PROPERTY ADDRESS:

1200 E DIEHL RD
NAPERVILLE, IL 60563

P.I.N

08-05-302-023

RETURN TO/PREPARED BY:

CITY OF NAPERVILLE
CITY CLERK'S OFFICE
400 SOUTH EAGLE STREET
NAPERVILLE, IL 60540

AMENDED OWNER AND DEVELOPER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT FOR THE HINES DIEHL ROAD RESUBDIVISION

This Amended Owner and Developer's Acknowledgement and Acceptance Agreement for the Hines Diehl Road Resubdivision ("**Agreement**") located at 1200 E. Diehl Road, Naperville, IL 60563, is entered into by and between the City of Naperville, a home rule unit of local government under the Constitution and laws of the State of Illinois ("**CITY**" or "**City of Naperville**"), with an address of 400 South Eagle Street, Naperville, Illinois 60540, and Diehl Road Owner LLC, a Delaware limited liability company ("**OWNER AND DEVELOPER**"), with offices at 444 W Lake St, Suite 2400, Chicago, IL 60606. The City and the OWNER AND DEVELOPER are together hereinafter referred to as the "**Parties**" and sometimes individually as "**Party**".

RECITALS

A. This Agreement pertains to certain real property located within the corporate limits of the City of Naperville with a common address of 1200 E. Diehl Road, Naperville, IL 60563, having a parcel identification number of 08-05-302-023, and legally described on **Exhibit A** and depicted on **Exhibit B** (hereinafter referred as the "**Subject Property**").

B. The Subject Property is owned by OWNER AND DEVELOPER who intends to redevelop the Subject Property as outlined in this Agreement.

D. The Subject Property is subject to the terms and conditions set forth in the following ordinances ("**Hines Diehl Road Resubdivision Preliminary Ordinances**"), approved for the Subject Property by the Naperville City Council on November 5, 2024:

Ordinance 24-119	An ordinance approving the rezoning of 1200 E. Diehl from ORI (Office, Research and Light Industry District) to OCI (Office,

	Commercial, and Institutional) (Hines Diehl Road Resubdivision); and
Ordinance 24-120	An ordinance approving a preliminary plat of subdivision of Hines Diehl Road Resubdivision for 1200 E. Diehl Road (Hines Diehl Road Resubdivision); and
Ordinance 24-121	An ordinance approving a conditional use for a planned unit development (PUD) and a preliminary PUD plat of Hines Diehl Road Resubdivision with various zoning deviations and conditional uses for retail, restaurants, residential, and parking as a principal use (Hines Diehl Road Resubdivision).

E. OWNER AND DEVELOPER has petitioned the City for approval of a Final Plat of Subdivision for the Hines Diehl Road Resubdivision ("Final Subdivision Plat") in order to subdivide the Subject Property into five (5) lots. Lot 1 ("**Lot 1**") and Lot 2 ("**Lot 2**") will each be developed with a maximum 7,500 square foot building to be improved with commercial uses. Lot 3 ("**Lot 3**") will be developed with a 5-story multi-family apartment building with 306 units. Currently Lot 4 ("**Lot 4**") is improved with a 2-story parking garage that will remain in place. Lot 5 ("**Lot 5**") will be improved with surface parking and green space.

F. OWNER AND DEVELOPER is also requesting approval of a Final Plat of Planned Unit Development and final engineering plans for the Hines Diehl Road Resubdivision.

G. The Hines Diehl Road Resubdivision Preliminary Ordinances, the Ordinance approving the Final Subdivision Plat for the Hines Diehl Road Subdivision and this Agreement, and the Ordinance approving a Final Plat of Planned Unit Development and final engineering plans for the Hines Diehl Road Resubdivision are together referenced herein as the "**Hines Diehl Road Entitlements**".

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

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

1. **Recitals Incorporated**. The foregoing Recitals are incorporated herein as though fully set forth in this Section 1.

2. **Ongoing Compliance.** In the development and operation of the SUBJECT PROPERTY, the OWNER AND DEVELOPER shall be subject to and shall fulfill all conditions set forth or referenced herein associated with the SUBJECT PROPERTY, including but not limited to: (i) the terms of this Agreement; (ii) the provisions of the Naperville Municipal Code, as amended from time to time; (iii) all ordinances and resolutions passed or adopted by the Naperville City Council related to the Subject Property, including but not limited to the Hines Diehl Road Resubdivision Preliminary Ordinances, the Ordinances approving the Final Plat of Subdivision and Final PUD Plat of the Hines Diehl Road Resubdivision; and (iv) all

applicable laws and regulations. An ordinance or resolution passed or adopted by the Naperville City Council, other than those related to CITY Building, Fire or Life Safety Codes, prior to submittal of a building permit for vertical construction, shall not affect the Hines Diehl Road Entitlements.

3. **Development of the Subject Property.** Upon commencement of development activity on the Subject Property, OWNER AND DEVELOPER shall construct all improvements related to the development of the Subject Property in compliance with final engineering plans for 1200 E. Diehl Road prepared by V3 Companies, dated January 2025, last revised May 8, 2025 and attached hereto as **Exhibit C** ("**Final Engineering Plans**") at its sole cost. The City Engineer may, at his or her discretion, permit deviation from the Final Engineering Plans on written request of the OWNER AND DEVELOPER.

   3.1 If OWNER AND DEVELOPER decides to not to develop the Subject Property for the purposes described herein, but intends instead to develop the Subject Property for a permitted use under the Naperville Municipal Code then in effect for the OCI (Office, Commercial, and Institutional) Zoning District), the Party making such decision shall, before proceeding with such development, notify the City Zoning Administrator and the City Attorney in writing and to file a petition for revocation of the Hines Diehl Road Entitlements (other than Ordinance No. 24-119 rezoning the Subject Property) with the City Zoning Administrator. If the Party proceeding with such development fails to timely submit said petition for revocation, the CITY may revoke the Hines Diehl Road Entitlements (other than Ordinance No. 24-119 rezoning the Subject Property) and record the ordinance revoking said ordinances with the DuPage County Recorder. The CITY shall be entitled to bill the OWNER AND DEVELOPER all costs associated with such actions, including but not limited to attorney's fees (whether in-house or not) and recording costs. If said bill is not paid in full within thirty (30) days of its issuance, the CITY shall have the right to record a lien against the Subject Property for those costs plus interest and attorney's fees (whether in-house or not) for recording said lien.

4. **School Donation.** OWNER AND DEVELOPER acknowledges that the required school donation amount shall be calculated based on Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments or Fees In Lieu Of) of the Naperville Municipal Code. OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required school donation pursuant to the "per permit" provisions set forth in Section 7-3-5:5.2of the Naperville Municipal Code. OWNER AND DEVELOPER shall make payment of the applicable per permit school donation amount as a condition to the issuance of a building permit (vertical construction) for the Subject Property.

   OWNER AND DEVELOPER agrees that payment of the school donation shall not be paid under protest, or otherwise objected to.

5. **Park Donation.** OWNER AND DEVELOPER acknowledges that the required park donation amount shall be calculated based on Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments or Fees In Lieu Of) of the Naperville Municipal Code. OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required park donation pursuant to the "per permit" provisions set forth in Section 7-3-5:5.2 of the Naperville Municipal Code. OWNER AND DEVELOPER shall make payment of the applicable per permit park donation amount as a condition to the issuance of a building permit (vertical construction) for the Subject Property.

   OWNER AND DEVELOPER agrees that payment of the park donation shall not be paid under protest, or otherwise objected to.

6. **Cross-Access Easement.** A cross-access easement shall be granted as depicted and noted on the Final Plat of Subdivision (the "**Cross-Access Easement**"). Said Cross-Access Easement shall not be amended or revoked, or in any way reduced or changed, without City approval.

7. **Declaration of Covenants, Conditions, and Restrictions.** OWNER AND DEVELOPER shall prepare and record a Declaration of Covenants, Conditions, and Restrictions ("**Declaration**") which shall be inclusive of the entire Subject Property which shall reference the Cross-Access Easement provisions depicted and described on the Final Plat of Subdivision and shall also include the parking management provisions set forth in Section 8 hereof, including but not limited to a color-coded parking allocation plan ("**Parking Allocation Plan**") which shall be approved in writing by the City's Zoning Administrator. Said Parking Allocation Plan may be modified as provided in Section 8 hereof. In addition, in the body of the Declaration where the Parking Allocation Plan is referenced, the Declaration shall also note the parking provisions set forth in Section 8 below.

   The Declaration shall be recorded by OWNER AND DEVELOPER with the DuPage County Recorder prior to the sale or rental of any portion of the Subject Property.

   The Declaration shall be subject to the review and approval of the City Attorney insofar as it relates to the provisions set forth or referenced herein regarding the cross-access on the Subject Property, the Parking Management provisions set forth herein, and the Parking Allocation Plan approved by the City Zoning Administrator to ensure consistency thereof with this Agreement and the Final Plat of Subdivision.
   OWNER AND DEVELOPER shall be solely liable for all obligations set forth or referenced herein, set forth in the Declaration, and set forth in the Diehl Road Entitlements until a Lot is conveyed to a third party, at which time said third party shall be liable for said obligations as they affect said Lot. The owners of the Lots on the Subject Property shall be jointly and severally liable for said obligations to the extent they affect the Subject Property as a whole.

8. **Parking Allocation Plan & Parking Management.**

8.1 Parking Allocation Plan. There are 249 surface parking spaces; 11 private garage spaces; and 396 parking deck spaces on the Subject Property which shall be depicted on the Parking Allocation Plan. Said Parking Allocation Plan shall identify where parking will be located for Lots 1, 2, and 3 on Lots 4 and 5. Any owner of a Lot on the Subject Property may request a modification of the Parking Allocation Plan which may be agreed to in writing by the other owners. Said modification(s) will only be subject to the City of Naperville Planning and Zoning Commission and City Council review and approval if the requested modification would result in the number of parking spaces on any Lot falling below the minimum number required by Sections 8.2 and 8.3 herein. .

In addition, the City Zoning Administrator may require that the owners of the Lots on the Subject Property amend the Parking Allocation Plan then in effect if it is determined by the Zoning Administrator that parking allocation for any Lot(s) is below the minimum number set forth in Section 8.2 and 8.3 herein.

8.2 Commercial Parking. As a condition to approval of the planned unit development and associated deviations for the Subject Property, OWNER AND DEVELOPER made certain representations with respect to the operation and management of parking for the Subject Property. OWNER AND DEVELOPER shall allocate a minimum of ten (10) parking spaces per 1,000 square feet of gross floor area to Lot 1 and Lot 2 (the "**Commercial Parking Allocation**"). The future uses on Lot 1 and Lot 2 shall not exceed a parking demand of 10 spaces per 1,000 square feet of gross floor area for each user.

The Commercial Parking Allocation assumes that Lot 1 and Lot 2 will be utilized exclusively for restaurants. If Lot 1 and/or Lot 2 are not utilized exclusively for restaurants, the parking associated with operation of said Lots may be reallocated in compliance with minimum standards established in the Naperville Municipal Code then in effect subject to the written concurrence of the City of Naperville Zoning Administrator.

8.3 Residential Parking. Parking spaces allocated to residential use, including but not limited to guest parking for the multi-story apartment building on Lot 3, shall be clearly marked as such. The owner of Lot 3 shall be responsible for the active management of parking for the residential use of Lot 3 and shall manage the multi-family parking through the leasing process and shall allocate a minimum of 1.6 spaces per dwelling unit, with a maximum of 306 dwelling units, for the multi-family residential building (the "**Multi-Family Parking Allocation**"). Any parking space located in a surface lot that is intended for residential use shall at all times be clearly signed for such residential use by the owner of Lot 3. The garage located on Lot 4 shall be primarily used to provide parking for the residents and guests of the residential building on Lot 3. However, not less than 51 parking spaces in the garage shall be clearly marked as reserved for restaurant or retail customers.

The owner of Lot 3 shall require all residents and guests of the residential structure on Lot 3 to display a hang tag, or other clearly marked identification on their vehicle, identifying them as residents or guests.

8.4 Enforcement. If it is determined by the City Zoning Administrator that the parking requirements on all or any portion of the Subject Property are not being met, the Zoning Administrator shall notify one or more of the owner(s) of the Subject Property to that effect in writing and work with them to identify the parameters of the parking shortage and determine how said parking shortage may be resolved. Options which may be required by the City Zoning Administrator to resolve a parking shortage may include one or more of the following:

a. Utilization of alternative parking solutions by the OWNER(s) such as shared parking agreements with surrounding property owners or providing off-site parking locations.

b. Prioritization of tenants with reduced parking requirements/demand over restaurant/entertainment tenants.

c. Other options proposed by the Zoning Administrator or the owner(s).

The Zoning Administrator, with input from the owners of Lots on the Subject Property who are willing to provide such input, will determine which option(s) will most efficiently address the identified parking shortage. If the owner(s) disagree with the determination of the Zoning Administrator, the owner(s) may, within thirty (30) days of issuance of the determination of the Zoning Administrator, submit a request for review to the City Council which shall be transmitted through the Zoning Administrator.

If a request for review by the City Council is not taken within said timeframe, the Zoning Director's determination shall be final and the owner(s) of the affected Lot(s) shall comply with said determination within ten (10) business days of the expiration of the request for review period. If a request for review is made, the owner(s) of the affected Lot(s) shall comply with the City Council's direction within ten (10) business days of said determination.

If Parking solutions directed by the City's Zoning Administrator, or approved by the City Council if a request for review is taken, are not fully implemented within the timeframes set forth above, or any extension thereof consented to in writing by the City's Zoning Administrator, each day of continued failure to implement said solutions shall constitute a separate ordinance violation which may be prosecuted pursuant to the Naperville Municipal Code then in effect in addition to any other remedies the City may deem appropriate to take at law or in equity. A request for an extension of the time periods set forth in this Section 8.4 shall not be unreasonably withheld by the City's Zoning Administrator.

9. Building Elevations. The buildings constructed on Lot 1, Lot 2, and Lot 3 must be constructed in compliance with the building elevations ("**Building Elevations**") as prepared by Antunovich Associates, on April 19, 2025 last revised on May 8, 2025 and

attached to the hereto as **Exhibit D**. Modifications to the Building Elevations may be administratively approved by the City of Naperville Zoning Administrator so long as they comply with the City's Building Design Guidelines and do not alter the concept or intent of the approved elevations.

10. **Construction Phasing**. The Subject Property will be developed in three (3) phases ("**Phase**" or "**Phases**") as set forth in the phasing plan attached hereto as **Exhibit E** (the "**Phasing Plan**"). Separate Building permits (for vertical construction) shall be issued for each Phase.

OWNER AND DEVELOPER shall construct the Subject Property as set forth in the Phasing Plan.

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

11.1 Site Permit Review Fee: A site permit fee (1.65% of the approved engineer's cost estimate for commercial development and 1.5% of the approved engineer's cost estimate for residential development) will be charged for each Phase. This fee is due prior to issuance of the site permit for said Phase.

11.2 Northeast Water Works Pump Station Fee: $16,905.60 ($1,761 per acre for a 9.6 acre site). This fee is due prior to issuance of the site permit.

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

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

11.5 Other Fees. Any resubmission fees, or other applicable fees not listed in 11.1 through 11.4 above, shall be charged in accord with the provisions of the Naperville Municipal Code or applicable policies and regulations then in effect, including but not limited to the fee schedule in Section 1-9F (Municipal Finances: Development, Entitlement and Other Required Application Process Fees) and Section 1-9H (Municipal Finances: Fees for Construction and New Development).

12. **Financial Surety.** A letter of credit or bond in a form and from a source acceptable to the City Attorney ("**Surety**") shall be provided and maintained for each Phase of construction on the Subject Property to secure OWNER AND DEVELOPER's completion of construction of the improvements set forth on the approved engineer's estimate of probable construction cost ("EOPCC"). For each Phase OWNER AND DEVELOPER shall provide Surety in the amount of 110% of the EOPCC for said Phase . Surety shall be received and approved prior to issuance of a site development permit for each Phase. Notwithstanding provision of said Surety, until the improvements covered by the Surety have been approved or accepted by the CITY, the OWNER AND DEVELOPER shall remain obligated for completion of said improvements and/or (at the CITY'S sole discretion) to pay any costs for said improvements to the extent that the Surety is not sufficient to pay for the costs of said improvements, or in the event of any denial, or partial denial of coverage by the Surety, or failure of the Surety to timely respond to a demand for payment.

    Prior to acceptance of those improvements to be accepted and owned by the CITY, the OWNER AND DEVELOPER shall provide the CITY with a maintenance surety for each Phase in a form approved by the City Attorney as provided in Section 5-9-8 of the Naperville Municipal Code, as amended from time to time.

    As to any Surety, or maintenance Surety, provided by the OWNER AND DEVELOPER to the CITY hereunder, the OWNER AND DEVELOPER agrees that: (1) at no time shall the CITY be liable for attorneys' fees with respect thereto; (2) OWNER AND DEVELOPER shall be liable to pay the CITY's reasonable attorneys' fees and costs (in-house or outside counsel) in enforcement thereof; and (3) the list of circumstances set forth in such surety (including any exhibit thereto) as bases for default thereunder shall entitle the CITY to draw on said Surety.

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

14. **General Conditions.**

    14.1 **Binding Effect.** City and OWNER AND DEVELOPER acknowledge and agree that the terms contained herein shall be binding upon and inure to the benefit of the City and the OWNER AND DEVELOPER and their respective successors, assigns, and transferees, and any subsidiary, affiliate or parent of the OWNER AND DEVELOPER (whether their interest is in the SUBJECT PROPERTY as a whole or in any portion or aspect thereof).

    14.2 **Severability**. It is mutually understood and agreed that all agreements and covenants herein are severable and that in the event any of them shall be held to be invalid by any court of competent jurisdiction, this Agreement

shall be interpreted as if such invalid agreement or covenant were not contained herein.

14.3 **Amendment**. The agreements, covenants, terms and conditions herein contained may be modified only through the written mutual consent of the Parties hereto.

14.4 **Intentionally omitted**.

14.5 **Choice of Law and Venue.** This Agreement shall in all respects be subject to and construed in accordance with and governed by the laws of the State of Illinois. Venue for any action arising out of the terms or conditions of this Agreement shall be proper only in the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

14.6 **Ambiguity**. If any term of this Agreement is ambiguous, it shall not be construed for or against any Party on the basis that the Party did or did not write it.

14.7 **Recordation**. This Agreement will be recorded by the City with the office of the DuPage County Recorder.

14.8 **Term.** This Agreement shall be effective upon the Effective Date set forth in Section 14.14 hereof and shall terminate, without further action by either Party, upon the later of fifteen (15) years from the Effective Date or issuance of all final certificates of occupancy for the Subject Property. At the request of the OWNER AND DEVELOPER of the Subject Property, the Parties shall voluntarily execute documentation evidencing the termination or expiration of this Agreement on the condition that: (i) the term of the Agreement, as set forth in this Section 14.8, has expired.

14.9 **Automatic Expiration.** If the final plat of subdivision for the Subject Property is not recorded within five (5) years of the date of approval of the ordinance approving the Final Plat of Subdivision and this Agreement by the City Council, the Final Plat of Subdivision and this Agreement shall automatically lapse and become null and void without further action by the City.

14.10 **Survival.** The terms and conditions set forth in the following paragraphs of this Agreement shall survive the expiration or termination of this Agreement: 1 through 13 and 14.1, 14.2, 14.5, 14.6, 14.10, and 14.13.

14.11 **Authority to Execute/ OWNER AND DEVELOPER.** The undersigned warrants that he/she is the OWNER AND DEVELOPER of the Subject

Property, or is the duly authorized representative of the OWNER AND DEVELOPER of the Subject Property in the case of a corporation, partnership, trust, or similar ownership form which owns the Subject Property and that the undersigned has full power and authority to sign this document and voluntarily agrees to the provisions set forth herein.

14.12 **Authority** to Execute/City. The undersigned City Manager warrants that he has been directed to, and has the authority to, execute this Agreement. The undersigned City Clerk warrants that she has been directed to, and has the authority to, attest the signature of the City Manager on this Agreement.

14.13 **Exhibits.** All exhibits attached hereto or referenced herein are incorporated herein by reference and made part hereof.

14.14 **Effective Date.** The effective date of this Agreement (**"Effective Date")** shall be the date upon which it is fully executed by both Parties hereto.

/SIGNATURES ON FOLLOWING PAGES/

OWNER AND DEVELOPER/DIEHL ROAD OWNER LLC:

_____
[Signature] David Bach

DAVID BACH
_____
[Printed name]

_____
[Title] Senior Managing Director

State of Illinois)
) ss
County of DuPage)

The foregoing instrument was acknowledged before me by David Bach
this 3 day of October 2025.

Mark P. Shannahan
_____
Notary Public

Mark P. Shannahan
_____
Print Name

Given under my hand and official seal this 3 day of October, 2025.

Mark P. Shannahan
_____
Notary Public
My Commission Expires: 12/26/2026

-Seal-

OFFICIAL SEAL
MARK P SHANNAHAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 12/26/2026

CITY/CITY OF NAPERVILLE

By: _____
Douglas A. Krieger
City Manager

ATTEST:

By: _____
Dawn C. Portner
City Clerk

Date: _____

LEGAL DESCRIPTION

LOT 1 IN HEWLETT PACKARD SUBDIVISION IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1987 AS DOCUMENT NO. R87-001296 IN DUPAGE COUNTY, ILLINOIS. EXCEPTING THAT PART TAKEN FOR ROAD PURPOSES AS DESCRIBED IN THE FINAL JUDGEMENT ORDER RECORDED JANUARY 10, 2005 AS DOCUMENT R2005-5859.

PIN: 08-05-302-023

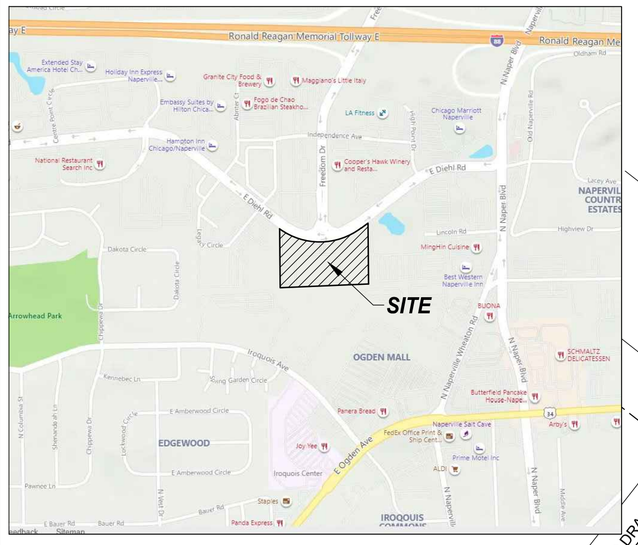
ADDRESS: 1200 – 1212 E. DIEHL ROAD, NAPERVILLE, IL 60563

FINAL PLAT OF SUBDIVISION OF HINES DIEHL ROAD RESUBDIVISION

PART OF THE SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 08-05-302-023
LOT 1: 1164 E. DIEHL ROAD NAPERVILLE, IL 60563
LOT 2: 1208 E. DIEHL ROAD NAPERVILLE, IL 60563
LOT 3: 1204 E. DIEHL ROAD NAPERVILLE, IL 60563
LOT 4: 1212 E. DIEHL ROAD NAPERVILLE, IL 60563
UNIT NUMBERS FOR APPLICABLE ADDRESSES T.B.D.

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



VICINITY MAP
NOT TO SCALE

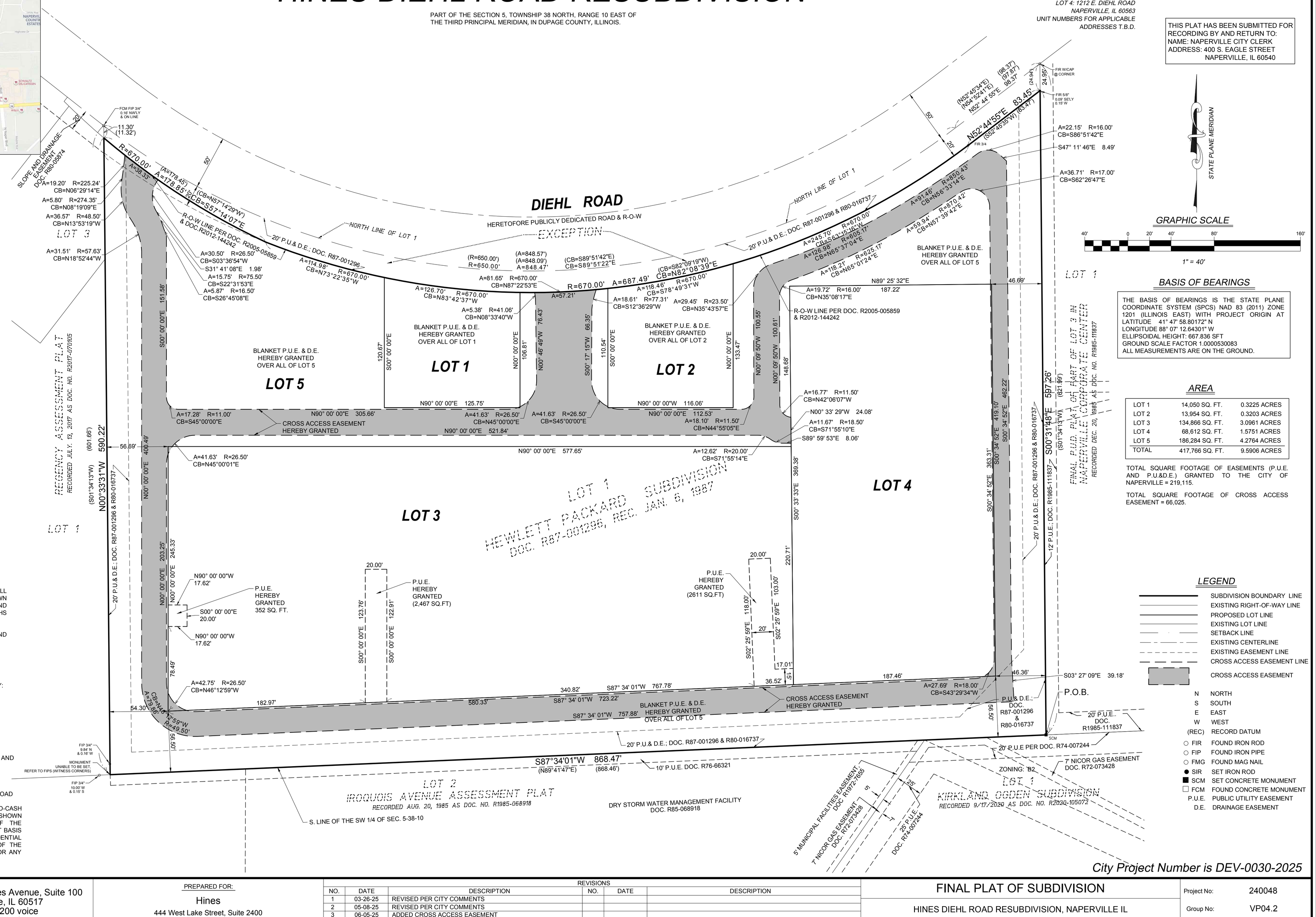
OWNER/DEVELOPER

Hines
444 West Lake Street, Suite 2400
Chicago, IL 60606
713.966.2603
Contact: Cameron Christian

ENGINEER AND LAND SURVEYOR

V3 Companies, LTD.
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630-724-9200
Contact: **Lisa Cassaidy**, P.E.

EXHIBIT B



GRAPHIC SCALE

40' 0 20' 40' 80' 160'
1" = 40'

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE 41° 47' 58.80172" N
LONGITUDE 88° 07' 12.64301" W
ELLIPSOIDAL HEIGHT: 667.836 SFT
GROUND SCALE FACTOR 1.0000530083
ALL MEASUREMENTS ARE ON THE GROUND.

AREA

LOT 1	14,050 SQ. FT.	0.3225 ACRES
LOT 2	13,954 SQ. FT.	0.3203 ACRES
LOT 3	134,866 SQ. FT.	3.0961 ACRES
LOT 4	68,612 SQ. FT.	1.5751 ACRES
LOT 5	186,284 SQ. FT.	4.2764 ACRES
TOTAL	417,766 SQ. FT.	9.5906 ACRES

TOTAL SQUARE FOOTAGE OF EASEMENTS (P.U.E. AND P.U.&D.E.) GRANTED TO THE CITY OF NAPERVILLE = 219,115.

TOTAL SQUARE FOOTAGE OF CROSS ACCESS EASEMENT = 66,025.

NOTES

1. SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.
2. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. ARC DISTANCES ARE ALONG ALL CURVES.
4. THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:

WATERMAIN - PUBLIC (CITY)
SANITARY SEWER - PUBLIC (CITY)
STORM SEWER - PUBLIC (CITY)
ELECTRIC - PUBLIC (CITY)
GAS - PRIVATE - NICOR GAS
TELEPHONE - PRIVATE
CABLE - PRIVATE

UTILITY SERVICES TO EACH BUILDING SHALL BE PRIVATELY OWNED AND MAINTAINED.

5. A BLANKET ACCESS EASEMENT HEREBY GRANTED ON LOT 5
6. LOT 1 & 2 SHALL NOT BE PERMITTED DIRECT ACCESS TO DIEHL ROAD
7. NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: THE LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-3-5:5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.

LEGEND

- SUBDIVISION BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- SETBACK LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- CROSS ACCESS EASEMENT LINE
- CROSS ACCESS EASEMENT

N	NORTH
S	SOUTH
E	EAST
W	WEST
(REC)	RECORD DATUM
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
FMG	FOUND MAG NAIL
SIR	SET IRON ROD
SCM	SET CONCRETE MONUMENT
FCM	FOUND CONCRETE MONUMENT
P.U.E.	PUBLIC UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT

City Project Number is DEV-0030-2025

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Hines
444 West Lake Street, Suite 2400
Chicago, IL 60606
713.966.2603

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	03-26-25	REVISED PER CITY COMMENTS			
2	05-08-25	REVISED PER CITY COMMENTS			
3	06-05-25	ADDED CROSS ACCESS EASEMENT			

FINAL PLAT OF SUBDIVISION
HINES DIEHL ROAD RESUBDIVISION, NAPERVILLE IL

Project No: 240048
Group No: VP04.2

DRAFTING COMPLETED: 02-04-25 | DRAWN BY: SPK | PROJECT MANAGER: CDB
FIELD WORK COMPLETED: N/A | CHECKED BY: CWB | SCALE: 1" = 40'

SHEET NO. 1 of 2

J:\2024\240048\Drawings\ACAD\SYVP\04.2 Final PDS\FNLPDS240048_R3.dwg, 6/5/2025 1:37:57 PM, kroberts

P.I.N. 08-05-302-023

FINAL PLAT OF SUBDIVISION OF HINES DIEHL ROAD RESUBDIVISION

PART OF THE SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST
OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT HINES ACQUISITIONS, LLC IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE
PRINT NAME

AFORESAID, DO HEREBY CERTIFY THAT _____,
PRINT NAME

_____ _____, AND _____, _____,
TITLE PRINT NAME TITLE
OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES

ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ AND _____
TITLE TITLE
RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20___.
DATE MONTH

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

MY COMMISSION EXPIRES ON _____ _____, 20___.
MONTH DATE

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THAT _____ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREIN BY REFERENCE; AND

2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH TRACT, PARCEL, LOT OR BLOCK OF THE PROPOSED SUBDIVISION LIES IS:

NAPERVILLE COMMUNITY UNIT DISTRICT 203
203 W. HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540-6589

OWNER NAME: HINES ACQUISITIONS, LLC

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC

DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION

THIS_____DAY OF _____, 20_____.

BY: _____
COUNTY ENGINEER

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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: _____ ATTEST: _____
MAYOR CITY CLERK

CITY TREASURER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

_____
CITY TREASURER / DIRECTOR, FINANCE DEPARTMENT

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 20___.

_____
ILLINOIS REGISTERED
PROFESSIONAL ENGINEER

_____
STATE REGISTRATION NUMBER

_____
REGISTRATION EXPIRATION / RENEWAL DATE

OWNER COMPANY NAME: _____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

DUPAGE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

ON THE _____ DAY OF _____, A.D., 20____ AT _____O'CLOCK ___M.

_____
RECORDER OF DEEDS

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY DEPICTED HEREON (HEREINAFTER "EASEMENT") TO THE CITY OF NAPERVILLE, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR AGREEMENT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMCAST OF ILLINOIS/WEST VIRGINIA, LLC, AND THEIR SUCCESSORS AND ASSIGNS, AND TO OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION, OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METERS ATTACHED THERETO) ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, INSPECT, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID EASEMENT, AND FOR THE RIGHT TO READ, EXAMINE, INSPECT, INSTALL, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE CITY OWNED UTILITY EQUIPMENT AND METERS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTORS PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO THE CITY AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODE, AND REGULATIONS OF THE CITY OF NAPERVILLE AND ALL OTHER APPLICABLE LAW.

CROSS ACCESS EASEMENT

A PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR PEDESTRIAN AND VEHICULAR ACCESS OVER, ACROSS, AND THROUGH THAT PORTION OF LOT 5 MARKED AND IDENTIFIED AS "CROSS ACCESS EASEMENT" ON THIS PLAT. THE PURPOSE OF THE CROSS ACCESS EASEMENT IS TO PROVIDE FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM DIEHL ROAD AND ACROSS LOT 5 FOR THE BENEFIT OF THE OWNERS OF LOT 1, LOT 2, LOT 3, AND LOT 4, AS CREATED BY THIS PLAT (THE "LOTS"), THE CITY OF NAPERVILLE, ILLINOIS, AND THEIR RESPECTIVE CUSTOMERS, GUESTS, EMPLOYEES, TENANTS, AND INVITEES. THE CROSS ACCESS EASEMENT EXPRESSLY GRANTS THE CITY OF NAPERVILLE ACCESS FOR EMERGENCY VEHICLES AND VEHICLES OPERATED BY THE CITY FIRE DEPARTMENT AND THE CITY'S DEPARTMENT OF PUBLIC UTILITIES - WATER/WASTEWATER AND DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC. .THE CROSS ACCESS EASEMENT SHALL BE IMPROVED WITH AN ASPHALT, CONCRETE, OR SIMILAR HARD SURFACE (THE "ACCESS ROAD") OF SUFFICIENT BEARING STRENGTH SO AS TO ACCOMMODATE VEHICULAR TRAFFIC. NO PERMANENT BUILDINGS OR STRUCTURES OTHER THAN THE ACCESS ROAD SHALL BE CONSTRUCTED IN THE CROSS ACCESS EASEMENT, BUT THE CROSS ACCESS EASEMENT MAY BE USED FOR OTHER PURPOSES (I.E. UTILITIES) THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE ACCESS TO THE ACCESS ROAD. THE ACCESS ROAD SHALL BE MAINTAINED, REPAIRED, RECONSTRUCTED, AND MANAGED BY THE OWNER OF LOT 5 AND SHALL BE SUBJECT TO THE TERMS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR 1200 DIEHL ROAD. IF THE ACCESS ROAD IS NOT SO MAINTAINED, THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO PERFORM THE NECESSARY WORK TO MAINTAIN THE ACCESS ROAD, AND SHALL BE ENTITLED TO REIMBURSEMENT FOR COSTS AND EXPENSES INCURRED, INCLUDING ANY COSTS OF COLLECTION INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES (WHETHER IN-HOUSE OR OUTSIDE COUNSEL). THE PROVISIONS SET FORTH HEREIN ARE FOR THE MUTUAL BENEFIT AND PROTECTION OF THE PRESENT AND ALL FUTURE OWNERS OF THE LOTS; THE FACT OF COMMON OWNERSHIP OF ANY OF THE LOTS NOW OR IN THE FUTURE SHALL NOT RESULT IN THE MERGER OF THE FEE SIMPLE ESTATES OR THE RIGHTS, BENEFITS, OBLIGATIONS, AND BURDENS SET FORTH HEREON, BUT SUCH RIGHTS, BENEFITS, OBLIGATIONS, AND BURDENS SHALL BE SEPARATELY PRESERVED FOR THE BENEFIT OF ALL FUTURE OWNERS THEREOF.

PERMANENT ACCESS CONTROL COVENANT

VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM DIEHL ROAD ONTO LOTS 1 AND 2
AS SHOWN ON THE PLAT HEREON DRAWN.
THIS ACCESS CONTROL COVENANT SHALL BE PERMANENT.

DUPAGE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

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

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

_____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188, HEREBY DESIGNATE THE CITY OF NAPERVILLE TO RECORD THIS PLAT OF SUBDIVISION WITH THE DUPAGE COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS REVISED STATUTES

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

_____
CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cbartosz@v3co.com

CHARLES W. BARTOSZ 3188 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHARLES W. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3188 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN HEWLETT PACKARD SUBDIVISION IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1987 AS DOCUMENT NO. R87-001296 IN DUPAGE COUNTY, ILLINOIS. EXCEPTING THAT PART TAKEN FOR ROAD PURPOSES AS DESCRIBED IN THE FINAL JUDGEMENT ORDER RECORDED JANUARY 10, 2005 AS DOCUMENT R2005-5859.

THE ABOVE ALSO BEING THE SAME AND DESCRIBED AS FOLLOWS:

THAT PART OF LOT 1 IN HEWLETT PACKARD SUBDIVISION IN SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1987 AS DOCUMENT NO. R87-001296 IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 87 DEGREES 34 MINUTES 01 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 868.47 FEET TO SOUTHWEST CORNER OF SAID LOT; THENCE NORTH 00 DEGREES 33 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 590.22 FEET TO A NON-TANGENT CURVE BEING THE SOUTHERLY RIGHT- OF-WAY LINE OF DIEHL ROAD PER FINAL JUDGEMENT ORDER RECORDED JANUARY 10, 2005 AS DOCUMENT R2005-5859; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF DIEHL ROAD THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 670.00 FEET, HAVING A CHORD BEARING OF SOUTH 57 DEGREES 14 MINUTES 07 SECONDS EAST, 178.85 FEET TO A NON-TANGENT CURVE; 2) ALONG AN ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 670.00 FEET, HAVING A CHORD BEARING OF NORTH 82 DEGREES 08 MINUTES 39 SECONDS EAST, 687.49 FEET TO A POINT OF TANGENCY; 3) NORTH 52 DEGREES 44 MINUTES 55 SECONDS EAST, 83.45 FEET TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 00 DEGREES 31 MINUTES 48 SECONDS EAST ALONG SAID EAST LINE, 597.26 FEET TO THE PLACE OF BEGINNING.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED.

I FURTHER CERTIFY THAT THE PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17043C0142J & 17043C0161J) EFFECTIVE DATE 8/1/2019.

GIVEN UNDER MY HAND AND SEAL AT WOODRIDGE, ILLINOIS

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

_____
CHARLES W. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3188
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cbartosz@v3co.com

CHARLES W. BARTOSZ 3188 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WOODRIDGE, ILLINOIS

City Project Number is DEV-0030-2025

Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Hines
444 West Lake Street, Suite 2400
Chicago, IL 60606
713.966.2603

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	03-26-25	REVISED PER CITY COMMENTS			
2	05-08-25	REVISED PER CITY COMMENTS			
3	06-05-25	ADDED CROSS ACCESS EASEMENT			

FINAL PLAT OF SUBDIVISION
HINES DIEHL ROAD RESUBDIVISION, NAPERVILLE, IL

DRAFTING COMPLETED:	02-04-25	DRAWN BY:	SPK	PROJECT MANAGER:	CWB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CWB	SCALE:	1" = N/A

Project No: 240048
Group No: VP04.2
SHEET NO. 2 of 2

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EXHIBIT C

FINAL ENGINEERING PLANS

FOR

1200 E. DIEHL ROAD

NAPERVILLE, ILLINOIS

PROJECT TEAM

OWNER/DEVELOPER

Hines
444 West Lake Street, Suite 2400
Chicago, IL 60606
312 419 4710
Contact: Brian Davidoff

ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200
Project Manager: Lisa Cassaidy, P.E.
lcassaidy@v3co.com
Project Engineer: Randy Andersen, P.E.
randersen@v3com.com

ARCHITECT

Antunovich Associates
224 West Huron Street
Chicago, IL 60654
Phone: 312 266 1126
Contact: Patrick Cusack, AIA

VICINITY MAP

LOCATION MAP

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CIVIL ENGINEERING PLANS

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SUPPORTING DOCUMENTS

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2 of 2	ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BENCHMARKS

SOURCE: CITY OF NAPERVILLE BM

STATION DESIGNATION 783
ESTABLISHED BY CITY OF NAPERVILLE DATE 07/12/1995
ELEVATION 760.31 (PUBLISHED AND HELD) DATUM NAVD88
DESCRIPTION BERNSTEN 3D TOP SECURITY MONUMENT AT NORTH SIDE OF U.S. 34 (OGDEN AVE.) WEST OF NAPERVILLE-WHEATON ROAD, ON CONCRETE MEDIAN, 8.26' NORTH OF NE CORNER OF TRAFFIC HANDHOLE, 15.35' EAST OF FIRE HYDRANT AND 21.43' SOUTH OF SE CORNER OF SIGN BASE

SITE

STATION DESIGNATION SBM#1
ESTABLISHED BY V3 COMPANIES DATE 02-15-24
ELEVATION 765.08 (MEASURED) DATUM NAVD88
DESCRIPTION NW FLANGED BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF DIEHL ROAD AND FREEDOM DRIVE INTERSECTION

STATION DESIGNATION SBM#2
ESTABLISHED BY V3 COMPANIES DATE 02-15-24
ELEVATION 771.35 (MEASURED) DATUM NAVD88
DESCRIPTION NW TAG BOLT ON FIRE HYDRANT LOCATED SOUTH OF THE BUILDING, SOUTH OF THE BRICK PATIO

Call Before You Dig
JULIE
800.892.0123
Joint Utility Locating Information for Excavators
Call 48 hours before you dig

PROFESSIONAL ENGINEER'S CERTIFICATION

I, LISA CASSAIDY, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF HINES BY V3 COMPANIES, LTD UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 8th DAY OF May A.D. 2025

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-064453
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

ILLINOIS LICENSED DESIGN FIRM NO. 184-000907

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APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% DD
8	2/19/25	AVO FINAL ENGINEERING SURVEY
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST. SUITE 2400
CHICAGO, IL 60606
PHONE: 312 419 4900
HINES.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
224 WEST HURON STREET, SUITE 7E
CHICAGO, ILLINOIS 60654
MAIN: 312 266 1126
FAX: 312 266 1123
ANTUNOVICH.COM

INTERIOR DESIGNER
VIDA DESIGN
107 SE WASHINGTON ST. SUITE 263
PORTLAND, OR 97214
503 268 2530
VIDA-DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
350 N LASALLE, SUITE 1010
CHICAGO, IL 60654
312 701 5653
PIERCEENGINEERS.COM

MEP & FP ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 300
SCHAUMBURG, IL 60173
847 706 4150
RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517
PHONE: 630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
307 N MICHIGAN AVE. SUITE 801
CHICAGO, IL 60601
PHONE: 312 663 5498
FAX: 515 294 4359
TH@CONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE:
TITLE SHEET

SEAL

DATE
61000/2025
DRAWN BY
MES
CHECKED BY
LC
PROJECT #
240048.50

DRAWING NO.
C0.0

EXHIBIT C

GENERAL NOTES

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

   V3 COMPANIES, LTD
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

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

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

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

5. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS V3 COMPANIES LTD., THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER WHILE ACTING WITHIN THE SCOPE OF THEIR DUTIES FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN, BUT NOT INCLUDING THE SOLE NEGLIGENCE OF THE OWNER, HIS AGENTS, THE ENGINEER, HIS EMPLOYEES AND AGENTS.

6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE OWNER OF THE ROADWAY.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS. ALL TRAFFIC CONTROL WORK SHALL BE DONE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

8. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK PROPOSED HEREON SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   a. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS PREPARED BY IDOT, LATEST EDITION
   b. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION
   c. ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE IEPA, LATEST EDITION
   d. THE LATEST EDITIONS OF THE MUNICIPAL CODE AND STANDARDS OF THE CITY OF NAPERVILLE.
   e. THE NATIONAL ELECTRIC CODE
   f. THE ILLINOIS ACCESSIBILITY CODE
   g. CLEAN CONSTRUCTION OR DEMOLITION DEBRIS (CCDD) REQUIREMENTS AS PUBLISHED BY THE IEPA. TESTING OF SOILS BEING EXPORTED FROM THE SITE AND APPROPRIATE DISPOSAL SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

   IN THE EVENT OF CONFLICTING SPECIFICATIONS WITH REGARD TO SITE WORK ISSUES DESIGNED BY THE ENGINEER, THE MORE STRINGENT REQUIREMENT SHALL GOVERN.

9. THE CONTRACTOR SHALL NOTIFY THE AUTHORITY HAVING JURISDICTION AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK AND FOR ANY NEW CONSTRUCTION REQUIRING INSPECTION.

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

11. CONSTRUCTION ACCESS POINTS TO THE SITE SHALL BE PROTECTED IN SUCH A WAY AS TO PREVENT ACCUMULATION OF MUD OR SOIL ON PUBLIC THOROUGHFARES. AT THE END OF EACH DAY AND AS OFTEN AS OTHERWISE NECESSARY THE CONTRACTOR SHALL CLEAN UP ALL MUD OR SOIL WHICH HAS BEEN TRACKED ONTO PUBLIC STREETS AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION AND AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

12. THE CONTRACTOR SHALL PROVIDE FOR THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS WHERE HIS/HER OPERATIONS ABUT PUBLIC THOROUGHFARES AND ADJACENT PROPERTY IN ACCORDANCE WITH THE CITY OF NAPERVILLE MUNICIPAL CODE AND IDOT REQUIREMENTS.

13. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKWAY OVER A HOLIDAY, WEEKEND OR AFTER 3:00 P.M. ON THE DAY PRECEDING A HOLIDAY OR A WEEKEND.

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

15. REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE LEGALLY DISPOSED OF BY THE CONTRACTOR AS PART OF THE BASE CONTRACT.

16. NO BURNING OR INCINERATION OF RUBBISH WILL BE PERMITTED ON SITE.

17. FOR REGULATED UTILITY LOCATIONS, THE CONTRACTOR SHALL CONTACT THE JOINT UTILITY LOCATION INFORMATION FOR EXCAVATORS, "J.U.L.I.E." AT 1-800-892-0123. LOCAL GOVERNMENT AGENCIES SHOULD BE CONTACTED BY THE CONTRACTOR FOR LOCATION OF ALL NONREGULATED UTILITY LOCATIONS. CALL FOR LOCATES AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION.

18. BEFORE EXCAVATING OVER OR ADJACENT TO ANY EXISTING UTILITIES, CONTRACTOR SHALL NOTIFY THE OWNER OF SUCH UTILITIES TO ENSURE THAT PROTECTIVE WORK WILL BE COORDINATED AND PERFORMED BY THE CONTRACTOR IN ACCORDANCE WITH THE REQUIREMENTS OF THE OWNER OF THE UTILITY INVOLVED. IF ANY EXISTING SERVICE LINES, UTILITIES AND UTILITY STRUCTURES WHICH ARE TO REMAIN IN SERVICE ARE UNCOVERED OR ENCOUNTERED DURING THIS OPERATION, THEY SHALL BE SAFEGUARDED, PROTECTED FROM DAMAGE AND SUPPORTED IF NECESSARY.

19. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EROSION AND SEDIMENTATION CONTROL AS DETAILED IN THE STORM WATER POLLUTION PREVENTION PLAN.

21. ALL CURB RADII REFER TO BACK OF CURB.

22. ANY AREAS THAT ARE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED IN CONFORMANCE WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND SHALL BE INCIDENTAL TO THE CONTRACT.

23. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE AND IF DAMAGED, SHALL BE REPLACED PROMPTLY IN CONFORMANCE WITH THE NAPERVILLE MUNICIPALITY OR IDOT STANDARD SPECIFICATIONS IN MATERIALS AND WORKMANSHIP.

24. PROPOSED ELEVATIONS INDICATE FINISHED CONDITIONS. FOR ROUGH GRADING ELEVATIONS ALLOW FOR THICKNESS OF PROPOSED PAVING (ROADS, WALKS, DRIVES, ETC.) OR TOPSOIL AS INDICATED ON DRAWINGS.

25. CAD FILES ARE AVAILABLE FOR CONSTRUCTION LAYOUT UPON REQUEST.

26. BACKFILL SHALL BE PLACED NEXT TO THE CURB AS SOON AS PERMISSIBLE AFTER CONSTRUCTION TO PREVENT SCOURING AND UNDERCUTTING BY STORM WATER RUNOFF.

27. BUTT JOINTS SHALL BE PROVIDED WHEREVER NEW PAVEMENT ABUTS EXISTING PAVEMENT. ALL BUTT JOINTS SHALL BE CONSTRUCTED BY MILLING AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE BITUMINOUS SURFACE COURSE.

28. WHEN AN EXISTING DRAINAGE ROUTE, EITHER A STORM SEWER OR WATERWAY, IS INTERRUPTED DUE TO CONSTRUCTION, THE DRAINAGE ROUTE SHALL BE REESTABLISHED TO ORIGINAL CONDITIONS BY THE END OF THE SAME WORK DAY. POSITIVE DRAINAGE MUST BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION.

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

30. FINAL ADJUSTMENT OF FIRE HYDRANTS, VALVE VAULTS AND MANHOLES TO FINISHED GRADE ARE INCIDENTAL TO THEIR COST.

31. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED OR RECONSTRUCTED BY THE CONTRACTOR TO THE UTILITY OWNER'S SATISFACTION. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

32. ALL UTILITY CONNECTIONS TO EXISTING LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REGULATIONS AND TO THE SATISFACTION OF THE UTILITY OWNER.

33. PROVIDE TRENCH BACKFILL IN ACCORDANCE WITH THE DETAILS OF THE PLANS FOR ALL UTILITY LINES (OR AS OTHERWISE NOTED ON PLANS). BACKFILL SHALL BE PLACED AND COMPACTED PER THE NAPERVILLE MUNICIPALITY AND IDOT SPECIFICATIONS. COST OF BACKFILL IS TO BE CONSIDERED INCIDENTAL TO THE UTILITY WORK.

34. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

35. PRIOR TO DEMOBILIZATION, ALL WORK SHALL BE CLEANED AND INSPECTED TO THE SATISFACTION OF THE AUTHORITY HAVING JURISDICTION. THE COST OF THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

36. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

37. BAND SEAL CONNECTORS OR EQUIVALENT SHALL BE USED TO JOIN PIPES OF DISSIMILAR MATERIAL.

38. CONTRACTOR SHALL MAINTAIN ACCURATE RECORDS OF ALL CONSTRUCTION IN CONFORMANCE WITH ALL MUNICIPAL AND CLIENT REQUIREMENTS FOR USE IN PREPARING RECORD DRAWINGS.

39. THE SUBCONTRACTOR SHALL INSTALL A 2"x4"x8' POST ADJACENT TO THE TERMINUS OF UTILITY MAINS AND SERVICE LINES. POSTS SHALL BE MARKED IN ACCORDANCE WITH THE VILLAGE STANDARDS.

40. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEWATERING. ANY EXCAVATION, ANY DEWATERING REQUIRED SHALL BE INCIDENTAL TO THE CONTRACT.

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

42. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE WAY AS DETERMINED BY THE ENGINEER. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATIONAL CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE FOR ON-SITE DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE SUBCONTRACTOR AND SUBMITTED TO THE ENGINEER UPON COMPLETION OF THE PROJECT. ALL FIELD TILE REPAIRS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

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

CITY OF NAPERVILLE GENERAL NOTES

General Notes

The General Notes [illegible]

General Notes (Project Specific)

[illegible]

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		RIGHT OF WAY LINE
		PROPERTY LINE (EXTERIOR)
		LOT LINE (INTERIOR)
		EASEMENT LINE
		FENCE LINE
		CENTERLINE
		PROPERTY CORNER
710	710	CONTOUR
		CURB & GUTTER
		DEPRESSED CURB & GUTTER
		REVERSE PITCHED CURB
706.00 / 782.62 / 783.12	706.00 / 782.62 / 783.12	SPOT ELEVATION / TOP OF CURB ELEVATION / EDGE OF PAVEMENT ELEVATION
		UTILITY STUB
		SANITARY SEWER
		SANITARY FORCE MAIN
		STORM SEWER
	W	WATER MAIN
G	G	GAS MAIN
T/E	T/E	UNDERGROUND TELEPHONE & ELECTRIC DUCT BANK
E	E	BURIED CABLE ELECTRIC
T	T	BURIED CABLE TELEPHONE
( )	( )	ATLAS LOCATED UTILITY
		UTILITY STRUCTURE WITH CLOSED LID
		CURB INLET
		DRAINAGE STRUCTURE WITH OPEN LID
		FIRE HYDRANT
		VALVE IN VALVE BOX
		GATE VALVE IN VALVE VAULT
		POST INDICATOR VALVE
		THRUST BLOCK
12"		TREE
		TREE LINE
		CONCRETE HEADWALL
		SUBMERGED HEADWALL
		FLARED END SECTION (F.E.S.)
		GUY WIRES
		FLOOD LIGHT
		UTILITY POLE
		LIGHT STANDARD
		TRAFFIC SIGNAL POLE
		HAND HOLE
		SOIL BORING
		IRRIGATION HEADS
		SIGN
		TELEPHONE MANHOLE
		MONITORING WELL
		TELEPHONE PEDESTAL
		TRANSFORMER PAD
	12"	UTILITY TO BE ABANDONED
		FEATURE TO BE REMOVED
		STORMWATER FLOW DIRECTION
		STORMWATER OVERFLOW ROUTE
		DITCH CHECK
		INLET FILTER BASKET
		RIP RAP
		BOLLARD
SF	SF	SILT FENCE
		WATER MAIN PROTECTION
	C01	UTILITY CROSSING LABEL
		GUARDRAIL
		RAILROAD TRACKS
		RETAINING WALL
		REVISION DELINEATION
	CLL	CONSTRUCTION LIMIT LINE
		TREE PROTECTION FENCE

ABBREVIATIONS

A	ARC LENGTH
B-B	BACK TO BACK OF CURB
B/C	BACK OF CURB
BLDG	BUILDING
BM	BENCHMARK
B/P	BOTTOM OF PIPE
BVWV	BUTTERFLY VALVE IN VALVE VAULT
C & G	CURB AND GUTTER
CB	CATCH BASIN
℄	CENTERLINE
CL	CLOSED LID
CO	CLEAN OUT
DIP	DUCTILE IRON PIPE
DIA	DIAMETER
DWM	DUCTILE IRON WATER MAIN
DWG	DRAWING
E	EAST OR ELECTRIC OR EDGE
EJ	EXPANSION JOINT
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
LX	LANDING
F & CL	FRAME & CLOSED LID
F & G	FRAME & GRATE
F & OL	FRAME & OPEN LID
FES	FLARED END SECTION
F-F	FACE TO FACE OF CURB
F-F	FINISHED FLOOR
F/G	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
G	GAS LINE
GVVB	GATE VALVE IN VALVE BOX
GVWV	GATE VALVE IN VALVE VAULT
HDCP	HANDICAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HDW	HEADWALL
HOR	HORIZONTAL
HP	HIGH POINT
HWL	HIGH WATER LEVEL
IE	INVERT ELEVATION
IN	INLET
LF	LINEAL FEET
LP	LOW POINT ON LIGHT POLE
L	LEFT
ME	MATCH EXISTING
MH	MANHOLE
MW	MONITORING WELL
N	NORTH
NIC	NOT IN CONTRACT / NOT INCLUDED
NWL	NORMAL WATER LEVEL
OC	ON CENTER
OL	OPEN LID
PC	POINT OF CURVATURE
PCC	PORTLAND CEMENT CONCRETE OR POINT OF COMPOUND CURVE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PP	POWER POLE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PUE	PUBLIC UTILITY EASEMENT
PVC	POINT OF VERTICAL CURVATURE OR POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
R	RADIUS OR RIGHT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
S	SLOPE OR SOUTH
SAN	SANITARY
SF	SILTATION FENCE
SFM	SANITARY FORCE MAIN
SHT	SHEET
SHW	SUBMERGED HEADWALL
SMH	SANITARY MANHOLE
STA	STATION
ST	STORM STRUCTURE OR STORM SEWER
STMH	STORM MANHOLE
T	TANGENT LENGTH OR TELEPHONE
T/C	TOP OF CURB
T/P	TOP OF PIPE
T/W	TOP OF WALL
TY	TYPE
TYP	TYPICAL
UP	UTILITY POLE
VC	VERTICAL CURVE
VERT	VERTICAL
VCP	VITRIFIED CLAY PIPE
W	WEST
WM	WATER MAIN

LEGAL DESCRIPTION

LOT 1 IN HEWLETT PACKARD SUBDIVISION IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1987 AS DOCUMENT NO. R87-001296 IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THAT PART TAKEN FOR ROAD PURPOSES AS DESCRIBED IN THE FINAL JUDGEMENT ORDER RECORDED JANUARY 16, 2003 AS DOCUMENT R2003-5859.

