

**PROPERTY ADDRESS:  
109, 129, 133 W. BENTON AVENUE  
5 N. MAIN STREET  
NAPERVILLE, IL 60540**

**P.I.N.S  
07-13-410-008  
07-13-410-009  
07-13-410-010  
07-13-410-014**

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

**OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT  
FOR BENTON AND MAIN**

This Owner's Acknowledgement and Acceptance Agreement for Benton and Main ("Agreement") located at 109 W Benton Ave, 129 W Benton Ave, 133 W Benton Ave, and 5 N Main St, Naperville, IL 60540 is entered into by and between the City of Naperville, a home rule unit of local government under the Constitution and laws of the State of Illinois ("City" or "City of Naperville"), with an address of 400 South Eagle Street, Naperville, Illinois 60540, and M/I Homes of Chicago LLC, an Delaware limited liability company ("OWNER AND DEVELOPER"), with offices located at 2135 City Gate Lane, Suite 620, Naperville, IL 60563. 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 the development of certain real property located within the corporate limits of the City of Naperville with common addresses of 109 W Benton Ave, 129 W Benton Ave, 133 W Benton Ave, and 5 N Main St Naperville, IL 60540, having parcel identification numbers of 07-13-410-008, 07-13-410-009, 07-13-410-010, and 07-13-410-014 and is legally described on **Exhibit A** and depicted on **Exhibit B** (hereinafter referred as the "SUBJECT PROPERTY").

B. OWNER AND DEVELOPER has petitioned the City for approval of a Preliminary/Final Plat of Subdivision ("Preliminary/Final Subdivision Plat") to develop the SUBJECT PROPERTY with (11) residential townhome units (the "Benton and Main Development"). The SUBJECT PROPERTY is being platted into Lots 1 through 3 plus

an outlot. Lots 1 and 2 will each be improved with one duplex building (with two single family attached units in each). Lot 3 will be improved with one building (with seven single family attached units). The outlot will be used to provide a blanket public utility and drainage easement/PUDE and common elements, including access, which will serve the SUBJECT PROPERTY.

C. OWNER AND DEVELOPER has also petitioned the City for approval of the following entitlements: (i) a conditional use for a planned unit development in the City's TU zoning district and approval of a preliminary/final PUD Plat; (ii) a deviation to Section 6-7I-5 to reduce the minimum lot size from 6,000 square feet of lot area per duplex and 4,000 square feet of lot area per townhome to approximately 3,165 sq. ft. of lot area per dwelling unit; (iii) a deviation to Section 6-7I-7 to reduce the required front yard setback from 15 feet to 10 feet and to reduce the required rear yard setback from 25 feet to 11'3"; (iv) a deviation to Section 6-7I-8 to increase the maximum permitted building height from 35 feet to 46 feet; (v) a deviation to Section 6-2-10:5 to allow more than 25% of the required rear yard to be occupied by detached accessory buildings or structures (in this case guest parking spaces on the outlot and a portion of the buildings on Lots 1 and 2); and (vi) a deviation from the Downtown Streetscape Standards adopted per Section 1-11-1:5.1.

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

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

1. **Recitals Incorporated.** The foregoing Recitals are incorporated herein as though fully set forth in this Section 1.
2. **Ongoing Compliance.** In the development and operation of the SUBJECT PROPERTY, the OWNER AND DEVELOPER shall be subject to and shall fulfill all conditions set forth or referenced herein associated with the SUBJECT PROPERTY, including but not limited to: (i) the terms of this Agreement; (ii) the provisions of the Naperville Municipal Code, as amended from time to time; (iii) all ordinances and resolutions passed or adopted by the Naperville City Council related to the SUBJECT PROPERTY; and (iv) all applicable laws and regulations.
3. **Development of the SUBJECT PROPERTY.** OWNER AND DEVELOPER shall construct all improvements related to the development of the SUBJECT PROPERTY in compliance with Final Engineering Plans prepared by Cage Civil Engineering, dated August 14, 2025, last revised February 4, 2026 ("**Final Engineering Plans**") at its sole cost unless otherwise provided herein. The Final Engineering Plans are attached hereto as **Exhibit C**.
4. **School Donation:** OWNER AND DEVELOPER agrees to abide by the school donation provisions set forth in Section 7-3-5 (Dedication of Park Lands and School Sites or for Payments of Fees in Lieu of) of the Naperville Municipal Code, as

- amended from time to time. Further, OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required school donation pursuant to the "Per Permit Payment" provisions set forth in Section 7-3-5:5.2.2 of the Naperville Municipal Code. Said Per Permit Payment shall be calculated based on the school donation table set forth in Section 7-3-5 of the Naperville Municipal Code in effect at the time of the building permit issuance and shall be made prior to issuance of the building permit. Payment of the required school donation shall not be paid under protest, or otherwise objected to.
5. **Park Donation:** OWNER AND DEVELOPER agrees to abide by the park donation provisions set forth in Section 7-3-5 (Dedication of Park Lands and School Sites or for Payments of Fees in Lieu of) of the Naperville Municipal Code, as amended from time to time. Further, OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required park donation pursuant to the "Per Permit Payment" provisions set forth in Section 7-3-5:5.2.2 of the Naperville Municipal Code. Said Per Permit Payment shall be calculated based on the park donation table set forth in Section 7-3-5 of the Naperville Municipal Code in effect at the time of the building permit issuance and shall be made prior to issuance of the building permit. Payment of the required park donation shall not be paid under protest, or otherwise objected to.
6. **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:
- 6.1 **Site Permit Review Fee:** 1.5% of the approved engineer's cost estimate. This fee is due prior to the issuance of the site development permit.
- 6.2 **Future Pavement Restoration Fee:** \$4,105.93 for the Benton Avenue sanitary service trenching. This fee is due prior to issuance of the site development permit.
- 6.3 **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.
- 6.4 **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.

- 6.5 **Other Fees.** Any resubmission fees, or other applicable fees not listed in 6.1 through 6.4 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).
7. **Financial Surety.** Financial surety in a form and from a source acceptable to the City Attorney shall be provided and maintained in the amount of 110% of the approved engineer's estimate of probable construction cost ("EOPCC") attached hereto as **Exhibit D**, which guarantees the completion of those improvements set forth in the EOPCC. Financial surety shall be received and approved prior to issuance of a site development permit. Notwithstanding provision of said surety, until the said improvements have been inspected and approved 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 by the City, the OWNER AND DEVELOPER shall provide the City with a maintenance surety as provided in Section 5-9-8 of the Naperville Municipal Code, as amended from time to time, in a form approved by the City Attorney.

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.

8. **The Benton and Main Townhome Association.**

- 8.1 **Formation of The Benton and Main Townhome Association.** It is the intent of the OWNER AND DEVELOPER to create a homeowner's association for the SUBJECT PROPERTY to be known as The Benton and Main Townhome Association ("**Benton and Main HOA**") to govern the Subject Property. OWNER AND DEVELOPER shall cause the formation of and shall record a Declaration of Covenants for The Benton and Main Townhome Association ("**Declaration**"). The Benton and Main HOA shall be formed and the Declaration shall be recorded prior to OWNER AND DEVELOPER conveying any portion of the SUBJECT PROPERTY to any person or entity.

8.2 **Transfer of Obligations to the Benton and Main HOA.** OWNER AND DEVELOPER shall transfer its obligations hereunder to the Benton and Main HOA pursuant to the Declaration at OWNER AND DEVELOPER'S discretion and in accord with all applicable laws. Notwithstanding the foregoing, said transfer to the Benton and Main HOA shall not occur until not less than sixty-five percent (65%) of the residential units have been purchased.

OWNER AND DEVELOPER shall give the City Engineer written notice of said transfer of obligations, and accurate contact information for the Benton and Main HOA, not less than thirty (30) days prior to such transfer. However, until the Benton and Main HOA is formed and the transfer has been completed, the OWNER AND DEVELOPER shall be responsible for all obligations set forth or referenced herein. In the event the Benton and Main HOA is formed but disbanded or otherwise ceases to exist in the future, all obligations attributable to the Benton and Main HOA as provided for herein shall become the joint and several responsibility of each lot owner of the SUBJECT PROPERTY.

9. **Existing Private Water and Sanitary Sewer Services Serving 13 N. Main Street.** As depicted on Sheet C5 of the Final Engineering Plans, existing private water line and sanitary sewer services which serve the adjacent property located at 13 N. Main Street (Property PIN 07-13-410-013) cross beneath the surface of the SUBJECT PROPERTY. The OWNER AND DEVELOPER shall take reasonable precautions to protect these services during construction on the SUBJECT PROPERTY. OWNER AND DEVELOPER shall offer the owner of the 13 N. Main Street property a permanent easement for the benefit of 13 N. Main Street, Naperville, IL for the right to access, operate, repair, maintain, and reconstruct said services. If the owner of the property at 13 N. Main Street agrees, said easement shall be recorded with the Office of the DuPage County Recorder against the PINs of the SUBJECT PROPERTY and the property located at 13 N. Main Street prior to issuance of an occupancy permit for the SUBJECT PROPERTY. If the owner of the property at 13 N. Main Street does not agree, OWNER AND DEVELOPER shall promptly notify the City to that effect.

10. **Traffic Control Plan.** OWNER AND DEVELOPER has submitted a traffic control plan as part of the approved Final Engineering Plans which specifies how traffic will be managed during construction of the Benton and Main development. Said plan shall be subject to the City Engineer's review and approval prior to issuance of a site development permit for the SUBJECT PROPERTY. OWNER AND DEVELOPER, and OWNER AND DEVELOPER'S employee's, agents, and representatives shall comply with the approved traffic control plan throughout development of the SUBJECT PROPERTY unless a modification is approved in writing by the City Engineer.

11. **Storm Sewer.** The OWNER AND DEVELOPER agrees, at its sole cost, to provide storm sewer as shown on the Final Engineering Plans (hereinafter referred to as the “**STORM SEWER**”). The STORM SEWER shall be constructed and installed strictly in accordance with the approved Final Engineering Plans for the SUBJECT PROPERTY. No occupancy permits will be issued for the SUBJECT PROPERTY until the STORM SEWER has been constructed, inspected and approved by the Transportation, Engineering and Development Department (TED). Upon completion and approval of the STORM SEWER, OWNER AND DEVELOPER shall provide a one-year maintenance surety therefor in a form and from a source approved by the City.

11.1 **Acceptance of a Portion of the STORM SEWER.** The City hereby agrees to accept that portion of the STORM SEWER which is identified to be public as depicted on **Exhibit C** (Final Engineering Plans): (i) after the work associated for the STORM SEWER has been completed and approved (including but not limited to passing all testing requirements by the Director of TED); and (ii) upon issuance of a Bill of Sale for that portion of the STORM SEWER to the City by the OWNER AND DEVELOPER in a form approved by the City. Upon acceptance of said the public portion of the STORM SEWER by the Naperville City Council, the City shall be the owner thereof and, except for the maintenance surety referenced above, shall thereafter be responsible for the maintenance, repair and replacement thereof.

11.2 **Maintenance, Repair, and Reconstruction of the Private Portion of the STORM SEWER.** OWNER AND DEVELOPER, or the Benton and Main HOA (after transfer of obligations to the Benton Main HOA has been completed), shall be responsible for ongoing maintenance, repair, and reconstruction of the private portion of the STORM SEWER identified on **Exhibit C** (Final Engineering Plans).

12. **Streetscape Improvements.** The SUBJECT PROPERTY is subject to the Downtown Streetscape Standards adopted per Naperville Municipal Code Section 1-11-1:5.1. The OWNER AND DEVELOPER has requested a deviation to provide limited streetscape improvements as depicted on **Exhibit E** (Streetscape Improvements) and **Exhibit F** (Final Landscaping Plan).

12.1 **Proposed Streetscape Improvements.** OWNER AND DEVELOPER agrees to install the Streetscape Improvements as depicted on **Exhibit E** and the landscape improvements depicted on the Final Landscaping Plan as depicted on **Exhibit F** at its sole cost. The proposed Streetscape Improvements include, but are not limited to: (i) a raised planter bed improved with landscaping and a limestone seat wall to be located at the northwest corner of Benton Avenue and Main Street; (ii) concrete pavers adjacent to the planter bed; (iii) standard sidewalk along the frontage of the SUBJECT PROPERTY; (iv) a 23' tall standard residential streetlight on the

north side of Benton Avenue; and (v) eight (8) street trees and landscaping at the base of the trees. Said trees will be 4" in diameter which is in excess of the 2.5" diameter required by City Code.

- 12.2 **Public Improvements and Acceptance.** Upon the OWNER AND DEVELOPER's completion of the required Streetscape Improvements, the OWNER AND DEVELOPER shall convey the hardscape components of the Streetscape Improvements depicted on **Exhibit E** to the City. The hardscape components are comprised of any Streetscape Improvements other than landscaping. The City hereby agrees to accept said hardscape components of the Streetscape Improvements depicted on **Exhibit E** (subject to provision by the OWNER AND DEVELOPER of a one-year maintenance surety in a form and from a source approved by the City): (i) after the work associated for the hardscape components of the Streetscape Improvements depicted on **Exhibit E** have been completed by the OWNER AND DEVELOPER and approved by the City, including but not limited to passing all inspections required by the Director of TED; (ii) upon issuance of a Bill of Sale to the City by the OWNER AND DEVELOPER for said improvements in a form approved by the City; and (iii) upon acceptance of said hardscape components of the Streetscape Improvements by the City Council. Upon acceptance of said hardscape components of the Streetscape Improvements, the City shall be the owner thereof and except for the maintenance surety referenced above shall and except as provided in Section 12.2.1 below, thereafter be responsible for the maintenance, repair and replacement of the hardscape components of the Streetscape Improvements.

The OWNER AND DEVELOPER will provide a one-time cash payment in the amount of \$21,000 to the City to cover future costs for the long-term maintenance of the hardscape components of the Streetscape Improvements; said lump sum payment is based upon the cost estimate attached as **Exhibit G** (Landscaping Cost Estimate). Payment shall be made prior to issuance of an occupancy permit for any part of the SUBJECT PROPERTY.

- 12.2.1 **Maintenance of Landscaping.** OWNER AND DEVELOPER, or the Benton and Main HOA upon formation and transfer of obligations as further described in Recital 9 of this Agreement, shall be solely responsible to provide on an ongoing basis and in good condition the plantings and landscaping for the Streetscape Improvements as depicted on **Exhibit F** (Final Landscaping Plan). In addition, the OWNER AND DEVELOPER, or the Benton and Main HOA upon formation and transfer of obligations as further described in Section 8.2 of this Agreement, shall comply with the provisions of the Naperville Municipal Code as amended from time to time, including but not limited to Section 5-10-3:11 and Section 9-3 (Public Ways and Property).

The provisions set forth above shall be included in the Benton and Main HOA Declaration of Covenants, Conditions, and Restrictions ("CCRs") to be recorded against the SUBJECT PROPERTY. Said CCRs shall provide that no amendment to the CCRs as to said provisions shall be made without the prior written consent of the City.

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

**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. If a modification of this Agreement would result in an amendment of the Annexation Agreement, the Annexation Agreement shall also be amended.

14.4 **Assignment.** This Agreement may not be assigned by either Party without the written consent of the other Party, which consent shall not be unreasonably withheld.

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 14.15 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.
- 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: Sections 1 through 6, 8, 9, 11, 12 (and all subparts of the foregoing), and 14.1, 14.2, 14.3, 14.5, 14.6, 14.10, and 14.14.
- 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 **Cure Period.** In the event of a material breach of this Agreement, OWNER AND DEVELOPER shall have thirty (30) days after notice of said breach to correct the same. Notwithstanding the foregoing, OWNER AND DEVELOPER and the City may agree in writing upon an alternate timeframe for cure.
- 14.14 **Exhibits.** All exhibits attached hereto or referenced herein are incorporated herein by reference and made part hereof.
- 14.15 **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/



**CITY OF NAPERVILLE**

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

**ATTEST:**

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

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

Signature pages to be completed  
following City Council review and prior  
to recording.

**LEGAL DESCRIPTION**

PARCEL 1:

LOTS 3, 6 AND 7 IN BLOCK 10 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2 OF LOTS 10 AND 11 IN BLOCK 10 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

Commonly Known As:        109 W Benton Ave, Naperville, IL 60540  
                                     129 W Benton Ave, Naperville, IL 60540  
                                     133 W Benton Ave, Naperville, IL 60540  
                                     5 N Main St, Naperville, IL 60540

Permanent Index Nos.:    07-13-410-010-0000  
                                     07-13-410-009-0000  
                                     07-13-410-008-0000  
                                     07-13-410-014-0000

**TOTAL AREA OF SUBDIVISION**  
35,229 SQUARE FEET OR 0.81 ACRES, MORE OR LESS

**PRELIMINARY/FINAL PLAT OF RESUBDIVISION**  
FOR  
**BENTON + MAIN**

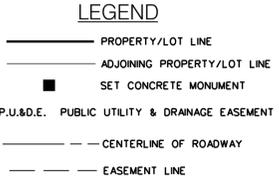
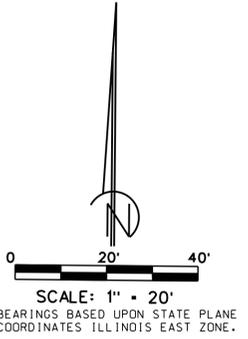
BEING A RESUBDIVISION OF LOTS 3, 6, 7 AND THE SOUTH 1/2 OF LOTS 10 AND 11, ALL IN BLOCK 10 IN THE PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBER:**  
PIN# 07-13-410-008-0000 133 W. BENTON AVE. NAPERVILLE, IL 60540  
PIN# 07-13-410-009-0000 129 W. BENTON AVE. NAPERVILLE, IL 60540  
PIN# 07-13-410-010-0000 109 W. BENTON AVE. NAPERVILLE, IL 60540  
PIN# 07-13-410-014-0000 S W. MAIN ST. NAPERVILLE, IL 60540

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

PROJECT NO. 5692  
SHEET 1 OF 2  
DRAWING NO. 5692 PLAT OF SUBDIVISION

*BLOCK 10*  
*PLAT OF TOWN OF NAPERVILLE*  
RECORDED FEBRUARY 15, 1842 AS DOCUMENT #131



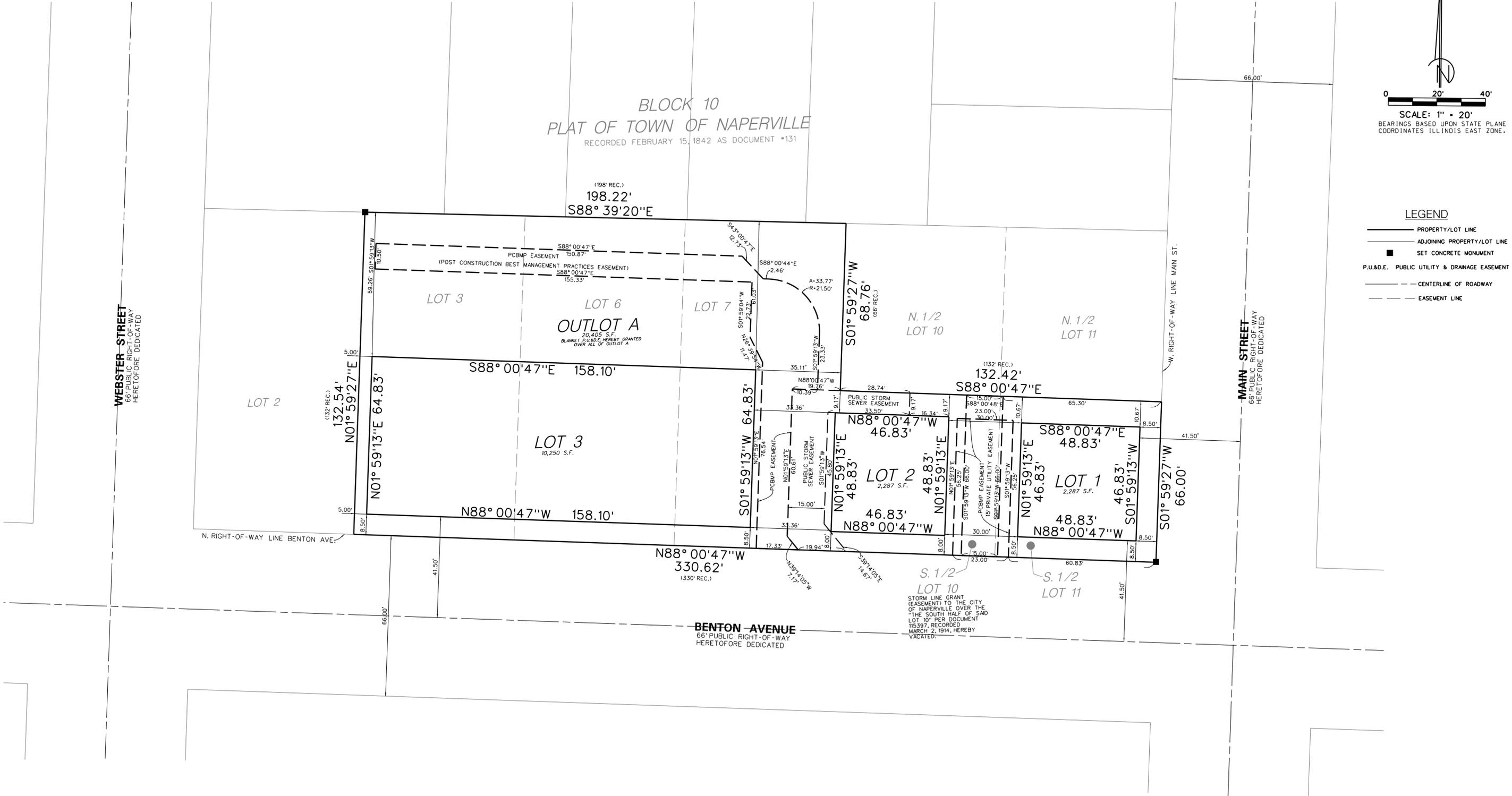
TITLE:  
**PRELIMINARY/FINAL PLAT OF RESUBDIVISION BENTON + MAIN**  
NAPERVILLE, ILLINOIS

| DSGN. | DWN. | W.J.L. | DMS. | SCALE    | DATE    |
|-------|------|--------|------|----------|---------|
|       |      |        |      | 1" = 20' | 10-8-25 |

| NO. | DATE     | ATTORNEY COMMENTS | VILLAGE COMMENTS |
|-----|----------|-------------------|------------------|
| 4   | 12-1-25  |                   |                  |
| 3   | 11-12-25 |                   |                  |
| 2   | 10-29-25 |                   |                  |
| 1   | 9-17-25  |                   |                  |

CLIENT: **M1 HOMES OF CHICAGO, LLC**  
**CITY GATE LANE, SUITE 620**  
**NAPERVILLE, ILLINOIS 60563**

**Thomson Surveying Ltd.**  
9575 W. Higgins Road, Suite 850  
Rosemont, IL 60018  
TEL: 630-473-1818  
FAX: 630-473-1818  
WWW.THOMSONSURVEYING.COM



PRELIMINARY/FINAL PLAT OF RESUBDIVISION

FOR BENTON + MAIN

BEING A RESUBDIVISION OF LOTS 3, 6, 7 AND THE SOUTH 1/2 OF LOTS 10 AND 11, ALL IN BLOCK 10 IN THE PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF ILLINOIS )
COUNTY OF DUPAGE )
BEING DULY SWORN, UPON HIS/HER OATH DEPOSES AND STATES AS FOLLOWS:

1. THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAT OF SUBDIVISION WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL IS INCORPORATED HEREIN BY REFERENCE: AND

2. TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF COMMUNITY UNIT SCHOOL DISTRICT 203.

DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_

M/1 HOMES OF CHICAGO, LLC
2135 CITY GATE LANE
SUITE #620
NAPERVILLE, IL 60563

BY: \_\_\_\_\_ NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DU PAGE )
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 )
COUNTY OF DU PAGE )
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 APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT. DATED AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_

SURFACE WATER STATEMENT

STATE OF ILLINOIS )
COUNTY OF \_\_\_\_\_ )
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 \_\_\_\_\_, A.D., 20\_\_\_

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER \_\_\_\_\_

REGISTRATION EXPIRATION DATE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_

OWNER'S PRINTED NAME \_\_\_\_\_

AREA SUMMARY TABLE

LOT 1 2,287 S.F.
LOT 2 2,287 S.F.
LOT 3 10,250 S.F.

OUTLOT A 20,405 S.F.

TOTAL = 35,229 S.F.
OR 0.81 ACRES,
MORE OR LESS

NOTE:
PER SECTION 7-3-5: DEDICATION OF PARK LANDS AND SCHOOL SITES OR FOR PAYMENTS OR FEES IN LIEU OF, REQUIRED SCHOOL AND PARK DONATIONS WILL BE MET BY CASH DONATION (PAID PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT).

EXHIBIT B

BLANKET PUBLIC UTILITY & 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 THERE TO) 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 GRANTEE'S 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, CODES, AND REGULATIONS OF THE CITY OF NAPERVILLE AND ALL OTHER APPLICABLE LAWS.

