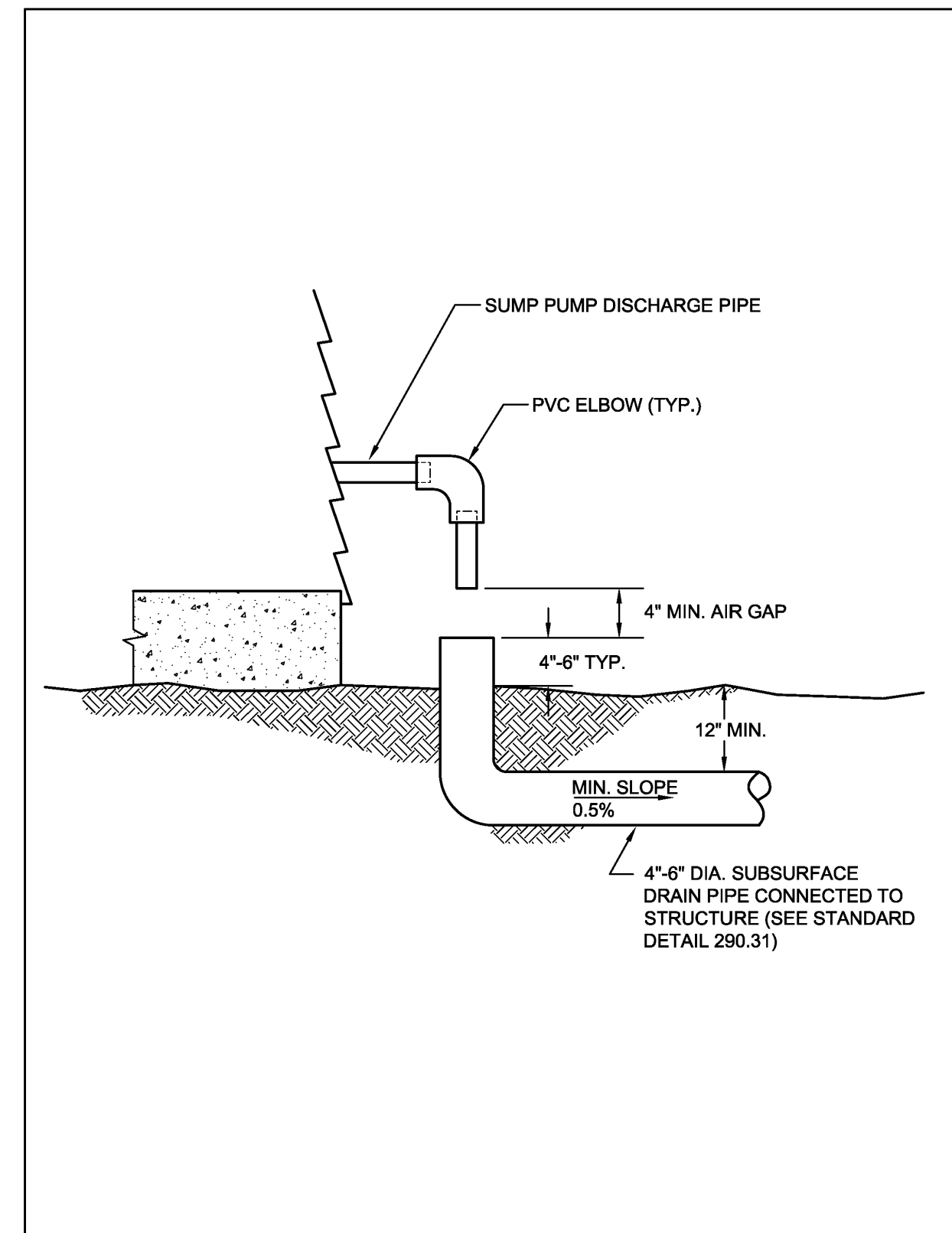
City of Naperville STANDARD DETAIL
STORM SEWER TRENCH SECTION IN PAVED AREAS
 REVISED: 01/01/2013 SHEET 1 OF 1 **290.20**
 STORM 20



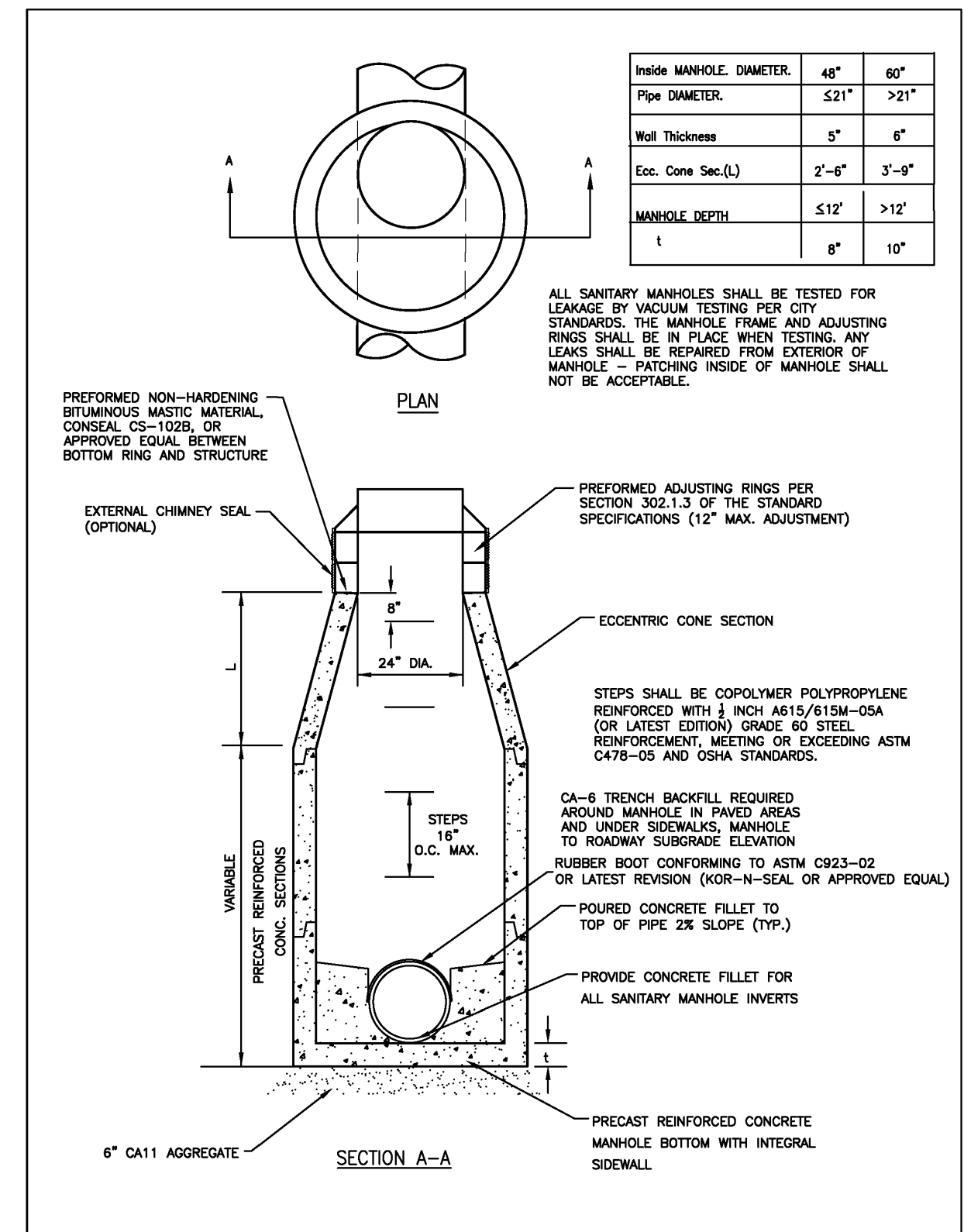
City of Naperville STANDARD DETAIL
CAST IRON STEPS
 REVISED: 01/01/2013 SHEET 1 OF 1 **290.06**
 STORM 6



