

Prepared By:
Rosanova & Whitaker, Ltd.
30 W. Jefferson Ave., Ste. 200
Naperville, IL 60540

After Recording Return To:
Naperville Legal Department
400 W. Eagle Street
Naperville, Illinois 60540

P.I.N. Number
08-28-301-018

FOR RECORDER'S USE ONLY

**VILLAS AT TRAFFORD PLACE SUBDIVISION
NAPERVILLE, ILLINOIS
ROADWAY IMPROVEMENT RECAPTURE AGREEMENT**

THIS ROADWAY IMPROVEMENT RECAPTURE agreement ("Agreement") is made and entered into as of the ____ day of _____, 2018, by and between **K. HOVNIANIAN AT TRAFFORD PLACE, LLC**, an Illinois limited liability company, ("K. Hovnianian") authorized to conduct business in the State of Illinois with offices located at 1804 N. Naper Blvd. Suite 200, Naperville, Illinois 60563, and the **CITY OF NAPERVILLE**, an Illinois municipal corporation and home rule unit of local government under the laws and Constitution of the State of Illinois ("City") with offices located at 400 South Eagle Street, Naperville, Illinois, 60540.

WITNESSETH:

WHEREAS, K. Hovnianian has subdivided and is developing certain real property located in the City commonly known as the Villas at Trafford Place Subdivision which development is legally described on **Exhibit A** ("Subject Property"); and

WHEREAS, the City requested that K. Hovnanian construct, or cause to be constructed, certain off-site roadway improvements necessary to extend Castle Lawn Court (formerly known as College Road) from the northern border of the Subject Property to 75th Street (“Castle Lawn Court Improvement”) and the installation of a left-hand turn lane from 75th Street to Castle Lawn Court (“75th Street Improvement”), collectively (the “Roadway Improvements”); and

WHEREAS, K. Hovnanian has agreed to construct said Roadway Improvements; and

WHEREAS, in addition to the Villas at Trafford Place Subdivision, the Roadway Improvements will benefit other property which may connect to and use the Roadway Improvements in the future (the “Benefited Property”); and

WHEREAS, the City and K. Hovnanian agreed pursuant to that certain annexation agreement between the City and K. Hovnanian dated May 6, 2015 and recorded in DuPage County as Document No. R2015-068334 that upon completion of the Roadway Improvements, K. Hovnanian shall be entitled to recapture of a portion of its costs from property which the City reasonably determines will be expected to benefit from said Roadway Improvements.

WHEREAS, the City has determined that the property located at 24W575 75th Street, Naperville, Illinois 60565 is benefited by the Roadway Improvements (“Benefited Property”); and

WHEREAS, the Benefited Property is depicted and legally described on Exhibit B, attached hereto and made a part hereof; and

WHEREAS, the Roadway Improvements have been constructed in accordance with all applicable City codes and ordinances, and the approved engineering plans prepared by Roake & Associates, Incorporated dated June 24, 2015, last revised October 9, 2015 which are attached hereto and made a part hereof on Exhibit C (the “Approved Engineering Plans”); and

WHEREAS, the Roadway Improvements were completed solely by K. Hovnanian at

Trafford Place, LLC as Owner and Developer of the Subject Property at the time said Roadway Improvements were constructed and installed, and K. Hovnanian at Trafford Place, LLC represents and affirms that it is solely entitled to payment of any recapture amounts collected by the City of Naperville pursuant to this Agreement, and agrees that it shall defend, indemnify and hold the City harmless from any other individual or entity which claims any right or entitlement of any kind to said payments; and

WHEREAS, K. Hovnanian is entitled to recapture from the Benefited Property based on the Certified Costs (defined below) attached hereto as **Exhibit D** for the cost of constructing the Roadway Improvements attributable to the Benefited Property to the extent permitted by Illinois law, including: roadway design, engineering, mass grading, earthwork improvements, utility relocation, pavement improvements, widening, storm sewer improvements, landscaping traffic control measures and soil erosion control.

NOW, THEREFORE, in consideration of the promises and the mutual covenants and agreements hereinafter contained, the Parties agree as follows:

1. **Preambles/Authority.** The recitations set forth in the foregoing preambles are material to this Agreement and are expressly incorporated into and made a part of this Agreement as fully as though set forth in their entirety in this Paragraph 1. This Agreement is entered into by the City pursuant to (a) the authorities conferred upon it by the provisions of 65 ILCS 5/9-5-1 and 5/9-5-2, and (b) the City's authorities as a home rule unit of local government pursuant to Article VII, Section 6 of the Illinois Constitution of 1970.

2. **Allocation and Recapture of Certified Costs.**

(A) **Allocation.** The actual recapture amounts for the Roadway Improvements shall be based upon the certification of recapture costs ("Certified Costs") attached hereto

as **Exhibit D**. The Certified Costs of constructing the Roadway Improvements shall be allocated to the Benefited Property at a rate of one hundred percent (100%) of the Certified Cost for the Castle Lawn Court Improvement along the Benefited Property frontage extending to the southern 75th Street right-of-way line and fifty percent (50%) of the Certified Cost for the 75th Street Improvement.

(B) **Recapture from Benefited Property**. K. Hovnanian or its assign shall be reimbursed for the portion of the Certified Costs of the Roadway Improvements attributable to the Benefited Property through the collection of a special and additional connection fee (the "Recapture Fee") from the owners and developers of the Benefited Property on the basis described in Paragraph 2(A) above.

The Recapture Fee and interest shall be collected by the City upon the first to occur of (i) approval by the City of a final plat of subdivision or re-subdivision or planned unit development for any portion of the Benefited Property; (ii) approval of final engineering plans for any portion of the Benefited Property by the City; (iii) connection of any portion of the Benefited Property to any City utility or roadway improvement; or (iv) annexation to the City of Naperville.

3. Connection. The Parties acknowledge that all owners and developers of any portion of the Benefited Property shall have the right to connect to the Roadway Improvements as long as they first shall have paid the City (a) all recapture amounts owed to K. Hovnanian; and (b) simple interest computed using the Engineering News Record Construction Cost Index from June 2018. In no event shall interest exceed the principal amount owed by the owner(s) of the Benefited Property.

4. **Collection and Payment of Fees.** To the extent permitted by law, the City agrees to endeavor in good faith to collect the Recapture Fee and interest described herein. However, the parties recognize the possibility of inadvertent omissions or errors. K. Hovnanian agrees that the City shall not be liable in any way in the event that the City inadvertently fails to collect or enforce payment of the Recapture Fee or interest thereon. The City's obligation to collect and pay the Recapture Fee pursuant to this Agreement constitutes a limited obligation of the City, payable solely from the amounts received by the City from the owners of Benefiting Property. This obligation does not now and shall never constitute a general indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision or give rise to any pecuniary liability of the City.

5. **Term.** This Agreement shall remain in full force and effect until the first to occur of (a) such time as K. Hovnanian has been fully reimbursed for the portion of the Certified Cost of constructing the Roadway Improvements attributable to the Benefited Property and has received all interest payable hereunder, or (b) twenty (20) years from the date of this Agreement.

6. **Notice.** Notices shall be given by prepaid overnight mail sent by a nationally recognized delivery service and shall be deemed given two (2) business days after the delivery of such notice to the delivery service. Notices given by email shall be deemed given on the day of sending provided such notice is also given by prepaid overnight mail in the manner described above within one (1) business day of the sending of such emailed notice. The identity of the Parties and the addresses set forth above may be changed by giving notice as provided above. Any such notice may also be served by personal delivery thereof to the other party, which delivery shall constitute service of notice hereunder on the date of such delivery.

If to the City:

City Attorney
Naperville Legal Department
400 S. Eagle Street
Naperville, Illinois 60540

With a copy to:
City Engineer
400 S. Eagle Street
Naperville, Illinois 60540

If to K. Hovnanian:

K. Hovnanian at Trafford Place
1804 N. Naper Blvd. Suite 200
Naperville, Illinois 60563
Attention: Jon Isherwood
Fax No. (630) 210-8869

With a copy to:

Rosanova & Whitaker, Ltd.
30 W. Jefferson Ave. Suite 200
Naperville, Illinois 60540
Attention: Vince Rosanova
Fax No. (630) 352-3610

Notice may be given to such other address as any party may, from time to time, designate in a written notice to the other party.

7. **Successors and Assigns.** This Agreement shall inure to the benefit of, and be binding upon, K. Hovnanian and its successors, grantees and assigns, and upon successor corporate authorities of the City and successor municipalities.

8. **City Approval.** The City agrees to approve this Agreement by ordinance or resolution. This Agreement shall become effective upon its execution by the parties and the recording of the Agreement and ordinance or resolution with the DuPage County Recorder.

9. **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.

10. **Administrative Fee.** Simultaneously with the execution of this Agreement, K. Hovnanian shall pay to the City a \$500.00 fee to offset the City's administrative costs for collection and remittance of Recapture Amounts.

11. **Integration and Amendment.** This Agreement contains the entire agreement of the parties relative to the subject matter hereof. This Agreement may be modified only by written agreement of the parties.

12. **Remedies.**

(A) It is agreed that the parties may, at law or in equity, by suit, action, mandamus or other proceeding, compel the performance of this Agreement.

(B) In the event of a material breach of this Agreement, the parties agree that the party claiming breach shall give prompt written notice of such alleged breach, and the party receiving such notice shall have thirty (30) days after receipt of such notice to correct such alleged breach, prior to the seeking of any remedy provided for herein (provided, however, that said thirty (30) day period shall be extended if the defaulting party has initiated the cure of said default and is diligently proceeding to cure the same). Notwithstanding the foregoing, or any other provision in this Agreement, if the material breach alleged is failure by the City to collect the Recapture Fee and/or interest, upon notice of such breach, the remedies available to K. Hovnanian shall be that: Notwithstanding the foregoing, or any other provision in this Agreement, if the material breach alleged is failure

by the City to collect the Recapture Fee and/or interest, upon notice of such breach:

1. The City shall request the Benefiting Party to pay the City the Recapture Fee and interest described herein (hereinafter "Request for Payment") which payment when made shall be remitted to K. Hovnanian or its successors, grantees and assigns;
2. If payment is not made by the Benefiting Property Owner in response to the Request for Payment, the City may, in its sole discretion:
 - a. Opt to enforce payment of said Recapture Fee and interest through litigation, and the costs and expenses thereof, including but not limited to attorney's fees, shall be paid by K. Hovnanian; or
 - b. Upon the written request of K. Hovnanian, assign its rights under this Agreement to K. Hovnanian for the purposes of enforcement of payment of said Recapture Fee and interest at K. Hovnanian's sole cost.
3. If none of the above has occurred or commenced within six (6) months of the City's failure to collect the Recapture Fee and interest, the City shall collect said Recapture Fee and interest upon the next request by the owner of the Benefiting Property for annexation, issuance of any permit, approval of any subdivision or PUD plat, or approval of engineering plans related to the Benefiting Property.

10. **Severability.** If any provision of this Agreement is held to be invalid by any court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement, and the invalidity thereof shall not affect any other provision contained herein. Notwithstanding the foregoing, if a court of competent jurisdiction determines by final order that the amount of Recapture Fees or interest payable hereunder exceeds the amount that may be recaptured under currently-existing or subsequently-enacted law, then such amount shall be automatically reduced to the final order amount, as the court then determines would conform to such requirements of law, so that the provision establishing the Recapture Fees and interest payable may be given force and

effect. No party to this Agreement shall contest the validity or enforceability, or assert the invalidity or unenforceability, of any provision of this Agreement.

11. **Authorizations.** The parties represent and warrant that the individuals executing this Agreement on their behalf have been duly authorized to do so and that all necessary actions, authorizations, resolutions, and approvals have been secured prior to the execution and delivery of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized corporate officers and have caused their corporate seals to be hereunto affixed all as of the day and year first above written.

[Signature pages follow]

CITY OF NAPERVILLE

By: _____
Name: Douglas A. Krieger
Its: City Manager

ATTEST

By: _____
Name: Pam LaFeber, Ph.D.
Its: City Clerk

STATE OF ILLINOIS)
) **SS**
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Douglas A. Krieger and Pam Gallahue_, personally known to me to be the City Manager and City Clerk, respectively, of the City of Naperville, and personally known to me to be the same persons whose names are subscribed to the foregoing Roadway Improvement Recapture Agreement, appeared before me this day in person and severally acknowledged to me that as such City Manager and City Clerk, they signed and delivered the said Agreement, and caused the corporate seal of said City to be affixed thereto as their free and voluntary act, and as the free and voluntary act and deed of said City, for the uses and purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 2018.