APPROVAL STAMPS

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMEN
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMEN
9	3/13/25	ISSUE FOR 100% CD
8	2/13/25	INTERNAL ENGINEERING SUBMIT
7	1/24/25	ISSUE FOR 50 PROGRESS S
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST. SUITE 2400
CHICAGO, IL 60606
PHONE: 312 419 4900
HINES.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
224 WEST HURON STREET, SUITE 7E
CHICAGO, ILLINOIS 60654
MAIN: 312 266 1126
FAX: 312 266 7123
ANTUNOVICH.COM

INTERIOR DESIGNER
VIDA DESIGN
107 SE WASHINGTON ST. SUITE 263
PORTLAND, OR 97214
503 208 2530
VIDA DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
350 N LASALLE, SUITE 1010
CHICAGO, IL, 60654
312 761 5693
PIERCEENGINEERS.COM

MEP & FP ENGINEERS
RTM ENGINEERING CONSULTANTS
550 E. ALGONQUIN ROAD, SUITE 310
SCHAUMBURG, IL 60173
847 756 4180
RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517
PHONE: 630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
307 N MICHIGAN AVE. SUITE 601
CHICAGO, IL 60601
PHONE: 312 663 5498
FAX: 815 248 8355
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
NOTES AND SPECIFICATIONS

SEAL

DATE 6/06/25
DRAWN NHS
CHECKED LC
PROJECT 240048

DRAWING NO
C1.0

N:\2024\240048\Drawings\ACAD\LD\SD\Sheet Drawings\C1.0 Gen240048.dwg 5/8/2025

EXHIBIT C

CITY OF NAPERVILLE SPECIFICATIONS

[illegible]

DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC GENERAL NOTES

1. The developer SHALL supply the DPU-E engineer with catalog cuts for all CT/meter equipment including but not limited to meter sockets, PT cabinet, CT cabinet, disconnect cabinet and transformer pad/vault. The catalog cuts SHALL be approved by DPU-E prior to purchasing.

   The CT/meter cabinet SHALL be top fed.

   CT/meter equipment are long lead time items and DPU-E shall not be held responsible for delays resulting from not complying CT/meter equipment.

   Please provide name and contact information for Electrical Contractor for this project.

2. DPU-E will provide, install, and maintain the transformers, all primary(MV) cable and splices, and the meters and instrument transformers. DPU-E will also make the final connections on the transformers upon the inspection is complete and the building is ready to be energized.

   The developer is responsible for providing, installing, and maintaining the transformer pad/vault, all secondary lateral (480V) cable and conduit, the sewer entrance equipment including the CT/meter cabinet, and banked meter sockets.

3. The developer SHALL coordinate site construction with DPU-E so that electric facilities can be installed prior paving and curbing. DPU-E requires 30 working days advance written notice prior to pavement installation to allow for the installation of electric facilities. Grade elevation must be within 4" of final grading before electric facilities can be installed.

4. Electric facilities SHALL be installed pursuant to Section 8-103-J of the City of Naperville Municipal Code, which requires a construction fee payment for installation of electric facilities.

5. At all times, the Customer shall be solely responsible for maintaining suitable approach to the meter location, with no obstructions within four (4) feet of the front and two (2) feet of the sides of NAPERVILLE SERVICE RULES AND POLICIES 22.21.

6. DPU-E requires a min mum 5' of separation between the electric facilities and any fire hydrants, storm drains, storm sewers, water main, gas mains etc. that run parallel to facilities.

7. To have an existing service disconnected call the City Dispatch office 630 420 6187. Please allow at least 24 hours notice. Meters and meter seals are to be removed only by DPU-E personnel. The location and type of new or replacement meter related equipment must be pre approved in writing by DPU-E. An electric service must be inspected by the Development Services Team electrical inspector prior to connection.

8. Label all meter sockets with the complete address in 1" letters using permanent stickers. In multi-e meter banks the complete address may be on the disconnect switch and the suite numbers on the meter sockets. The electrical service equipment will not pass inspection with appropriate address labeling.

9. 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. Determination of compliance with the National Electrical Code will be made by Transportation, Engineering and Development department.

10. A customer's grounding conductor shall not be distribution equipment.

11. Due to supply chain issues DPU-E is experiencing long lead times (~900 days) on transformers. Please take this into consideration when planning construction.

12. DPU-E will install and energize all meters in multiple meter banks at one time, provided all meter sockets pass inspection. In the event of an incomplete installation, only the inspected and approved equipment shall be energized and a meter installed. Individual tenants permit will be required for installation of the other meters in the meter bank.

13. The transformer must be shown on the site plan and should be located between 8' and 50' from commercial buildings. Meters, instrumental transformers, and main disconnect shall be located within 30' of the transformer, and main disconnect shall be located with 50' of the transformer and shall be installed on the exterior of the building. If the transformer will be located at the distance greater than 50', then metering cabinet and main disconnect must be free standing and located between 10' and 15' of the transformer. The instrument transformers and main disconnect may be installed inside the building if the service entrance capacity is 1200 amps or greater. Meters shall be installed on the building exterior.

14. The developer is responsible for the construction and installation of a transformer pad and vault. The DPU-E engineer must be informed prior to the installation of the pad and vault. A main disconnect or circuit breaker is required for DPU-E access in case of a need for service or an emergency. DPU-E shall make the final connections of the customer's service in the transformer terminals. A min mum of eight feet of additional conductor length must be left on the customer's service cables.

15. The transformer is located near vehicular traffic. Developer is responsible for providing and installing 8" bollards per DPU-E specification C10-2232.

16. Additional easement is required. ALL DPU-E owned primary/secondary cable and equipment (transformers, switches, etc.) must be installed inside of public utility easement.

WATER UTILITIES 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-CE/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 reconstruction not called for on the plans shall be considered incidental to the contract. No more than a total of 12 inches of adjusting rings and/or 2 adjusting rings shall be allowed. All structure frames shall be flush with final grade.

c. Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten (10) feet horizontally from utility structures and appurtenances, including, but not limited to, manholes, valve vaults, valve boxes and fire hydrants. No trees, shrubs or obstacles will be allowed 10' in front of, 7' on the sides, and 2' in the rear of the electrical transformer.

d. All retainer glands when required to restrain valves, fittings, hydrants, and pipe items shall be mechanical joint wedge action type MEGALUG 1100 Series as manufactured by LINIA Inc. Inc. or UNI-FLANGE BLOCKBUSTER 1400 SERIES as manufactured by Ford Meter Box Co. and shall be for use on ductile iron pipe conforming to ANSI/AWWA C111/A21.11, for nominal pipe sizes 3" through 48".

e. Restraining ductile iron systems for restraining push on pipe bells shall be MEGALUG SERIES 1100BLU or LOKD SERIES 1390.

f. Restraining ductile iron systems requiring restraint shall be MEGALUG SERIES 1100SBLS (split MEGALUG) for mechanical joints.

g. 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.

h. A set of as-built record drawing shall be given to the City of Naperville upon completion of improvements showing the elevation and location (tied to two points) of all new and existing structures including fire hydrants, valve boxes and vaults, finestop sleeves, water service corporation stops, water main fittings/bends, manholes, sanitary service wyes (measured from downstream manhole), and abandoned water or sanitary service lines. All elevations should be referenced to the same benchmark datum as the original design plans. Horizontal ties shall be referenced to lot lines, back of curb, or property corners.

i. All sanitary sewer piping shall be PVC pipe meeting the requirements of ASTM D-2241 with joints conforming to ASTM D-3139. All sanitary sewer fittings shall be PVC meeting the following requirements: 4" to 12" shall be Injection Molded Fittings meeting ASTM D-2241. Greater than 12" shall be Fabricated Fittings meeting ASTM D-2241 or C900. Minimum pressure rating shall be 150 psi.

j. The valves less than 16" shall be standard pattern, gate valves and shall have the name or mark of the manufacturer, size and working pressure plainly cast in raised letters on the valve body. Valves may be approved from one of the following manufacturers: American, Clow, Waterous or Kennedy.

k. Stainless steel nuts, bolts/T-bolts/and washers, Type 304 or better, will be required on all water main installations. This would apply to hydrants, tapping sleeves, valves, fittings, restraints and other appurtenances buried or in valve vaults. Mechanical joints and restraint glands require 304 stainless steel T-bolts. An anti-seize compound shall be factory applied to nuts or bolts - any damage to this coating shall be repair with field applied approved anti-seize compound that is a molybdenum-base lubricant. Bolt-Never-Seize is approved equal.

l. The contractor shall rotate and/or adjust any existing and/or new hydrant to the satisfaction of the Department of Public Utilities.

m. Water mains shall be subjected to a hydrostatic/leakage test in accordance with Naperville Standard Specifications. Test pressures shall be not less than 150 psi for a period of 4 hours and not vary by more than ± 5 psi during the test. The test gauge shall be approved by the City and shall be glycerin or oil filled, with a range of not more than 200 psi and increments not greater than 5 psi. A "minimum dial size" Water recovery test shall be completed at the end of the testing period to show actual leaking and that the water main did not have too much trapped air in the tested section.

n. 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. The Contractor is solely responsible for providing and acceptable pressure test which shall include provisions around existing valves and fittings.

o. Live hydrants should be bagged "NOT IN SERVICE" until all testing and disinfection has been completed and new water main section is service.

p. 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.

q. All valve boxes, vaults, hydrants, and manholes shall not be covered with construction debris and shall remain accessible to the respective utility company.

r. Water service line smaller than 3" 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.

s. All sanitary manholes shall be tested for leakage by vacuum testing. The manhole frame and adjusting rings shall be in place when testing. Any leaks shall be repaired from exterior of manhole - patching inside of manhole shall not be acceptable. A vacuum of 10" (254 mm) Hg shall be placed on the manhole and the time shall be measured for the vacuum to drop to 9" (229 mm) Hg. The vacuum shall not drop below 9" (229 mm) Hg for the following time periods for each size of manhole:

   a) 48 inch diameter - 60 seconds
   b) 60 inch diameter - 75 seconds
   c) 72 inch diameter - 90 seconds
   d) 84 inch diameter - 105 seconds

   Any manholes that fail the test shall be sealed and re-tested until acceptable.

a. The contractor shall provide internal televised inspection of all installed sanitary sewer, laterals, manholes and connections to the public system. Following completion of televising work, the contractor shall submit video recordings on DVD or flash drive along with a comprehensive televising report which will indicate the location, footages and nature of any defects. Prior to final acceptance, these defects shall be repaired to the satisfaction of the Water/Wastewater Utility and re-televised.

b. Construction work hours are only allowed from 7:00 a.m. to 5:00 p.m., Monday through Saturday. No work shall be permitted on Sundays.

c. 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.

d. All excavations more than 20 feet deep must be protected by a system designed by a registered professional engineer.

e. Contractor shall maintain 2' minimum clearance between existing utilities and new foundations and underground facilities. In areas where foundations and underground facilities are proposed adjacent to existing utilities, the contractor shall pot hole by vacuum excavation or hand excavation to locate the existing utility to verify minimum clearance requirement.

f. Fences shall be installed a minimum of 5 feet from any water or sanitary mains when running parallel with them. Where fences are installed crossing water or sanitary mains, the posts shall be located to have the main between them.

g. All brass components shall be certified to be lead free in compliance with NSF 61 and NSF 372 and identified with applicable markings.

h. **Sanitary Force Main** - Force main 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. Allowable leakage shall be in accordance with section 41-2.11C of the standard specifications for water and sewer construction.

N:\2024\24048\Drawings\ACAD\LD\3041\Sheet Drawings\C1.0 Gal24048.dwg 5/8/2025

APPROVAL STAMPS:

No	Date	Description
12	3/8/23	REVISED PER CITY COMMENT
11	4/14/23	ISSUE FOR PZC CD
10	4/24/23	REVISED PER CITY COMMENT
9	5/15/23	ISSUE FOR 100% CD
8	2/15/24	FOR FINAL ENGINEERING SUBMITTAL
7	12/4/24	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	1/13/25	ISSUE FOR 50% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RI
1200 E Diehl Road
Naperville, IL 60563

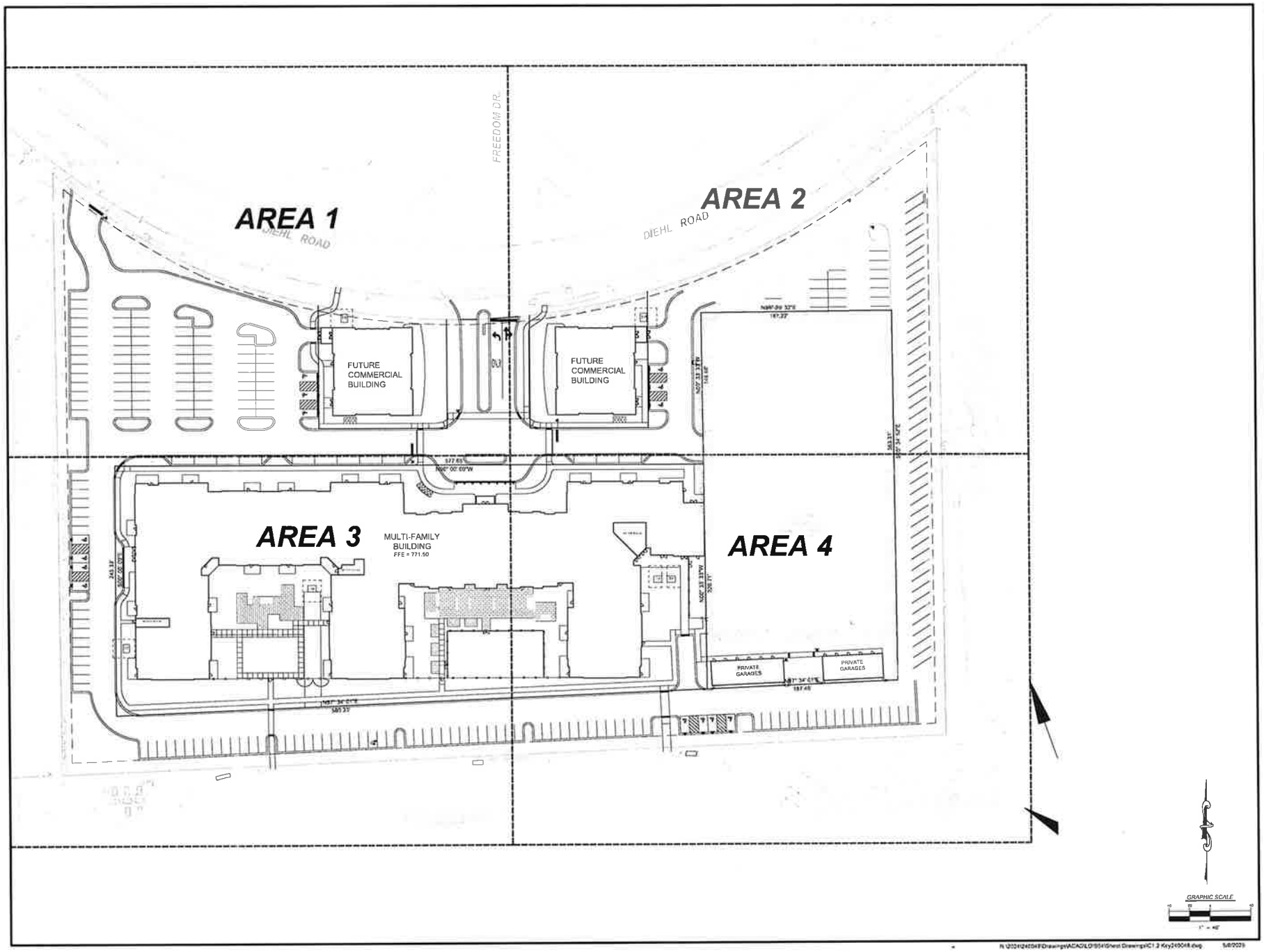
DRAWING TITLE
SPECIFICATIONS

SEAL

DATE
8/15/2023
DRAWN B
NHS
CHECKED
ILC
PROJECT
24048 S

DRAWING NO
C1.1

EXHIBIT C



APPROVAL STAMPS:

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENTS
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENTS
9	3/15/25	ISSUE FOR 100% SD
8	2/19/25	FIRE FINAL LANDMARK SUBMITTAL
7	12/4/24	ISSUE FOR SD PROGRESS SET
6	12/05/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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GENERAL CONTRACTOR

PROJECT LOCATION

1200 E DIEHL RD
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DRAWING TITLE

OVERALL KEY PLAN

SEAL

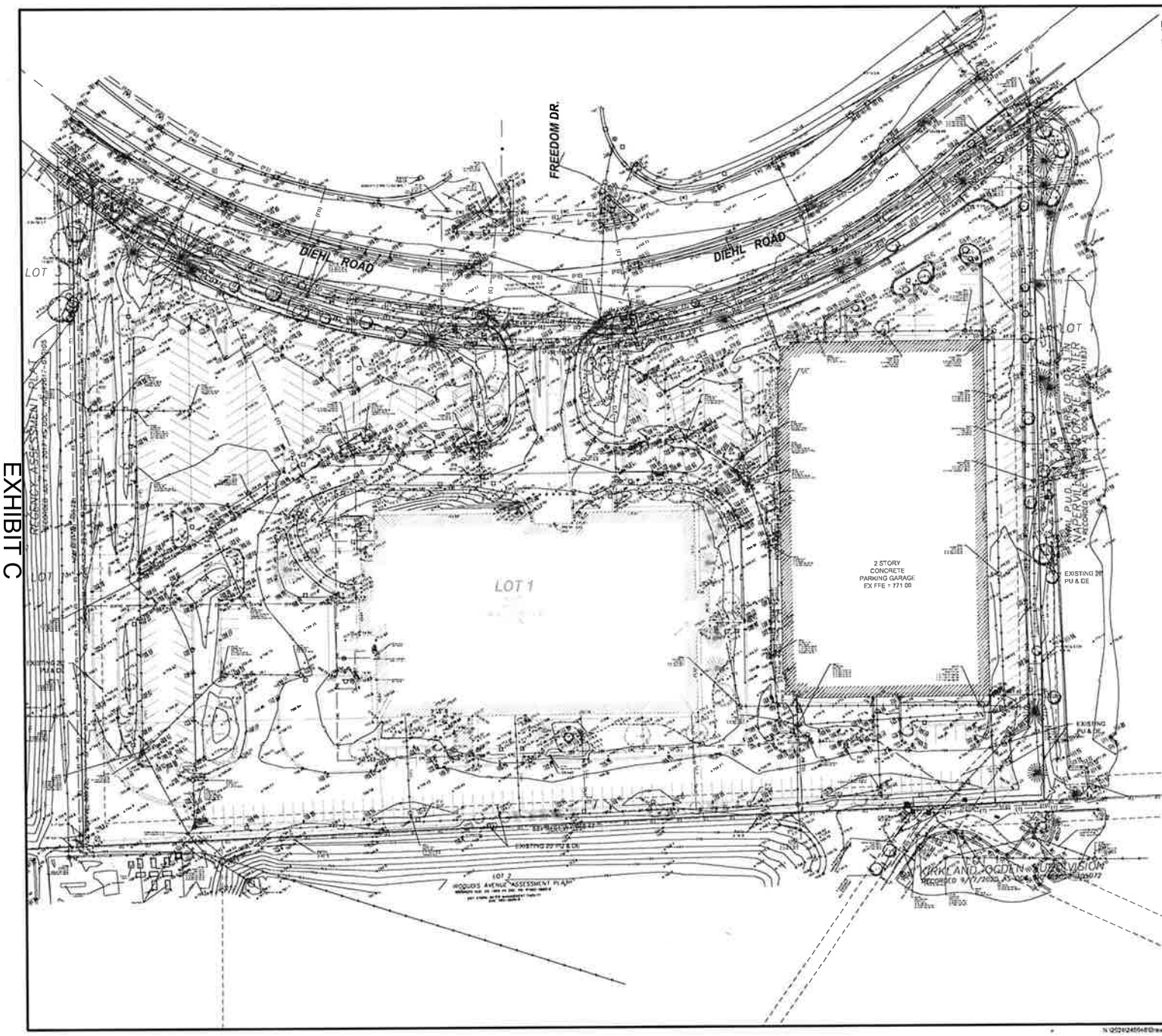
DATE: 8/19/2025
DRAWN BY: NHS
CHECKED BY: LC
PROJECT NO: 240048.00

DRAWING NO

C1.2

N:\2024\240048\Drawings\ACAD\LD\5040\Sheet Drawings\C1.2 Key240048.dwg 5/8/2025

EXHIBIT C



NOTES:

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

   V3 COMPANIES OF ILLINOIS LTD
   7325 JANES AVENUE
   WOODRIDGE, IL 60517

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

2. ALL EXISTING TOPOGRAPHY, UNDERGROUND UTILITIES, STRUCTURES AND ASSOCIATED FACILITIES SHOWN ON THESE DRAWINGS HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS. THEREFORE, THEIR LOCATIONS AND ELEVATIONS MUST BE CONSIDERED APPROXIMATE ONLY. THERE MAY BE OTHER FACILITIES, THE EXISTENCE OF WHICH ARE NOT PRESENTLY KNOWN.

3. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

APPROVAL STAMPS

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 21% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% DD
8	2/19/25	FINAL ENGINEERING SUBMIT.
7	1/24/25	ISSUE FOR 30 PROGRESS SE
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD

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GENERAL CONTRACTOR

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Naperville, IL 60563

DRAWING TITLE
OVERALL EXISTING CONDITIONS PLAN

SEAL

DATE 01/XX/2025
DRAWN BY HINES
CHECKED BY LC
PROJECT NO 240048.SS4

DRAWING NO
C2.0

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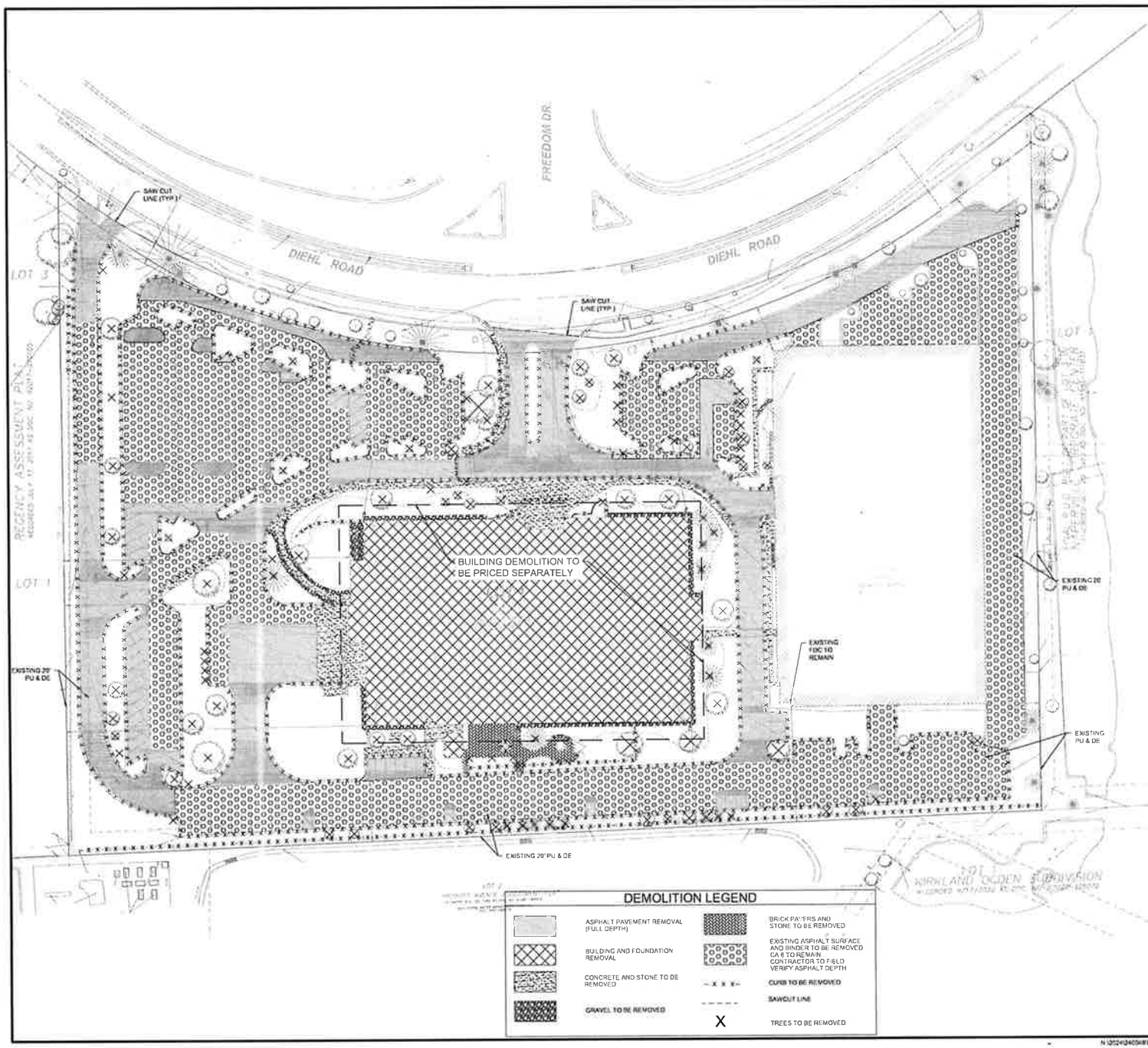
EXHIBIT C



NOTES:

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS
   - SIDEWALK AND ON SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ADJTS NEW CURB OR PAVEMENT.
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNER'S REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FLAT OH APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT
12. REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA 6) OR APPROVED EQUAL
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION, AND REMOVAL
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS
19. ONSITE CONCRETE TO BE CRUSHED TO CA-6 GRADATION AND REUSED ONSITE

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APPROVAL STAMPS

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 95% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% DD
8	2/18/25	ISSUE FINAL LANDLEASING SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/11/24	ISSUE FOR 50% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
OVERALL SITE DEMOLITION PLAN

SEAL

DATE
BY/KA/2025

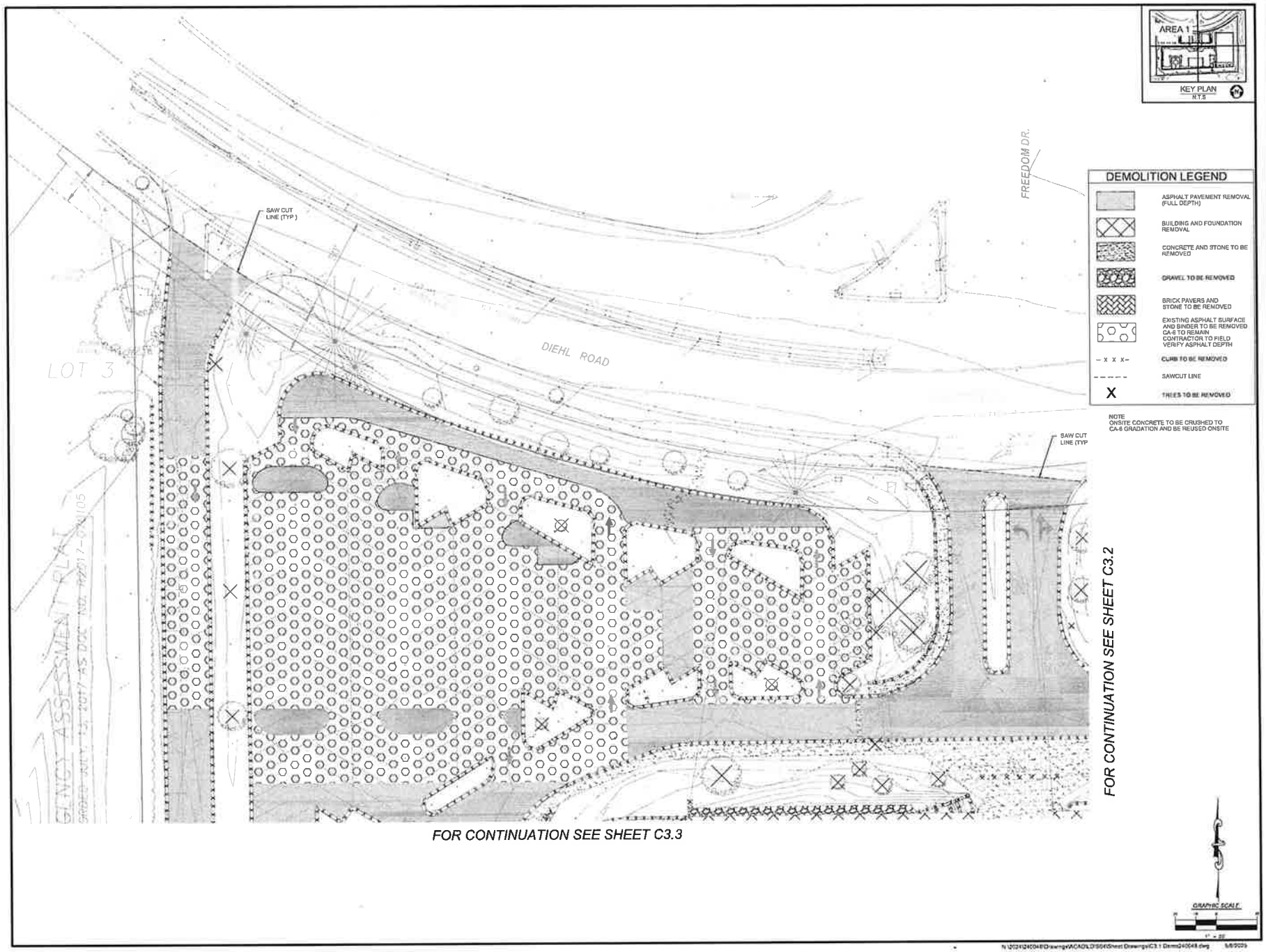
DRAWN BY
NHS

CHECKED BY
LC

PROJECT NO.
240648 SB

DRAWING NO.
C3.0

EXHIBIT C



APPROVAL STAMPS:

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENTS
11	4/14/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENTS
9	3/13/25	ISSUE FOR 100% SD
8	3/13/25	FINAL ENGINEERING SUBMIT
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 95% SD

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PROJECT LOCATION
1200 E DIEHL RD
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DRAWING TITLE
SITE DEMOLITION PLAN - AREA 1

SEAL

DATE
8/13/2025
DRAWN BY
NKS
CHECKED BY
LC
PROJECT NO.
249048.50

DRAWING NO.
C3.1

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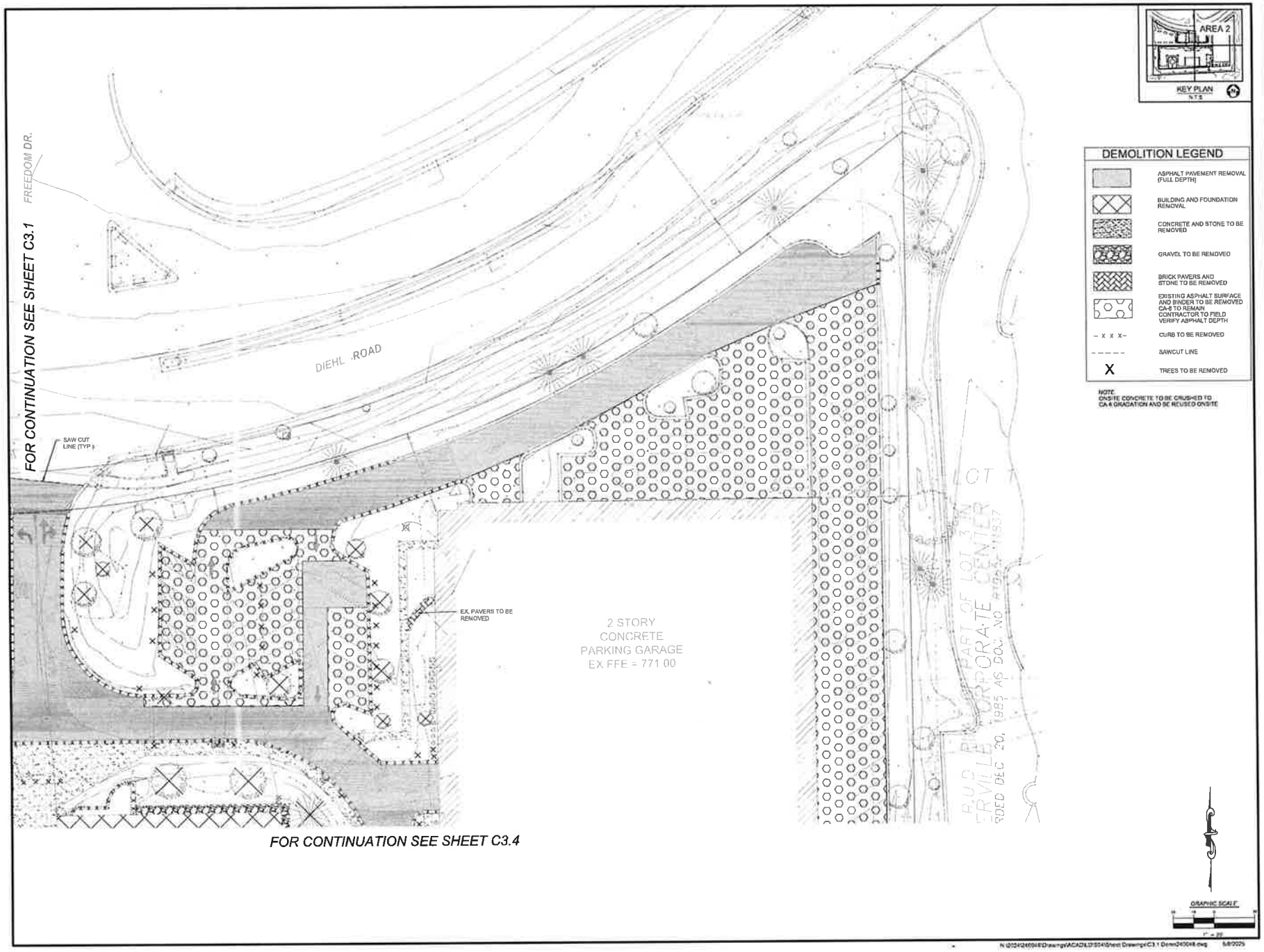
EXHIBIT C


FOR CONTINUATION SEE SHEET C3.1
FREEDOM DR.
DIEHL ROAD
SAW CUT LINE (TYP.)
EX. PAVERS TO BE REMOVED
2 STORY CONCRETE PARKING GARAGE EX FFE = 771.00
FOR CONTINUATION SEE SHEET C3.4
AREA 2
KEY PLAN
NTS
DEMOLITION LEGEND
ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
BUILDING AND FOUNDATION REMOVAL
CONCRETE AND STONE TO BE REMOVED
GRAVEL TO BE REMOVED
BRICK PAVERS AND STONE TO BE REMOVED
EXISTING ASPHALT SURFACE AND BINDER TO BE REMOVED CA-6 TO REMAIN CONTRACTOR TO FIELD VERIFY ASPHALT DEPTH
CURB TO BE REMOVED
SAWCUT LINE
TREES TO BE REMOVED
NOTE:
ON-SITE CONCRETE TO BE CRUSHED TO CA-6 GRADATION AND BE REUSED ON-SITE
GRAPHIC SCALE
APPROVAL STAMPS
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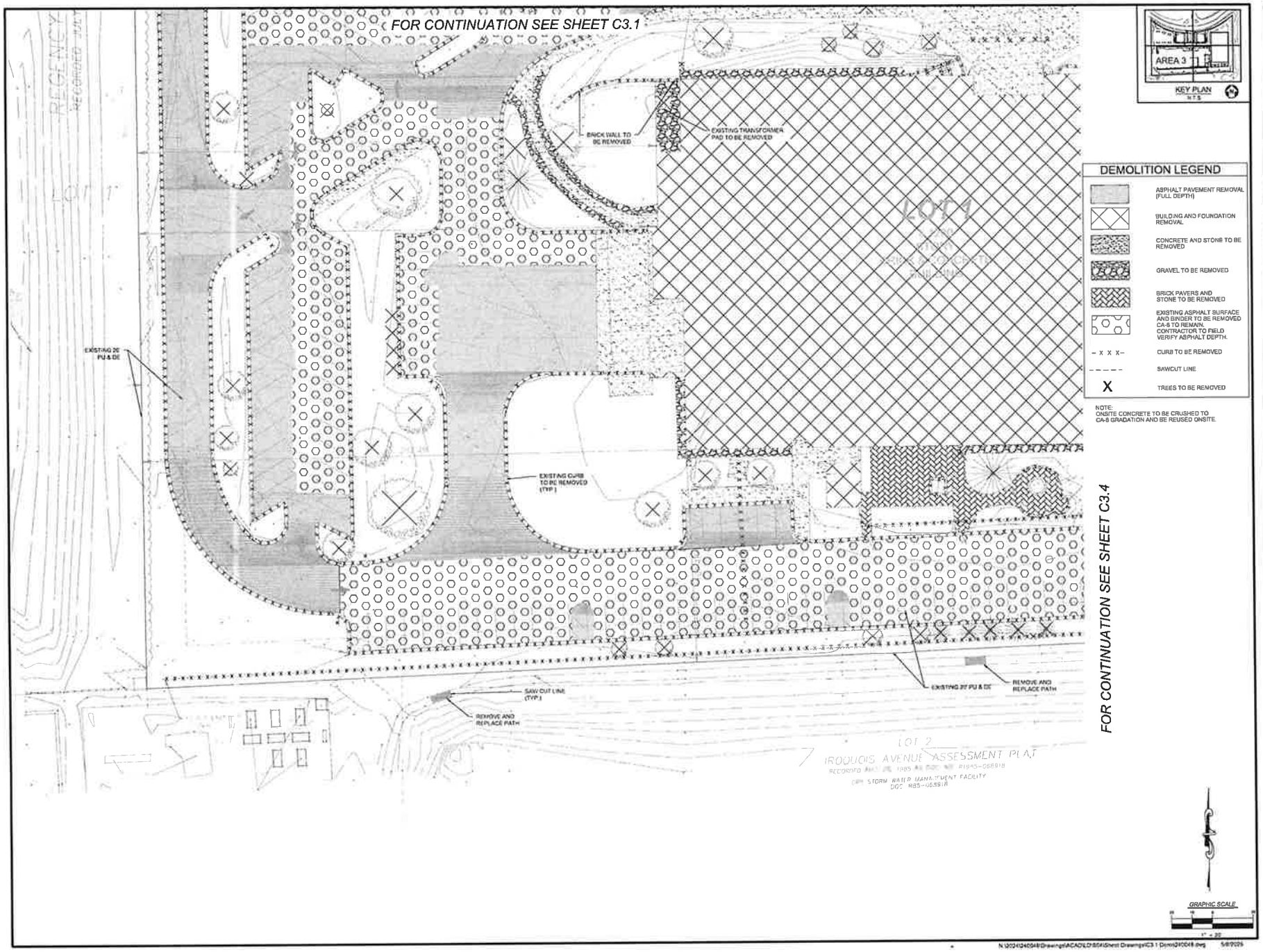
1200 E DIEHL RI
1200 E Diehl Road
Naperville, IL 60563
DRAWING TITLE
SITE DEMOLITION PLAN - AREA 2
SEAL
DATE
DRAWN BY
NRS
CHECKED
LC
PROJECT
240048 S
DRAWING NO.
C3.2

EXHIBIT C



APPROVAL STAMPS

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/14/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% CD
8	2/19/25	PUD FINAL LANDMARK SUBMIT.
7	1/24/25	ISSUE FOR SD PRIORITIES SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
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DRAWING TITLE
SITE DEMOLITION PLAN - AREA 3

SEAL

DATE: 5/12/2025
DRAWN BY: NHS
CHECKED BY: LC
PROJECT NO: 240048.504

DRAWING NO
C3.3

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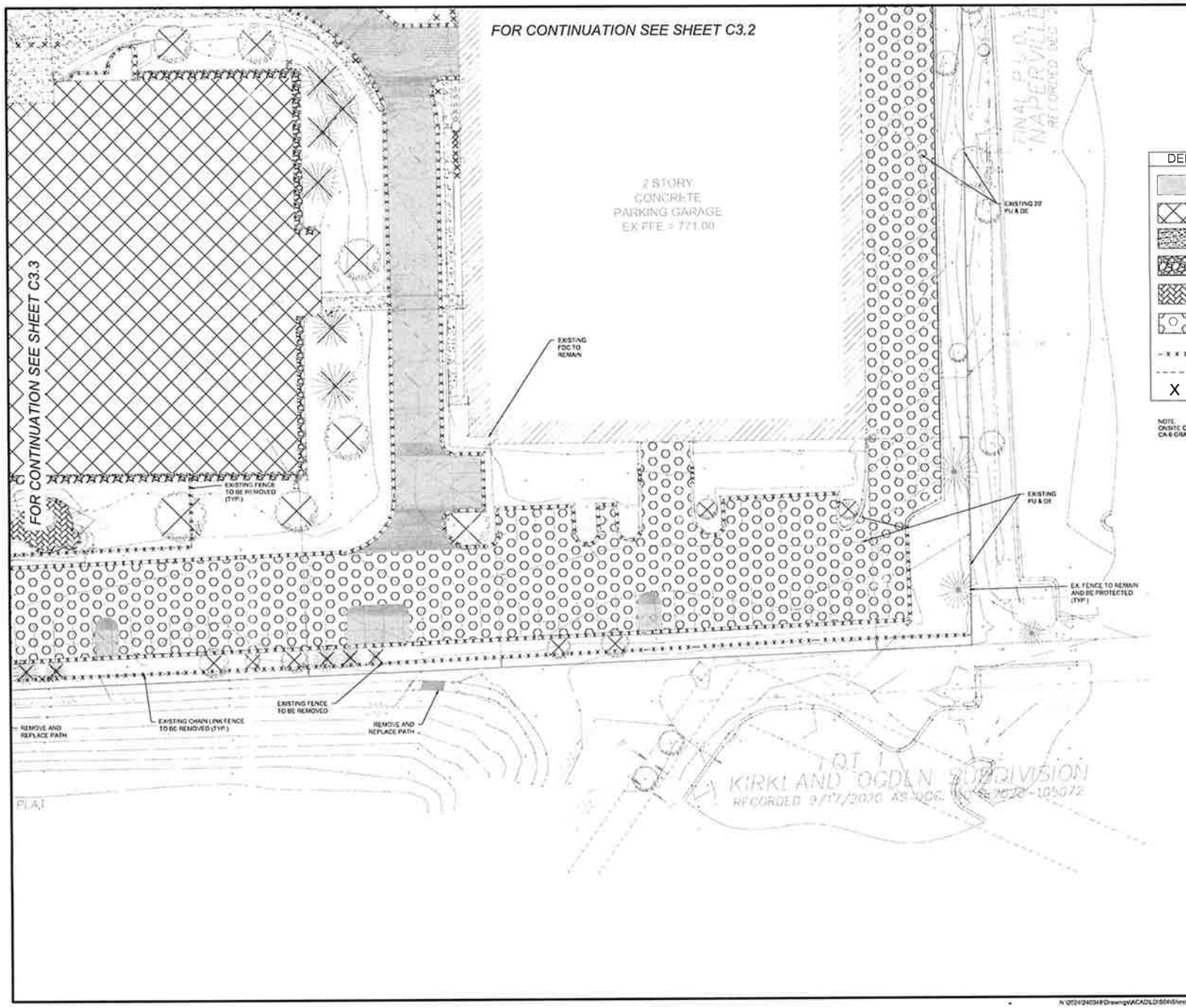
EXHIBIT C



DEMOLITION LEGEND

- ASPHALT PAVEMENT REMOVAL (FULL DEPTH)
- BUILDING AND FOUNDATION REMOVAL
- CONCRETE AND STONE TO BE REMOVED
- GRAVEL TO BE REMOVED
- BRICK PAVERS AND STONE TO BE REMOVED
- EXISTING ASPHALT SURFACE AND BINDER TO BE REMOVED CA 6 TO REMAIN CONTRACTOR TO FIELD VERIFY ASPHALT DEPTH
- CURB TO BE REMOVED
- SAWCUT LINE
- X TREES TO BE REMOVED

NOTE:
ONSITE CONCRETE TO BE CRUSHED TO CA-6 GRADATION AND BE REUSED ONSITE

APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENTS
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENTS
9	3/13/25	ISSUE FOR 100% CD
8	2/18/25	PVT FINAL ENGINEERING SUBMIT
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD

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GENERAL CONTRACTOR

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DRAWING TITLE
SITE DEMOLITION PLAN - AREA 4

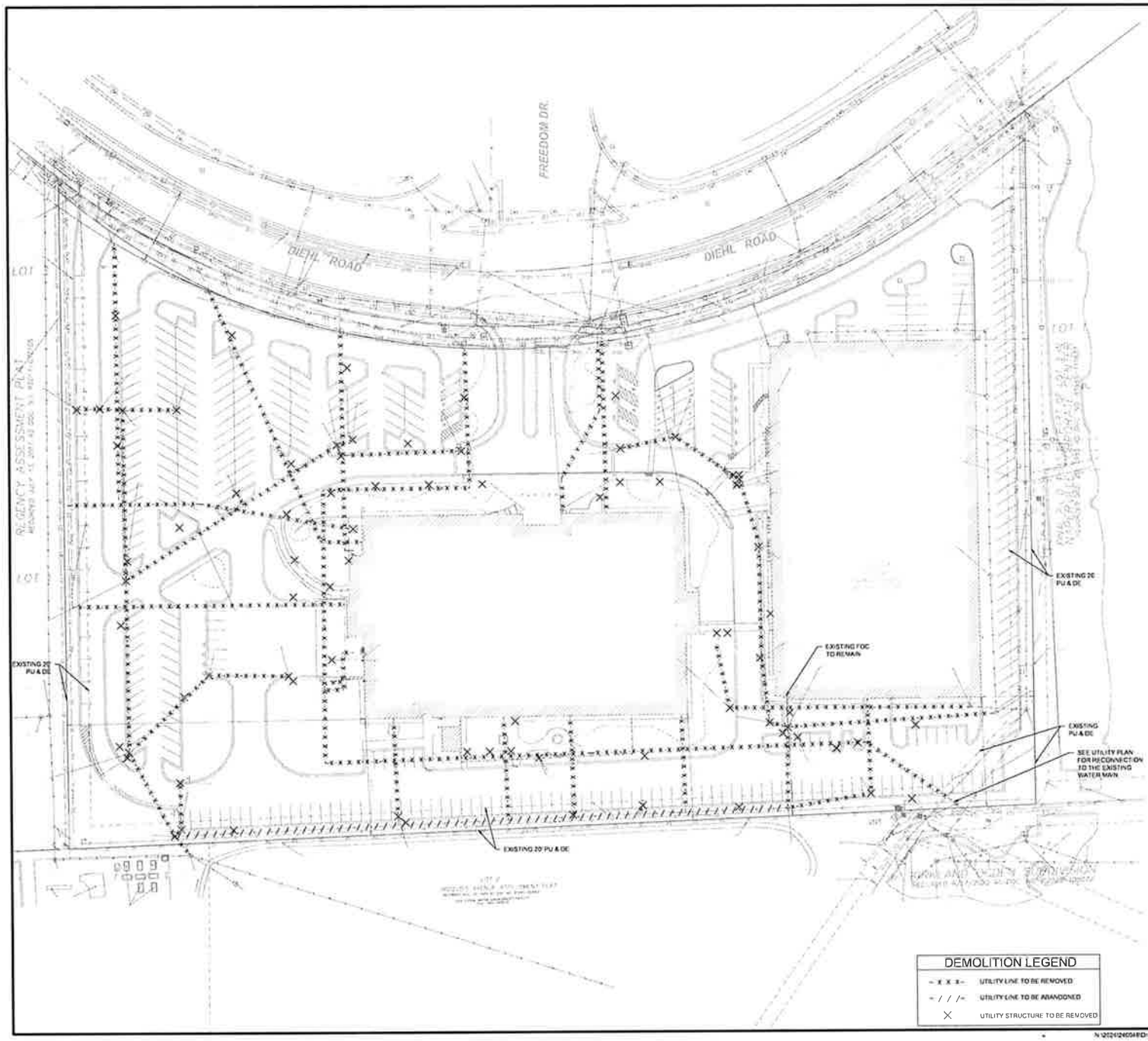
SEAL

DATE 5/08/2025
DRAWN BY NKS
CHECKED BY LC
PROJECT NO. 240048.00

DRAWING NO.
C3.4

N:\2024\240048\Drawings\ACAD\LD\SD\Sheet Drawings\C3.1 Demo240048.dwg 5/8/2025

EXHIBIT C



NOTES:

1. THE EXTENT OF DEMOLITION WORK IS AS GENERALLY SHOWN ON THE CONSTRUCTION DOCUMENTS. SPECIFIC DEMOLITION PROCESSES OR PROCEDURES FOR DEMOLITION AND STRUCTURAL CONSIDERATIONS ARE THE RESPONSIBILITY OF OTHERS. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS
   - SIDEWALK AND ON SITE PAVEMENT
   - BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS
   - UTILITIES
   - CONSTRUCTION DEBRIS
2. ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT
3. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL, TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL
4. STRUCTURES TO BE DEMOLISHED SHALL BE VACATED AND DISCONTINUED FROM USE PRIOR TO START OF WORK. OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF STRUCTURES TO BE DEMOLISHED. CONDITIONS EXISTING AT TIME OF INSPECTION FOR BIDDING PURPOSES WILL BE MAINTAINED BY OWNER IN SO FAR AS PRACTICABLE. HOWEVER, VARIATIONS WITHIN THE STRUCTURES MAY OCCUR BY OWNERS REMOVAL AND SALVAGE OPERATIONS PRIOR TO START OF DEMOLITION WORK
5. ITEMS OF SALVAGEABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROCEEDS AND AS APPROVED BY THE OWNER. SALVAGED ITEMS MUST BE TRANSPORTED FROM THE SITE AS THEY ARE REMOVED. STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED
6. CONDUCT DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT FACILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF BUILDINGS, PAVEMENTS AND UTILITIES TO REMAIN FROM ANY DAMAGE AND SHALL BE RESPONSIBLE FOR REPAIRING THE SAME.
8. EXISTING UTILITIES, WHICH DO NOT SOLEY SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS
9. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FAA OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO HAVE THEIR TRENCHES BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY.
10. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS
11. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT
12. REMOVAL, ABANDONMENT, AND RELOCATION OF EXISTING UTILITIES SHALL BE COMPLETED AS GENERALLY DEPICTED ON THESE PLANS. CONTRACTOR TO COORDINATE RELOCATIONS WITH THE UTILITY OWNER. CONTRACTOR SHALL MINIMIZE DISRUPTION OF SERVICE AND SHALL WORK WITH UTILITY OWNER TO MAINTAIN AN ACCEPTABLE LEVEL OF SERVICE
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO MINIMIZE DUST AND DIRT FROM RISING AND SCATTERING IN THE AIR, COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION
14. DEMOLITION DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED AGGREGATE (CA-6) OR APPROVED EQUAL.
16. SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRUNING, AND REMOVAL
17. EXISTING MONITORING WELLS ARE TO BE REMOVED AS NECESSARY AND SEALED BY STATE LICENSED WELL DRILLER PER ILLINOIS DEPARTMENT OF PUBLIC HEALTH REQUIREMENTS AND/OR LOCAL/COUNTY REQUIREMENTS
18. THESE DRAWINGS DO NOT INCLUDE THE REMOVAL OF UNDERGROUND STORAGE TANKS. SHOULD UNDERGROUND STORAGE TANKS BE ENCOUNTERED, CONTRACTOR TO CONTACT OWNER AND ENGINEER TO DETERMINE RESPONSIBILITY FOR ANY ENVIRONMENTAL REMEDIATION OR REMOVAL WORK AS NECESSARY. ANY REMOVAL OF UNDERGROUND STORAGE TANKS MUST BE IN CONFORMANCE WITH LOCAL AND STATE STANDARDS

DEMOLITION LEGEND

– X X X –	UTILITY LINE TO BE REMOVED
– / / / –	UTILITY LINE TO BE ABANDONED
X	UTILITY STRUCTURE TO BE REMOVED

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APPROVAL STAMPS

No	Date	Description
12	1/6/25	REVISED PER CITY COMMENTS
11	4/14/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENTS
9	3/13/25	ISSUE FOR 100% SD
8	2/18/25	INTERNAL ENGINEERING SUBMIT
7	1/24/25	ISSUE FOR 90 PROGRESS SD
6	12/20/24	ISSUE FOR 100% SD
5	11/15/24	ISSUE FOR 90% SD

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GENERAL CONTRACTOR

PROJECT LOCATION

1200 E DIEHL RI

1200 E Diehl Road
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DRAWING TITLE

OVERALL UTILITY
DEMOLITION PLAN

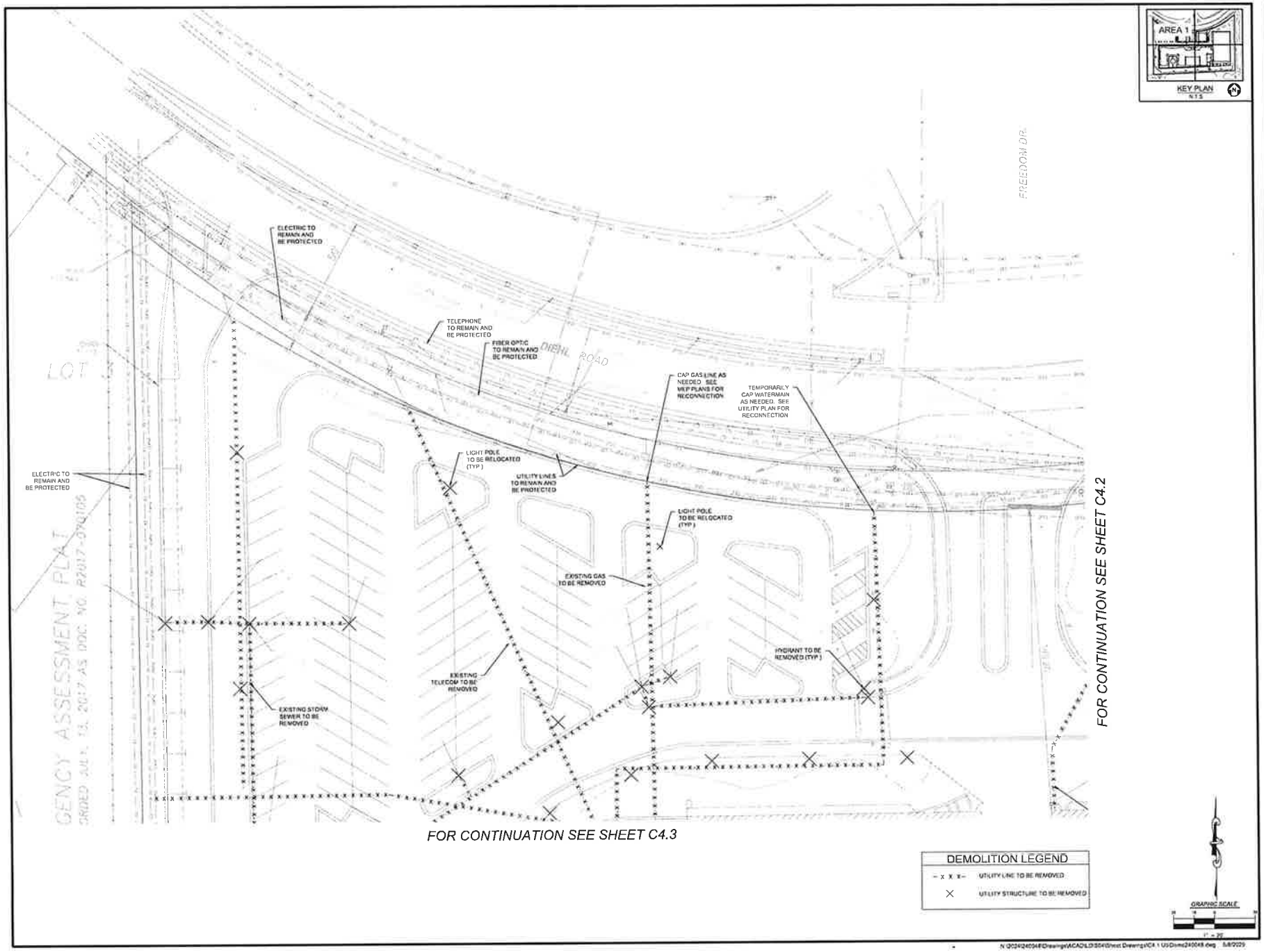
SEAL

DATE: 8/XX/2025
DRAWN BY: NKS
CHECKED BY: LC
PROJECT NO: 240048.5

DRAWING NO

C4.0

EXHIBIT C



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No	Date	Description
12	5/8/25	REVISED PER CITY COMMENTS
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENTS
9	3/13/25	ISSUE FOR 100% DD
8	2/13/25	FINAL UNDERLYING SURVEY
7	12/4/24	ISSUE FOR SD PROGRESS SET
6	12/2/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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DRAWING TITLE
UTILITIES DEMOLITIO
PLAN - AREA 1

SEAL

DATE
01/XX/20
DRAWN B
NHS
CHECKED
LC
PROJECT
24 0048 S

DRAWING NO
C4.1

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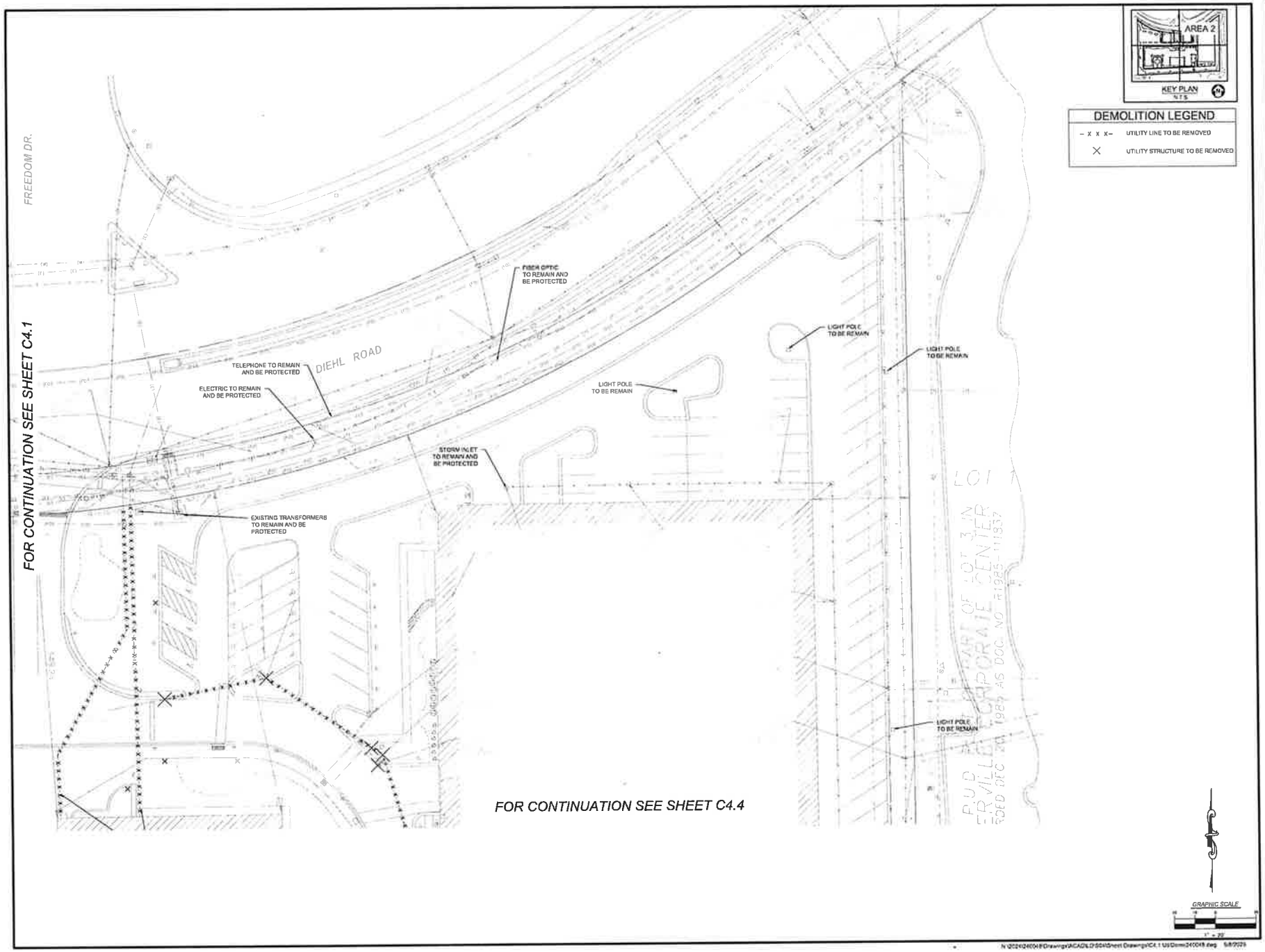
EXHIBIT C



APPROVAL STAMPS

No.	Date	Description
12	1/8/25	REVISED PER CITY COMMEN
11	11/15/24	ISSUE FOR 25% CD
10	4/24/24	REVISED PER CITY COMMEN
9	3/13/24	ISSUE FOR 100% SD
8	2/16/24	IVETTINAL ENGINEERING SUBMIT
7	1/24/24	ISSUE FOR SD PROGRESS 3
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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DRAWING TITLE

UTILITIES DEMOLITIO
PLAN - AREA 2

SEAL

DATE
01/08/2025
DRAWN BY
NAS
CHECKED
LC
PROJECT
240048

DRAWING NO.