PUBLIC STORM SEWER EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION, AND OTHER PROPERTY WITH STORM SEWER, IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, TO INSTALL, OPERATE AND MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH THE PUBLIC STORM DRAINAGE SYSTEM, AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "PUBLIC STORM SEWER EASEMENT", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER, THE PROPERTY WITHIN THE STORMWATER OR SEWER EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

15' PRIVATE UTILITY EASEMENT PROVISIONS

A PRIVATE EASEMENT FOR SERVING THE NORTH HALF OF LOT 10 & THE NORTH HALF OF LOT 11 IN BLOCK 10 OF THE PLAT OF TOWN OF NAPERVILLE WITH SANITARY SEWER SERVICE AND WATER SERVICE, IS HEREBY RESERVED FOR AND GRANTED TO THE SAID NORTH HALF OF LOT 10 & THE NORTH HALF OF LOT 11, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEPARATELY, OPERATE AND MAINTAIN, REMOVE AND INSTALL, FROM TIME TO TIME, FACILITIES AND EQUIPMENT USED IN CONNECTION WITH SAID SANITARY SEWER SERVICE AND WATER SERVICE AND THEIR APPURTENANCES, EITHER ON, OVER, ACROSS, BELOW OR THROUGH THE GROUND SHOWN WITHIN THE DOTTED LINES ON THE PLAT MARKED "15' PRIVATE UTILITY EASEMENT", TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES.

LOCATION MAP



OWNER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT 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 \_\_\_\_\_ CITY \_\_\_\_\_, ILLINOIS, THIS \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_, 20\_\_\_

BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_
SIGNATURE SIGNATURE

TITLE: \_\_\_\_\_ TITLE: \_\_\_\_\_
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ )
COUNTY OF \_\_\_\_\_ )

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_

\_\_\_\_\_ 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 \_\_\_\_\_ 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\_\_\_

NOTARY PUBLIC SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_

MY COMMISSION EXPIRES ON \_\_\_\_\_, 20\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK )

THIS IS TO CERTIFY THAT WE, THOMSON SURVEYING LTD., ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768, IN THE STATE AND COUNTY AFORESAID HAVE SURVEYED, RESUBDIVIDED AND PLATTED THAT PART OF SECTION 13 TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 6, 7 AND THE SOUTH 1/2 OF LOTS 10 AND 11, ALL IN BLOCK 10 IN THE PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH 1/2 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

SAID PROPERTY CONTAINS CONTAINING 35,229 SQUARE FEET OR 0.81 ACRES, MORE OR LESS, AS SHOWN BY THE PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

IF FURTHER CERTIFY THAT THE SAID PROPERTY WAS SURVEYED IN THE LAST 18 MONTHS.

IF FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE CITY BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPILED WITH IN THE PREPARATION OF THIS PLAT. THE PROPERTY INCLUDED IN THIS PLAT IS WITHIN THE CORPORAL LIMITS OF THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

ALSO, WE FURTHER CERTIFY THIS PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD AS DETERMINED BY SCALE MEASUREMENT UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 17043C0144J, MAP DATE: AUGUST 1, 2019.

GIVEN UNDER MY HAND AND SEAL AT ROSEMONT, ILLINOIS THIS 23rd DAY OF DECEMBER A.D., 2025

DRAFT ONLY

DAVID M. SPORINA
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003394
LICENSE EXPIRES: NOVEMBER 30, 2026
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002768
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2027



PROJECT NO. 5692
SHEET 2 OF 2
DRAWING NO. 5692 PLAT OF SUB.DGN

PRELIMINARY/FINAL
PLAT OF RESUBDIVISION
BENTON + MAIN
NAPERVILLE, ILLINOIS

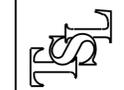
DSGN. W.J.L.
DWN. DMS
CHKD. 1" = 20'
SCALE: 10'-0"-25'

VILLAGE EASEMENT COMMENTS
ATTORNEY COMMENTS
VILLAGE COMMENTS
VILLAGE COMMENT

12-23-25
4 12-1-25
3 11-12-25
2 10-29-25
1 9-17-25

CLIENT: M1 HOMES OF CHICAGO, LLC
CITY GATE LANE, SUITE 620
NAPERVILLE, ILLINOIS
60563

Thomson Surveying Ltd.
9575 W. Higgins Road, Suite 850
Rosemont, IL 60018
TEL: 647-7318-9790
FAX: 647-7318-9792
WUT28thomson1td.com



UPON RECORDING MAIL TO:
CITY OF NAPERVILLE
400 S. EAGLE STREET
NAPERVILLE, IL 60540

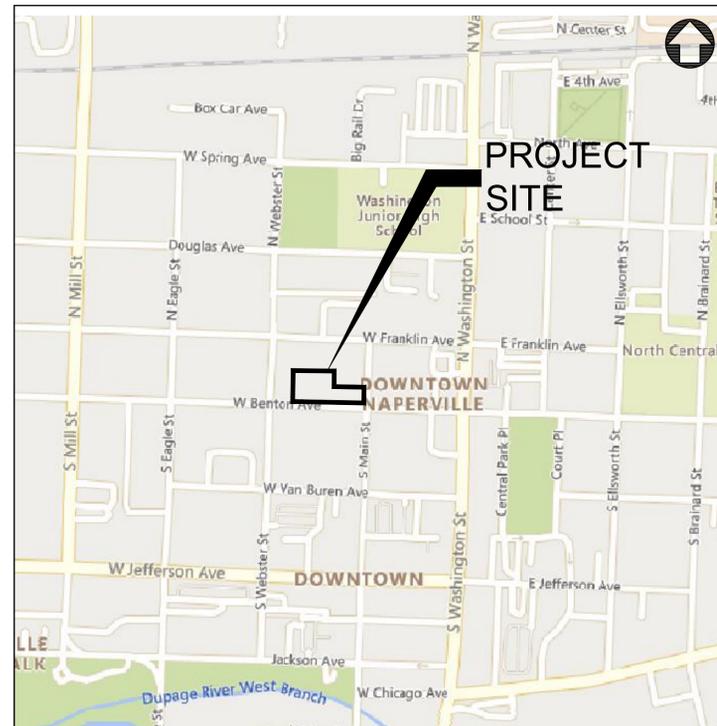
PREPARED FOR:
M/1 HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563

SEND TAX BILL TO:
M/1 HOMES OF CHICAGO, LLC
2135 CITY GATE LANE, SUITE 620
NAPERVILLE, IL 60563

# PROPOSED IMPROVEMENTS FOR BENTON+MAIN

109 W. BENTON AVENUE  
NAPERVILLE, IL 60563

## LOCATION MAP



SECTION 13, TOWNSHIP 38N, RANGE 9E

| INDEX OF SHEETS |   |
|-----------------|---|
| Sheet Number    | Sheet Title                               |
| C0.0            | COVER SHEET                               |
| C0.1            | GENERAL NOTES & SPECIFICATIONS            |
| C0.2            | NAPERVILLE GENERAL NOTES & SPECIFICATIONS |
| C1.0            | EXISTING CONDITIONS & SITE DEMO PLAN      |
| C2.0            | SITE DIMENSIONAL & PAVING PLAN            |
| C3.0            | SITE GRADING & DRAINAGE PLAN              |
| C4.0            | SOIL EROSION CONTROL PLAN                 |
| C4.1            | SOIL EROSION CONTROL NOTES & DETAILS      |
| C5.0            | SITE UTILITY PLAN                         |
| C6.0            | CONSTRUCTION DETAILS                      |
| C6.1            | CONSTRUCTION DETAILS                      |
| C6.2            | CONSTRUCTION DETAILS                      |
| C6.3            | CONSTRUCTION DETAILS                      |
| C6.4            | CONSTRUCTION DETAILS                      |
| C6.5            | CONSTRUCTION DETAILS                      |
| C7.0            | LANE CLOSURE EXHIBIT                      |
| C7.1            | DETOUR EXHIBIT                            |

| EXISTING LEGEND |                       | PROPOSED LEGEND |                             |
|-----------------|-----------------------|-----------------|-----------------------------|
|                 | EXISTING TREE         |                 | CURB & GUTTER               |
|                 | CURB & GUTTER         |                 | REVERSE PITCH CURB & GUTTER |
|                 | EXISTING BUILDING     |                 | DEPRESSED CURB & GUTTER     |
|                 | PCC SIDEWALK          |                 | PROPOSED BUILDING           |
|                 | GAS SERVICE           |                 | PCC SIDEWALK                |
|                 | ELECTRIC SERVICE      |                 | STANDARD DUTY PAVEMENT      |
|                 | STORM SEWER           |                 | HEAVY DUTY PAVEMENT         |
|                 | SANITARY SEWER        |                 | GAS SERVICE                 |
|                 | WATER MAIN            |                 | ELECTRIC SERVICE            |
|                 | CABLE LINE            |                 | STORM SEWER                 |
|                 | OVERHEAD UTILITY LINE |                 | SANITARY SEWER              |
|                 | COMMUNICATION LINE    |                 | WATER MAIN                  |
|                 | FIBER OPTIC LINE      |                 | FENCE                       |
|                 | FENCE                 |                 | STORM STRUCTURE             |
|                 | STORM STRUCTURE       |                 | DOWNSPOUT CONNECTION        |
|                 | SANITARY MANHOLE      |                 | SANITARY MANHOLE            |
|                 | CLEANOUT              |                 | CLEANOUT                    |
|                 | WATER METER           |                 | WATER METER                 |
|                 | VALVE VAULT           |                 | VALVE VAULT                 |
|                 | VALVE BOX             |                 | VALVE BOX                   |
|                 | HYDRANT               |                 | HYDRANT                     |
|                 | GAS METER             |                 | GAS METER                   |
|                 | ELECTRIC METER        |                 | ELECTRIC METER              |
|                 | PARKING LOT LIGHT     |                 | PARKING LOT LIGHT           |
|                 | UTILITY POLE          |                 | FLOW ARROW                  |
|                 | GUY WIRE              |                 | OVERLAND FLOOD ROUTE        |
|                 | TRANSFORMER           |                 | TOP OF SIDEWALK GRADE       |
|                 | FIBER OPTIC BOX       |                 | TOP OF CURB GRADE           |
|                 | FIBER OPTIC PEDESTAL  |                 | PAVEMENT GRADE              |
|                 | CABLE PEDESTAL        |                 | GROUND GRADE                |
|                 | PHONE PEDESTAL        |                 | MAJOR CONTOUR               |
|                 | ELECTRIC PEDESTAL     |                 | MINOR CONTOUR               |
|                 | MAJOR CONTOUR         |                 |                             |
|                 | MINOR CONTOUR         |                 |                             |

## CONTACTS

| DEVELOPER                  | ENGINEER                  | SURVEYOR                       |
|----------------------------|---------------------------|--------------------------------|
| M/I HOMES OF CHICAGO, LLC  | CAGE ENGINEERING, INC     | THOMSON SURVEY                 |
| SCOTT BARENBRUGGE          | FREDERICK W. THAETE, P.E. | WALTER J. LUTZ, PLS            |
| 2135 CITY GATE LN, STE 620 | 2200 CABOT DR, STE 325    | 9575 W. HIGGINS RD., SUITE 850 |
| NAPERVILLE, IL 60563       | LISLE, IL 60532           | ROSEMONT, IL 60018             |
| 630.328.2716               | 630.598.0007              | 847.318.9790                   |

2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P. 630.598.0007  
WWW.CAGECIVIL.COM



EXPIRES: 11/30/2027



## REVISIONS

|            |                           |
|------------|---------------------------|
| 02/04/2026 | REVISOR PER CITY COMMENTS |
| 01/12/2026 | REVISOR PER CITY COMMENTS |
| 12/19/2025 | REVISOR PER CITY COMMENTS |
| 11/12/2025 | REVISOR PER CITY COMMENTS |
| 10/24/2025 | REVISOR PER CITY COMMENTS |
| 10/09/2025 | REVISOR PER CITY COMMENTS |

THIS DRAWING HAS BEEN EXAMINED AND THE PROPERTY OF CAGE ENGINEERING, INC. NO PART OF THIS WORK MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

M/I HOMES OF CHICAGO, LLC  
**BENTON+MAIN**  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

PROJ NO: 250090

ENG: RAK/DJB

DATE: 02/02/2026

SHEET TITLE

COVER SHEET

SHEET NUMBER

C0.0

1 OF 17



**GENERAL REQUIREMENTS:**

- ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (HEREIN AFTER REFERRED TO AS STANDARD SPECIFICATIONS) ADOPTED JANUARY 1, 2022 AND SUPPLEMENTAL SPECIFICATIONS. WITHIN THE STANDARD SPECIFICATIONS, ARTICLES 105.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED INTO THIS CONTRACT.
- SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUCT AND INSTALL ALL IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
- CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE UNDERGROUND UTILITIES SHOWN HEREIN ARE APPROXIMATE AND BASED ON THE ACTUAL LOCATION OF SURFACE STRUCTURES AND PLANS PROVIDED BY THE OWNER. THE IMPLIED PRESENCE OR ABSENCE OF UTILITIES IS NOT TO BE CONSTRUED BY THE OWNER, ENGINEER, CONTRACTOR, OR SUBCONTRACTORS TO BE AN ACCURATE AND COMPLETE REPRESENTATION OF UTILITIES THAT MAY OR MAY NOT EXIST ON THE CONSTRUCTION SITE. BURIED AND ABOVE GROUND UTILITY LOCATION, IDENTIFICATION, AND MARKING IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. REROUTING, DISCONNECTION, PROTECTION, ETC. OF ANY UTILITIES MUST BE COORDINATED BETWEEN THE CONTRACTOR, UTILITY COMPANY, AND OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ABOVEGROUND UTILITIES REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATION FENCE, AND OTHER ASSOCIATE FACILITIES AS REQUIRED FOR OPEN TRENCHES, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
- CONTRACTOR SHALL CONTINUOUSLY COMPARE ALL LINES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LINES, GRADES, AND SITE CONDITIONS. ANY DISCREPANCIES THAT MAY AFFECT THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE OWNER AND ENGINEER IN WRITING FOR DISPOSITION BEFORE CONTRACTOR PROCEEDS WITH THE WORK. CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE OWNER AND ENGINEER, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENGINEER.
- CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER.
- PRIOR TO PERFORMING ANY WORK IN OR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEER'S OFFICE. THE CONTRACTOR SHALL ERECT WARNING SIGNS AND BARRICADES TO PROTECT THE TRAVELING PUBLIC AND HIS WORKERS. THE SIGNING AND BARRICADING SHALL CONFORM TO THE APPROPRIATE APPLICATIONS OUTLINED IN THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES OR AS OTHERWISE DIRECTED BY THE CITY / STATE TRAFFIC ENGINEER. IF PERMITS ARE REQUIRED TO CONDUCT THE WORK, THE CONTRACTOR SHALL SECURE THE PERMITS AND SUPPLY THEM TO THE OWNER AT NO ADDITIONAL COST. ALL FULL WIDTH LANE CLOSURES, PARTIAL LANE CLOSURES, AND CONSTRUCTION ADJACENT TO PAVEMENT SHALL BE IDENTIFIED, SIGNED, AND BARRICADES ERECTED IN CONFORMANCE WITH THE APPLICABLE ARTICLES OF SECTION 701 OF THE STANDARD SPECIFICATIONS AND THE MUNICIPALITY'S REQUIREMENTS. ALL TRAFFIC PROTECTION, BOTH ONSITE AND OFFSITE, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
- CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N.P.D.S. PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
- WHEN CONCRETE IS PLACED ABUTTING STRUCTURES, FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P.J.F. AND ELASTOMERIC JOINT SEALANT SHALL BE USED FULL DEPTH UNLESS OTHERWISE NOTED.
- MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER SHALL NOT EXCEED 25'.
- SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HEREIN. DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS.
- HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
- CONSTRUCTION STAKING, LAYOUT, AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIFY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENGINEER PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
- REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, IMPOSE, OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRACTOR, ANY SUBCONTRACTOR, OR ANY SUPPLIER. ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHERENCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
- WHERE SECTION, SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKERS UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
- ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
- ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY.
- ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENGINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE.
- ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT, SIDEWALK, CURB, OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND UTILITY-OWNED INFRASTRUCTURE AND MAKE THEM AWARE OF WORK TO BE PERFORMED.
- ALL SIDEWALKS SHALL BE 4 INCHES IN THICKNESS AND CONSTRUCTED TO THE WIDTH SHOWN ON THE PLANS. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY.

- ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION, SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE PROJECT SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, THE CONTRACTOR MUST IMMEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL.

**EXISTING TOPOGRAPHY:**

- ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS, OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED EVIDENCE.
- ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS, OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE 1.800.822.1223. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY ASSISTANCE.

**SITE DEMOLITION:**

- EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY.
- NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIGHT-OF-WAY UNTIL ALL PERMITS ARE SECURED.
- ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH.
- CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED UNLESS INDICATED OTHERWISE.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION DESIGNATED BY THE OWNER.
- ALL TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING ROOT BALLS.
- UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN, CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION OPERATIONS.
- CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAMAGE DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES OCCUR.
- CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPURTENANCES THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES, DURING ALL DEMOLITION OPERATIONS.
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
- ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN A LAWFUL MANNER, AND WRITTEN RECORDS OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED HAZARDOUS ITEMS) SHALL BE PROVIDED TO THE OWNER AND ENGINEER. ADDITIONALLY, SOME EXISTING MATERIALS AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY AND LEED REQUIREMENTS OF THIS PROJECT. SEE OTHER PORTIONS OF THESE BIDDING AND CONSTRUCTION DOCUMENTS FOR SUCH REQUIREMENTS.
- EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
- CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
- CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGINNING ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER IMMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SUCH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR.

**SITE LAYOUT:**

- JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE.
- NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF CURB.
- CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS.
- CONTRACTOR SHALL COORDINATE EQUIPMENT PADS WITH EQUIPMENT MANUFACTURERS.

**SITE GRADING AND EROSION CONTROL:**

- ALL SUBGRADE EXCAVATION AND COMPACTION SHALL BE COMPLETED IN ACCORDANCE WITH THE "SOILS REPORT" PREPARED BY CONSTRUCTION & GEOTECHNICAL MATERIAL TESTING, INC. DATED SEPTEMBER 22, 2025.
- ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAVEMENT AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
- WHERE FIRM FOUNDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO

- UNSUITABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH APPROVED COMPACTED GRANULAR MATERIAL.
- TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILL MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM EARTHWORK CALCULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE INCIDENTAL TO THE CONTRACT.
  - ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL."
  - THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS INCLUDED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
  - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION, ALL INSPECTIONS, AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES PERMIT UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
  - ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE CONTRACTOR DURING THE CONSTRUCTION OF THIS PROJECT WHICH ARE LOCATED OUTSIDE OF THE PROPOSED SEEDING LIMITS SHALL BE GRADED TO DRAIN, FERTILIZED, SEEDED, MULCHED AND WATERED. THE COST ASSOCIATED WITH THE PLACEMENT OF ADDITIONAL FERTILIZER, SEED, MULCH AND WATERING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. A MINIMUM OF 70% VEGETATIVE COVERAGE IS REQUIRED PRIOR TO ACCEPTANCE. SEE LANDSCAPE PLANS FOR ADDITIONAL REQUIREMENTS.
  - ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN ARE THE MINIMUM MEASURES REQUIRED. UNFORESEEN CHANGES IN SCOPE, SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY TO MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER.
  - SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
  - DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
  - ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET.
  - CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES.
  - CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING CONCRETE TRUCKS.
  - CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
  - CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALL CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED ONTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
  - ALL ELEVATIONS SHOWN ARE TO FINISHED PAVEMENT UNLESS SPECIFIED OTHERWISE.
  - ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT.
  - CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

**SITE UTILITIES:**

- THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
  - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", CURRENT EDITION
  - ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION"
  - CITY OF NAPERVILLE OFFICE OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS
- ALL UTILITY TRENCHES UNDER OR WITHIN 2' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL IN ACCORDANCE WITH IDOT SPECIFICATIONS. CONTROLLED LOW-STRENGTH MATERIAL (CLSM) SHALL BE USED TO BACKFILL TRENCHES WITHIN PUBLIC RIGHT OF WAY. THE CLSM SHALL EXTEND 2 FT PAST THE PROPOSED PAVEMENT, CURB, OR SIDEWALK.
- OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
- CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
- ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED PER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
- A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IF SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
- WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE.
- ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURE, INFILTRATION OF WATER, AND/OR EXFILTRATION OF WATER AS PER STANDARD SPECIFICATIONS. ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFTER INSTALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR ASTM C 1244.
- STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
  - REINFORCED CONCRETE PIPE (RCP), ASTM C76
    - GASKETS - ASTM C443
    - FITTINGS - ASTM C443
  - SMOOTH INTERIOR WALLED HIGH DENSITY POLYETHYLENE PIPE (HDPE), ASTM D3212, N-12 WT
    - WATER TIGHT JOINTS
    - JOINT SHALL BE SEALED SUFFICIENTLY TO PREVENT JETTING OR LEAKING AT THE JOINT
  - PVC STORM SEWER PIPING, ASTM D 2241, SDR 26
    - BELL-AND-SPIGOT ENDS
    - ASTM F 477, ELASTOMERIC SEALS FOR GASKETED JOINTS
  - FRAME AND GATES
    - TYPE 1 CLOSED LID = NEENAH R-1772
    - TYPE 1 OPEN LID = NEENAH R-2502

- TYPE 3 = NEENAH R-3278-A
  - DITCH GRATE = NEENAH R-4342
- SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
    - PIPE AND FITTING MATERIAL - POLYVINYL CHLORIDE (PVC) SDR 26, ASTM D 3034, TYPE PSM
    - GASKETS - FLEXIBLE ELASTOMERIC, ASTM F 477, ASTM D 3139
    - JOINTS - ASTM D 3212
    - BEDDING - CLASS II, ASTM 2321
  - ALL CLEANOUT RIMS SHALL BE CONSTRUCTED FLUSH WITH THE FINISHED GROUND SURFACE.
  - CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
  - CONTRACTOR SHALL COORDINATE WATER MAIN, FIRE AND DOMESTIC WATER SERVICES WITH THE DEPARTMENT OF PUBLIC WORKS.
  - GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
  - CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
  - ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
  - ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE.
  - FOR ALL WATERMAIN CONSTRUCTION:
    - WATER MAIN AND SERVICES TO BE INSTALLED WITH A MINIMUM OF 5'-6" OF COVER FROM FINISHED GRADE TO TOP OF WATER PIPE.
    - TWO COMPLETE PIPE LENGTHS OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON THE BRANCH LEG OF ALL TEES AND BOTH SIDES OF ALL 90 DEGREE BENDS.
    - ONE COMPLETE PIPE LENGTH OF RESTRAINED JOINT PIPE SHALL BE CONSTRUCTED ON BOTH SIDES OF ALL 11-1/4 AND 22-1/2 DEGREE BENDS.
    - ALL BENDS, TEES, PLUGS, VALVES AND HYDRANTS SHALL BE RESTRAINED JOINT.
    - ALL WATERMAIN PIPE 4" AND LARGER SHALL BE POLY WRAPPED DUCTILE IRON PIPE SPECIAL CLASS 52, 250 PSI RATING, WITH SINGLE GASKET JOINTS. CEMENT LINING SHALL BE PROVIDED FOR ALL PIPE.
    - ALL WATER SERVICE PIPE LESS THAN 4" SHALL BE COPPER PIPE, TYPE K OR PVC SDR 9 WITH A PRESSURE RATING OF 200 PSI.

**INDEMNIFICATION:**

- THE CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE OWNER, THE CITY OF NAPERVILLE, AND CAGE ENGINEERING, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTOR'S WORK, IN ANY AND ALL CLAIMS AGAINST THE OWNER OR CAGE ENGINEERING, INC. BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR, OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE, THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATIONS ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT ACTS.

**INSURANCE REQUIREMENTS**

- THE CONTRACTOR SHALL PURCHASE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND OTHER INSURANCE SET FORTH BELOW WHICH WILL PROVIDE PROTECTION FROM CLAIMS WHICH MAY ARISE OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE.
  - COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE COVERING ALL AUTOMOBILES, TRUCKS, TRAILERS AND ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR.
  - WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE IN ANY AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW.
  - COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING COVERAGE IN THE AMOUNT OF \$500,000 PER ACCIDENT FOR PROPERTY DAMAGE AND \$1,000,000 PER PERSON AND \$3,000,000 AGGREGATE PER ACCIDENT FOR BODILY INJURY, SICKNESS OR DISEASE, OR DEATH OF ANY PERSON.
- CERTIFICATE OF INSURANCE
  - THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS FILED WITH THE MUNICIPALITY AND ITS INSPECTOR A CERTIFICATE OF INSURANCE SHOWING COMPLETE COVERAGE OF ALL INSURANCE REQUIRED, SIGNED BY THE INSURANCE COMPANIES OR THEIR AUTHORIZED AGENTS. EACH CERTIFICATE SHALL PROVIDE THAT COVERAGE SHALL NOT BE TERMINATED OR REDUCED WITHOUT 30 DAYS ADVANCE WRITTEN NOTICE TO THE MUNICIPALITY AND ITS INSPECTOR. THE CONTRACTOR SHALL NAME THE OWNER, THE CITY OF NAPERVILLE, AND CAGE ENGINEERING, INC. AS ADDITIONAL INSURED ON THE COMPREHENSIVE GENERAL LIABILITY AND AUTOMOBILE LIABILITY POLICIES.

**CONSTRUCTION MEANS, METHODS, SAFETY**

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND LOCAL LAWS, INCLUDING OSHA STANDARDS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION FOR THE SAFETY OF PERSONS OR PROPERTY OR TO PROTECT THEM FROM DAMAGE, INJURY OR LOSS. THE CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEVICES AND PROTECTIVE EQUIPMENT AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE PERFORMANCE OF THEIR WORK AND SHALL TAKE ANY OTHER ACTIONS NECESSARY TO PROTECT THE LIFE AN HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PROPERTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS."