NOTARY PUBLIC

My Commission expires: _____

EXHIBIT A

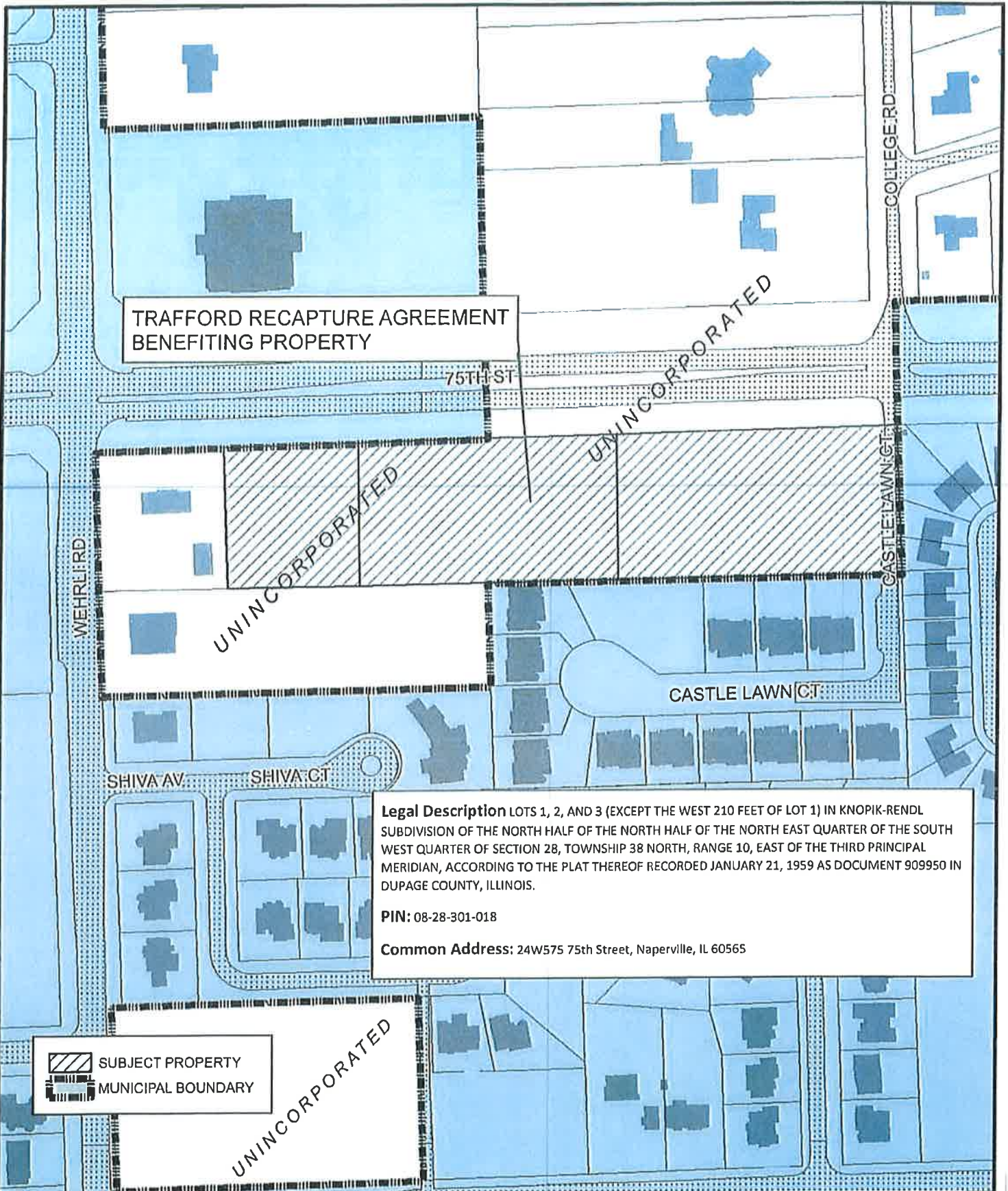
PINS, LEGAL DESCRIPTION, COMMON ADDRESS OF SUBJECT PROPERTY

LOT	OLD PIN	NEW PINS
4	08-28-301-040	08-28-301-074 08-28-301-075
5	08-28-301-041	08-28-301-041 (not split)
6	08-28-301-042	08-28-301-059 08-28-301-058
7	08-28-301-043	08-28-301-056 08-28-301-057
8	08-28-301-044	08-28-301-061 08-28-301-060
9	08-28-301-045	08-28-301-054 08-28-301-055
10	08-28-301-046	08-28-301-073 08-28-301-072
11	08-28-301-047	08-28-301-071 08-28-301-070
12	08-28-301-048	08-28-301-069 08-28-301-068
13	08-28-301-049	08-28-301-067 08-28-301-066
OUTLOT A	08-28-301-050	08-28-301-050
1	08-28-301-051	08-28-301-051 (not split)
2	08-28-301-052	08-28-301-065 08-28-301-064
3	08-28-301-053	08-28-301-063 08-28-301-062

Legal Description: VILLAS AT TRAFFORD PLACE, BEING A SUBDIVISION OF PART OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 2015, AS DOCUMENT NUMBER R2015-116803 IN DUPAGE COUNTY, ILLINOIS.

Common Address: 8S454 College Road, Naperville, IL 60565

EXHIBIT B



TRAFFORD RECAPTURE AGREEMENT
BENEFITING PROPERTY

75TH ST

WEHRLER RD

UNINCORPORATED

UNINCORPORATED

COLLEGE RD

CASTLE LAWN CT

CASTLE LAWN CT



SHIVA AV

SHIVA CT

Legal Description LOTS 1, 2, AND 3 (EXCEPT THE WEST 210 FEET OF LOT 1) IN KNOPIK-RENDL SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1959 AS DOCUMENT 909950 IN DUPAGE COUNTY, ILLINOIS.

PIN: 08-28-301-018

Common Address: 24W575 75th Street, Naperville, IL 60565

 SUBJECT PROPERTY
 MUNICIPAL BOUNDARY

UNINCORPORATED



Transportation, Engineering and
Development Business Group
www.naperville.il.us
Date: 9/12/2018

City of Naperville

TRAFFORD RECAPTURE AGREEMENT



SPECIFICATIONS, SPECIAL PROVISIONS, & GENERAL NOTES

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5. Testing
6. Protection
7. Cleanliness
8. Disposal
9. Records
10. Submittals
11. Payment
12. Completion

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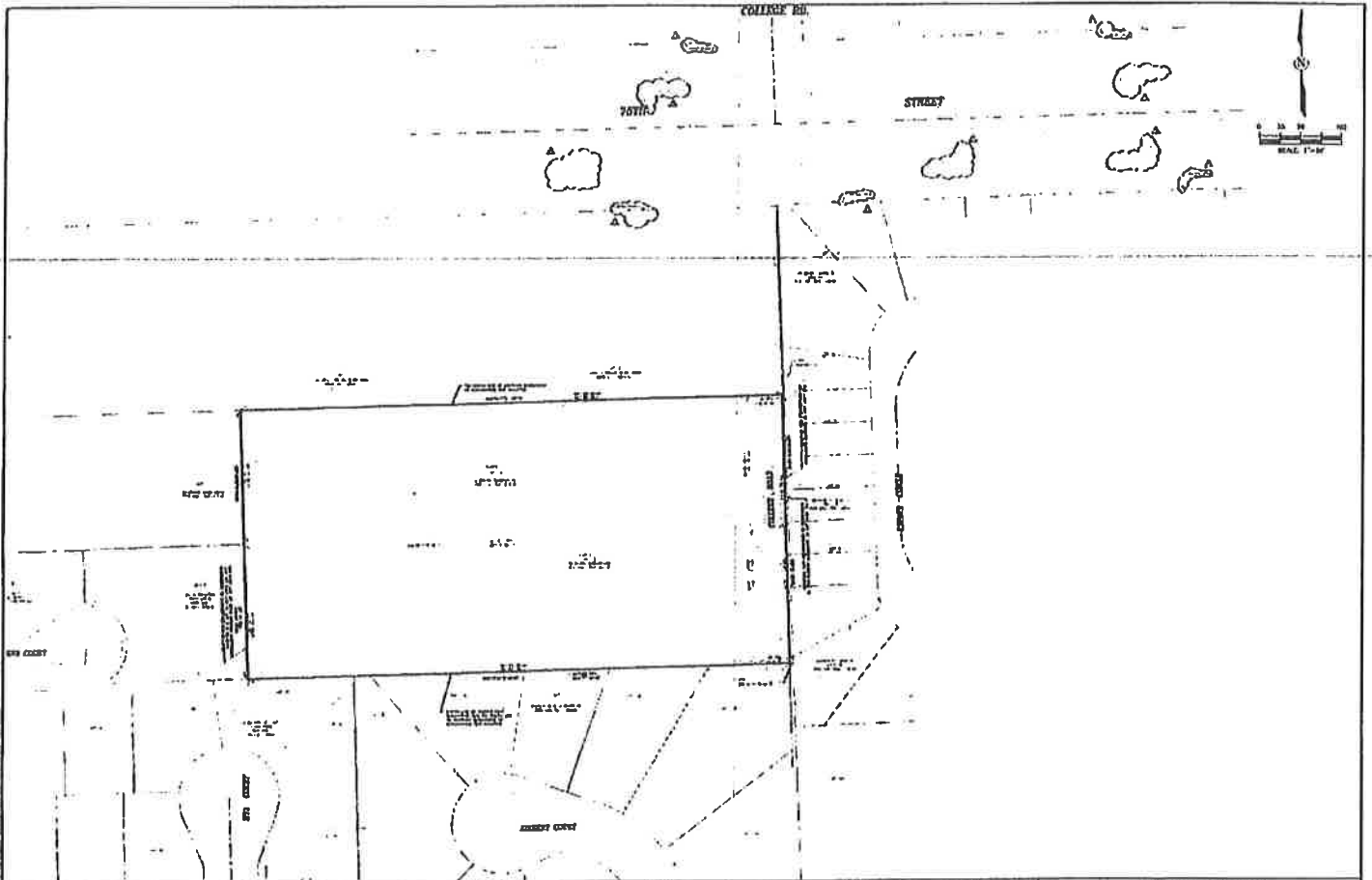
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12. Completion

ROAKE AND ASSOCIATES, INC.
1000 NORTH WASHINGTON STREET, SUITE 200
NORFOLK, VIRGINIA 23510
TEL: (813) 517-5577
FAX: (813) 517-5479

K. HONANEN HONES
1000 NORTH WASHINGTON STREET, SUITE 200
NORFOLK, VIRGINIA 23510
TEL: (813) 517-5577
FAX: (813) 517-5479

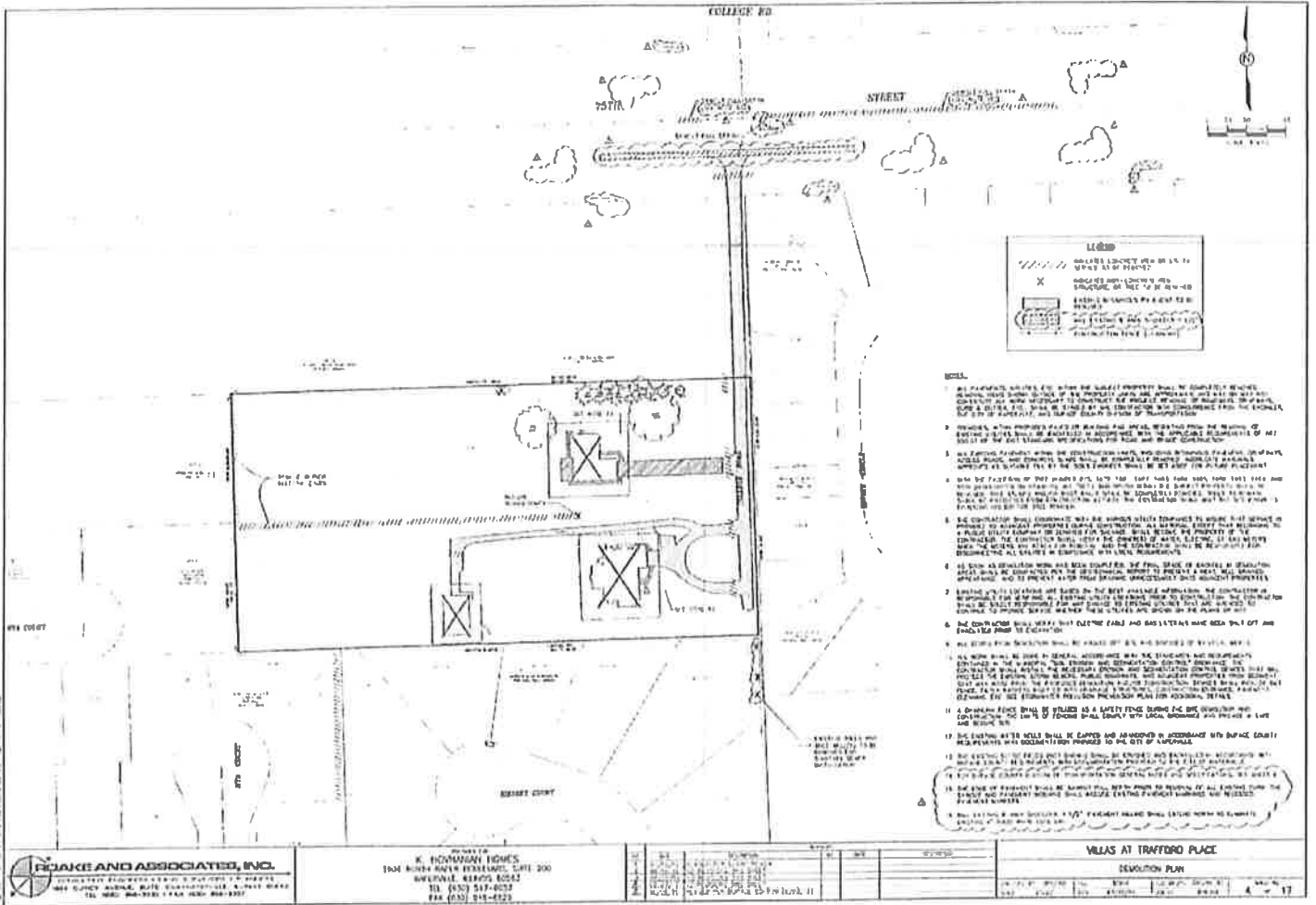
Table with columns: NO., DESCRIPTION, QUANTITY, UNIT, PRICE, TOTAL. Includes items like concrete, steel, and labor.