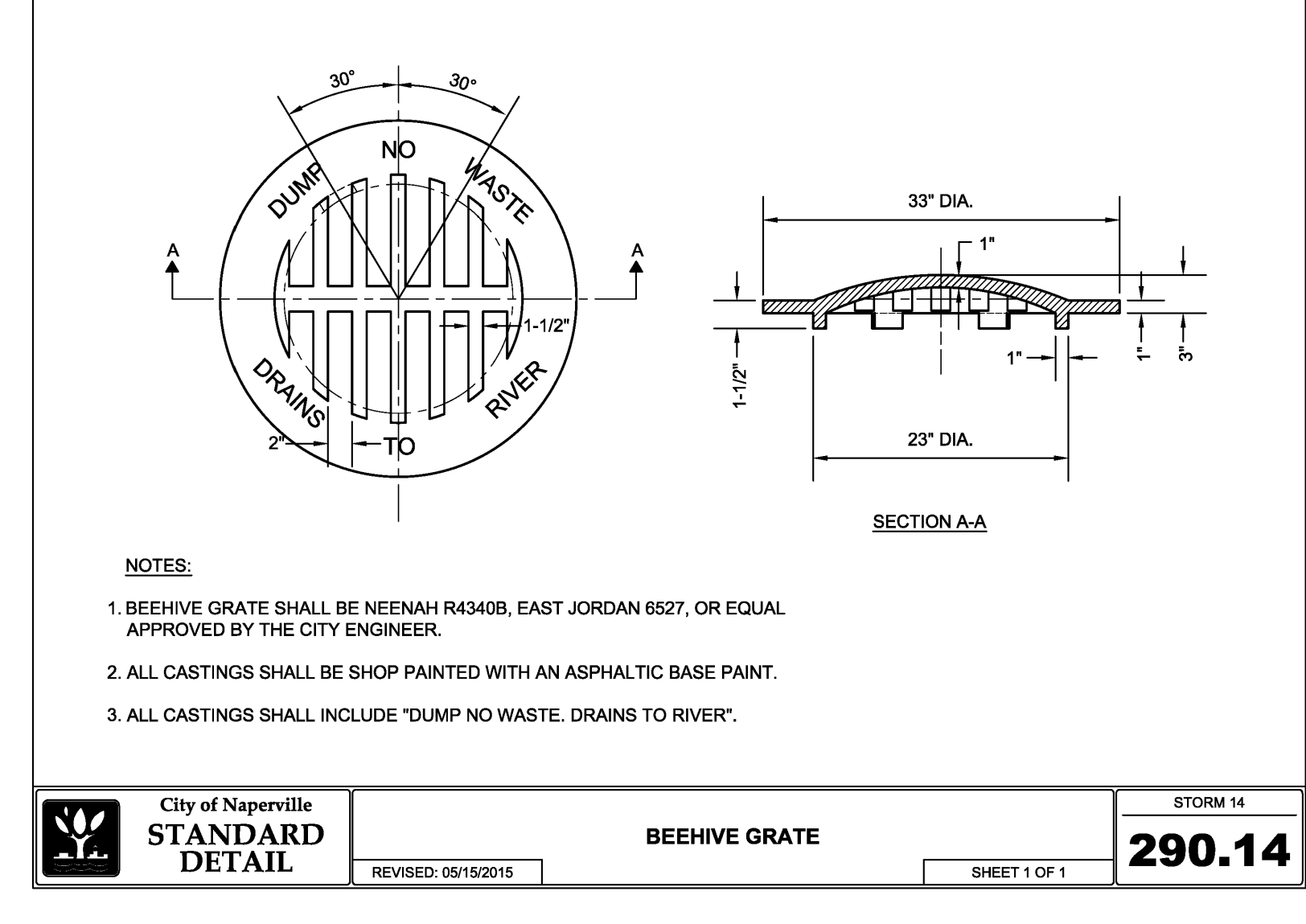
City of Naperville STANDARD DETAIL
STORM SEWER TRENCH SECTION IN NON-PAVED AREAS
 REVISED: 01/01/2013 SHEET 1 OF 1 **290.21**
 STORM 21



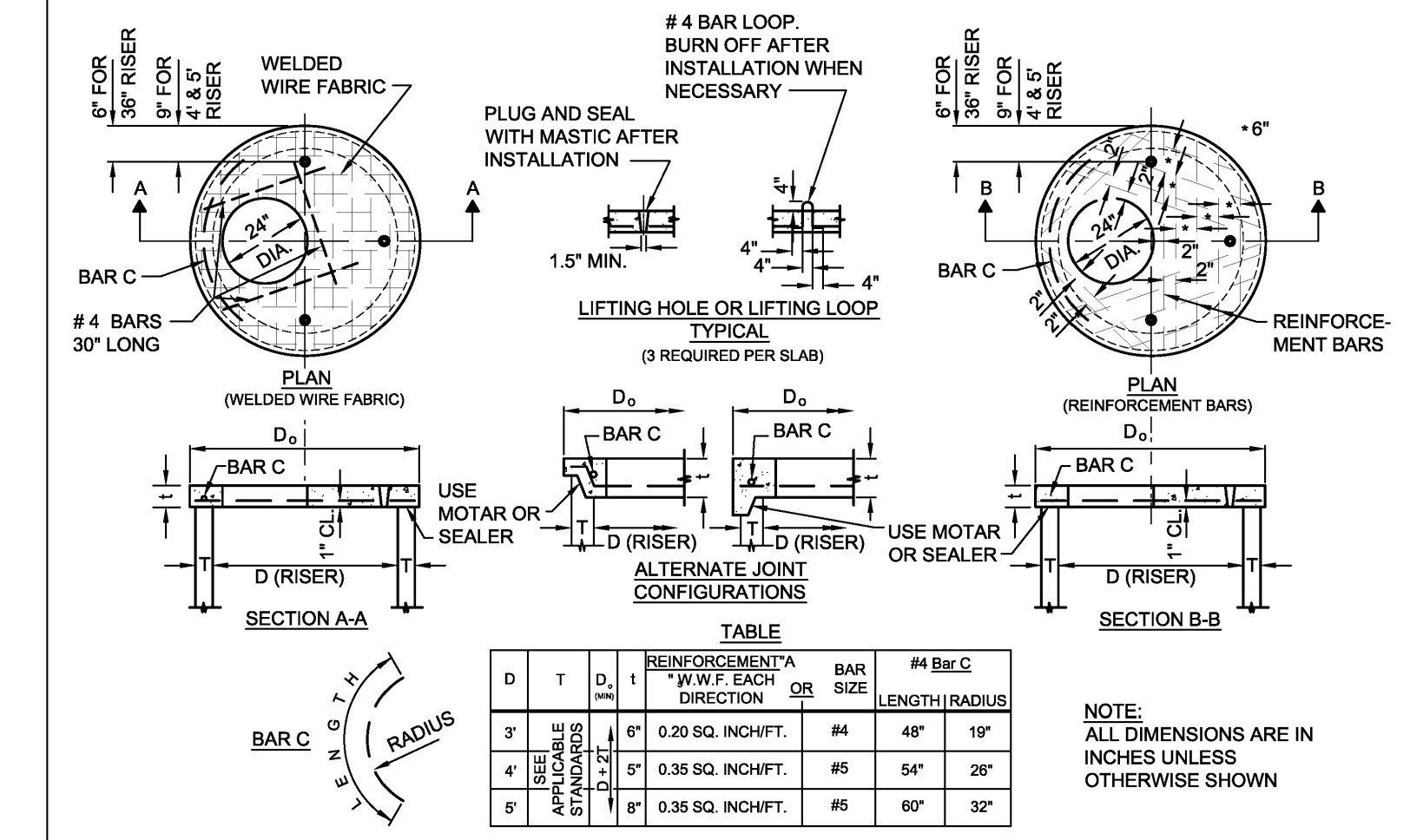
City of Naperville STANDARD DETAIL
SUMP PUMP CONNECTION
 REVISED: 01/01/2013 SHEET 1 OF 1 **290.30**
 STORM 30