C4.2

N:\2024\240048\Drawings\ACAD\LD\240\Sheet Drawings\C4.1 UtilDemo240048.dwg 1/8/2025

EXHIBIT C

FOR CONTINUATION SEE SHEET C4.1

FOR CONTINUATION SEE SHEET C4.4

REGENCY RECORDED JUL

LOT 1

LOT 2

IROQUOIS AVENUE ASSESSMENT PLAT

EXISTING ELECTRIC LINE AND TRANSFORMER TO BE REMOVED

EXISTING TELECOM TO BE REMOVED

EXISTING 20' PU & DE

EXISTING STORM TO BE REMOVED

ELECTRIC TO REMAIN AND BE PROTECTED

HYDRANT TO BE REMOVED AFTER SURVEYOR ESTABLISHES A NEW BENCHMARK

SBM#2

EXISTING STORM TO BE REMOVED (TYP)

ELECTRIC PEDESTAL TO REMAIN AND BE PROTECTED

EXISTING 25' PU & DE

ELECTRIC TO REMAIN AND BE PROTECTED

MORTAR NORTHWEST INVERT

EXISTING LIGHT POLE TO BE RELOCATED (TYP.)

STORM STRUCTURE TO REMAIN AND BE PROTECTED

AREA 3

KEY PLAN NTS

DEMOLITION LEGEND

– X X X –	UTILITY LINE TO BE REMOVED
– / / / –	UTILITY LINE TO BE ABANDONED
X	UTILITY STRUCTURE TO BE REMOVED

GRAPHIC SCALE

1" = 20'

N:\2024\240048\Drawings\ACAD\LD\S04\Sheet Drawings\C4.1 UtiDemo240048.dwg 5/8/2025

APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/19/25	ISSUE FOR 100% DD
8	2/19/25	ISSUE FOR LANDMARK SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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DRAWING TITLE

UTILITIES DEMOLITION PLAN - AREA 3

SEAL

DATE 5/16/2025
DRAWN BY AHK
CHECKED BY LC
PROJECT NO. 240048.504

DRAWING NO.

C4.3

EXHIBIT C

FOR CONTINUATION SEE SHEET C4.2

FOR CONTINUATION SEE SHEET C4.3

EXISTING TELECOM TO BE REMOVED

EXISTING STORM CONNECTION TO REMAIN

2 STORY CONCRETE PARKING GARAGE EX FFE = 771.00

EXISTING STORM CONNECTION TO REMAIN

EXISTING FDC TO REMAIN

FIELD VERIFY EXISTING ROOF DRAIN CONNECTION PRIOR TO ORDERING MATERIALS. NOTIFY ENGINEER OF WHAT IS FOUND

EXISTING SANITARY SEWER TO BE REMOVED

EXISTING SANITARY CONNECTION TO REMAIN

EXISTING 20' PU & DE

LIGHT POLE TO RE REMAIN

EXISTING PU & DE

TEMPORARILY CAP EXISTING WM AT VALVE VAULT. SEE UTILITY PLAN FOR RECONNECTION

EXISTING WM TO BE REMOVED

SBM#2

EXISTING STORM INLET TO REMAIN AND BE PROTECTED

FIELD VERIFY IF EXISTING STORM SEWER IS IN PLACE PRIOR TO ORDERING MATERIALS. NOTIFY ENGINEER OF WHAT IS FOUND

ELECTRIC TO REMAIN AND BE PROTECTED

EXISTING LIGHT POLE TO BE RELOCATED(TYP.)

EXISTING LIGHT TO BE RELOCATED (TYP.)

LOT 1 KIRKLAND OGDEN SUBDIVISION RECORDED 9/17/2020 AS DOC. NO. R2020-105017

PLAT

FINAL PLAT NAPERVILLE RECORDED DEC

AREA 4

KEY PLAN N.T.S.

DEMOLITION LEGEND

– X X X–	UTILITY LINE TO BE REMOVED
– / / /–	UTILITY LINE TO BE ABANDONED
X	UTILITY STRUCTURE TO BE REMOVED

GRAPHIC SCALE 1" = 20'

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APPROVAL STAMPS

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% DD
8	2/18/25	IVT FINAL LANDMARKS SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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STRUCTURAL ENGINEER

PIERCE ENGINEERS
350 N LASALLE SUITE 1010
CHICAGO, IL 60654
312 761 5693
PIERCEENGINEERS.COM

MEP & FP ENGINEER

RTM ENGINEERING CONSULTANTS
650 E ALGONQUIN ROAD SUITE 250
SCHAUMBURG, IL 60173
847 756 4180
RTMEC.COM

CIVIL ENGINEER

V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517
PHONE: 630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT

CONFLUENCE
307 N MICHIGAN AVE, SUITE 601
CHICAGO, IL 60601
PHONE: 312 583 6498
FAX: 312 268 8359
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION

1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE

UTILITIES DEMOLITION PLAN - AREA 4

SEAL

DATE 5/08/2025
DRAWN BY NHS
CHECKED BY LC
PROJECT NO. 240048.004

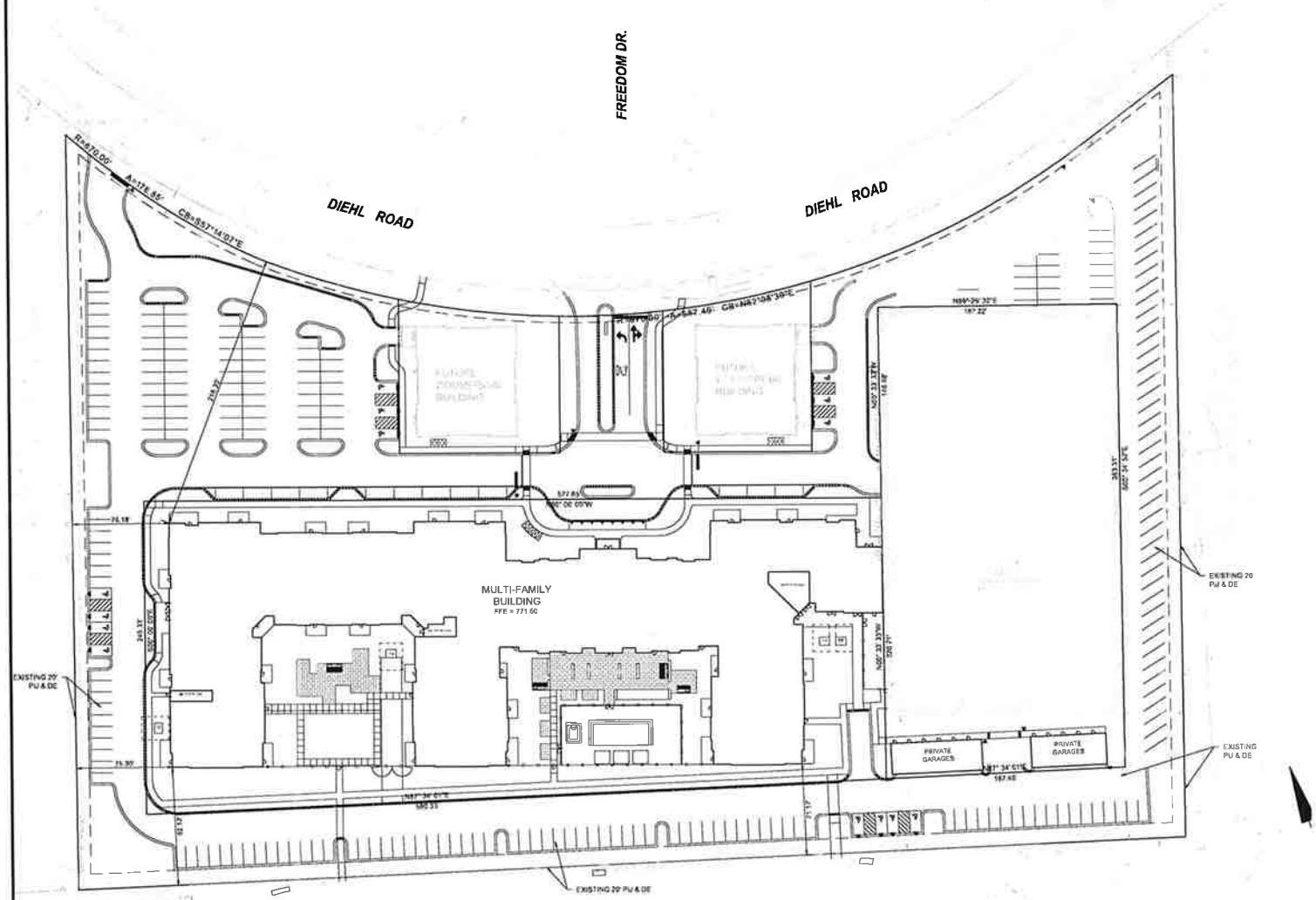
DRAWING NO.

C4.4

EXHIBIT C

NOTES

6. THIS PLAN ILLUSTRATES THE GENERAL PLANNED PHASING OF THE PROJECT. THE EXACT LIMITS OF PHASING ARE APPROXIMATE



GRAPHIC SCALE

1" = 40'

N:\2024\240048\Drawings\ACAD\LD\SD\Sheet Drawings\C5.0 Overall Lay240048.dwg 5/8/2025

APPROVAL STAMPS

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/19/25	ISSUE FOR 100% CD
8	3/18/25	FUTURE ENGINEERING SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD

SUBMISSIONS & REVISIONS

OWNER

HINES
444 W LAKE ST, SUITE 2400
CHICAGO, IL 60606
PHONE: 312 419 4900

HINES.COM

ARCHITECT

ANTUNOVICH ASSOCIATES
224 WEST HURON STREET, SUITE 7E
CHICAGO, ILLINOIS 60654
MAIN: 312 266 1126
FAX: 312 266 7123
ANTUNOVICH.COM

INTERIOR DESIGNER

VIDA DESIGN
107 SE WASHINGTON ST SUITE 263
PORTLAND, OR 97214
503 208 2530

VIDA-DESIGN.COM

STRUCTURAL ENGINEER

PIERCE ENGINEERS
350 N LASALLE, SUITE 1010
CHICAGO, IL 60654
312 781 5693

PIERCEENGINEERS.COM

M.E.P. & F.P. ENGINEERS

RTM ENGINEERING CONSULTANTS
656 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173
847 756 4150

RTMEC.COM

CIVIL ENGINEER

V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517
PHONE: 630 724 9200

V3CO.COM

LANDSCAPE ARCHITECT

CONFLUENCE
307 N MICHIGAN AVE, SUITE 601
CHICAGO, IL 60601
PHONE: 312 663 5408
FAX: 515 288 6355

TH@CONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION

1200 E DIEHL RD

1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE

OVERALL LAYOUT PLAN

SEAL

DATE: 5/12/2025
DRAWN BY: NHS
CHECKED BY: LC
PROJECT #: 240048 SD

DRAWING NO.

C5.0

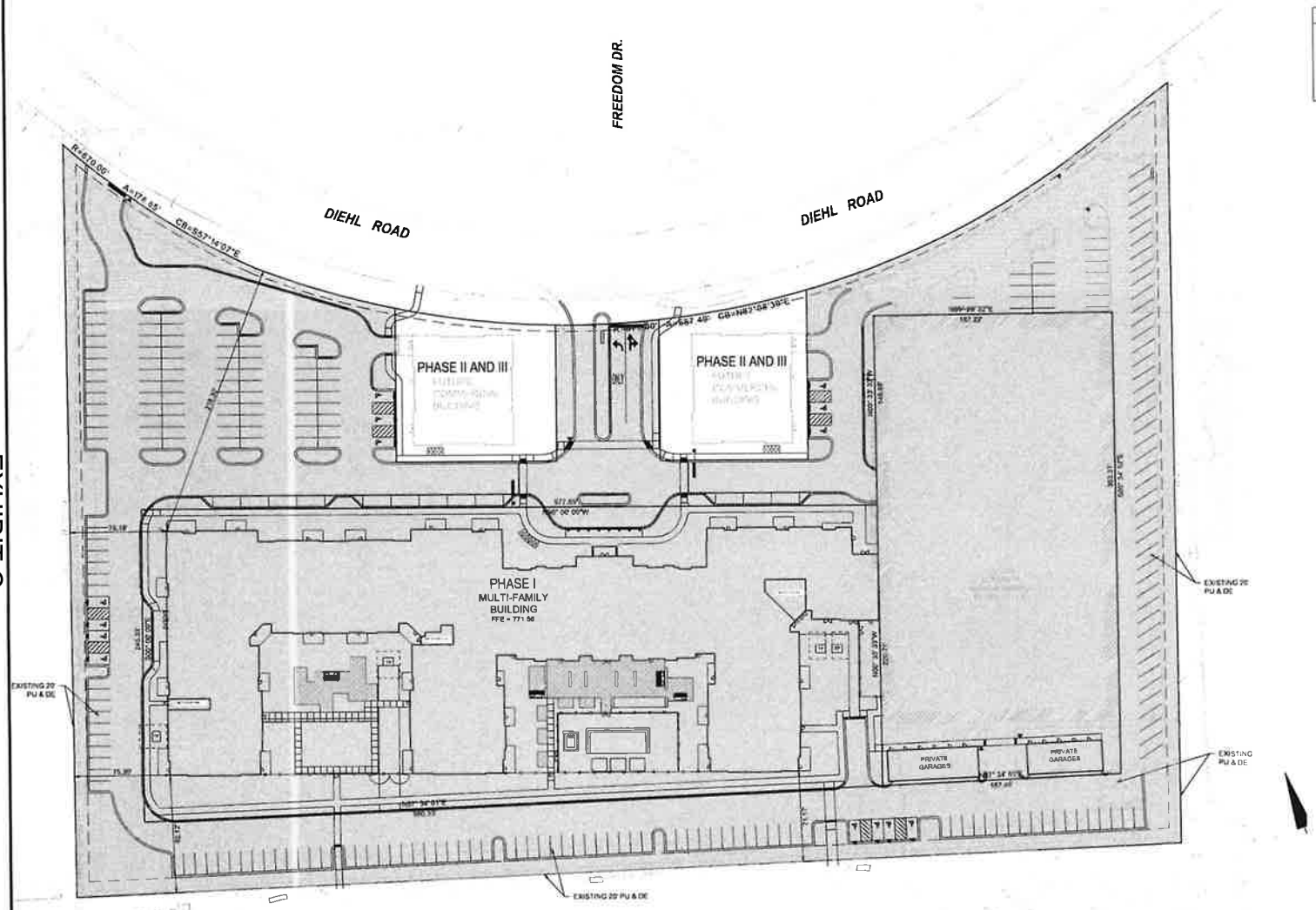
EXHIBIT C

NOTES

1. THIS PLAN ILLUSTRATES THE GENERAL PLANNED PHASING OF THE PROJECT. THE EXACT LIMITS OF PHASING ARE APPROXIMATE.

PHASING LEGEND

- PHASE I
- PHASE II AND III (SCHEDULE TO BE DETERMINED)



GRAPHIC SCALE

1" = 40'

N:\2024\240048\Drawings\ACAD\LD\SD\Sheet Drawings\C5.0 OverallLay240048.dwg 5/8/2025

APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/18/25	ISSUE FOR 100% DD
8	2/18/25	FOR FINAL ENGINEERING SUBMIT.
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 60% SD

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST, SUITE 2400
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HINES.COM

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ANTUNOVICH ASSOCIATES
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ANTUNOVICH.COM

INTERIOR DESIGNER
VIDA DESIGN
107 SE WASHINGTON ST, SUITE 263
PORTLAND, OR 97214
503 268 2530
VIDA-DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
350 N LASALLE, SUITE 1010
CHICAGO, IL 60654
312 761 5493
PIERCEENGINEERS.COM

M.E.P. & T.P. ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173
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CIVIL ENGINEER
V3 COMPANIES
7325 JANES AVENUE
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LANDSCAPE ARCHITECT
CONFLUENCE
307 N MICHIGAN AVE, SUITE 821
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PHONE: 312 663 5438
FAX: 515 284 8355
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

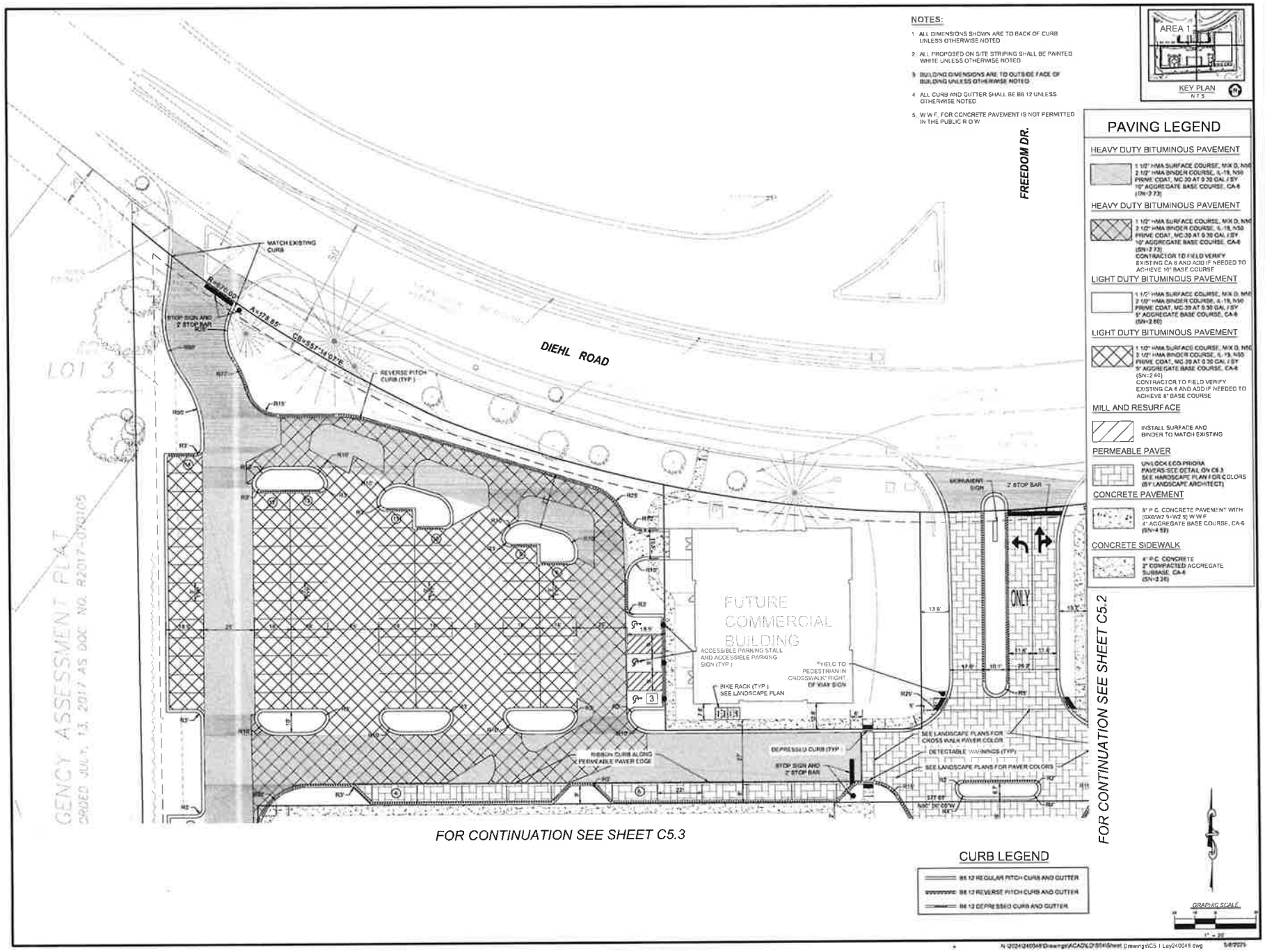
DRAWING TITLE
PHASING PLAN

SEAL

DATE: 01/08/2025
DRAWN BY: AHS
CHECKED BY: LC
PROJECT NO: 240048.504

DRAWING NO.
C5.0A

EXHIBIT C


NOTES:
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL PROPOSED ON SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED
5. W.W.F. FOR CONCRETE PAVEMENT IS NOT PERMITTED IN THE PUBLIC R.O.W.
AREA 1
KEY PLAN
N.T.S.
PAVING LEGEND
HEAVY DUTY BITUMINOUS PAVEMENT
1 1/2" HMA SURFACE COURSE, MIX D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL./SY.
10" AGGREGATE BASE COURSE, CA-6
(SN=2.73)
HEAVY DUTY BITUMINOUS PAVEMENT
1 1/2" HMA SURFACE COURSE, MIX D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL./SY.
10" AGGREGATE BASE COURSE, CA-6
(SN=2.73)
CONTRACTOR TO FIELD VERIFY EXISTING CA 6 AND ADD IF NEEDED TO ACHIEVE 10" BASE COURSE
LIGHT DUTY BITUMINOUS PAVEMENT
1 1/2" HMA SURFACE COURSE, MIX D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL./SY.
9" AGGREGATE BASE COURSE, CA-6
(SN=2.60)
LIGHT DUTY BITUMINOUS PAVEMENT
1 1/2" HMA SURFACE COURSE, MIX D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL./SY.
9" AGGREGATE BASE COURSE, CA-6
(SN=2.60)
CONTRACTOR TO FIELD VERIFY EXISTING CA 6 AND ADD IF NEEDED TO ACHIEVE 6" BASE COURSE
MILL AND RESURFACE
INSTALL SURFACE AND BINDER TO MATCH EXISTING
PERMEABLE PAVER
UNILOCK ECO PRIORA PAVERS-SEE DETAIL ON C6.3
SEE HARDSCAPE PLAN FOR COLORS (BY LANDSCAPE ARCHITECT)
CONCRETE PAVEMENT
8" P.C. CONCRETE PAVEMENT WITH (DX6/W2.9xW2.9) W.W.F.
4" AGGREGATE BASE COURSE, CA-6
(SN=4.53)
CONCRETE SIDEWALK
6" P.C. CONCRETE
2" COMPACTED AGGREGATE SUBBASE, CA-6
(SN=2.26)
FREEDOM DR.
DIEHL ROAD
MATCH EXISTING CURB
STOP SIGN AND 2' STOP BAR
REVERSE PITCH CURB (TYP.)
FUTURE COMMERCIAL BUILDING
ACCESSIBLE PARKING STALL AND ACCESSIBLE PARKING SIGN (TYP.)
*YIELD TO PEDESTRIAN IN CROSSWALK RIGHT OF WAY SIGN
BIKE RACK (TYP.) SEE LANDSCAPE PLAN
MONUMENT SIGN
2' STOP BAR
ONLY
SEE LANDSCAPE PLANS FOR CROSS WALK PAVER COLOR
DETECTABLE WARNINGS (TYP.)
SEE LANDSCAPE PLANS FOR PAVER COLORS
DEPRESSED CURB (TYP.)
RIBBON CURB ALONG PERMEABLE PAVER EDGE
LOT 3
GENCY ASSESSMENT PLAT
RECORDED JULY 13, 2017 AS DOC. NO. R2017-078105
FOR CONTINUATION SEE SHEET C5.3
FOR CONTINUATION SEE SHEET C5.2
CURB LEGEND
B6.12 REGULAR PITCH CURB AND GUTTER
B6.12 REVERSE PITCH CURB AND GUTTER
B6.12 DEPRESSED CURB AND GUTTER
GRAPHIC SCALE
1" = 20'
APPROVAL STAMPS
SUBMISSIONS & REVISIONS
OWNER
HINES
444 W LAKE ST. SUITE 2400
CHICAGO, IL 60616
PHONE: 312 419 4900
HINES.COM
ARCHITECT
ANTUNOVICH ASSOCIATES
224 WEST HURON STREET, SUITE 7E
CHICAGO, ILLINOIS 60654
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FAX: 312 266 7123
ANTUNOVICH.COM
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VIDA DESIGN
107 SE WASHINGTON ST. SUITE 263
PORTLAND, OR 97214
503 208 2530
VIDA-DESIGN.COM
STRUCTURAL ENGINEER
PIERCE ENGINEERS
350 N LASALLE, SUITE 1010
CHICAGO, IL 60654
312 761 5693
PIERCEENGINEERS.COM
M.E.P. & F.P. ENGINEER
RTM ENGINEERING CONSULTANTS
690 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173
847 756 4180
RTME.COM
CIVIL ENGINEER
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517
PHONE: 630 724 9200
V3CO.COM
LANDSCAPE ARCHITECT
CONFLUENCE
307 N MICHIGAN AVE. SUITE 601
CHICAGO, IL 60601
PHONE: 312 863 5498
FAX: 815 288 8359
THINKCONFLUENCE.COM
GENERAL CONTRACTOR
PROJECT LOCATION
1200 E DIEHL RI
1200 E Diehl Road
Naperville, IL 60563
DRAWING TITLE
LAYOUT AND PAVIN
PLAN - AREA 1
SEAL
DATE
01/30/20
DRAWN B
NHS
CHECKED
LC
PROJECT N
240048 S
DRAWING NO.
C5.1
N:\2024\240048\Drawings\ACAD\LD\240048\Sheet Drawings\C5.1 Lay240048.dwg
5/8/2025

EXHIBIT C

FREEDOM DR.

FOR CONTINUATION SEE SHEET C5.1

DIEHL ROAD

"DO NOT ENTER" AND "ONE WAY TRAFFIC ONLY" SIGNS

MATCH EXISTING CURB

MATCH EXISTING CURB (TYP.)

FUTURE COMMERCIAL BUILDING

ACCESSIBLE PARKING STALL AND ACCESSIBLE PARKING SIGN (TYP.)

BIKE RACK (TYP.) SEE LANDSCAPE PLAN

STOP SIGN AND 2' STOP BAR

RIBBON CURB ALONG PERMEABLE PAVER EDGE

PAVER COLORS

R=670.00' A=487.49' CH=N82°06'39"E

LOT 1

PUD PLAT OF PART OF LOT 3 TRVILLE CORPORATE CENTER RDED DEC 30, 1985 AS DOC. NO. R85-111183

FOR CONTINUATION SEE SHEET C5.4

KEY PLAN

NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

PAVING LEGEND

HEAVY DUTY BITUMINOUS PAVEMENT

1 1/2" HMA SURFACE COURSE, MIX D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL / SY
10" AGGREGATE BASE COURSE, CA-6
(SN=2.73)

HEAVY DUTY BITUMINOUS PAVEMENT

1 1/2" HMA SURFACE COURSE, MIX D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL / SY
10" AGGREGATE BASE COURSE, CA-6
(SN=2.73)
CONTRACTOR TO FIELD VERIFY
EXISTING CA-6 AND ADD 8" NEEDED TO ACHIEVE 10" BASE COURSE

LIGHT DUTY BITUMINOUS PAVEMENT

1 1/2" HMA SURFACE COURSE, MIX D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL / SY
8" AGGREGATE BASE COURSE, CA-6
(SN=2.60)

LIGHT DUTY BITUMINOUS PAVEMENT

1 1/2" HMA SURFACE COURSE, MIX D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL / SY
8" AGGREGATE BASE COURSE, CA-6
(SN=2.60)
CONTRACTOR TO FIELD VERIFY
EXISTING CA-6 AND ADD 8" NEEDED TO ACHIEVE 8" BASE COURSE

MILL AND RESURFACE

INSTALL SURFACE AND BINDER TO MATCH EXISTING

PERMEABLE PAVER

UNILOCK ECO PRIORA PAVERS SEE DETAIL ON C6.3
SEE HARDSCAPE PLAN FOR COLORS (BY LANDSCAPE ARCHITECT)

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH (6X6/W2.9xW2.9) W.W.F.
4" AGGREGATE BASE COURSE, CA-6
(SN=4.52)

CONCRETE SIDEWALK

4" P.C. CONCRETE
2" COMPACTED AGGREGATE SUBBASE, CA-6
(SN=2.26)

CURB LEGEND

B6.12 REGULAR PITCH CURB AND GUTTER

B6.12 REVERSE PITCH CURB AND GUTTER

B6.12 DEPRESSED CURB AND GUTTER

GRAPHIC SCALE

1" = 20'

N:\2024\240548\Drawings\ACAD\LD\C5\Sheet Drawings\C5.1 Lay240548.dwg 5/8/2025

APPROVAL STAMPS

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 75% CD
10	4/9/25	REVISED PER CITY COMMENT
9	3/18/25	ISSUE FOR 100% DD
8	2/18/25	VOC PLAN, LANDSCAPING SUBMITL
7	1/24/25	ISSUE FOR 30 PROGRESS SE
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST SUITE 2400
CHICAGO, IL 60618
PHONE: 312 415 4900
HINES.COM

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224 WEST HURON STREET, SUITE 7E
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FAX: 312 266 2121
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107 SE WASHINGTON ST SUITE 263
PORTLAND, OR 97214
503 208 2530
VIDA-DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
350 N LASALLE SUITE 1010
CHICAGO, IL 60654
312 761 5663
PIERCEENGINEERS.COM

M.E.P. & F.P. ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 210
SCHAUMBURG, IL 60173
847.756.4180
RTMEC.COM

CIVIL ENGINEER
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7325 JANES AVENUE
WOODRIDGE, IL 60517
PHONE: 630.724.9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
307 N MICHIGAN AVE. SUITE 401
CHICAGO, IL 60601
PHONE: 312 883 5488
FAX: 515 288 8159
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
LAYOUT AND PAVING PLAN - AREA 2

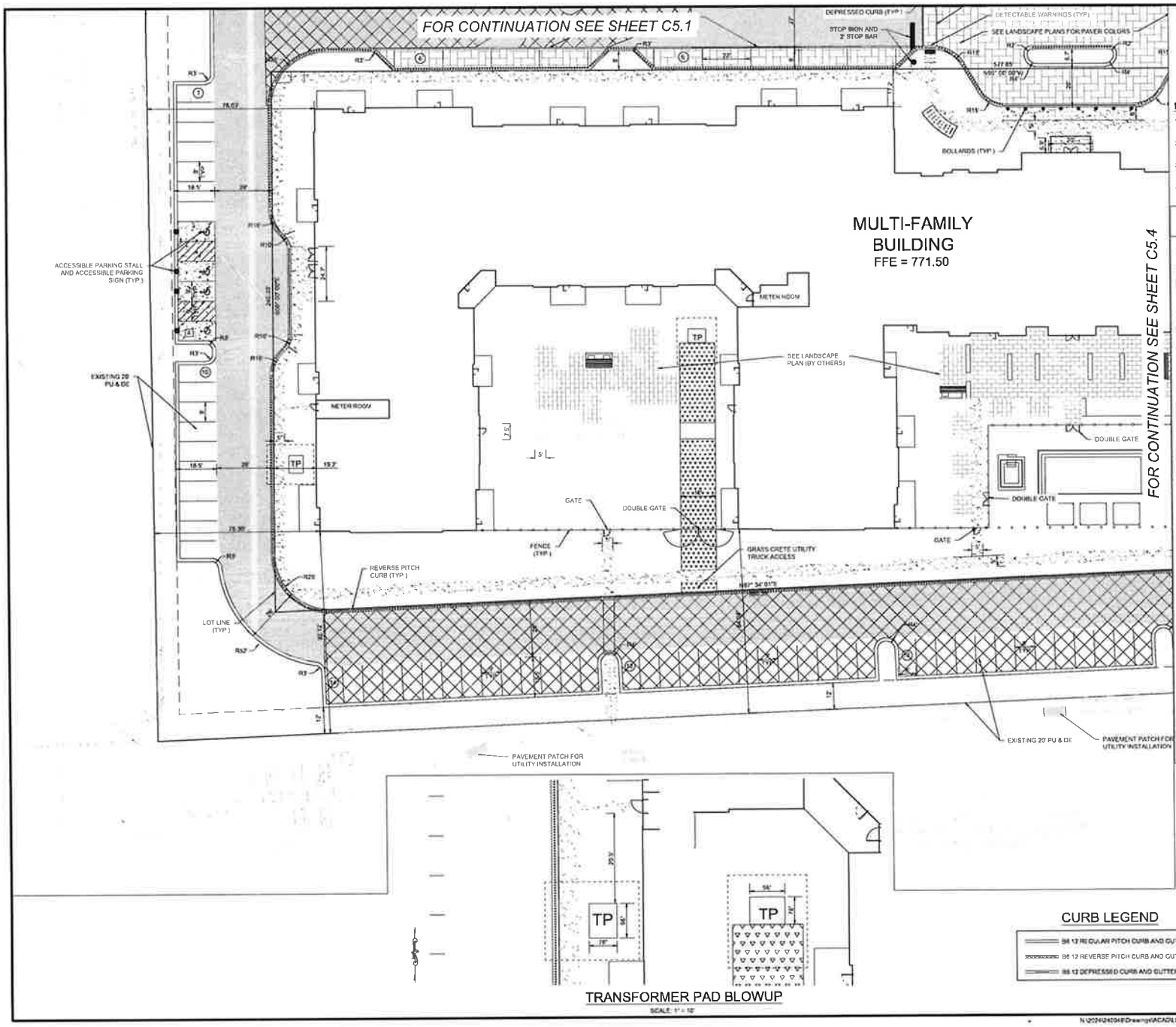
SEAL

DATE 5/16/2025
DRAWN BY MHB
CHECKED BY LC
PROJECT NO. 240548.554

DRAWING NO.
C5.2

COPYRIGHT 2025

EXHIBIT C



NOTES:

1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED
2. ALL PROPOSED ON SITE STRIPING SHALL BE PAINTED WHITE UNLESS OTHERWISE NOTED
3. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED
4. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED

PAVING LEGEND

HEAVY DUTY BITUMINOUS PAVEMENT

1 1/2" HMA SURFACE COURSE, M-X D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL / SY
10" AGGREGATE BASE COURSE, CA-6
(SN=2.73)

HEAVY DUTY BITUMINOUS PAVEMENT

1 1/2" HMA SURFACE COURSE, M-X D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL / SY
10" AGGREGATE BASE COURSE, CA-6
(SN=2.73)
CONTRACTOR TO FIELD VERIFY
EXISTING CA-6 AND ADD IF NEEDED TO ACHIEVE 10" BASE COURSE

LIGHT DUTY BITUMINOUS PAVEMENT

1 1/2" HMA SURFACE COURSE, M-X D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL / SY
9" AGGREGATE BASE COURSE, CA-6
(SN=2.60)

LIGHT DUTY BITUMINOUS PAVEMENT

1 1/2" HMA SURFACE COURSE, M-X D, N50
2 1/2" HMA BINDER COURSE, IL-19, N50
PRIME COAT, MC-30 AT 0.30 GAL / SY
9" AGGREGATE BASE COURSE, CA-6
(SN=2.60)
CONTRACTOR TO FIELD VERIFY
EXISTING CA-6 AND ADD IF NEEDED TO ACHIEVE 8" BASE COURSE

MILL AND RESURFACE

INSTALL SURFACE AND BINDER TO MATCH EXISTING

PERMEABLE PAVER

UNILOCK ECO-PRIO/IA
PAVERS SEE DETAIL ON C8.3
SEE HARDSCAPE PLAN FOR COLORS
(BY LANDSCAPE ARCHITECT)

CONCRETE PAVEMENT

8" P.C. CONCRETE PAVEMENT WITH
(6X6/W2.9xW2.9) W.W.F.
4" AGGREGATE BASE COURSE, CA-6
(SN=4.52)

CONCRETE SIDEWALK

4" P.C. CONCRETE
2" COMPACTED AGGREGATE
SUBBASE, CA-6
(SN=2.28)

GRASSPAVE UTILITY TRUCK ACCESS

GRASSPAVE (INVISIBLE STRUCTURES PRODUCT) OR APPROVED EQUAL

APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% SD
8	2/13/25	PVC HMA ENGINEERING SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD
No	Date	Description

SUBMISSIONS & REVISIONS

OWNER
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444 W LAKE ST. SUITE 2400
CHICAGO, IL 60606
PHONE: 312 419 4900
HINES.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
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MAIN 312 266 1126
FAX 312 266 7123
ANTUNOVICH.COM

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VIDA DESIGN
107 SE WASHINGTON ST. SUITE 263
PORTLAND, OR 97214
503 208 2530
VIDA-DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
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312 781 9673
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RTM ENGINEERING CONSULTANTS
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847 756 4180
RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517
PHONE: 630 724 9200
V3CO.COM

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CONFLUENCE
307 N MICHIGAN AVE. SUITE 801
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PHONE: 312 863 5488
FAX: 515 298 6351
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

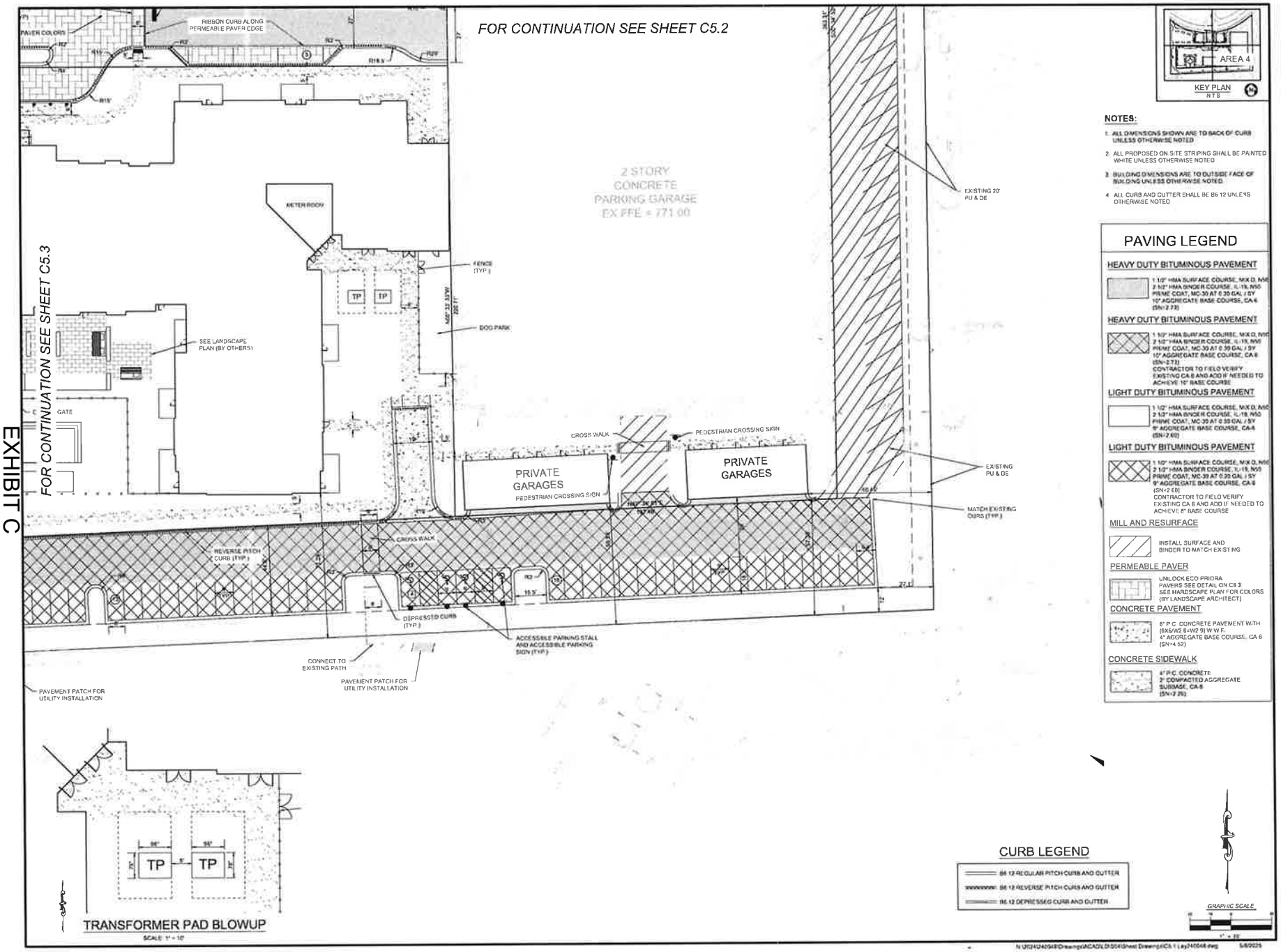
PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
LAYOUT AND PAVING PLAN - AREA 3

SEAL

DRAWING NO.
C5.3

EXHIBIT C



APPROVAL STAMPS

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% DD
8	2/13/25	[illegible]
7	1/24/25	ISSUE FOR SD PROGRESS SS SE
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD

SUBMISSIONS & REVISIONS

OWNER
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CHICAGO, IL 60606
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HINES.COM

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CONFLUENCE
301 N MICHIGAN AVE, SUITE 601
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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
LAYOUT AND PAVING PLAN - AREA 4

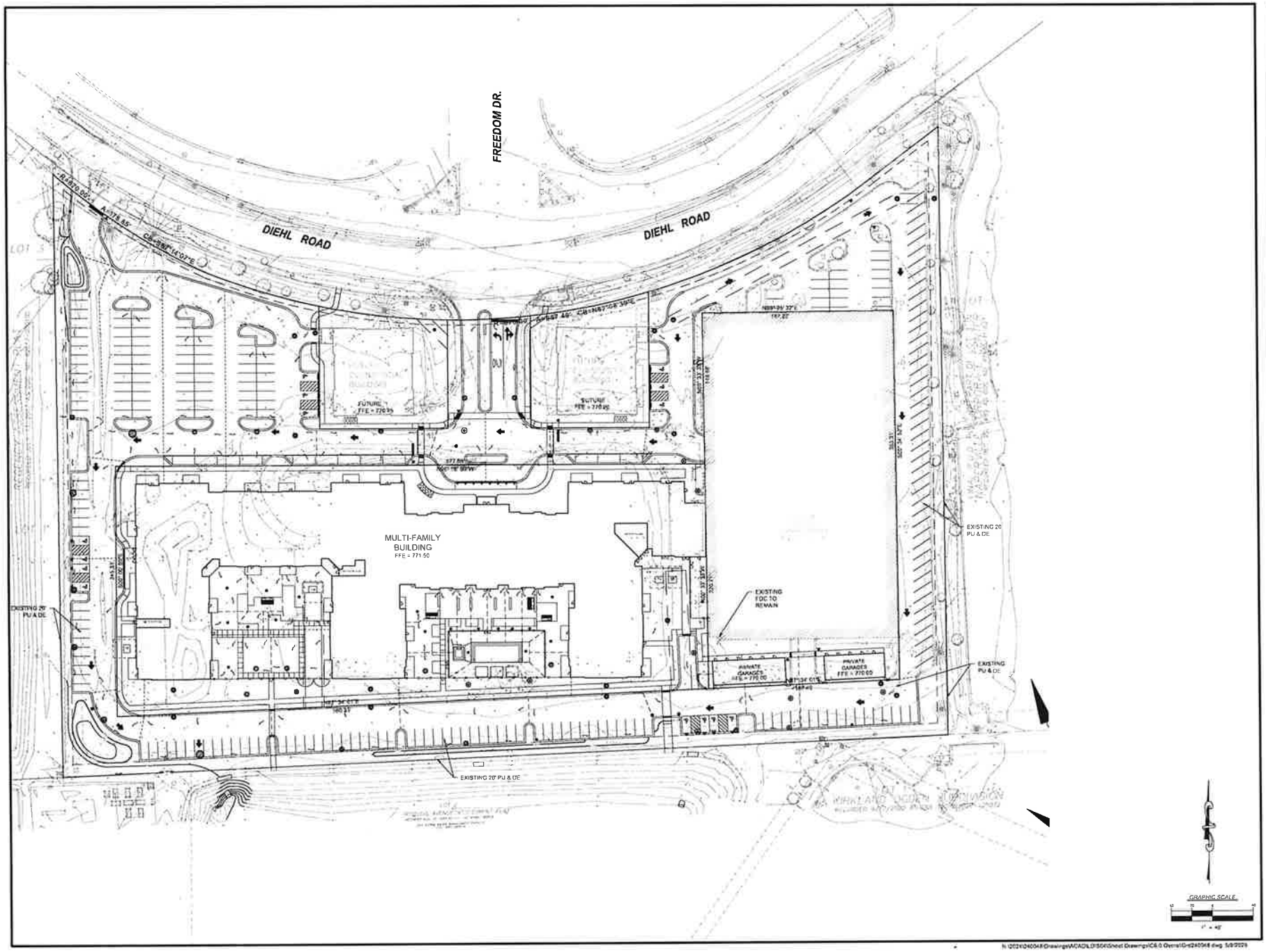
SEAL

DATE 5/08/2025
DRAWN BY NKS
CHECKED BY LC
PROJECT NO 245048.S04

DRAWING NO
C5.4

N:\2024\245048\Drawings\ACAD\LD-S04\Sheet Drawings\C5.1 Layout.dwg 5/8/2025

EXHIBIT C



APPROVAL STAMPS

No.	Date	Description
12	1/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 35% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 196% DD
8	2/13/25	ISSUE FINAL LANDLIMIND SUBMIT.
7	1/24/25	ISSUE FOR SD PROGRESS SE
6	12/20/24	ISSUE FOR 100% SD
5	11/15/24	ISSUE FOR 90% SD

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PHONE: 312 893 5498
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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
OVERALL GRADING PLAN

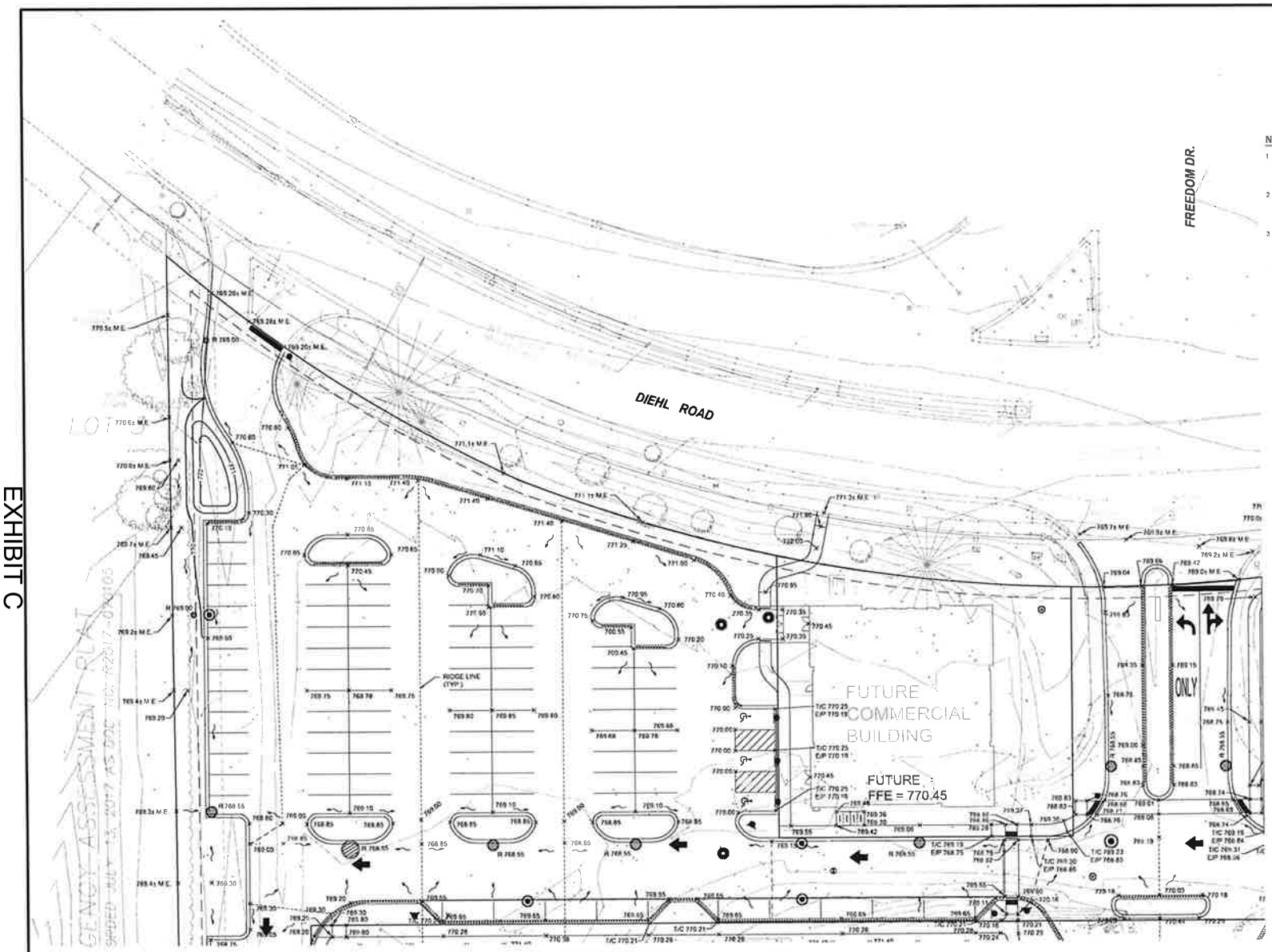
SEAL

DATE 01/30/2025
DRAWN BY NHS
CHECKED BY LC
PROJECT NO. 240048.004

DRAWING NO.
C6.0

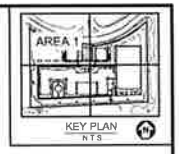
N:\2024\240048\Drawings\ACAD\LD\S04\Sheet Drawings\C6.0 Overall Grading 240048.dwg 5/8/2025

EXHIBIT C



FOR CONTINUATION SEE SHEET C6.3

FOR CONTINUATION SEE SHEET C6.2



KEY PLAN
NTS

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%

APPROVAL STAMPS

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% CD
8	2/18/25	PRELIMINARY ENGINEERING SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
GRADING PLAN - AREA 1

SEAL

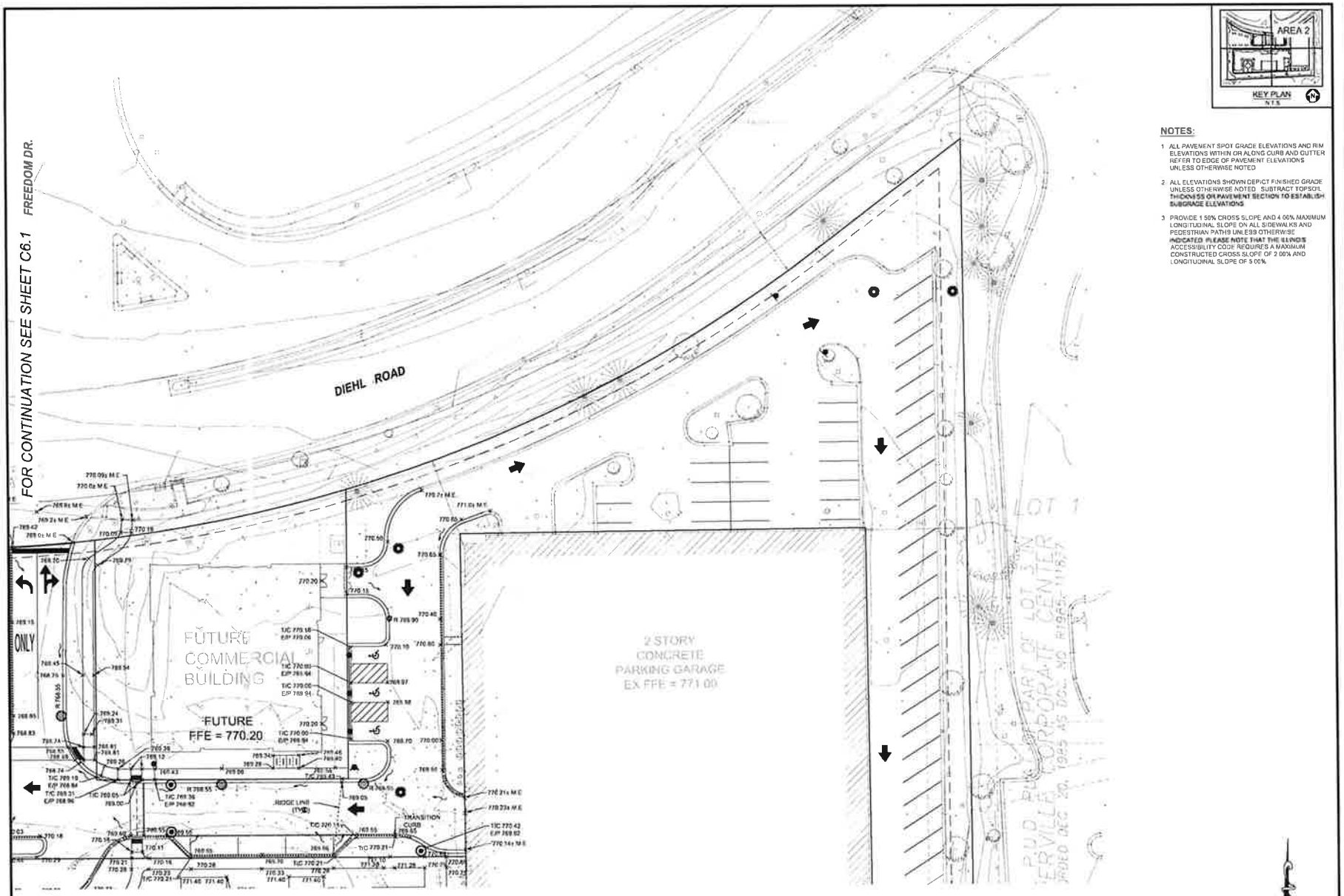
DATE 01/00/00/25
DRAWN BY NVS
CHECKED BY LC
PROJECT NO. 240048.004

DRAWING NO.
C6.1

GRAPHIC SCALE
1" = 20'

N:\2024\240048\Drawings\ACAD\LD\C6.1 Grd240048.dwg 5/8/2025

EXHIBIT C



NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%.