VILLAS AT TRAFFORD PLACE
SPECIFICATIONS, SPECIAL PROVISIONS & GENERAL NOTES
REV. NO. 01/2004
DATE: 01/2004
PAGE: 2 OF 17



 PRINCE AND ASSOCIATED, INC. CONSULTING ENGINEERS & ARCHITECTS 1000 GARDEN AVENUE, SUITE 2000 ANN ARBOR, MI 48106-1500 TEL: 313-963-1100 FAX: 313-963-1101	PROJECT: K. HOWARDSON HOMES 1000 NORTH WATER BOWLING, SUITE 200 ANN ARBOR, MICHIGAN 48106 TEL: (313) 918-0000 FAX: (313) 918-0000	REVISIONS		DATE		BY		APPROVED	
		1	1	1	1	1	1	1	1
VILLAS AT TRAFFORD PLACE									
TOPOGRAPHIC DATA									
DATE OF SURVEY: 1/15/03 SCALE: 1" = 40'		DATE: 1/15/03 SCALE: 1" = 40'		DATE: 1/15/03 SCALE: 1" = 40'		DATE: 1/15/03 SCALE: 1" = 40'		DATE: 1/15/03 SCALE: 1" = 40'	
SHEET NO. 3 OF 17									

Prepared by: [Name], Checked by: [Name], Date: [Date]



LEGEND

- UNIMPROVED LOT OR ON LOT TO BE DEVELOPED
- X UNIMPROVED LOT OR ON LOT TO BE DEVELOPED
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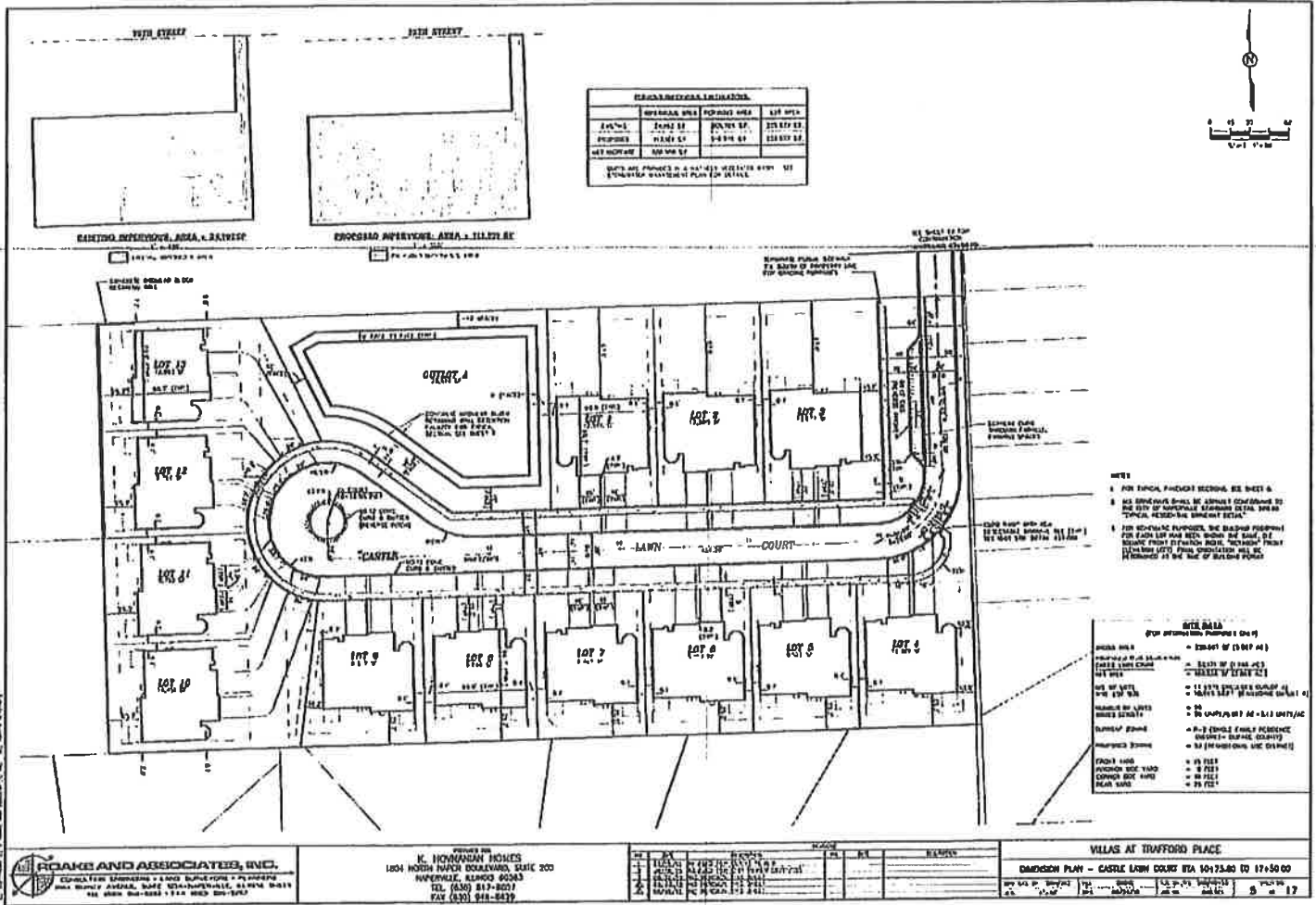
- NOTES**
1. ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD PLANS AND FIELD SURVEY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CHANGES TO UTILITIES SHALL BE MADE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT.
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 15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT.
 16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT.
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 18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT.
 19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT.
 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN UTILITIES DEPARTMENT.

REJAKE AND ASSOCIATED, INC.
 1304 NORTH HANCOCK STREET, SUITE 200
 AUSTIN, TEXAS 78703
 TEL: (512) 451-1111 FAX: (512) 451-1112

K. HANCOCK HOMES
 1304 NORTH HANCOCK STREET, SUITE 200
 AUSTIN, TEXAS 78703
 TEL: (512) 512-0011 FAX: (512) 512-0012

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PRELIMINARY PLAN	11/11/03
2
3
4
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7
8
9
10
11
12
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14
15
16
17
18
19
20

VILLAS AT TRAFFORD PLACE
 DEVELOPMENT PLAN
 SHEET 4 OF 17



LEGEND

SYMBOL	DESCRIPTION
[Symbol]	EXISTING IMPROVEMENTS
[Symbol]	PROPOSED IMPROVEMENTS
[Symbol]	PROPOSED DRIVEWAYS
[Symbol]	PROPOSED SIDEWALKS
[Symbol]	PROPOSED FENCES
[Symbol]	PROPOSED LIGHT FIXTURES
[Symbol]	PROPOSED SIGNAGE



- NOTES**
- FOR FINISH, FINISHES, ETC. SEE SHEET A.
 - SEE SPECIFICATIONS FOR MATERIALS AND FINISHES TO BE USED FOR ALL WORK.
 - FOR FINISHES, FINISHES, ETC. SEE SHEET A.

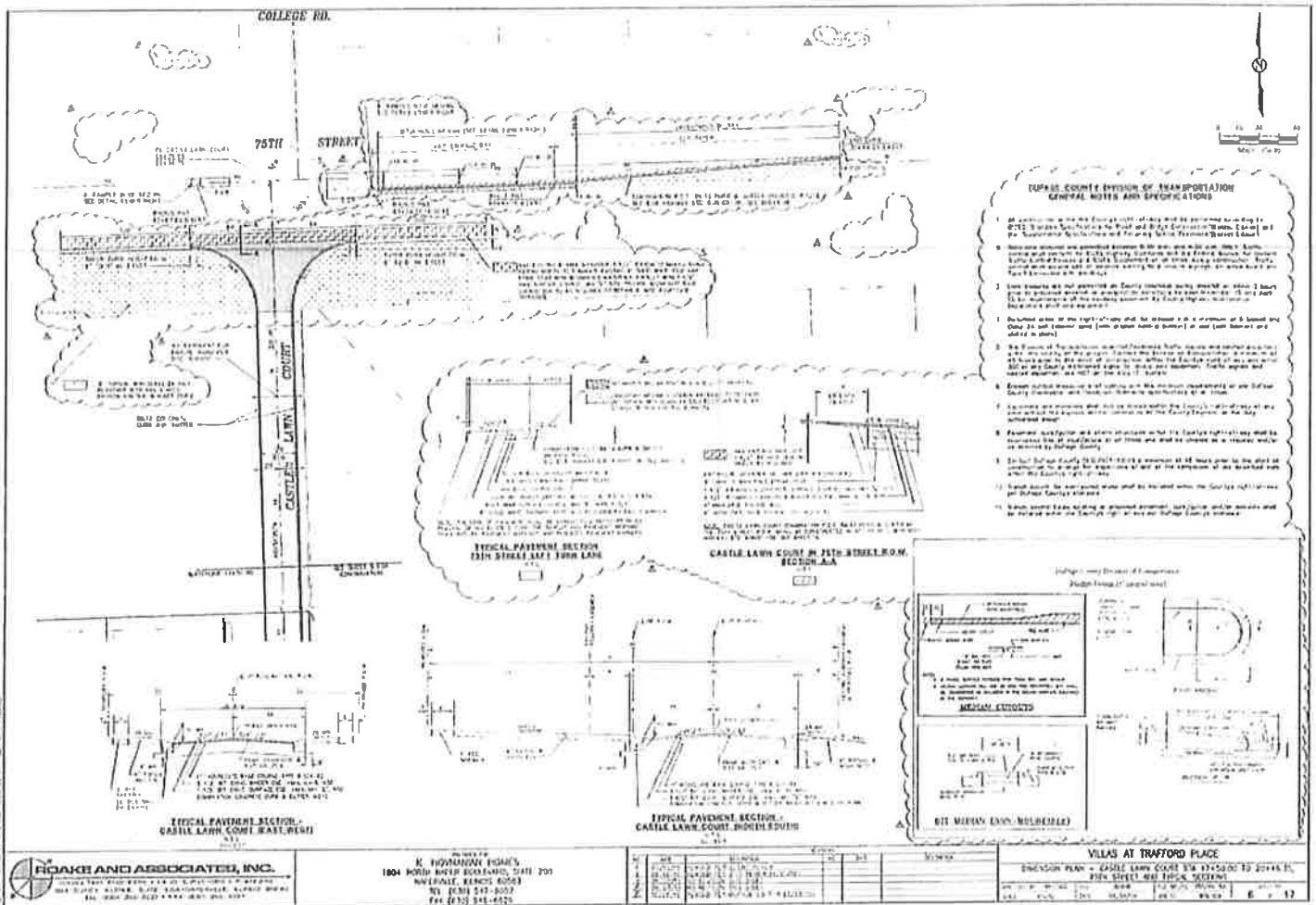
- GENERAL NOTES**
- SEE SHEET A FOR FINISHES, FINISHES, ETC.
 - SEE SHEET B FOR FINISHES, FINISHES, ETC.
 - SEE SHEET C FOR FINISHES, FINISHES, ETC.
 - SEE SHEET D FOR FINISHES, FINISHES, ETC.
 - SEE SHEET E FOR FINISHES, FINISHES, ETC.
 - SEE SHEET F FOR FINISHES, FINISHES, ETC.
 - SEE SHEET G FOR FINISHES, FINISHES, ETC.
 - SEE SHEET H FOR FINISHES, FINISHES, ETC.
 - SEE SHEET I FOR FINISHES, FINISHES, ETC.
 - SEE SHEET J FOR FINISHES, FINISHES, ETC.
 - SEE SHEET K FOR FINISHES, FINISHES, ETC.
 - SEE SHEET L FOR FINISHES, FINISHES, ETC.
 - SEE SHEET M FOR FINISHES, FINISHES, ETC.
 - SEE SHEET N FOR FINISHES, FINISHES, ETC.
 - SEE SHEET O FOR FINISHES, FINISHES, ETC.
 - SEE SHEET P FOR FINISHES, FINISHES, ETC.
 - SEE SHEET Q FOR FINISHES, FINISHES, ETC.
 - SEE SHEET R FOR FINISHES, FINISHES, ETC.
 - SEE SHEET S FOR FINISHES, FINISHES, ETC.
 - SEE SHEET T FOR FINISHES, FINISHES, ETC.
 - SEE SHEET U FOR FINISHES, FINISHES, ETC.
 - SEE SHEET V FOR FINISHES, FINISHES, ETC.
 - SEE SHEET W FOR FINISHES, FINISHES, ETC.
 - SEE SHEET X FOR FINISHES, FINISHES, ETC.
 - SEE SHEET Y FOR FINISHES, FINISHES, ETC.
 - SEE SHEET Z FOR FINISHES, FINISHES, ETC.