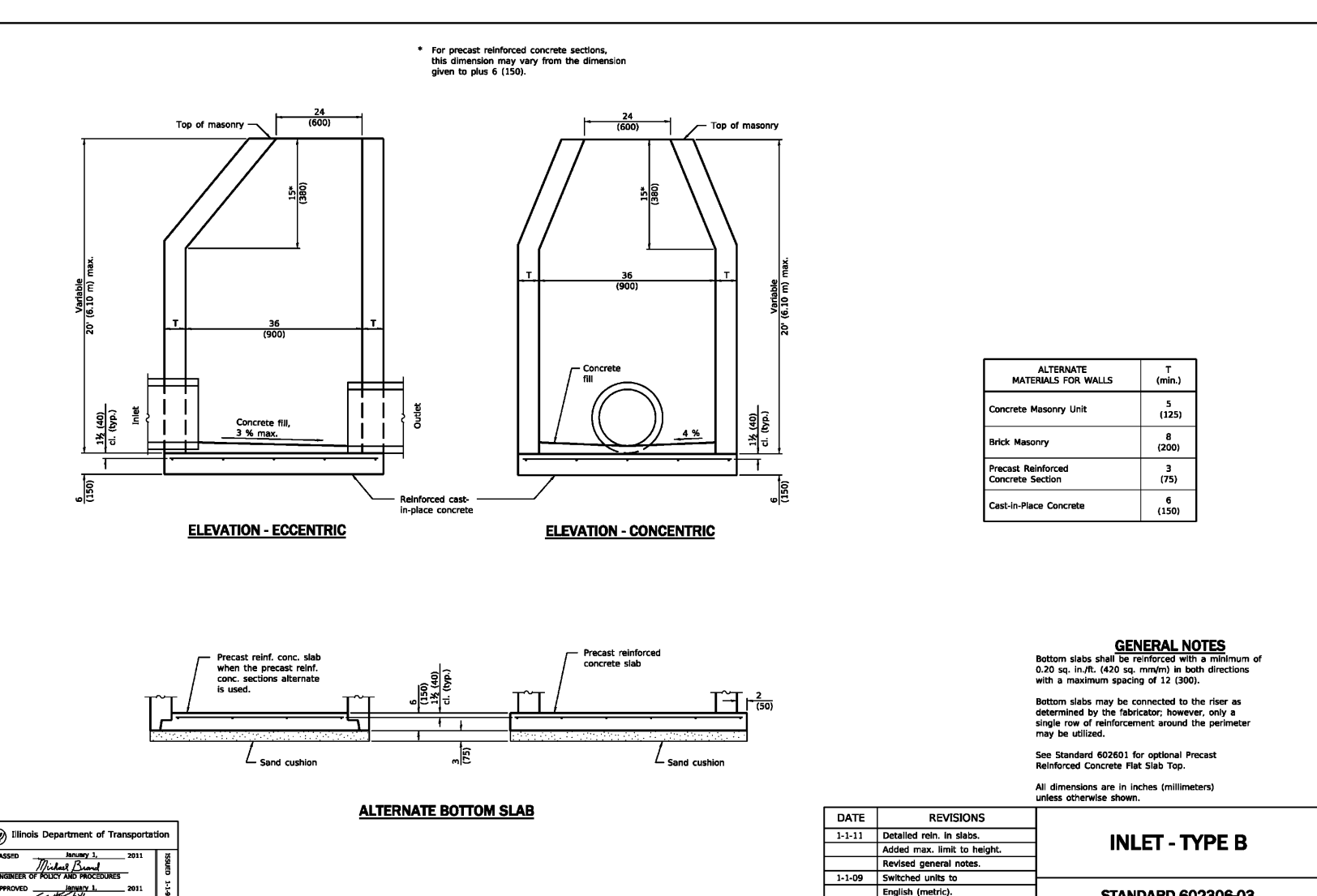
City of Naperville STANDARD DETAIL
SANITARY SEWER MANHOLE
 REVISED: 09/01/2018 SHEET 1 OF 1 **390.01**
 SANITARY 1



City of Naperville STANDARD DETAIL
BEEHIVE GRATE
 REVISED: 05/15/2015 SHEET 1 OF 1 **290.14**
 STORM 14



City of Naperville STANDARD DETAIL
FLAT SLAB TOP PRECAST REINFORCED CONCRETE
 REVISED: 01/01/2013 SHEET 1 OF 1 **290.03**
 STORM 3



City of Naperville STANDARD DETAIL
INLET - TYPE B
 STANDARD 602306-03

REVISION RECORD

NO.	DATE	DESCRIPTION
1	02/17/2024	NO REVISIONS THIS SHEET

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CECINCO
 Civil & Environmental Consultants, Inc.

M HOUSE 828 LLC
 1075 AND 1079 PARKSIDE ROAD
 NAPERVILLE, ILLINOIS 60540

DETAILS - 1

DATE: MAY 31, 2024
 DRAWN BY: JGC
 DWG SCALE: 1" = 20'
 PROJECT NO: 341-408
 APPROVED BY: JGC

DRAWING NO: **C800**
 SHEET 10 OF 12

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

NOTES:
 1) DUCTILE IRON SHALL BE GRADE 65-45-12 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
 2) ALL FRAMES AND COVERS SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES SHALL NOT CREATE OPENINGS IN THE COVER.
 3) THE MANHOLE COVERS SHALL HAVE 2" RAISED LETTERS AS SHOWN.
 4) ALTERNATIVE TO DUCTILE IRON LID, GREY IRON CL 35 LID MAY BE USED.
 5) CASTINGS ARE SHALL BE EAST JORDAN 1022-Z3; NEENAH R-1772 OR APPROVED EQUAL.
 6) 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.
 7) LIDS AND FRAMES TO MEET ASSHTO M308 PROOF LOADING SPECIFICATIONS

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

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

City of Naperville STANDARD DETAIL
TYPICAL RESIDENTIAL DRIVEWAY DETAIL
 REVISED: 08/01/2018 SHEET 1 OF 2 **590.06**

NOTES:
 1. DRIVEWAYS SHALL NOT EXCEED 20' IN WIDTH MEASURED AT THE RIGHT-OF-WAY LINE.
 2. DRIVEWAYS SHALL NOT ENCRoACH OVER THE PROPERTY LINE EXTENSION IN THE PARKWAY.
 3. DRIVEWAYS SHALL NOT BE CONSTRUCTED IN EASEMENTS.
 4. ALL AGGREGATE SUB-BASE SHALL BE MECHANICALLY COMPACTED.
 5. SIDEWALK SHALL CONTINUE THROUGH DRIVEWAYS.
 6. SIDEWALK THICKNESS ACROSS DRIVEWAYS SHALL BE A MINIMUM OF 6" PCC ON 2" AGGREGATE SUB BASE.
 7. EXPANSION JOINT MATERIAL MUST MATCH THE FULL DEPTH OF THE PAVEMENT.
 8. SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS.
 9. SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES.

City of Naperville STANDARD DETAIL
TEMPORARY EROSION CONTROL MEASURE - SILT FENCE
 REVISED: 01/01/2013 SHEET 1 OF 2 **790.03**

NOTES:
 1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NON-WOVEN OR 50 FOR WOVEN.
 3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.
 4. DEPENDING UPON THE CONFIGURATION, ATTACH FABRIC AND WIRE MESH WITH HOG RINGS, STEEL POST WITH THE WIRES, WOOD POST WITH NAILS.

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

NOTES:
 1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
 2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
 3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

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

NOTES:
 1. THE OPEN ENDS SHALL BE PROTECTED FROM DEBRIS AND GROUNDWATER ENTERING THE LATERAL WITH AN APPROVED PLUG.
 2. MAXIMUM SLOPE SHALL BE LESS THAN 1:1 WHEN IT IS NECESSARY TO SECURE BEDDING IN UNDISTURBED EARTH.
 3. WHEN A SERVICE CONNECTION IS TAPPED INTO PVC MAIN, THEN A SEWER SADDLE SHALL BE USED. GENCO TYPE "SEALITE" OR APPROVED EQUAL. BANDS, NUTS AND BOLTS MUST BE 304 STAINLESS STEEL.
 4. 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
SANITARY SEWER CLEANOUT
 EFFECTIVE: 1/15/2009 SHEET 1 OF 1 **390.23**

NOTES:
 1. CLEANOUT SHALL BE 1/2" DIA. DUCTILE IRON WITH BLACK E-COATING OR APPROVED EQUAL.
 2. CLEANOUT SHALL BE INSTALLED AT A MINIMUM OF 18" FROM PIPE JOINTS AND ENDS. MULTIPLE INSTALLATIONS SHOULD BE STAGGERED AROUND THE MAN BY 22-1/2" AND SEPARATED FROM EACH OTHER BY 18".
 3. SERVICE TAPS SHALL REQUIRE SADDLES IN ACCORDANCE WITH CHART BELOW. SADDLES SHALL BE STAINLESS STEEL. (SMA) ALL PRODUCT USED FOR DISPENSING POTABLE WATER MUST MEET BOTH THE NSF 61 AND NSF 372 TEST OF STANDARDS VIA THIRD PARTY TESTING AND CERTIFICATIONS.