APPROVAL STAMPS

No	Date	Description
12	1/8/25	REVISED PER CITY COMMENT
11	4/16/24	ISSUE FOR 75% CD
10	4/5/24	REVISED PER CITY COMMENT
9	3/15/24	ISSUE FOR 100% SD
8	2/16/24	VOT FINAL ENGINEERING SUBMIT
7	1/24/24	ISSUE FOR SD PROGRESS SET
6	12/22/23	ISSUE FOR 100% SD
5	11/13/23	ISSUE FOR 90% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
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DRAWING TITLE
GRADING PLAN - AREA 2

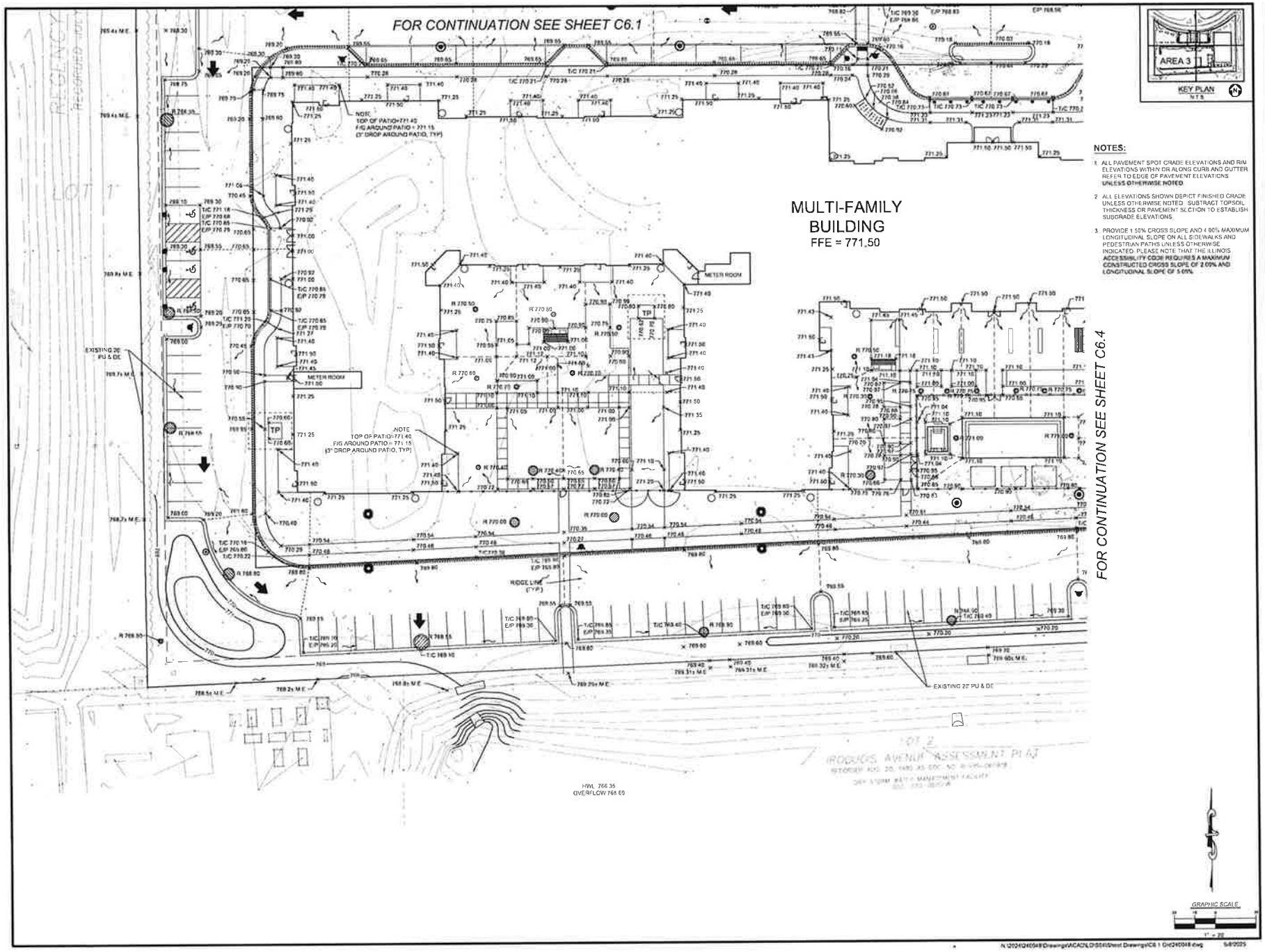
SEAL

DATE: 8/08/2025
DRAWN BY: NHS
CHECKED BY: EC
PROJECT NO: 240048.004

DRAWING NO
C6.2

N:\2024\240048\Drawings\ACAD\LD\S04\Sheet Drawings\C6.1 C\240048.dwg 8/8/2025

EXHIBIT C



APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENTS
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENTS
9	3/13/25	ISSUE FOR 100% DD
8	2/19/25	FURTHER ENGINEERING SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RI
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DRAWING TITLE
GRADING PLAN - AREA 3

SEAL

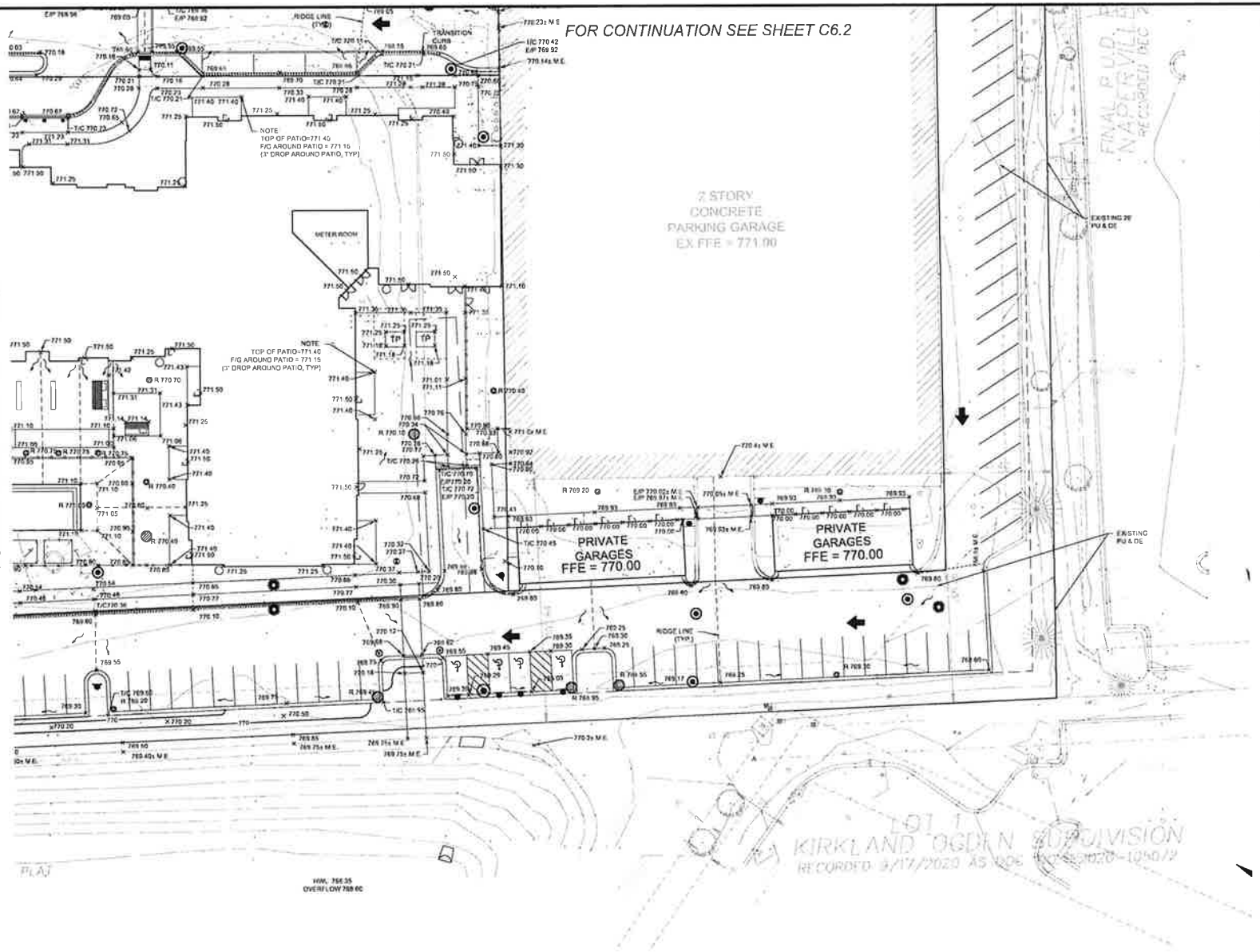
DATE 01/XX/25
DRAWN BY NHS
CHECKED BY ILC
PROJECT NO. 240048

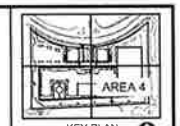
DRAWING NO.
C6.3

EXHIBIT C

FOR CONTINUATION SEE SHEET C4.3

FOR CONTINUATION SEE SHEET C6.2





KEY PLAN
NTS

NOTES:

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS
3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.08% AND LONGITUDINAL SLOPE OF 5.00%

GRAPHIC SCALE
1" = 20'

N:\2024\2405MFD\Drawings\ACAD\LD\SD4\Sheet Drawings\C6.1 Grd2405AB.dwg 5/8/2025

APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% DD
8	2/18/25	FINAL LANDMARK SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/11/24	ISSUE FOR 90% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

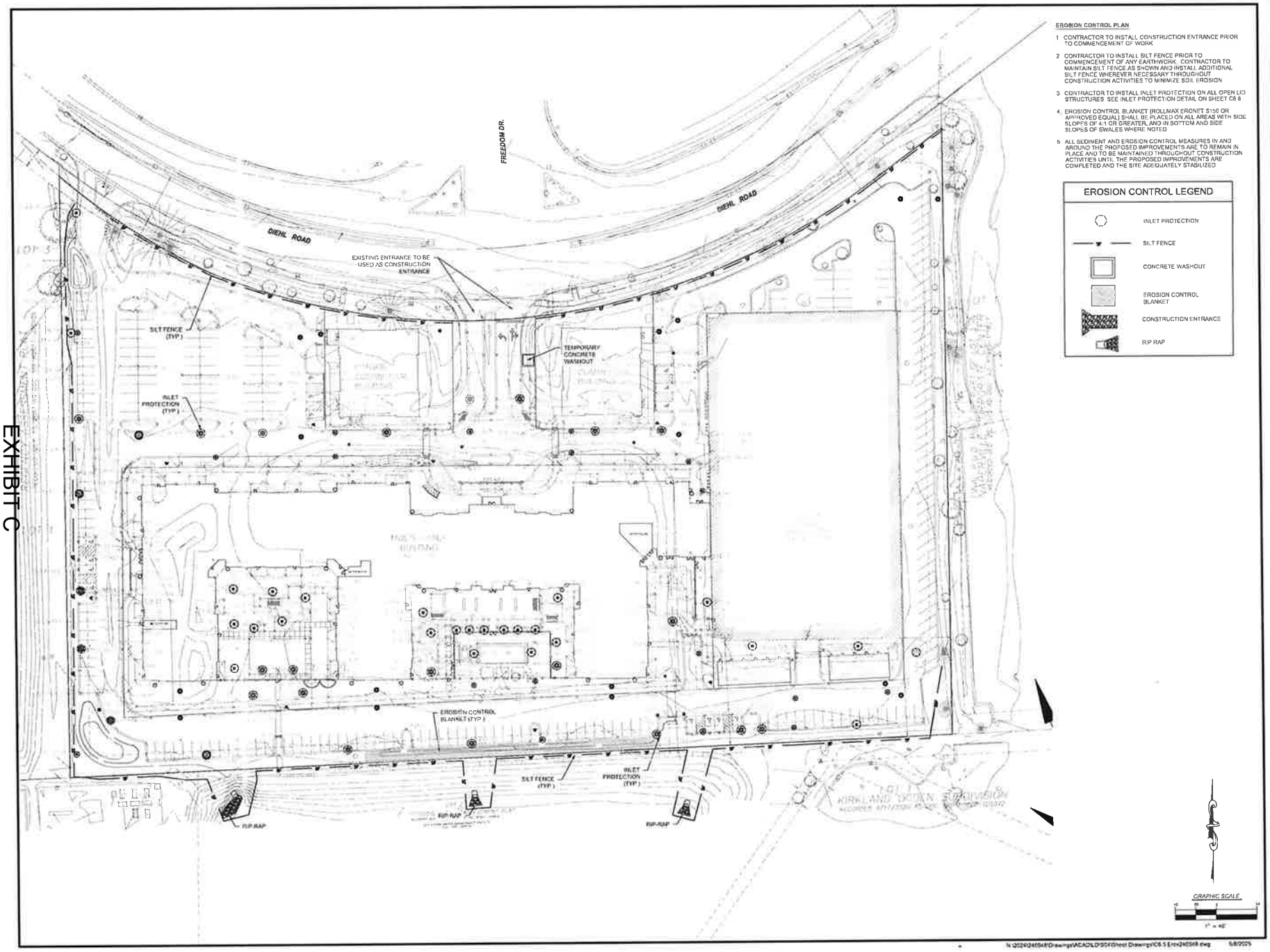
DRAWING TITLE
GRADING PLAN - AREA 4

SEAL

DATE 5/8/2025
DRAWN BY AHS
CHECKED BY LC
PROJECT NO 240548.504

DRAWING NO
C6.4

EXHIBIT C



EROSION CONTROL PLAN

1. CONTRACTOR TO INSTALL CONSTRUCTION ENTRANCE PRIOR TO COMMENCEMENT OF WORK
2. CONTRACTOR TO INSTALL SILT FENCE PRIOR TO COMMENCEMENT OF ANY EARTHWORK. CONTRACTOR TO MAINTAIN SILT FENCE AS SHOWN AND INSTALL ADDITIONAL SILT FENCE WHEREVER NECESSARY THROUGHOUT CONSTRUCTION ACTIVITIES TO MINIMIZE SOIL EROSION
3. CONTRACTOR TO INSTALL INLET PROTECTION ON ALL OPEN LID STRUCTURES SEE INLET PROTECTION DETAIL ON SHEET C6.8
4. EROSION CONTROL BLANKET (ROLLMAX ERONET S150 OR APPROVED EQUAL) SHALL BE PLACED ON ALL AREAS WITH SIDE SLOPES OF 4:1 OR GREATER, AND IN BOTTOM AND SIDE SLOPES OF SWALES WHERE NOTED
5. ALL SEDIMENT AND EROSION CONTROL MEASURES IN AND AROUND THE PROPOSED IMPROVEMENTS ARE TO REMAIN IN PLACE AND TO BE MAINTAINED THROUGHOUT CONSTRUCTION ACTIVITIES UNTIL THE PROPOSED IMPROVEMENTS ARE COMPLETED AND THE SITE ADEQUATELY STABILIZED

EROSION CONTROL LEGEND

- INLET PROTECTION
- SILT FENCE
- CONCRETE WASHOUT
- EROSION CONTROL BLANKET
- CONSTRUCTION ENTRANCE
- RIP RAP

APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% DD
8	2/18/25	REVISED PER LANDMARK COMMENTS
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
EROSION CONTROL PLAN

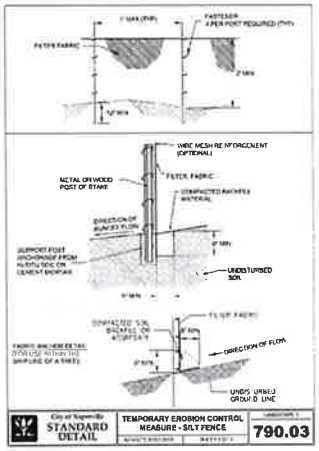
SEAL

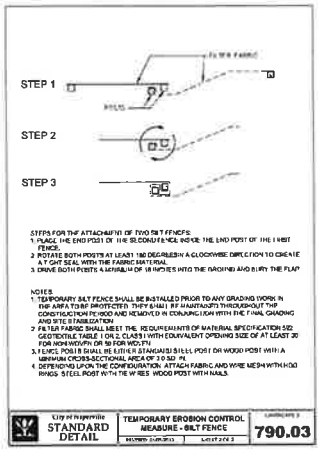
DATE 6/06/2025
DRAWN BY NHS
CHECKED BY LC
PROJECT NO 249048.504

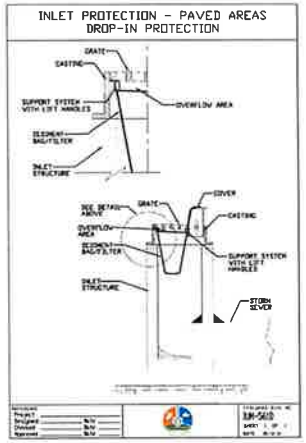
DRAWING NO
C6.5

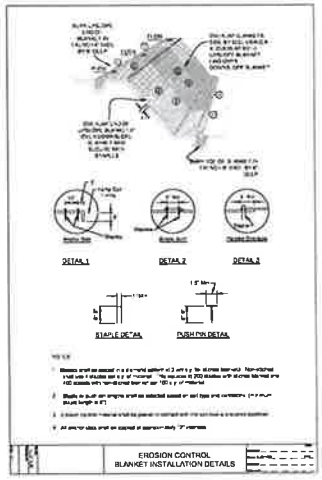
N:\2024\249048\Drawings\ACAD\LD\SD\Sheet Drawings\C6.5 Erosion\249048.dwg 6/6/2025

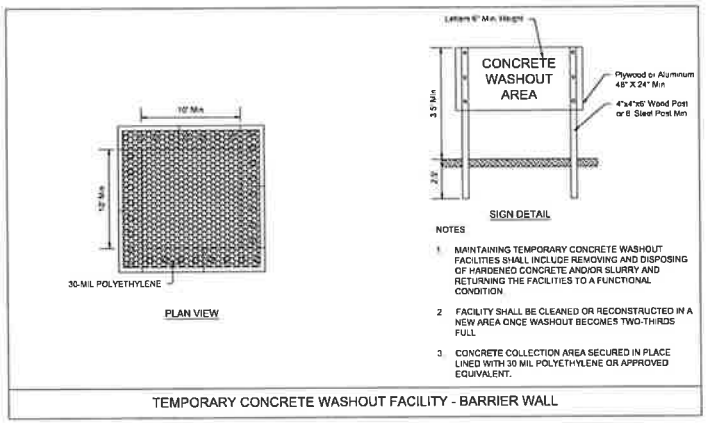
EXHIBIT C

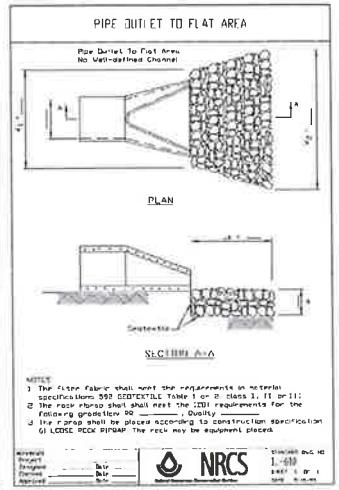












RIP RAP SIZING TABLE							
FES #	SIZE	W1	W2	La	d	ROCK GRADATION
1	36"	21	31.5	28	12"	n/a
2	15	9.5	14.5	18	12"	n/a
3.1	24"	8	22	25	14"	n/a

APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENTS
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENTS
9	3/13/25	ISSUE FOR 100% DD
8	2/13/25	WITH FINAL ENGINEERING SUBMITTAL
7	1/24/25	ISSUE FOR 30 PROGRESS SET
6	12/23/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 95% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RI
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
EROSION CONTROL DETAILS

SEAL

DATE
6/10/2025
DRAWN BY
NKS
CHECKED BY
LC
PROJECT NO
240048.5

DRAWING NO
C6.6

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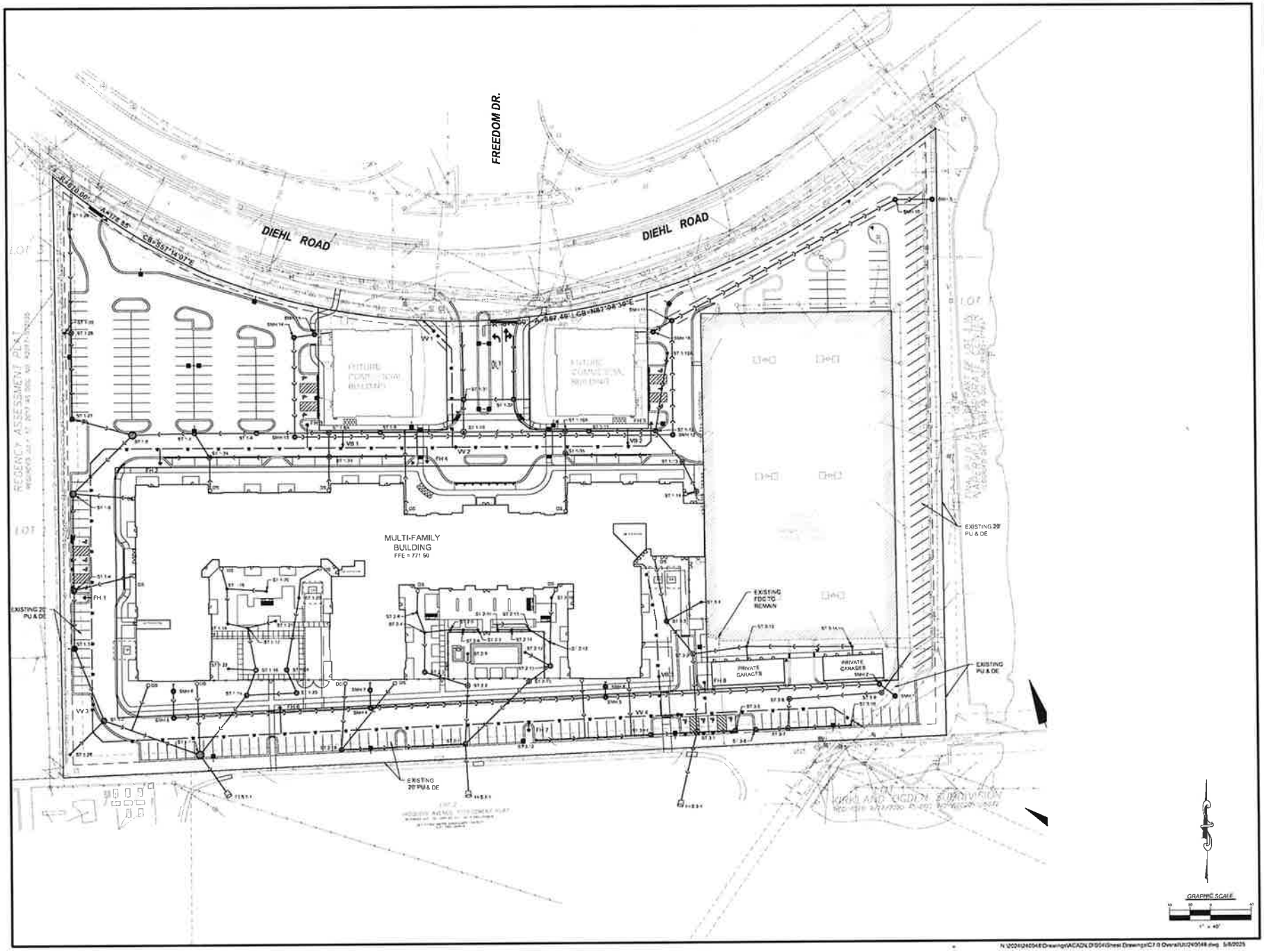
EXHIBIT C



APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMEN
11	4/18/25	ISSUE FOR 75% DD
10	4/04/25	REVISED PER CITY COMMEN
9	3/13/25	ISSUE FOR 100% DD
8	2/13/25	FVE FINAL ENGINEERING SUBMIT
7	1/24/25	ISSUE FOR SD PROGRESS S
6	12/30/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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VIDA-DESIGN.COM

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FAX: 312 663 5489

THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION

1200 E DIEHL RI
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE

OVERALL UTILITY PLAN

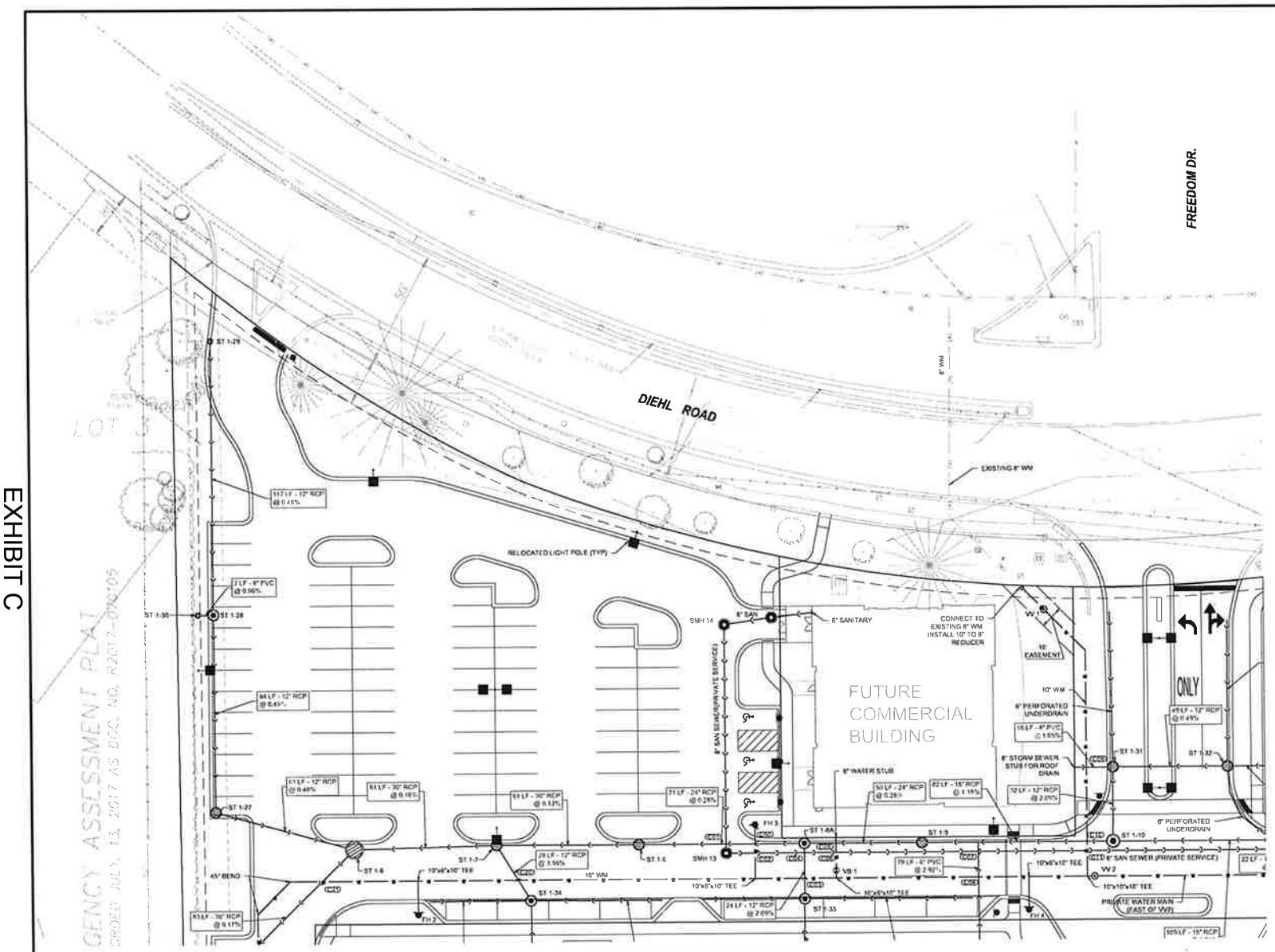
SEAL

DATE
01/00/20
DRAWN
NKS
CHECKED
LC
PROJECT
240048

DRAWING NO
C7.0

N:\2024\240048\Drawings\ACAD\LO\SD\Sheet Drawings\C7.0 Overall\240048.dwg 5/8/2025

EXHIBIT C



FOR CONTINUATION SEE SHEET C7.3

FOR CONTINUATION SEE SHEET C7.2

KEY PLAN
NTS

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION.
4. SEE SANITARY PROFILE ON SHEETS C7.5 AND C7.6
5. WATERMAIN QUALITY PIPE SHALL BE REQUIRED WHERE ANY SEWER CROSSES OVER ANY SEWER WATERMAIN
6. DOWNSPOUT CONNECTIONS (DS) SEE DETAIL SHEET C8.1 UNLESS OTHERWISE NOTED

GRAPHIC SCALE
1" = 20'

N:\2024\240348\Drawings\ACAD\LD\0410\Issued Drawings\C7.1 UU240348.dwg 5/8/2025

APPROVAL STAMPS:

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% DD
8	2/18/25	FUTURE LANDBUILDING SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/11/24	ISSUE FOR 50% SD

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GENERAL CONTRACTOR

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1200 E DIEHL RD
1200 E Diehl Road
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DRAWING TITLE
UTILITY PLAN - AREA

SEAL

DATE: 5/08/2025
DRAWN BY: NHS
CHECKED BY: LC
PROJECT NO. 240348.304

DRAWING NO.
C7.1

EXHIBIT C

FOR CONTINUATION SEE SHEET C7.1

FREEDOM DR.

DIEHL ROAD

FUTURE COMMERCIAL BUILDING

2 STORY CONCRETE PARKING GARAGE

LOT

PUBLIC SEWER

8" SAN

8" SANITARY

8" SAN (PRIVATE SERVICE)

SMH 10

SMH 11

SMH 12

SMH 9

INSTALL SMH OVER EXISTING SANITARY SEWER

EXISTING LIGHT POLE TO REMAIN

EXISTING LIGHT POLES TO REMAIN

RELOCATED LIGHT POLE

6" PERFORATED UNDERDRAIN

8" STORM SEWER STUB FOR ROOF DRAIN

ST 1-32

ST 1-16A

ST 1-11

ST 1-12A

ST 1-12

ST 1-35

ST 1-13

1" WM STUB

6" WM

10" WM

PRIVATE WATER MAIN

VB 2

FH 5

10"x6"x10" TEE

2-45° BENDS

10" TO 6" REDUCER

16 LF - 8" PVC @ 3.84%

23 LF - 15" RCP @ 1.93%

65 LF - 15" RCP @ 6.55%

78 LF - 12" RCP @ 8.35%

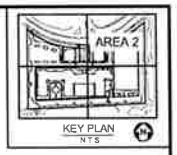
22 LF - 12" RCP @ 4.99%

41 LF - 12" RCP @ 0.64%

32 LF - 12" RCP @ 0.55%

57 LF - 8" PVC

FOR CONTINUATION SEE SHEET C7.4



KEY PLAN
N T S

NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R 2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R 1772 OR APPROVED EQUAL. FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4343-B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS. FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE NEENAH R 1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE.
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4. SEE SANITARY PROFILE ON SHEETS C7.5 AND C7.6.
5. WATERMAIN QUALITY PIPE SHALL BE REQUIRED WHERE ANY SEWER CROSSES OVER ANY SEWER WATERMAIN.
6. DOWNSPOUT CONNECTIONS (DS) SEE DETAIL SHEET C8.1 UNLESS OTHERWISE NOTED.

GRAPHIC SCALE
1" = 20'

APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENT
5	3/13/25	ISSUE FOR 100% CD
8	2/18/25	FINAL LANDMARK SUBMIT.
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
UTILITY PLAN - AREA 2

SEAL

DATE 01/06/2025
DRAWN BY NHS
CHECKED BY LC
PROJECT NO 2R0048.S04

DRAWING NO
C7.2

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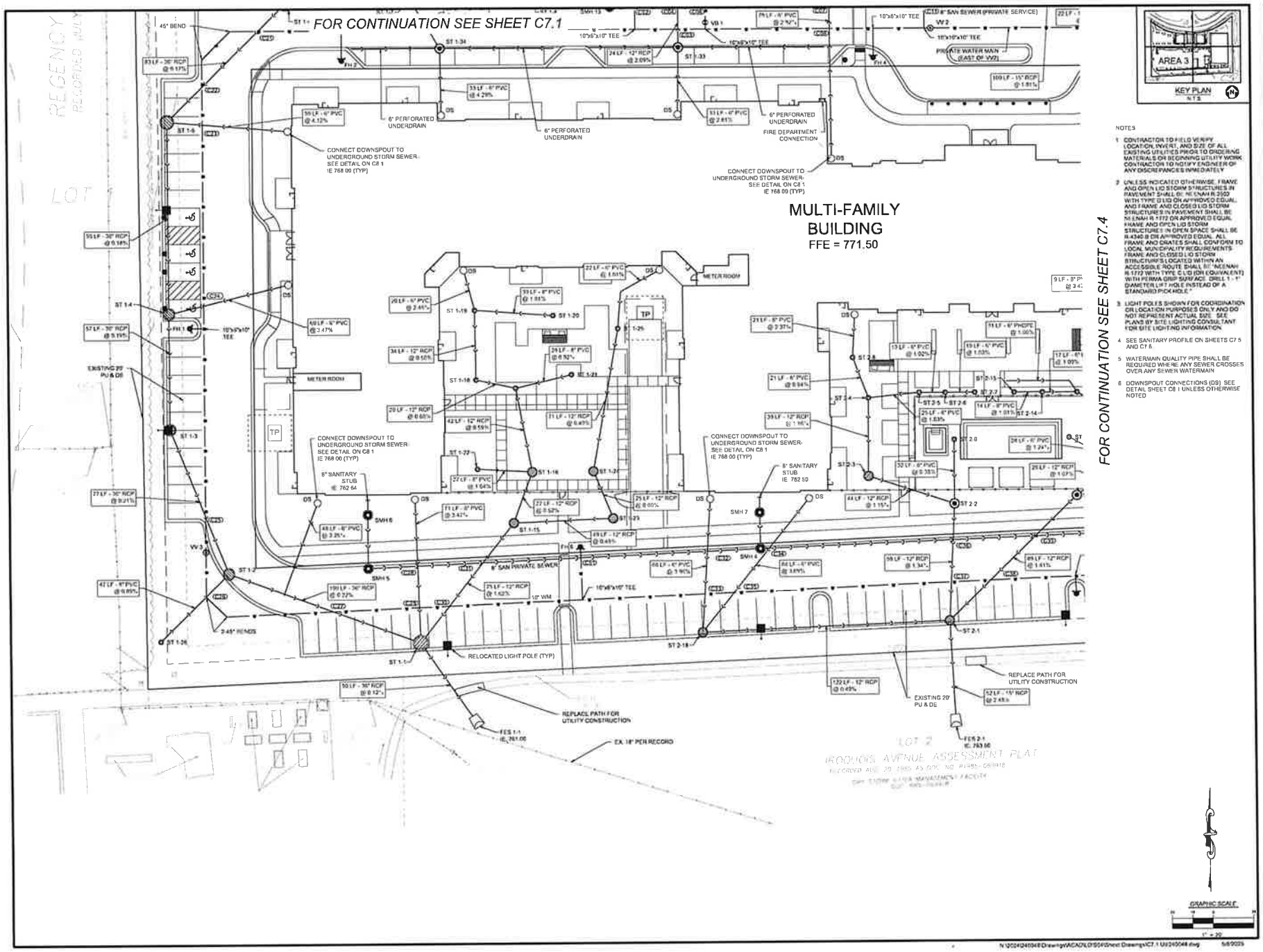
EXHIBIT C



APPROVAL STAMPS:

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENTS
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENTS
9	3/13/25	ISSUE FOR 100% DD
8	2/19/25	FIRE FINAL ENGINEERING SUBMIT
7	1/24/25	ISSUE FOR 50 PROGRESS JR
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 90% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
UTILITY PLAN - AREA

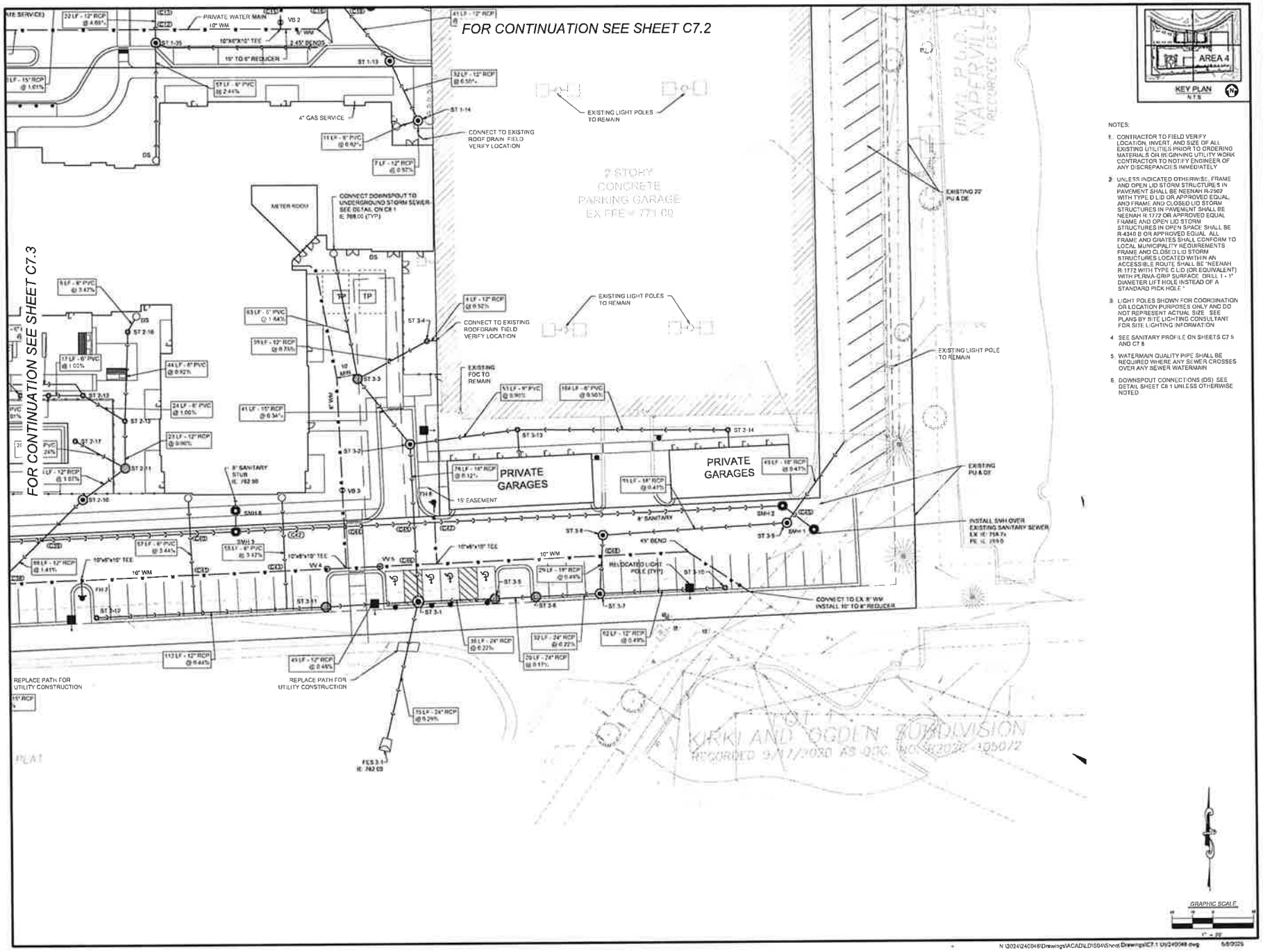
SEAL

DATE 01/30/20
DRAWN BY NHS
CHECKED BY LC
PROJECT NO 240046

DRAWING NO
C7.3

N:\2024\240046\Drawings\ACAD\LD\S040\Hines Drawings\C7.1 Utl240046.dwg 5/8/2025

EXHIBIT C



NOTES:

1. CONTRACTOR TO FIELD VERIFY LOCATION, INVERT, AND SIZE OF ALL EXISTING UTILITIES PRIOR TO ORDERING MATERIALS OR BEGINNING UTILITY WORK CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY
2. UNLESS INDICATED OTHERWISE, FRAME AND OPEN LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-2502 WITH TYPE D LID OR APPROVED EQUAL, AND FRAME AND CLOSED LID STORM STRUCTURES IN PAVEMENT SHALL BE NEENAH R-1772 OR APPROVED EQUAL FRAME AND OPEN LID STORM STRUCTURES IN OPEN SPACE SHALL BE R-4340 B OR APPROVED EQUAL. ALL FRAME AND GRATES SHALL CONFORM TO LOCAL MUNICIPALITY REQUIREMENTS FRAME AND CLOSED LID STORM STRUCTURES LOCATED WITHIN AN ACCESSIBLE ROUTE SHALL BE "NEENAH R-1772 WITH TYPE C LID (OR EQUIVALENT) WITH PERMA-GRIP SURFACE. DRILL 1 - 1" DIAMETER LIFT HOLE INSTEAD OF A STANDARD PICK HOLE."
3. LIGHT POLES SHOWN FOR COORDINATION OR LOCATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE PLANS BY SITE LIGHTING CONSULTANT FOR SITE LIGHTING INFORMATION
4. SEE SANITARY PROFILE ON SHEETS C7.5 AND C7.8
5. WATERMAIN QUALITY PIPE SHALL BE REQUIRED WHERE ANY SEWER CROSSES OVER ANY SEWER WATERMAIN
6. DOWNSPOUT CONNECTIONS (DS) SEE DETAIL SHEET C8.1 UNLESS OTHERWISE NOTED

APPROVAL STAMPS

No.	Date	Description
12	5/6/25	REVISED PER CITY COMMENTS
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENTS
9	3/13/25	ISSUE FOR 100% DD
8	2/18/25	FINAL LANDMARK SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E Diehl Road
Naperville, IL 60563

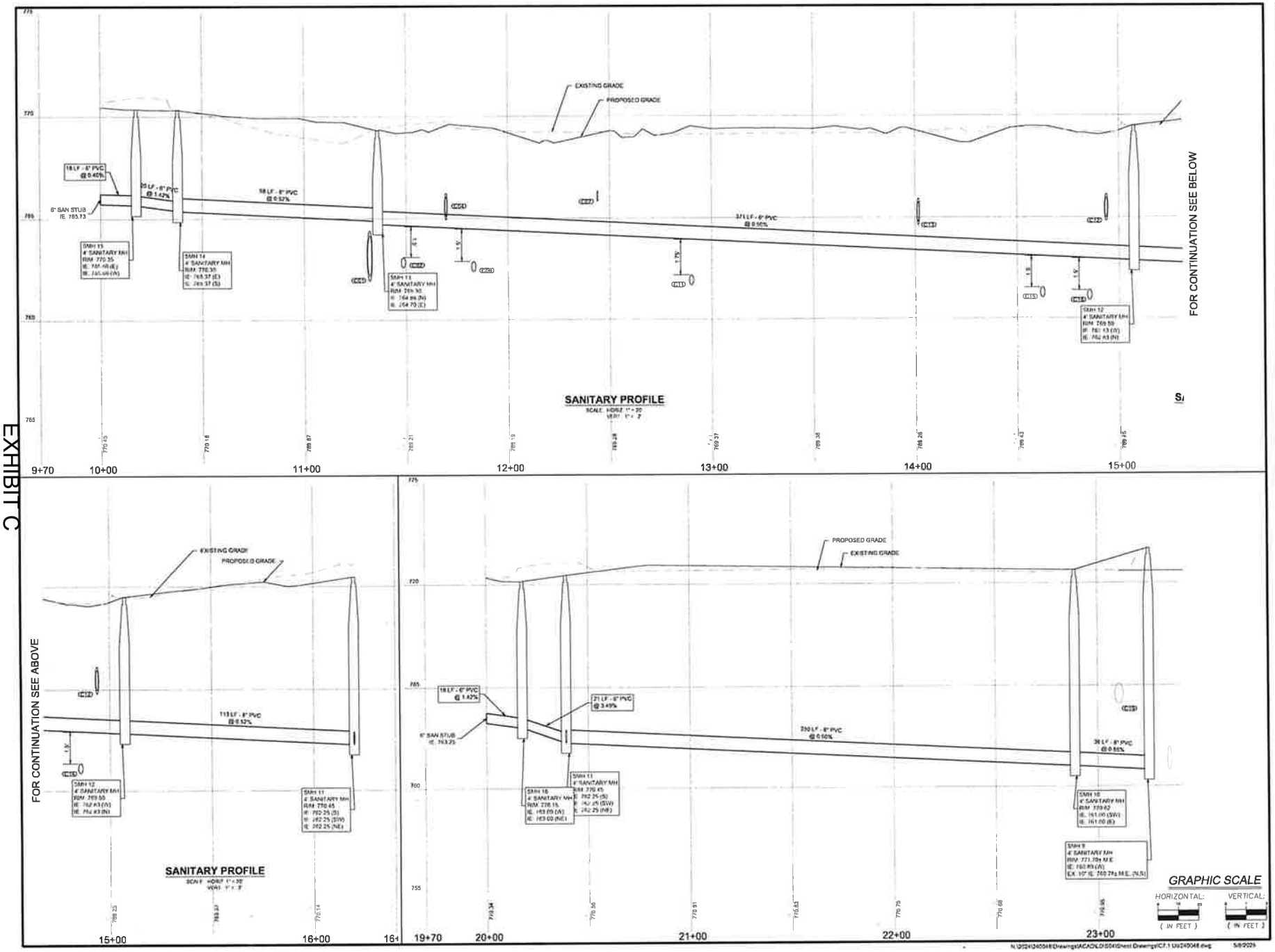
DRAWING TITLE
UTILITY PLAN - AREA

SEAL

DATE
05/06/2025
DRAWN BY
NHS
CHECKED BY
LC
PROJECT NO.
240046.5

DRAWING NO.
C7.4

EXHIBIT C



APPROVAL STAMPS

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/18/25	ISSUE FOR 100% DD
8	2/18/25	FINAL LANDMARK SUBMIT
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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DRAWING TITLE
SANITARY SEWER PROFILES

SEAL

DATE: 8/19/2025
DRAWN BY: NHS
CHECKED BY: LC
PROJECT NO: 240048.00A

DRAWING NO
C7.5

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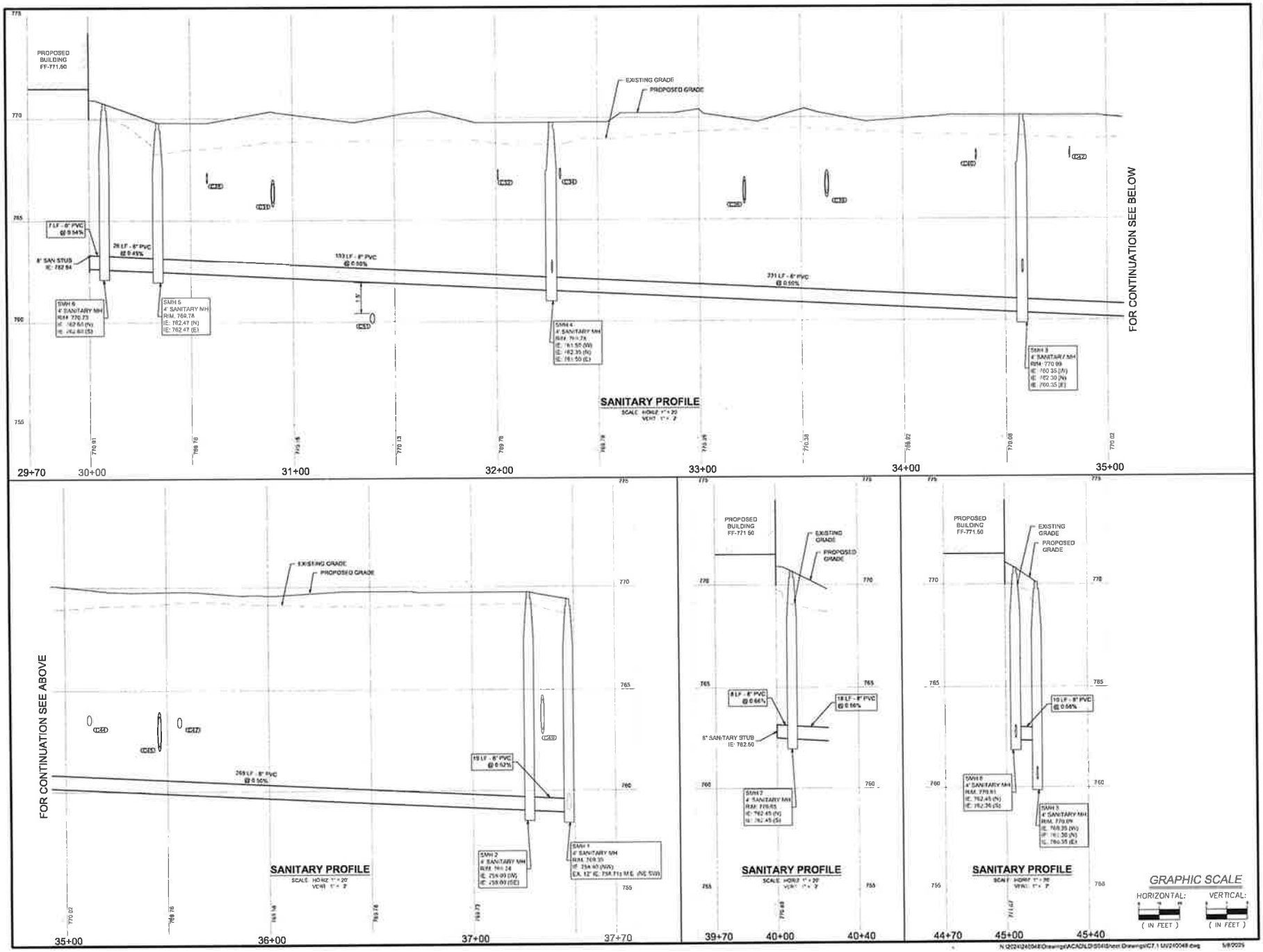
EXHIBIT C