2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P. 630.598.0007  
WWW.CAGEVIL.COM



EXPIRES: 11/30/2027  
LICENSED PROFESSIONAL ENGINEER  
RICHARD KATZ  
062-070176  
SIGNED: 12/15/2025

| REVISIONS                               |
|---|
| 02/04/2026<br>REVISOR PER CITY COMMENTS |
| 01/12/2026<br>REVISOR PER CITY COMMENTS |
| 12/19/2025<br>REVISOR PER CITY COMMENTS |
| 11/24/2025<br>REVISOR PER CITY COMMENTS |
| 10/24/2025<br>REVISOR PER CITY COMMENTS |
| 10/09/2025<br>REVISOR PER CITY COMMENTS |

PROJ NO: 250090  
ENG: RAK/DJB  
DATE: 02/02/2026

SHEET TITLE  
GENERAL NOTES & SPECIFICATIONS

SHEET NUMBER  
C0.1  
2 OF 17

M/1 HOMES OF CHICAGO, LLC  
BENTON+MAIN  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

**GENERAL NOTES**

1. THE OWNER OR THEIR REPRESENTATIVE IS RESPONSIBLE TO OBTAIN ANY AND ALL PERMITS REQUIRED BY APPLICABLE GOVERNMENTAL AGENCIES.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF NAPERVILLE DESIGN MANUAL AND STANDARD SPECIFICATIONS (CURRENT EDITION) AND WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" (CURRENT EDITION).
3. ALL CONTRACTORS DOING WORK IN THE PUBLIC RIGHT-OF-WAY MUST BE LICENSED (WHEN APPLICABLE) TO MAKE PUBLIC IMPROVEMENTS WITHIN THE NAPERVILLE CORPORATE LIMITS.
4. THE CONTRACTOR/DEVELOPER ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR ANY ACTION RESULTING FROM THEIR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR/DEVELOPER SHALL INDEMNIFY AND HOLD HARMLESS THE CITY OF NAPERVILLE.
6. PRIOR TO COMMENCEMENT OF ANY OFF-SITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AUTHORIZATION THAT ALL OFF-SITE EASEMENTS HAVE BEEN SECURED AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY.
7. THE CONTRACTOR AND THEIR ON-SITE REPRESENTATIVES WILL BE REQUIRED TO ATTEND A PRECONSTRUCTION MEETING WITH THE CITY OF NAPERVILLE PRIOR TO ANY WORK BEING STARTED. A PRECONSTRUCTION MEETING WILL NOT BE SCHEDULED UNTIL THE PROJECT HAS BEEN APPROVED BY THE CITY OF NAPERVILLE DEVELOPMENT REVIEW TEAM AND THE REQUIRED SURETY HAS BEEN POSTED.
8. A MINIMUM OF 48 HOURS NOTICE SHALL BE GIVEN TO THE CITY OF NAPERVILLE TED BUSINESS GROUP (630-420-6100 OPTION 1) PRIOR TO STARTING WORK OR RESTARTING WORK AFTER SOME ABSENCE OF WORK FOR ANY REASON.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ADEQUATELY IDENTIFY AND LOCATE ALL EXISTING UTILITIES PRIOR TO EXCAVATION. BEFORE STARTING CONSTRUCTION, THE CONTRACTOR SHALL CONTACT JULIE FOR THE LOCATION OF ANY AND ALL UTILITIES. THE TOLL-FREE NUMBER IS 800-892-0123. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ANY PRIVATE FACILITIES OR NON-JULIE MEMBER FACILITIES.
10. THE CONTRACTOR CAN SCHEDULE ALL NECESSARY SITE INSPECTIONS WITH THE CITY OF NAPERVILLE BY CALLING (630) 420-6100 OPTION 1 BETWEEN THE HOURS OF 8:00AM AND 4:00PM (CLOSED 1:00PM TO 2:00PM DAILY) ON WEEKDAYS WHEN THE CITY IS OPEN FOR BUSINESS. THE CONTRACTOR WILL BE REQUIRED TO PROVIDE THE SITE PERMIT NUMBER FOR THE PROJECT IN ORDER TO SCHEDULE THE INSPECTION(S).
11. RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE CITY OF NAPERVILLE PRIOR TO FINAL OCCUPANCY BEING GRANTED.
12. FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS SHALL BE GRANTED ONLY AFTER A FINAL INSPECTION HAS BEEN COMPLETED AND HAS REVEALED THAT ALL IMPROVEMENTS HAVE BEEN SATISFACTORILY COMPLETED IN ACCORDANCE WITH THE NAPERVILLE STANDARD SPECIFICATIONS. UTILITIES ARE NOT CONSIDERED ACCEPTED UNTIL THEY ARE FORMALLY ACCEPTED BY THE CITY COUNCIL AS REQUIRED IN ACCORDANCE WITH THE NAPERVILLE MUNICIPAL CODE.

**STORM SEWER NOTES (GENERAL)**

1. NO CONNECTION TO AN EXISTING PUBLIC STORM SEWER MAY BE MADE WITHOUT PERMISSION OF THE CITY ENGINEER.
2. THE CONTRACTOR SHALL REPAIR ANY EXISTING FIELD DRAINAGE TILE DAMAGED DURING CONSTRUCTION AND PROPERLY REROUTE AND/OR CONNECT SAID TILE TO THE NEAREST STORM SEWER OUTLET. ALL LOCATIONS OF ENCOUNTERED FIELD DRAINAGE TILE SHALL BE PROPERLY INDICATED ON THE CONTRACTOR'S RECORD DRAWINGS.

**STORM SEWER NOTES (STORM SEWER WORK IN PLANS)**

1. THE FOLLOWING MATERIALS ARE PERMITTED FOR STORM SEWER AND PIPE CULVERTS. WHERE A PARTICULAR MATERIAL IS SPECIFIED IN THE PLANS OR SPECIAL PROVISIONS, NO OTHER KIND OF MATERIAL WILL BE PERMITTED.
  - 1a. **REINFORCED CONCRETE PIPE (RCP)** - REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM DESIGNATION C 76, CLASSES I, II, III, IV OR V. BITUMINOUS JOINTS SHALL CONFORM TO ASTM DESIGNATIONS C 14 OR C 76 AS MAY BE APPLICABLE. BITUMINOUS JOINTS SHALL CONSIST OF A HOMOGENEOUS BLEND OF BITUMEN, INERT FILLER, AND SUITABLE SOLVENT APPROVED BY THE CITY ENGINEER. RUBBER GASKET JOINTS SHALL CONFORM TO ASTM C 433. REINFORCED CONCRETE PIPE SHALL ALSO BE PERMITTED AS ROUND, ELLIPTICAL, OR BOX SHAPED OR AS REINFORCED CONCRETE ARCH CULVERT.
  - 1b. **NON-REINFORCED CONCRETE PIPE** - NON-REINFORCED CONCRETE PIPE SHALL BE ALLOWED FOR PIPES WITH A 10 INCH OR SMALLER DIAMETER. NON-REINFORCED CONCRETE PIPE SHALL CONFORM TO ASTM DESIGNATION C 14, CLASS 3. BITUMINOUS JOINTS SHALL CONFORM TO ASTM DESIGNATIONS C 14 OR C 76 AS MAY BE APPLICABLE. BITUMINOUS MATERIAL SHALL CONSIST OF A HOMOGENEOUS BLEND OF BITUMEN, INERT FILLER, AND SUITABLE SOLVENT APPROVED BY THE CITY ENGINEER. RUBBER GASKET JOINTS SHALL CONFORM TO ASTM C 433.
  - 1c. **DUCTILE IRON PIPE (DIP)** - DUCTILE IRON PIPE SHALL CONFORM TO ANSI A 21.51 (AWWA C-151), CLASS THICKNESS DESIGNED PER ANSI A 21.50 (AWWA C-150), TAR (SEAL) COATED AND CEMENT LINED PER ANSI A 21.4 (AWWA C-104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS. ALL DUCTILE IRON PIPE SHALL BE WRAPPED WITH POLYETHYLENE.
  - 1d. **POLYVINYL CHLORIDE PIPE (PVC)** - POLYVINYL CHLORIDE (PVC) PIPE SHALL CONFORM TO ASTM D 3034, TYPE PSM. THE MINIMUM STANDARD DIMENSION RATIO (SDR) SHALL BE 26. THE PIPE SHALL BE MADE OF PVC PLASTIC HAVING A MINIMUM CELL CLASSIFICATION OF 12454-C AND SHALL HAVE A MINIMUM PIPE STIFFNESS OF FORTY-SIX (46) LBS. PER INCH (317 KPA). JOINTS FOR PVC PIPE SHALL BE FLEXIBLE ELASTOMETRIC SEALS PER ASTM D 3212.
  - 1e. **HIGH DENSITY POLYETHYLENE PIPE (HDPE)** - HIGH-DENSITY POLYETHYLENE (HDPE) PIPE SHALL CONFORM TO THE REQUIREMENTS OF AASHTO M 252 AND M 294. PIPE AND FITTINGS SHALL BE MADE FROM VIRGIN PE COMPOUNDS WHICH CONFORM TO THE REQUIREMENTS OF CELL CLASS 32442000 AS DEFINED AND DESCRIBED IN ASTM D 3350. RUBBER GASKET JOINTS SHALL BE USED. IF FULLY GALVANIZED CORRUGATED STEEL PIPE - FULLY GALVANIZED CORRUGATED STEEL PIPE MAY BE USED FOR RESIDENTIAL DRIVEWAY CROSSINGS ONLY WHEN A DITCH SECTION IS PRESENT. THE MINIMUM CULVERT SIZE IS 12" DIAMETER.
2. BEDDING, OTHER THAN CONCRETE EMBEDMENT, SHALL CONSIST OF GRAVEL, CRUSHED GRAVEL, OR CRUSHED STONE 1/4 INCH TO 1 INCH IN SIZE. AS A MINIMUM, THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS. THE GRADATION SHALL CONFORM TO GRADATION CA-7 OR CA-11 OF THE STANDARD SPECIFICATIONS.
3. BACKFILL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS. THE GRADATION SHALL CONFORM TO GRADATION CA-6 OF THE STANDARD SPECIFICATIONS. BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
4. JOINTS CONNECTING DISSIMILAR PIPE MATERIALS SHALL BE MADE WITH SEWER CLAMP NON-SHEAR TYPE COUPLINGS; CASCADE CSS, ROMAC LSS, FERCO, INC. SHEAR RING, OR APPROVED EQUAL. WHEN AVAILABLE, A STANDARD JOINT WITH A TRANSITION GASKET MAY BE USED. THE NAME OF THE MANUFACTURER, CLASS, AND DATE OF ISSUE SHALL BE CLEARLY IDENTIFIED ON ALL SECTIONS OF PIPE. THE CONTRACTOR SHALL ALSO SUBMIT BILLS OF LADING, OR OTHER QUALITY ASSURANCE DOCUMENTATION WHEN REQUESTED BY THE CITY ENGINEER. ALL NUTS AND BOLTS FOR COUPLINGS SHALL BE STAINLESS STEEL.
5. MANHOLES FOR STORM SEWERS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CONSTRUCTED OF PRECAST CONCRETE UNITS IN ACCORDANCE WITH ASTM C478-05 (OR LATEST EDITION) AND SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL. ALL MANHOLES SHALL BE WATER-TIGHT. ALL VISIBLE LEAKS SHALL BE SEALED IN A MANNER ACCEPTABLE TO THE CITY ENGINEER.
6. MANHOLES SHALL BE FURNISHED WITH A SELF-SEALING FRAME AND SOLID COVER (EAST JORDAN IRON WORKS 1022 WITH TYPE A SOLID COVER, OR APPROVED EQUAL) WITH THE WORD "STORM"

- IMPRINTED ON THE COVER IN RAISED LETTERS. ALL FRAMES AND LIDS SHALL MEET OR EXCEED AASHTO H-20 LOADING SPECIFICATIONS. FRAMES SHALL BE SHOP PAINTED WITH ASPHALTIC BASE PAINT. BOTH THE MANHOLE FRAME AND COVER SHALL HAVE MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. INVERTED MANHOLE FRAMES ARE NOT ALLOWED. PICK HOLES SHALL NOT CREATE OPENINGS IN THE MANHOLE COVER.
7. MANHOLE STEPS ON MAXIMUM 16 INCH CENTER SHALL BE FURNISHED WITH EACH MANHOLE. SECURELY ANCHORED IN PLACE, TRUE TO VERTICAL ALIGNMENT, IN ACCORDANCE WITH THE NAPERVILLE STANDARD DETAILS. STEPS SHALL BE COPOLYMER POLYPROPYLENE REINFORCED WITH 1/2 INCH A615/A615M-05A (OR LATEST EDITION) GRADE 80 STEEL REINFORCEMENT, MEETING OR EXCEEDING ASTM C 478-05 (OR LATEST EDITION) AND OSHA STANDARDS.
  8. CATCH BASINS AND INLETS SHALL HAVE A MINIMUM INSIDE DIAMETER OF 24 INCHES AND SHALL BE CONSTRUCTED OF PRECAST CONCRETE UNITS IN ACCORDANCE WITH ASTM C478-05 (OR LATEST EDITION) AND SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL. ALL CATCH BASINS AND INLETS SHALL BE WATER-TIGHT AT ALL POINTS BELOW GRADE. ALL VISIBLE LEAKS SHALL BE SEALED IN A MANNER ACCEPTABLE TO THE CITY ENGINEER. CATCH BASINS AND INLETS SHALL BE FURNISHED WITH A FRAME AND GRATE BASED UPON THE LOCATION OF THE INSTALLATION AS LISTED BELOW. ALL FRAMES AND GRATES SHALL MEET OR EXCEED AASHTO H-20 LOADING SPECIFICATIONS. FRAMES SHALL BE SHOP PAINTED WITH ASPHALTIC BASE PAINT.
    - A) PAVEMENT: EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE M1 RADIAL FLAT GRATE, NEENAH R-2502, OR APPROVED EQUAL FOR OPEN GRATES. EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE A SOLID COVER, NEENAH R-1772, OR APPROVED EQUAL FOR CLOSE LIDS.
    - B) BARRIER CURB AND GUTTER: EAST JORDAN IRON WORKS 7220 FRAME WITH TYPE M1 GRATE AND T1 CURB BOX, NEENAH R-3278-A, OR APPROVED EQUAL.
    - C) DEPRESSED CURB: EAST JORDAN IRON WORKS 5120 FRAME AND GRATE, NEENAH R-3225-L, OR APPROVED EQUAL.
    - D) MOUNTABLE CURB: EAST JORDAN IRON WORKS 7525 FRAME AND GRATE, NEENAH R-3501-P, OR APPROVED EQUAL.
    - E) NON-PAVED AREAS: EAST JORDAN IRON WORKS 6527 BEEHIVE GRATE, NEENAH R-4340-B, OR APPROVED EQUAL. ALTERNATELY, IN AREAS WHERE THERE IS THE LIKELIHOOD OF PEDESTRIAN TRAFFIC, EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE M1 RADIAL FLAT GRATE, OR APPROVED EQUAL MAY BE USED.
  9. THE STEEL CASING PIPE SHALL BE BITUMINOUS COATED, A MINIMUM OF 30 MILS THICKNESS INSIDE AND OUT, AND SHALL BE OF LEAK PROOF CONSTRUCTION, CAPABLE OF WITHSTANDING THE ANTICIPATED LOADINGS. SEE TABLE 200-1 IN THE NAPERVILLE STANDARD SPECIFICATIONS FOR THE MINIMUM WALL THICKNESSES OF VARIOUS STEEL CASING DIAMETERS. THE STEEL CASING PIPE SHALL HAVE MINIMUM YIELD STRENGTH OF 35,000 PSI AND SHALL MEET THE REQUIREMENTS OF A139/A139M-04 (OR LATEST EDITION), GRADE B. RING DEFLECTION SHALL NOT EXCEED 2% OF THE NOMINAL DIAMETER. THE STEEL CASING PIPE SHALL BE DELIVERED TO THE JOBSITE WITH BEVELED ENDS TO FACILITATE FIELD WELDING.
  10. ALL PIPE SHALL BE LAID TRUE TO LINE AND GRADE. DIRT AND OTHER FOREIGN MATERIAL SHALL BE PREVENTED FROM ENTERING THE PIPE OR PIPE JOINT DURING HANDLING OR LAYING OPERATIONS. ALL STORM SEWER PIPE TO PIPE CONNECTIONS SHALL BE SEALED WITH BUTYL MASTIC TO ENSURE WATER TIGHTNESS. LIFT HOLES TO BE SEALED USING BUTYL MASTIC AND CONCRETE PLUGS. AT NO TIME SHALL CONNECTIONS BETWEEN THE STORM SEWER AND SANITARY SEWER BE ALLOWED.
  11. FOR STRUCTURES LOCATED IN PAVED AREAS, A MINIMUM OF FOUR, 2-INCH DIAMETER HOLES SHALL BE DRILLED OR PRECAST INTO THE STRUCTURE WITHIN 1 FOOT OF THE LOWEST PIPE INVERT. THE HOLES SHALL BE DISTRIBUTED EQUIDISTANT AROUND THE PERIMETER OF THE STRUCTURE. A 1-FOOT BY 1-FOOT SECTION OF UNDERDRAIN FILTER CLOTH MATERIAL SHALL BE SUFFICIENTLY FIXED TO THE OUTSIDE OF THE MANHOLE WITH MASTIC MATERIAL TO PREVENT SLIPPAGE DURING BACKFILLING.
  12. ALL STORM SEWER STRUCTURE FRAMES WITHOUT INSIDE FLANGES SHALL BE SHAPED WITH NONSHRINKING HYDRAULIC CEMENT TO FORM A FILLET TO THE STRUCTURE OR ADJUSTING RING. WHEN ADJUSTMENTS ARE NECESSARY, NO MORE THAN 12 INCHES OF VERTICAL ADJUSTMENT MAY BE MADE USING THE MINIMUM PRACTICAL NUMBER OF INDIVIDUAL RINGS.

ALL RINGS SHALL BE HIGH DENSITY POLYETHYLENE PLASTIC (HDPE), RECYCLED RUBBER, HIGH DENSITY EXPANDING POLYSTYRENE, EXPANDED POLYPROPYLENE (EPP), OR OTHER MATERIAL AS APPROVED BY THE CITY ENGINEER. PRECAST CONCRETE RINGS, BRICKS, ROCKS, SHIMS, OR CONCRETE BLOCKS WILL NOT BE ALLOWED. TAPERED ADJUSTING RINGS SHALL BE REQUIRED WHEN THE FRAME WILL NEED TO MATCH THE SLOPE OF THE ROADWAY.

A RESILIENT, FLEXIBLE, NON-HARDENING, PREFORMED BITUMINOUS MASTIC MATERIAL, CONSEAL 102 B OR APPROVED EQUAL, SHALL BE USED BETWEEN THE CONE OR TOP BARREL SECTION OF THE STRUCTURE AND THE ADJUSTING RINGS. A THICK BEAD OF NON-HARDENING ELASTOMERIC JOINT SEALANT CONFORMING TO ASTM C-920, TYPE S, GRADE NS, SHALL BE APPLIED BETWEEN ALL INDIVIDUAL RINGS, AND BETWEEN THE ADJUSTING RINGS AND THE FRAME. THE SEALANT OR MASTIC MATERIAL SHALL BE APPLIED IN SUCH A MANNER THAT NO SURFACE WATER OR GROUND WATER INFLOW CAN ENTER THE STRUCTURE.

**EROSION CONTROL AND DRAINAGE NOTES (GENERAL)**

1. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.
  2. DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.
  3. DURING CONSTRUCTION, A STABILIZED CONSTRUCTION ENTRANCE SHALL BE UTILIZED TO MINIMIZE THE TRACKING OF DIRT ONTO THE PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO KEEP PUBLIC STREET PAVEMENT CLEAN OF DIRT AND DEBRIS. ANY DIRT THAT IS TRACKED ONTO THE PUBLIC STREETS SHALL BE REMOVED THE SAME DAY. IF THE AMOUNT TRACKED ON THE PUBLIC STREET IS EXCESSIVE, CLEANING MAY BE REQUIRED MORE FREQUENTLY.
- Erosion Control and Drainage Notes (Project Specific)
1. ALL EROSION CONTROL MEASURES SHALL BE PROPERLY INSTALLED, AS PERMITTED, PRIOR TO ANY LAND DISTURBANCE ACTIVITIES. ALL EROSION CONTROL SHALL BE MAINTAINED UNTIL TURF IS ESTABLISHED.
  2. ACCEPTABLE PERIMETER EROSION CONTROL INCLUDES SILT FENCE, SILT WORM AND ANY OTHER APPLICATION APPROVED BY THE CITY ENGINEER.
  3. ALL OPEN GRADE STRUCTURES SHALL HAVE EROSION CONTROL PROTECTION IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLANS. STRAW BALES SHALL NOT BE USED.
  4. STOCKPILES NOT BEING DISTURBED FOR MORE THAN 14 DAYS SHALL BE SEEDDED.
  5. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AFTER ANY 0.5 INCH OR GREATER RAINFALL, OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN THEIR FUNCTION.

**EROSION CONTROL AND DRAINAGE NOTES (NPDES PERMIT)**

1. IT IS THE RESPONSIBILITY OF THE OWNER OR HIS DESIGNEE TO INSPECT ALL TEMPORARY EROSION CONTROL MEASURES PER THE REQUIREMENTS OF THE NPDES PERMIT AND CORRECT ANY DEFICIENCIES AS NEEDED.

Geometric and Paving Notes (General)

  1. THE DEVELOPER AND CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO ADEQUATELY PROTECT THE PAVEMENT AND PROPERTY, CURB AND GUTTER AND OTHER RIGHT-OF-WAY IMPROVEMENTS, WHETHER NEWLY CONSTRUCTED OR EXISTING, FROM ANY AND ALL DAMAGE. SUFFICIENT MEANS SHALL BE EMPLOYED BY THE CONTRACTOR TO PROTECT AGAINST SUCH DAMAGE TO THE SATISFACTION OF THE CITY ENGINEER.
  2. ANY NEW OR EXISTING IMPROVEMENTS THAT ARE DAMAGED SHALL BE REPAIRED OR REPLACED IN A MANNER THAT IS SATISFACTORY TO THE CITY ENGINEER.
  3. THE CONTRACTOR AND/OR DEVELOPER SHALL SECURE ALL NECESSARY RIGHTS AND PERMISSIONS

- TO PERFORM ANY WORK ON PRIVATE PROPERTY NOT WITHIN THE OWNERSHIP RIGHTS OF THE DEVELOPER. THE DEVELOPER SHALL BEAR THE SOLE RESPONSIBILITY FOR DAMAGES THAT MAY OCCUR AS A RESULT OF WORK PERFORMED UNDER CONTRACTS THEY INITIATE.
4. THE CONTRACTOR/DEVELOPER WILL BE RESPONSIBLE FOR BRINGING PAVEMENTS (STREET, CURB AND GUTTER, SIDEWALK, DRIVEWAY) ON THE PROPERTY UP TO CITY STANDARDS INCLUDING ANY REPAIRS TO SUBSTANDARD PAVEMENTS THAT EXISTED PRIOR TO OR OCCURRED DURING CONSTRUCTION.
  5. WHEREVER NEW WORK WILL MEET EXISTING CONDITIONS OTHER THAN LAWN AREAS, REGARDLESS OF WHETHER THE NEW OR EXISTING WORK IS ASPHALT OR CONCRETE, THE EXISTING ADJACENT SIDEWALK, DRIVEWAYS, PAVEMENT OR CURB SHALL BE NEATLY SAW CUT. THE SAW CUT SHALL BE IN A NEAT STRAIGHT LINE SUFFICIENTLY DEEP SO THAT IT RENDERS A SMOOTH VERTICAL FACE TO MATCH TO. IF THE CONTRACTOR IS NOT CAREFUL OR DOES NOT SAW DEEP ENOUGH AND THE CUT LINE BREAKS OUT OR CHIPS TO AN IMPERFECT EDGE, THEN THE EXISTING SIDE MUST BE RE-CUT SQUARE AND DONE OVER UNTIL IT IS CORRECT.
  6. ALL PAVEMENT PATCHES WITHIN THE PUBLIC RIGHT-OF-WAY MUST CONFORM TO CITY STANDARDS. REFERENCE NAPERVILLE STANDARD DETAILS 590.12 AND 590.13.