City of Naperville STANDARD DETAIL
SERVICE TAP AND CONNECTION
 REVISED: 05/15/2015 SHEET 1 OF 1 **490.20**

NOTES:
 1. CORPORATION IS TO BE FLARING TYPE (FORD F-600 OR EQUAL BY MUELLER OR A.Y. McDONALD), FOR SERVICE SIZE 1 1/2" A.Y. McDONALD 4710 CURB STOP THREADED NUT TO COMPRESSION OUTLET OR EQUAL.
 2. 1/2" BEND ELBOW - FEMALE FLARE TO COMPRESSION; FORD LACK, OR AN APPROVED EQUAL BY MUELLER, OR A.Y. McDONALD (NOT AVAILABLE IN 1/2" SIZE SEE NOTE 1).
 3. CURB BOX IS HIGH PATTERN WITH 1-1/4" UPPER SECTION WITH 1-1/4" BRASS PENNANT PLUG.
 4. CURB STOP IS WITH COMPRESSION COUPLING - FORD B44 CURB STOP, OR EQUAL BY MUELLER, OR A.Y. McDONALD.
 5. B-BOX HAS 1" THREADED BRASS PENNANT PLUG WITH THE WORD "WATER" IN RAISED LETTERS ON CAP. (1-1/4" PENT. PLUG FOR 1-1/4" ID. B-BOXES).
 6. CORPORATION STOPS SHALL BE INSTALLED A MINIMUM OF 18" FROM PIPE JOINTS AND ENDS. MULTIPLE INSTALLATIONS SHOULD BE STAGGERED AROUND THE MAN BY 22-1/2" AND SEPARATED FROM EACH OTHER BY 18".
 7. WATER SERVICE LINE SMALLER THAN 1" SHALL BE TYPE K COPPER. IF JOINTS ARE REQUIRED DUE TO LENGTH OF SERVICE, THEN ONLY COMPRESSION TYPE COUPLING SHALL BE PERMITTED. NO SOLDERED OR FLARED TYPE JOINTS ARE ALLOWED.
 8. SERVICE TAPS SHALL REQUIRE SADDLES IN ACCORDANCE WITH CHART BELOW. SADDLES SHALL BE STAINLESS STEEL. (SMA) ALL PRODUCT USED FOR DISPENSING POTABLE WATER MUST MEET BOTH THE NSF 61 AND NSF 372 TEST OF STANDARDS VIA THIRD PARTY TESTING AND CERTIFICATIONS.

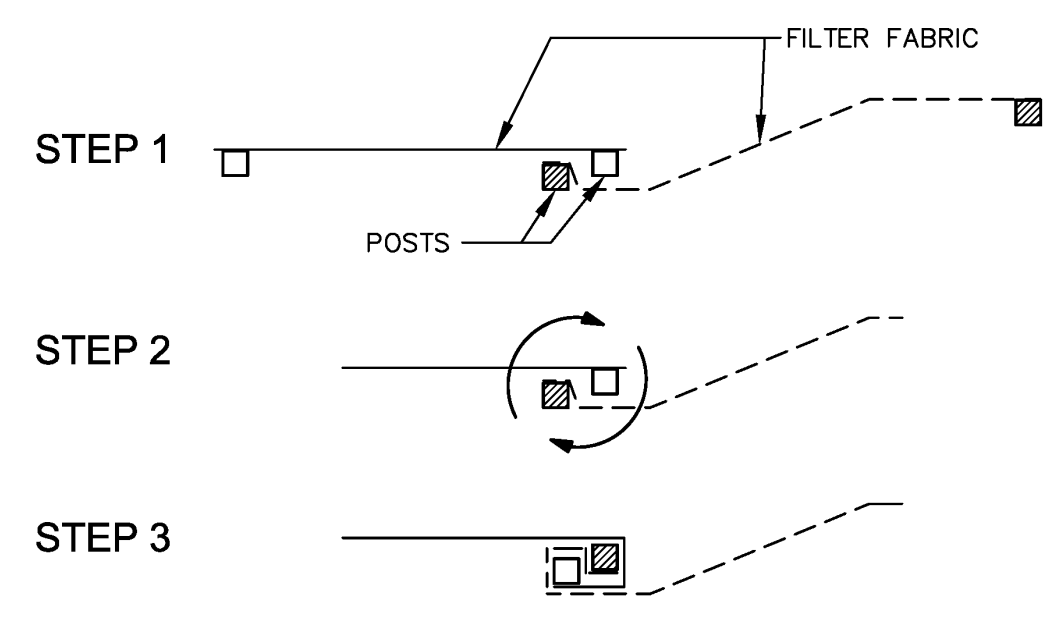
City of Naperville STANDARD DETAIL
TYPICAL RESIDENTIAL DRIVEWAY DETAIL
 REVISED: 08/01/2018 SHEET 2 OF 2 **590.06**

NOTES:
 1. THE PROPERTY WIDTH (F) MUST BE GREATER THAN 75'.
 2. (F/75)(20) ≥ W1+W2

City of Naperville STANDARD DETAIL
SIDEWALK CONSTRUCTION
 REVISED: 01/01/2013 SHEET 1 OF 1 **590.31**


NOTES:
 1. ALL AGGREGATE SUB-BASE SHALL BE MECHANICALLY COMPACTED.
 2. SIDEWALK THICKNESS AT CURB RAMPS SHALL BE A MINIMUM OF 6" PCC ON 2" AGGREGATE SUB-BASE.
 3. SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS.
 4. SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES.

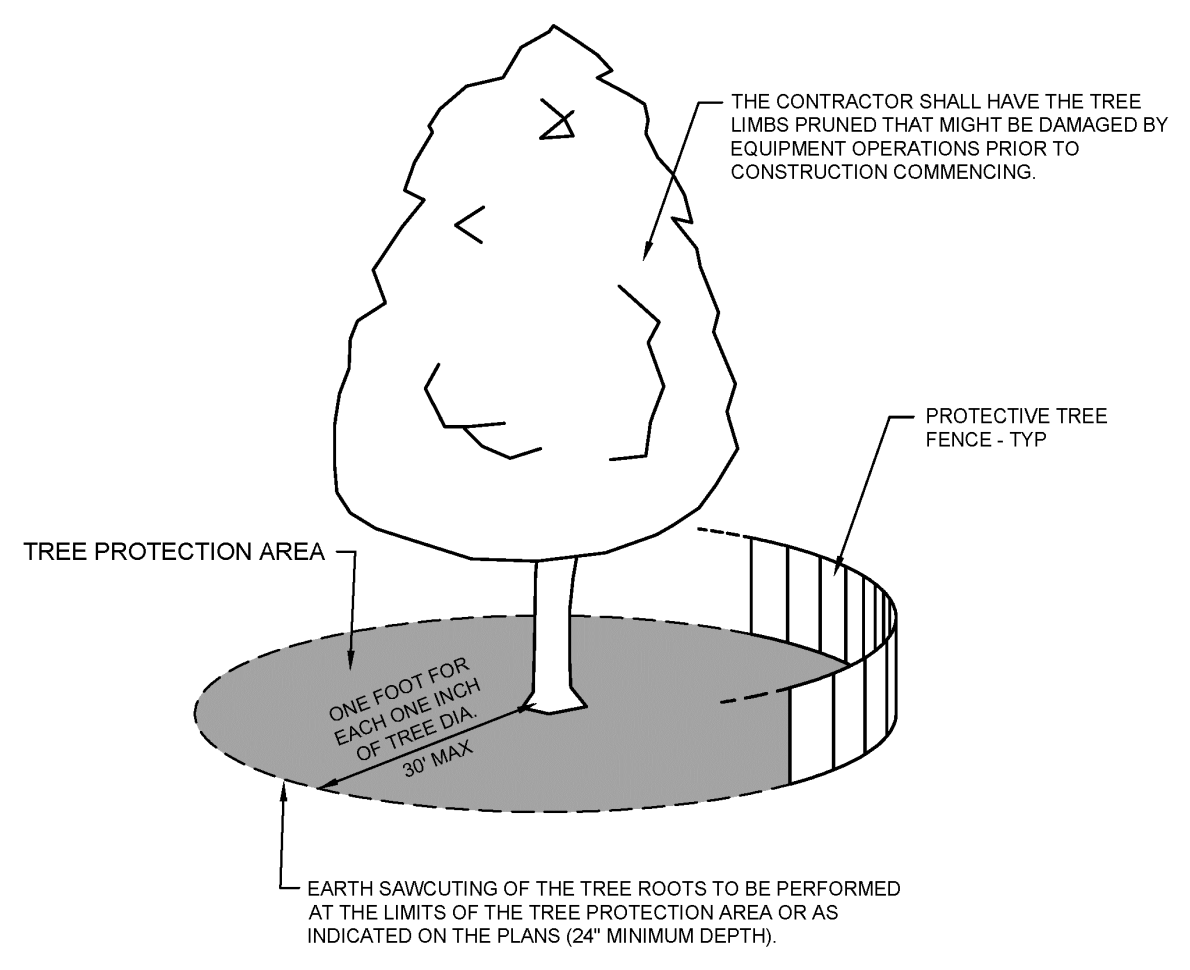
A:\100-2001\141-4081-0000\Draw\1071-509-26x28 Parkside L141408-001-0000.dwg (08/15/2024 - mjm) - LP: 6/21/2024 12:21 PM