PROPOSED BUILDING FF-771.50
EXISTING GRADE
PROPOSED GRADE
8" SAN STUB IE: 762.94
SMH 6 4' SANITARY MH RIM: 770.73 IE: 762.50 (N) IE: 762.50 (S)
SMH 5 4' SANITARY MH RIM: 769.78 IE: 762.47 (N) IE: 762.47 (E)
SMH 4 4' SANITARY MH
SMH 3 4' SANITARY MH RIM: 770.09 IE: 760.35 (N) IE: 760.35 (E)
FOR CONTINUATION SEE BELOW
SANITARY PROFILE
29+70
30+00
31+00
32+00
33+00
34+00
35+00
FOR CONTINUATION SEE ABOVE
SMH 2 4' SANITARY MH
SMH 1 4' SANITARY MH
SANITARY PROFILE
35+00
36+00
37+00
37+70
PROPOSED BUILDING FF-771.50
EXISTING GRADE
PROPOSED GRADE
8" SANITARY STUB IE: 762.50
SMH 7 4' SANITARY MH
SANITARY PROFILE
39+70
40+00
40+40
PROPOSED BUILDING FF-771.50
EXISTING GRADE
PROPOSED GRADE
SMH 6 4' SANITARY MH
SMH 3 4' SANITARY MH
SANITARY PROFILE
44+70
45+00
45+40
GRAPHIC SCALE
HORIZONTAL:
VERTICAL:
(IN FEET)
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V3CO.COM
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CONFLUENCE
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CHICAGO, IL 60601
PHONE: 312.883.6488
FAX: 312.288.8369
THINKCONFLUENCE.COM
GENERAL CONTRACTOR
PROJECT LOCATION
1200 E DIEHL R
DRAWING TITLE
SANITARY SEWER PROFILES
SEAL
DRAWING NO.
C7.6

EXHIBIT C

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST 1-1	7' CB (OPEN)	RIM: 768.55	761.06 (30" W) 765.55 (6" N) 765.05 (12" NE)	761.06 (36" SE)
ST 1-2	5' MH (Open)	RIM: 768.83	761.28 (30" N) 765.01 (8" SW)	761.28 (30" E)
ST 1-3	5' MH (Open)	RIM: 768.55	761.44 (30" N)	761.44 (30" S)
ST 1-4	5' MH (Open)	RIM: 768.61	761.55 (30" N) 765.90 (6" E)	761.55 (30" S)
ST 1-5	5' MH (Open)	RIM: 768.55	765.55 (6" E) 761.72 (30" NE)	761.72 (30" S)
ST 1-6	7' MH (Open)	RIM: 768.55	764.23 (12" W) 761.86 (30" E)	761.88 (30" SW)
ST 1-7	4' MH (Open)	RIM: 768.55	761.96 (30" E) 763.00 (12" SE)	761.96 (30" W)
ST 1-8	4' MH (Open)	RIM: 768.55	762.04 (24" E)	762.04 (30" W)
ST 1-8A	4' MH (Closed)	RIM: 769.60	762.24 (24" E) 765.00 (12" S)	762.24 (24" W)
ST 1-9	4' MH (Open)	RIM: 768.56	762.38 (18" E)	762.38 (24" W)
ST 1-10	5' MH (Closed)	RIM: 769.20	763.35 (15" E) 764.14 (12" N)	763.35 (18" W)
ST 1-11	4' MH (Open)	RIM: 768.55	764.60 (15" E)	764.60 (15" W)
ST 1-12	4' MH (Open)	RIM: 768.95	764.93 (12" SE) 764.93 (12" N)	764.93 (12" W)
ST 1-13	4' MH (Closed)	RIM: 770.52	765.19 (12" SE)	765.19 (12" NW)
ST 1-14	4' MH (Closed)	RIM: 771.29	765.35 (12" S) 767.90 (8" W)	765.35 (12" NW)
ST 1-15	4' MH (Open)	RIM: 770.00	766.28 (12" N) 766.26 (12" E)	766.26 (12" SW)
ST 1-16	4' MH (Open)	RIM: 770.40	766.40 (12" N) 766.35 (8" W)	766.40 (12" S)
ST 1-17	2' Inlet	RIM: 770.70	766.65 (12" W) 767.27 (8" E)	766.65 (12" S)
ST 1-18	2' Inlet	RIM: 770.60	766.77 (12" N)	766.77 (12" E)
ST 1-19	2' Inlet	RIM: 770.50	767.50 (6" N) 766.94 (8" E)	766.94 (12" S)
ST 1-20	Inline Drain	RIM: 770.50		767.33 (8" W)
ST 1-21	Inline Drain	RIM: 770.70		767.53 (8" W)
ST 1-22	2' Inlet	RIM: 770.41		767.23 (8" E)
ST 1-23	4' MH (Open)	RIM: 770.00	766.50 (12" N)	766.50 (12" W)
ST 1-24	4' MH (Open)	RIM: 770.40	766.65 (12" N)	766.65 (12" S)
ST 1-25	2' Inlet	RIM: 770.50	767.50 (8" N)	767.00 (12" S)
ST 1-26	2' Inlet	RIM: 768.50		765.43 (8" NE)
ST 1-27	4' MH (Open)	RIM: 768.55	764.63 (12" N)	764.53 (12" E)
ST 1-28	4' MH (Closed)	RIM: 769.31	764.94 (12" N) 765.77 (8" W)	764.94 (12" S)
ST 1-29	2' Inlet	RIM: 769.00		765.50 (12" S)
ST 1-30	2' Inlet	RIM: 769.00		765.83 (8" E)
ST 1-31	4' MH (Open)	RIM: 768.56	764.81 (12" E) 765.73 (8" W) 767.20 (6" N)	764.81 (12" S)
ST 1-32	4' MH (Open)	RIM: 768.55	765.38 (8" E) 767.20 (6" N) -3.87 (6" S)	765.05 (12" W)
ST 1-33	4' MH (Closed)	RIM: 769.62	767.08 (6" S) 768.00 (6" W) 768.00 (6" E)	765.50 (12" N)
ST 1-34	4' MH (Closed)	RIM: 769.48	784.80 (6" S) 768.00 (8" E) 768.00 (6" W)	784.00 (12" NW)
ST 2-1	4' CB (OPEN)	RIM: 768.93	765.40 (12" N) 765.40 (12" NE) 764.80 (12" W)	764.80 (15" S)
ST 2-2	4' MH (Closed)	RIM: 770.75	767.88 (8" N) 766.17 (12" W)	766.17 (12" S)
ST 2-3	4' MH (Open)	RIM: 770.38	766.68 (12" N)	766.68 (12" E)
ST 2-4	2' Inlet	RIM: 770.50	767.13 (8" N) 767.21 (6" E)	767.13 (12" S)
ST 2-5	Inline Drain	RIM: 770.75	767.47 (6" E)	767.47 (6" W)

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	RIM	INVERT IN	INVERT OUT
ST 2-6	Inline Drain	RIM: 770.75	767.60 (6" E)	767.60 (6" W)
ST 2-7	Inline Drain	RIM: 770.75		767.75 (8" W)
ST 2-8	2' Inlet	RIM: 770.51	767.53 (6" N)	767.33 (8" S)
ST 2-9	2' Inlet w/pedestrian rated grate	RIM: 771.00		768.00 (6" S)
ST 2-10	4' MH (Closed)	RIM: 770.80	766.64 (12" NE)	766.64 (12" SW)
ST 2-11	4' MH (Open)	RIM: 770.41	766.92 (12" N) 767.40 (6" NW)	766.92 (12" SW)
ST 2-12	2' Inlet	RIM: 770.40	767.20 (8" NW) 767.13 (8" N)	767.13 (12" S)
ST 2-13	2' Inlet	RIM: 770.75	767.44 (4" NW) 767.44 (6" W)	767.44 (8" SE)
ST 2-14	Inline Drain	RIM: 770.75	767.81 (6" W)	767.81 (8" E)
ST 2-15	Inline Drain	RIM: 770.75		767.75 (8" E)
ST 2-16	2' Inlet	RIM: 770.70	767.73 (6" NE)	767.53 (8" S)
ST 2-17	2' Inlet w/pedestrian rated grate	RIM: 771.00		767.75 (6" SE)
ST 2-18	4' MH (Open)	RIM: 768.90	765.40 (6" N) 765.40 (6" NE)	765.40 (12" E)
ST 3-1	5' CB (CLOSED)	RIM: 769.25	765.03 (12" W) 762.22 (18" N) 762.22 (24" E)	762.22 (24" S)
ST 3-2	4' MH (Closed)	RIM: 770.08	764.72 (8" E) 762.32 (15" NW)	762.31 (18" S)
ST 3-3	4' MH (Open)	RIM: 770.10	768.97 (8" N) 762.46 (12" NE)	762.46 (15" SE)
ST 3-4	2' Inlet	RIM: 770.40	762.75 (12" E)	762.75 (12" SW)
ST 3-5	4' MH (Open)	RIM: 769.95	762.39 (24" E) 762.32 (24" E)	762.32 (24" W)
ST 3-7	4' MH (Closed)	RIM: 769.17	764.50 (12" E) 762.43 (18" N)	762.43 (24" W)
ST 3-8	4' MH (Closed)	RIM: 769.83	762.57 (18" E)	762.57 (18" S)
ST 3-9	4' MH (Closed)	RIM: 769.48	763.00 (18" NE)	763.00 (18" W)
ST 3-10	2' Inlet	RIM: 769.30		764.80 (12" W)
ST 3-11	4' MH (Open)	RIM: 769.45	765.25 (12" W)	765.25 (12" E)
ST 3-12	2' Inlet	RIM: 769.20		765.75 (12" E)
ST 3-13	2' Inlet	RIM: 769.20	765.20 (8" E) -3.85 (8" S)	765.20 (8" W)
ST 3-14	2' Inlet	RIM: 769.30	-3.63 (6" S)	766.13 (8" W)

STORM STRUCTURE TABLE

STRUCTURE	DESCRIPTION	INVERT
FES 1-1	36" FES	761.00 (36" NW)
FES 2-1	15" FES	763.60 (15" N)
FES 3-1	18" FES	762.00 (24" N)

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	FINISHED GRADE
FH 1	FH	FG=769.65
FH 2	FH	FG=770.16
FH 3	FH	FG=769.80
FH 4	FH	FG=770.10
FH 5	FH	FG=678.30
FH 6	FH	FG=770.10
FH 7	FH	FG=770.10
FH 8	FH	FG=770.40

WATER STRUCTURE TABLE

STRUCTURE NAME	STRUCTURE DESCRIPTION	RIM GRADE
VB 1	6" VB	RIM=769.34
VB 2	6" VB	RIM=769.36
VB 3	6" VB	RIM=770.70
VV 1	10" VALVE 5' VAULT	RIM=769.60
VV 2	10" VALVE 5' VAULT	RIM=769.74
VV 3	10" VALVE 5' VAULT	RIM=769.50
VV 4	10" VALVE 5' VAULT	RIM=769.80
VV 5	10" VALVE 5' VAULT	RIM=771.80

UTILITY CROSSINGS

- C01 8" SAN B/P 764.80 / 24" STM T/P 764.30
- C02 6" SAN B/P 764.55 * / 8" WM T/P 763.05
- C03 12" STM B/P 765.20 * / 10" WM T/P 763.70
- C04 12" STM B/P 765.30 / 8" SAN T/P 762.78
- C05 24" STM B/P 767.18* / 8" WM T/P 760.65
- C06 8" SAN B/P 764.35* / 6" WM T/P 762.85
- C07 8" STM B/P 765.75 / 8" SAN T/P 764.90
- C08 6" STM B/P 765.60* / 10" WM T/P 763.60
- C09 8" STM B/P 765.70* / 10" WM T/P 763.50
- C10 18" STM B/P 763.20* / 10" WM T/P 761.70
- C11 6" SAN B/P 763.81* / 10" WM T/P 762.16
- C12 12" STM B/P 765.00 * / 10" WM T/P 763.50
- C13 12" STM B/P 764.85 / 8" SAN T/P 764.20
- C14 15" STM B/P 764.85* / 8" WM T/P 763.16
- C15 8" SAN B/P 763.00 * / 6" WM T/P 761.50
- C16 8" SAN B/P 762.67 * / 6" WM T/P 761.37
- C17 15" STM B/P 764.85* / 8" WM T/P 763.00
- C18 12" STM B/P 764.85 / 8" SAN T/P 763.55
- C19 12" WM B/P 763.50 V I F / 8" SAN T/P 761.73
- C20 12" STM B/P 763.50 / 10" WM T/P 762.00
- C21 30" STM B/P 761.85* / 10" WM T/P 760.15
- C22 30" STM B/P 761.60 * / 10" WM T/P 760.10
- C23 8" STM B/P 768.20* / 10" WM T/P 762.90
- C24 6" STM B/P 768.55* / 10" WM T/P 763.60
- C25 30" STM B/P 761.15 * / 10" WM T/P 759.85
- C26 8" STM B/P 765.10* / 10" WM T/P 763.60
- C27 30" STM B/P 760.85* / 10" WM T/P 759.35
- C28 8" STM B/P 768.60 / 8" SAN T/P 763.10
- C29 6" STM B/P 768.16* / 10" WM T/P 763.13
- C30 12" STM B/P 765.35* / 10" WM T/P 763.35
- C31 12" STM B/P 765.70 / 8" SAN T/P 762.95
- C32 8" STM B/P 768.95 / 8" SAN T/P 762.16
- C33 6" STM B/P 766.15* / 10" WM T/P 763.70
- C34 6" STM B/P 766.70 / 8" SAN T/P 761.93
- C35 6" STM B/P 766.12* / 10" WM T/P 763.70
- C36 12" STM B/P 765.65 / 8" SAN T/P 761.85
- C37 12" STM B/P 765.55* / 10" WM T/P 763.85
- C38 12" STM B/P 765.85* / 10" WM T/P 763.95
- C39 12" STM B/P 766.12 / 8" SAN T/P 761.60
- C40 8" STM B/P 767.30 / 8" SAN T/P 761.25
- C41 6" STM B/P 766.70* / 10" WM T/P 763.98
- C42 8" STM B/P 767.40 / 8" SAN T/P 761.30
- C43 6" STM B/P 766.70* / 10" WM T/P 763.68
- C44 8" WM B/P 763.34 / 8" SAN T/P 760.74
- C45 16" STM B/P 762.17 / 8" SAN T/P 760.58
- C46 16" STM B/P 762.13 * / 10" WM T/P 760.63
- C47 6" WM B/P 763.20 / 8" SAN T/P 760.54
- C48 16" STM B/P 762.33 * / 10" WM T/P 760.83
- C49 18" STM B/P 762.82 / 8" SAN T/P 759.78
- C50 24" STM B/P 762.05* / 6" WM T/P 760.55
- C51 8" SAN B/P 761.92* / 8" WM T/P 760.42

*DENOTES WM PROTECTION SEE DETAIL ON C8.3

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APPROVAL STAMPS

No	Date	Description
12	5/6/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% DD
8	2/13/25	ISSUE FOR PERMIT SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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VIDA-DESIGN.COM

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PIERCEENGINEERS.COM

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GENERAL CONTRACTOR

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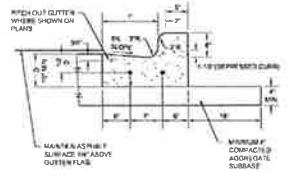
DRAWING TITLE
STRUCTURES TABLES AND UTILITY CROSSINGS

SEAL

DATE 5/6/2025
DRAWN BY AMS
CHECKED BY LC
PROJECT NO. 240048.S04

DRAWING NO.
C7.7

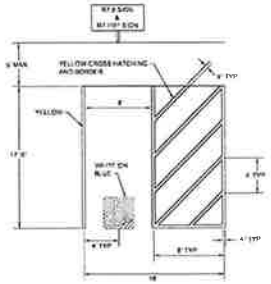
EXHIBIT C



NOTES

1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT WITH TWO (2) NUMBER 6 COATED SMOOTH DOWEL BARS (3/4" DIA. X 18") WITH GREASE CAPS SHALL BE PLACED EVERY 100' 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS AND BACK OF CUL DE SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO EXISTING CURB & GUTTER THE EXISTING CURB SHALL BE DRILLED AND TWO (2) NUMBER 6 COATED SMOOTH DOWEL BARS (3/4" X 18") GROUTED IN PLACE. GREASE CAPS SHALL BE PLACED ON THE SIDE OF THE NEW CURB AND GUTTER SHALL HAVE A PINCHED STOP THAT WILL PROVIDE A MINIMUM 1" EXPANSION
2. TOOLED CONTROL JOINTS ON 5 FOOT CENTERS
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HOURS AND SEALED WITH A CITY APPROVED JOINT SEALANT. JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT
4. FOR CURB AND GUTTER CONSTRUCTED OVER UTILITY TRENCHES, TWO (2) EPOXY COATED REINFORCING BARS (NO. 4) SHALL BE PLACED IN THE CURB AND GUTTER CENTERED OVER THE TRENCH

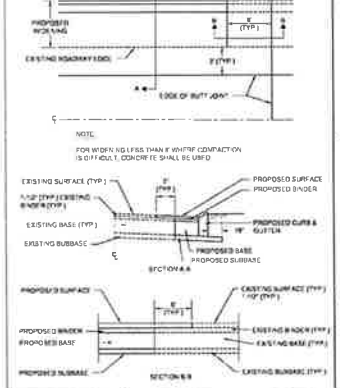
City of Naperville STANDARD DETAIL | B6.12 BARRIER CURB & GUTTER | 590.20



NOTE

FOR MULTIPLE ACCESSIBLE PARKING SPACES IN A ROW THE DESIGN ENGINEER HAS THE OPTION OF USING THE ABOVE SHOWN UNIT IN A COMBINATION OF LEFT HANDED AND RIGHT HANDED LAYOUTS IF IT PROVIDES FOR BETTER SITE DESIGN

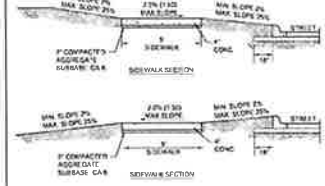
City of Naperville STANDARD DETAIL | ACCESSIBLE PARKING SPACE MARKINGS | 590.35



NOTE

FOR WIDENING LESS THAN 8' WHERE COMPACTION IS DIFFICULT, CONCRETE SHALL BE USED

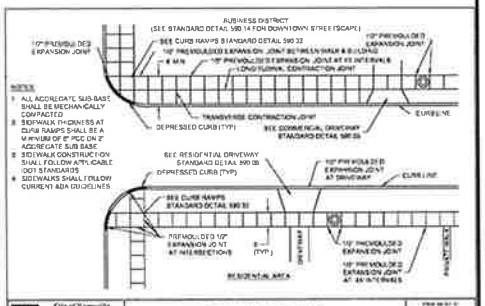
City of Naperville STANDARD DETAIL | BUTT JOINT DETAIL | 590.11



NOTES

1. CONCRETE SHALL BE JOINT CLASS SI
2. MINIMUM SIDEWALK THICKNESS SHALL BE 4"
3. SIDEWALK THICKNESS ACROSS DRIVEWAYS SHALL BE AT A MINIMUM 8" FOR RESIDENTIAL DRIVEWAYS AND 8" FOR COMMERCIAL DRIVEWAYS
4. MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 5% (20:1) FOR ANY SLOPE IN EXCESS OF 5% ALL REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE (LATEST EDITION) SHALL BE MET
5. MINIMUM TRANSVERSE SLOPE SHALL BE 1.0% (1:100) MAXIMUM TRANSVERSE SLOPE SHALL BE 2.0% (1:50)
6. A MINIMUM 2" AGGREGATE SUBBASE (CA-6) SHALL BE PROVIDED 18" THROUGH CONVERSION DRIVEWAYS
7. AGGREGATE SUBBASE SHALL BE MECHANICALLY COMPACTED
8. ALL SIDEWALKS SHALL BE PROPERLY BACKFILLED AND PROTECTED FROM DAMAGE
9. SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS
10. SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES

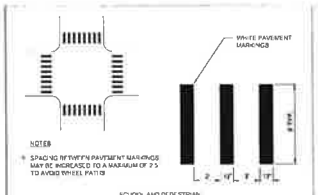
City of Naperville STANDARD DETAIL | SIDEWALK | 590.30



NOTES

1. ALL AGGREGATE SUB-BASE SHALL BE MECHANICALLY COMPACTED
2. SIDEWALK THICKNESS AT CURB RAMPS SHALL BE A MINIMUM OF 6" PCC OR 7" AGGREGATE SUB-BASE
3. SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS
4. SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES

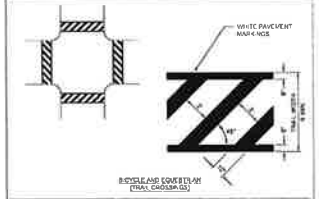
City of Naperville STANDARD DETAIL | SIDEWALK CONSTRUCTION | 590.31



NOTES

1. SPACING BETWEEN PAVEMENT MARKINGS MAY BE INCREASED TO A MAXIMUM OF 2.5 TO AVOID WHEEL PATHS

ROADWAY AND PEDESTRIAN



BICYCLE AND EQUESTRIAN (TRAIL CROSSINGS)

City of Naperville STANDARD DETAIL | CROSSWALK | 590.33

NOTES

1. ALL AGGREGATE SUB-BASE SHALL BE MECHANICALLY COMPACTED
2. SIDEWALK THICKNESS AT CURB RAMPS SHALL BE A MINIMUM OF 6" PCC OR 7" AGGREGATE SUB-BASE
3. SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS
4. SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES

APPLICABLE IDOT STANDARD DETAILS (USE LATEST REVISION)

424001-XX	PERPENDICULAR CURB RAMPS FOR SIDEWALKS
424006-XX	DIAGONAL CURB RAMPS FOR SIDEWALKS
424011-XX	CORNER PARALLEL CURB RAMPS FOR SIDEWALKS
424016-XX	MID BLOCK CURB RAMPS FOR SIDEWALKS
424051-XX	DEPRESSED CORNER FOR SIDEWALKS
424066-XX	ENTRANCE ALLY PEDESTRIAN CROSSINGS
424051-XX	MEDIAN PEDESTRIAN CROSSINGS
606001-XX	CONCRETE CURB TYPE A AND COMBI CONCRETE CURB AND GUTTER

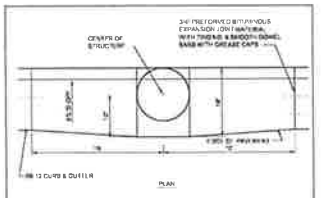
APPROVED ADA DETECTABLE WARNING TILES (IN PUBLIC ROW)

1. ADA SOLUTIONS - CAST IN PLACE: NEVAGRAB LS
2. ARMOR TILE - CAST IN PLACE
3. DETECTILE - BLASTER II
4. TUFTILE - FOR WAFER WET SET

DETECTABLE WARNING TILES (IN PRIVATE PROPERTY)

NEENAH CAST IRON R-4984 AB PATINATED RED

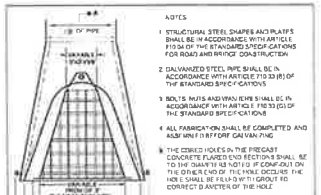
City of Naperville STANDARD DETAIL | CURB RAMPS | 590.32



NOTES

1. GRATE & CASTING SHALL BE EAST JORDAN 1270 OR NEENAH R-3278-A OR AS APPROVED BY THE CITY ENGINEER
2. ALL CASTINGS SHALL BE SHOP PAINTED WITH AN ASPHALTIC BASE

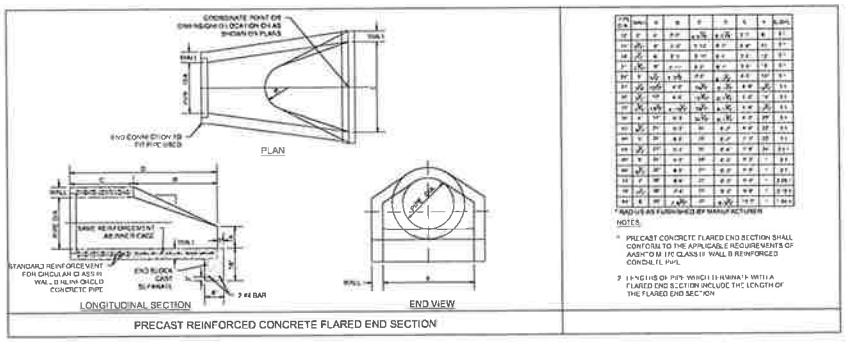
City of Naperville STANDARD DETAIL | B6.12 BARRIER CURB & GUTTER AT CURB INLETS | 590.21



NOTES

1. STRUCTURAL STEEL SHAPES AND PLATES SHALL BE IN ACCORDANCE WITH ARTICLE 1103.01 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
2. GALVANIZED STEEL PIPE SHALL BE IN ACCORDANCE WITH ARTICLE 1103.03 (B) OF THE STANDARD SPECIFICATIONS
3. BOLTS, NUTS AND WASHERS SHALL BE IN ACCORDANCE WITH ARTICLE 1105.03 (D) OF THE STANDARD SPECIFICATIONS
4. ALL FABRICATION SHALL BE COMPLETED AND ASSEMBLED BEFORE GALVANIZING
5. THE DRILLED HOLES IN THE PRECAST CONCRETE FLARED END SECTION SHALL BE TO THE QUANTITIES NOTED. IF CONFLICT ON THE OTHER END OF THE HOLE OCCURS THE HOLE SHALL BE FILLED WITH GROUT TO CORRECT DIAMETER OF THE HOLE
6. ALL FLARED END SECTIONS FOR PIPE GREATER THAN 12" IN DIAMETER SHALL BE PROVIDED WITH A GRATE
7. GRATES SHALL BE CONSTRUCTED TO PROVIDE 8" VERT. & 3" HORIZ. CLEAR SEPARATION BETWEEN BARS

City of Naperville STANDARD DETAIL | GRATING FOR CONCRETE FLARED END SECTION | 290.22



NOTES

1. PRECAST CONCRETE FLARED END SECTION SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M 170 CLASS II WALL B REINFORCED CONCRETE PIPE
2. LENGTHS OF PIPE WHICH IS NORMALLY WITH A FLARED END SECTION INCLUDE THE LENGTH OF THE FLARED END SECTION

PRECAST REINFORCED CONCRETE FLARED END SECTION

APPROVAL STAMPS:

No	Date	Description
12	5/8/25	REVISED PER CITY COMMENTS
11	4/18/25	ISSUE FOR 75% SD
10	4/04/25	REVISED PER CITY COMMENTS
9	3/13/25	ISSUE FOR 100% SD
8	2/13/25	REVISED LANDSCAPE SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 95% SD

SUBMISSIONS & REVISIONS

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847 755 4180
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GENERAL CONTRACTOR

PROJECT LOCATION

1200 E DIEHL RI

1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE

CONSTRUCTION DETAILS

SEAL

DATE
2/10/2025
DRAWN BY
NKS
CHECKED BY
LC
PROJECT NO
240048.S

DRAWING NO

C8.0

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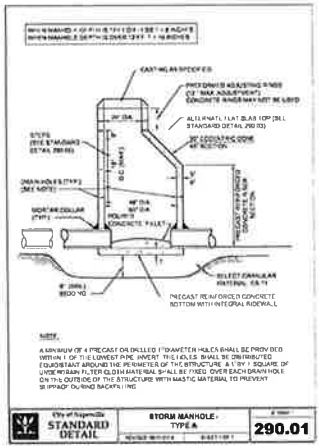

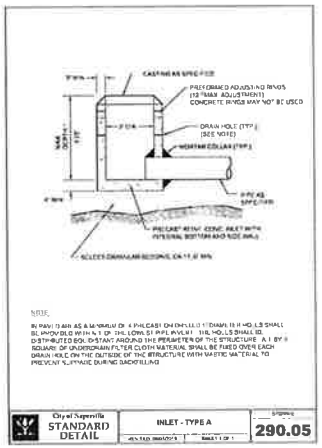

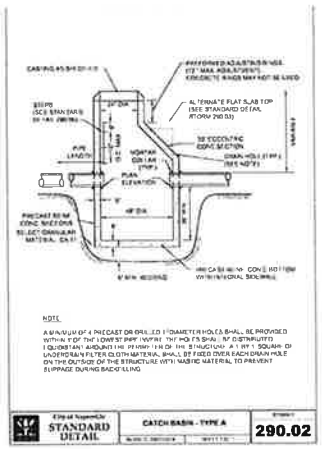

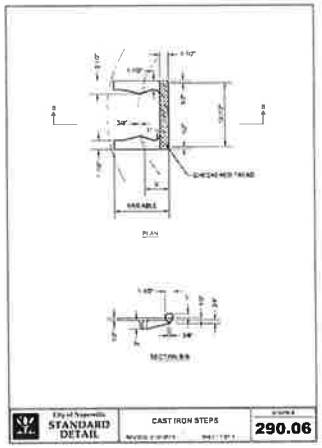

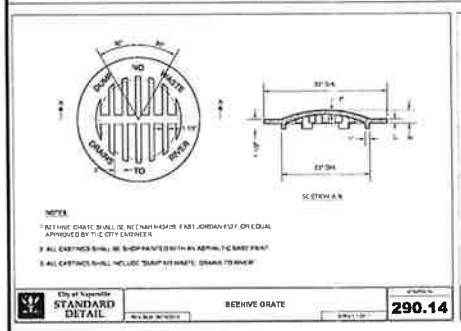

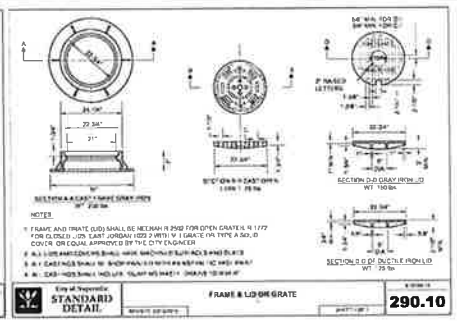

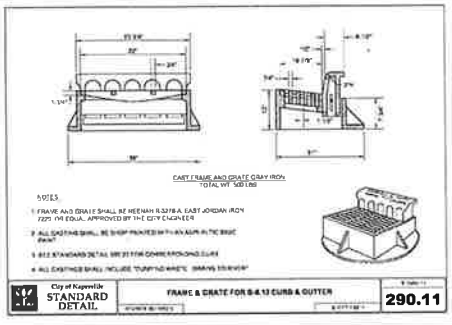

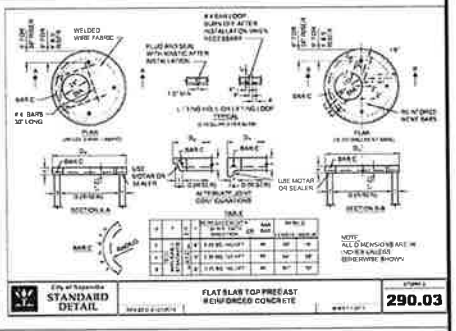

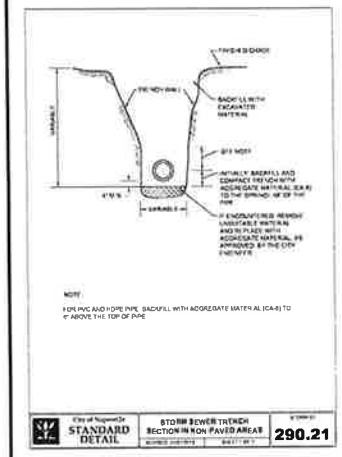

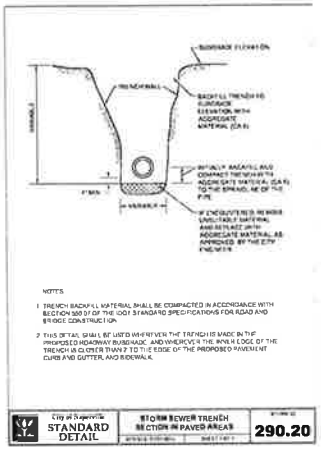

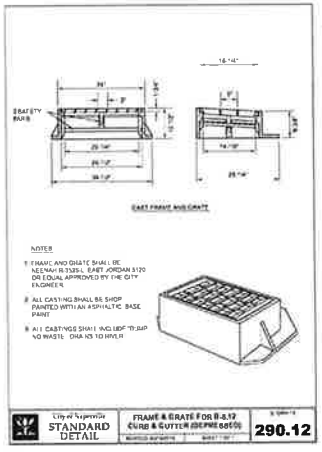

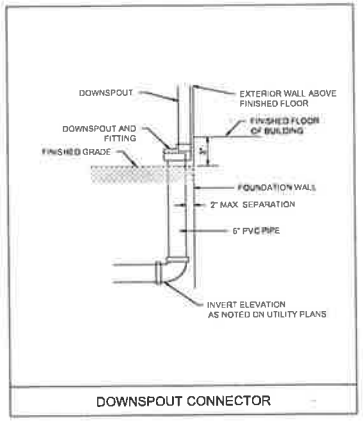

APPROVAL STAMPS:

No	Date	Description
12	5/8/09	REVISED PER CITY COMMEN
11	4/16/09	ISSUE FOR 75% CD
10	4/04/09	REVISED PER CITY COMMEN
9	3/13/09	ISSUE FOR 100% DD
8	2/18/09	FUNCTIONAL ENGINEERING SUBMIT
7	12/4/08	ISSUE FOR 50 PROGRESS SI
6	12/3/08	ISSUE FOR 100% SD
5	11/13/08	ISSUE FOR 90% SD

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1200 E DIEHL RI
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Naperville, IL 60563

DRAWING TITLE
CONSTRUCTION DETAILS

SEAL

DATE 6/15/2009
DRAWN BY RHS
CHECKED BY LC
PROJECT NO 2400481

DRAWING NO
C8.1

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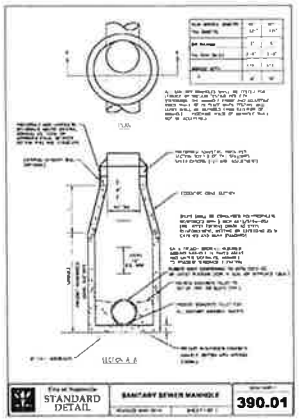

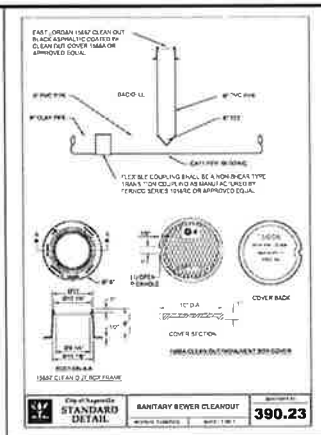

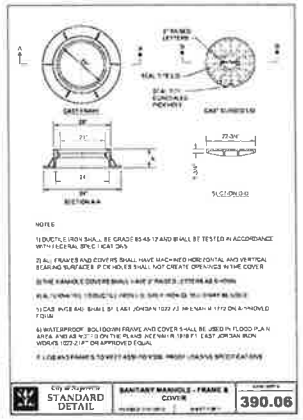

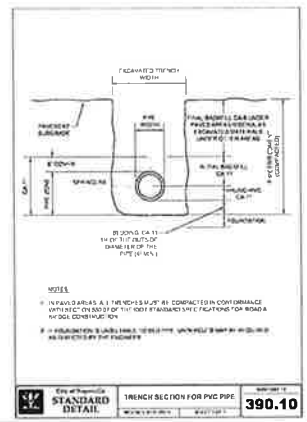

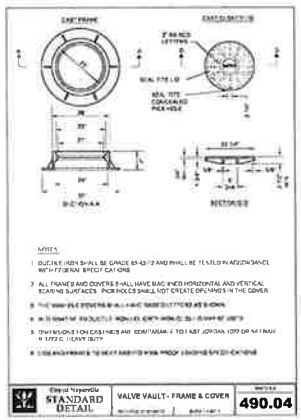

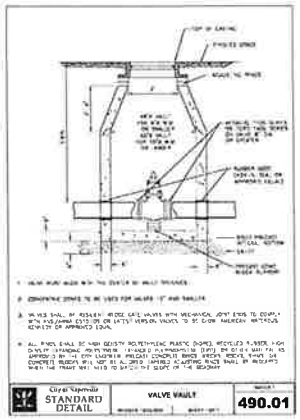

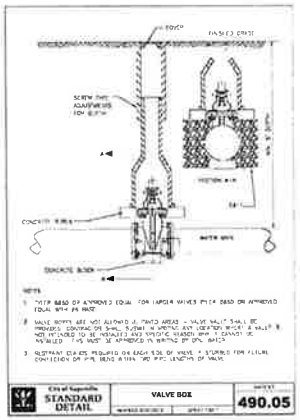

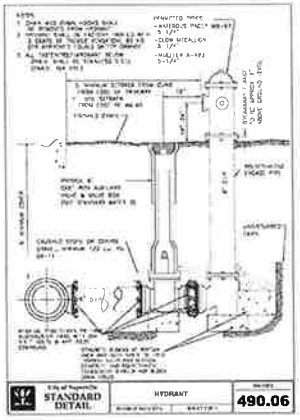

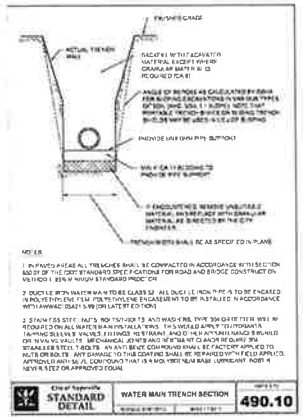

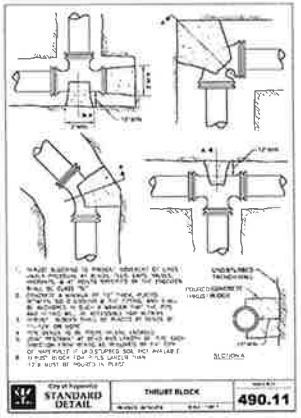

APPROVAL STAMPS:

No.	Date	Description
12	3/6/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 25% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/13/25	ISSUE FOR 100% DD
8	2/19/25	[illegible]
7	1/24/24	ISSUE FOR 50 PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/11/24	ISSUE FOR 95% SD

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE
CONSTRUCTION DETAILS

SEAL

DATE 8/20/2025
DRAWN BY NHS
CHECKED BY LC
PROJECT NO 240048.004

DRAWING NO
C8.2

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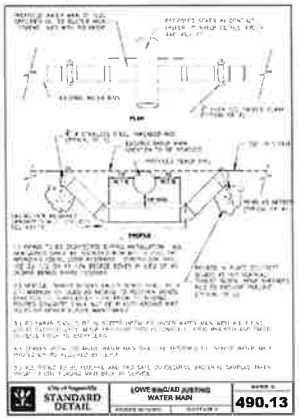
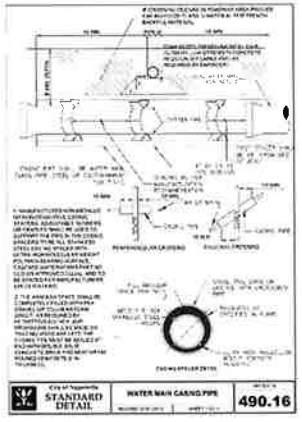
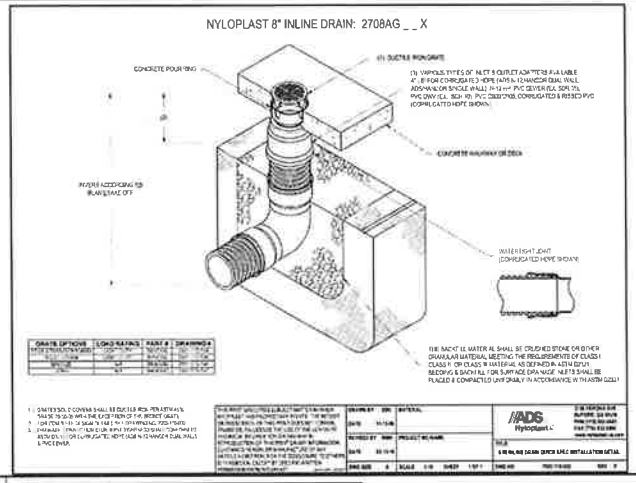
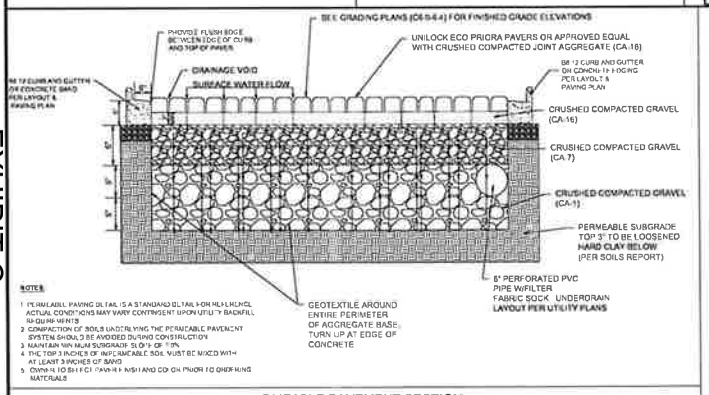
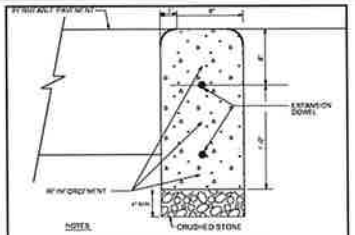








PERMEABLE PAVEMENT SECTION



6" WIDE FLUSH CONCRETE BAND

APPROVAL STAMPS

No.	Date	Description
12	5/8/25	REVISED PER CITY COMMENT
11	4/18/25	ISSUE FOR 75% CD
10	4/04/25	REVISED PER CITY COMMENT
9	3/18/25	ISSUE FOR 100% DD
8	2/18/25	VOLUNTARY DISCLOSURE SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

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V3CO COM

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GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
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Naperville, IL 60563

DRAWING TITLE
CONSTRUCTION DETAILS

SEAL

DATE 6/06/2025
DRAWN BY NKS
CHECKED BY LC
PROJECT NO 240046.504

DRAWING NO
C8.3

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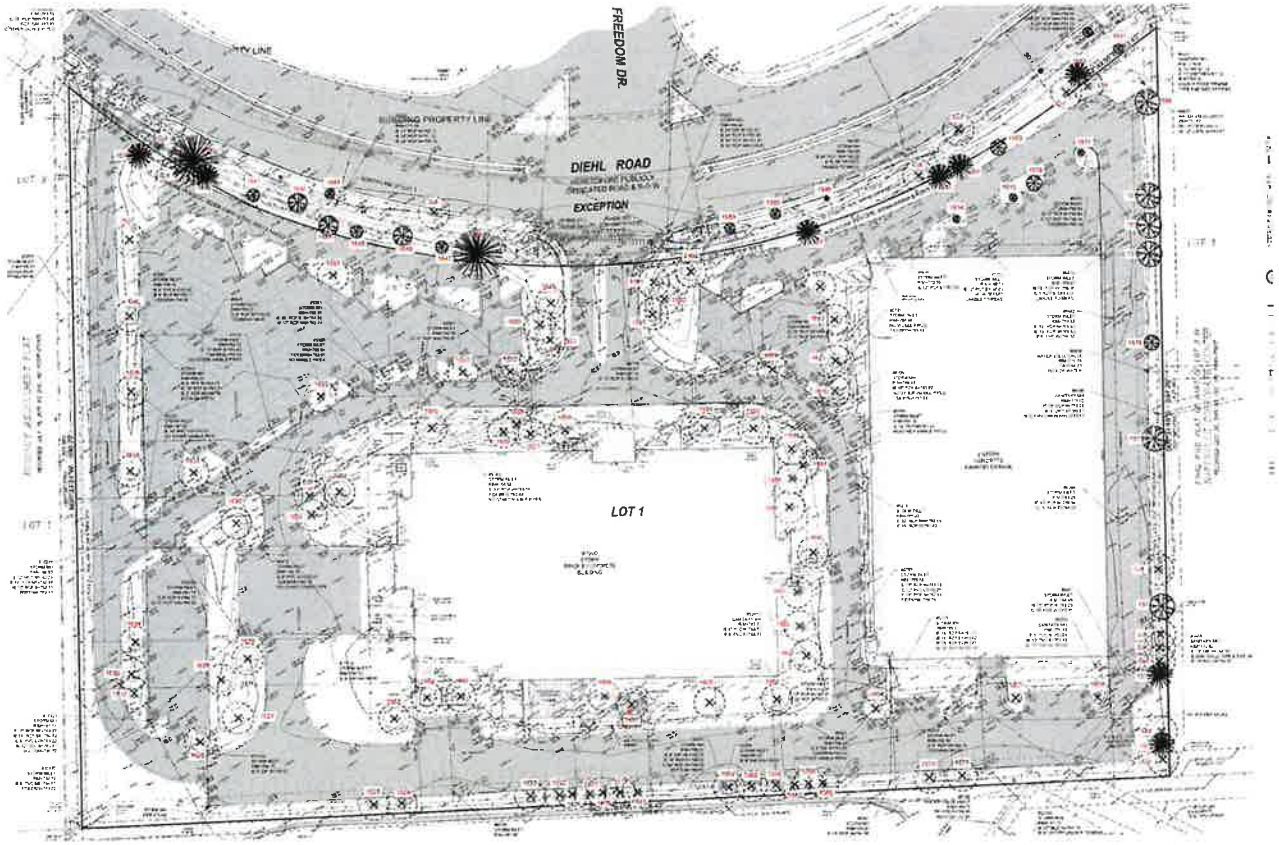


1 TREE PRESERVATION PLAN
SCALE: 1" = 40'-0"

TREE PROTECTION LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

NOTE: SEE L401 FOR TREE PROTECTION DETAIL

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES.
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS.
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUSDES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES.

APPROVAL STAMPS

No.	Date	Description
12	[illegible]	REVISED PER CITY COMMENTS
11	[illegible]	ISSUE FOR PERMIT
10	[illegible]	REVISED PER CITY COMMENTS
9	[illegible]	ISSUE FOR PERMIT
8	[illegible]	FEE FINAL ENGINEERING
7	[illegible]	ISSUE FOR SITE PLAN REVIEW
6	[illegible]	ISSUE FOR PERMIT
5	[illegible]	ISSUE FOR PERMIT
No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
Hines
444 W LAKE ST, SUITE 2400
CHICAGO, IL 60606
312 413 4800
HINES.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
[illegible]
CHICAGO, ILLINOIS 60604
MAIN: 312 266 1126
FAX: 312 266 1163
ANTUNOVICH.COM

INTERIOR DESIGNER
VIDA DESIGN
107 SW WASHINGTON ST, SUITE 763
PORTLAND, OR 97214
503 274 2195
VIDA-DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
350 N LASALLE, SUITE 1010
CHICAGO, IL 60654
312 761 9693
PIERCEENGINEERS.COM

MEP & FP ENGINEERS
RTM ENGINEERING CONSULTANTS
850 E. ALGONQUIN ROAD, SUITE 2M
SCHAUMBURG, IL 60173
847 798 4180
RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
644 N WELLS ST, SUITE 502
CHICAGO, IL 60654
630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
207 N MICHIGAN AVE, SUITE 801
CHICAGO, IL 60601
312 663 3456
9 1 1 288 8253
TH-INCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

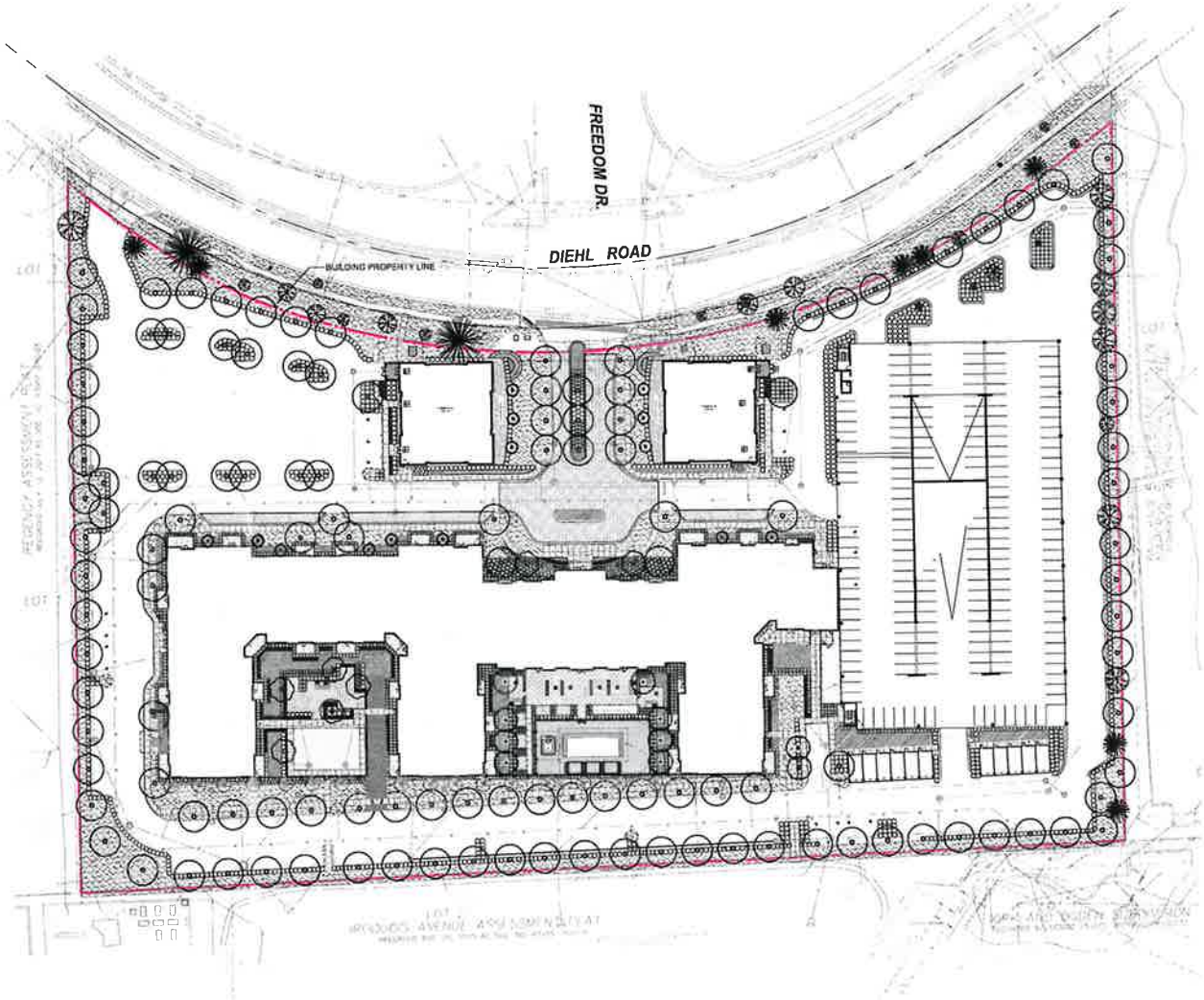
DRAWING TITLE
TREE PRESERVATIO
PLAN

SEAL

DATE
[illegible]
DRAWN BY
[illegible]
CHECKED
[illegible]
PROJECT #

DRAWING NO
L000

EXHIBIT C



1 OVERALL SITE PLAN
SCALE: 1" = 40'-0"

NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PU&DES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES

APPROVAL STAMPS

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST, SUITE 2400
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107 SW WASHINGTON ST, SUITE 203
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PIERCEENGINEERS.COM

M E P & T P ENGINEERS
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312 663 3499
510 288 6302
THINK@CONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD NAPERVILLE, IL 60563

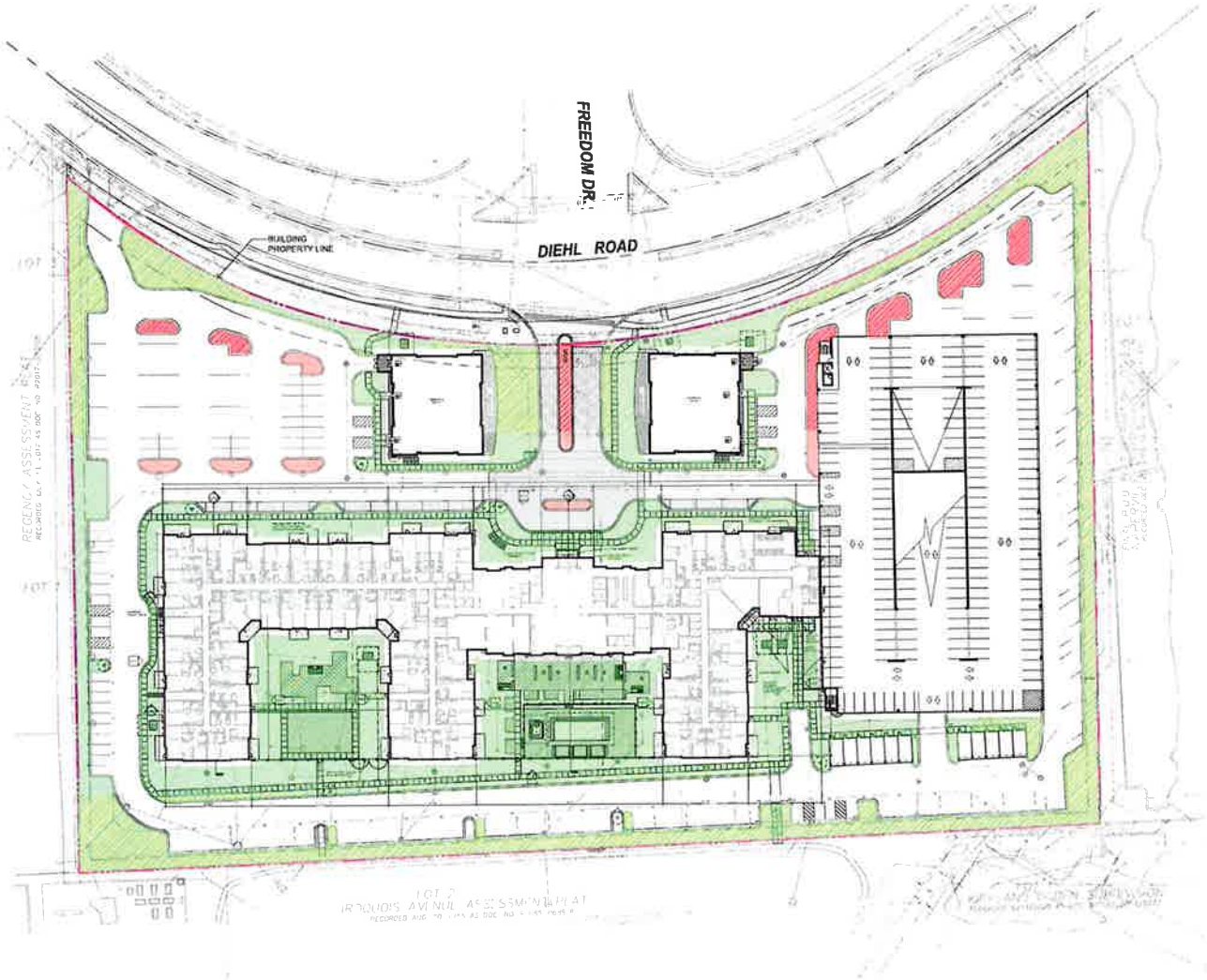
DRAWING TITLE
OVERALL SITE PLAN

SEAL

DATE
ISSUED
DRAWN BY
CHECKED BY
PROJECT #

DRAWING NO
L001

EXHIBIT C



1 OPEN SPACE EXHIBIT.DWG
SCALE: 1" = 40'-0"

GREEN CALCULATIONS (SF)

	PROPOSED
OVERALL PUD BOUNDARY AREA	417,766
TOTAL OPEN SPACE SF	109,895
OPEN SPACE PERCENTAGE	26.3%

AREA INCLUDED IN THE OPEN SPACE CALCULATIONS

AREA EXCLUDED IN THE OPEN SPACE CALCULATIONS
NOTE. VEHICULAR USE AREAS AND BUILDING FOOTPRINTS ARE NOT INCLUDED IN OPEN SPACE CALCULATION

NOTE
1 WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
2 TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS
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APPROVAL STAMPS

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST, SUITE 2400
CHICAGO, IL 60606
312.418.4000
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ANTUNOVICH.COM

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107 SW WASHINGTON ST SUITE 203
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312.761.2600
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M E P & T P ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173
847.758.4150
RTMEE.COM

CIVIL ENGINEER
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CHICAGO, IL 60654
630.724.9200
V3CO.COM

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CONFLUENCE
307 N MICHIGAN AVE, SUITE 801
CHICAGO, IL 60601
312.663.0460
312.782.8282
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

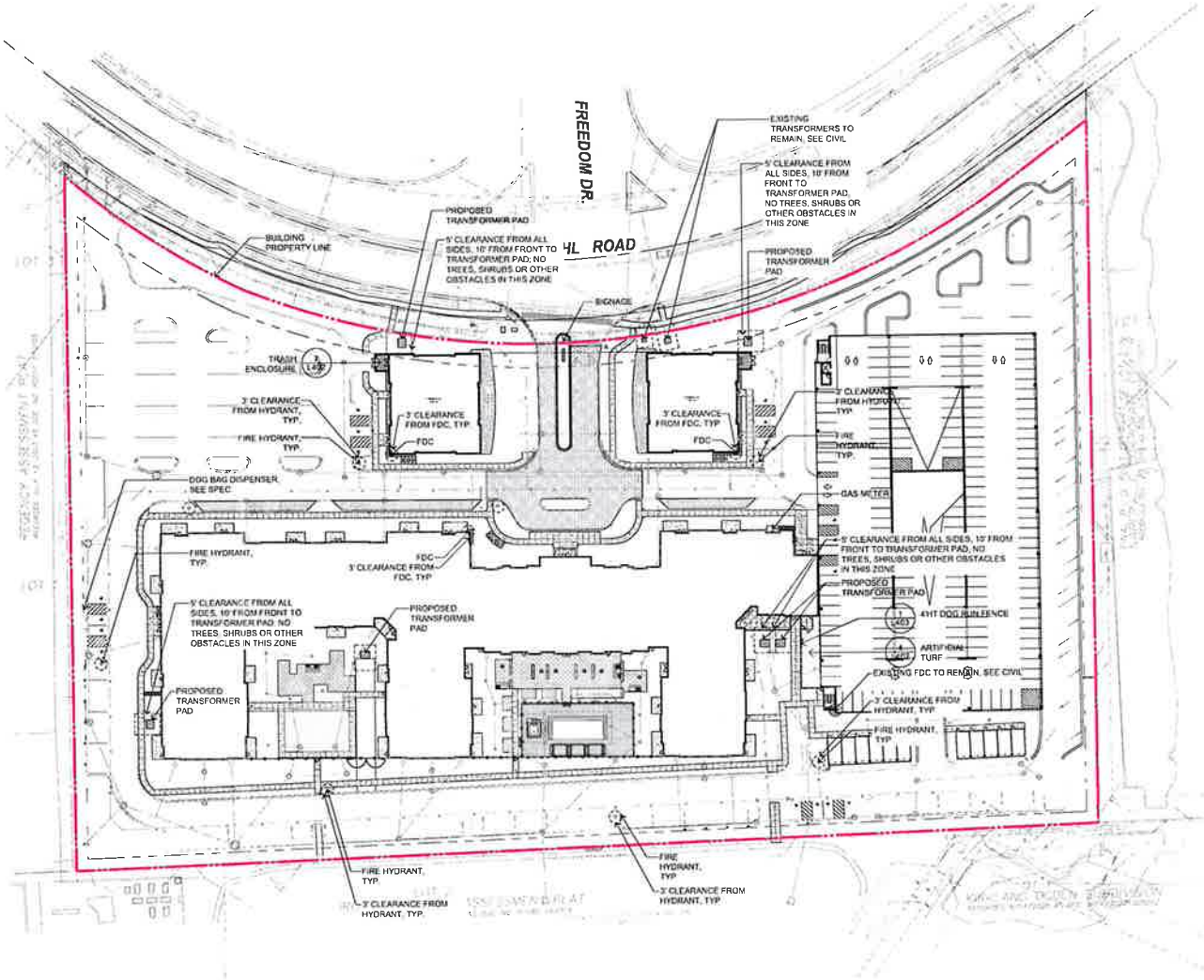
DRAWING TITLE
OPEN SPACE EXHIBIT.DWG

SEAL

DATE
03/19/25
DRAWN BY
JV
CHECKED BY
PROJECT #

DRAWING NO
L002

EXHIBIT C



1 OVERALL HARDSCAPE PLAN
SCALE: 1" = 40'-0"

PAVING LEGEND

- PEDESTRIAN DEPTH STANDARD CONCRETE, BROOM FINISH
- BOH CONCRETE PAD
- ARTIFICIAL TURF SYNRYE 200 BY SYNLAWN
- PORCELAIN PAVING ON CONCRETE, 'NOON' BY BELGARD, 7.64" x 47.17" x 3/4", COLOR: HONEY
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 48" x 2", COLOR: HBL 780
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 24" x 2", COLOR: HBL 780
- PERMEABLE PAVER, UNILOCK ECO-OPTILOC PAVER, SEE CIVIL DWGS
- GRAVEL STRIP, AMERICAN HERITAGE RIVER ROCK

HARDSCAPE NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND PROVIDE STAKED AND PAINTED LAYOUT FOR REVIEW BY LANDSCAPE ARCHITECT
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT COSTS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND/OR RE-ESTABLISHING AND MAINTAINING LAYOUT POINTS THROUGHOUT CONSTRUCTION. THE COST OF SUBSEQUENT LAYOUTS SHALL BE AT THE CONTRACTOR'S COST.
4. ALL LINES SHALL BE STRAIGHT AND TRUE IN ACCORDANCE WITH THE DRAWINGS
5. CURVES SHALL BE SMOOTH AND NON-FACETED. DIGITAL DRAWINGS SHALL BE PROVIDED TO THE CONTRACTOR'S CONSTRUCTION SURVEYOR TO LAYOUT ALL CURVES
6. PROVIDE SHOP DRAWINGS FOR ALL CUSTOM AND SHOP BUILT ITEMS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO FABRICATION
7. ALL FOOTINGS AND REINFORCEMENT PER STRUCTURAL
8. GRADING SHOWN FOR GENERAL DESIGN INTENT ONLY. ALL FINAL GRADING PER CIVIL
9. TRANSFORMERS AND SWITCHES REQUIRE 5' OF CLEARANCE ON 3 SIDES AND 10' OF CLEARANCE ON THE FRONT. TREES AND SHRUBS MUST BE PLANTED AT LEAST 7 FEET AWAY FROM DPU-E UNDERGROUND ELECTRIC SERVICE CONDUCTORS.

NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
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APPROVAL STAMPS

13	04/04/23	REVISED PER CITY COMMENTS
12	04/14/23	ISSUE FOR PERMIT
11	04/07/23	REVISED PER CITY COMMENTS
10	03/31/23	REVISED PER CITY COMMENTS
9	03/17/23	ISSUE FOR PERMIT
8	03/10/23	PER CIVAL ENGINEER REVISIONS
7	01/04/23	ISSUE FOR SUBMITTAL REVISIONS
6	11/21/22	ISSUE FOR PERMIT
5	11/10/22	ISSUE FOR REVIEW
Rev	Date	Description

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST SUITE 2400
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PIERCEENGINEERS.COM

M E P & F P ENGINEERS
RTM ENGINEERING CONSULTANTS
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847 706 4150
RTMEE.COM

CIVIL ENGINEER
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V3CO.COM

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CONFLUENCE
307 N MICHIGAN AVE, SUITE 601
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312 853 0408
312 788 8353
TH@CONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD NAPERVILLE, IL 60563

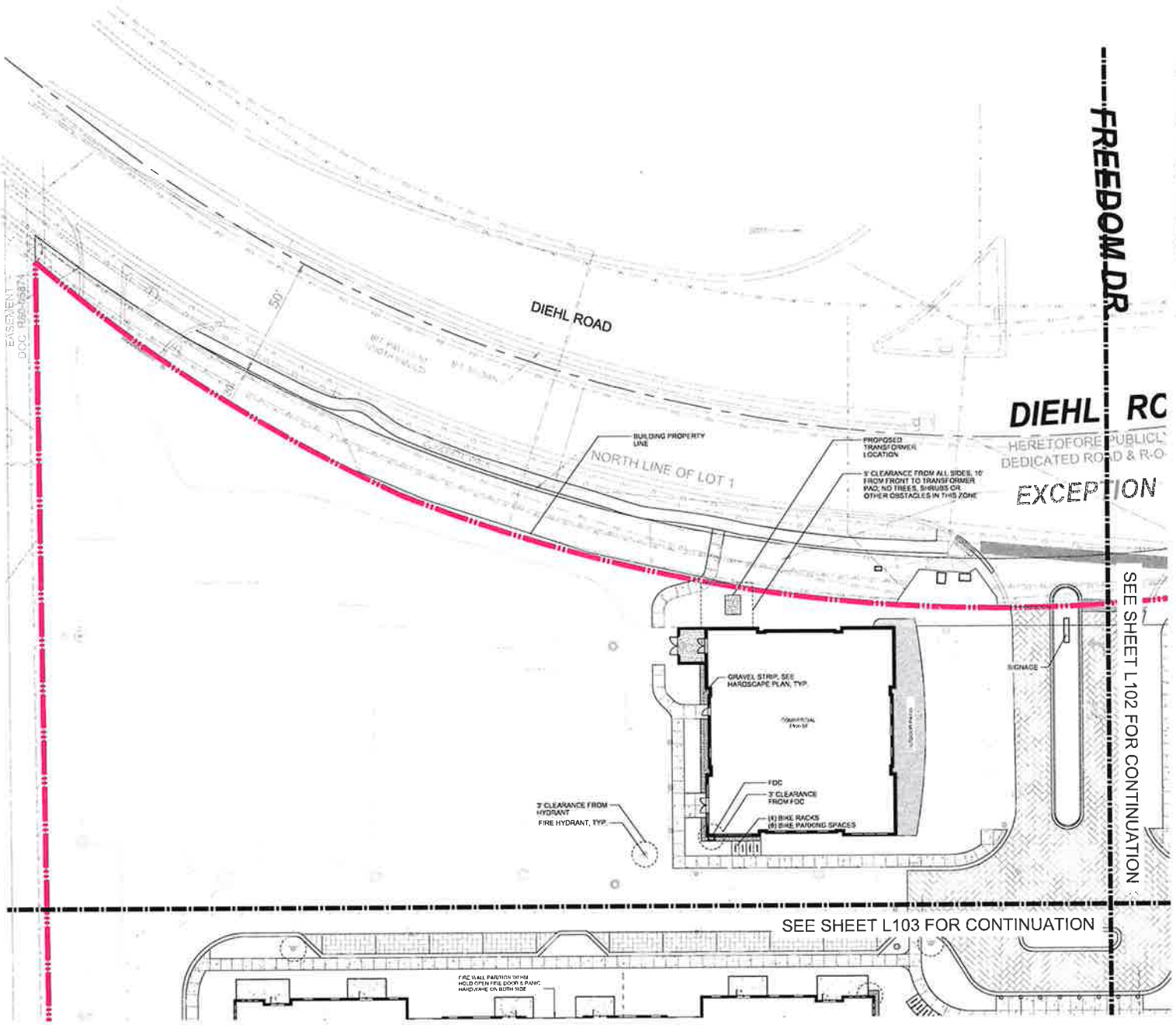
DRAWING TITLE
OVERALL HARDSCAPE PLAN

SEAL

DATE 03/10/23
DRAWN BY
CHECKED CB
PROJECT #

DRAWING NO
L100

EXHIBIT C



1 HARDSCAPE PLAN - ZONE 1
SCALE: 1/16" = 1'-0"

PAVING LEGEND

- PEDESTRIAN DEPTH STANDARD CONCRETE, BROOM FINISH
- BOH CONCRETE PAD
- ARTIFICIAL TURF SYNRYE 200 BY SYNLAWN
- PORCELAIN PAVING ON CONCRETE, 'NOON' BY BELGARD, 7.64" x 47.17" x 3/4", COLOR: HONEY
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 48" x 2", COLOR: HBL 783
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 24" x 2", COLOR: HBL 783
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- GRAVEL STRIP, AMERICAN HERITAGE RIVER ROCK

HARDSCAPE NOTES

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6. PROVIDE SHOP DRAWINGS FOR ALL CUSTOM AND SHOP BUILT ITEMS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO FABRICATION
7. ALL FOOTINGS AND REINFORCEMENT PER STRUCTURAL
8. GRADING SHOWN FOR GENERAL DESIGN INTENT ONLY. ALL FINAL GRADING PER CIVIL
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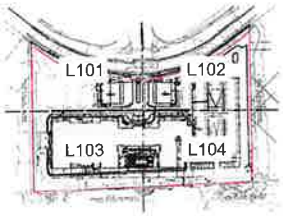
KEY PLAN



NOTE
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APPROVAL STAMPS

12	04/14/25	REVISED PER CITY COMMENTS
11	04/14/25	ISSUE FOR PDA 02
10	04/04/25	REVISED PER CITY COMMENTS
9	02/14/25	ISSUE FOR PDA 02
8	12/13/24	REVISED PER CITY COMMENTS
7	11/04/24	ISSUE FOR PDA 02
6	10/25/24	ISSUE FOR PDA 02
5	10/11/24	ISSUE FOR PDA 02
No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
NINES
444 W LAKE ST, SUITE 2400
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312 419 8100
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ARCHITECT
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FAX 372 1125
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327 N MICHIGAN AVE, SUITE 601
CHICAGO, IL 60601
312 663 0400
515 788 8303
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

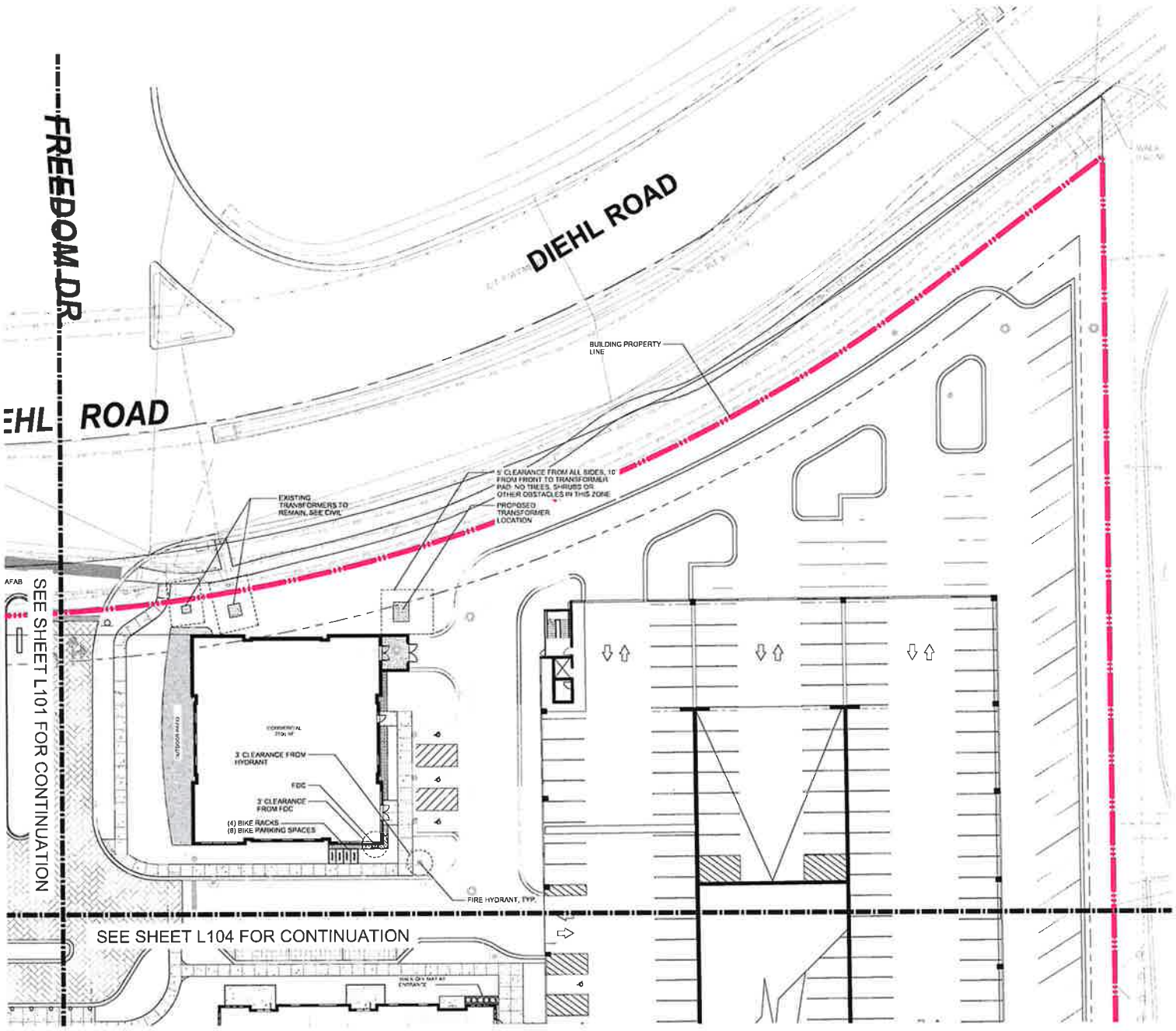
DRAWING TITLE
HARDSCAPE PLAN - ZONE 1

SEAL

DATE
DRAWN BY
CHECKED BY
PROJECT #

DRAWING NO.
L101

EXHIBIT C



1 HARDSCAPE PLAN - ZONE 2
SCALE: 1/16" = 1'-0"

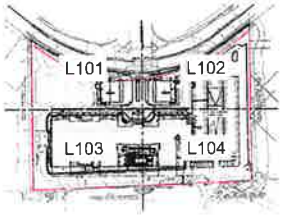
PAVING LEGEND

- PEDESTRIAN DEPTH STANDARD CONCRETE, BROOM FINISH
- BOH CONCRETE PAD
- ARTIFICIAL TURF SYNRYE 200 BY SYNLAWN
- PORCELAIN PAVING ON CONCRETE, 'NOON' BY BELGARD, 7 64" x 47 17" x 3/4", COLOR: HONEY
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 48" x 2", COLOR: HDL 780
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 24" x 2", COLOR: HDL 780
- PERMEABLE PAVER UNILOCK ECO OPTILOC PAVER, SEE CIVIL DWGS
- GRAVEL STRIP, AMERICAN HERITAGE RIVER ROCK

HARDSCAPE NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND PROVIDE STAKED AND PAINTED LAYOUT FOR REVIEW BY LANDSCAPE ARCHITECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT COSTS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND/OR RE-ESTABLISHING AND MAINTAINING LAYOUT POINTS THROUGHOUT CONSTRUCTION. THE COST OF SUBSEQUENT LAYOUTS SHALL BE AT THE CONTRACTOR'S COST
4. ALL LINES SHALL BE STRAIGHT AND TRUE IN ACCORDANCE WITH THE DRAWINGS
5. CURVES SHALL BE SMOOTH AND NON-FACETED. DIGITAL DRAWINGS SHALL BE PROVIDED TO THE CONTRACTOR'S CONSTRUCTION SURVEYOR TO LAYOUT ALL CURVES
6. PROVIDE SHOP DRAWINGS FOR ALL CUSTOM AND SHOP-BUILT ITEMS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO FABRICATION
7. ALL FOOTINGS AND REINFORCEMENT PER STRUCTURAL.
8. GRADING SHOWN FOR GENERAL DESIGN INTENT ONLY. ALL FINAL GRADING PER CIVIL
9. TRANSFORMERS AND SWITCHES REQUIRE 5' OF CLEARANCE ON 3 SIDES AND 10' OF CLEARANCE ON THE FRONT. TREES AND SHRUBS MUST BE PLANTED AT LEAST 2 FEET AWAY FROM DPU-E UNDERGROUND ELECTRIC SERVICE CONDUCTORS

KEY PLAN



NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
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APPROVAL STAMPS

SUBMISSIONS & REVISIONS

OWNER
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312 781 1810
PIERCEENGINEERS.COM

M.E.P. & F.P. ENGINEERS
RTM ENGINEERING CONSULTANTS
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RTMEC.COM

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307 N MICHIGAN AVE, SUITE 801
CHICAGO, IL 60601
312 853 5498
773 788 5343
TH-WCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

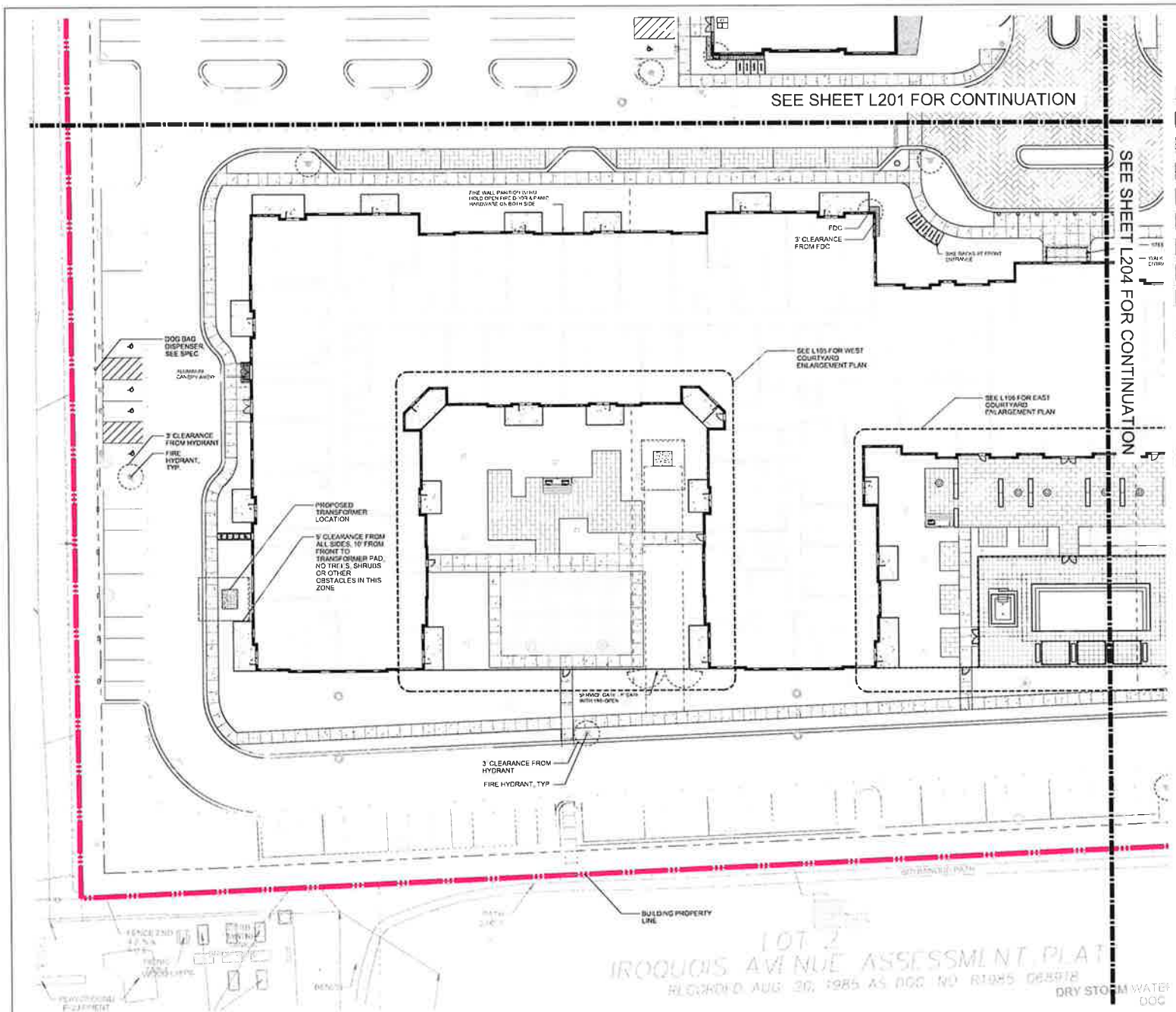
DRAWING TITLE
HARDSCAPE PLAN - ZONE 2

SEAL

DATE
05/10/21
DRAWN BY
AY
CHECKED BY
CR
PROJECT #

DRAWING NO
L102

EXHIBIT C



1 HARDSCAPE PLAN - ZONE 3
SCALE: 1/16" = 1'-0"

PAVING LEGEND

- PEDESTRIAN DEPTH STANDARD CONCRETE, BROOM FINISH
- BOH CONCRETE PAD
- ARTIFICIAL TURF SYNRYE 203 BY SYNLAWN
- PORCELAIN PAVING ON CONCRETE, 'NOON' BY BELGARD, 7 64" x 47 17" x 3/4", COLOR HONEY
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 48" x 2", COLOR HBL 780
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 24" x 2", COLOR HBL 780
- PERMEABLE PAVER, UNILOCK ECO.OPTILOC PAVER, SEE CIVIL DWGS
- GRAVEL STRIP, AMERICAN HERITAGE RIVER ROCK

HARDSCAPE NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND PROVIDE STAKED AND PAINTED LAYOUT FOR REVIEW BY LANDSCAPE ARCHITECT
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT COSTS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND/OR RE-ESTABLISHING AND MAINTAINING LAYOUT POINTS THROUGHOUT CONSTRUCTION. THE COST OF SUBSEQUENT LAYOUTS SHALL BE AT THE CONTRACTOR'S COST
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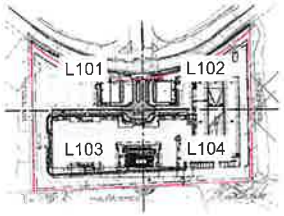
5. CURVES SHALL BE SMOOTH AND NON-FACETED. DIGITAL DRAWINGS SHALL BE PROVIDED TO THE CONTRACTOR'S CONSTRUCTION SURVEYOR TO LAYOUT ALL CURVES
6. PROVIDE SHOP DRAWINGS FOR ALL CUSTOM AND SHOP BUILT ITEMS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO FABRICATION
7. ALL FOOTINGS AND REINFORCEMENT PER STRUCTURAL
8. GRADING SHOWN FOR GENERAL DESIGN INTENT ONLY. ALL FINAL GRADING PER CIVIL
9. TRANSFORMERS AND SWITCHES REQUIRE 5' OF CLEARANCE ON 3 SIDES AND 10' OF CLEARANCE ON THE FRONT. TREES AND SHRUBS MUST BE PLANTED AT LEAST 2 FEET AWAY FROM DPU'S UNDERGROUND ELECTRIC SERVICE CONDUCTORS.

KEY PLAN



NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUDES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES.

APPROVAL STAMPS

No.	Date	Description
12	10/04/21	REVISED PER CITY COMMENTS
11	09/14/21	ISSUE FOR PDA 01
10	04/06/21	REVISED PER CITY COMMENTS
9	03/18/21	ISSUE FOR PDA 03
8	02/19/21	PDC FINAL ENGINEERING SUBM.
7	01/04/21	ISSUE - FOR SUBMISSION
6	12/21/20	ISSUE FOR PDA 02
5	11/13/20	ISSUE FOR PDA 02
4	10/16/20	ISSUE FOR PDA 02
No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST, SUITE 2400
CHICAGO, IL 60606
312 419 1000
HINES.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
225 W ST HUBBARD STREET, SUITE 3A
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ANTUNOVICH.COM

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107 SW WASHINGTON ST, SUITE 760
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503 256 2511
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PIERCE ENGINEERS
140 N LASALLE, SUITE 1010
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312 761 1693
PIERCEENGINEERS.COM

MEP & FP ENGINEERS
RTM ENGINEERING CONSULTANTS
600 E. ALGONQUIN ROAD, SUITE 240
SCHAUMBURG, IL 60173
847 394 4100
RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
444 N WELLS ST, SUITE 607
CHICAGO, IL 60654
630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
237 N MICHIGAN AVE, SUITE 801
CHICAGO, IL 60601
312 663 5430
515 288 5252
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E DIEHL RD, NAPERVILLE, IL 60563

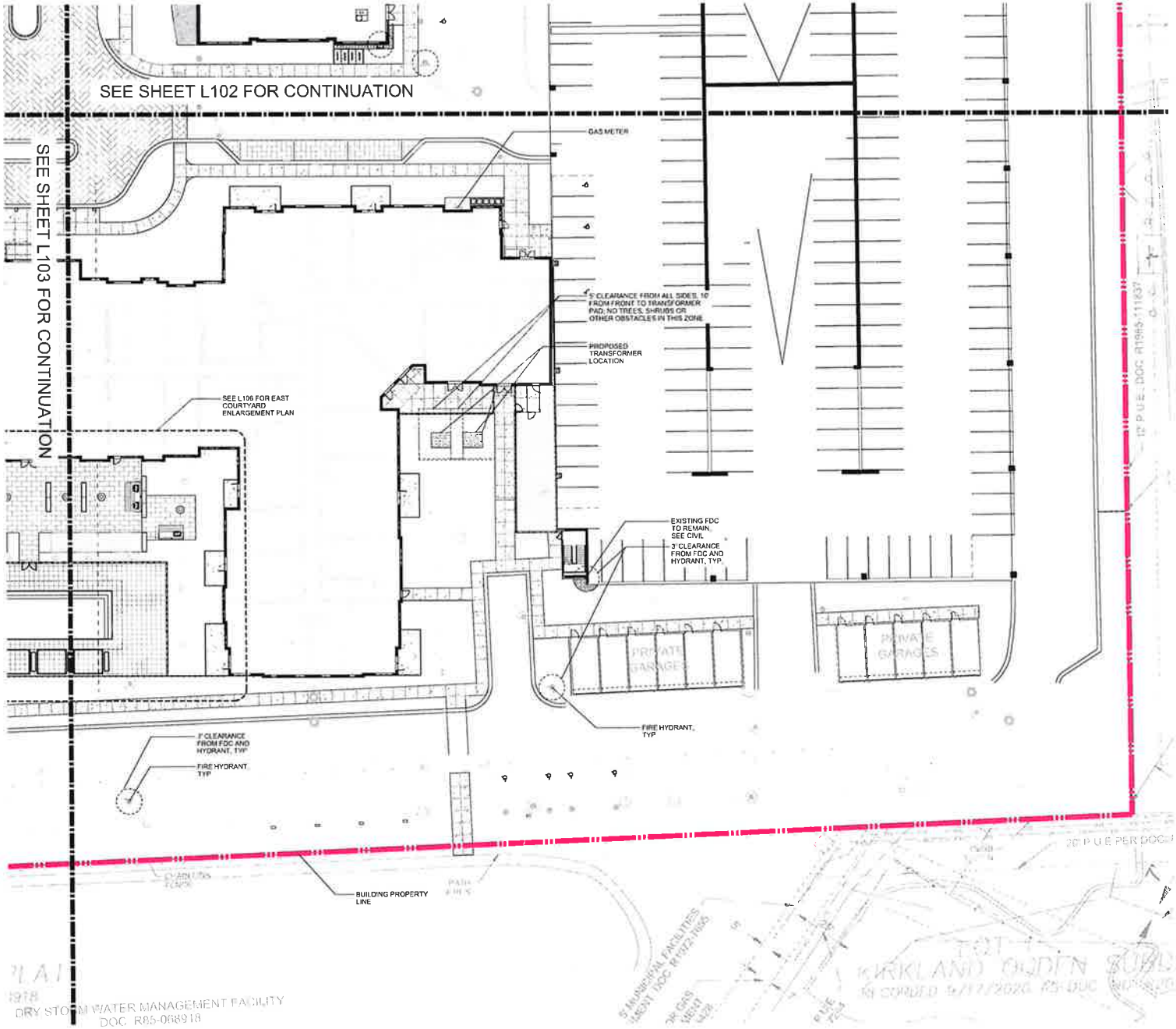
DRAWING TITLE
HARDSCAPE PLAN
ZONE 3

SEAL

DATE	
01/18/21	
DRAWN	
KY	
CHECKED	
CR	
PROJECT	

DRAWING NO
L103

EXHIBIT C



1 HARDSCAPE PLAN - ZONE 4
SCALE: 1/16" = 1'-0"

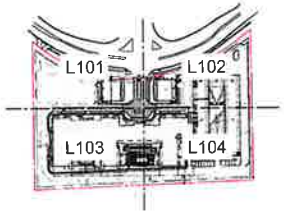
PAVING LEGEND

- PEDESTRIAN DEPTH STANDARD CONCRETE, BROOM FINISH
- BOH CONCRETE PAD
- ARTIFICIAL TURF SYNRYE 200 BY SYNLAWN
- PORCELAIN PAVING ON CONCRETE, 'NOON' BY BELGARD, 7 64" x 47.17" x 3/4", COLOR: HONEY
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 48" x 2", COLOR: HBL 780
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 24" x 2", COLOR: HBL 780
- PERMEABLE PAVER, UNILOCK ECO OPTILOC PAVER, SEE CIVIL DWGS
- GRAVEL STRIP, AMERICAN HERITAGE RIVER ROCK

HARDSCAPE NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND PROVIDE STAKED AND PAINTED LAYOUT FOR REVIEW BY LANDSCAPE ARCHITECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT COSTS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND/OR RE-ESTABLISHING AND MAINTAINING LAYOUT POINTS THROUGHOUT CONSTRUCTION. THE COST OF SUBSEQUENT LAYOUTS SHALL BE AT THE CONTRACTOR'S COST.
4. ALL LINES SHALL BE STRAIGHT AND TRUE IN ACCORDANCE WITH THE DRAWINGS.
5. CURVES SHALL BE SMOOTH AND NON FACETED. DIGITAL DRAWINGS SHALL BE PROVIDED TO THE CONTRACTOR'S CONSTRUCTION SURVEYOR TO LAYOUT ALL CURVES.
6. PROVIDE SHOP DRAWINGS FOR ALL CUSTOM AND SHOP BUILT ITEMS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO FABRICATION
7. ALL FOOTINGS AND REINFORCEMENT PER STRUCTURAL
8. GRADING SHOWN FOR GENERAL DESIGN INTENT ONLY. ALL FINAL GRADING PER CIVIL
9. TRANSFORMERS AND SWITCHES REQUIRE 5' OF CLEARANCE ON 3 SIDES AND 10' OF CLEARANCE ON THE FRONT. TREES AND SHRUBS MUST BE PLANTED AT LEAST 7 FEET AWAY FROM OPUE UNDERGROUND ELECTRIC SERVICE CONDUCTORS

KEY PLAN



NOTE
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3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUBOES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES

APPROVAL STAMPS

No.	Date	Description
12	10/08/24	REVISED PER CITY COMMENTS
11	09/13/24	ISSUE FOR PERMIT CO
10	08/09/24	REVISED PER CITY COMMENTS
9	07/19/24	ISSUE FOR 100% SD
8	05/16/24	PER FINAL ENGINEER REVIEW
7	03/04/24	ISSUE - ON SUBMISSION 95% SD
6	12/22/23	ISSUE FOR 100% SD
5	11/13/23	ISSUE FOR 90% SD

SUBMISSIONS & REVISIONS

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HINES
444 W LAKE ST, SUITE 2400
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312 419 4900
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ANTUNOVICH ASSOCIATES
330 W 51 HURON STREET, SUITE 70
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FAX 312 396 1333
ANTUNOVICH.COM

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101 SW WASHINGTON ST, SUITE 263
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WILLOWBROOK, SUITE 1010
CHICAGO, IL 60606
312 781 6693
PIERCEENGINEERS.COM

M E P & F P ENGINEERS
RTM ENGINEERING CONSULTANTS
890 E. ALGONQUIN ROAD, SUITE 200
SCHAUMBURG, IL 60173
847 756 4180
RTMREE.COM

CIVIL ENGINEER
V3 COMPANIES
444 N WELLS ST, SUITE 502
CHICAGO, IL 60654
630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
337 N MICHIGAN AVE, SUITE 801
CHICAGO, IL 60601
312 663 3490
312 758 8302
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

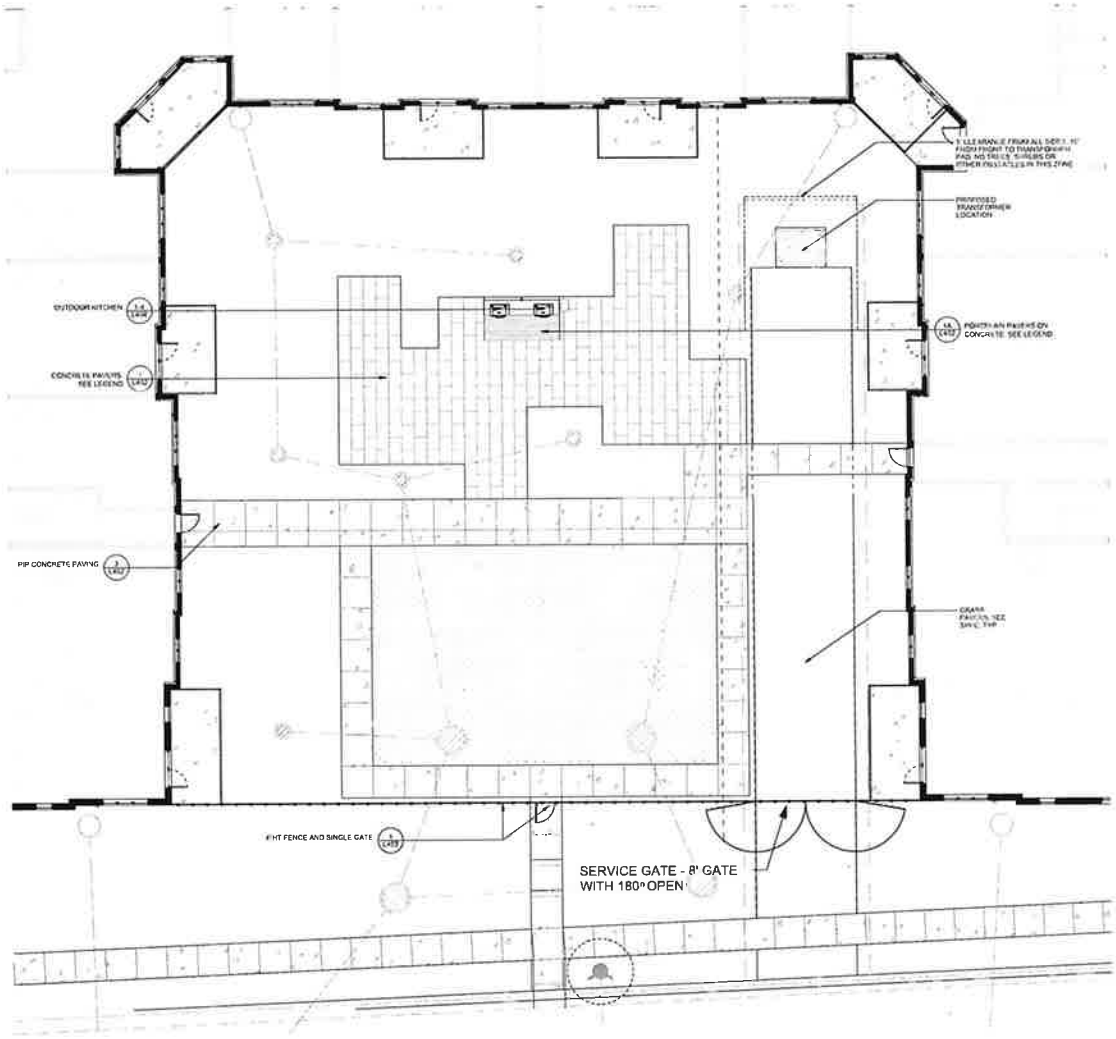
DRAWING TITLE
HARDSCAPE PLAN - ZONE 4

SEAL

DATE
REVISIONS
DRAWN BY
ZI
CHECKED BY
SB
PROJECT #

DRAWING NO.
L104

EXHIBIT C



1 WEST COURTYARD HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"

PAVING LEGEND

- PEDESTRIAN DEPTH STANDARD CONCRETE, BROOM FINISH
- BOH CONCRETE PAD
- ARTIFICIAL TURF SYNREE 200 BY SYNLAWN
- PORCELAIN PAVING ON CONCRETE, 'NOON' BY BELGARD, 7.64" x 47.17" x 3/4", COLOR: HONEY
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 48" x 2", COLOR: HBL 780
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 24" x 2", COLOR: HBL 780
- PERMEABLE PAVER, UNILOCK ECO-OPTILOC PAVER, SEE CIVIL DWGS
- GRAVEL STRIP, AMERICAN HERITAGE RIVER ROCK

HARDSCAPE NOTES

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6. PROVIDE SHOP DRAWINGS FOR ALL CUSTOM AND SHOP BUILT ITEMS FOR LANDSCAPE ARCHITECT REVIEW AND APPROVAL PRIOR TO FABRICATION
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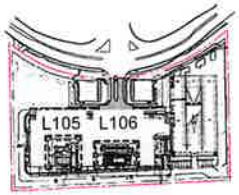
KEY PLAN



NOTE
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SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST SUITE 2400
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FAX 312 266 1133
ANTUNOVICH.COM

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503 226 2630
VIDA-DESIGN.COM

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RTM ENGINEERING CONSULTANTS
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RTMES.COM

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444 N WELLS ST SUITE 600
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V3CO.COM

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207 N MICHIGAN AVE SUITE 801
CHICAGO, IL 60601
312 853 0498
312 782 6362
TH-INCCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD NAPERVILLE, IL 60563

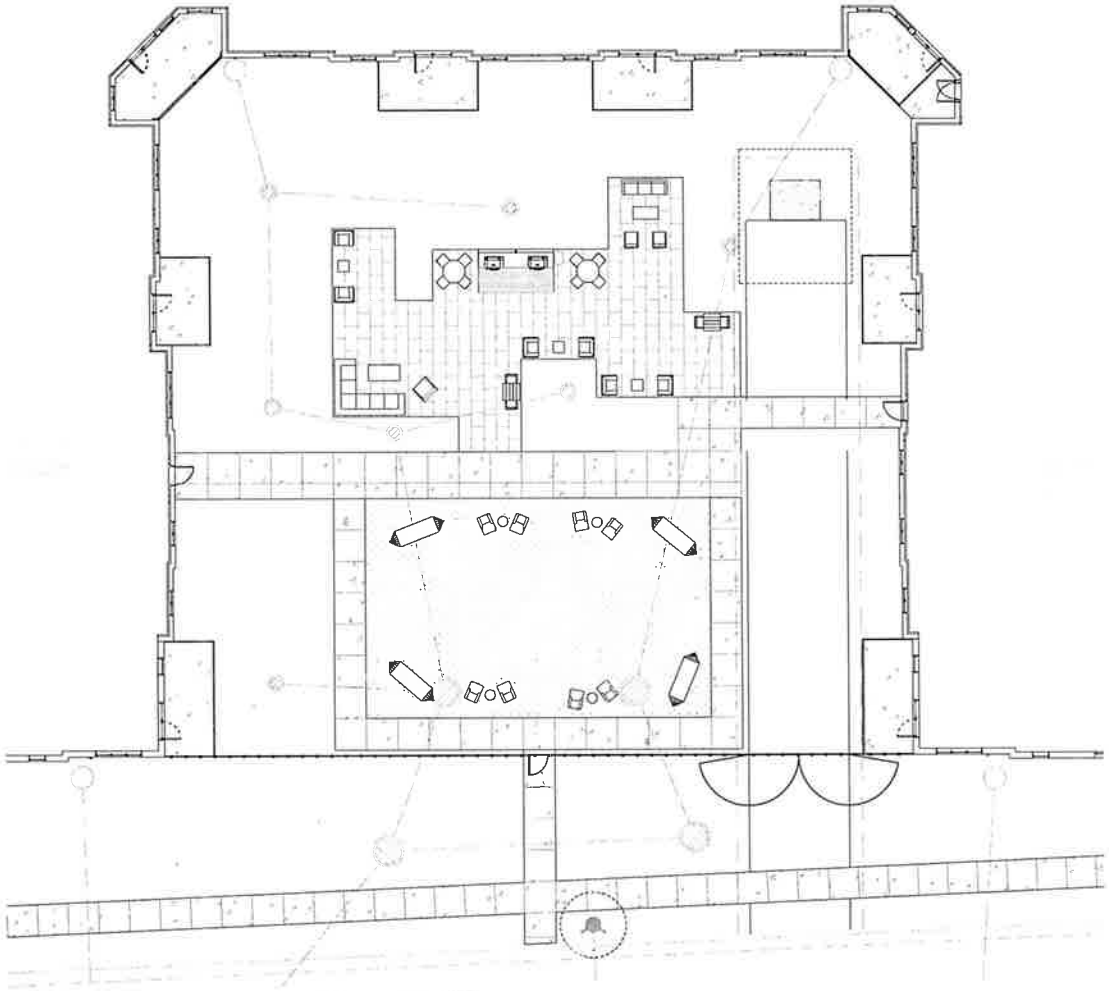
DRAWING TITLE
WEST COURTYARD HARDSCAPE PLAN

SEAL

DATE
03.18.25
DRAWN BY
JJ
CHECKED BY
CB
PROJECT #

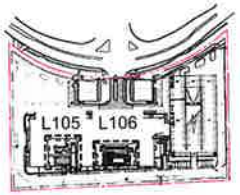
DRAWING NO.
L105

EXHIBIT C



1 WEST COURTYARD FURNITURE LAYOUT PLAN (FOR REFERENCE ONLY)
SCALE: 1/8" = 1'-0"

KEY PLAN



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APPROVAL STAMPS

No.	Date	Description
12	04/14/25	REVISED PER CITY COMMENTS
11	04/14/25	ISSUE FOR 75% DD
10	03/14/25	REVISED PER CITY COMMENTS
9	03/14/25	ISSUE FOR 100% DD
8	02/14/25	FOR FINAL ENGINEERING & SUBMITTAL
7	01/24/25	ISSUE FOR SUBMITTAL
6	12/20/24	ISSUE FOR 100% SD
5	11/15/24	ISSUE FOR 90% SD

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST SUITE 2400
CHICAGO IL 60606
312 419 6800
HINES.COM

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ANTUNOVICH ASSOCIATES
336 NW 5th AVENUE Suite 3A
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MAIN 312 266 1124
FAX 312 266 1125
ANTUNOVICH.COM

INTERIOR DESIGNER
VIDA DESIGN
107 SW WASHINGTON ST SUITE 263
PORTLAND, OR 97214
503 224 2570
VIDADESIGN.COM

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PIERCE ENGINEERS
400 N LASALLE, SUITE 1050
CHICAGO IL 60654
312 751 9000
PIERCEENGINEERS.COM

M E P & F P ENGINEER
RTM ENGINEERING CONSULTANTS
550 E. ALGONQUIN ROAD, SUITE 240
SCHAUMBURG IL 60173
847 734 4110
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CIVIL ENGINEER
V3 COMPANIES
444 N WELLS ST, SUITE 607
CHICAGO, IL 61654
630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
202 N MICHIGAN AVE SUITE 801
CHICAGO IL 60601
312 943 9498
S L 708 8303
TH@CONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD NAPERVILLE, IL 60563

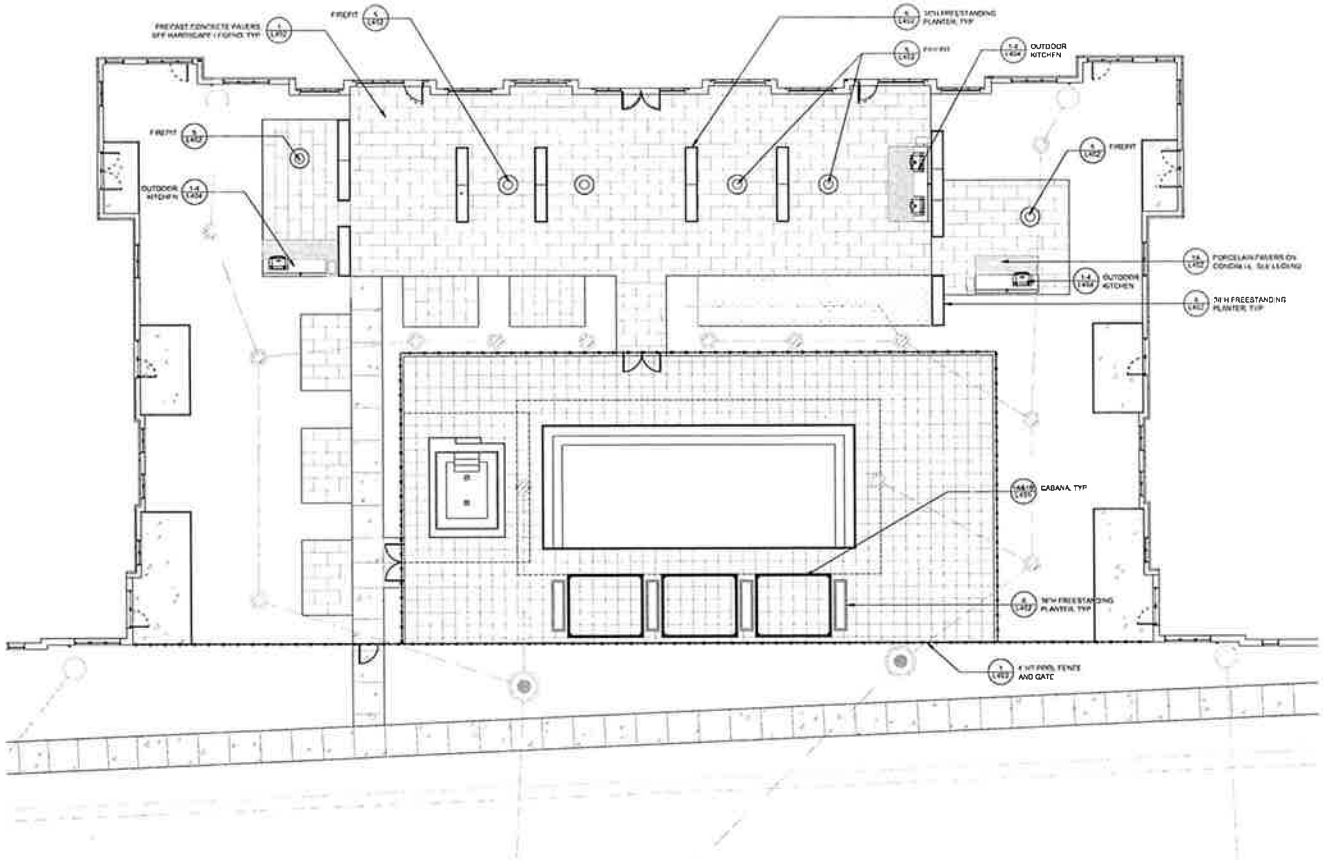
DRAWING TITLE
WEST COURTYARD FURNITURE LAYOUT PLAN (FOR REFERENCE ONLY)

SEAL

DATE
ISSUED
DRAWN BY
JY
CHECKED
CB
PROJECT #

DRAWING NO.
L105.1

EXHIBIT C



1 POOL COURTYARD HARDSCAPE PLAN
SCALE: 1/8" = 1'-0"

PAVING LEGEND

- PEDESTRIAN DEPTH STANDARD CONCRETE, BROOM FINISH
- BOH CONCRETE PAD
- ARTIFICIAL TURF SYNRYE 200 BY SYNLAWN
- PORCELAIN PAVING ON CONCRETE, 'NOON' BY BELGARD, 7.64" x 47.17" x 3/4", COLOR: HONEY
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 48" x 2", COLOR: HBL 780
- PRECAST CONCRETE PAVING ON CONCRETE, 'QUATTRO' BY WAUSAU, 24" x 24" x 2", COLOR: HBL 780
- PERMEABLE PAVER UNILOCK ECO OPTILOC PAVER, SEE CIVIL DWGS
- GRAVEL STRIP, AMERICAN HERITAGE RIVER ROCK

HARDSCAPE NOTES

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND PROVIDE STAKED AND PAINTED LAYOUT FOR REVIEW BY LANDSCAPE ARCHITECT
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL LAYOUT COSTS
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND/OR RE-ESTABLISHING AND MAINTAINING LAYOUT POINTS THROUGHOUT CONSTRUCTION. THE COST OF SUBSEQUENT LAYOUTS SHALL BE AT THE CONTRACTOR'S COST.
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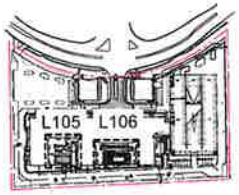
KEY PLAN



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APPROVAL STAMPS

No	Date	Description
12	04/08/25	REVISED PER CITY COMMENTS
11	04/01/25	ISSUE FOR DPD DD
10	04/04/25	REVISED PER CITY COMMENTS
9	02/14/25	ISSUE FOR 100% SD
8	02/10/25	FACTUAL ENGINEERING SD
7	01/06/25	ISSUE FOR MEPFP 60% SD
6	12/20/24	ISSUE FOR 100% SD
5	11/15/24	ISSUE FOR 90% SD

SUBMISSIONS & REVISIONS

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444 W LAKE ST, SUITE 2400
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230 W MONROE STREET, SUITE 2310
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FAX: 312 268 1122
ANTUNOVICH.COM

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107 SE WASHINGTON ST, SUITE 263
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503 208 2520
VIDA-DESIGN.COM

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PIERCE ENGINEERS
350 N LASALLE, SUITE 1010
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312 751 5993
PIERCEENGINEERS.COM

MEP & FP ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E. ALGONQUIN ROAD, SUITE 650
SCHAUMBURG, IL 60173
847 734 4150
RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
444 N WELLS ST, SUITE 500
CHICAGO, IL 60654
630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
307 N MICHIGAN AVE, SUITE 601
CHICAGO, IL 60601
307 503 5498
312 788 6363
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL, 60563

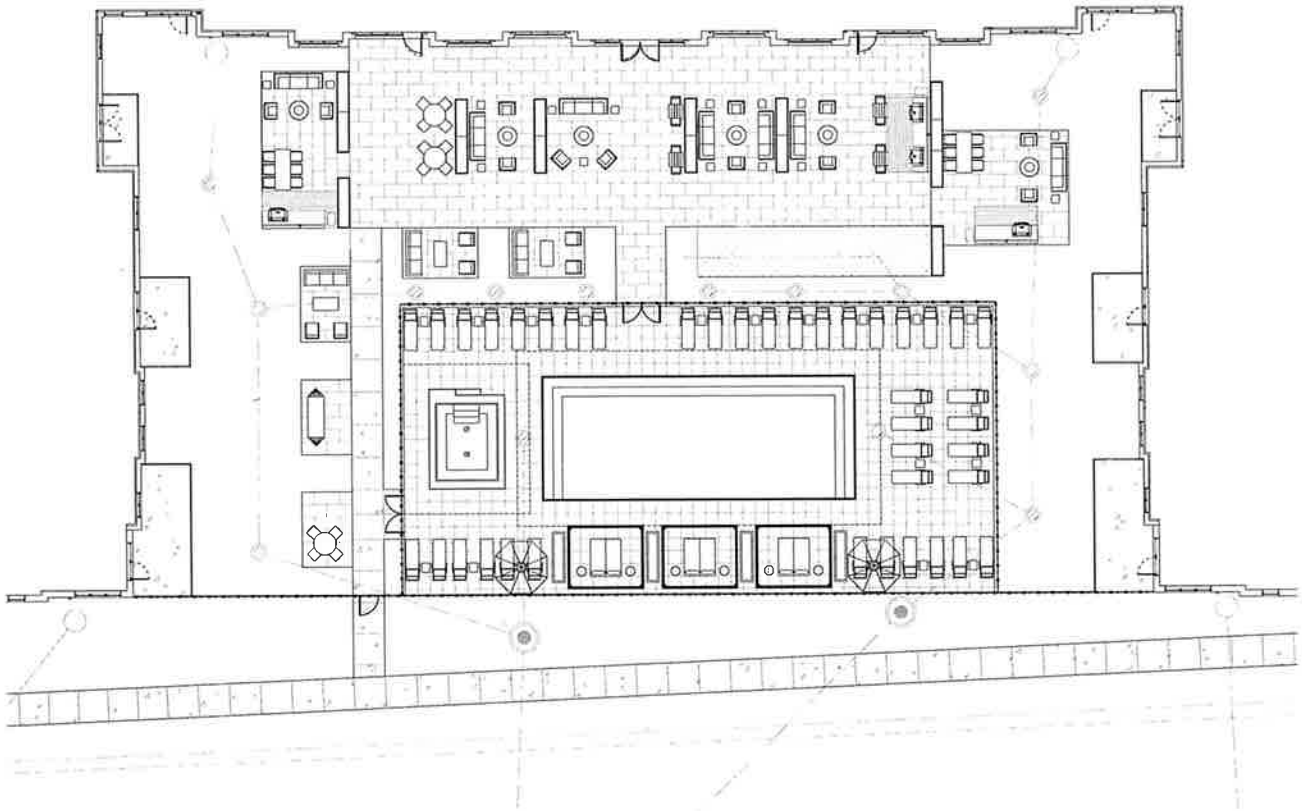
DRAWING TITLE
POOL COURTYARD HARDSCAPE PLAN

SEAL

DATE
SUBMITTED
AS
CONSTRUCTED
ON
PROJECT

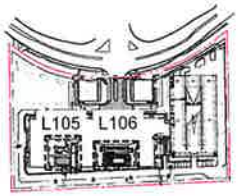
DRAWING NO
L106

EXHIBIT C



1 POOL COURTYARD FURNITURE LAYOUT PLAN (FOR REFERENCE ONLY)
SCALE: 1/8" = 1'-0"

KEY PLAN



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APPROVAL STAMPS

No	Date	Description
12	04/14/25	REVISED PER CITY COMMENTS
11	04/14/25	ISSUE FOR CITY CO
10	04/14/25	REVISED PER CITY COMMENTS
9	03/14/25	ISSUE FOR NPA SO
8	03/14/25	FIRST FINAL LANDMARK SUBM
7	01/24/25	ISSUE FOR PRECHECK SUBM
6	12/20/24	ISSUE FOR NPA SO
5	11/15/24	ISSUE FOR NPA SO