**TRAFFIC CONTROL AND PROTECTION NOTES (GENERAL)**

1. ALL DEVELOPERS AND CONTRACTORS SHALL PROVIDE SUITABLE TRAFFIC CONTROL FOR THEIR CONSTRUCTION ACTIVITIES IN ACCORDANCE WITH PART 6 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. TRAFFIC CONTROL MUST BE PROVIDED FOR ANY ACTIVITY THAT IMPACTS TRAFFIC FLOW. THIS INCLUDES, BUT IS NOT LIMITED TO, ROAD CLOSURES REQUIRING DETOURS, DAILY LANE CLOSURES, LONG TERM LANE CLOSURES, NARROW LANES, AND CONSTRUCTION VEHICLES ENTERING AND EXITING THE PUBLIC ROADWAY. ALL TRAFFIC CONTROL SET-UPS MAY BE INSPECTED BY THE CITY OF NAPERVILLE TO ENSURE THAT THEY ARE PROVIDING POSITIVE GUIDANCE TO MOTORISTS AND ARE NOT IN THEMSELVES PRESENTING A HAZARDOUS SITUATION. A REPRESENTATIVE OF THE DEVELOPER OR CONTRACTOR MUST PROVIDE PHONE NUMBERS AT WHICH THEY CAN BE REACHED 24 HOURS A DAY AND ON WEEKENDS SO THAT THEY CAN MAINTAIN TRAFFIC CONTROL DEVICES.
2. PEDESTRIANS MUST BE PROVIDED WITH A SAFE ALTERNATE ROUTE IF PEDESTRIAN FACILITIES ARE TO BE CLOSED AS A RESULT OF CONSTRUCTION ACTIVITIES. GUIDANCE MUST BE PROVIDED TO PEDESTRIANS SO THAT THEY MAY AVOID THE WORK ZONE. SAID PEDESTRIAN DETOUR PLAN (WITH SIGNAGE) IS TO BE REVIEWED AND ACCEPTED BY THE CITY IN WRITING, PRIOR TO THE COMMENCEMENT OF THE WORK.
3. THE CONTRACTOR SHALL EMPLOY THE APPROPRIATE METHODS OF TRAFFIC CONTROL IN ACCORDANCE WITH THE PLANS, SPECIFICATIONS AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES. SUCH THAT THE SAFETY OF VEHICLES, AND PEDESTRIANS IS PRESERVED AT ALL TIMES. THE ERECTION AND MAINTENANCE OF THE TRAFFIC CONTROL DEVICES SHALL BE TO THE SATISFACTION OF THE AGENCY OF JURISDICTION AND THE CITY ENGINEER.
4. ANY TEMPORARY OPEN HOLES SHOULD BE BARRICADED AND PROTECTED IN ACCORDANCE WITH APPLICABLE STANDARDS.

**DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC GENERAL NOTES**

1. DPUE WILL PROVIDE, INSTALL, AND MAINTAIN THE TRANSFORMERS, ALL PRIMARY (15KV) CABLE AND CONDUIT, AND THE METERS AND INSTRUMENT TRANSFORMERS. DPUE WILL ALSO MAKE THE FINAL CONNECTIONS IN THE TRANSFORMERS ONCE THE INSPECTION IS COMPLETE AND THE BUILDING IS READY TO BE ENERGIZED.
2. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING, INSTALLING, AND MAINTAINING ALL SERVICE LATERAL (480V) CABLE AND CONDUIT, THE SERVICE ENTRANCE EQUIPMENT INCLUDING THE C/TMETER CABINET AND ALL BANKED METER SOCKETS. DPUE IS RESPONSIBLE FOR PROVIDING AND INSTALLING THE TRANSFORMER PAD/VAULT. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE TRANSFORMER PAD/VAULT.
3. THE DEVELOPER SHALL COORDINATE SITE CONSTRUCTION WITH DPUE TO ALLOW ELECTRIC FACILITIES TO BE INSTALLED PRIOR PAVING AND CURBING. DPUE 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 8-13C-3 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 A SUITABLE APPROACH TO THE METER LOCATION, WITH NO OBSTRUCTIONS WITHIN FOUR (4) FEET OF THE FRONT AND TWO (2) FEET OF THE SIDES OF THE METER. PER NAPERVILLE SERVICE RULES AND POLICIES 22.2.F.
6. CLEARANCE TO TRANSFORMER PAD SHALL BE 5' FROM ALL SIDES, 10' FROM FRONT, AND THE AREA ABOVE MUST BE COMPLETELY CLEAR OF OBSTRUCTION, NO TREES, SHRUBS, OR OTHER OBSTACLES WILL BE ALLOWED WITHIN THIS AREA. TRANSFORMER PAD SHALL MAINTAIN MINIMUM CLEARANCE OF 20' FROM EGRESS POINTS. PER DPUE SPECIFICATION C10-2130 AND C30-0016.
7. DPUE REQUIRES A MINIMUM 5' SEPARATION BETWEEN ITS ELECTRIC FACILITIES AND ANY FIRE HYDRANTS, STORM DRAINS, STORM SEWERS, WATER MAINS, GAS MAINS, ETC. THAT RUN PARALLEL TO ITS FACILITIES.
8. TO HAVE AN EXISTING SERVICE DISCONNECTED CALL THE CITY DISPATCH OFFICE AT 630-420-6167. PLEASE ALLOW AT LEAST 24 HOURS NOTICE. METERS AND METER SEALS ARE TO BE REMOVED ONLY BY DPUE PERSONNEL. THE LOCATION AND TYPE OF NEW OR REPLACEMENT METER RELATED EQUIPMENT MUST BE PRE-APPROVED IN WRITING BY DPUE. AN ELECTRIC SERVICE MUST BE INSPECTED BY THE DEVELOPMENT SERVICES TEAM ELECTRICAL INSPECTOR PRIOR TO CONNECTION.
9. LABEL ALL METER SOCKETS WITH THE COMPLETE ADDRESS IN 1" LETTERS USING PERMANENT STICKERS. IN MULTIPLE 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 WITHOUT APPROPRIATE ADDRESS LABELING.
10. APPROVAL OF METERING EQUIPMENT BY DPUE 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 THE TRANSPORTATION, ENGINEERING AND DEVELOPMENT DEPARTMENT.
11. A CUSTOMER'S GROUNDING CONDUCTOR SHALL NOT BE CONNECTED TO DPUE DISTRIBUTION EQUIPMENT.
12. DPUE WILL INSTALL AND ENERGIZE ALL METERS IN A MULTIPLE METER BANK 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 TENANT PERMITS WILL BE REQUIRED FOR INSTALLATION OF THE OTHER METER IN THE METER BANK.

**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 CEE/CM DIVISION PERSONNEL WITH 48-HOUR NOTICE (MONDAY-FRIDAY). CONTACT NAPERVILLE TED BUSINESS GROUP AT 630-420-6082 FOR SCHEDULING.
  - b. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT OR RECONSTRUCTION SHALL BE COMPLETED BY THE CONTRACTOR TO THE SATISFACTION OF THE UTILITY OWNER. ADJUSTMENTS AND/OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. 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, 5' ON THE SIDES, AND 7' TO THE REAR OF THE ELECTRICAL TRANSFORMER.
  - d. ALL RETAINER GLANDS WHEN REQUIRED TO RESTRAIN VALVES, FITTINGS, HYDRANTS, AND PIPE JOINTS SHALL BE MECHANICAL JOINT WEDGE ACTION TYPE MEGALUG 1100 SERIES AS MANUFACTURED BY EBBA IRON, INC. OR UNI-FLANGE BLOCKBUSTER 1400 SERIES AS MANUFACTURED BY FORD METER BOX CO. AND SHALL BE FOR USE ON DUCTILE IRON PIPE CONFORMING TO ANSIAWWA C151/A21.51, FOR NOMINAL PIPE SIZES 3" THROUGH 48".
  - e. EXISTING DUCTILE IRON SYSTEMS FOR RESTRAINING PUSH-ON PIPE BELLS SHALL BE MEGALUG SERIES 1100HD OR FORD SERIES 1390.
  - f. EXISTING DUCTILE IRON SYSTEMS REQUIRING RESTRAINT SHALL BE MEGALUG SERIES 1100SD (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 ANSIAWWA 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, LINES/POST 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 C905. 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, CLOUD, 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, RESTRAINT, AND OTHER APPURTENANCES BURIED OR IN VALVE VAULTS. MECHANICAL JOINTS AND RESTRAINT GLANDS REQUIRE 304 STAINLESS STEEL T-BOLTS. AN ANTI-SEIZE COMPOUND SHALL BE FACTORY APPLIED TO NUTS OR BOLTS - ANY DAMAGE TO THIS COATING SHALL BE REPAIR WITH FIELD APPLIED APPROVED ANTI-SEIZE COMPOUND THAT IS A MOLYBDENUM-BASE LUBRICANT, BOSTIK NEVER-SEEZ OR 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 PRESSURE SHALL BE NO LESS THAN 150 PSI FOR A PERIOD OF 4 HOURS AND NOT VARY BY MORE THAN + 5 PSI. DURING THE TEST, 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. 4" 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. FIRE HYDRANT 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 PLACE 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.
- t. THE CONTRACTOR SHALL PROVIDE INTERNAL TELEVISED INSPECTION OF ALL INSTALLED SANITARY SEWER, LATERALS, MANHOLES AND CONNECTIONS TO THE PUBLIC SYSTEM. FOLLOWING COMPLETION OF TELEVISION WORK, THE CONTRACTOR SHALL SUBMIT VIDEO RECORDINGS ON DVD OR FLASH DRIVE ALONG WITH A COMPREHENSIVE TELEVISION 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.
  - u. CONTRACTOR 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.
  - v. SANITARY PIPES WITH LESS THAN 4 FEET OR MORE THAN 25 FEET OF COVER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPING (CLASS 50, MINIMUM) AND ENCASED IN POLYWRAP.
  - w. ALL EXCAVATIONS MORE THAN 20 FEET DEEP MUST BE PROTECTED BY A SYSTEM DESIGNED BY A REGISTERED PROFESSIONAL ENGINEER.
  - x. CONTRACTOR SHALL MAINTAIN 2' MINIMUM CLEARANCE BETWEEN EXISTING UTILITIES AND NEW FOUNDATIONS AND UNDERGROUND FACILITIES. 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.
  - y. FENCES SHALL BE INSTALLED A MINIMUM OF 5 FEET FROM ANY WATER OR SANITARY MAINS WHEN RUNNING PARALLEL WITH THEM. WHEN FENCES ARE INSTALLED CROSSING WATER OR SANITARY MAINS, THE POSTS SHALL BE LOCATED TO HAVE THE MAIN BETWEEN THEM.
  - z. ALL BRASS COMPONENTS SHALL BE CERTIFIED TO BE LEAD FREE IN COMPLIANCE WITH NSF 61 AND NSF 372 AND IDENTIFIED WITH APPLICABLE MARKINGS.
  - aa. SANITARY FORCE MAIN - FORCE 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 41-2.14C OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION.

2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P. 630.598.0007  
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**CAGE**

EXPIRES: 11/30/2027  
LICENSED PROFESSIONAL ENGINEER  
RICHARD KATZ  
062-070176  
SIGNED: 12/15/2025

REVISIONS

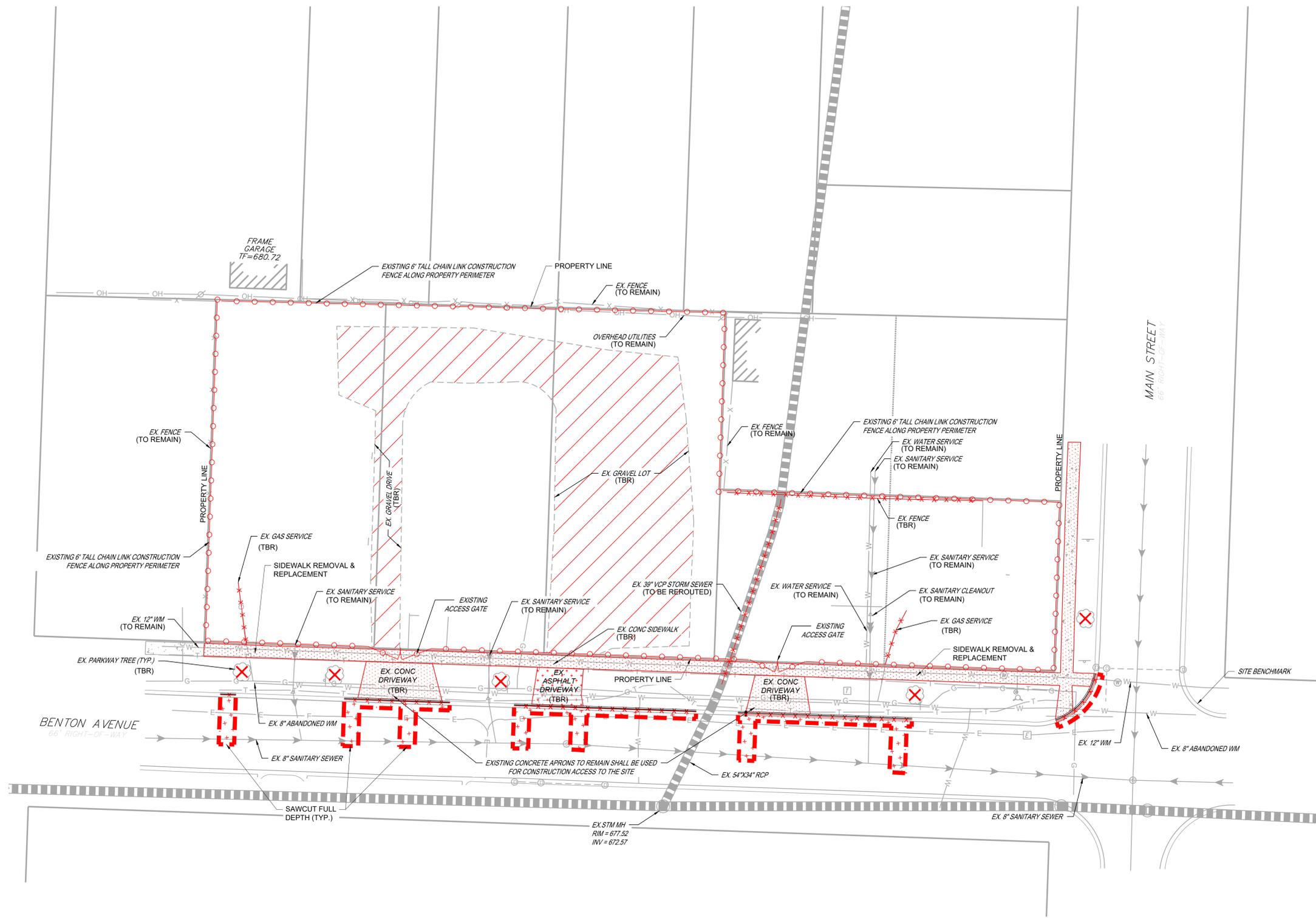
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M/1 HOMES OF CHICAGO, LLC  
**BENTON + MAIN**  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

PROJ NO: 250090  
ENG: RAK/DJB  
DATE: 02/02/2026

SHEET TITLE  
**NAPERVILLE  
GENERAL  
NOTES &  
SPECIFICATIONS**

SHEET NUMBER  
**C0.2**  
3 OF 17



**DEMOLITION LEGEND**

- (TBR) TO BE REMOVED
- CURB & GUTTER REMOVAL
- SAWCUT PAVEMENT, FULL DEPTH
- UTILITY REMOVAL
- TREE REMOVAL
- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- BITUMINOUS PAVEMENT REMOVAL, FULL DEPTH
- GRAVEL REMOVAL, FULL DEPTH

**DEMOLITION NOTES**

1. ON-SITE DEMOLITION WAS PREVIOUSLY COMPLETED UNDER A CITY DEMOLITION PERMIT. THIS PLAN REFLECTS THE CURRENT EXISTING SITE CONDITIONS AFTER INITIAL DEMOLITIONS ACTIVITIES.
2. PARKWAY TREE LOCATIONS SHOWN ARE APPROXIMATE. SEE TREE REMOVAL PLAN FOR DETAILS OF REMOVAL.

**SOURCE BENCHMARK:**

CITY OF NAPERVILLE SURVEY MONUMENT  
 STATION NO. 1506  
 (BERSTEN MONUMENT)  
 ELEVATION: 690.61 (NAVD 88)  
 (N 41° 46' 52.59032 W 088° 09' 15.85410)  
 LOCATED AT THE NW CORNER OF 5TH AVE. & MILLS ST.  
 NEAR NAPERVILLE NORTH HIGH SCHOOL. 87' NORTH OF  
 THE NORTH EDGE OF PAVEMENT OF 5TH AVENUE & 35.5'  
 WEST OF THE CENTERLINE OF PAVEMENT OF MILL  
 STREET.  
 SITE BENCHMARK: X-CUT ON TOP OF CURB AT NE CORNER  
 OF MAIN STREET & BENTON AVENUE. ELEVATION = 679.33  
 SHOWN HEREON.

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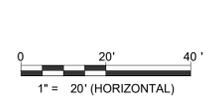
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SHEET TITLE  
**EXISTING  
 CONDITIONS  
 & SITE DEMO  
 PLAN**

SHEET NUMBER  
**C1.0**  
 4 OF 17



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**EXHIBIT C**

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 RICHARD KATZ  
 062-070176  
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**BENTON+MAIN**  
 109 W. BENTON AVENUE  
 NAPERVILLE, ILLINOIS

PROJ NO: 250090  
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 DATE: 02/02/2026

SHEET TITLE

**SITE  
 DIMENSIONAL  
 & PAVING  
 PLAN**

SHEET NUMBER  
**C2.0**  
 5 OF 17

PAVING LEGEND

|  |                                |
|--|--------------------------------|
|  | STANDARD DUTY ASPHALT PAVEMENT |
|  | CONCRETE PAVEMENT              |
|  | PERMEABLE PAVERS               |
|  | CONCRETE SIDEWALK              |
|  | DEPRESSED CURB                 |
|  | M3.12 CURB & GUTTER            |
|  | REVERSED PITCH CURB & GUTTER   |
|  | PROPOSED BUILDING              |

SITE SUMMARY

|                   |    |
|-------------------|----|
| PROPOSED UNITS:   | 11 |
| PROPOSED PARKING: |    |
| STANDARD STALLS:  | 6  |
| ADA STALLS:       | 0  |
| TOTAL:            | 6  |

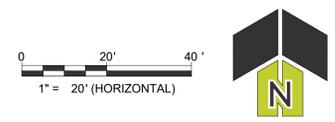
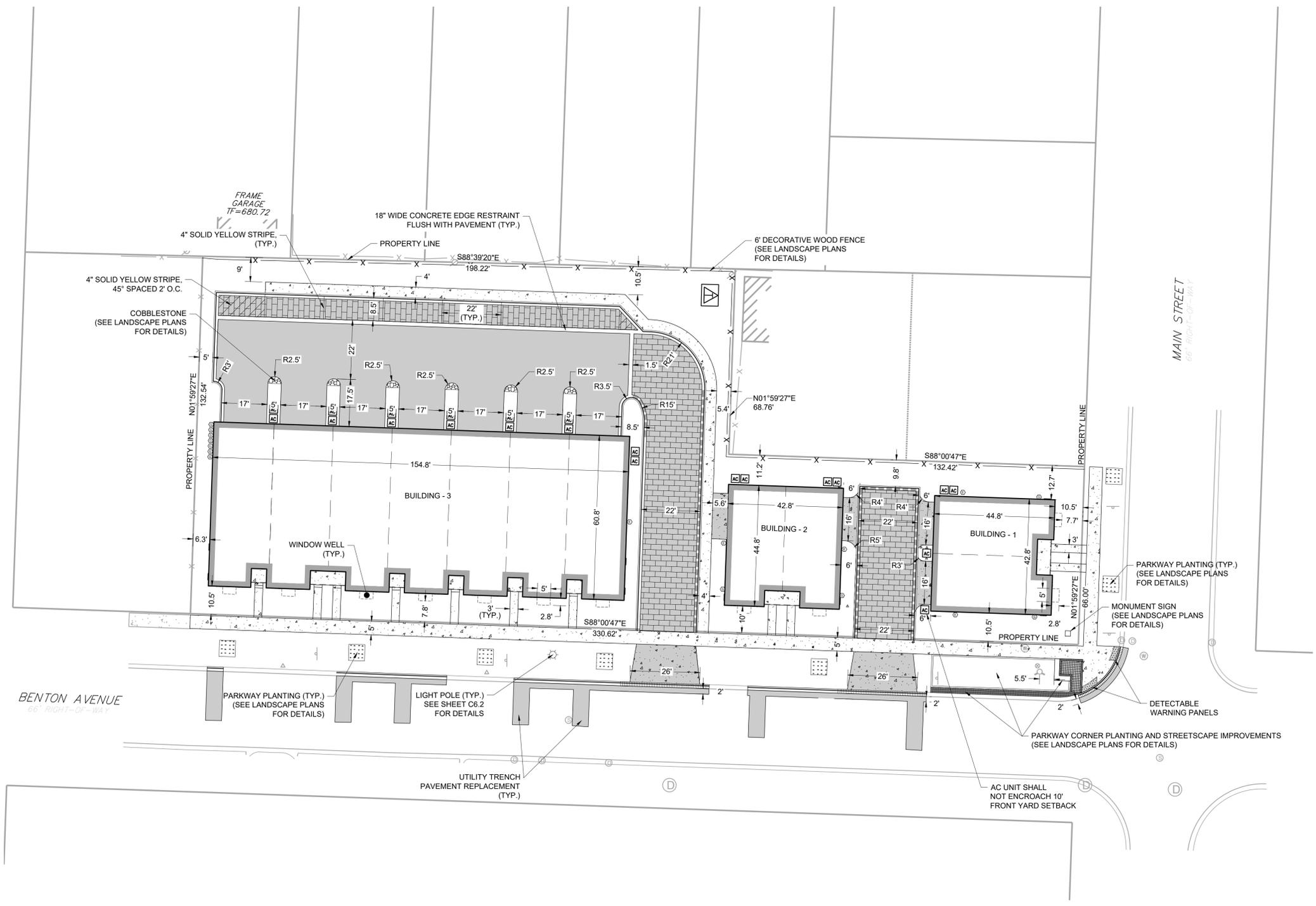
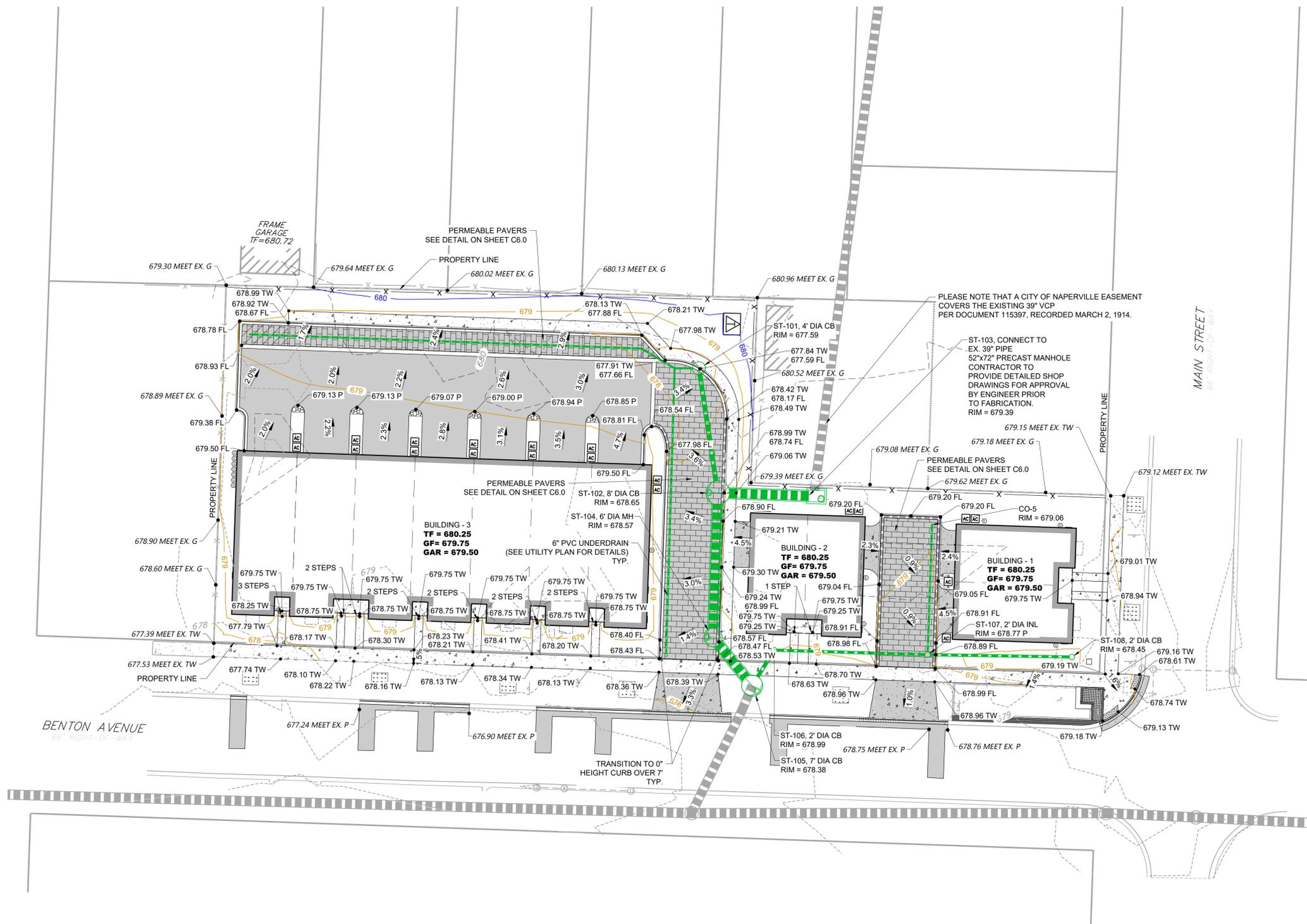


EXHIBIT C



**GRADING LEGEND**

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

**IMPERVIOUS CALCULATIONS**

PROPOSED IMPERVIOUS AREA = 21,402 SF  
 EXISTING IMPERVIOUS AREA = 18,300 SF  
 NET NEW IMPERVIOUS AREA = 3,102 SF

THE PROPOSED DEVELOPMENT WILL RESULT IN 3,102 SQUARE FEET OF NET NEW IMPERVIOUS AREA. THEREFORE, POST-CONSTRUCTION BEST MANAGEMENT PRACTICES (PCBMPs) ARE REQUIRED. PERMEABLE PAVERS ARE PROPOSED TO SATISFY THE PCBMP REQUIREMENTS.