- STEPS FOR THE ATTACHMENT OF TWO SILT FENCES:**
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
 2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
 3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

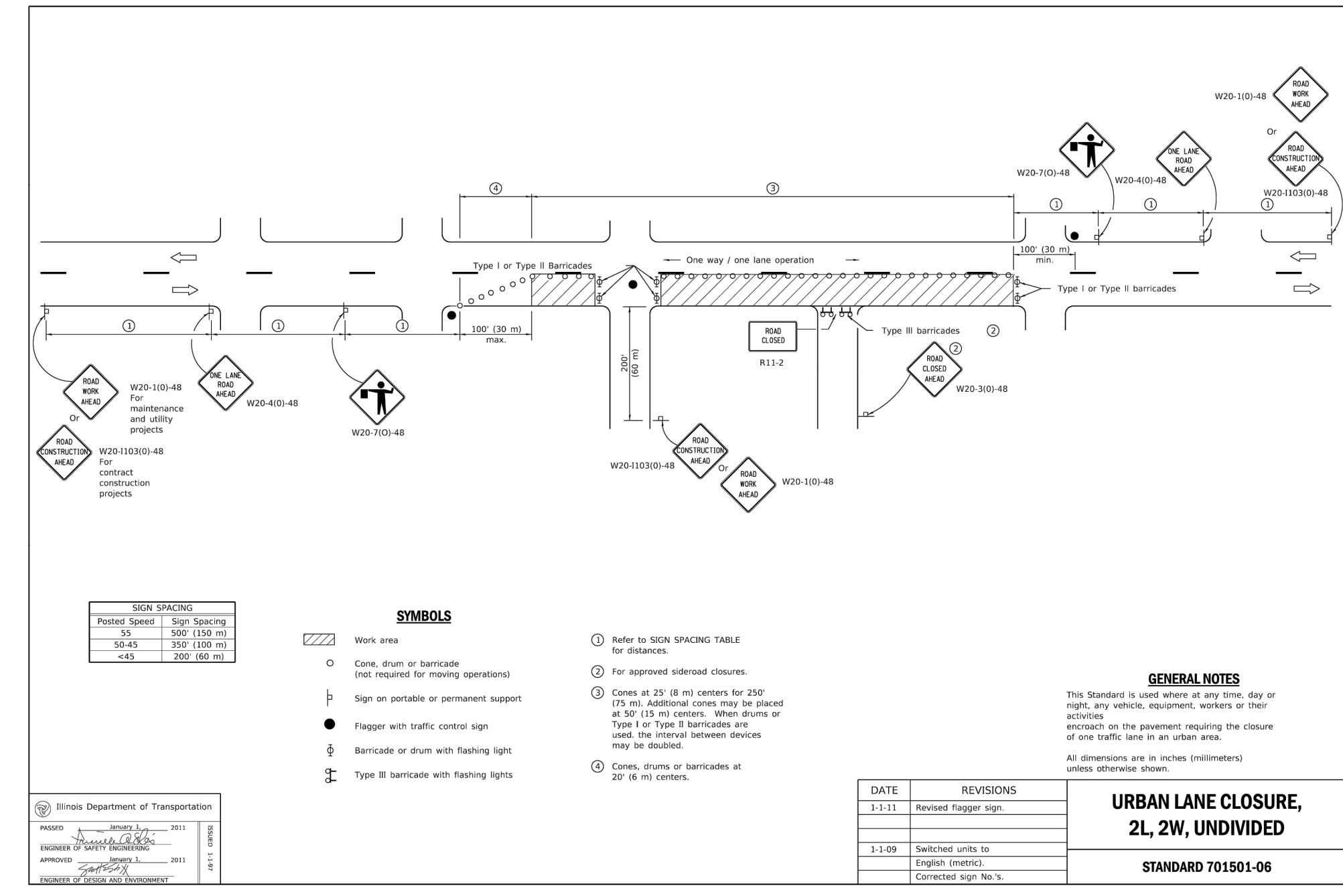
- NOTES:**
1. TEMPORARY SILT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
 2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NON-WOVEN OR 50 FOR WOVEN.
 3. FENCE POSTS SHALL BE EITHER STANDARD STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.
 4. DEPENDING UPON THE CONFIGURATION, ATTACH FABRIC AND WIRE MESH WITH HOG RINGS, STEEL POST WITH TIE WIRES, WOOD POST WITH NAILS.

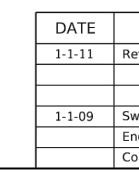
	City of Naperville STANDARD DETAIL	LANDSCAPE 3
	TEMPORARY EROSION CONTROL MEASURE - SILT FENCE	790.03
	REVISED: 01/01/2013	SHEET 2 OF 2