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST, SUITE 2400
CHICAGO, IL 60606
312 878 4900
HINES.COM

ARCHITECT
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224 W 51 HURON STREET, SUITE 75
CHICAGO, ILLINOIS 60654
MAIN 312 294 1126
FAX 312 294 1173
ANTUNOVICH.COM

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107 SW WASHINGTON ST, SUITE 263
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VIDA-DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
350 N LASALLE, SUITE 1010
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312 781 5003
PIERCEENGINEERS.COM

M E P & F P ENGINEERS
RTM ENGINEERING CONSULTANTS
550 E. ALGONQUIN ROAD, SUITE 210
SCHAUMBURG, IL 60173
847 704 4100
RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
444 N WELLS ST, SUITE 602
CHICAGO, IL 60654
630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
227 N MICHIGAN AVE, SUITE 601
CHICAGO, IL 60601
312 663 5488
312 788 8363
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E DIEHL RD NAPERVILLE, IL 60

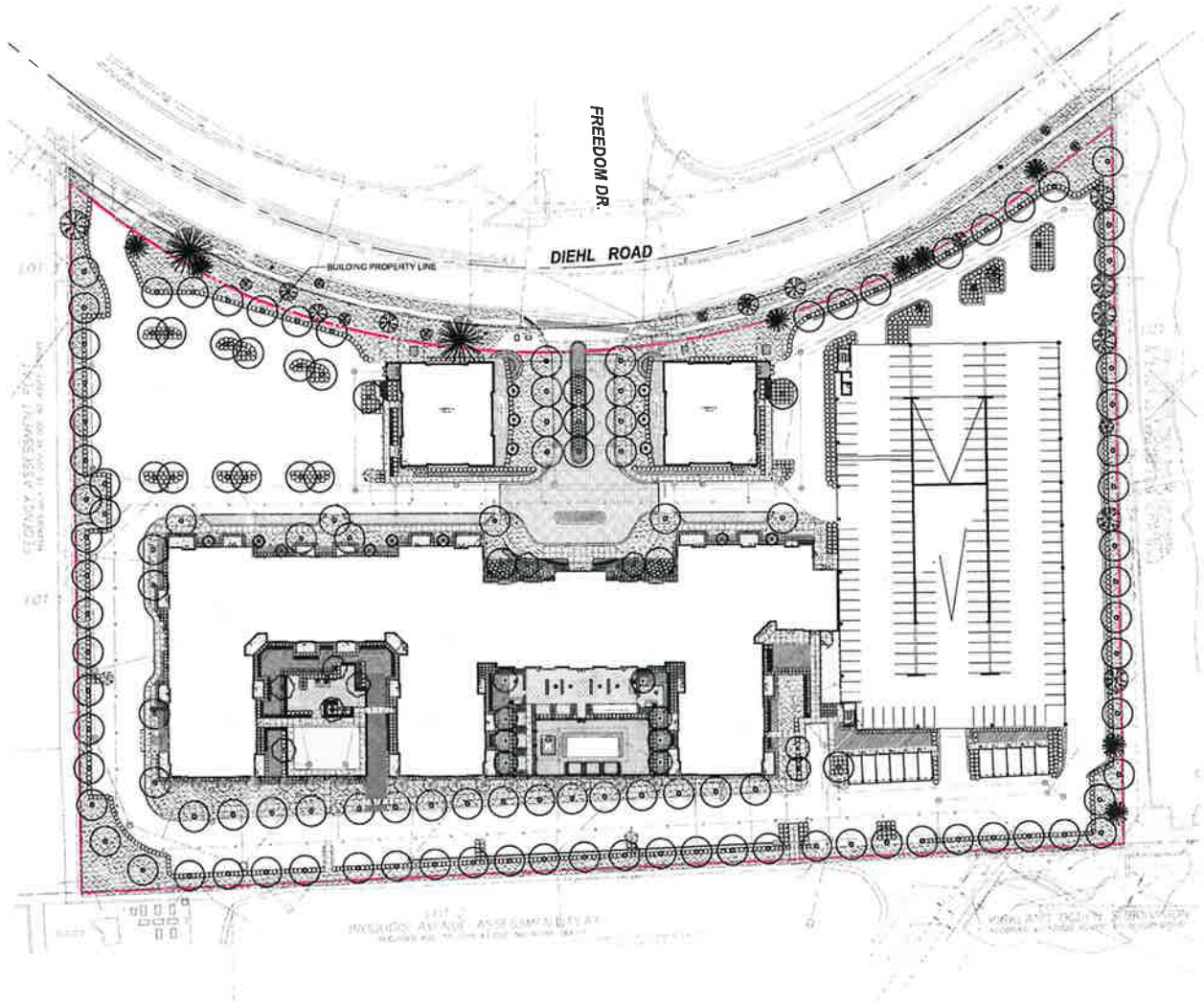
DRAWING TITLE
POOL COURTYARD FURNITURE LAYOU PLAN (FOR REFERENCE ONLY)

SEAL

DATE
ESTIMATED
DRAWN
FY
CHECKED
CS
PROJECT NO

DRAWING NO
L106.1

EXHIBIT C



1 OVERALL PLANTING PLAN
SCALE: 1" = 40'-0"

PLANTING LEGEND

- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- PROPOSED DECIDUOUS TREE 4" CALIPER
- PROPOSED EVERGREEN TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 6-8' HT
- PROPOSED SODDED LAWN
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED LOW SHRUBS IN #5 CONTAINER, 36" TRIANGULAR SPACING
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED SHRUBS IN #5 CONTAINER
- PROPOSED ORNAMENTAL GRASSES IN #1 CONTAINER

PLANTING NOTES

1. ALL PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION SYSTEM, SEE IRRIGATION PLAN
2. PROVIDE WARRANTY ON ALL PLANTING DURING GOWING SEASON, 3 YEAR WARRANTY ON TREES
3. PROVIDE JUTE MESH EROSION CONTROL BLANKET STAPLED IN PLACE FOR ALL PLANTING AREAS WITH GRADES 3:1 OR GREATER
4. ALL PLANTING SHALL RECEIVE 2" LAYER OF SHREDDED HARDWOOD MULCH
5. ORNAMENTAL GRASS, PERENNIAL, AND BULB INTERPLANTING LAYOUT TO BE FIELD DIRECTED BY LANDSCAPE ARCHITECT.
6. PLAN SHALL TAKE PRECEDENCE SHOULD ANY DISCREPANCIES EXIST BETWEEN PLAN AND PLANT LIST
7. UPON AUTHORIZATION TO PROCEED WITH THE WORK, A SCHEDULE INDICATING THE DATES OF EACH OF THE FOLLOWING ITEMS SHALL BE PREPARED BY THE TRADE
   A. CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT
   B. TAGGING OF PLANT MATERIAL IN NURSERIES
   C. STAKING OF PLANT LOCATING ON SITE
   D. DELIVERY OF PLAN MATERIAL ON SITE
   E. PLANTING SCHEDULE
8. TRANSFORMERS AND SWITCHES REQUIRE 5' OF CLEARANCE ON 3 SIDES AND 10' OF CLEARANCE ON THE FRONT. TREES AND SHRUBS MUST BE PLANTED AT LEAST 2 FEET AWAY FROM DPU-E UNDERGROUND ELECTRIC SERVICE CONDUCTORS

NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUADES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES

APPROVAL STAMPS

12	04/04/19	REVISED PER CITY COMMENTS
11	04/01/19	ISSUE FOR PERMIT
10	04/04/19	REVISED PER CITY COMMENTS
9	03/15/19	ISSUE FOR PERMIT
8	02/15/19	EXTERNAL REVIEW CHANGES
7	01/04/19	ISSUE FOR SITE PLAN REVIEW
6	12/20/18	ISSUE FOR PERMIT
5	11/13/18	ISSUE FOR REVIEW
No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST SUITE 2400
CHICAGO IL 60606
312 419 4000
HINES.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
224 W ST HURON STREET SUITE 7N
CHICAGO ILLINOIS 60654
MAIN 312 266 1126
FAX 312 266 7720
ANTUNOVICH.COM

INTERIOR DESIGNER
VIDA DESIGN
107 SW WASHINGTON ST SUITE 263
PORTLAND OR 97214
503 294 2530
VIDA-DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
350 N LASALLE, SUITE 1010
CHICAGO IL 60654
312 781 5093
PIERCEENGINEERS.COM

M E P & F P ENGINEERS
RTM ENGINEERING CONSULTANTS
850 E ALGONQUIN ROAD SUITE 250
SCHAUMBURG IL 60173
847 754 4180
RTMEE.COM

CIVIL ENGINEER
V3 COMPANIES
444 N WELLS ST SUITE 607
CHICAGO IL 60654
630 724 9200
V3COS.COM

LANDSCAPE ARCHITECT
CONFLUENCE
327 N MICHIGAN AVE SUITE 801
CHICAGO IL 60601
312 863 5498
630 268 6252
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E DIEHL RD NAPERVILLE IL 60563

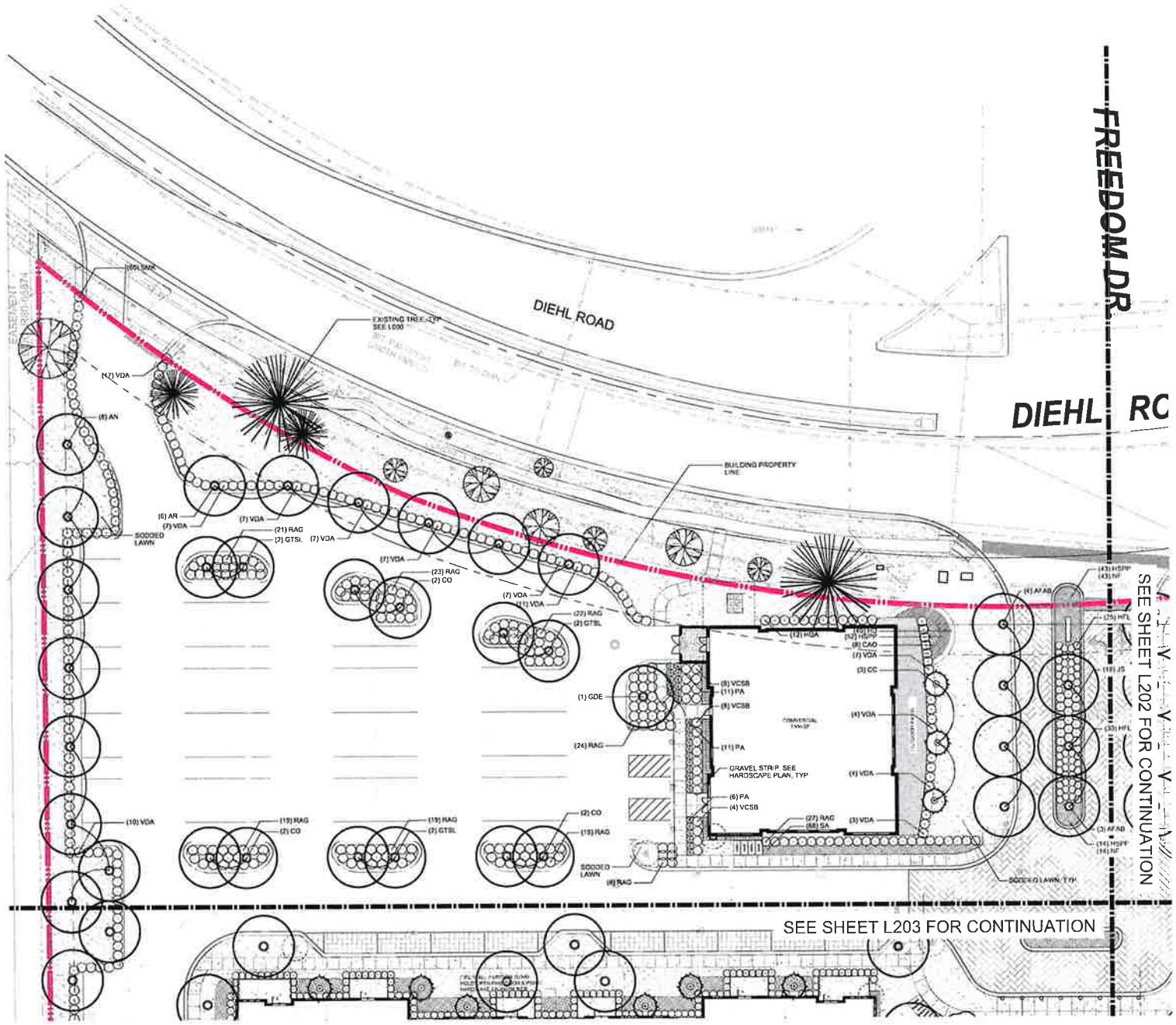
DRAWING TITLE
OVERALL PLANTING PLAN

SEAL

DATE	03/18/2
DRAWN	
#	
CHECKED	CS
PROJECT	

DRAWING NO
L200

EXHIBIT C



1 PLANTING PLAN - ZONE 1
SCALE: 1/16" = 1'-0"

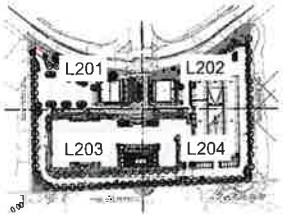
PLANTING LEGEND

- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- PROPOSED DECIDUOUS TREE 4" CALIPER
- PROPOSED EVERGREEN TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 6-8' HT
- PROPOSED SODDED LAWN
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED LOW SHRUBS IN #5 CONTAINER, 36" TRIANGULAR SPACING
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED SHRUBS IN #5 CONTAINER
- PROPOSED ORNAMENTAL GRASSES IN #1 CONTAINER

PLANTING NOTES

1. ALL PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION SYSTEM, SEE IRRIGATION PLAN
2. PROVIDE WARRANTY ON ALL PLANTING DURING GOWING SEASON 3 YEAR WARRANTY ON TREES
3. PROVIDE JUTE MESH EROSION CONTROL BLANKET STAPLED IN PLACE FOR ALL PLANTING AREAS WITH GRADES 3 1 OR GREATER
4. ALL PLANTING SHALL RECEIVE 2" LAYER OF SHREDDED HARDWOOD MULCH
5. ORNAMENTAL GRASS, PERENNIAL, AND BULB INTERPLANTING LAYOUT TO BE FIELD DIRECTED BY LANDSCAPE ARCHITECT
6. PLAN SHALL TAKE PRECEDENCE SHOULD ANY DISCREPANCIES EXIST BETWEEN PLAN AND PLANT LIST.
7. UPON AUTHORIZATION TO PROCEED WITH THE WORK, A SCHEDULE INDICATING THE DATES OF EACH OF THE FOLLOWING ITEMS SHALL BE PREPARED BY THE TRADE
   A. CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT
   B. TAGGING OF PLANT MATERIAL IN NURSERIES
   C. STAKING OF PLANT LOCATING ON SITE
   D. DELIVERY OF PLAN MATERIAL ON SITE
   E. PLANTING SCHEDULE
8. TRANSFORMERS AND SWITCHES REQUIRE 5' OF CLEARANCE ON 3 SIDES AND 10' OF CLEARANCE ON THE FRONT. TREES AND SHRUBS MUST BE PLANTED AT LEAST 2 FEET AWAY FROM DPU-E UNDERGROUND ELECTRIC SERVICE CONDUCTORS

KEY PLAN



NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES.
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUE/DES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES

APPROVAL STAMPS

No	Date	Description
13	09/04/24	REVISED PER PC TY COMMENTS
12	08/14/24	ISSUE FOR PC TY COMMENTS
11	08/02/24	REVISED PER PC TY COMMENTS
10	02/16/24	ISSUE FOR 100% DD
9	02/16/24	ISSUE FOR PRELIMINARY ENGINEERING
8	01/04/24	ISSUE FOR 60% DD
7	01/04/24	ISSUE FOR PRELIMINARY SITE PLAN
6	12/22/23	ISSUE FOR 100% SD
5	11/13/23	ISSUE FOR 50% SD

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST, SUITE 2400
CHICAGO IL 60606
312 413 4900
HINES.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
224 SOUTH HUDSON STREET, SUITE 6
CHICAGO, ILLINOIS 60606
MAIN 312 266 1139
FAX 312 266 1172
ANTUNOVICH.COM

INTERIOR DESIGNER
VIDA DESIGN
101 SW WASHINGTON ST, SUITE 263
PORTLAND, OR 97214
503 294 2170
VIDA-DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
350 N LASALLE, SUITE 1010
CHICAGO IL 60654
312 781 9900
PIERCEENGINEERS.COM

MEP & FP ENGINEERS
RTM ENGINEERING CONSULTANTS
800 E ALGONQUIN ROAD, SUITE 250
SCHAUMBURG IL 60173
847 714 4160
RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
444 N WELLS ST, SUITE 602
CHICAGO IL 60654
630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
501 MADISON AVE, SUITE 801
CHICAGO IL 60601
312 263 5.00
630 298 8350
TI-NYC CONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

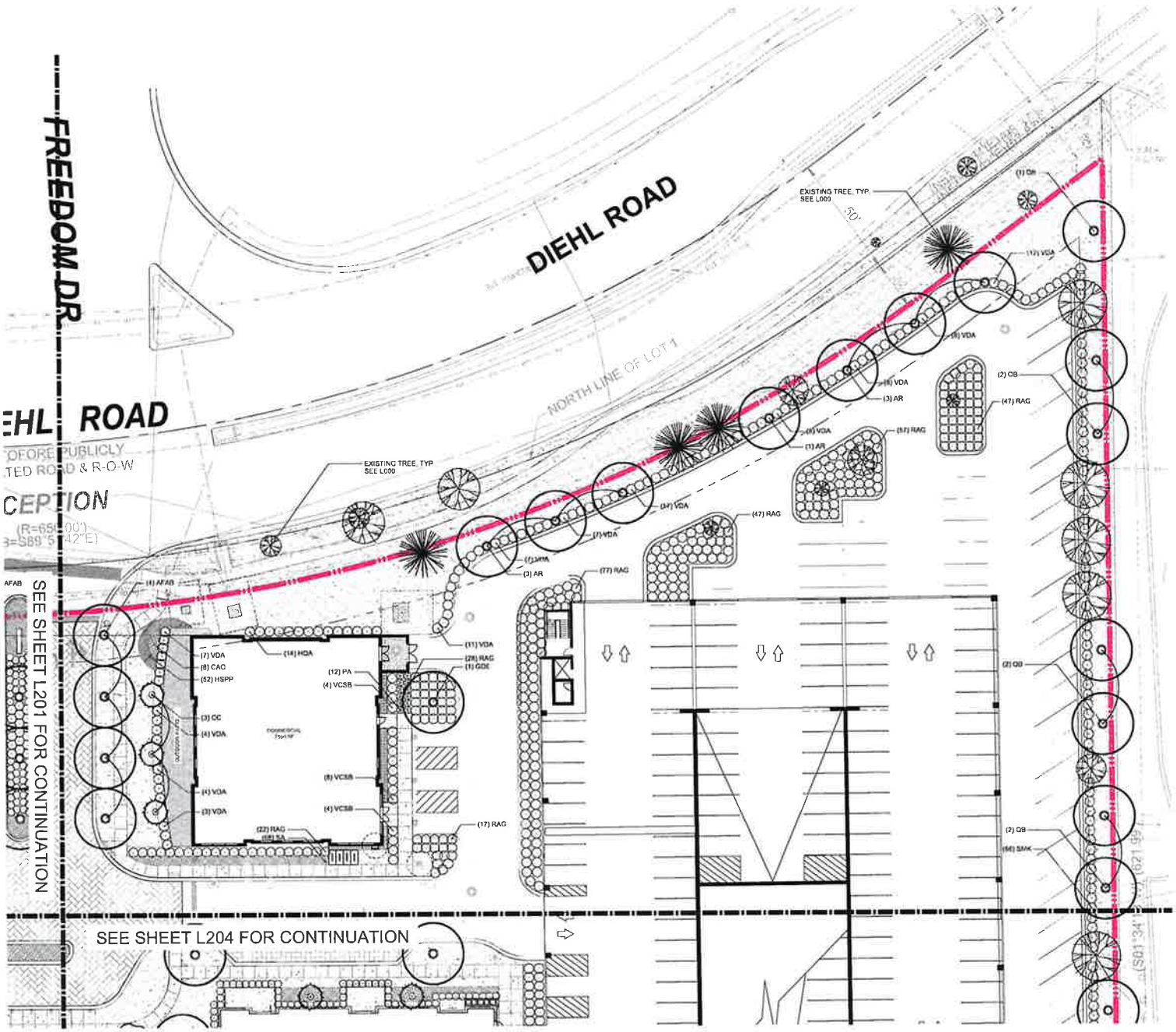
DRAWING TITLE
PLANTING PLAN - ZONE 1

SEAL

DATE 03/18/25
DRAWN BY AJ
CHECKED CB
PROJECT 1

DRAWING NO
L201

EXHIBIT C



1 PLANTING PLAN - ZONE 2
SCALE: 1/16" = 1'-0"

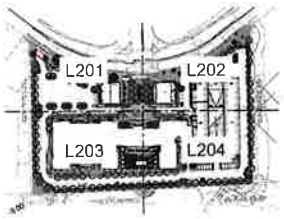
PLANTING LEGEND

- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- PROPOSED DECIDUOUS TREE 4" CALIPER
- PROPOSED EVERGREEN TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 6-8' HT
- PROPOSED SODDED LAWN
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED LOW SHRUBS IN #5 CONTAINER, 36" TRIANGULAR SPACING
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED SHRUBS IN #5 CONTAINER
- PROPOSED ORNAMENTAL GRASSES IN #1 CONTAINER

PLANTING NOTES

1. ALL PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION SYSTEM, SEE IRRIGATION PLAN
2. PROVIDE WARRANTY ON ALL PLANTING DURING GOWING SEASON, 3 YEAR WARRANTY ON TREES
3. PROVIDE JUTE MESH EROSION CONTROL BLANKET STAPLED IN PLACE FOR ALL PLANTING AREAS WITH GRADES 3:1 OR GREATER
4. ALL PLANTING SHALL RECEIVE 2" LAYER OF SHREDDED HARDWOOD MULCH
5. ORNAMENTAL GRASS, PERENNIAL, AND BULB INTERPLANTING LAYOUT TO BE FIELD DIRECTED BY LANDSCAPE ARCHITECT.
6. PLAN SHALL TAKE PRECEDENCE SHOULD ANY DISCREPANCIES EXIST BETWEEN PLAN AND PLANT LIST.
7. UPON AUTHORIZATION TO PROCEED WITH THE WORK, A SCHEDULE INDICATING THE DATES OF EACH OF THE FOLLOWING ITEMS SHALL BE PREPARED BY THE TRADE
   A. CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT
   B. TAGGING OF PLANT MATERIAL IN NURSERIES
   C. STAKING OF PLANT LOCATING ON SITE
   D. DELIVERY OF PLAN MATERIAL ON SITE
   E. PLANTING SCHEDULE
8. TRANSFORMERS AND SWITCHES REQUIRE 5' OF CLEARANCE ON 3 SIDES AND 10' OF CLEARANCE ON THE FRONT. TREES AND SHRUBS MUST BE PLANTED AT LEAST 2 FEET AWAY FROM DPU-E UNDERGROUND ELECTRIC SERVICE CONDUCTORS.

KEY PLAN



NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES.
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUDES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES.

APPROVAL STAMPS

No.	Date	Description
12	04/14/25	REVISED PER CITY COMMENTS
11	04/14/25	ISSUE FOR PZB
10	04/04/25	REVISED PER CITY COMMENTS
9	03/14/25	ISSUE FOR 100% DD
8	02/13/25	FIT FINAL ENGINEERING SET
7	01/24/25	ISSUE FOR 50% DD REVIEW
6	12/20/24	ISSUE FOR 100% SD
5	11/14/24	ISSUE FOR 50% SD

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST SUITE 2100
CHICAGO, IL 60606
312 419 1900
HINES.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
224 W ST HUBON STREET, SUITE 7F
CHICAGO, ILLINOIS 60654
MAIN: 312 266 1126
FAX: 312 266 1123
AA@UNOVICH.COM

INTERIOR DESIGNER
VIDA DESIGN
101 SW WASHINGTON ST SUITE 263
PORTLAND, OR 97214
503 239 2132
VIDA@DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
200 N LASALLE SUITE 1010
CHICAGO, IL 60604
312 781 9993
PIERCEENGINEERS.COM

M E P & F P ENGINEERS
RTM ENGINEERING CONSULTANTS
500 E. ALGONQUIN ROAD SUITE 210
SCHAUMBURG, IL 60173
847 706 4100
RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
444 N WELLS ST SUITE 503
CHICAGO, IL 60654
630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
309 N MICHIGAN AVE, SUITE 801
CHICAGO, IL 60601
312 663 5456
312 788 5369
TI@CONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD NAPERVILLE, IL 60563

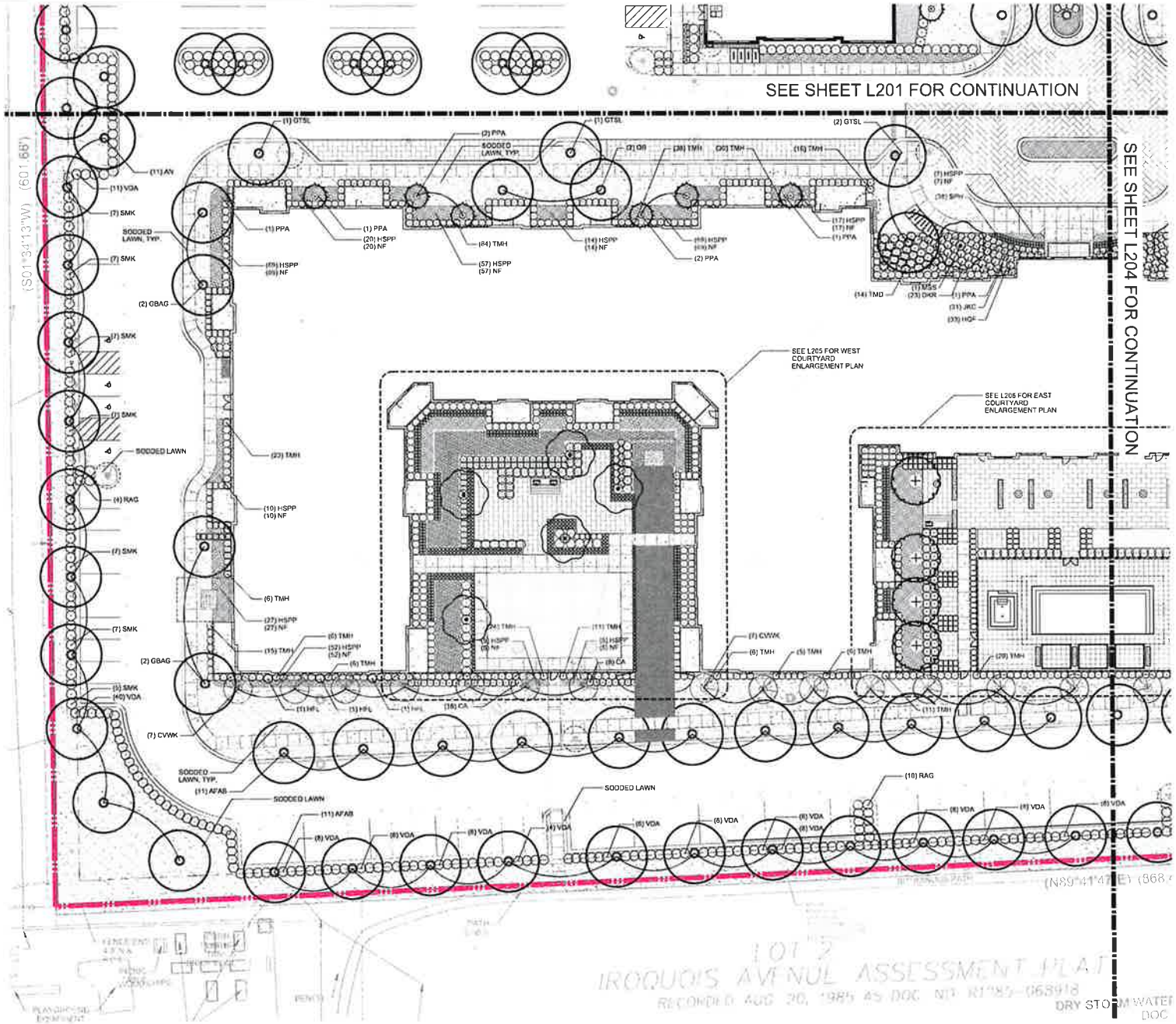
DRAWING TITLE
PLANTING PLAN - ZONE 2

SEAL

DATE	03/19/25
DRAWN BY	JT
CHECKED BY	
PROJECT #	

DRAWING NO.
L202

EXHIBIT C



1 PLANTING PLAN - ZONE 3
SCALE: 1/16" = 1'-0"

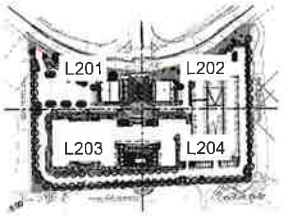
PLANTING LEGEND

- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- PROPOSED DECIDUOUS TREE 4" CALIPER
- PROPOSED EVERGREEN TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 6-8' HT
- PROPOSED SODDED LAWN
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED LOW SHRUBS IN #5 CONTAINER, 36" TRIANGULAR SPACING
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED SHRUBS IN #5 CONTAINER
- PROPOSED ORNAMENTAL GRASSES IN #1 CONTAINER

PLANTING NOTES

1. ALL PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION SYSTEM; SEE IRRIGATION PLAN
2. PROVIDE WARRANTY ON ALL PLANTING DURING GOWING SEASON, 2 YEAR WARRANTY ON TREES
3. PROVIDE JUTE MESH EROSION CONTROL BLANKET STAPLED IN PLACE FOR ALL PLANTING AREAS WITH GRADES 3:1 OR GREATER
4. ALL PLANTING SHALL RECEIVE 2" LAYER OF SHREDDED HARDWOOD MULCH
5. ORNAMENTAL GRASS, PERENNIAL, AND BULB INTERPLANTING LAYOUT TO BE FIELD DIRECTED BY LANDSCAPE ARCHITECT.
6. PLAN SHALL TAKE PRECEDENCE SHOULD ANY DISCREPANCIES EXIST BETWEEN PLAN AND PLANT LIST.
7. UPON AUTHORIZATION TO PROCEED WITH THE WORK, A SCHEDULE INDICATING THE DATES OF EACH OF THE FOLLOWING ITEMS SHALL BE PREPARED BY THE TRADE
   A. CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT
   B. TAGGING OF PLANT MATERIAL IN NURSERIES
   C. STAKING OF PLANT LOCATING ON SITE
   D. DELIVERY OF PLAN MATERIAL ON SITE
   E. PLANTING SCHEDULE
8. TRANSFORMERS AND SWITCHES REQUIRE 5' OF CLEARANCE ON 3 SIDES AND 10' OF CLEARANCE ON THE FRONT. TREES AND SHRUBS MUST BE PLANTED AT LEAST 2 FEET AWAY FROM DPU-E UNDERGROUND ELECTRIC SERVICE CONDUCTORS

KEY PLAN



NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUBDES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES

APPROVAL STAMPS

No	Date	Description
12	04/04/21	REVISED PER CITY COMMENTS
11	04/14/21	ISSUE - FOR 75% CD
10	04/04/21	REVISED PER CITY COMMENTS
9	03/19/21	ISSUE - FOR 50% CD
8	03/19/21	ISSUE - FOR 50% CD
7	03/04/21	ISSUE - FOR 25% CD
6	02/12/21	ISSUE - FOR 25% CD
5	01/15/21	ISSUE - FOR 25% CD
4	12/04/20	ISSUE - FOR 25% CD
3	11/13/20	ISSUE - FOR 25% CD
2	10/23/20	ISSUE - FOR 25% CD
1	10/16/20	ISSUE - FOR 25% CD

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST, SUITE 2100
CHICAGO, IL 60606
312 412 1000
HINES.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
224 W HURON STREET, SUITE 3N
CHICAGO, ILLINOIS 60654
MAIN 312 266 1128
FAX 312 266 1172
ANTUNOVICH.COM

INTERIOR DESIGNER
VIOA DESIGN
107 S WASHINGTON ST, SUITE 202
PEORIA, IL 61602
309 256 2000
VIOADESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
2N NUBBLE, SUITE 1000
CHICAGO, IL 60654
312 751 5600
PIERCEENGINEERS.COM

MEP & FP ENGINEERS
RTM ENGINEERING CONSULTANTS
650 E ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173
847 734 4190
RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
444 N WELLS ST, SUITE 502
CHICAGO, IL 60654
630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
227 N MICHIGAN AVE, SUITE 901
CHICAGO, IL 60601
312 663 5499
513 290 8204
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

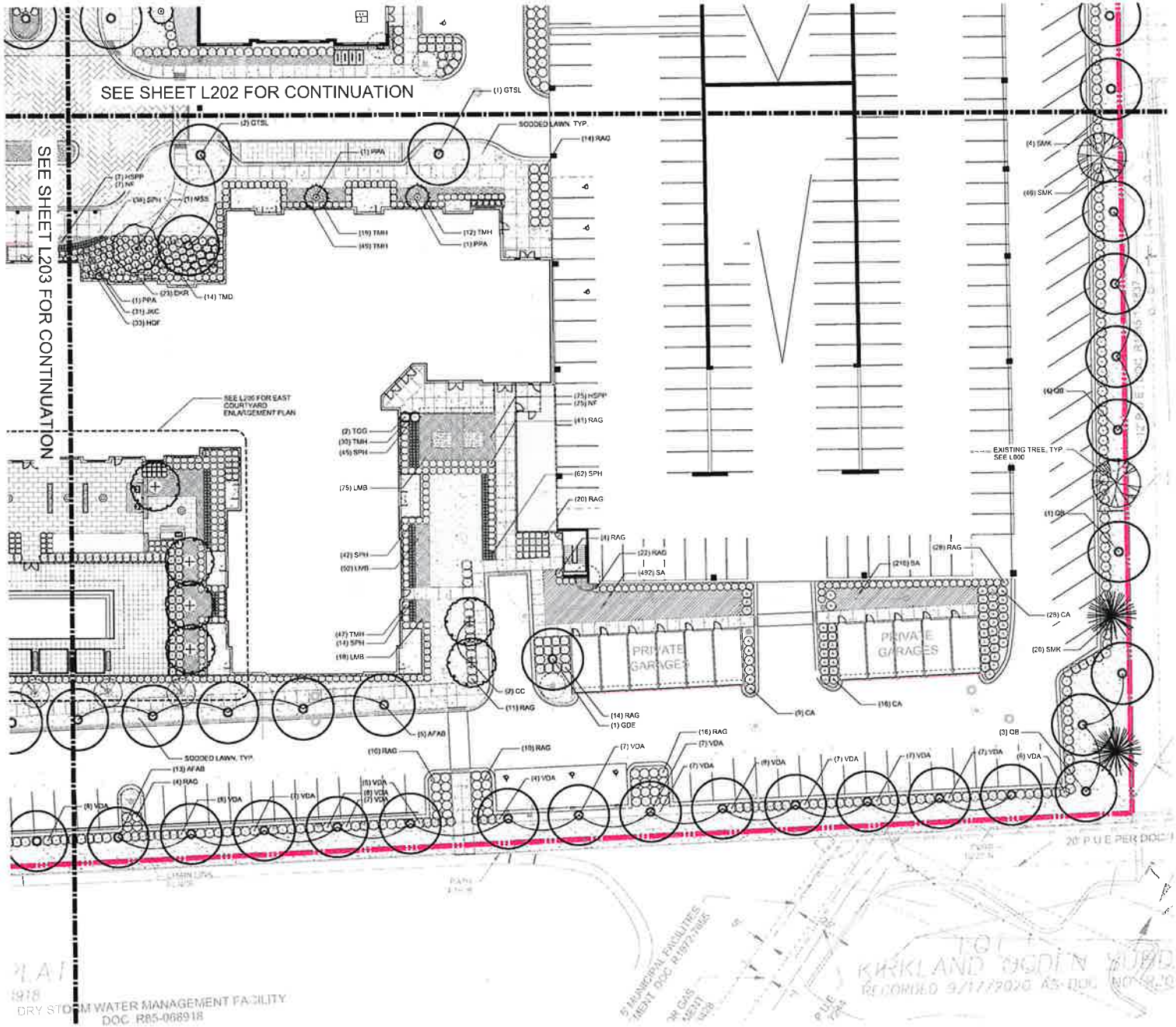
DRAWING TITLE
PLANTING PLAN - ZONE 3

SEAL

DATE 03.19.21
DRAWN BY AJ
CHECKED BY
PROJECT #

DRAWING NO
L203

EXHIBIT C



1 PLANTING PLAN - ZONE 4
SCALE: 1/16" = 1'-0"

PLANTING LEGEND

- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- PROPOSED DECIDUOUS TREE 4" CALIPER
- PROPOSED EVERGREEN TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
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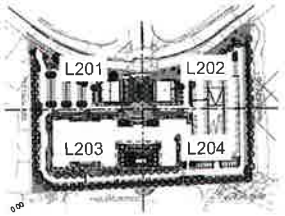
- PROPOSED SODDED LAWN
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED LOW SHRUBS IN #5 CONTAINER, 36" TRIANGULAR SPACING
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED SHRUBS IN #5 CONTAINER
- PROPOSED ORNAMENTAL GRASSES IN #1 CONTAINER

PLANTING NOTES

1. ALL PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLAN
2. PROVIDE WARRANTY ON ALL PLANTING DURING GOWING SEASON, 3 YEAR WARRANTY ON TREES
3. PROVIDE JUTE MESH EROSION CONTROL BLANKET STAPLED IN PLACE FOR ALL PLANTING AREAS WITH GRADES 3:1 OR GREATER
4. ALL PLANTING SHALL RECEIVE 2" LAYER OF SHREDDED HARDWOOD MULCH
5. ORNAMENTAL GRASS, PERENNIAL, AND BULB INTERPLANTING LAYOUT TO BE FIELD DIRECTED BY LANDSCAPE ARCHITECT
6. PLAN SHALL TAKE PRECEDENCE SHOULD ANY DISCREPANCIES EXIST BETWEEN PLAN AND PLANT LIST.
7. UPON AUTHORIZATION TO PROCEED WITH THE WORK, A SCHEDULE INDICATING THE DATES OF EACH OF THE FOLLOWING ITEMS SHALL BE PREPARED BY THE TRADE
   A. CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT
   B. TAGGING OF PLANT MATERIAL IN NURSERIES
   C. STAKING OF PLANT LOCATING ON SITE
   D. DELIVERY OF PLAN MATERIAL ON SITE
   E. PLANTING SCHEDULE
8. TRANSFORMERS AND SWITCHES REQUIRE 5' OF CLEARANCE ON 3 SIDES AND 10' OF CLEARANCE ON THE FRONT. TREES AND SHRUBS MUST BE PLANTED AT LEAST 2 FEET AWAY FROM DPU-E UNDERGROUND ELECTRIC SERVICE CONDUCTORS

KEY PLAN



NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES.
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS.
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUBDES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES

APPROVAL STAMPS

No.	Date	Description
12	04/14/21	REVISED PER CITY COMMENTS
11	04/14/21	ISSUED FOR PDA DD
10	04/14/21	REVISED PER CITY COMMENTS
9	03/18/21	ISSUED FOR PDA DD
8	03/16/21	REVISED PER ENGINEER SUBM
7	01/14/21	ISSUED FOR SUPPLEMENTAL SUB
6	12/21/21	REVISED FOR PDA SUB
5	11/19/21	ISSUED FOR PDA SUB

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444 W LAKE ST, SUITE 2400
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630 724 9200
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218 N JEFFERSON AVE, SUITE 601
CHICAGO, IL 60661
312 243 5410
312 788 8153
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

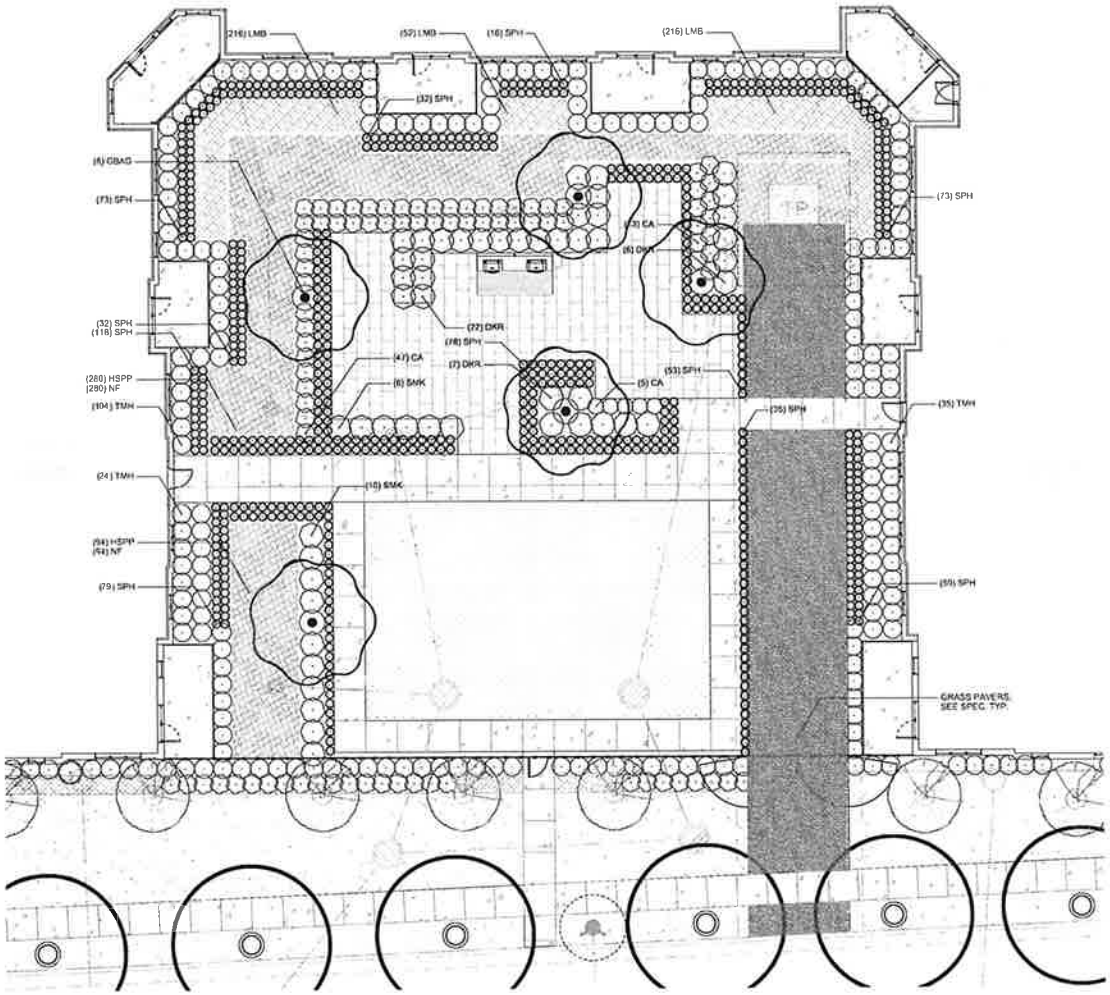
DRAWING TITLE
PLANTING PLAN - ZONE 4

SEAL

DATE: 05/14/21
DRAWN BY: JJ
CHECKED BY:
PROJECT #:

DRAWING NO.
L204

EXHIBIT C



1 WEST COURTYARD PLANTING PLAN
SCALE: 1/8" = 1'-0"

PLANTING LEGEND

- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
- PROPOSED DECIDUOUS TREE 4" CALIPER
- PROPOSED EVERGREEN TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 8-10' HT
- PROPOSED ORNAMENTAL TREE 6-8' HT
- PROPOSED SODDED LAWN
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED LOW SHRUBS IN #5 CONTAINER, 36" TRIANGULAR SPACING
- PROPOSED PERENNIALS, ORNAMENTAL GRASSES & GROUNDCOVERS, SPACING PER PLANT LIST
- PROPOSED SHRUBS IN #5 CONTAINER
- PROPOSED ORNAMENTAL GRASSES IN #1 CONTAINER

PLANTING NOTES

1. ALL PLANTING AREAS TO RECEIVE AUTOMATIC IRRIGATION SYSTEM. SEE IRRIGATION PLAN
2. PROVIDE WARRANTY ON ALL PLANTING DURING GOWING SEASON, 3 YEAR WARRANTY ON TREES
3. PROVIDE JUTE MESH EROSION CONTROL BLANKET STAPLED IN PLACE FOR ALL PLANTING AREAS WITH GRADES 3:1 OR GREATER
4. ALL PLANTING SHALL RECEIVE 2" LAYER OF SHREDDED HARDWOOD MULCH
5. ORNAMENTAL GRASS, PERENNIAL, AND BULB INTERPLANTING LAYOUT TO BE FIELD DIRECTED BY LANDSCAPE ARCHITECT.
6. PLAN SHALL TAKE PRECEDENCE SHOULD ANY DISCREPANCIES EXIST BETWEEN PLAN AND PLANT LIST
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   A. CONTRACTOR AND SUBMITTED TO THE LANDSCAPE ARCHITECT
   B. TAGGING OF PLANT MATERIAL IN NURSERIES
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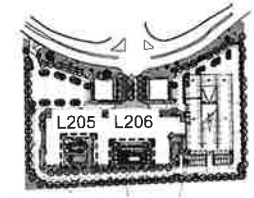
   D. DELIVERY OF PLAN MATERIAL ON SITE
   E. PLANTING SCHEDULE
8. TRANSFORMERS AND SWITCHES REQUIRE 5' OF CLEARANCE ON 3 SIDES AND 10' OF CLEARANCE ON THE FRONT. TREES AND SHRUBS MUST BE PLANTED AT LEAST 2 FEET AWAY FROM DPU-E UNDERGROUND ELECTRIC SERVICE CONDUCTORS.

KEY PLAN



NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS.
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUBDES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES

APPROVAL STAMPS

Rev	Date	Description
12	09/08/21	REVISED PER CITY COMMENTS
11	08/16/21	ISSUE FOR ZONING
10	04/06/21	REVISED PER CITY COMMENTS
9	02/19/21	ISSUE FOR 100% CD
8	02/19/21	FOR FINAL ENGINEERING SUBMITTAL
7	11/04/20	ISSUE FOR PROG & SD SUBMITTAL
6	10/23/20	ISSUE FOR PROG & SD
5	11/13/19	ISSUE FOR SD

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550 E. ALGONQUIN ROAD, SUITE 200
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444 N WELLS ST, SUITE 602
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202 N MICHIGAN AVE, SUITE 601
CHICAGO, IL 60601
312 853 5458
616 258 8338
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

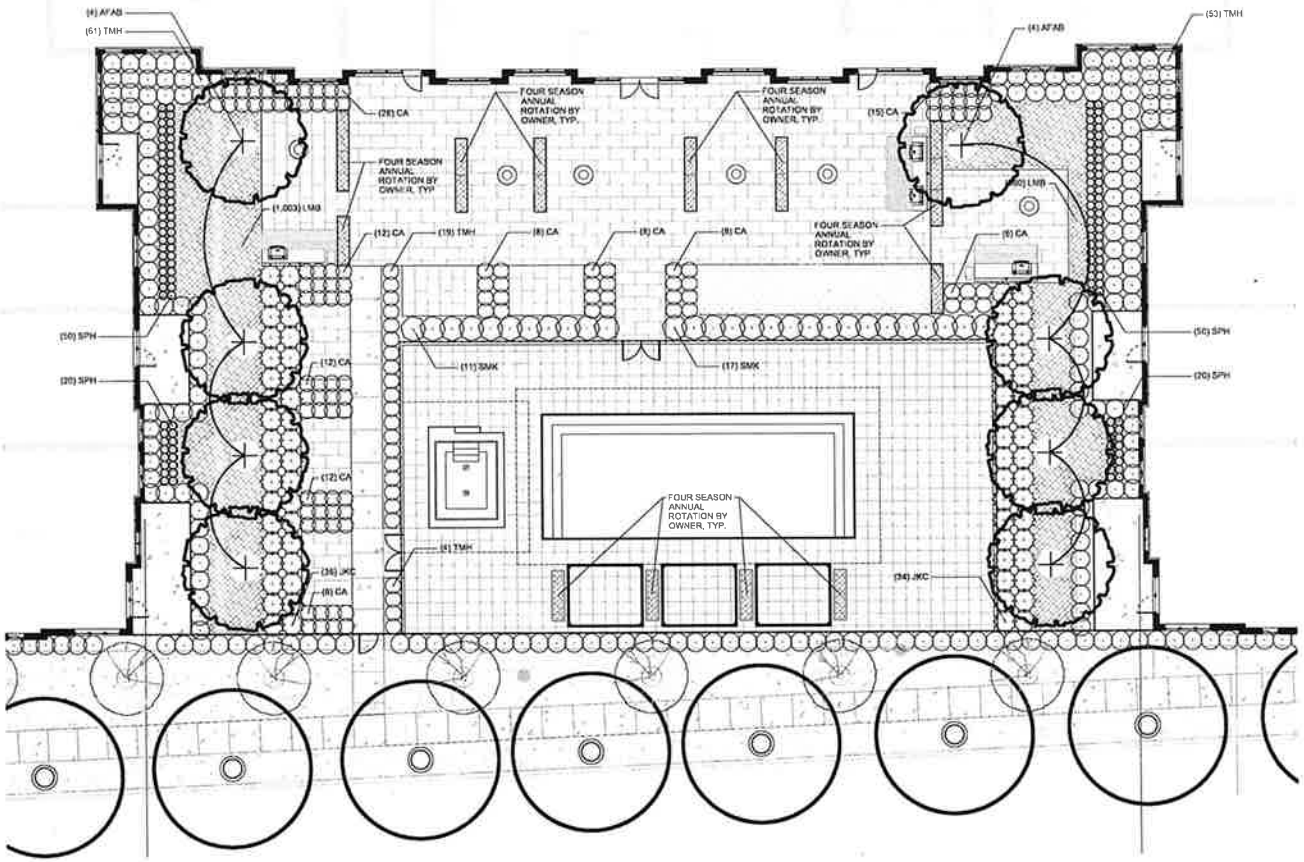
DRAWING TITLE
WEST COURTYARD PLANTING PLAN

SEAL

DATE: 03/18/21
DRAWN BY: AI
CHECKED BY:
PROJECT #:

DRAWING NO.
L205

EXHIBIT C



1 POOL COURTYARD PLANTING PLAN
SCALE: 1/8" = 1'-0"

PLANTING LEGEND

- EXISTING TREE TO REMAIN SEE L000 TREE PRESERVATION PLAN
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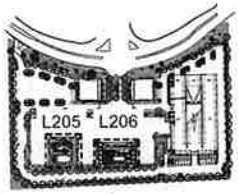
KEY PLAN



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APPROVAL STAMPS

No	Date	Description
12	10/14/25	REVISED PER CITY COMMENTS
11	09/18/25	ISSUE FOR PDA 03
10	04/04/25	REVISED PER CITY COMMENTS
9	02/14/25	ISSUE FOR PDA 02
8	02/10/25	PRE FINAL ENGINEERING SET
7	01/24/25	ISSUE FOR PDA 01
6	12/20/24	ISSUE FOR PDA 00
5	11/15/24	ISSUE FOR PDA 00

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107 SW WASHINGTON ST, SUITE 203
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8500 S. ALGONQUIN ROAD, SUITE 200
SCHAUMBURG, IL 60173
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444 N WELLS ST, SUITE 602
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109 N MICHIGAN AVE, SUITE 801
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TP@CONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

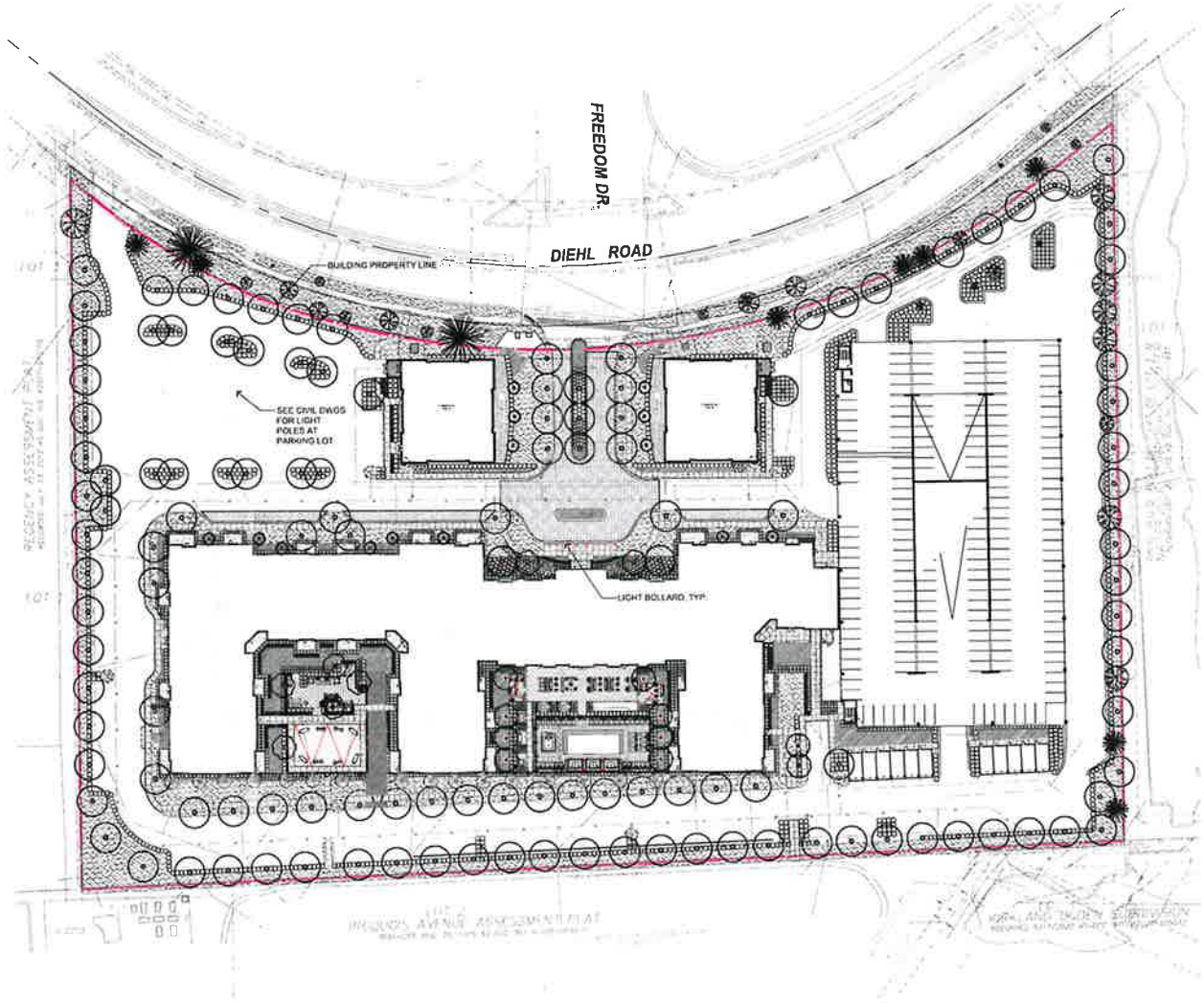
DRAWING TITLE
POOL COURTYARD PLANTING PLAN

SEAL

DATE 09/18/25
DRAWN BY
CHECKED
PROJECT #

DRAWING NO
L206

EXHIBIT C



1 OVERALL LIGHTING PLAN
SCALE: 1" = 40'-0"

NOTE:
SEE LIGHTING DRAWINGS FOR PHOTOMETRIC DATA AND DETAILED SPECIFICATIONS OF THE LIGHT FIXTURES

NOTE
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APPROVAL STAMPS

No.	Date	Description
12	[illegible]	REVISED PER CITY COMMENTS
11	[illegible]	ISSUE FOR 90% SD
10	[illegible]	REVISED PER CITY COMMENTS
9	[illegible]	ISSUE FOR 90% SD
8	[illegible]	FOR FINAL ENGINEER REVIEW
7	[illegible]	ISSUE FOR SD PROGRESS
6	[illegible]	ISSUE FOR 100% SD
5	[illegible]	ISSUE FOR 90% SD

SUBMISSIONS & REVISIONS

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V3CO.COM

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312 362 8300
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

DRAWING TITLE
OVERALL LIGHTING PLAN

SEAL

DATE
03/18/25
DRAWN BY
JV
CHECKED
CS
PROJECT #

DRAWING NO.
L300

EXHIBIT C

	CODE	BOTANICAL NAME	COMMON NAME	QTY	CAL	HT	SPRD	ROOT	REMARKS
A	DECIDUOUS TREES								
	AR	ACER RUBRUM 'HANKSRED'	RED SUNSET MAPLE	26	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	ARF	ACER RUBRUM 'FRANKLIN'	FRANKLIN MAPLE	37	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	AFAR	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	21	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CO	CELTIS OCCIDENTALIS 'CHICAGO AND'	CHICAGO AND CORNISH HACKBERRY	4	2.5"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	CC	CERCIS CANADENSIS	EASTERN REDBUD / AMERICAN REDBUD	5	-	8'	-	B&B	MULTI STEM, 4-6 STEMS MINIMUM, SPRING DIS ONLY
	CVWK	CHAMAECYPARIS VIRGIS 'WINTER KING'	WINTER KING GREEN HINOKI CYPRESS	15	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIS ONLY
	GSAC	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	18	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GTEL	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	23	4"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	GDE	GYMNOCLADUS DIOICA 'STANDAN'	KENTUCKY COFFEETREE	3	2.5"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	MES	MALUS X 'ADIRONDACK'	ADIRONDACK CRABAPPLE	7	-	8'	-	B&B	MULTI STEM, 4-6 STEMS MINIMUM OR SINGLE STRAIGHT TRUNK
	PPA	PICEA PUNGENS 'APACHE'	COLORADO BLUE SPRUCE	11	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
	QB	QUERCUS BICOLOR	WHITE OAK	12	2.5"	-	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY, SPRING DIS ONLY
	TGG	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6	-	8'	-	B&B	SINGLE STRAIGHT TRUNK, SPECIMEN QUALITY
B	SHRUBS								
	CA	COTONEASTER APICULATUS	CRANBERRY COTONEASTER	238	-	-	-	#5	-
	DKH	DEUTZIA X NOMANENSIS	NOMAN'S DWARF HONEYBLOOM	90	-	-	-	#5	-
	HPL	HYDRANGEA PANICULATA 'PINK LIGHT'	PINK LIGHT PANICLE HYDRANGEA	58	-	-	-	#5	-
	HQA	HYDRANGEA QUERCIFOLIA 'AMETHYST'	AMETHYST OAKLEAF HYDRANGEA	13	-	-	-	#5	-
	JS	JUNIPERUS CHINENSIS 'SARGENTII'	SARGENT JUNIPER	16	-	-	-	#5	4.0' ON CENTER
	JPC	JUNIPERUS X PFITZERIANA 'KALLAYS COMPACT'	KALLY'S COMPACT JUNIPER	112	-	-	-	#5	-
	RAG	RHUS AROMATICA 'GRO LOW'	GRO LOW FRAGRANT SUMAC	1,064	-	-	-	#5	3.0' ON CENTER
	TMD	TAXUS X 'DENSIFORMIS'	DENSE YEW	24	-	-	-	#5	-
	TMH	TAXUS X MEDIA 'HICKSII'	HICKS YEW	295	-	-	-	#5	-
	SMH	SYRINGA PUBESCENS PATULA 'MISS KIM'	MISS KIM KOREAN LILAC	298	-	-	-	#5	4.0' ON CENTER
	VCSB	VIBURNUM CARLESII 'SPICED BABY'	SPICED BABY KOREAN SPICEBUSH VIBURNUM	38	-	-	-	#5	-
	VTA	VIBURNUM DENTATUM 'ALL THAT GLITTERS'	BLUE MUFFIN ARROWWOOD VIBURNUM	471	-	-	-	#5	-
D	GRASSES								
	CAD	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	16	-	-	-	#1	2.0' ON CENTER
	SA	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	55	-	-	-	#1	1.0' ON CENTER
	SHH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	1,586	-	-	-	#1	1.0' ON CENTER
E	GROUND COVERS & PERENNIALS								
		SOD		-	-	-	-	SOD	-
	PA	PERNOTTIA ARENARIA 'CHEDDAR'	RUSSIAN SAGE	78	-	-	-	#1	18" O.C.
	LMS	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LILYTURF	2,512	-	-	-	#1	18" O.C.
	NF	NEPETA X FAASENII	CATMINT	967	-	-	-	#1	18" O.C.
	HDW	HEMEROCALLIS DYW 'BUSTLING WALTZ'	BUSTLING WALTZ DAYLILY	1,011	-	-	-	#1	18" O.C.
	HD	HEUCHERA AMERICANA 'DALE'S STRAIN'	DALE'S STRAIN HEUCHERA	40	-	-	-	#1	18" O.C.