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**BENTON+MAIN**  
 109 W. BENTON AVENUE  
 NAPERVILLE, ILLINOIS

PROJ NO: 250090  
 ENG: RAK/DJB  
 DATE: 02/02/2026

SHEET TITLE  
**SITE GRADING & DRAINAGE PLAN**

SHEET NUMBER  
**C3.0**  
 6 OF 17

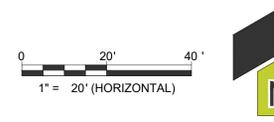


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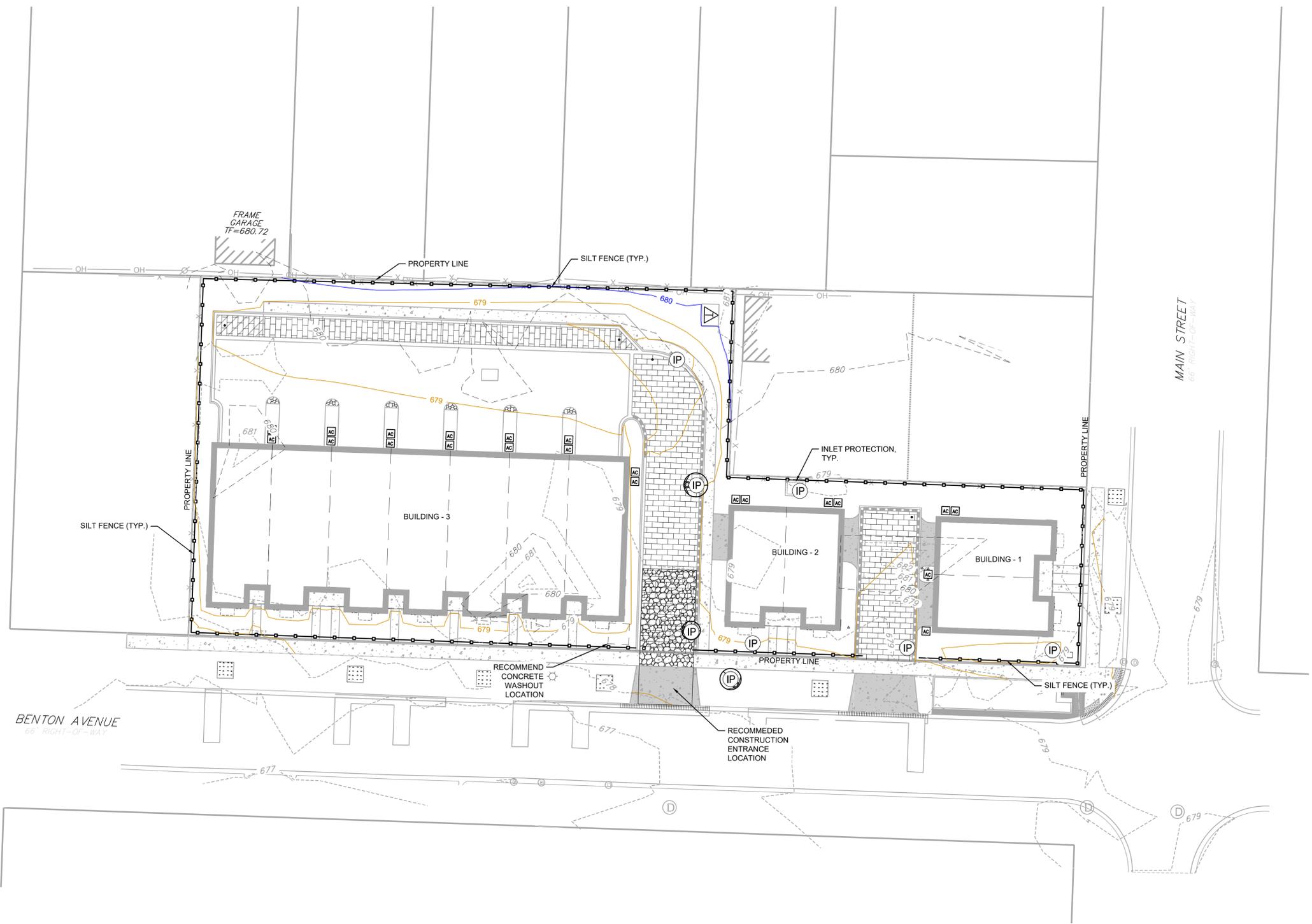
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SHEET TITLE  
**SOIL  
 EROSION  
 CONTROL  
 PLAN**

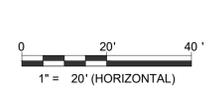
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**C4.0**  
 7 OF 17

**SESC LEGEND**

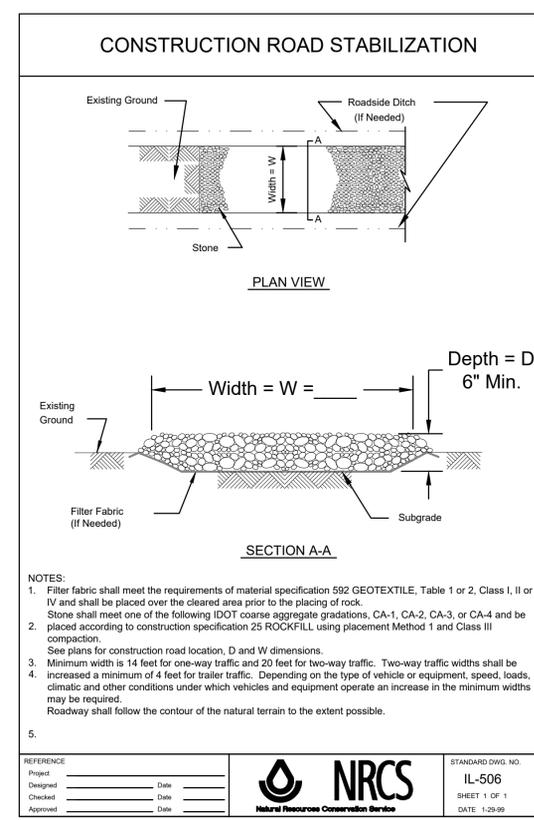
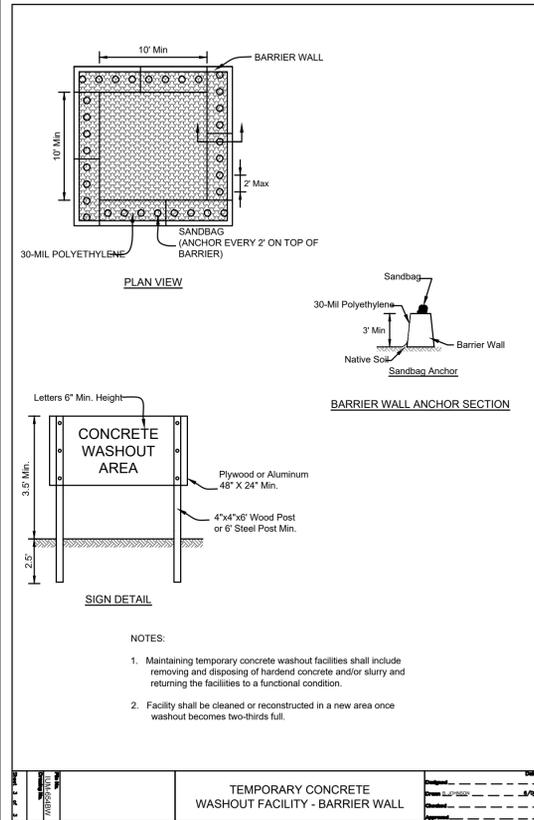
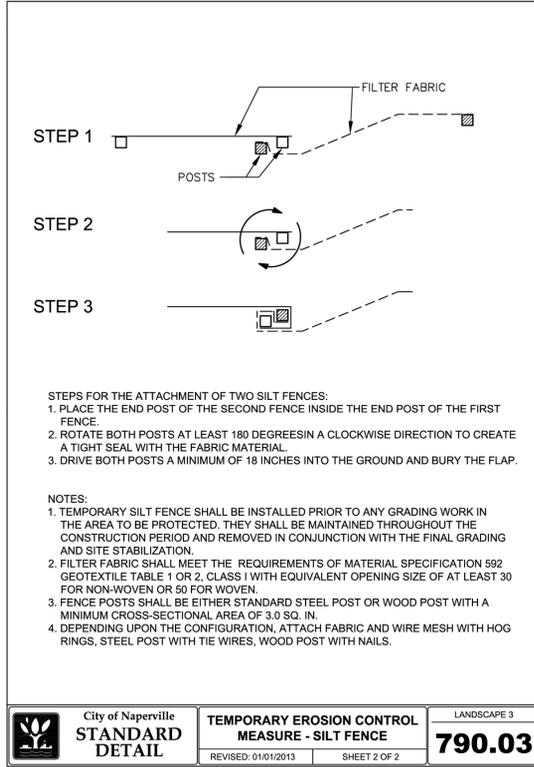
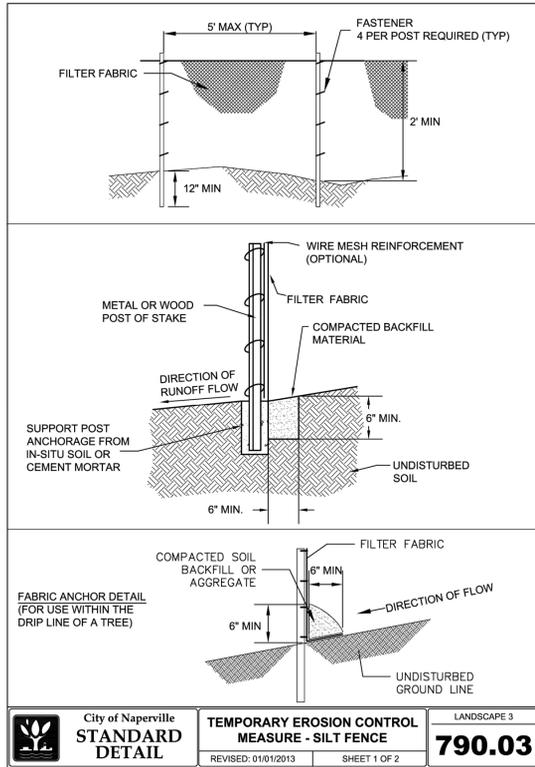
-  SILT FENCE
-  INLET PROTECTION FILTER BASKET
-  CONCRETE WASHOUT
-  TEMPORARY CONSTRUCTION ENTRANCE



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**EXHIBIT C**



**SILT FENCE DETAIL**  
Scale: NOT TO SCALE

**CONCRETE WASHOUT DETAIL**  
Scale: NOT TO SCALE

**CONSTRUCTION ENTRANCE DETAIL**  
Scale: NOT TO SCALE

**FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING**

**INSTALLATION:**

- REMOVE GRATE
- DROP FLEXSTORM INLET FILTER ONTO LOAD BEARING LIP OF CASTING OR CONCRETE STRUCTURE
- REPLACE GRATE

**NOTES:**

- ALL FRAMING IS CONSTRUCTED OF CORROSION RESISTANT STEEL FRAMING FOR PROLONGED PRODUCT LIFE.
- TOTAL BYPASS CAPACITY WILL VARY WITH EACH SIZED DRAINAGE STRUCTURE. FLEXSTORM DESIGNS FRAMING BYPASS TO MEET OR EXCEED THE DESIGN FLOW OF THE PARTICULAR DRAINAGE STRUCTURE. CONCRETE STRUCTURES MAY REQUIRE ADDITIONAL REVIEW.
- UPON ORDERING THE ADS PIN CONFIRMATION OF THE DOT CALLOUT, FLEXSTORM ITEM CODE, CASTING MAKE AND MODEL, OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.
- FOR WRITTEN SPECIFICATIONS AND MAINTENANCE GUIDELINES VISIT [WWW.INLETFILTERS.COM](http://WWW.INLETFILTERS.COM)

| ILDOT Standard | Neenah Casting                     | East Jordan Casting        | Inlet Type       | Grate Size           | Bag Cap (ft²) | Flow Rating (CFS) | ADS PIN        |
|----------------|------------------------------------|----------------------------|------------------|----------------------|---------------|-------------------|----------------|
| 1              | 1713, 1762, 1772, 2504, 2495, 2425 | 1020, 1022, 1050, 1058     | Round (RD)       | 22.25 - 23.5         | 1.9           | 1.3               | 6MRDILT1       |
| 2              | R-3501-D2, A                       | 7170, 7171                 | Roller Curb (RC) | 22.25 x 16.25        | 1.6           | 0.6               | 62MSQIL216     |
| 3              | R3278-A, R-3501-A                  | 7220, 7221                 | Curb Box (CB)    | 22.0 x 16.9          | 1.5           | 1.0               | 62MCBILT3      |
| 4              | R3443-B                            | 5150                       | Square/Rect (SQ) | 21.75 X 14.75        | 1.5           | 1.0               | 62MSQIL        |
| 6              | R3502-A                            | 7235                       | Roller Curb (RC) | 22 x 22.75           | 2.3           | 1.2               | 62MSQILT6      |
| 8              | 2501, 4349-C, 4352, 4350           | 2830, 2870, 6577           | Round (RD)       | Beehive/Ditch Grates | 2.3           | 1.6               | 62MRDILT8      |
| 9              | R3508-A2                           | 7300                       | V-Grate          | 19.25 x 19.25        | 1.7           | 1.0               | 62MSQIL        |
| 10             | R3506-A2                           | 7281                       | V-Grate          | 28.75 x 11.4         | 1.5           | 1.1               | 62MSQIL        |
| 11             | R3261-A                            | 7210                       | Curb Box (CB)    | 28.75 x 17.25        | 2.5           | 1.3               | 62MCBILT11     |
| 12             | R3503-B                            | 7180                       | Roller Curb (RC) | 22.5 x 22.5          | 2.4           | 1.2               | 62MSQIL        |
| 20             | R3528-V, R3529-V                   | 7535, 5380, 7536 (2 g/ft²) | Square/Rect (SQ) | 22.5 x 22.5          | 2.4           | 1.2               | 62MSQILT20     |
| 21             | R3527-V                            | 7540                       | Curb Box (CB)    | 24 x 16.25           | 1.8           | 1.1               | 62MCBILT       |
| 23             | R3525-L                            | 7464                       | Square/Rect (SQ) | 24 x 22.25           | 2.7           | 1.3               | 62MSQILT23     |
| 24             | R3526-L                            | 7467                       | Square/Rect (SQ) | 25.75 x 18.75        | 2.3           | 1.2               | 62MSQILT24     |
| 31             | ...                                | 7250                       | Roller Curb (RC) | 22.75 x 22.4         | 2.5           | 1.2               | 62MSQIL        |
| B              | R3455C                             | ...                        | Square/Rect (SQ) | 36 x 24              | 4.6           | 1.7               | 62MSQIL        |
| G3/G4          | R3501-LU                           | 7545                       | Single W/Flap    | 13.75 / 20.2 x 22.12 | 1.3           | 0.9               | 62MCBILG3      |
| NA             | R-3501-P                           | 7525                       | Roller Curb (RC) | 25.7 x 19            | 2.4           | 1.2               | 62MSQIL3501-P  |
| NA             | R-3501-TR                          | 7495                       | Roller Curb (RC) | 26 x 23.5            | 3.1           | 1.4               | 62LSQIL3501-TR |

\*FLOW RATINGS SHOWN ARE 50% MAXIMUM

ALL PRODUCTS MANUFACTURED BY INLET & PIPE PROTECTION, INC. A DIVISION OF ADS, INC. WWW.INLETFILTERS.COM (866) 267-8055 PH (830) 355-3477 FX INFO@INLETFILTERS.COM

**INLET PROTECTION DETAIL**  
Scale: NOT TO SCALE

2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P. 630.598.0007  
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EXPIRES: 11/30/2027  
RICHARD KATZ  
062-070175  
SIGNED: 12/15/2025

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M/I HOMES OF CHICAGO, LLC  
**BENTON+MAIN**  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

PROJ NO: 250090  
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DATE: 02/02/2026

SHEET TITLE  
**SOIL EROSION CONTROL NOTES & DETAILS**

SHEET NUMBER  
**C4.1**  
8 OF 17



EXPIRES: 11/30/2027



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**BENTON+MAIN**  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

PROJ NO: 250090

ENG: RAK/DJB

DATE: 02/02/2026

SHEET TITLE

**SITE UTILITY PLAN**

SHEET NUMBER

**C5.0**

9 OF 17

**UTILITY LEGEND**

- PROPOSED SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED WATER VALVE BOX
- PROPOSED STORM SEWER
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING FIRE HYDRANT
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE

**UTILITY CROSSINGS:**

|   |  |    |   |
|---|--|----|---|
| 1 | SAN B/P = 673.8<br>WM T/P = 671.3"<br>±2.5' CLEAR<br>GROUND EL=677.6 | 9  | ST B/P = 674.4<br>SAN T/P = 673.1<br>±1.3' CLEAR<br>GROUND EL=678.9   |
| 2 | SAN B/P = 674.2<br>WM T/P = 672.7"<br>±1.5' CLEAR<br>GROUND EL=678.3 | 10 | ST B/P = 674.9<br>SAN T/P = 671.8"<br>±3.1' CLEAR<br>GROUND EL=678.8  |
| 3 | SAN B/P = 674.3<br>WM T/P = 671.8"<br>±2.5' CLEAR<br>GROUND EL=678.2 | 11 | ST B/P = 674.9<br>SAN T/P = 672.9"<br>±2.0' CLEAR<br>GROUND EL=678.9  |
| 4 | SAN B/P = 674.4<br>WM T/P = 671.9"<br>±2.5' CLEAR<br>GROUND EL=678.4 | 12 | SAN B/P = 672.3<br>WM T/P = 670.0"<br>±2.3' CLEAR<br>GROUND EL=679.0  |
| 5 | SAN B/P = 674.3<br>WM T/P = 671.8"<br>±2.5' CLEAR<br>GROUND EL=678.3 | 13 | ST B/P = 675.2<br>SAN T/P = 672.9"<br>±3.7' CLEAR<br>GROUND EL=679.1  |
| 6 | ST B/P = 672.7<br>WM T/P = 671.2"<br>±1.5' CLEAR<br>GROUND EL=678.5  | 14 | SAN B/P = 673.0"<br>WM T/P = 671.5"<br>±1.5' CLEAR<br>GROUND EL=678.0 |
| 7 | ST B/P = 674.2<br>WM T/P = 671.1"<br>±1.5' CLEAR<br>GROUND EL=678.6  | 15 | SAN B/P = 672.8"<br>WM T/P = 671.3"<br>±1.5' CLEAR<br>GROUND EL=678.4 |
| 8 | SAN B/P = 673.0<br>WM T/P = 671.1"<br>±1.9' CLEAR<br>GROUND EL=678.6 |    |   |

\*EXISTING WATERMAIN AND SANITARY SERVICE ELEVATIONS ARE APPROXIMATE AND NEED TO BE VERIFIED BY CONTRACTOR IN THE FIELD. IF CONFLICTS ARISE IN FIELD SEE SECTION 5.2.4.2 OF THE CITY OF NAPERVILLE DESIGN MANUAL FOR PUBLIC IMPROVEMENTS FOR VERTICAL SEPARATION REQUIREMENTS AND NOTIFY ENGINEER.

**SHEET NOTES:**

- ST-103 IS A PRECAST RECTANGULAR CONCRETE MANHOLE WITH FLAT TOP AND 24" DIAMETER RISER. CONTRACTOR TO PROVIDE DETAILED SHOP DRAWINGS FOR APPROVAL BY ENGINEER PRIOR TO FABRICATION. SEE SHEET FOR C6.3 FOR DETAIL.
- ALL STORM SEWER IS PRIVATE UNLESS SPECIFICALLY LABELED AS 'PUBLIC.'



JULIE  
CALL BEFORE  
YOU DIG  
**811**

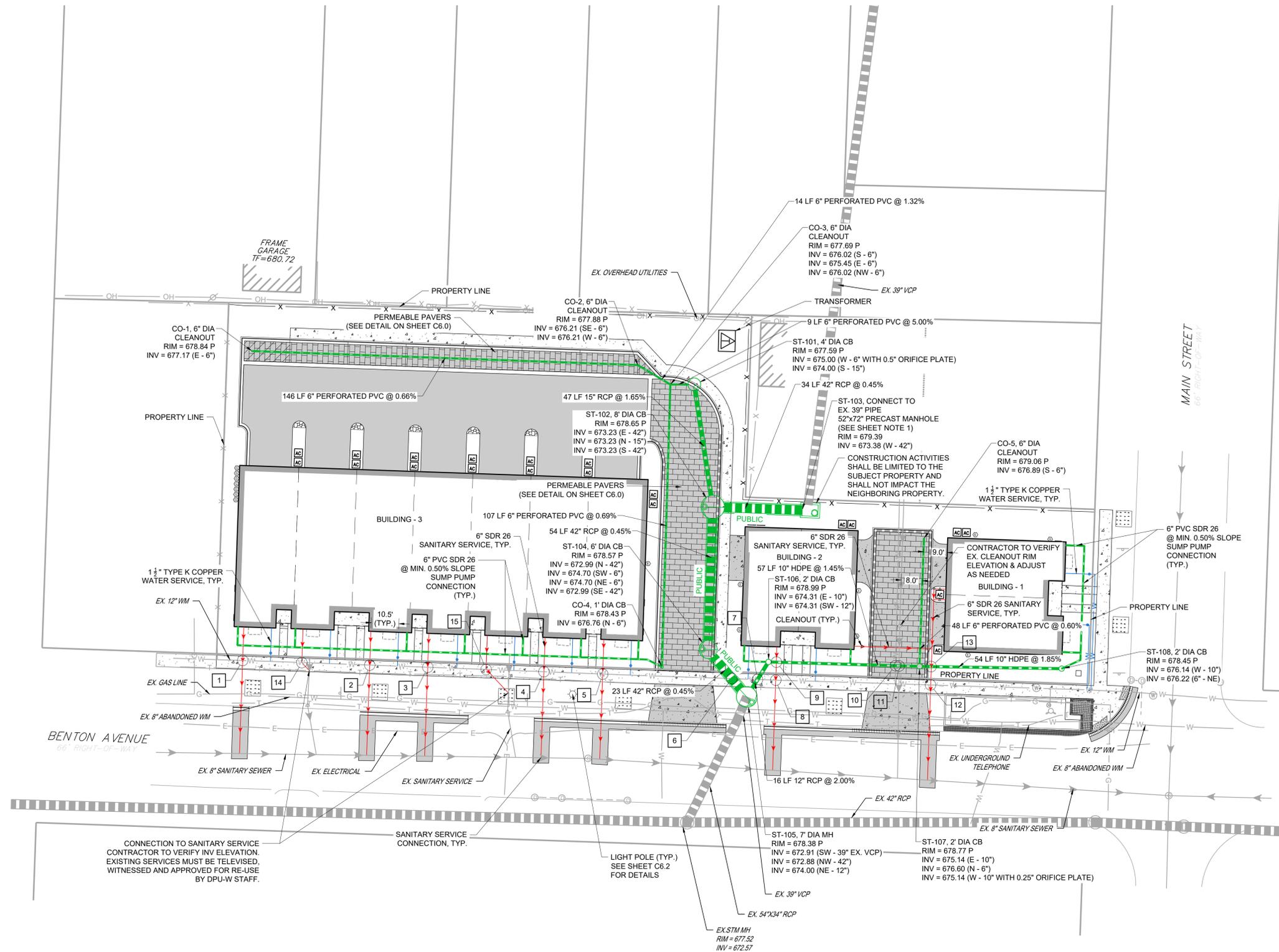
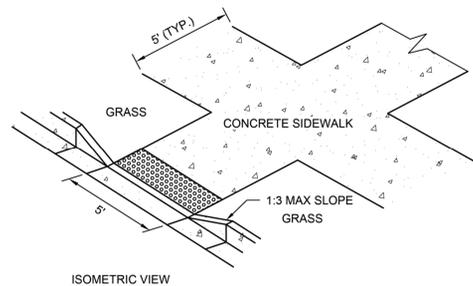


EXHIBIT C



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

**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                     |
| 424021-XX | DEPRESSED CORNER FOR SIDEWALKS                         |
| 424026-XX | ENTRANCE/ALLEY PEDESTRIAN CROSSINGS                    |
| 424031-XX | MEDIAN PEDESTRIAN CROSSINGS                            |
| 606001-XX | CONCRETE CURB TYPE B AND COMB CONCRETE CURB AND GUTTER |

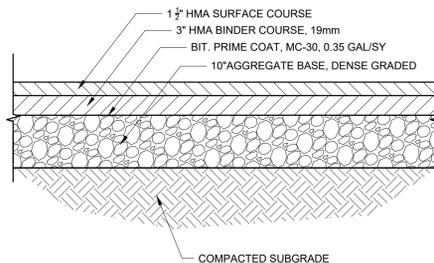
**APPROVED ADA DETECTABLE WARNING TILES:**

1. ADA SOLUTIONS - CAST IN PLACE REPLACEABLE
2. ARMOR TILE - CAST IN PLACE
3. DETECTILE - SLIMTEK II
4. TUFTILE - POLYMER WET-SET

|  |  |   |
|--|--|---|
| <p>City of Naperville<br/><b>STANDARD<br/>DETAIL</b></p> | <p><b>CURB RAMPS</b></p> <p>REVISED: 08/01/2018 SHEET 1 OF 1</p> | <p>PAVEMENT 32</p> <p><b>590.22</b></p> |
|  |  | <p>REVISIONS</p>                        |

**CURB RAMP DETAIL**

Scale: NOT TO SCALE



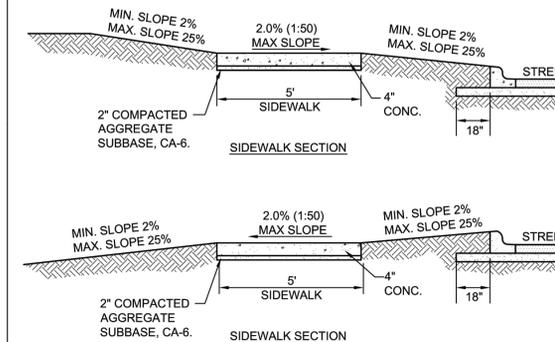
Project: Benton+Main  
Engineer: RAK  
Date: 9/25/2025

**PAVEMENT SECTION STRUCTURAL NUMBER CALCULATION**

| Material                         | Layer Coefficient | Typical Plainfield Local Road Pavement Section Thickness (in.) |
|----------------------------------|-------------------|--|
| Hot Mix Asphalt Surface Course   | 0.40              | 1.5  |
| Hot Mix Asphalt Binder Course    | 0.33              | 3  |
| Aggregate Base, Type B (Crushed) | 0.13              | 10   |
| <b>SN</b>                        | <b>2.89</b>       |  |

**PAVEMENT STRUCTURAL NUMBER CALCULATION**

Scale: NOT TO SCALE

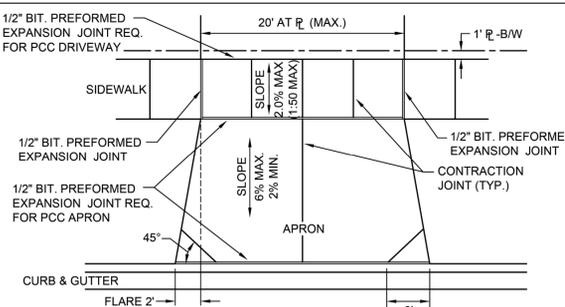


- NOTES:**
1. CONCRETE SHALL BE IDOT CLASS SI.
  2. MINIMUM SIDEWALK THICKNESS SHALL BE 4".
  3. SIDEWALK THICKNESS ACROSS DRIVEWAYS SHALL BE AT A MINIMUM 6" FOR RESIDENTIAL DRIVEWAYS AND 8" FOR COMMERCIAL DRIVEWAYS.
  4. MAXIMUM LONGITUDINAL SLOPE SHALL NOT EXCEED 5% (20:1). FOR ANY SLOPE IN EXCESS 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. (4" THROUGH COMMERCIAL DRIVEWAYS).
  7. AGGREGATE SUBBASE SHALL BE MECHANICALLY COMPACTED.
  8. ALL SIDEWALKS SHALL BE PROMPTLY BACKFILLED AND PROTECTED FROM DAMAGE.
  9. SIDEWALK CONSTRUCTION SHALL FOLLOW APPLICABLE IDOT STANDARDS.
  10. SIDEWALKS SHALL FOLLOW CURRENT ADA GUIDELINES.