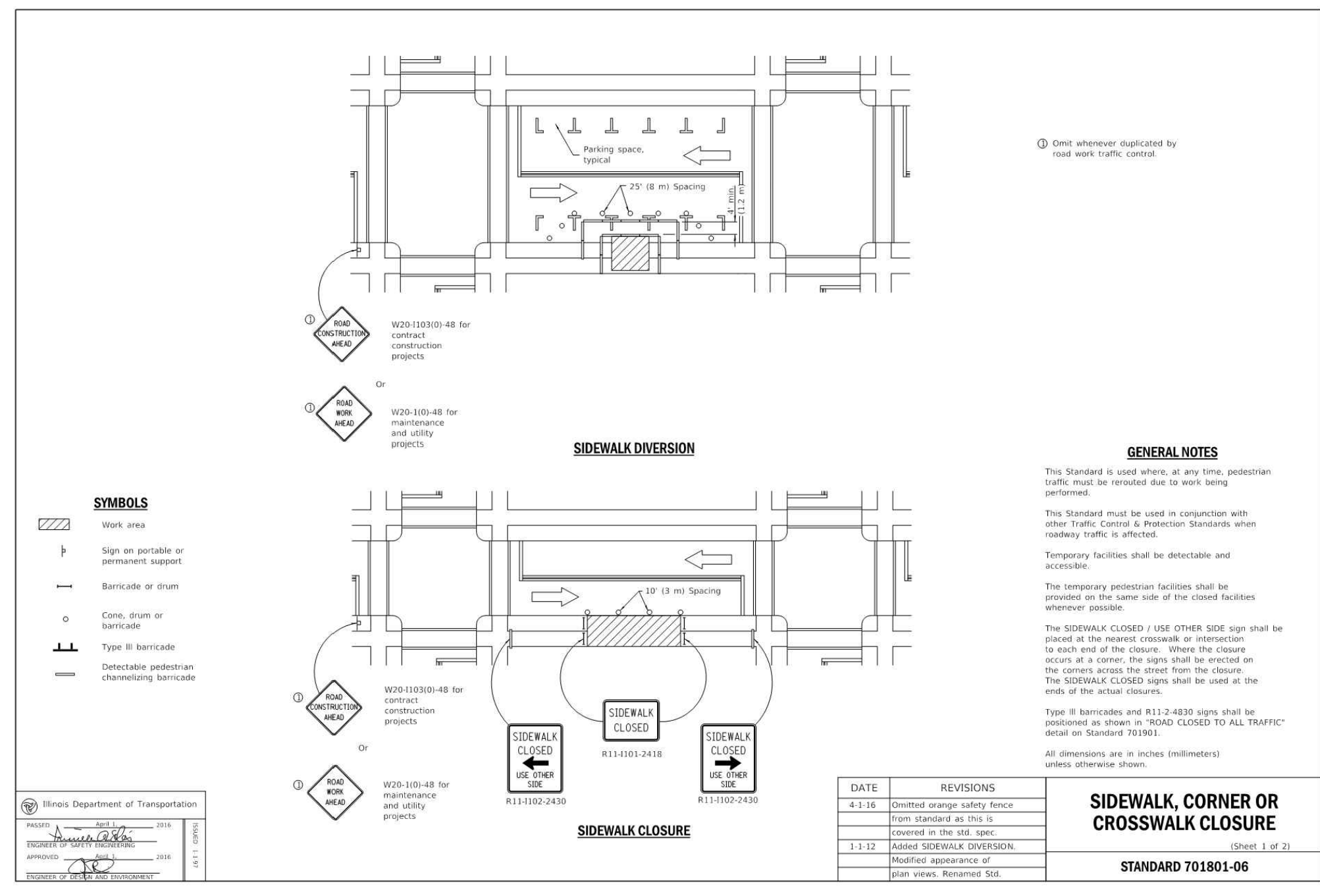


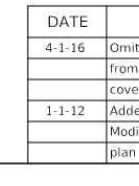
- NOTES:**
1. A TREE PROTECTION AREA SHALL BE ESTABLISHED AROUND A TREE A DISTANCE OF ONE FOOT FOR EACH ONE INCH OF TREE DIAMETER, UP TO A MAXIMUM OF 30 FEET.
 2. PROTECTIVE TREE FENCE SHALL BE INSTALLED AT THE LIMITS OF THE TREE PROTECTION AREA. THE FENCE SHALL BE HIGH ENOUGH SO AS TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL.
 3. GRADE CHANGES, UTILITY TRENCHES, STORAGE OF CONSTRUCTION MATERIAL, DUMPING OF WASTE, OR OPERATION OR STORAGE OF ANY EQUIPMENT SHALL NOT BE ALLOWED WITHIN THE TREE PROTECTION AREA.
 4. AUGURING IS REQUIRED IF A UTILITY MUST BE INSTALLED WITHIN THE TREE PROTECTION AREA. AUGURED UTILITIES MUST BE A MINIMUM OF 24 INCHES BELOW GRADE.
 5. ALL TREES TO BE SAVED WHICH HAVE BEEN SUBJECTED TO CONSTRUCTION ACTIVITY WITHIN THE TREE PROTECTION AREA SHOULD BE SELECTIVELY THINNED 10% BY AN ARBORIST SKILLED AT THE SELECTIVE THINNING PROCEDURE. NONE OF THE TREES SHALL BE TOPPED, HEADED BACK, SKINNED (REMOVAL OF THE INTERIOR BRANCHES), OR CLIMBED WITH SPIKES. ALL DEAD WOOD SHOULD BE REMOVED TO AVOID HAZARD.
 6. IT IS RECOMMENDED THAT FOLLOWING CONSTRUCTION, TREES BE MAINTAINED IN THEIR NATIVE CONDITION. NO LAWN SHOULD BE PLACED AROUND THE TREES. IT IS RECOMMENDED THAT THE AREA BE MULCHED WITH 2 INCHES OF DECOMPOSED LEAVES AND 2 INCHES OF WOOD CHIPS OR BARK.

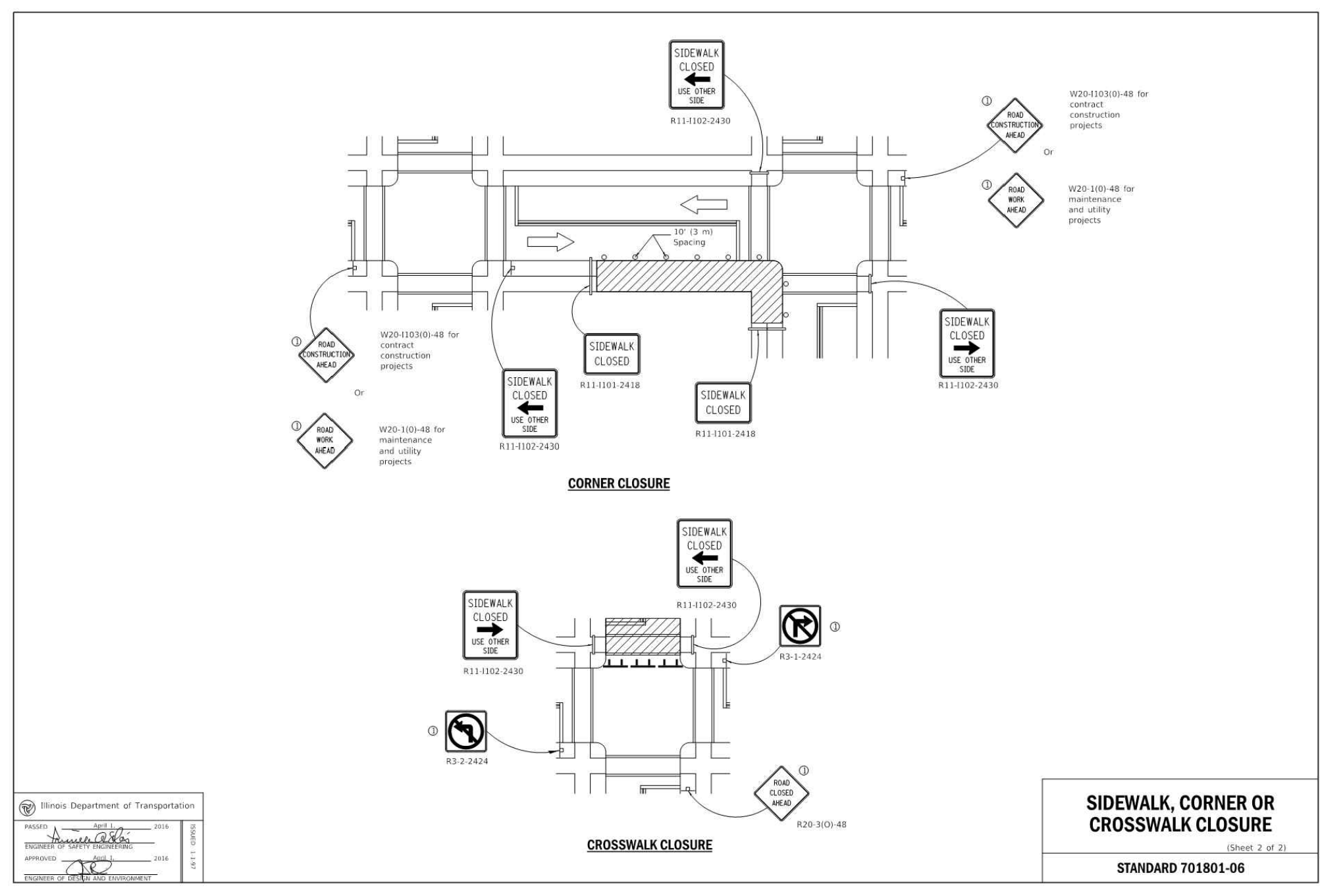
	City of Naperville STANDARD DETAIL	LANDSCAPE 10
	TREE PROTECTION	790.10
	REVISED: 08/01/2018	SHEET 1 OF 1