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS & ARCHITECTS
 1001 NORTH HAVEN BOULEVARD, SUITE 200
 HUNTSVILLE, ALABAMA 35894
 TEL: (256) 817-8000
 FAX: (256) 817-8000

K. HONIGSMAN HOMES
 1001 NORTH HAVEN BOULEVARD, SUITE 200
 HUNTSVILLE, ALABAMA 35894
 TEL: (256) 817-8000
 FAX: (256) 817-8000

NO.	DATE	DESCRIPTION	BY	CHKD.
1	11/15/00	PRELIMINARY	[Signature]	[Signature]
2	11/15/00	REVISED	[Signature]	[Signature]
3	11/15/00	REVISED	[Signature]	[Signature]
4	11/15/00	REVISED	[Signature]	[Signature]
5	11/15/00	REVISED	[Signature]	[Signature]
6	11/15/00	REVISED	[Signature]	[Signature]
7	11/15/00	REVISED	[Signature]	[Signature]
8	11/15/00	REVISED	[Signature]	[Signature]
9	11/15/00	REVISED	[Signature]	[Signature]
10	11/15/00	REVISED	[Signature]	[Signature]

VILLAS AT TRAFFORD PLACE
 DIVISION PLAN - CASTLE LAWN COURT STA 10175.00 TO 17650.00
 SHEET NO. 5 OF 12



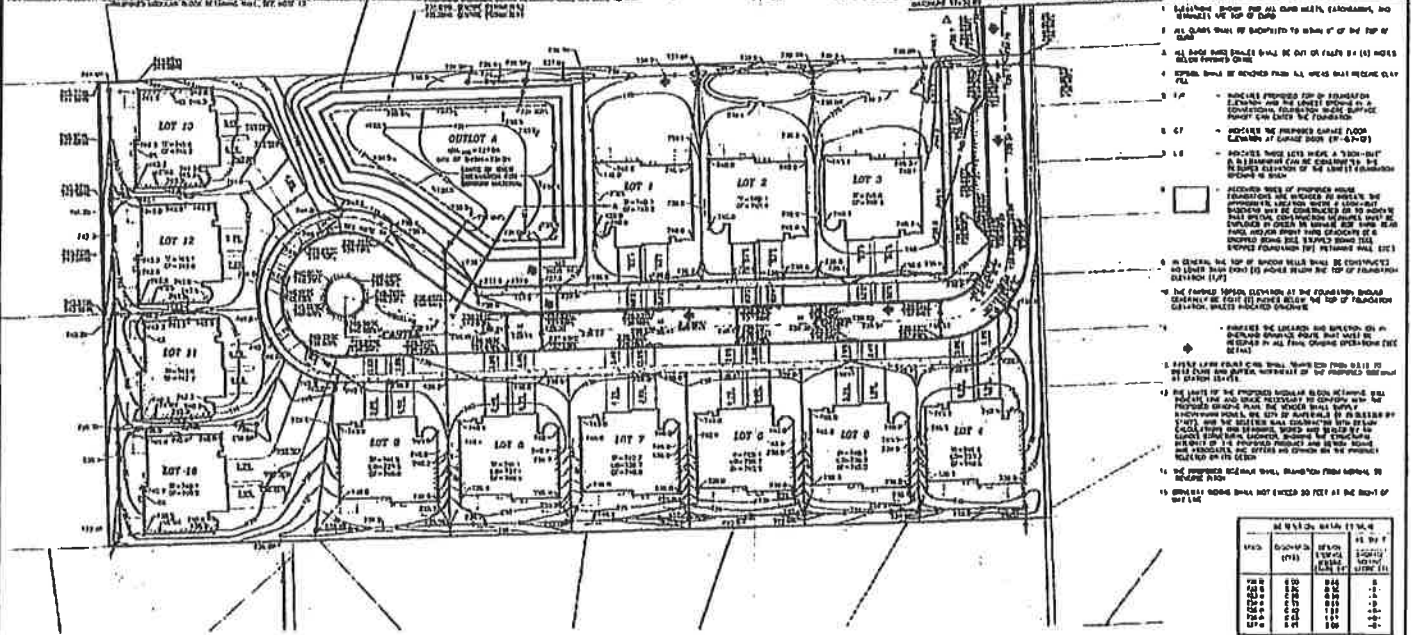
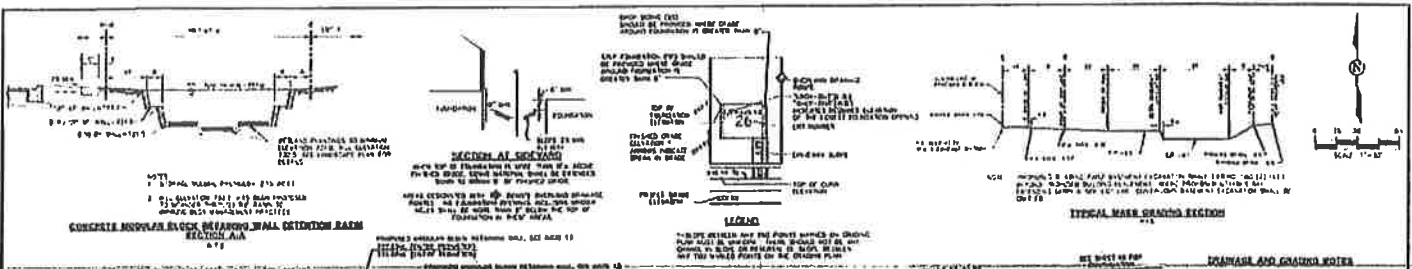
- UPPER COUNTY DIVISION OF TRANSPORTATION**
GENERAL NOTES AND SPECIFICATIONS
1. All construction in the County right-of-way shall be performed according to the Standard Specifications for Road and Bridge Construction (1988 Edition) as published by the Department of Transportation and for any future revisions thereof.
 2. All materials used shall conform to the specifications of the Department of Transportation and for any future revisions thereof.
 3. All work shall be done in accordance with the specifications of the Department of Transportation and for any future revisions thereof.
 4. All work shall be done in accordance with the specifications of the Department of Transportation and for any future revisions thereof.
 5. All work shall be done in accordance with the specifications of the Department of Transportation and for any future revisions thereof.
 6. All work shall be done in accordance with the specifications of the Department of Transportation and for any future revisions thereof.
 7. All work shall be done in accordance with the specifications of the Department of Transportation and for any future revisions thereof.
 8. All work shall be done in accordance with the specifications of the Department of Transportation and for any future revisions thereof.
 9. All work shall be done in accordance with the specifications of the Department of Transportation and for any future revisions thereof.
 10. All work shall be done in accordance with the specifications of the Department of Transportation and for any future revisions thereof.

ROAKE AND ASSOCIATES, INC.
 ENGINEERS AND ARCHITECTS
 1804 NORTH BUCKLE BOULEVARD, SUITE 200
 NASHVILLE, TENNESSEE 37203
 TEL: (615) 252-2000
 FAX: (615) 252-2020

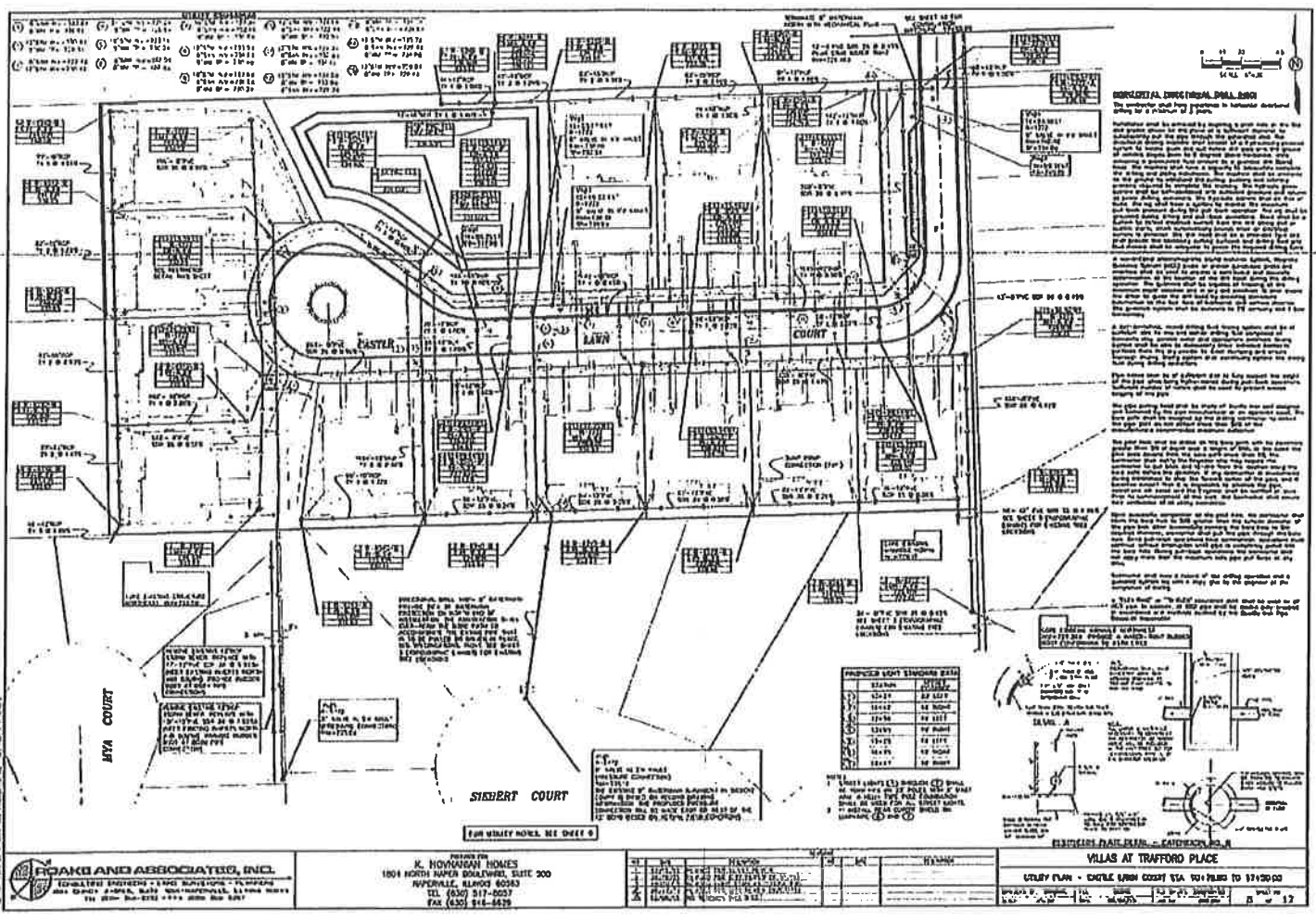
DESIGNED BY
H. HODGSON FUGATE
 1804 NORTH BUCKLE BOULEVARD, SUITE 200
 NASHVILLE, TENNESSEE 37203
 TEL: (615) 252-2000
 FAX: (615) 252-2020

NO.	DATE	DESCRIPTION	BY	CHKD.
1	10/15/88	PRELIMINARY PLAN	H.F.	H.F.
2	11/15/88	FINAL PLAN	H.F.	H.F.
3	12/15/88	CONSTRUCTION PLAN	H.F.	H.F.
4	01/15/89	AS-BUILT PLAN	H.F.	H.F.