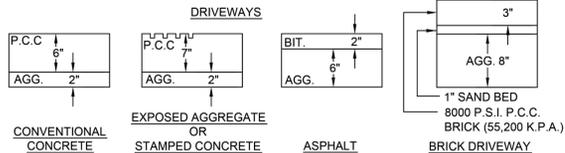
|  |  |   |
|--|--|---|
| <p>City of Naperville<br/><b>STANDARD<br/>DETAIL</b></p> | <p><b>SIDEWALK</b></p> <p>REVISED: 01/01/2013 SHEET 1 OF 1</p> | <p>PAVEMENT 30</p> <p><b>590.30</b></p> |
|  |  | <p>REVISIONS</p>                        |

**SIDEWALK DETAIL**

Scale: NOT TO SCALE



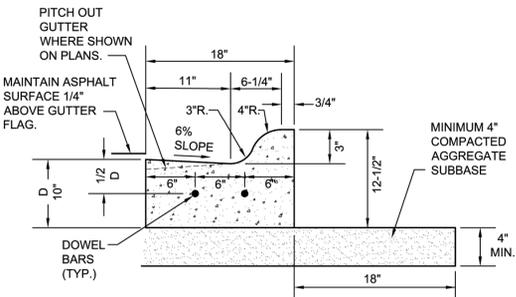
- NOTES:**
1. DRIVEWAYS SHALL NOT EXCEED 20' IN WIDTH MEASURED AT THE RIGHT-OF-WAY LINE.
  2. DRIVEWAYS SHALL NOT ENCRoACH OVER THE PROPERTY LINE EXTENSION IN THE PARKWAY.
  3. DRIVEWAYS SHALL NOT BE CONSTRUCTED IN EASEMENTS.
  4. ALL AGGREGATE SUB-BASE SHALL BE MECHANICALLY COMPACTED.
  5. SIDEWALK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



|  |   |  |
|--|---|--|
| <p>City of Naperville<br/><b>STANDARD<br/>DETAIL</b></p> | <p><b>TYPICAL RESIDENTIAL DRIVEWAY DETAIL</b></p> <p>REVISED: 08/01/2018 SHEET 1 OF 2</p> | <p>PAVEMENT 6</p> <p><b>590.06</b></p> |
|  |   | <p>REVISIONS</p>                       |

**DRIVEWAY DETAIL**

Scale: NOT TO SCALE

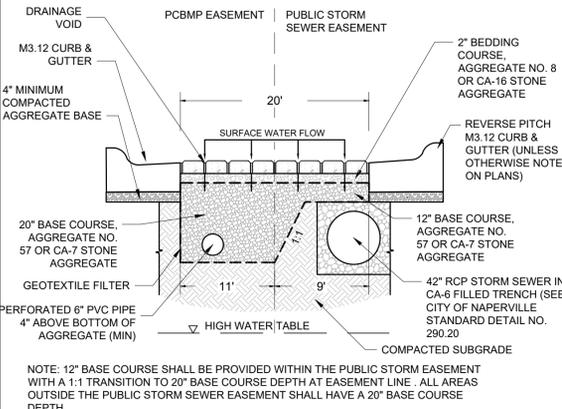


- NOTES:**
1. 3/4" PREFORMED BITUMINOUS EXPANSION JOINT WITH TWO (2) NUMBER 6 COATED SMOOTH DOWEL BARS (3/4" DIA. X 18") WITH GREASE CAPS SHALL BE PLACED EVERY 150'. 10' EITHER SIDE OF DRAINAGE STRUCTURES, P.C.'S, RADIUS POINTS AND BACK OF CUL-DE-SACS. WHEN EXPANSION JOINTS ARE CONSTRUCTED ADJACENT TO 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 OR SAWCUTS SHALL BE MADE EVERY 15'.
  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.

|  |   |   |
|--|---|---|
| <p>City of Naperville<br/><b>STANDARD<br/>DETAIL</b></p> | <p><b>M3.12 MOUNTABLE CURB &amp; GUTTER</b></p> <p>REVISED: 01/01/2013 SHEET 1 OF 1</p> | <p>PAVEMENT 22</p> <p><b>590.22</b></p> |
|  |   | <p>REVISIONS</p>                        |

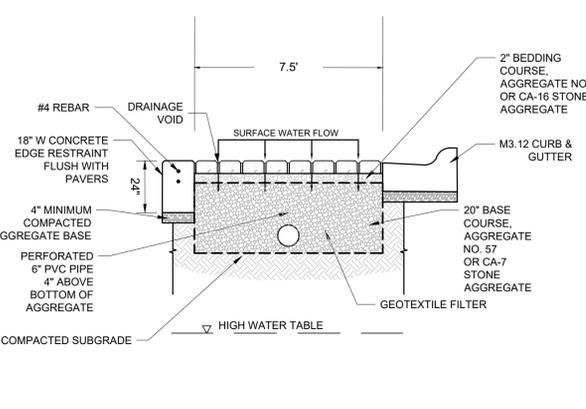
**M3.12 CURB & GUTTER DETAIL**

Scale: NOT TO SCALE



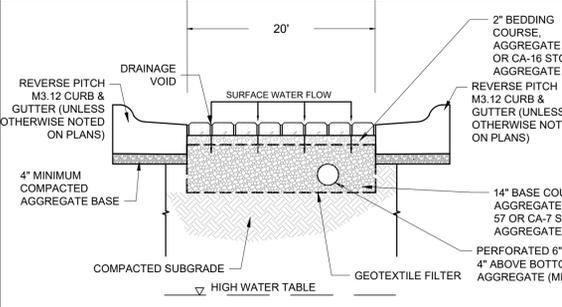
**PERMEABLE PAVER DETAIL - WEST ALLEY**

Scale: NOT TO SCALE



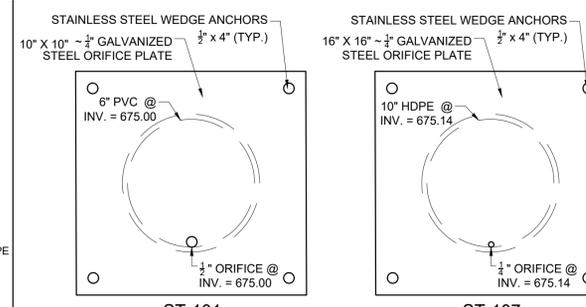
**PERMEABLE PAVER DETAIL - PARKING**

Scale: NOT TO SCALE



**PERMEABLE PAVER DETAIL - EAST ALLEY**

Scale: NOT TO SCALE



**ORIFICE PLATE DETAIL**

Scale: NOT TO SCALE

2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P. 630.598.0007  
WWW.CAGEVIL.COM

**CAGE**

EXPIRES: 11/30/2027

PROFESSIONAL ENGINEER  
RICHARD KATZ  
062-070176  
SIGNED: 12/15/2025

REVISIONS

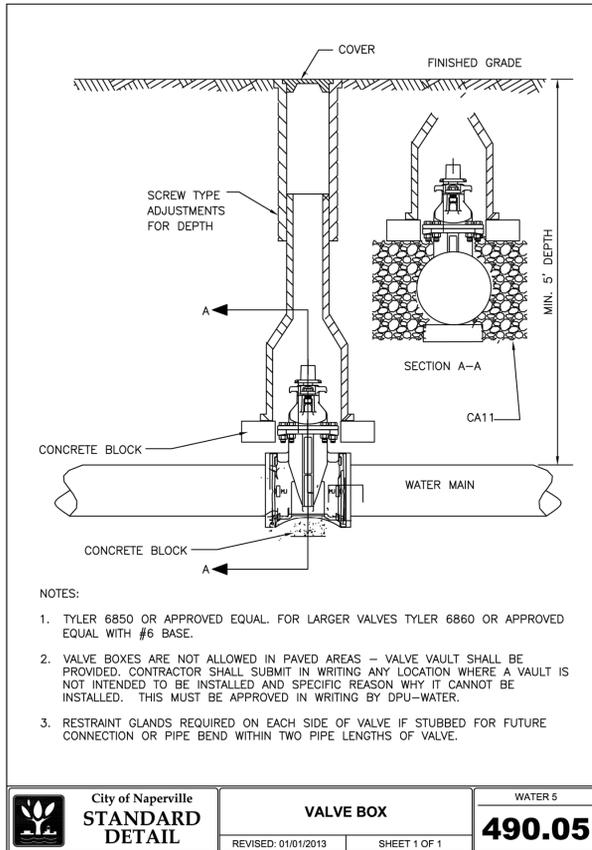
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|------------|---------------------------|
| 02/04/2026 | REVISED PER CITY COMMENTS |
| 01/12/2026 | REVISED PER CITY COMMENTS |
| 12/19/2025 | REVISED PER CITY COMMENTS |
| 11/21/2025 | REVISED PER CITY COMMENTS |
| 10/24/2025 | REVISED PER CITY COMMENTS |
| 10/24/2025 | REVISED PER CITY COMMENTS |
| 10/09/2025 | REVISED PER CITY COMMENTS |

M/7 HOMES OF CHICAGO, LLC  
**BENTON+MAIN**  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

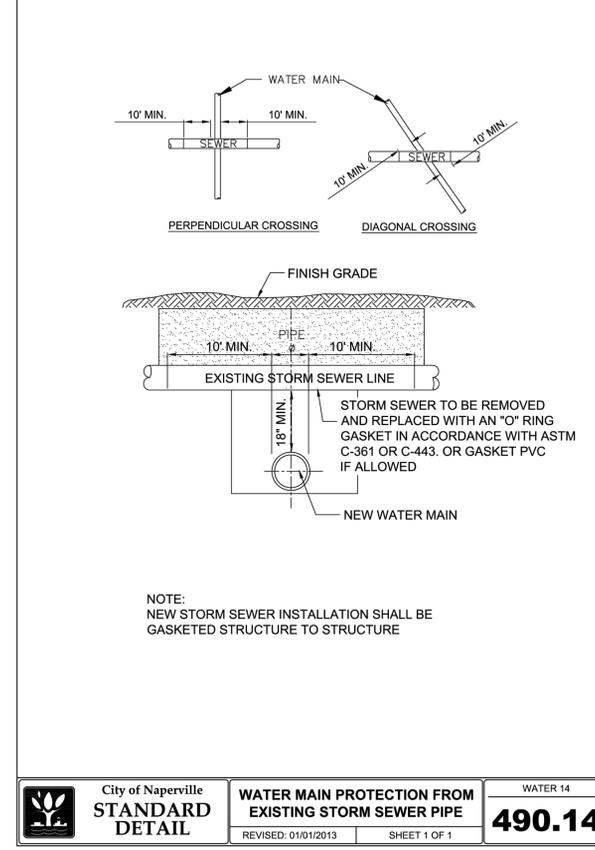
PROJ NO: 250090  
ENG: RAK/DJB  
DATE: 02/02/2026

SHEET TITLE  
**CONSTRUCTION  
DETAILS**

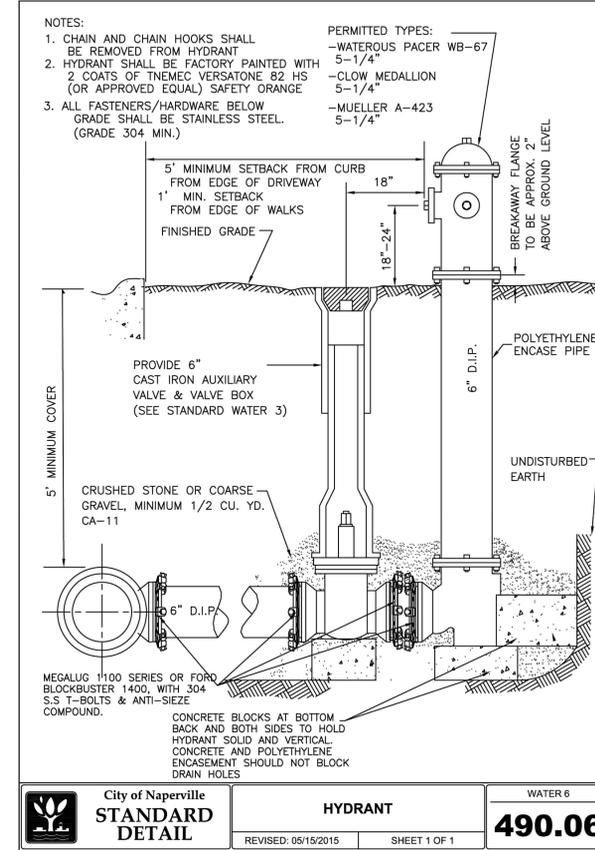
SHEET NUMBER  
**C6.0**  
10 OF 17



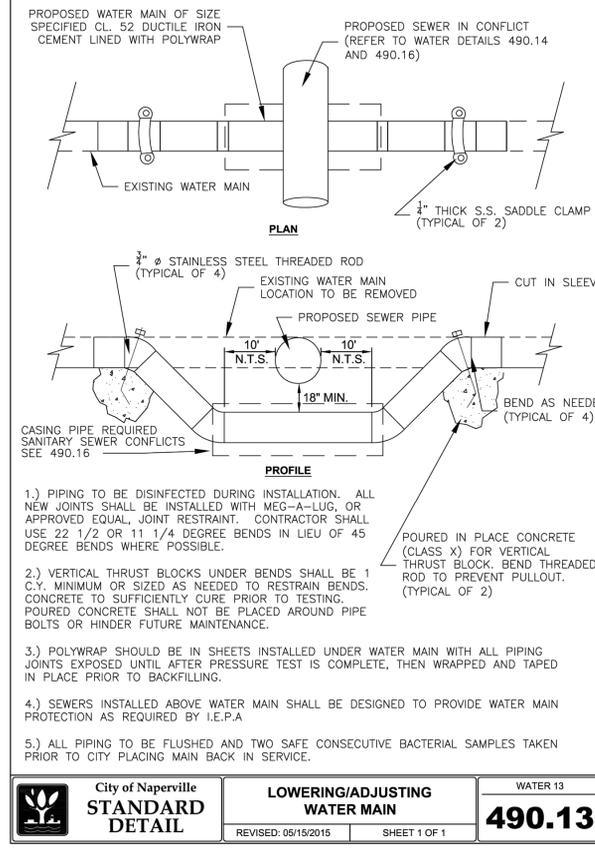
**VALVE BOX DETAIL**  
Scale: NOT TO SCALE



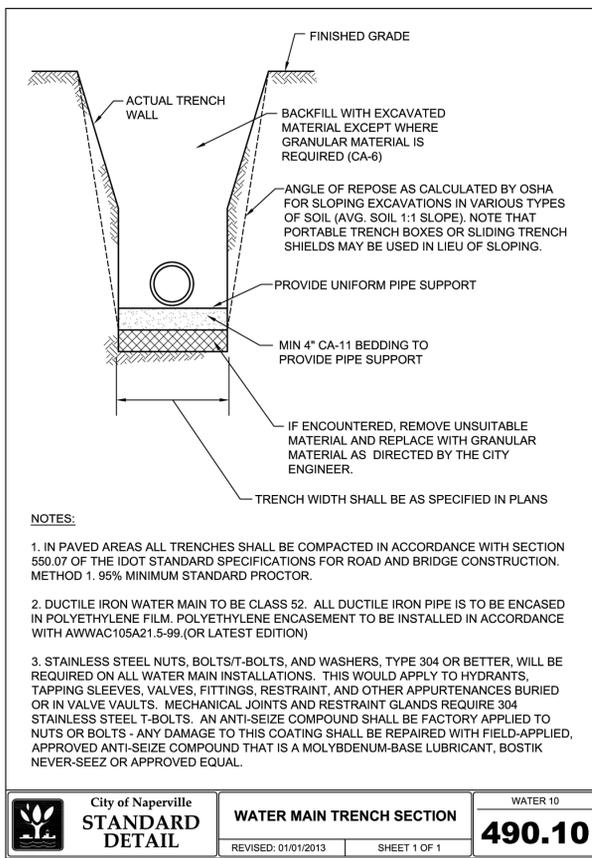
**WATERMAIN PROTECTION FROM EXISTING STORM SEWER PIPE DETAIL**  
Scale: NOT TO SCALE



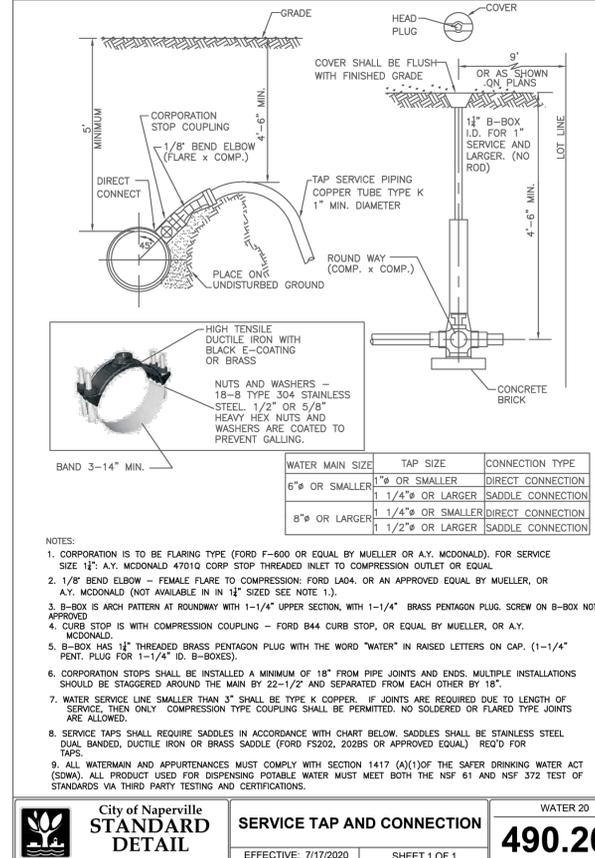
**HYDRANT DETAIL**  
Scale: NOT TO SCALE



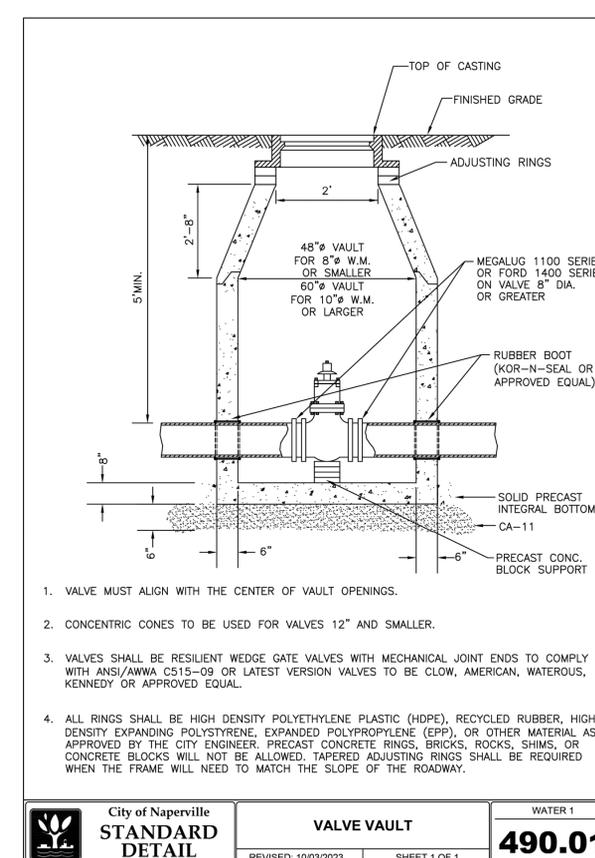
**LOWERING/ADJUSTING WATERMAIN DETAIL**  
Scale: NOT TO SCALE



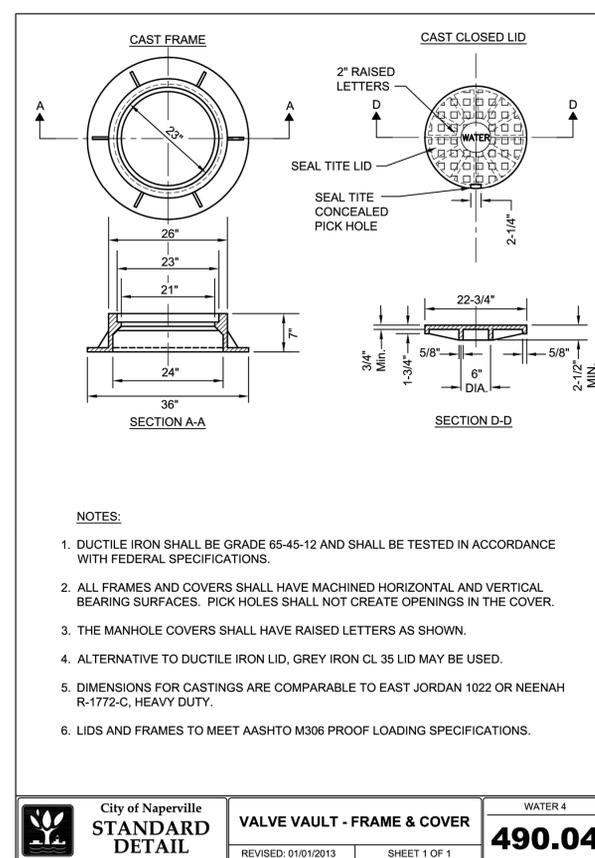
**WATERMAIN TRENCH SECTION DETAIL**  
Scale: NOT TO SCALE



**SERVICE TAP & CONNECTION DETAIL**  
Scale: NOT TO SCALE



**VALVE VAULT DETAIL**  
Scale: NOT TO SCALE



**VALVE VAULT FRAME & COVER DETAIL**  
Scale: NOT TO SCALE

2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P. 630.598.0007  
WWW.CAGEVIL.COM

**CAGE**

EXPIRES: 11/30/2027  
RICHARD KATZ  
062-070176  
SIGNED: 12/15/2025

REVISIONS

02/04/2026 REVISOR PER CITY COMMENTS  
01/12/2026 REVISOR PER CITY COMMENTS  
12/19/2025 REVISOR PER CITY COMMENTS  
11/21/2025 REVISOR PER CITY COMMENTS  
10/24/2025 REVISOR PER CITY COMMENTS  
10/09/2025 REVISOR PER CITY COMMENTS

M/I HOMES OF CHICAGO, LLC  
**BENTON+MAIN**  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

PROJ NO: 250090  
ENG: RAK/DJB  
DATE: 02/02/2026

SHEET TITLE  
**CONSTRUCTION DETAILS**

SHEET NUMBER  
**C6.1**  
11 OF 17

|                          |       |       |
|--------------------------|-------|-------|
| Inside MANHOLE DIAMETER. | 48"   | 60"   |
| PIPE DIAMETER.           | ≤21"  | >21"  |
| Wall Thickness           | 5"    | 6"    |
| Ecc. Cone Sec.(L)        | 2'-6" | 3'-9" |
| MANHOLE DEPTH            | ≤12'  | >12'  |
| t                        | 8"    | 10"   |

ALL SANITARY MANHOLES SHALL BE TESTED FOR LEAKAGE BY VACUUM TESTING PER CITY STANDARDS. 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.