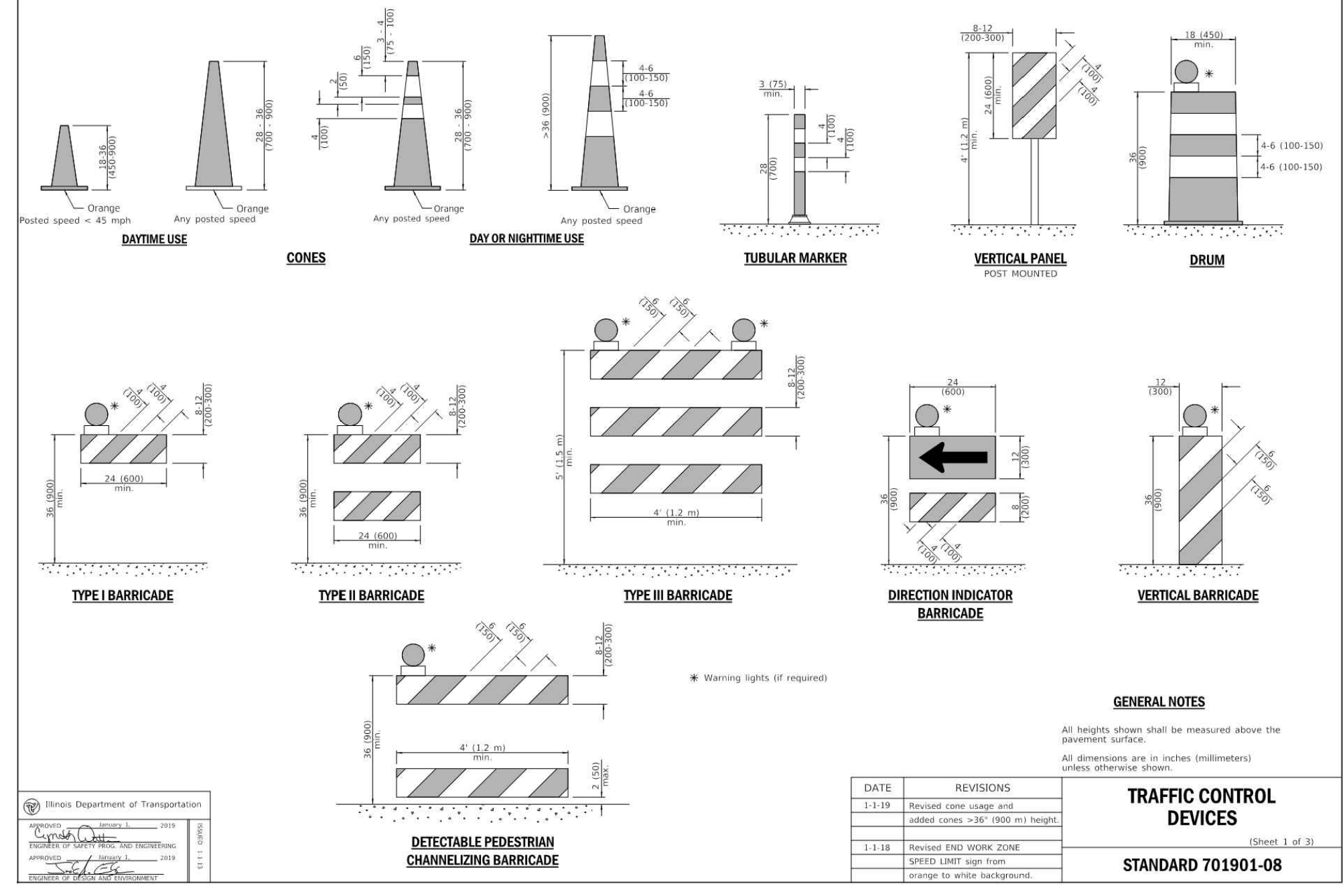
	Illinois Department of Transportation	STANDARD 701501-06
	URBAN LANE CLOSURE, 2L, 2W, UNIDIV	
	DATE: 1-1-11	REVISIONS: Revised flagger sign.
	1-1-09	Switched units to English (metric).
		Corrected sign No. 5.

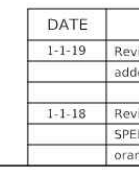


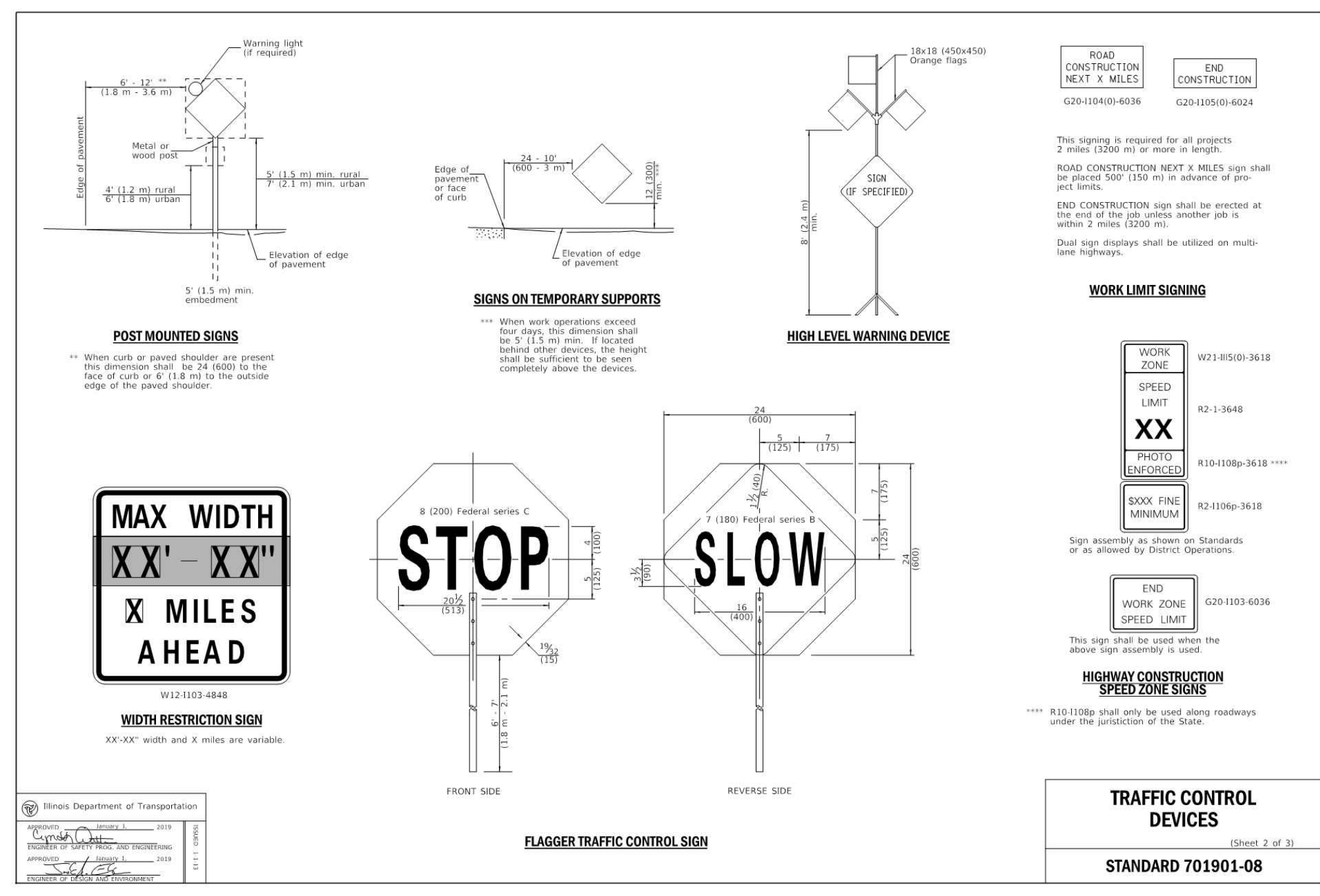
	Illinois Department of Transportation	STANDARD 701801-06
	SIDEWALK, CORNER OR CROSSWALK CLOSURE	
	DATE: 8-1-16	REVISIONS: Omitted orange safety fence from standard as this is covered in the ILL. SPEC.
	1-1-12	Added SIDEWALK DIVERSION. Modified appearance of Road Closed Sign.