VILLAS AT TRAFFORD PLACE
 DIVISION PLAN - CASTLE LAWN COURT 13th SIGNAL LANE
 75th STREET AND TRAFFORD PLACE
 DATE: 10/15/88
 SHEET NO. 12



<p>RJA AND ASSOCIATES, INC. CONSULTING ENGINEERING - LAND SURVEYING - PLANNING 1004 NORTH WASHINGTON STREET, SUITE 100, WASHINGTON, D.C. 20004 TEL: (202) 331-8000 FAX: (202) 331-8001</p>	<p>PROJECT: VILLAS AT TRAFFORD PLACE 1004 NORTH WASHINGTON STREET, SUITE 100, WASHINGTON, D.C. 20004 TEL: (202) 331-8000 FAX: (202) 331-8001</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>1</td> <td>10/15/01</td> <td>PRELIMINARY</td> </tr> <tr> <td>2</td> <td>11/15/01</td> <td>REVISED</td> </tr> <tr> <td>3</td> <td>12/15/01</td> <td>REVISED</td> </tr> </table>	NO.	DATE	DESCRIPTION	1	10/15/01	PRELIMINARY	2	11/15/01	REVISED	3	12/15/01	REVISED	<p>VILLAS AT TRAFFORD PLACE CIVIL PLAN - CIVIL ENGINEER SEA 1012380 FD 12-80-03 SHEET NO. 7 OF 17</p>
			NO.	DATE	DESCRIPTION										
1	10/15/01	PRELIMINARY													
2	11/15/01	REVISED													
3	12/15/01	REVISED													
<p>SCALE: AS SHOWN</p>															

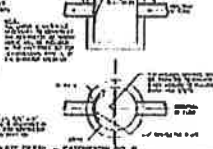


GENERAL NOTES
 The contractor shall provide in finished condition all utility lines shown on this plan.

The contractor shall be responsible for securing all necessary permits from the appropriate authorities for the construction of the project. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities for the construction of the project. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities for the construction of the project.

The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities for the construction of the project. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities for the construction of the project. The contractor shall be responsible for obtaining all necessary permits from the appropriate authorities for the construction of the project.

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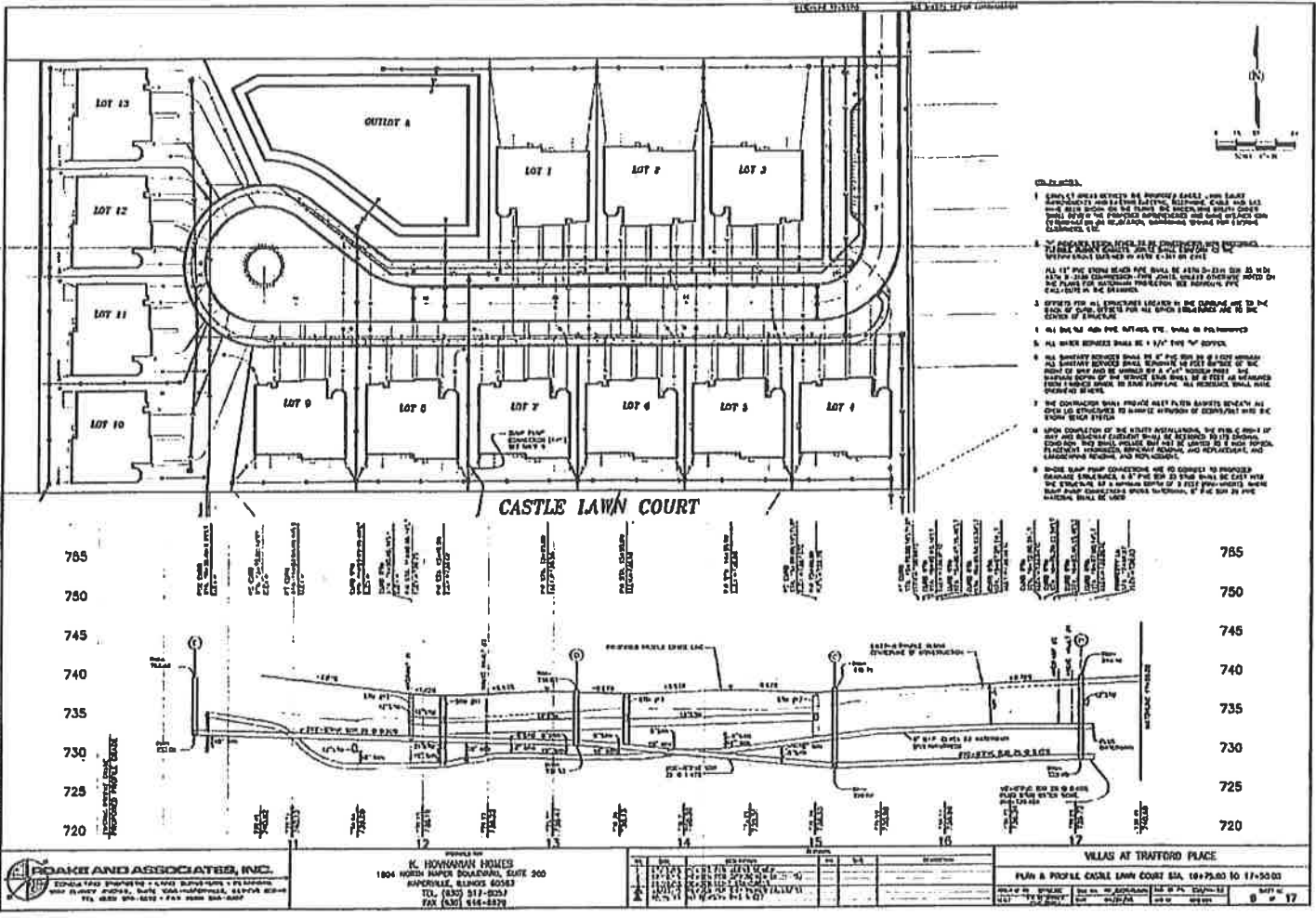
UTILITY PLAN - CHUTE FROM COSEY STA. TO PILES TO 17450.00
 SCALE: AS SHOWN
 DATE: 11/10/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]

FRANK AND ASSOCIATES, INC.
 ENGINEERS ARCHITECTS PLANNERS
 1001 NORTH MAPLE BOULEVARD, SUITE 200
 MAPLEVILLE, MISSISSIPPI 38951
 TEL: (662) 817-5007
 FAX: (662) 817-5078

K. HOWARD HONES
 1001 NORTH MAPLE BOULEVARD, SUITE 200
 MAPLEVILLE, MISSISSIPPI 38951
 TEL: (662) 817-5007
 FAX: (662) 817-5078

NO.	REVISION	DATE
1	ISSUED FOR PERMITS	11/10/00
2	REVISED PER PERMITS	11/10/00
3	REVISED PER PERMITS	11/10/00
4	REVISED PER PERMITS	11/10/00

VILLAS AT TRAFFORD PLACE
 UTILITY PLAN - CHUTE FROM COSEY STA. TO PILES TO 17450.00
 SCALE: AS SHOWN
 DATE: 11/10/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]



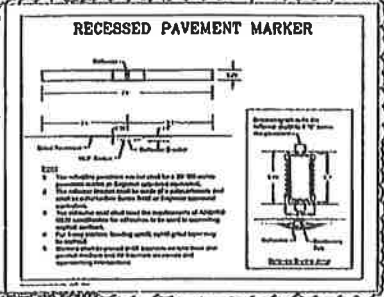
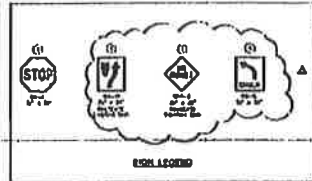
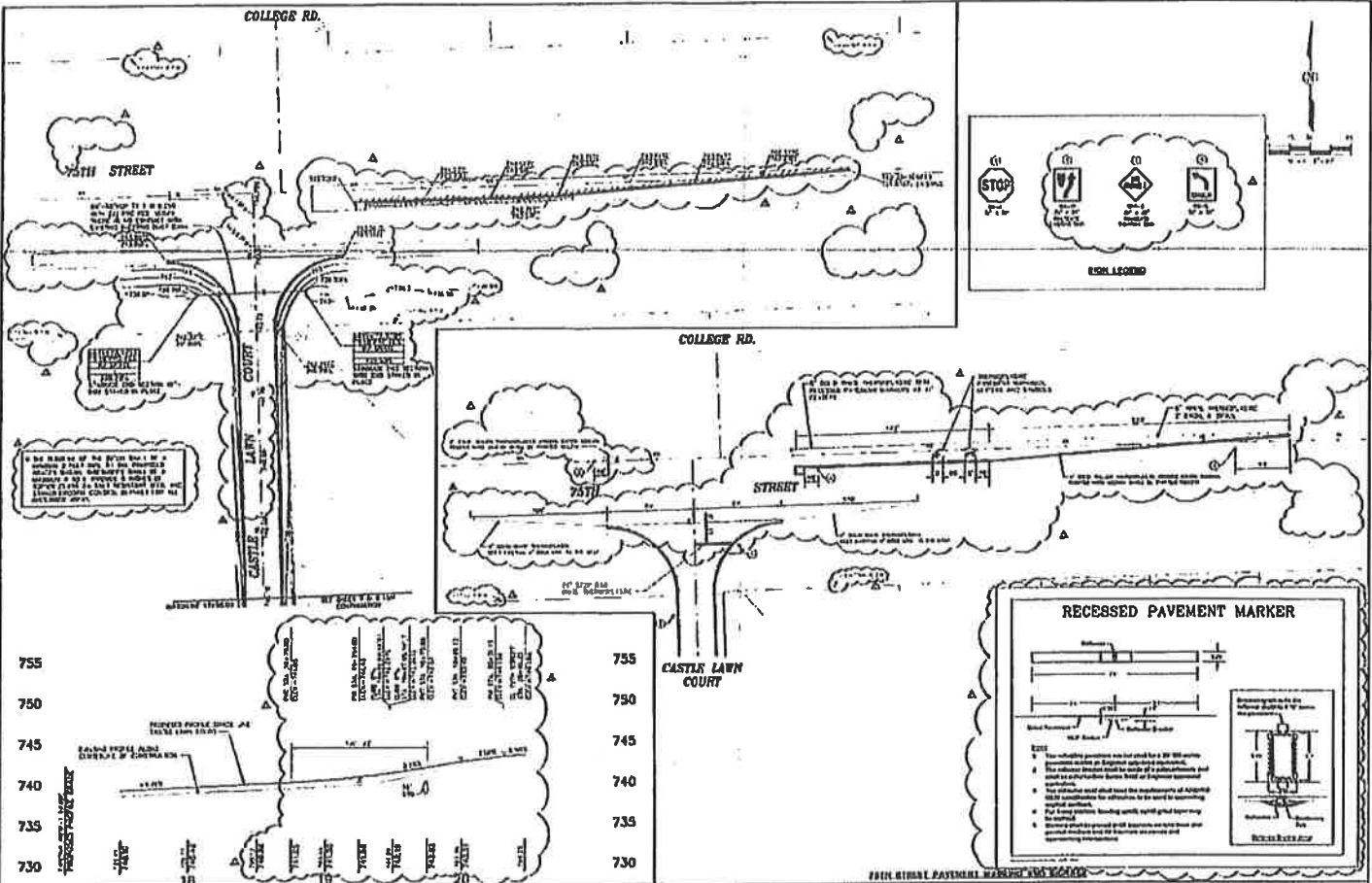
- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND STRUCTURES UNLESS OTHERWISE SPECIFIED. ALL UTILITIES SHALL BE PROTECTED AND DEEPENED AS NECESSARY TO ACCOMMODATE THE PROPOSED CONSTRUCTION.
 3. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. DELAYS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
 4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 5. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. DELAYS SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT.
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
 9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.