PREFORMED NON-HARDENING BITUMINOUS MASTIC MATERIAL, CONFORMS TO ASTM C-1228, OR APPROVED EQUAL BETWEEN BOTTOM RING AND STRUCTURE

EXTERNAL CHIMNEY SEAL (OPTIONAL)

PREFORMED ADJUSTING RINGS PER SECTION 302.1.3 OF THE STANDARD SPECIFICATIONS (12" MAX. ADJUSTMENT)

ECCENTRIC CONE SECTION

24" DIA.

8"

STEPS SHALL BE COPOLYMER POLYPROPYLENE REINFORCED WITH 4 INCH A815/A15M-GSA (OR LATEST EDITION) GRADE 60 STEEL REINFORCEMENT, MEETING OR EXCEEDING ASTM C478-05 AND GSA STANDARDS.

CA-6 TRENCH BACKFILL REQUIRED AROUND MANHOLE IN PAVED AREAS AND UNDER SIDEWALKS. MANHOLE TO ROADWAY SUBGRADE ELEVATION RUBBER BOOT CONFORMING TO ASTM C923-02 OR LATEST REVISION (KOR-N-SEAL OR APPROVED EQUAL)

POURED CONCRETE FILLET TO TOP OF PIPE 2% SLOPE (TYP.)

PROVIDE CONCRETE FILLET FOR ALL SANITARY MANHOLE INVERTS

PRECAST REINFORCED CONCRETE MANHOLE BOTTOM WITH INTEGRAL SIDEWALL

6" CA-11 AGGREGATE

SECTION A-A

City of Naperville  
**STANDARD DETAIL**  
SANITARY SEWER MANHOLE  
REVIS: 08/01/2018 SHEET 1 OF 1  
**390.01**

**SANITARY MANHOLE DETAIL**  
Scale: NOT TO SCALE

2" RAISED LETTERS

SEAL TITE LID

SEAL TITE CONCEALED PICK HOLE

CAST FRAME

26"

21"

24"

34"

SECTION A-A

CAST CLOSED LID

22-3/4"

1-3/4"

SECTION D-D

NOTES:

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

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

**SANITARY MANHOLE FRAME & COVER DETAIL**  
Scale: NOT TO SCALE

EXCAVATED TRENCH WIDTH

PAVEMENT SUBGRADE

PIPE WIDTH

FINAL BACKFILL CA-6 UNDER PAVED AREAS/SIDEWALKS EXCAVATED MATERIALS UNDER OTHER AREAS

INITIAL BACKFILL CA-11

HAUNCHING CA-11

FOUNDATION

6" COVER

SPRINGLINE

CA-11

PIPE ZONE

PIPE EMBEDMENT (COMPACTED)

1/4 OF THE OUTSIDE DIAMETER OF THE PIPE (4" MIN.)

NOTES:

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

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

**TRENCH SECTION FOR PVC PIPE DETAIL**  
Scale: NOT TO SCALE

1' MIN.

1' MIN.

PLAN

TRENCH WALL

45° CURVE

STOPPER CEMENTED OR STAKED IN PLACE

6" MIN.

UNDISTURBED EARTH - SHAPE TO PROVIDE UNIFORM BEARING FOR 1/4 OF BARREL CIRCUMFERENCE

MAXIMUM SLOPE 1:1

STANDARD TEE - BARREL SIZE TO BE CALLED FOR ON A PLAN, OR AS OTHERWISE SPECIFIED

BEDDING CA-11

SECTION A-A

NOTES:

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

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

**RISE FOR SERVICE LATERAL DETAIL**  
Scale: NOT TO SCALE

FIGURE 1  
STANDARD TEE CONNECTION  
EXISTING CLAY ON PVC

FIGURE 2  
STANDARD SADDLE CONNECTION  
EXISTING PVC OR LINED PIPE

SADDLE (GENCO MODEL DEPICTED)

SLIPLINING

PVC TEE OR WYE

PVC

STAINLESS STEEL COUPLING

CLAY PIPE

CLAY PIPE

STANDARD TEE CONNECTION-FIGURE 1

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

STANDARD SADDLE CONNECTION FIGURE 2

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

City of Naperville  
**STANDARD DETAIL**  
SANITARY SEWER SERVICE CONNECTION  
REVIS: 08/01/2018 SHEET 1 OF 1  
**390.21**

**SANITARY SEWER SERVICE CONNECTION DETAIL**  
Scale: NOT TO SCALE

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

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

6"

12" TYPICAL

CA-11 BEDDING/COVER

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

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

**SANITARY SEWER PIPE INSULATION DETAIL**  
Scale: NOT TO SCALE

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

6" PVC PIPE

BACKFILL

6" PVC PIPE

6" CLAY PIPE

6" TEE

CA11 PIPE BEDDING

FLEXIBLE COUPLING SHALL BE A NON-SHEAR TYPE TRANSITION COUPLING AS MANUFACTURED BY FERNO SERIES 1056RC OR APPROVED EQUAL

SECTION A-A

Ø11

Ø10 1/4"

Ø9 1/4"

Ø11 1/8"

1 1/2"

1"

1"

1"

1566A CLEAN OUT/MONUMENT BOX COVER

COVER SECTION

1566A

ASTM A48 CL35B  
MO/DAY/YR X  
PROD NO.

(1) OPEN PICKHOLE

COVER BACK

City of Naperville  
**STANDARD DETAIL**  
SANITARY SEWER CLEANOUT  
REVIS: 10/04/2023 SHEET 1 OF 1  
**390.23**

**SANITARY SEWER CLEANOUT DETAIL**  
Scale: NOT TO SCALE

7-PIN TWIST LOCK RECEPTACLE

COBRAHEAD TYPE LUMINAIRE (SEE "DESIGN MANUAL FOR PUBLIC IMPROVEMENTS SECTION 4.5 STREET LIGHTING" FOR LUMINAIRE MANUFACTURER & MODEL NUMBER)

8'-0"

4 1/2" O.D.

2 3/8" O.D. TENON

23" M.H.

POLE IDENTIFICATION DETAIL 690.11 (5.9 TO TOP)

TRAFFIC FLOW

POLE

HANDHOLE

MAST ARM & HANDHOLE ORIENTATION

BOLT COVERS AND 1/4"-20NC S.S. HEX HEAD SOCKET SCREWS

1 1/2" x 2" BOLT SLOT HOLE

ALLOY 356-T6

10"-11" BOLT CIRCLE

BASE PLATE

4"x6" HANDHOLE & COVER TRANSFORMER BASE

GRADE

CURB

MINIMUM

METAL HELIX FOUNDATION PER DETAIL 690.12 (A CONCRETE FOUNDATION DETAIL 690.14, MAY BE SUBSTITUTED IF SOIL CONDITIONS WARRANT)

3/8" - 16 TAPPED BOLT HOLE FOR GROUND LUG FOR GROUNDING CONDUCTOR

POLE SHAFT

HANDHOLE

NOTES:

1. COMPLETE ASSEMBLY POWDER COATED TEXTURED DARK BRONZE, HAPCO, VALMONT OR APPROVED EQUAL.
2. POLE IS UL CLASSIFIED WITH UL LABEL AND HANDHOLE COVER GASKET COMPLYING WITH UL 1572.
3. POLE DESIGN MEETS LATEST AASHTO SPECIFICATION FOR 90 MPH WIND WITH A LUMINAIRE HAVING A MAXIMUM EPA OF 1.6 SQ. FT. AND WEIGHING 75 LBS.

City of Naperville  
**STANDARD DETAIL**  
DAVIT ARM STREET LIGHT DETAIL - 23 FOOT  
EFFECTIVE: 9/1/2023 SHEET 1 OF 1  
**690.01**

**STREETSCAPE LIGHT DETAIL**  
Scale: NOT TO SCALE

2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P. 630.598.0007  
WWW.CAGECIVIL.COM

**CAGE**

EXPIRES: 11/30/2027

RICHARD KATZ  
062-070176  
SIGNED: 12/15/2025

REVISIONS

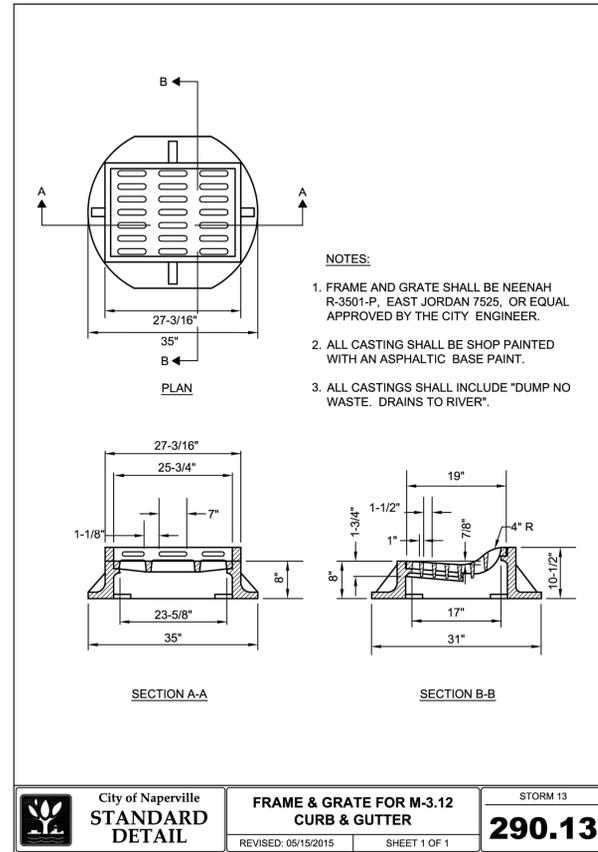
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01/12/2026 REVIS PER CITY COMMENTS  
12/19/2025 REVIS PER CITY COMMENTS  
11/21/2025 REVIS PER CITY COMMENTS  
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**BENTON+MAIN**  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

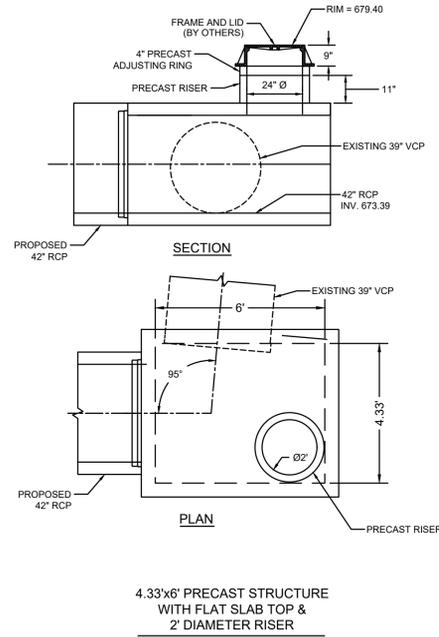
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ENG: RAK/DJB  
DATE: 02/02/2026

SHEET TITLE  
**CONSTRUCTION DETAILS**

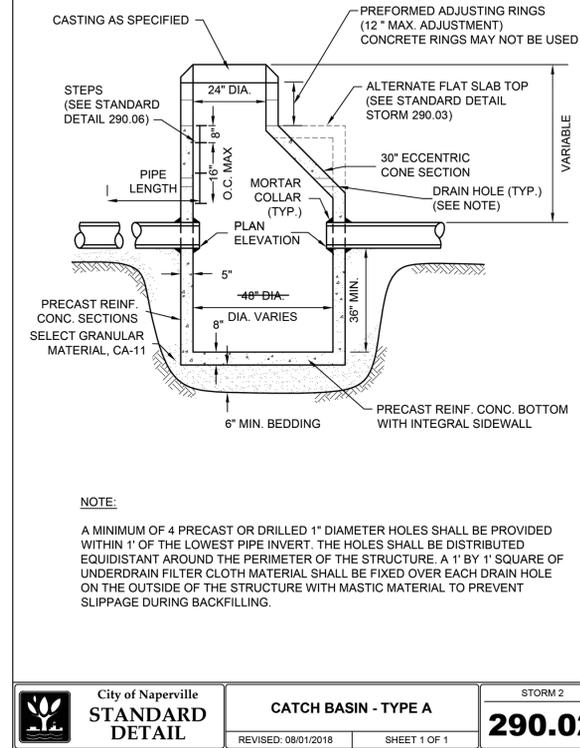
SHEET NUMBER  
**C6.2**  
12 OF 17



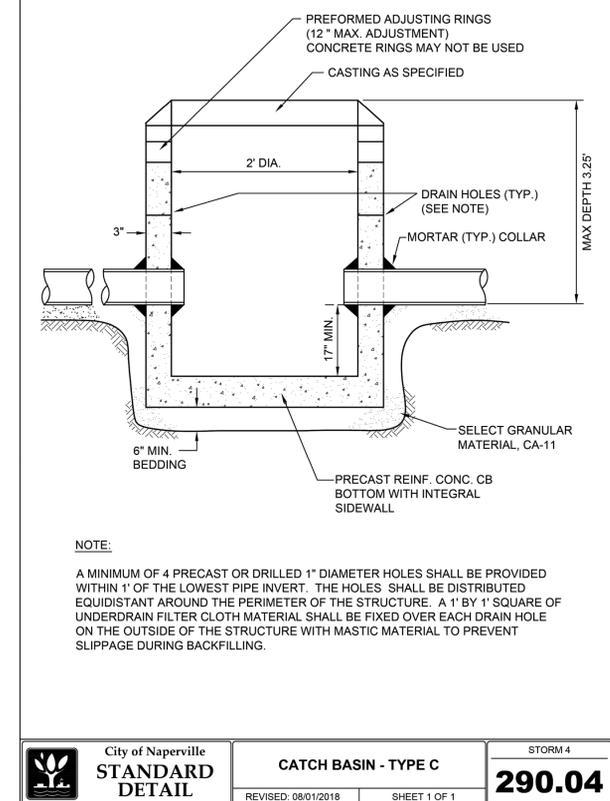
FRAME & GRATE FOR M-3.12 CURB & GUTTER  
Scale: NOT TO SCALE



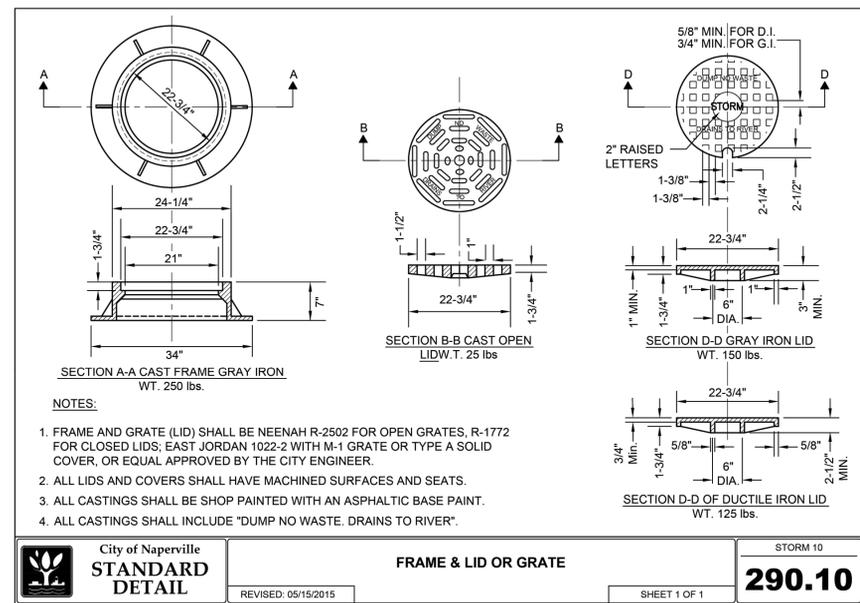
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Scale: NOT TO SCALE



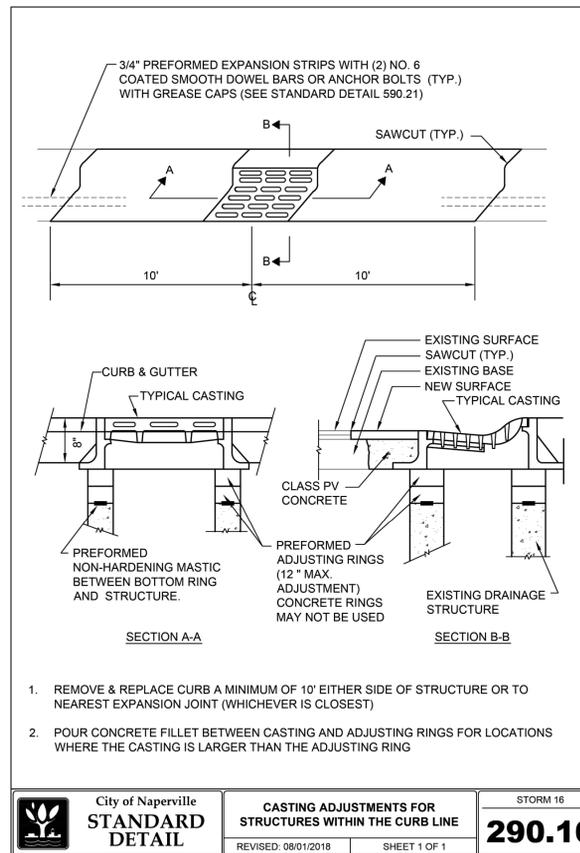
CATCH BASIN TYPE A DETAIL  
Scale: NOT TO SCALE



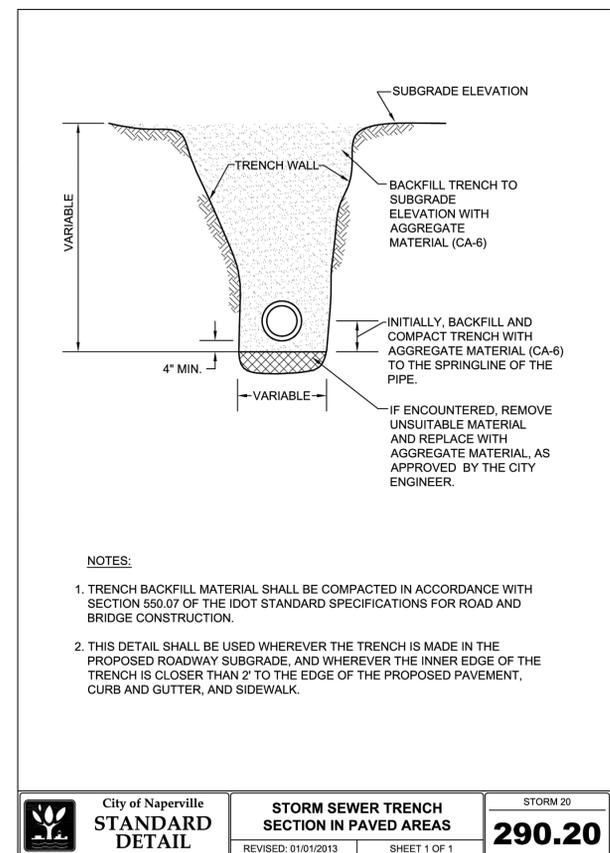
CATCH BASIN TYPE C DETAIL  
Scale: NOT TO SCALE



FRAME & LID OR GRATE DETAIL  
Scale: NOT TO SCALE



CASTING ADJUSTMENTS DETAILS  
Scale: NOT TO SCALE



TRENCH SECTION IN PAVED AREA DETAIL  
Scale: NOT TO SCALE

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SUITE 325  
LISLE, IL 60532  
P. 630.598.0007  
WWW.CAGEVIL.COM



EXPIRES: 11/30/2027



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| 10/09/2025 | REVISED PER CITY COMMENTS |

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M/1 HOMES OF CHICAGO, LLC  
**BENTON+MAIN**  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

PROJ. NO: 250090

ENG: RAK/DJB

DATE: 02/02/2026

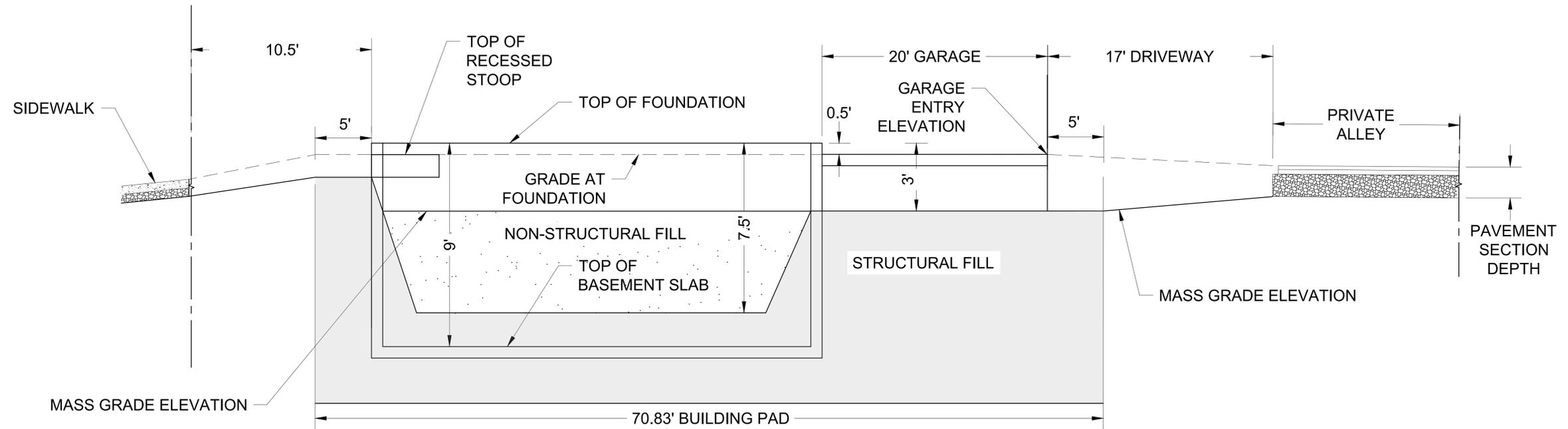
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CONSTRUCTION DETAILS

SHEET NUMBER

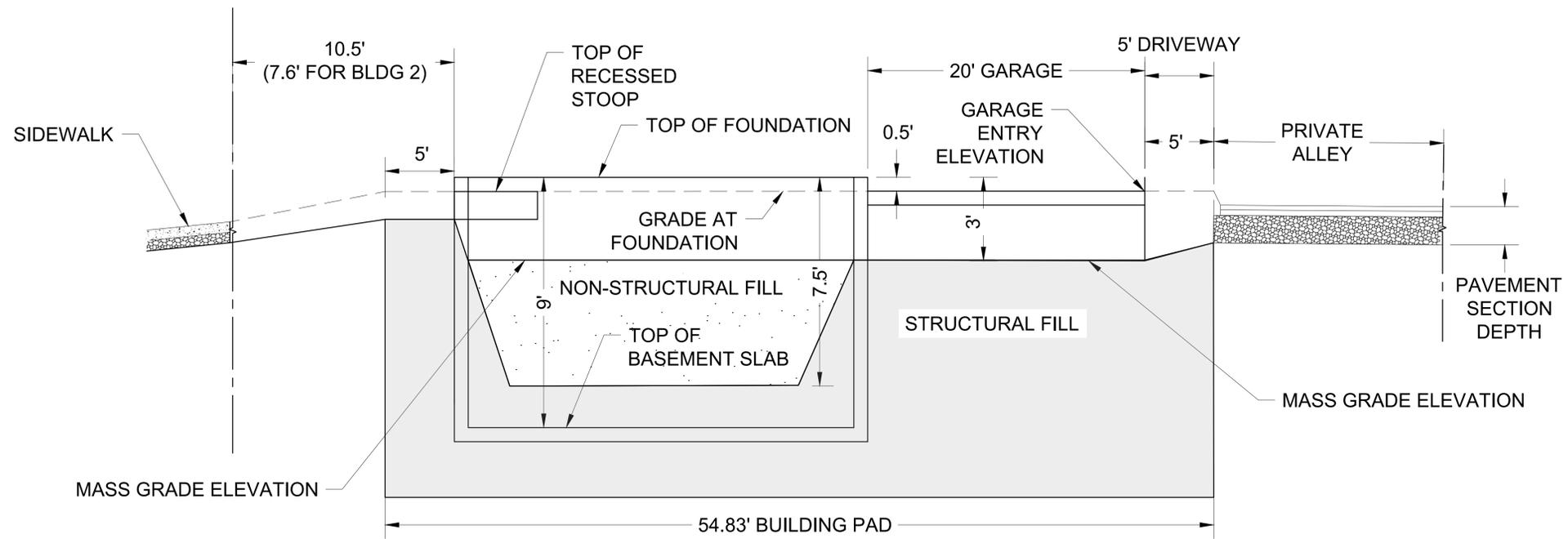
C6.3

13 OF 17



**7-UNIT TOWNHOME GRADING PROFILE**

**SCALE: 1" = 10'(H); 1" = 5'(V)**



**DUPLEX TOWNHOME GRADING PROFILE**

**SCALE: 1" = 10'(H); 1" = 5'(V)**

2200 CABOT DRIVE  
SUITE 325  
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M/I HOMES OF CHICAGO, LLC  
**BENTON+MAIN**  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