1 GROUND LEVEL PLANT LIST

NOTE: QUANTITIES ON THE PLANT LIST ARE PROVIDED FOR INFORMATION ONLY. PLANT QUANTITIES UNDER THE CONTRACT ARE INDICATED ON THE PLANS. IN THE EVENT OF ANY DISCREPANCIES, THE CONTRACT SHALL BE BASED ON THE QUANTITIES SHOWN ON THE PLANS

NOTE
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APPROVAL STAMPS

No.	Date	Description
12	09/04/24	REVISED PER CITY COMMENTS
11	08/16/24	ISSUE FOR PZB CC
10	08/09/24	REVISED PER CITY COMMENTS
9	05/16/24	ISSUE FOR 100% SD
8	03/15/24	PER FINAL ENGINEER BLDG
7	02/09/24	ISSUE FOR 50% DD
6	12/22/23	ISSUE FOR 100% SD
5	11/13/23	ISSUE FOR 50% SD
No.	Date	Description

SUBMISSIONS & REVISIONS

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HINES
444 W LAKE ST SUITE 2100
CHICAGO IL 60606
312 419 1800
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503 208 2635
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312 781 5602
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RTMEC.COM

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V3 COMPANIES
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CHICAGO, IL 60654
630 724 9200
V3CO.COM

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CONFLUENCE
207 N MICHIGAN AVE, SUITE 801
CHICAGO, IL 60601
312 663 3458
515 288 8301
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

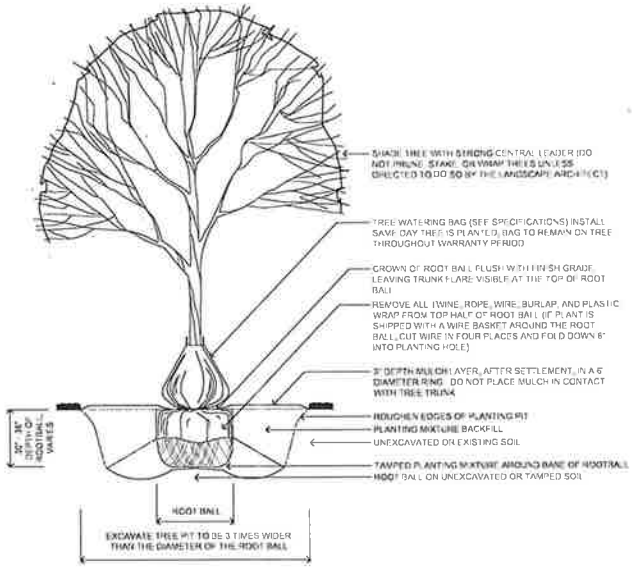
DRAWING TITLE
PLANT LIST

SEAL

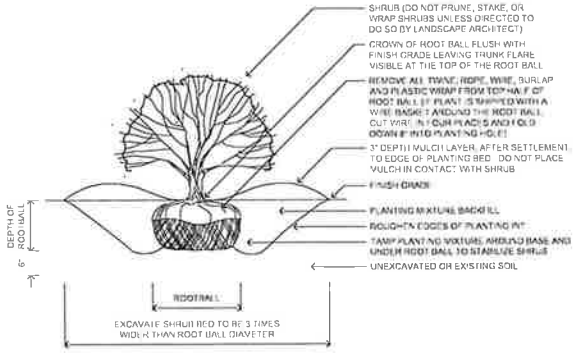
DATE 03/18/25
DRAWN BY AA
CHECKED BY
PROJECT #

DRAWING NO.
L400

EXHIBIT C



1 DECIDUOUS TREE INSTALLATION
SCALE: N.T.S.



3 SHRUB INSTALLATION
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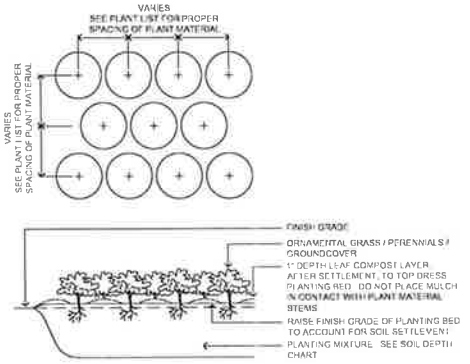

2 ORNAMENTAL GRASS AND PERENNIAL INSTALLATION
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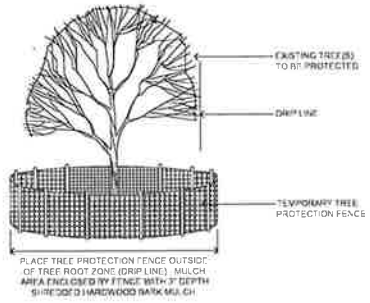

4 TREE PROTECTION
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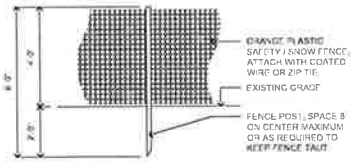

NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES.
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS.
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUDDES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES.

REVISIONS STAMPS

No.	Date	Description
1	09/04/25	REVISED PER CITY COMMENTS
2	08/28/25	ISSUE - DRAFT CITY
3	07/14/25	ISSUE FOR REVIEW
4	06/13/25	ISSUE FOR REVIEW
5	05/23/25	ISSUE FOR REVIEW
6	05/16/25	ISSUE FOR REVIEW
7	03/28/25	ISSUE - DRAFT PROGRESS SET
8	12/20/24	ISSUE FOR REVIEW
9	11/15/24	ISSUE FOR REVIEW
10	10/18/24	ISSUE FOR REVIEW

SUBMISSIONS & REVISIONS

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312 663 3408
[illegible]
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

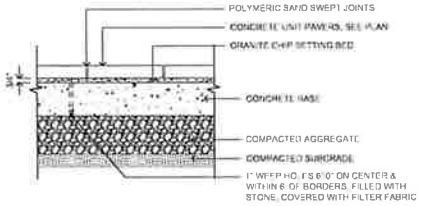
DRAWING TITLE
LANDSCAPE DETAILS

SEAL

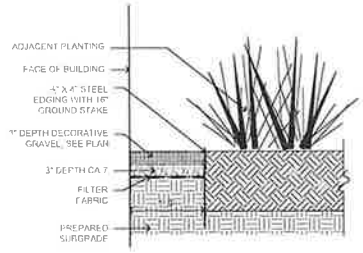
DATE
03/18/25
DRAWN BY
JV
CHECKED BY
CB
PROJECT #

DRAWING NO
L401

EXHIBIT C



1 PRECAST CONCRETE PAVERS ON GRADE
SCALE 1-1/2" = 1'-0"



2 GRAVEL MAINTENANCE STRIP
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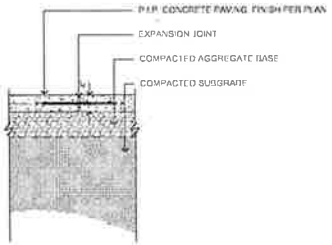
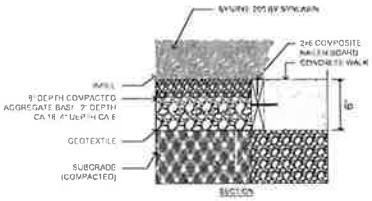
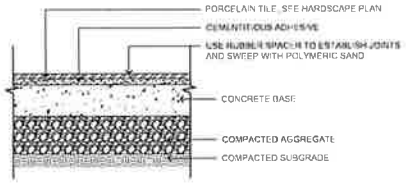


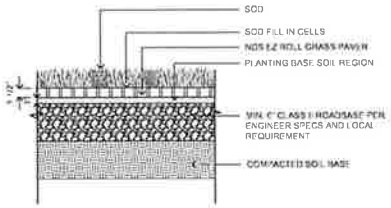
3 P.I.P. CONCRETE PAVING
SCALE 1" = 1'-0"



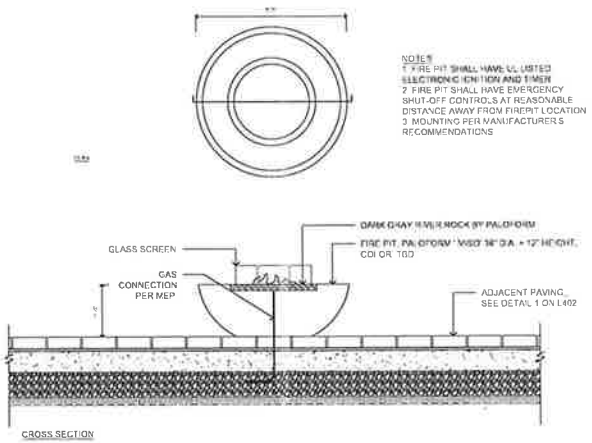
4 ARTIFICIAL TURF
SCALE 2" = 1'-0"



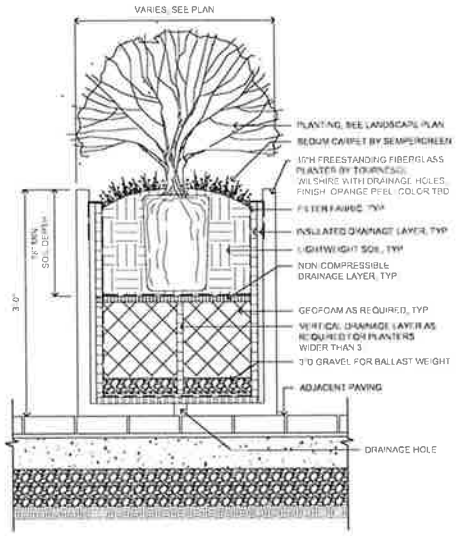
1A PRECAST PORCELAIN PAVERS ON GRADE
SCALE 1-1/2" = 1'-0"



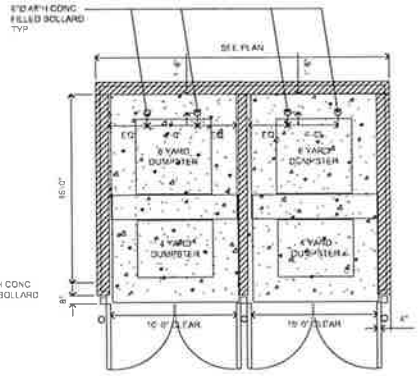
1B GRASS PAVERS ON GRADE
SCALE 1 1/2" = 1'-0"



5 FIREPIT
SCALE 1" = 1'-0"



6 36"H FREESTANDING PLANTER
SCALE 1-1/2" = 1'-0"



7 TRASH ENCLOSURE
SCALE 1/8" = 1'-0"

NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
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3. ENSURE THAT MONUMENT SIGNS, FENCING AND WALLS ARE SET OUTSIDE OF PUDES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES

APPROVAL STAMPS

No.	Date	Description
12	03/04/20	PC VOID S PER CITY COMMEN
11	02/14/20	ISSUE - DRAFT CO
10	01/24/20	PC VOID S PER CITY COMMEN
9	12/13/19	ISSUE FOR VIEW SET
8	10/11/19	ISSUE FOR VIEW SET
7	10/04/19	ISSUE FINAL ENGINEERING SET
6	10/04/19	ISSUE - DRAFT PRICING SET
5	09/27/19	ISSUE FOR VIEW SET
4	09/20/19	ISSUE FOR VIEW SET
3	09/13/19	ISSUE FOR VIEW SET
2	08/16/19	ISSUE FOR VIEW SET
1	07/12/19	ISSUE FOR VIEW SET

SUBMISSIONS & REVISIONS

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444 W LAKE ST SUITE 2400
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101 SW WASHINGTON ST SUITE 203
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350 N LASALLE, SUITE 1010
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5045 ALGONQUIN ROAD, SUITE 240
SCHAUMBURG, IL 60173
847 704 4110
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V3 COMPANIES
444 N WELLS ST, SUITE 602
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307 N MICHIGAN AVE, SUITE 401
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312 663 6480
or 5 266 6262
TH@CONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E DIEHL RD NAPERVILLE, IL 60563

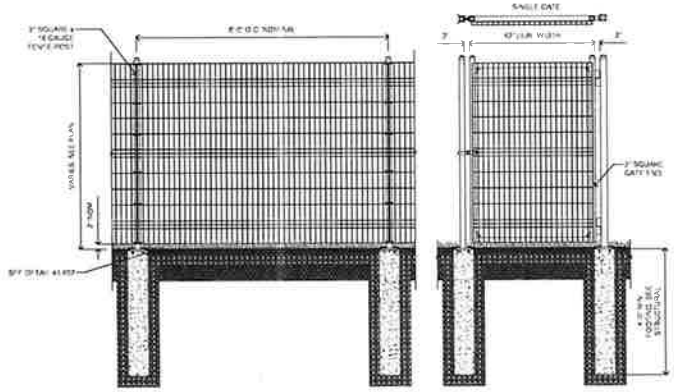
DRAWING TITLE
HARDSCAPE DETAIL

SEAL

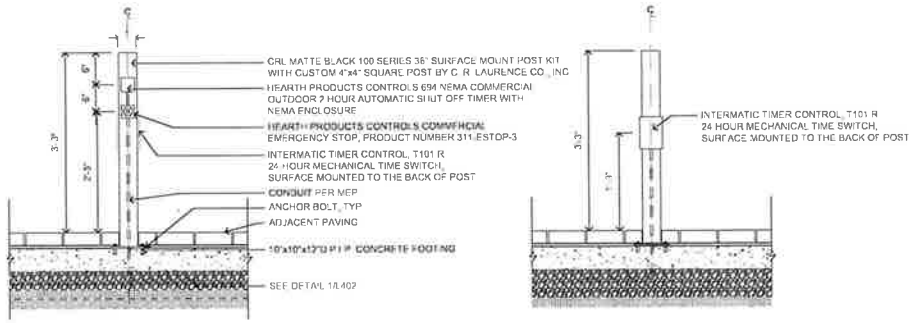
DATE 03/13/20
DRAWN ZJ
CHECKED CK
PROJECT

DRAWING NO
L402

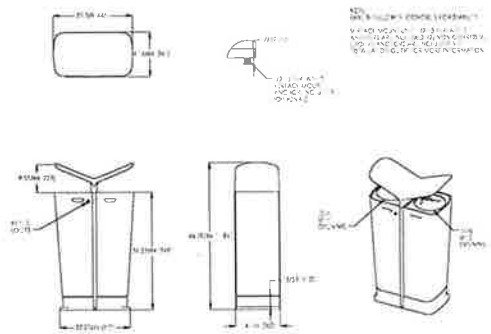
EXHIBIT C



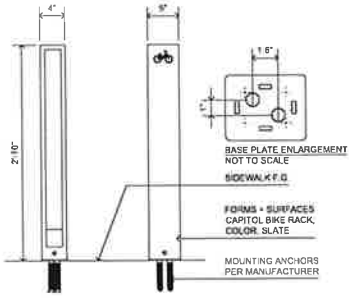
1 AMERISTAR WIREWORKS PLUS FENCE AND SINGLE GATE
SCALE N T S



2 FIREPIT CONTROL BOLLARD
SCALE N T S



3 LITTER RECEPTACLE - LANDSCAPE FORMS "MULTIPLICITY" FREESTANDING
SCALE



4 BIKE RACKS
SCALE 1 1/2"=1'-0"

NOTE:
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES.
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS.
3. ENSURE THAT MONUMENT SIGNS, FENCING AND WALLS ARE SET OUTSIDE OF PUBLIC AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES.

APPROVAL STAMPS

No	Date	Description

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444 W LAKE ST SUITE 2100
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207 N MICHIGAN AVE SUITE 801
CHICAGO IL 60601
312 443 9458
616.288.6352
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E DIEHL RD NAPERVILLE IL 60

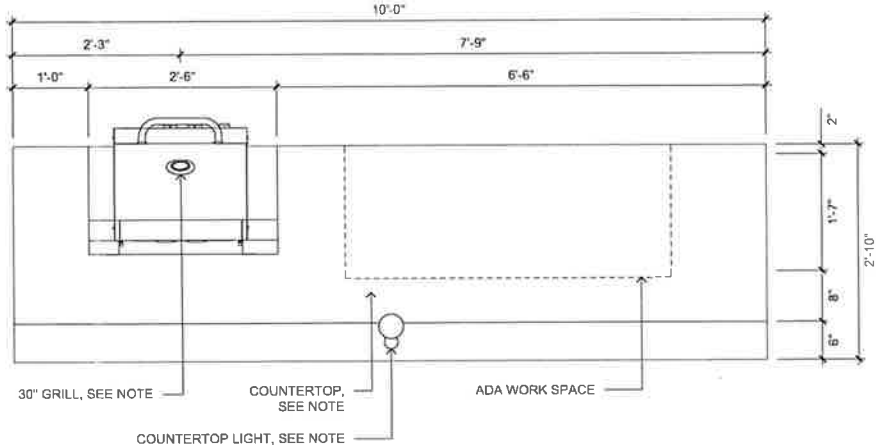
DRAWING TITLE
HARDSCAPE DETAI

SEAL

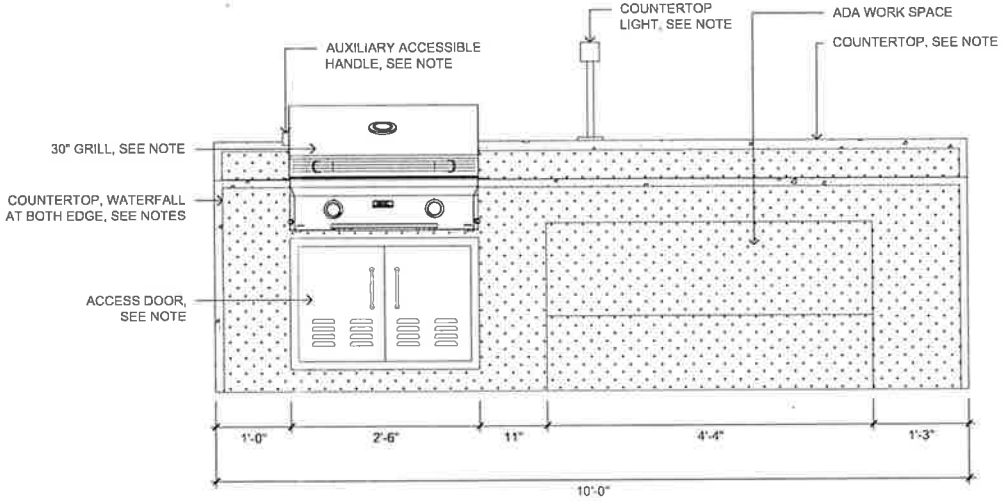
DATE
03/10/2
DRAWN
AK
CHECKED
CS
PROJECT

DRAWING NO
L403

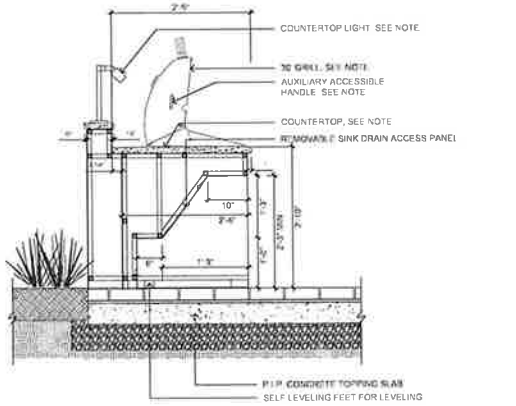
EXHIBIT C



1 OUTDOOR KITCHEN PLAN
SCALE 1-1/2" = 1'-0"



2 OUTDOOR KITCHEN ELEVATION
SCALE 1-1/2" = 1'-0"



4 OUTDOOR KITCHEN SECTION @ COUNTERTOP
SCALE 1" = 1'-0"

NOTES:
1. 30" GRILL: AMERICAN OUTDOOR GRILL "T" SERIES, MODEL 30NBT INSTALL PER MANUFACTURER RECOMMENDATION OR APPROVED EQUAL
2. COUNTERTOP: 1 1/2" THICKNESS GRANITE BY COLDSPRING, COLOR: CHARCOAL BLACK; DIAMOND (R) 8 FINISH
3. CAP: 1 1/2" THICKNESS GRANITE; COLOR: CHARCOAL BLACK, DIAMOND (R) 8 FINISH.
4. COUNTERTOP LIGHTS: RW LED DIRECTIONAL LIGHT BY FILUMINAIRE, FINISH: BLACK, SEE LIGHT FIXTURE LAYOUT
5. ACCESS PANEL AREA SHALL COMPLY WITH ALL ADA CLEARANCES
6. MANUFACTURER SHALL SUPPLY SELF-LEVELING FEET ATTACHED TO FRAME OF KITCHEN
7. AUXILIARY ACCESSIBLE GRILL HANDLE SHALL BE ADDED 48" MAX HEIGHT FROM FINISHED FLOOR ELEVATION WHEN GRILL IS OPEN. CONTRACTOR SHALL COORDINATE WITH GRILL MANUFACTURER FOR COMPATIBLE OPTIONS
8. TRADE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR ALL KITCHEN AREAS FOR ARCHITECT AND LA REVIEW PRIOR TO FABRICATION

NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS
3. ENSURE THAT MONUMENT SIGNS, FENCING, AND WALLS ARE SET OUTSIDE OF PUBLICS AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES

APPROVAL STAMPS

No	Date	Description
12	09/04/25	REVISED PER CITY COMMENTS
11	04/14/25	ISSUE FOR DD
10	04/04/25	REVISED PER CITY COMMENTS
9	02/14/25	ISSUE FOR 100% DD
8	02/10/25	ISSUE FINAL ENGINEERING
7	01/24/25	ISSUE FOR SUPPORTING DOCS
6	12/20/24	ISSUE FOR 100% DD
5	11/13/24	ISSUE FOR 90% DD
4	10/04/24	ISSUE FOR 50% DD
No	Date	Description

SUBMISSIONS & REVISIONS

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VIDA-DESIGN.COM

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KEM ENGINEERING CONSULTANTS
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KEMEC.COM

CIVIL ENGINEER
V3 COMPANIES
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V3CO.COM

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307 N MICHIGAN AVE, SUITE 601
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312 726 9400
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

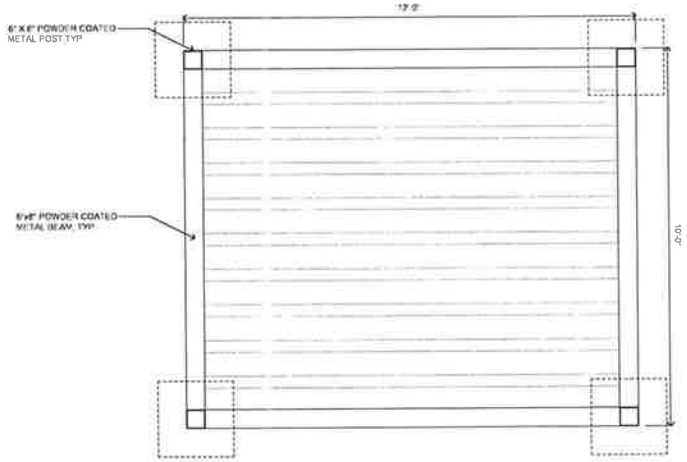
PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

DRAWING TITLE
HARDSCAPE DETAILS

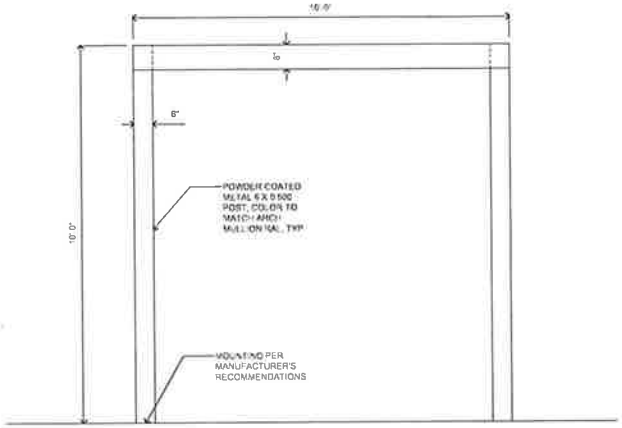
N.A.	DATE: 03/19/25
	DRAWN BY: AI
	CHECKED BY: CK
	PROJECT:

DRAWING NO.
L404

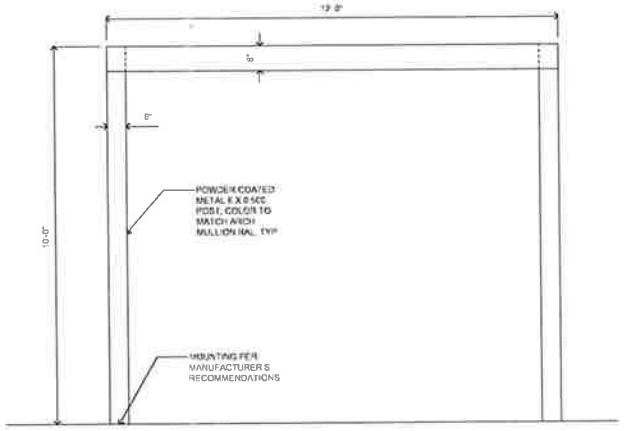
EXHIBIT C



1A CABANA PLAN
SCALE: 3/4" = 1'-0"



1C CABANA SIDE ELEVATION
SCALE 3/4" = 1'-0"



1B CABANA FRONT ELEVATION
SCALE 3/4" = 1'-0"

NOTES
1. CUSTOM FABRICATED STRUCTURE BY LANDSCAPE FORMS 'SCENIC'.
2. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS AND STRUCTURAL CALCULATIONS FOR LA REVIEW PRIOR TO FABRICATION
3. ALL ELECTRICAL, CABLE, AND AUDIO CONNECTIONS PER MEP.
4. SEE LIGHTING PLAN FOR SHADE STRUCTURE LIGHTING LAYOUT

NOTE
1. WHERE POSSIBLE, TREES SHOULD BE SET A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM MAINS AND SERVICES
2. TREES SHOULD BE SET A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM MANHOLES, VALVE VAULTS, SERVICE BOXES, AND FIRE HYDRANTS
3. ENSURE THAT MONUMENT SIGNS, FENCING AND WALLS ARE SET OUTSIDE OF PUADES AND ARE AT LEAST TEN (10) FEET FROM WATER AND SANITARY FACILITIES

APPROVAL STAMPS

12	04/08/25	REVISED PER CITY COMMENTS
11	04/01/25	ISSUE FOR PERMIT
10	03/04/25	REVISED PER CITY COMMENTS
9	02/18/25	ISSUE FOR PERMIT
8	02/04/25	FINAL ENGINEERING SET
7	01/08/25	ISSUE FOR PERMIT
6	12/20/24	ISSUE FOR PERMIT
5	11/15/24	ISSUE FOR PERMIT
No.	Date	Description

SUBMISSIONS & REVISIONS

OWNER
HINES
444 W LAKE ST, SUITE 2400
CHICAGO, IL 60606
312 878 6800
HINES.COM

ARCHITECT
ANTUNOVICH ASSOCIATES
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ANTUNOVICH.COM

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VIDA DESIGN
107 SE WASHINGTON ST, SUITE 243
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503 208 2830
VIDA-DESIGN.COM

STRUCTURAL ENGINEER
PIERCE ENGINEERS
350 N LASALLE, SUITE 1910
CHICAGO, IL 60654
312 781 5853
PIERCEENGINEERS.COM

M E P & F P ENGINEERS
RTM ENGINEERING CONSULTANTS
850 E. ALGONQUIN ROAD, SUITE 250
SCHAUMBURG, IL 60173
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RTMEC.COM

CIVIL ENGINEER
V3 COMPANIES
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630 724 9200
V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
307 N MICHIGAN AVE, SUITE 801
CHICAGO, IL 60601
312 663 5449
615 288 5353
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E DIEHL RD NAPERVILLE, IL 60

DRAWING TITLE
HARDSCAPE DETA

SEAL

DATE
03/18/2
DRAWN
AJ
CHECKED
CR
PROJECT

DRAWING NO
L405

EXHIBIT D

1200 Diehl Road Façade Treatment

	Building Facade Solids												Building Totals	
	Brick 1		Brick 2		Fiber Cent Panel		Synthetic Stucco		Metal Siding*		Total Solid		Glazing	Total
North Elevation	1,555 SF	(5%)	12,100 SF	(40%)	8,255 SF	(27%)	1,100 SF	(4%)	7,145 SF	(24%)	30,254 SF		8,957 SF (23%)	39,211 SF
West Elevation	1,313 SF	(15%)	1,412 SF	(16%)	3,108 SF	(35%)	2,530 SF	(29%)	659 SF	(8%)	8,962 SF		3,031 SF (25%)	12,003 SF
South Elevation	738 SF	(3%)	4,511 SF	(18%)	13,405 SF	(55%)	3,726 SF	(15%)	1,177 SF	(4%)	23,558 SF		8,000 SF (24%)	36,558 SF
East Elevation	446 SF	(4%)	0 SF	(0%)	4,119 SF	(37%)	5,492 SF	(49%)	952 SF	(9%)	10,959 SF		2,362 SF (18%)	13,021 SF
East Courtyard Façade	150 SF	(2%)	0 SF	(0%)	3,248 SF	(53%)	2,559 SF	(42%)	134 SF	(2%)	6,129 SF		1,943 SF (24%)	8,071 SF
West Courtyard Façade	150 SF	(2%)	0 SF	(0%)	3,248 SF	(53%)	2,560 SF	(42%)	173 SF	(3%)	6,131 SF		2,019 SF (25%)	8,150 SF
East Pool Courtyard Façade	258 SF	(4%)	0 SF	(0%)	3,327 SF	(51%)	1,745 SF	(27%)	477 SF	(8%)	6,027 SF		1,919 SF (24%)	7,945 SF
West Pool Courtyard Façade	258 SF	(4%)	0 SF	(0%)	3,327 SF	(51%)	1,742 SF	(30%)	444 SF	(7%)	6,030 SF		1,919 SF (24%)	7,949 SF
Total	4,921 SF	(5%)	18,423 SF	(18%)	44,443 SF	(44%)	23,734 SF	(23%)	10,653 SF	(10%)	102,200 SF		30,110 SF (23%)	132,310 SF

*Alternate: Fiber Cement

EXTERIOR FINISH / ELEMENTS LEGEND

2 BUILDING ELEVATION - NORTH
1/16" = 1'-0"

1 BUILDING ELEVATION - SOUTH
1/16" = 1'-0"

APPROVAL STAMPS

12	11/18/2021	REVISED PER CITY COMMENTS
11	11/04/2021	REVISED PER CITY COMMENTS
4	10/14/2021	PZC FINAL ENGINEER SUBMITTAL
3	10/11/2021	PZC PLANNER SUBMITTAL
2	10/11/2021	PZC PLANNER SUBMITTAL
1	10/11/2021	PZC PLANNER SUBMITTAL
No.	Date	Description

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VIDADESIGN.COM

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CHICAGO IL 60654
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PIERCEENGINEERS.COM

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RTNREP.COM

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630 724 9200
V3CO.COM

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CHICAGO IL 60601
312 961 1000
312 280 6357
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R

DRAWING TITLE
BUILDING ELEVATIONS

SEAL

DATE
DRAWN
CHECKED
PROJECT

DRAWING NO.
10

EXHIBIT D

1200 Diehl Road Façade Treatment

	Building Facade Solids												Building Totals			
	Brick 1		Brick 2		Fiber Cmnt Panel		Synthetic Stucco		Metal Siding*		Total Solid		Glazing		Total	
North Elevation	1,555 SF	(5%)	12,100 SF	(40%)	9,255 SF	(31%)	1,100 SF	(4%)	7,145 SF	(24%)	30,244 SF		8,927 SF	(21%)	39,211 SF	
West Elevation	1,315 SF	(11%)	1,412 SF	(14%)	3,106 SF	(31%)	2,590 SF	(26%)	589 SF	(6%)	8,962 SF		3,021 SF	(25%)	12,003 SF	
South Elevation	738 SF	(3%)	4,911 SF	(18%)	15,405 SF	(55%)	5,726 SF	(20%)	1,177 SF	(4%)	27,958 SF		8,630 SF	(24%)	36,588 SF	
East Elevation	448 SF	(4%)	0 SF	(0%)	4,119 SF	(39%)	5,510 SF	(52%)	502 SF	(5%)	10,579 SF		2,342 SF	(18%)	13,921 SF	
East Courtyard Façade	150 SF	(2%)	0 SF	(0%)	3,246 SF	(51%)	2,559 SF	(42%)	174 SF	(3%)	6,129 SF		1,943 SF	(24%)	8,071 SF	
West Courtyard Façade	150 SF	(2%)	0 SF	(0%)	3,246 SF	(39%)	2,560 SF	(42%)	175 SF	(3%)	6,131 SF		2,019 SF	(25%)	8,150 SF	
East Pool Courtyard Façade	268 SF	(4%)	0 SF	(0%)	3,327 SF	(51%)	1,755 SF	(27%)	473 SF	(8%)	5,827 SF		1,918 SF	(24%)	7,745 SF	
West Pool Courtyard Façade	268 SF	(4%)	0 SF	(0%)	3,327 SF	(51%)	1,792 SF	(30%)	444 SF	(7%)	5,830 SF		1,919 SF	(24%)	7,749 SF	
Total	4,921 SF	(5%)	18,423 SF	(19%)	44,469 SF	(44%)	23,734 SF	(23%)	10,653 SF	(10%)	102,206 SF		30,716 SF	(23%)	132,918 SF	

*Alternate Fiber Cement

EXTERIOR FINISH / ELEMENTS LEGEND

2 BUILDING ELEVATION - WEST
1/16" = 1'-0"

1 BUILDING ELEVATION - EAST
1/16" = 1'-0"

APPROVAL STAMPS

12	04/04/2024	REVISED PER CITY COMMENTS
10	03/08/2024	REVISED PER CITY COMMENTS
8	02/06/2024	POST FINAL ENGINEER SUBMITTAL
5	10/27/2023	POST PLAN REVIEW SUBMITTAL
3	08/21/2023	POST PLAN REVIEW SUBMITTAL
2	06/16/2023	PRE PLAN REVIEW SUBMITTAL
No.	Date	Description

SUBMISSIONS & REVISIONS

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RTMEP.COM

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312.853.5438
INFO@CONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD, NAPERVILLE, IL 60563

DRAWING TITLE
BUILDING ELEVATIONS

SEAL

DATE
DRAWN BY
CHECKED
PROJECT NO.

DRAWING NO.
10.1

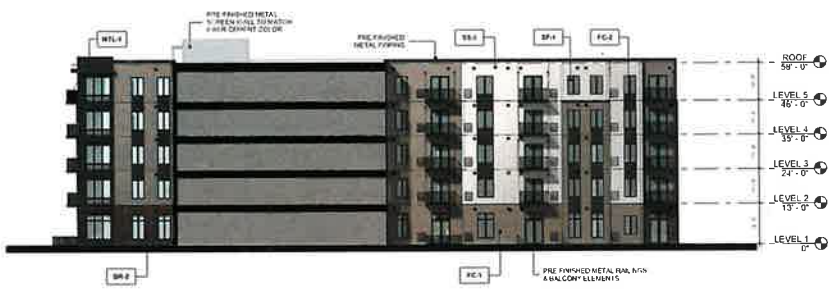
EXHIBIT D

1200 Diehl Road Façade Treatment

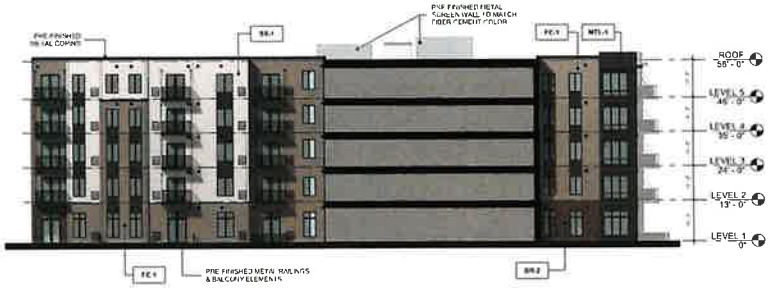
	Building Facade Solids												Building Totals	
	Brick 1		Brick 2		Fiber Cmnt Panel		Synthetic Stucco		Metal Siding*		Total Solid		Glazing	Total
North Elevation	1,555 SF	(5%)	12,180 SF	(43%)	8,295 SF	(27%)	1,149 SF	(4%)	7,145 SF	(24%)	30,294 SF		8,927 SF (23%)	39,211 SF
West Elevation	1,315 SF	(15%)	1,412 SF	(16%)	3,108 SF	(35%)	2,590 SF	(29%)	559 SF	(6%)	8,982 SF		3,021 SF (25%)	12,003 SF
South Elevation	239 SF	(3%)	4,911 SF	(18%)	15,485 SF	(55%)	5,724 SF	(20%)	1,177 SF	(4%)	27,558 SF		8,000 SF (24%)	35,558 SF
East Elevation	446 SF	(4%)	0 SF	(0%)	4,115 SF	(39%)	5,532 SF	(52%)	502 SF	(5%)	10,595 SF		2,312 SF (18%)	12,921 SF
East Courtyard Façade	150 SF	(2%)	0 SF	(0%)	3,245 SF	(53%)	2,509 SF	(42%)	174 SF	(3%)	6,129 SF		1,943 SF (24%)	8,071 SF
West Courtyard Façade	150 SF	(2%)	0 SF	(0%)	3,245 SF	(53%)	2,560 SF	(42%)	175 SF	(3%)	6,130 SF		2,010 SF (25%)	8,130 SF
East Pool Courtyard Façade	258 SF	(4%)	0 SF	(0%)	3,527 SF	(53%)	1,755 SF	(26%)	417 SF	(6%)	6,027 SF		1,915 SF (24%)	7,945 SF
West Pool Courtyard Façade	258 SF	(4%)	0 SF	(0%)	3,527 SF	(53%)	1,782 SF	(36%)	441 SF	(7%)	6,030 SF		1,919 SF (24%)	7,949 SF
Total	4,921 SF	(5%)	18,423 SF	(18%)	44,488 SF	(44%)	23,734 SF	(23%)	10,663 SF	(10%)	102,200 SF		30,710 SF (23%)	132,910 SF

*Average Fiber Cement

EXTERIOR FINISH / ELEMENTS LEGEND



4 POOL COURTYARD ELEVATION - WEST
1/16" = 1'-0"



7 POOL COURTYARD ELEVATION - EAST
1/16" = 1'-0"

3 COURTYARD ELEVATION - WEST
1/16" = 1'-0"

1 COURTYARD ELEVATION - EAST
1/16" = 1'-0"

APPROVAL STAMPS

12	10/08/2020	REVISED PER DPD COMMENTS
11	10/06/2020	REVISED PER DPD COMMENTS
4	12/13/2019	PZ FINAL ENGINEER SUBMITTAL
3	11/14/2019	PZ PLAN REVIEW SUBMITTAL
2	10/11/2019	PZ PLAN REVIEW SUBMITTAL
1	07/12/2019	PZ PLAN REVIEW SUBMITTAL
No.	Date	Description

SUBMISSIONS & REVISIONS

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444 W LAKE ST, SUITE 2400
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V3 COMPANIES
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V3CO.COM

LANDSCAPE ARCHITECT
CONFLUENCE
501 N. MICHIGAN AVE, SUITE 600
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312 951 4800
515 286 8353
HIRWCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E DIEHL RD, NAPERVILLE, IL 60563

DRAWING TITLE
BUILDING ELEVATIONS

SEAL

DATE
DRAWN
CHECKED
PROJECT NO.

DRAWING NO.
10.2

EXHIBIT D

EXTERIOR FINISH / ELEMENTS LEGEND

4 (E) PARKING BUILDING ELEVATION - WEST
1/16" = 1'-0"

2 (E) PARKING BUILDING ELEVATION - NORTH
1/16" = 1'-0"

3 (E) PARKING BUILDING ELEVATION - EAST
1/16" = 1'-0"

NOTE: EXISTING PARKING BUILDING ELEVATIONS SHOWN FOR REFERENCE ONLY - NO CHANGE IS PROPOSED

1 (E) PARKING BUILDING ELEVATION - SOUTH
1/16" = 1'-0"

APPROVAL STAMPS

12	09/06/2024	REVISED PER CITY COMMENTS
10	08/30/2024	REVISED PER CITY COMMENTS
9	08/16/2024	90% FINAL DRAWINGS SUBMITTAL
8	07/17/2024	90% FINAL PR SUBMITTAL
7	05/07/2024	1ST CITY REVIEW SUBMITTAL
1	03/15/2024	PDC PLAN SUBMITTAL
No.	Date	Description

SUBMISSIONS & REVISIONS

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VIDA-DESIGN.COM

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CONFLUENCE
301 N MICHIGAN AVE, SUITE 800
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415 268 8700
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R
1200 E DIEHL RD, NAPERVILLE, IL 60563

DRAWING TITLE
EXISTING PARKING BUILDING ELEVATIONS

SEAL

DATE
SCALE
DRAWN BY
CHECKED BY

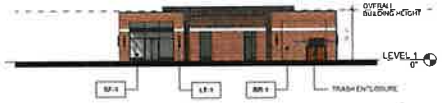
DRAWING NO.
10.3

EXHIBIT D

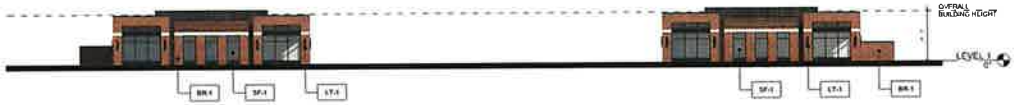
EXTERIOR FINISH / ELEMENTS LEGEND

4 ENTRY DRIVE COMMERCIAL ELEVATION
1" = 20'-0"

2 COMMERCIAL ELEVATIONS - NORTH
1" = 20'-0"



3 REAR COMMERCIAL ELEVATION
1" = 20'-0"



1 COMMERCIAL ELEVATIONS - SOUTH
1" = 20'-0"

APPROVAL STAMPS

12	10/08/2024	REVISED PER CITY COMMENTS
11	10/04/2024	REVISED PER CITY COMMENTS
9	10/11/2023	PC/ PLAN ENGINEER SUBMITTAL
8	10/11/2023	PC/ PLAN RE-SUBMITTAL
7	10/11/2023	PC/ PLAN RE-SUBMITTAL
6	10/11/2023	PC/ PLAN SUBMITTAL
No.	Date	Description

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PIERCEENGINEERS.COM

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CONFLUENCE
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CHICAGO, IL 60601
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515 288 8309
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL RD
1200 E DIEHL RD NAPERVILLE, IL 60563

DRAWING TITLE
COMMERCIAL BUILDING ELEVATIONS

SEAL
DATE
DRAWN BY
CHECKED
PROJECT NO.

DRAWING NO.
10.4

EXHIBIT D

1200 E DIEHL ROAD
ANTUNOVICH ASSOCIATES

ROOFTOP MECHANICAL STUDY (ROOFTOP MECHANICAL SCREENING INCORPORATED) 2

1200 E DIEHL ROAD
ANTUNOVICH ASSOCIATES

ROOFTOP MECHANICAL STUDY (ROOFTOP MECHANICAL SCREENING INCORPORATED) 1

APPROVAL STAMPS

12	09/09/2020	REVISED PER CITY COMMENTS
10	08/04/2020	REVISED PER CITY COMMENTS
No	Date	Description

SUBMISSIONS & REVISIONS

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CONFLUENCE
307 N. MICHIGAN AVE. SUITE 601
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312 663 5450
515 288 6330
THINKCONFLUENCE.COM

GENERAL CONTRACTOR

PROJECT LOCATION
1200 E DIEHL R

DRAWING TITLE
ROOFTOP MECHANICAL SIGHTLINE STUDY

SEAL

DATE 7/17/20
DRAWN
CHECK
PROJ

DRAWING NO
10.5

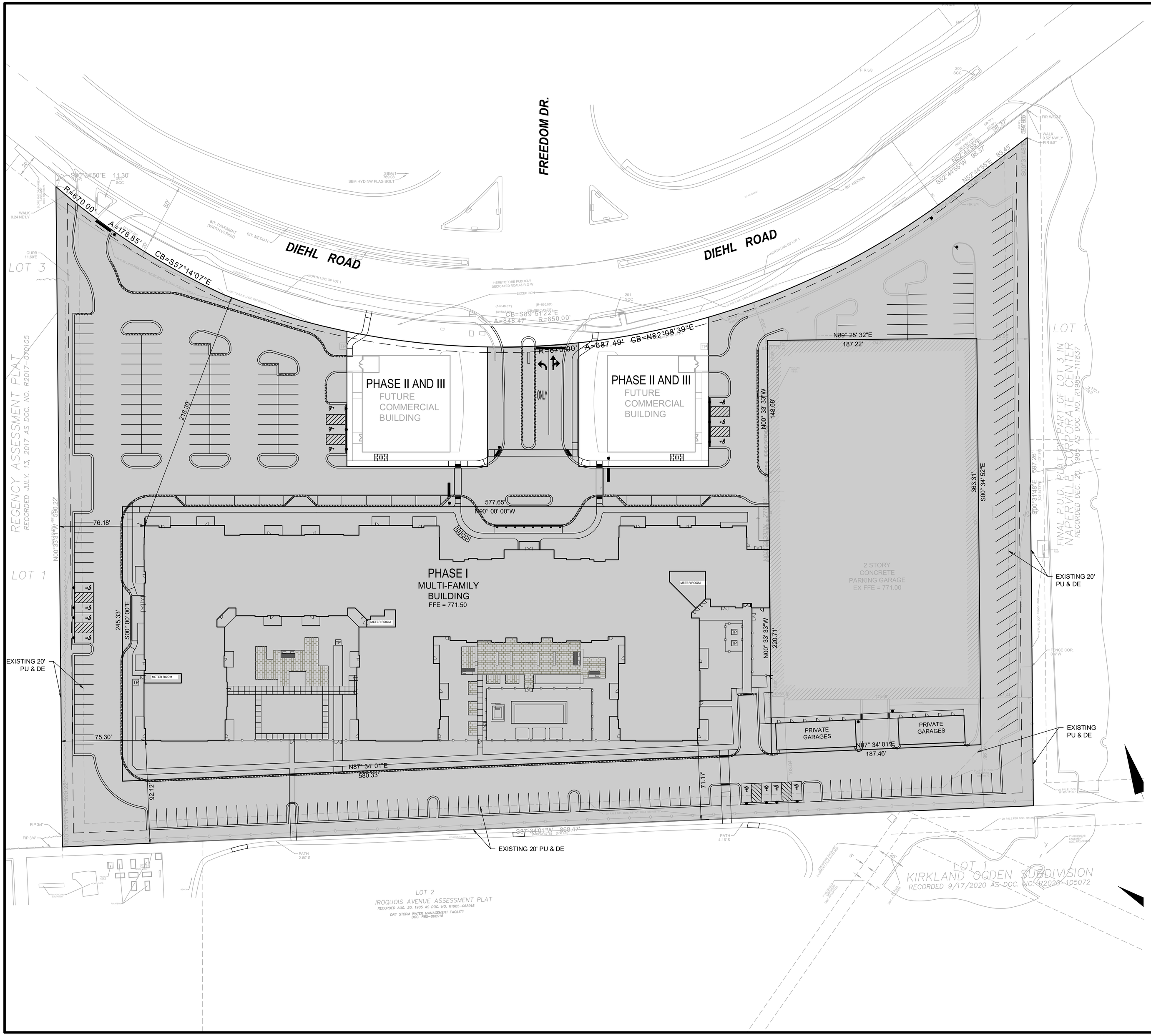
EXHIBIT E

NOTES:

1. THIS PLAN ILLUSTRATES THE GENERAL PLANNED PHASING OF THE PROJECT. THE EXACT LIMITS OF PHASING ARE APPROXIMATE.

PHASING LEGEND

- PHASE 1
- PHASE II AND III (SCHEDULE TO BE DETERMINED)



APPROVAL STAMPS:

No.	Date	Description
10	4/04/25	REVISED PER CITY COMMENTS
9	3/19/25	ISSUE FOR 100% DD
8	2/19/25	PZC FINAL ENGINEERING SUBMITTAL
7	1/24/25	ISSUE FOR SD PROGRESS SET
6	12/20/24	ISSUE FOR 100% SD
5	11/13/24	ISSUE FOR 50% SD

SUBMISSIONS & REVISIONS

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ARCHITECT

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STRUCTURAL ENGINEER

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M.E.P. & F.P. ENGINEERS

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GENERAL CONTRACTOR

PROJECT LOCATION

1200 E DIEHL RD
1200 E Diehl Road
Naperville, IL 60563

DRAWING TITLE

PHASING PLAN

SEAL

DATE: 01/XX/2025
DRAWN BY: NRS
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