ROAKE AND ASSOCIATES, INC.
 ENGINEERS, ARCHITECTS, PLANNERS & INTERIORS
 1804 NORTH MAPLE BOULEVARD, SUITE 200
 KANSAS CITY, MISSOURI 64108
 TEL: (816) 431-8000
 FAX: (816) 431-8001

K. BROWNE & ASSOCIATES
 1804 NORTH MAPLE BOULEVARD, SUITE 200
 KANSAS CITY, MISSOURI 64108
 TEL: (816) 431-8000
 FAX: (816) 431-8001

NO.	DESCRIPTION	DATE	BY	CHKD.
1	ISSUED FOR PERMITS	10/15/00	J. ROAKE	K. BROWNE
2	ISSUED FOR CONSTRUCTION	10/20/00	J. ROAKE	K. BROWNE
3	ISSUED FOR OCCUPANCY	11/01/00	J. ROAKE	K. BROWNE
4	ISSUED FOR RECORD	11/15/00	J. ROAKE	K. BROWNE

VILLAS AT TRAFFORD PLACE			
PLAN & PROFILE	CASTLE LAWN COURT E.A.	10-15-00 TO 11-01-00	
DATE	BY	DATE	BY
10/15/00	J. ROAKE	10/20/00	K. BROWNE
10/20/00	J. ROAKE	11/01/00	K. BROWNE
11/01/00	J. ROAKE	11/15/00	K. BROWNE
11/15/00	J. ROAKE		



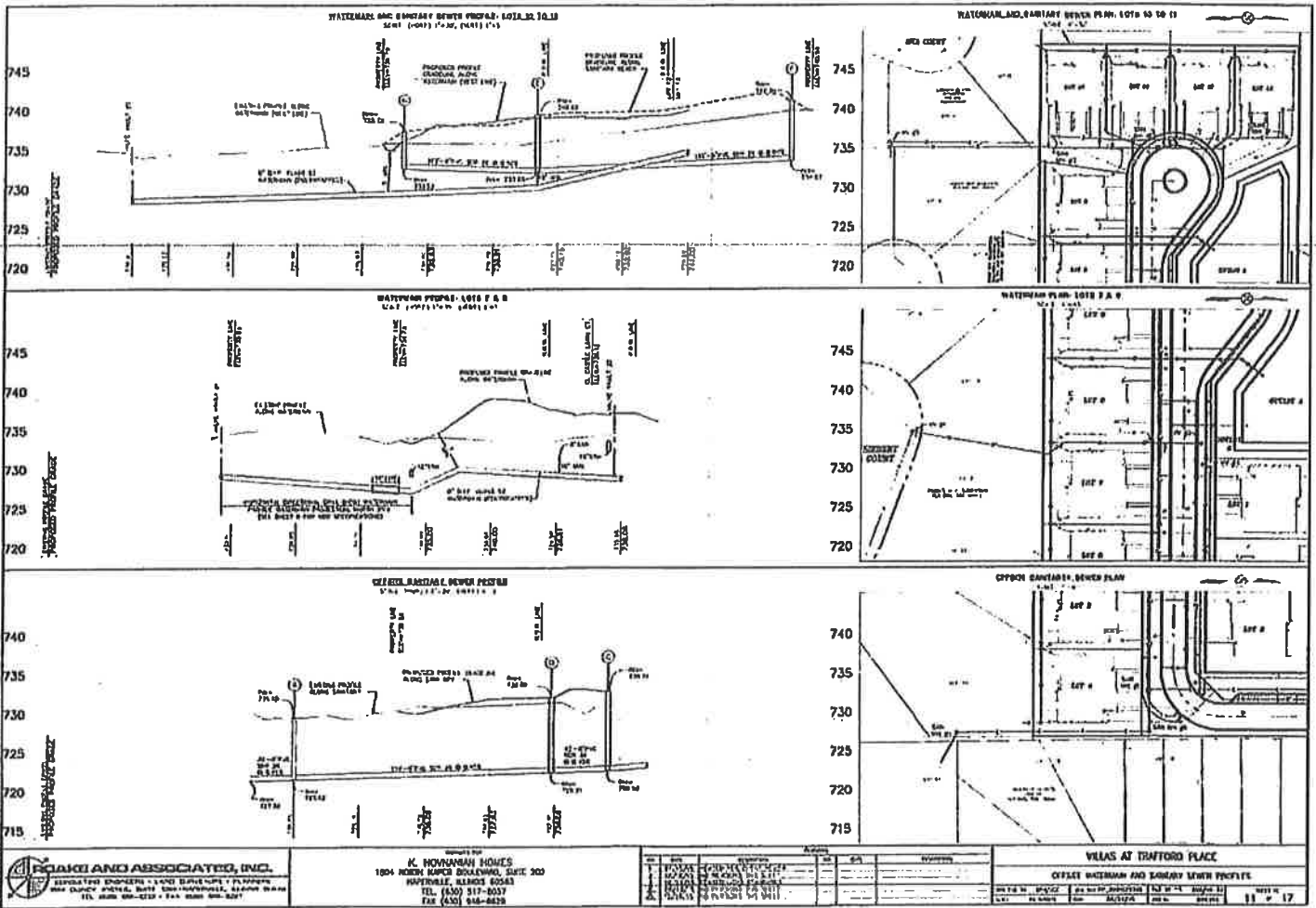
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750		750
745		745
740		740
735		735
730		730

FRONT SIGNAGE		REAR SIGNAGE	
NO. 1	NO. 2	NO. 3	NO. 4
DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION

FRANK AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS - PLANNERS
 1005 DUNDY AVENUE, SUITE 100, ALPHARETTA, GEORGIA 30201
 TEL. (404) 487-8800 • FAX. (404) 487-8801

1005 NORTH AVENUE
 N. NOVEMBER HOMES
 1204 NORTH HAVEN BOULEVARD, SUITE 700
 KAPREVILLE, GEORGIA 30144
 TEL. (404) 517-8057
 FAX (404) 517-8055

VILLAS AT THAFFORD PLACE
 PLAN & PROFILE, GRADING AND UTILITY, PAVEMENT MARKING & SIGNAGE -
 CASTLE LAWN COURT SW. 75th ST. IN 20148 & 20149 STREET

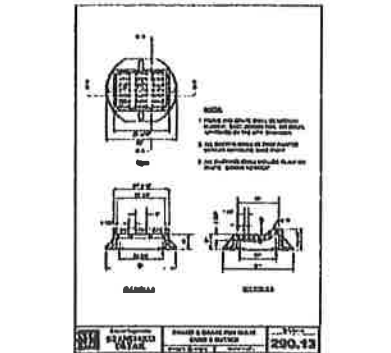
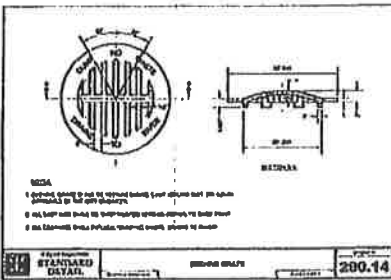
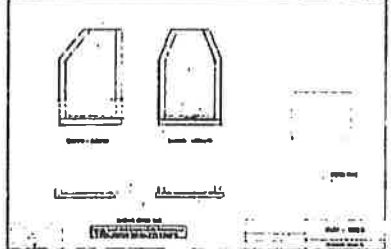
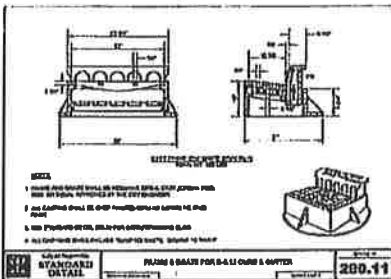
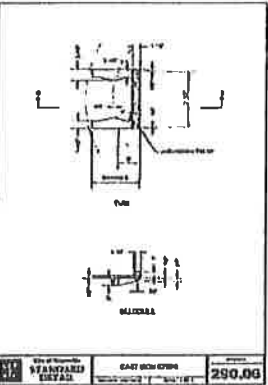
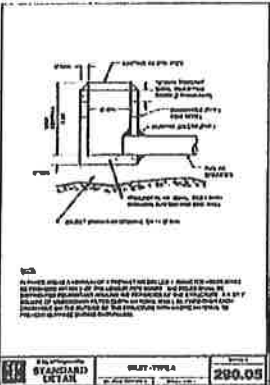
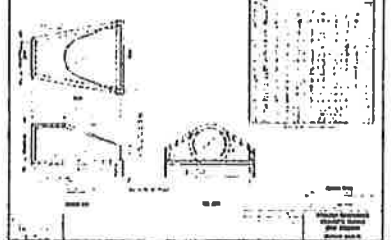
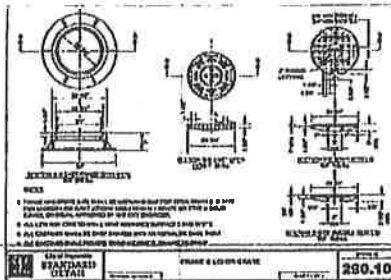
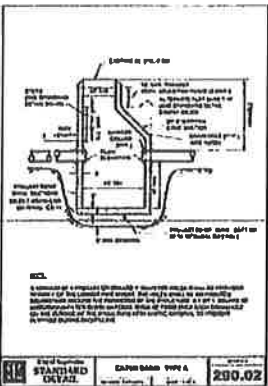
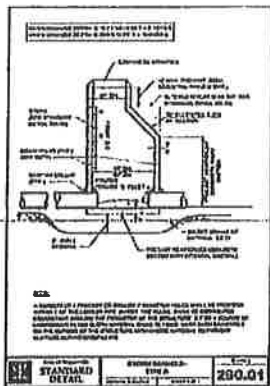


RAJAKI AND ASSOCIATES, INC.
 REGISTERED ENGINEERS - LAND SURVEYORS - PLANNERS
 1000 QUINCY AVENUE, SUITE 200, ROCKFORD, ILLINOIS 61103
 TEL. (815) 398-0212 • FAX (815) 398-8271

DESIGNED BY
K. HONNANEN HOLDINGS
 1804 NORTH RAMPAGE BOULEVARD, SUITE 300
 HANOVERVILLE, ILLINOIS 60043
 TEL. (630) 311-8037
 FAX (630) 311-8828

NO.	DATE	DESCRIPTION	BY	CHK.	APPROVED
1	10/15/02	PRELIMINARY DESIGN			
2	10/22/02	FINAL DESIGN			
3	11/15/02	CONSTRUCTION PERMITS			
4	12/15/02	AS-BUILT RECORD			

VILAS AT TRAFFORD PLACE
 OFFICE WATERMAIN AND SANITARY SEWER PROFILES
 SHEET NO. 11 OF 17

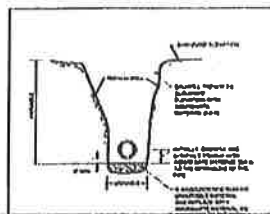


FOAKE AND ASSOCIATES, INC.
 1500 10th Street, Suite 1000 • Dallas, Texas 75201 • Phone (214) 761-1111
 FAX (214) 761-1112 • Telex 150000 FOKA • Cable FOKA

H. HONNIGAN HOMES
 1804 NORTH RIVER DRIVE, SUITE 202
 IRVING, TEXAS 75038
 TEL. (214) 611-0057
 FAX (214) 611-0279

NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	11/11/88	JL
2	REVISED PER COMMENTS	11/11/88	JL
3	REVISED PER COMMENTS	11/11/88	JL
4	REVISED PER COMMENTS	11/11/88	JL
5	REVISED PER COMMENTS	11/11/88	JL
6	REVISED PER COMMENTS	11/11/88	JL
7	REVISED PER COMMENTS	11/11/88	JL
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9	REVISED PER COMMENTS	11/11/88	JL
10	REVISED PER COMMENTS	11/11/88	JL

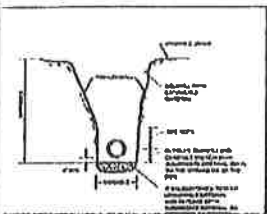
VILLAS AT THAYER PLACE					
DETAILS					
NO.	DATE	BY	REVISED BY	DATE	REVISION
1	11/11/88	JL			
2	11/11/88	JL			
3	11/11/88	JL			
4	11/11/88	JL			
5	11/11/88	JL			
6	11/11/88	JL			
7	11/11/88	JL			
8	11/11/88	JL			
9	11/11/88	JL			
10	11/11/88	JL			



NOTE

1. Provide drainage membrane under sill membrane in accordance with manufacturer's instructions.
2. Sill Pan shall be 1/2" deep and 1/2" wide and shall be installed in the sill pan groove in the sill pan membrane.

290.20 SILL PAN DETAIL



NOTE

1. Provide drainage membrane under sill membrane in accordance with manufacturer's instructions.
2. Sill Pan shall be 1/2" deep and 1/2" wide and shall be installed in the sill pan groove in the sill pan membrane.

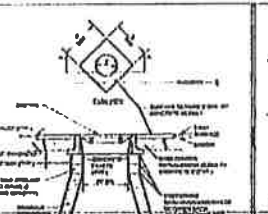
290.21 SILL PAN DETAIL



NOTE

1. Provide drainage membrane under sill membrane in accordance with manufacturer's instructions.
2. Sill Pan shall be 1/2" deep and 1/2" wide and shall be installed in the sill pan groove in the sill pan membrane.

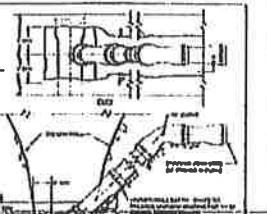
290.22 SILL PAN DETAIL



NOTE

1. Provide drainage membrane under sill membrane in accordance with manufacturer's instructions.
2. Sill Pan shall be 1/2" deep and 1/2" wide and shall be installed in the sill pan groove in the sill pan membrane.

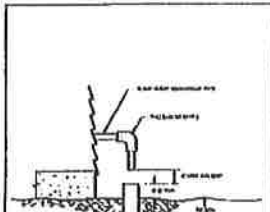
290.15 SILL PAN DETAIL



NOTE

1. Provide drainage membrane under sill membrane in accordance with manufacturer's instructions.
2. Sill Pan shall be 1/2" deep and 1/2" wide and shall be installed in the sill pan groove in the sill pan membrane.

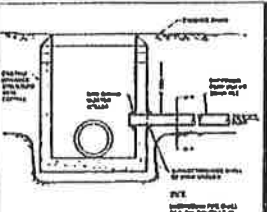
390.20 SILL PAN DETAIL



NOTE

1. Provide drainage membrane under sill membrane in accordance with manufacturer's instructions.
2. Sill Pan shall be 1/2" deep and 1/2" wide and shall be installed in the sill pan groove in the sill pan membrane.