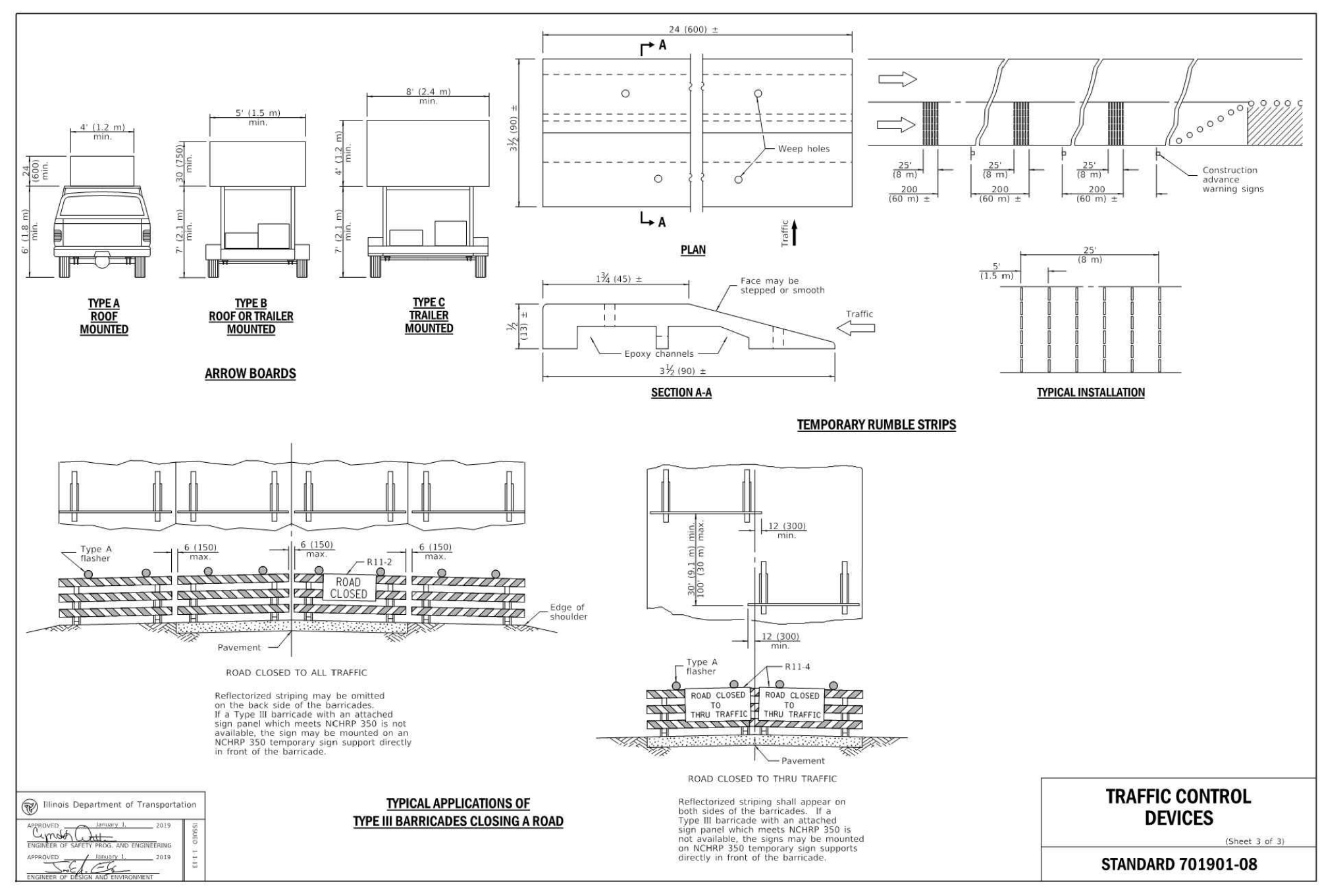
	Illinois Department of Transportation	STANDARD 701801-06
	SIDEWALK, CORNER OR CROSSWALK CLOSURE	
	DATE: 8-1-16	REVISIONS: Omitted orange safety fence from standard as this is covered in the ILL. SPEC.
	1-1-12	Added SIDEWALK DIVERSION. Modified appearance of Road Closed Sign.



	Illinois Department of Transportation	STANDARD 701901-08
	TRAFFIC CONTROL DEVICES	
	DATE: 1-1-19	REVISIONS: Revised cone usage and added cones > 20' (200' min) height.
	1-1-18	Revised END WORK ZONE sign.
		Change to white background.



	Illinois Department of Transportation	STANDARD 701901-08
	TRAFFIC CONTROL DEVICES	
	DATE: 8-1-16	REVISIONS: Omitted orange safety fence from standard as this is covered in the ILL. SPEC.
	1-1-12	Added SIDEWALK DIVERSION. Modified appearance of Road Closed Sign.



	Illinois Department of Transportation	STANDARD 701901-08
	TRAFFIC CONTROL DEVICES	
	DATE: 8-1-16	REVISIONS: Omitted orange safety fence from standard as this is covered in the ILL. SPEC.
	1-1-12	Added SIDEWALK DIVERSION. Modified appearance of Road Closed Sign.

NO.	DATE	DESCRIPTION
1	02/17/2024	NO REVISIONS THIS SHEET

1230 East Diehl Road
Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

Civil & Environmental Consultants, Inc.

M HOUSE 828 LLC
1075 AND 1079 PARKSIDE ROAD
NAPERVILLE, ILLINOIS 60540

DATE: MAY 31, 2024	DRAWN BY: MAJ	JGC
DWG SCALE: 1" = 20'	CHECKED BY: JGC	341-408
PROJECT NO:	APPROVED BY: JGC	

ENGINEER'S ESTIMATE OF PROBABLE CONSTRUCTION COST TO COMPLETE

No.	Item Description	Unit	Quantity	Price	Total
Earthwork and Erosion Control					
1.	Earthwork	LS	1	\$5,000.00	\$ 5,000.00
2.	Tree Removal Over 15"	LS	1	\$1,000.00	\$ 1,000.00
Sub-Total Earthwork and Erosion Control					\$ 6,000.00
Paving					
1.	Bituminous Driveway	SY	70	\$45.00	\$ 3,150.00
2.	Concrete Driveway	SY	70	\$60.00	\$ 4,200.00
3.	Concrete Sidewalk	SF	1750	\$5.00	\$ 8,750.00
4.	Concrete Sidewalk Removal	SF	1700	\$5.00	\$ 8,500.00
5.	Driveway Removal	SY	140	\$10.00	\$ 1,400.00
Sub-Total Paving					\$ 26,000.00
Sanitary Sewer					
1.	6" PVC Sanitary Sewer - SDR 26	LF	10	\$40.00	\$ 400.00
1.	8" PVC Sanitary Sewer - SDR 26	LF	324	\$50.00	\$ 16,200.00
2.	Manhole, Type A - 4' Diameter with Neenah R-1772-C Frame & Lid	EA	1	\$3,000.00	\$ 3,000.00
3.	EJIW Cleanout	EA	1	\$500.00	\$ 500.00
Sub-Total Sanitary Sewer					\$ 20,100.00
Watermain					
1.	1-1/2" Water Service	LF	94	\$100.00	\$ 9,400.00
2.	B-Box and Service Tap	EA	1	\$1,200.00	\$ 1,200.00
Sub-Total Watermain					\$ 10,600.00
Storm Sewer					
1.	12" CMP Storm Sewer	LF	46	\$35.00	\$ 1,610.00
2.	Temporary Aggregate Ditch (CA-7)	LF	160	\$20.00	\$ 3,200.00
Sub-Total Storm Sewer					\$ 4,810.00
Total Improvement Cost					\$ 67,510.00
Total Improvement Cost + 10%					\$ 74,261.00

CITY OF NAPERVILLE
 Address: 1081 & 26w028 Parkside Rd
 Last Revision Date: 6/21/2024
 Approval Date: 7/9/2024

APPROVED