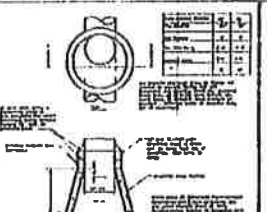
290.30 SILL PAN DETAIL



NOTE

1. Provide drainage membrane under sill membrane in accordance with manufacturer's instructions.
2. Sill Pan shall be 1/2" deep and 1/2" wide and shall be installed in the sill pan groove in the sill pan membrane.

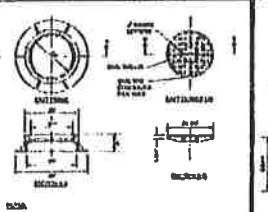
290.31 SILL PAN DETAIL



NOTE

1. Provide drainage membrane under sill membrane in accordance with manufacturer's instructions.
2. Sill Pan shall be 1/2" deep and 1/2" wide and shall be installed in the sill pan groove in the sill pan membrane.

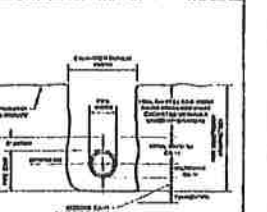
390.01 SILL PAN DETAIL



NOTE

1. Provide drainage membrane under sill membrane in accordance with manufacturer's instructions.
2. Sill Pan shall be 1/2" deep and 1/2" wide and shall be installed in the sill pan groove in the sill pan membrane.

390.06 SILL PAN DETAIL



NOTE

1. Provide drainage membrane under sill membrane in accordance with manufacturer's instructions.
2. Sill Pan shall be 1/2" deep and 1/2" wide and shall be installed in the sill pan groove in the sill pan membrane.

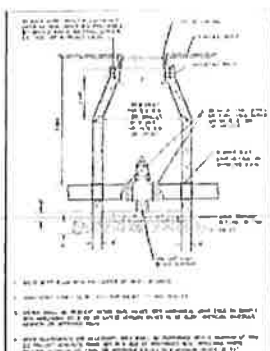
390.10 SILL PAN DETAIL

HOAKE AND ASSOCIATES, INC.
 ARCHITECTS
 1001 NORTH RIVER BOULEVARD, SUITE 200
 WHEELING, ILLINOIS 60090
 TEL. (815) 517-0057
 FAX (815) 517-5278

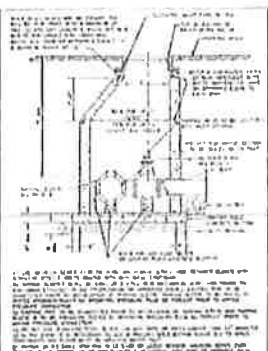
K. HOFFMAN HOKES
 1001 NORTH RIVER BOULEVARD, SUITE 200
 WHEELING, ILLINOIS 60090
 TEL. (815) 517-0057
 FAX (815) 517-5278

NO.	DESCRIPTION	DATE	BY	CHKD.	STATUS
1	ISSUED FOR PERMIT	10/15/13	JH	JH	ISSUED
2	ISSUED FOR CONSTRUCTION	10/15/13	JH	JH	ISSUED
3	ISSUED FOR RECORD	10/15/13	JH	JH	ISSUED

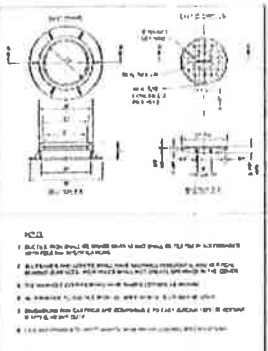
VILLAS AT TRAFFORD PLACE					
DETAILS					
NO.	DESCRIPTION	DATE	BY	CHKD.	STATUS
1	ISSUED FOR PERMIT	10/15/13	JH	JH	ISSUED
2	ISSUED FOR CONSTRUCTION	10/15/13	JH	JH	ISSUED
3	ISSUED FOR RECORD	10/15/13	JH	JH	ISSUED



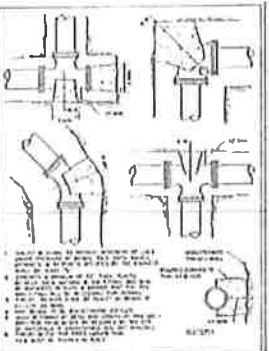
STANDARD DETAIL 490.01



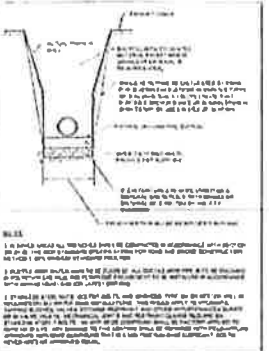
STANDARD DETAIL 490.02



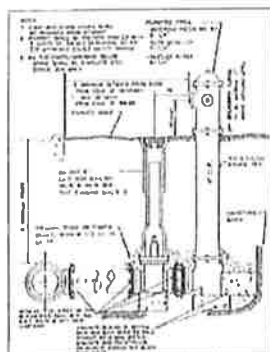
STANDARD DETAIL 490.04



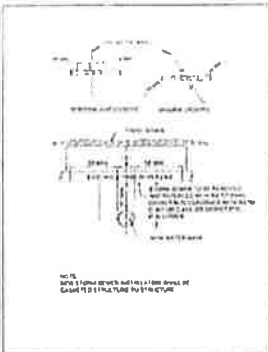
STANDARD DETAIL 490.11



STANDARD DETAIL 490.10



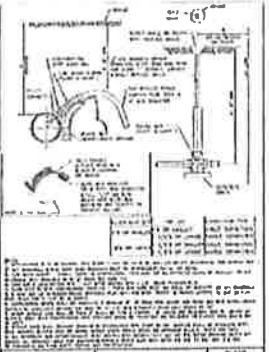
STANDARD DETAIL 490.00



STANDARD DETAIL 490.14



STANDARD DETAIL 490.15



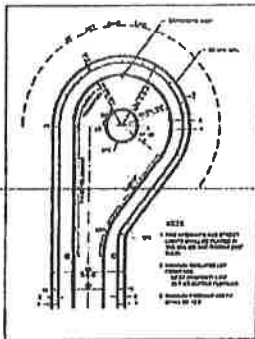
STANDARD DETAIL 490.20

HOAKE AND ASSOCIATES, INC.
 1801 NORTH MAIN STREET, SUITE 200
 HOUSTON, TEXAS 77002
 TEL: (713) 865-1111 FAX: (713) 865-1112

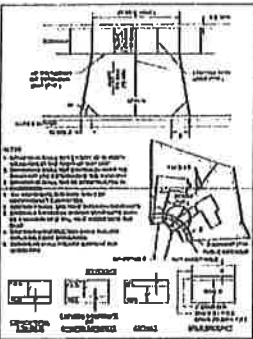
PROJECT: VILLAS AT TRAFFORD PLACE
 SHEET: 14 OF 17

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	10/15/03
2	ISSUED FOR CONSTRUCTION	11/10/03
3	ISSUED FOR CORRECTIONS	12/15/03
4	ISSUED FOR CORRECTIONS	01/15/04
5	ISSUED FOR CORRECTIONS	02/15/04
6	ISSUED FOR CORRECTIONS	03/15/04
7	ISSUED FOR CORRECTIONS	04/15/04
8	ISSUED FOR CORRECTIONS	05/15/04
9	ISSUED FOR CORRECTIONS	06/15/04
10	ISSUED FOR CORRECTIONS	07/15/04
11	ISSUED FOR CORRECTIONS	08/15/04
12	ISSUED FOR CORRECTIONS	09/15/04
13	ISSUED FOR CORRECTIONS	10/15/04
14	ISSUED FOR CORRECTIONS	11/15/04
15	ISSUED FOR CORRECTIONS	12/15/04
16	ISSUED FOR CORRECTIONS	01/15/05
17	ISSUED FOR CORRECTIONS	02/15/05
18	ISSUED FOR CORRECTIONS	03/15/05
19	ISSUED FOR CORRECTIONS	04/15/05
20	ISSUED FOR CORRECTIONS	05/15/05
21	ISSUED FOR CORRECTIONS	06/15/05
22	ISSUED FOR CORRECTIONS	07/15/05
23	ISSUED FOR CORRECTIONS	08/15/05
24	ISSUED FOR CORRECTIONS	09/15/05
25	ISSUED FOR CORRECTIONS	10/15/05
26	ISSUED FOR CORRECTIONS	11/15/05
27	ISSUED FOR CORRECTIONS	12/15/05
28	ISSUED FOR CORRECTIONS	01/15/06
29	ISSUED FOR CORRECTIONS	02/15/06
30	ISSUED FOR CORRECTIONS	03/15/06
31	ISSUED FOR CORRECTIONS	04/15/06
32	ISSUED FOR CORRECTIONS	05/15/06
33	ISSUED FOR CORRECTIONS	06/15/06
34	ISSUED FOR CORRECTIONS	07/15/06
35	ISSUED FOR CORRECTIONS	08/15/06
36	ISSUED FOR CORRECTIONS	09/15/06
37	ISSUED FOR CORRECTIONS	10/15/06
38	ISSUED FOR CORRECTIONS	11/15/06
39	ISSUED FOR CORRECTIONS	12/15/06
40	ISSUED FOR CORRECTIONS	01/15/07
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42	ISSUED FOR CORRECTIONS	03/15/07
43	ISSUED FOR CORRECTIONS	04/15/07
44	ISSUED FOR CORRECTIONS	05/15/07
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46	ISSUED FOR CORRECTIONS	07/15/07
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75	ISSUED FOR CORRECTIONS	12/15/09
76	ISSUED FOR CORRECTIONS	01/15/10
77	ISSUED FOR CORRECTIONS	02/15/10
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88	ISSUED FOR CORRECTIONS	01/15/11
89	ISSUED FOR CORRECTIONS	02/15/11
90	ISSUED FOR CORRECTIONS	03/15/11
91	ISSUED FOR CORRECTIONS	04/15/11
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94	ISSUED FOR CORRECTIONS	07/15/11
95	ISSUED FOR CORRECTIONS	08/15/11
96	ISSUED FOR CORRECTIONS	09/15/11
97	ISSUED FOR CORRECTIONS	10/15/11
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100	ISSUED FOR CORRECTIONS	01/15/12

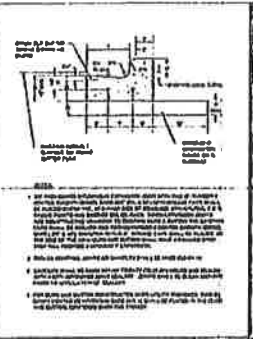
VILLAS AT TRAFFORD PLACE
 DETAILS
 SHEET 14 OF 17



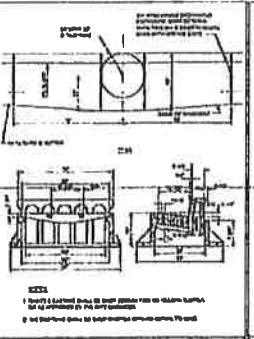
STANDARD DETAIL 590.03



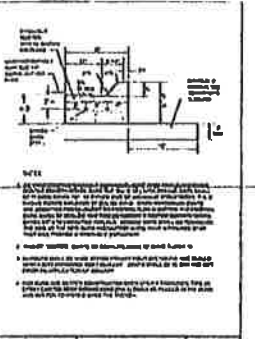
STANDARD DETAIL 590.06



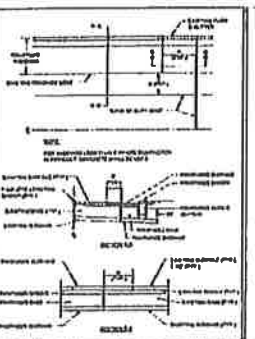
STANDARD DETAIL 590.20



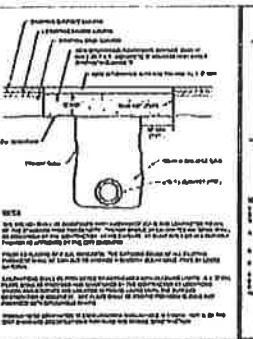
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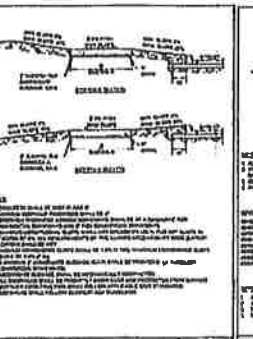
STANDARD DETAIL 590.22



STANDARD DETAIL 590.11



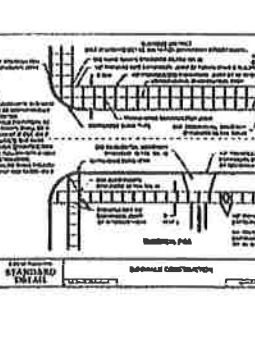
STANDARD DETAIL 590.13



STANDARD DETAIL 590.30



STANDARD DETAIL 590.32



STANDARD DETAIL 590.31

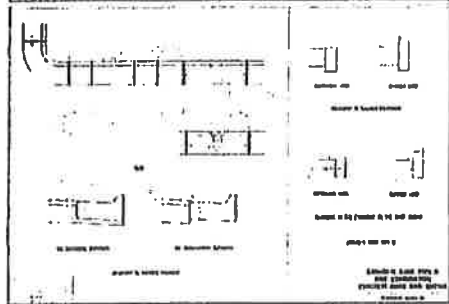
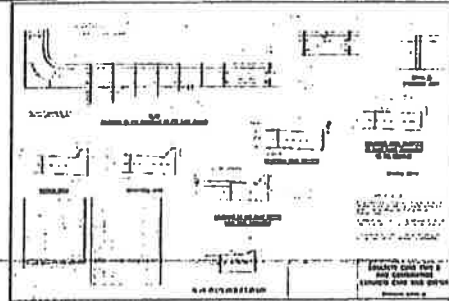
ROARK AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
 104 NORTH BURGESS COLLEGE, SUITE 200
 BIRMINGHAM, ALABAMA 35293
 TEL: (205) 941-4222 FAX: (205) 941-5222

PROJECT: VILLAGES AT TRAFFORD PLACE
 SHEET: 15 OF 17
 DATE: 11/15/01
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 APPROVED BY: J. HARRIS

NO.	DATE	BY	DESCRIPTION
1	11/15/01	J. HARRIS	ISSUED FOR PERMIT
2	11/15/01	J. HARRIS	ISSUED FOR PERMIT
3	11/15/01	J. HARRIS	ISSUED FOR PERMIT
4	11/15/01	J. HARRIS	ISSUED FOR PERMIT
5	11/15/01	J. HARRIS	ISSUED FOR PERMIT

VILLAGES AT TRAFFORD PLACE			
DETAILS			
NO.	DATE	BY	DESCRIPTION
1	11/15/01	J. HARRIS	ISSUED FOR PERMIT
2	11/15/01	J. HARRIS	ISSUED FOR PERMIT
3	11/15/01	J. HARRIS	ISSUED FOR PERMIT
4	11/15/01	J. HARRIS	ISSUED FOR PERMIT
5	11/15/01	J. HARRIS	ISSUED FOR PERMIT

15 OF 17

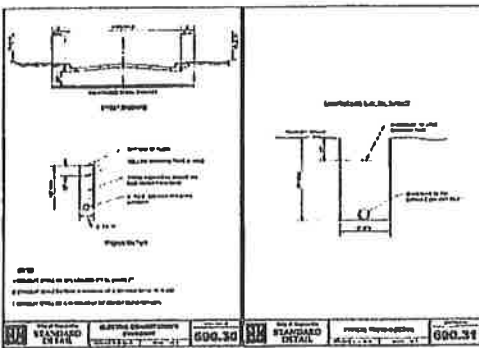
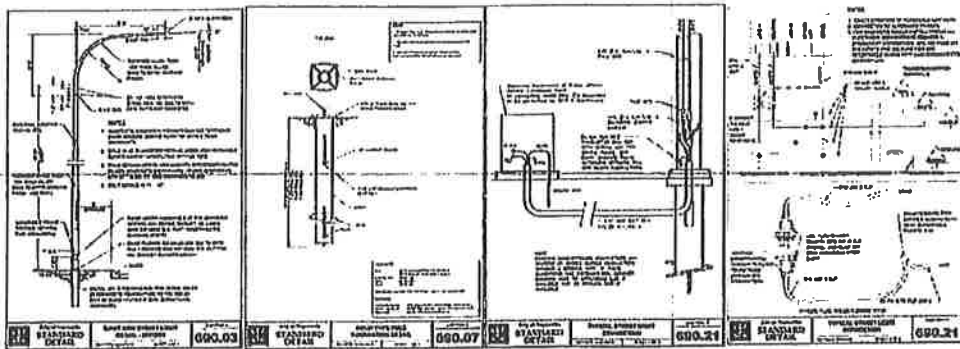


RIJKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - ARCHITECTS - PLANNERS
 1804 NORTH HAVEN BOULEVARD, SUITE 200
 ANAHEIM, CALIFORNIA 92816
 TEL: (714) 944-1234 FAX: (714) 944-1235

PROPERTY OF
M. HENDERSON HOUSES
 1804 NORTH HAVEN BOULEVARD, SUITE 200
 ANAHEIM, CALIFORNIA 92816
 TEL: (714) 944-1234
 FAX: (714) 944-1235

REVISIONS		DATE	BY	REVISION
1	ISSUE FOR PERMITTING			
2	ISSUE FOR CONSTRUCTION			
3	ISSUE FOR RECORD SET			

VILLAS AT TRAYFORD PLACE				
SCHEDULE				
NO. OF SHEETS	17	TOTAL SHEETS	17	DATE
NO. OF SHEETS	17	TOTAL SHEETS	17	DATE



FRANK AND ASSOCIATES, INC.
 225 MILL ST. UNIVERSITY & SAND HILLS RD. • SUITE 200
 95814 CONCORD, CALIF. 94520 • TEL: 925-309-1100
 FAX: 925-309-1200 • FAX: 925-309-1200

PROJECT BY
K. HERRON HIGGS
 1804 NORTH RIVER EXCHANGE, SUITE 203
 RAINFALL, ALABAMA 35063
 TEL: (205) 817-8027
 FAX: (205) 817-1827

NO.	REV.	DATE	BY	DESCRIPTION
1	01	11/14/01	WJ	ISSUED FOR PERMIT
2	02	11/14/01	WJ	REVISED PER COMMENTS
3	03	11/14/01	WJ	REVISED PER COMMENTS

VILLAS AT TRAFFORD PLACE					
DETAILS					
NO.	DATE	BY	CHKD.	APP'D.	SCALE
17	11/14/01	WJ	WJ	WJ	AS SHOWN

EXHIBIT D

CERTIFIED COSTS FOR ROADWAY IMPROVEMENTS

No.	Item Description	Unit	Quantity	Price	Total
75th Street - Earthwork and Erosion Control					
1	Earth Excavation	CY	350	\$ 30.00	\$ 10,500.00
2	Curb and Gutter Removal	LF	485	\$ 10.00	\$ 4,850.00
3	Topsoil Placement	SY	285	\$ 10.00	\$ 2,850.00
4	Seeding and Erosion Control Blanket	SY	295	\$ 5.00	\$ 1,475.00
5	Ditch Check	EA	3	\$ 300.00	\$ 900.00
6	Backfill Curb	LF	361	\$ -	\$ -
Sub-Total 75th Street - Earthwork and Erosion Control					\$ 20,675.00
75th Street - Left Turn Lane - Paving					
1	Undercuts	CY	18	\$ 102.00	\$ 1,836.00
2	6" Aggregate Base Course Type B (CA-6)	SY	565	\$ 8.25	\$ 4,651.25
3	11" Bituminous Concrete Base Course - HMA, N50	SY	450	\$ 48.00	\$ 21,600.00
4	1-1/4" Leveling Binder (Machine Method) - HMA, IL-9.5, N70	SY	450	\$ 8.00	\$ 3,600.00
5	1-3/4" Ploy. Surface Course - HMA, Mix "F", N90	SY	450	\$ 18.00	\$ 7,200.00
6	Bituminous Material - Prime Coat	GAL	244	\$ -	\$ -
7	Combination B6 12 Concrete Curb and Gutter W/ 4" Aggregate Base	LF	440	\$ 35.95	\$ 15,818.00
8	Ramped Island Nose (IDOT Standard Detail 608301-04)	SF	44	\$ 18.00	\$ 782.00
9	Bituminous Median (1-1/2" Bit Surface W/3" Bit Base)	SY	70	\$ 36.00	\$ 2,520.00
10	Pavement Markings & Signage	LS	1	\$ 6,580.00	\$ 6,580.00
Sub-Total - 75th Street - Paving					\$ 64,607.25
75th Street - Shoulder & ROW Castle Lawn Ct. - Paving					
1	Fine Grading	SY	450	\$ 1.75	\$ 787.50
2	1-1/2" Pavement Milling	SY	190	\$ 7.00	\$ 1,330.00
3	Leveling Binder - Variable Depth	SY	190	\$ 11.50	\$ 2,185.00
4	Aggregate Shoulder Repair	LS	1	\$ 2,000.00	\$ 2,000.00
5	8" Aggregate Base Course Type B (CA-6)	SY	405	\$ 11.25	\$ 4,556.25
6	4" Bituminous Concrete Base Course - HMA, N50	SY	405	\$ 14.50	\$ 5,872.50
7	2-1/2" Bituminous Concrete Binder Course - HMA, IL-19, N70	SY	405	\$ 10.00	\$ 4,050.00
8	1-1/2" Bituminous Concrete Surface Course - HMA, Mix "C", N70	SY	595	\$ 8.75	\$ 5,206.25
9	Undercuts	CY	150	\$ 48.00	\$ 7,200.00
10	Combination B6 12 Concrete Curb and Gutter W/ 4" Aggregate Base	LF	157	\$ 17.90	\$ 2,810.30
11	Pavement Markings & Signage	LS	1	\$ -	\$ -
Sub-Total - 75th Street - Paving - Driveway Apron					\$ 34,807.80
75th Street - Storm Sewer					
1	18" RCP Storm Sewer, Type 1	LF	68	\$ 32.65	\$ 2,220.20
2	18" Precast Concrete Flared End Section w/ Grate	EA	2	\$ 1,660.00	\$ 3,320.00
3	Trench Backfill	CY	14	\$ 30.00	\$ 420.00
Sub-Total Onsite - Storm Sewer					\$ 6,960.20
Miscellaneous - 75th Street					
1	Traffic Control	LS	1	\$ 5,500.00	\$ 5,500.00
Sub-Total Miscellaneous - 75th Street					\$ 5,500.00
Total 75th ROW Improvements					\$ 131,550.25
Castle Lawn Court - Sta. 17+14.97 thru 19+45.82 - Earthwork and Erosion Control					
1	Existing Pavement Excavation	CY	300	\$ 7.50	\$ 2,250.00
2	Topsoil Placement	CY	200	\$ 15.00	\$ 3,000.00
3	Seeding and Erosion Control Blanket	SY	334	\$ 4.00	\$ 1,336.00
4	S&F Fence	LF	549	\$ 2.00	\$ 1,098.00
5	Backfill Curb	LF	464	\$ 1.50	\$ 696.00
Sub-Total Castle Lawn - Earthwork and Erosion Control					\$ 8,380.00
Castle Lawn Court - Sta. 17+14.97 thru 19+45.82 - Paving					
1	Fine Grading	SY	800	\$ 1.75	\$ 1,400.00
2	11" Aggregate Base Course Type B (CA-6)	SY	644	\$ 11.25	\$ 7,245.00
3	2-1/2" Bituminous Concrete Binder Course - HMA, IL-19, N50	SY	644	\$ 9.50	\$ 6,118.00
4	1-1/2" Bituminous Concrete Surface Course - HMA, Mix "C", N50	SY	644	\$ 7.00	\$ 4,508.00
5	Undercuts	CY	268	\$ 48.00	\$ 12,768.00
6	Aggregate (Prime Coat)	TON	2	\$ -	\$ -
7	Combination B6 12 Concrete Curb and Gutter W/ 4" Aggregate Base	LF	464	\$ 17.90	\$ 8,305.60
Sub-Total - Castle Lawn Court - Paving					\$ 40,344.60
Castle Lawn Court - Sta. 17+14.97 thru 19+45.82 - Miscellaneous					
1	32" Davit Arm Street Light - Cobra Head Luminaire 250W RPS, Installed Complete w/ Helix Fndn	EA	1	\$ 5,457.00	\$ 5,457.00
Sub-Total Miscellaneous - Castle Lawn Court					\$ 5,457.00
Total Castle Lawn Court - Sta. 17+14.97 thru 19+45.82					\$ 64,181.60

Castle Lawn Ct Soft Costs

	Total Cost	\$4,000
DuPage DOT Permit	1.5% of cost estimate	\$60.00
City of Naperville Review/Inspection Fee	3% of cost estimate (75th posted with City and County)	\$1,200.00
City/County Bonds	26% of \$26500 overall final engineering fee- \$6250	\$1,645.00
Engineering		\$6,805.00

	Castle Lawn Ct Cost	Castle Lawn Share
	\$ 46,516.58	
	0%	\$ -
	27%	\$ 697.75
	27%	\$ 1,395.50
	27%	\$ 1,716.52
		\$ 3,809.78

75th Street Soft Costs

	Total Cost	\$1,000
DuPage DOT Permit	1.5% of cost estimate	\$15.00
City of Naperville Review/Inspection Fee	3% of cost estimate (75th posted with City and County)	\$30.00
City/County Bonds	26% of \$26500 overall final engineering fee- \$6250	\$1,645.00
Engineering		\$1,700.00

	75th St Cost	75th Street Share
	\$ 122,854.82	
	100%	\$ 1,000.00
	73%	\$ 1,842.82
	73%	\$ 7,371.29
	73%	\$ 4,533.48
		\$ 14,747.60