PROJ NO: 250090

ENG: RAK/DJB

DATE: 02/02/2026

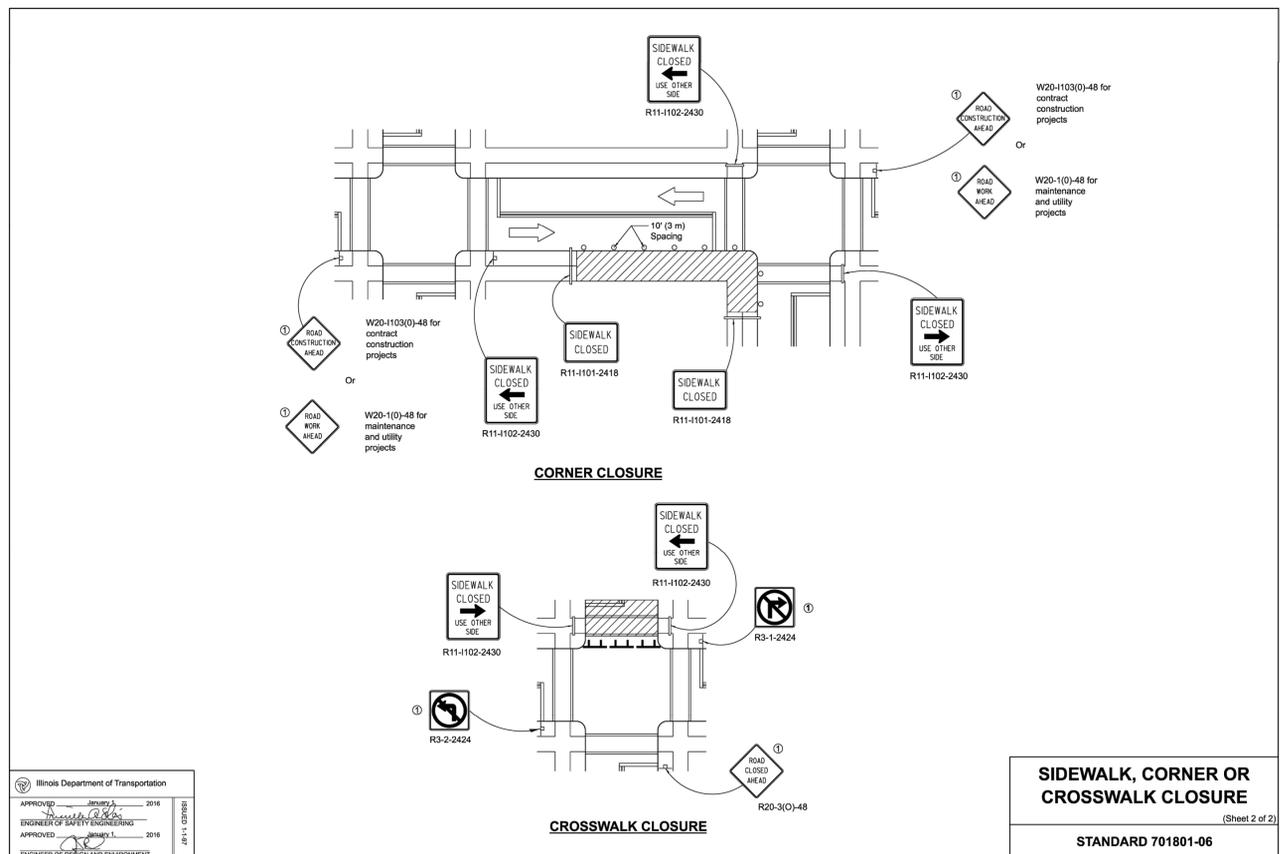
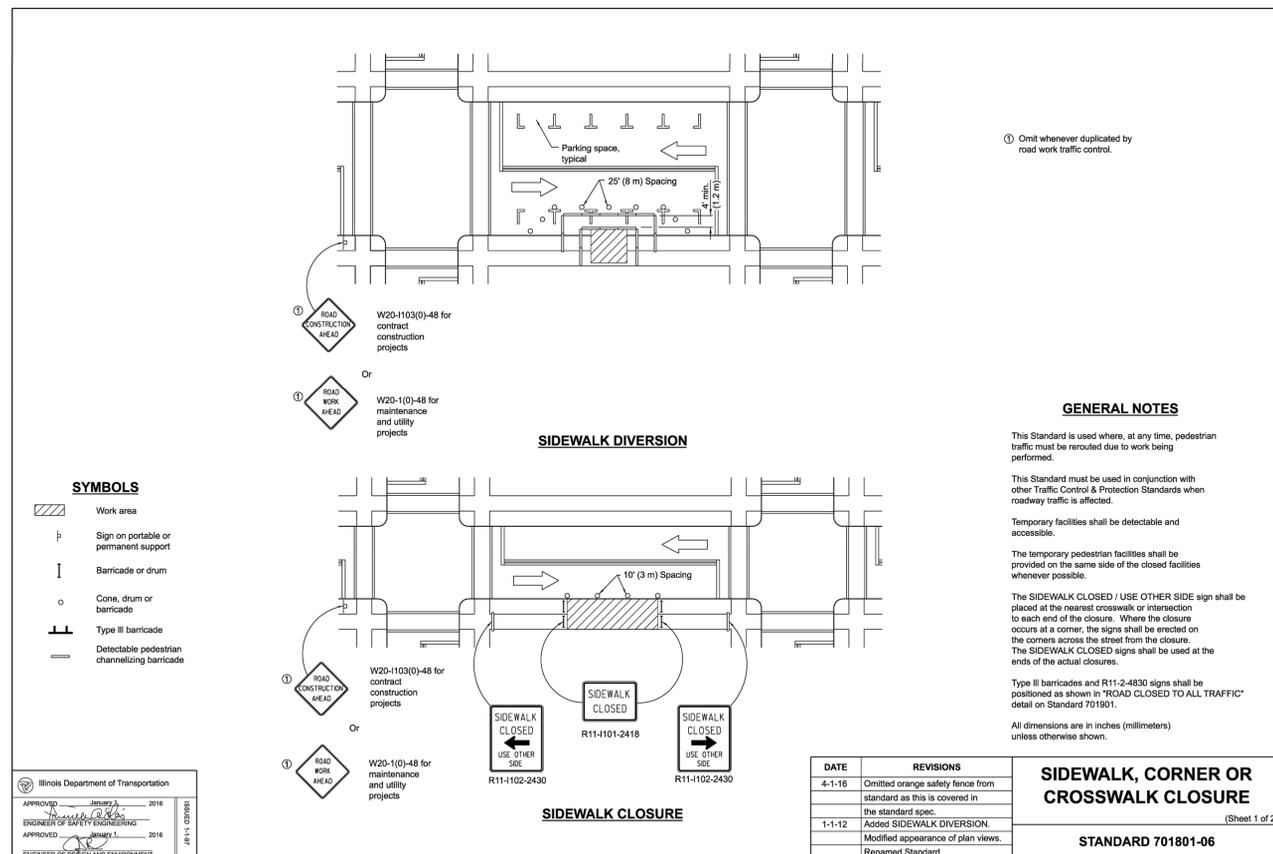
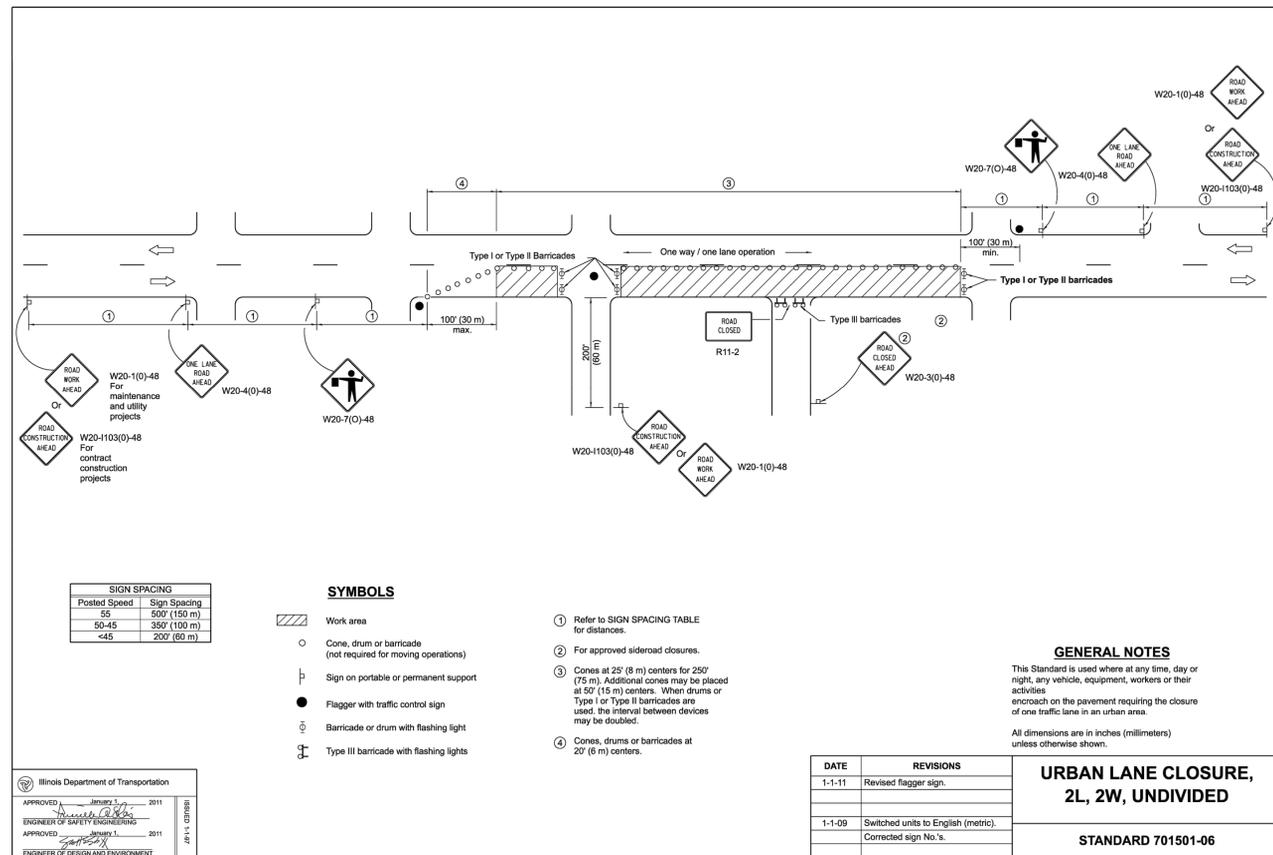
SHEET TITLE

CONSTRUCTION  
DETAILS

SHEET NUMBER

**C6.4**

14 OF 17



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WWW.CAGECIVIL.COM

**CAGE**

EXPIRES: 11/30/2027

PROFESSIONAL ENGINEER  
RICHARD KATZ  
062-070176  
STATE OF ILLINOIS  
SIGNED: 12/15/2025

REVISIONS

M/1 HOMES OF CHICAGO, LLC  
**BENTON+MAIN**  
109 W. BENTON AVENUE  
NAPERVILLE, ILLINOIS

PROJ NO: 250090  
ENG: RAK/DJB  
DATE: 02/02/2026

SHEET TITLE  
**CONSTRUCTION  
DETAILS**

SHEET NUMBER  
**C6.5**  
15 OF 17



2200 CABOT DRIVE  
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 LICENSED PROFESSIONAL ENGINEER  
 RICHARD KATZ  
 062-070176  
 SIGNED: 12/15/2025

REVISIONS

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| 12/19/2025 | REVISED PER CITY COMMENTS |
| 11/12/2025 | REVISED PER CITY COMMENTS |
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| 10/09/2025 | REVISED PER CITY COMMENTS |

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**BENTON+MAIN**  
 109 W. BENTON AVENUE  
 NAPERVILLE, ILLINOIS

PROJ NO: 250090  
 ENG: RAK/DJB  
 DATE: 01/12/2026

SHEET TITLE  
**LANE CLOSURE  
 EXHIBIT**

SHEET NUMBER  
**C7.0**  
 16 OF 17

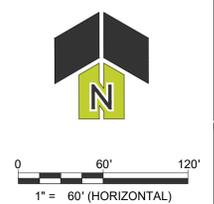
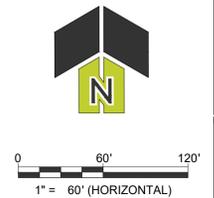
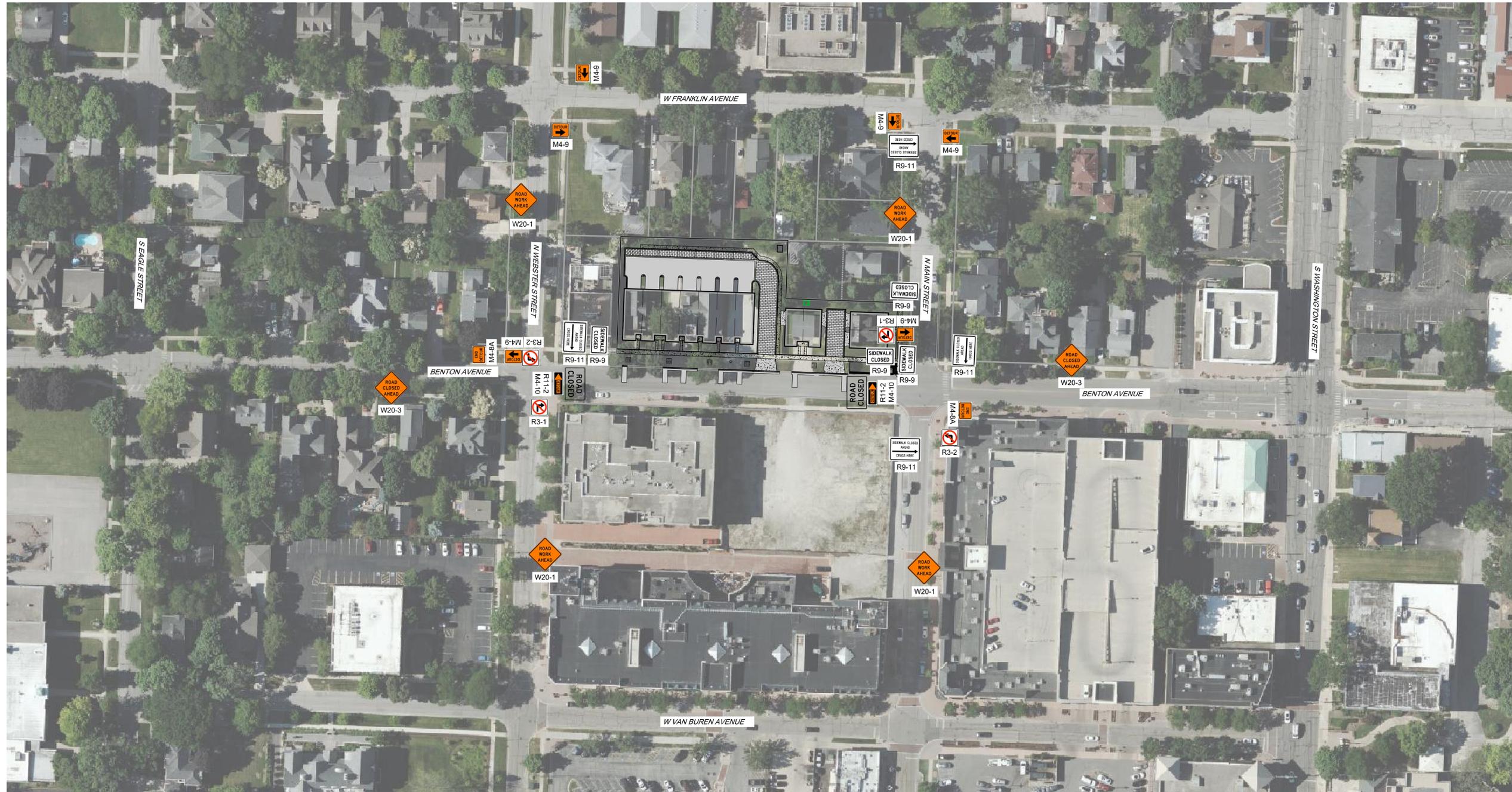


EXHIBIT C



2200 CABOT DRIVE  
 SUITE 325  
 LISLE, IL 60532  
 P. 630.598.0007  
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EXPIRES: 11/30/2027  
 LICENSED PROFESSIONAL ENGINEER  
 RICHARD KATZ  
 062-070176  
 State of Illinois  
 SIGNED: 12/15/2025

| REVISIONS                                |
|--|
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M/I HOMES OF CHICAGO, LLC  
**BENTON+MAIN**  
 109 W. BENTON AVENUE  
 NAPERVILLE, ILLINOIS

PROJ NO: 250090  
 ENG: RAK/DJB  
 DATE: 01/12/2026

SHEET TITLE  
**DETOUR EXHIBIT**

SHEET NUMBER  
**C7.1**  
 17 OF 17

EXHIBIT C



2200 Cabot Drive, Suite 325  
 Lisle, IL 60532  
 O: 630.598.0007

**Project Name:** BENTON+MAIN  
**Project Location:** Naperville, Illinois  
**Date Prepared:** November 21, 2025  
**Engineer:** DJB  
**Plan Date:** November 21, 2025

**ENGINEER'S OPINION OF PROBABLE COST**

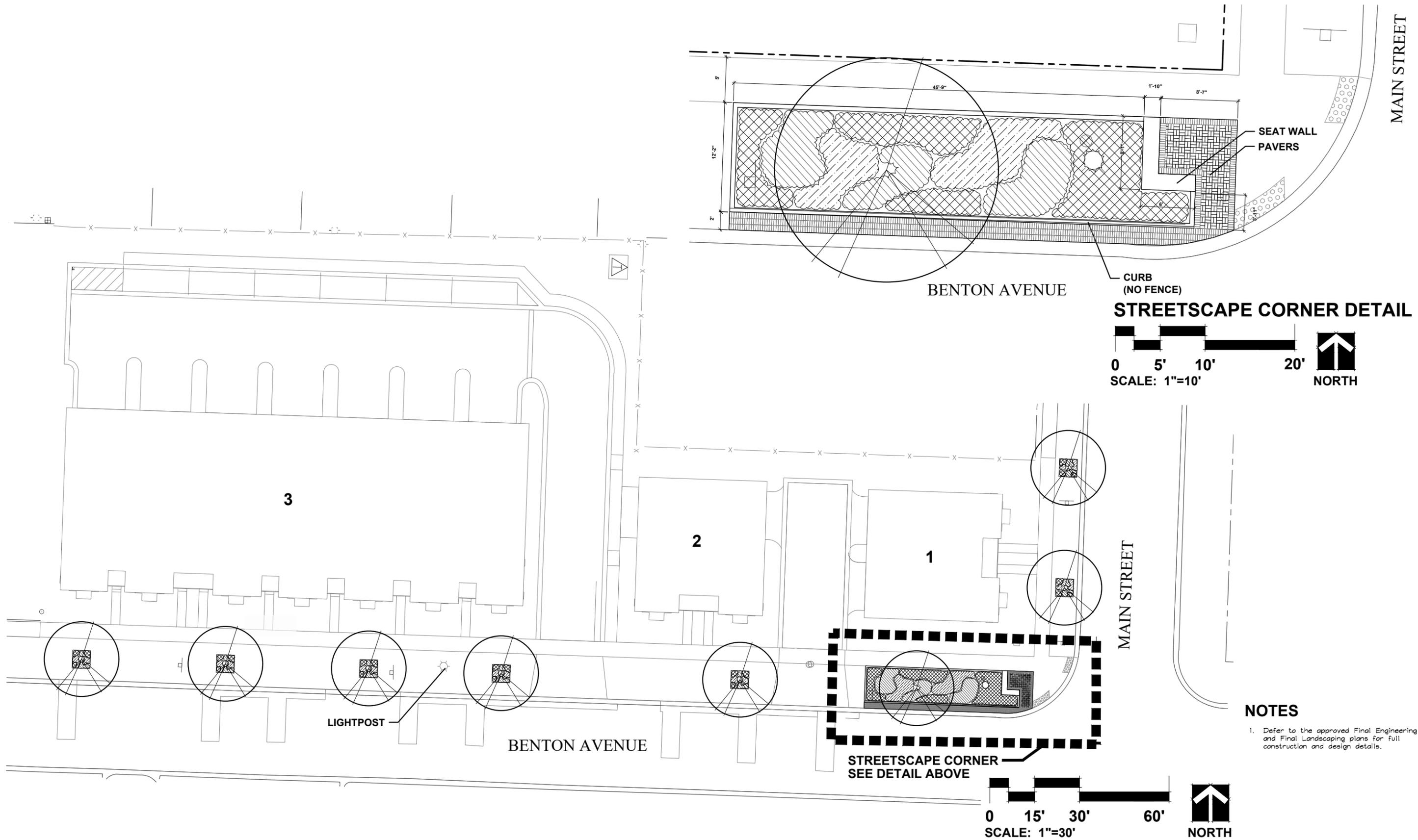
| NO.   | ITEM                                      | QUANTITY | UNIT     | UNIT PRICE | COST               |
|---|---|----------|----------|------------|--------------------|
| <b>SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS</b>       |   |          |          |            |                    |
| 1   | Mobilization                              | 1        | LUMP SUM | \$5,000.00 | \$5,000.00         |
| 2   | Silt Fence                                | 880      | LF       | \$2.50     | \$2,200.00         |
| 3   | Inlet Filter Protection                   | 8        | EACH     | \$300.00   | \$2,400.00         |
| 4   | Concrete Washout                          | 1        | EACH     | \$500.00   | \$500.00           |
| 5   | BMP Maintenance and Monitoring            | 3        | YR       | \$2,800.00 | \$8,400.00         |
| <b>TOTAL SCHEDULE I - EXCAVATION AND GRADING IMPROVEMENTS</b> |   |          |          |            | <b>\$18,500.00</b> |
| <b>SCHEDULE II - UNDERGROUND IMPROVEMENTS</b>                 |   |          |          |            |                    |
| <b>A. SANITARY SEWER IMPROVEMENTS</b>                         |   |          |          |            |                    |
| 1   | 6" PVC Sanitary Sewer Service (Long)      | 9        | EACH     | \$1,750.00 | \$15,750.00        |
| 2   | 6" PVC Sanitary Sewer Service (Short)     | 2        | EACH     | \$550.00   | \$1,100.00         |
| 3   | Trench Backfill - 0'-12' Depth            | 285      | LF       | \$35.00    | \$9,975.00         |
| 4   | Televise Sanitary Sewer                   | 335      | LF       | \$2.00     | \$670.00           |
| <b>SUBTOTAL A - SANITARY SEWER IMPROVEMENTS</b>               |   |          |          |            | <b>\$27,495.00</b> |
| <b>B. WATER MAIN IMPROVEMENTS</b>                             |   |          |          |            |                    |
| 1   | 1.5" House Service Type K (short)         | 9        | EACH     | \$750.00   | \$6,750.00         |
| 2   | 1.5" House Service Type K (long)          | 2        | EACH     | \$1,850.00 | \$3,700.00         |
| 3   | 1.5" Irrigation Meter                     | 3        | EACH     | \$300.00   | \$900.00           |
| 4   | 12" Valve & Vault, STD 5' Dia. w/FR & Lid | 1        | EACH     | \$4,500.00 | \$4,500.00         |
| 5   | Trench Backfill - Services                | 60       | LF       | \$35.00    | \$2,100.00         |
| 6   | Trench Backfill - Services                | 60       | LF       | \$28.00    | \$1,680.00         |
| 7   | Pressure Connection                       | 1        | EACH     | \$3,000.00 | \$3,000.00         |
| <b>SUBTOTAL B - WATER MAIN IMPROVEMENTS</b>                   |   |          |          |            | <b>\$22,630.00</b> |
| <b>C. STORM SEWER IMPROVEMENTS</b>                            |   |          |          |            |                    |
| 1   | 6" PVC Storm Sewer Pipe                   | 350      | LF       | \$30.00    | \$10,500.00        |
| 2   | 10" HDPE Storm Sewer Pipe                 | 111      | LF       | \$35.00    | \$3,885.00         |
| 3   | 6" Perforated Pipe Underdrain             | 315      | LF       | \$25.00    | \$7,875.00         |
| 4   | 15" RCP Storm Sewer Pipe                  | 50       | LF       | \$42.00    | \$2,100.00         |
| 5   | 42" RCP Storm Sewer Pipe                  | 113      | LF       | \$110.00   | \$12,430.00        |
| 6   | 12" Clean Out                             | 7        | EACH     | \$1,250.00 | \$8,750.00         |
| 7   | 2'-0" Diameter Catch Basin                | 3        | EACH     | \$1,100.00 | \$3,300.00         |
| 8   | 4'-0" Diameter Catch Basin                | 1        | EACH     | \$2,900.00 | \$2,900.00         |
| 9   | 5'-0" Diameter Catch Basin                | 1        | EACH     | \$4,500.00 | \$4,500.00         |
| 10  | 7'-0" Diameter Catch Basin                | 2        | EACH     | \$9,500.00 | \$19,000.00        |
| 11  | Trench Backfill                           | 115      | LF       | \$45.00    | \$5,175.00         |
| 12  | Storm Sewer to be Removed                 | 75       | LF       | \$15.00    | \$1,125.00         |
| 13  | Permeable Pavers                          | 4,400    | SF       | \$20.00    | \$88,000.00        |

**Project Name:** BENTON+MAIN  
**Project Location:** Naperville, Illinois  
**Date Prepared:** November 21, 2025  
**Engineer:** DJB  
**Plan Date:** November 21, 2025

**ENGINEER'S OPINION OF PROBABLE COST**

| NO.   | ITEM                                       | QUANTITY | UNIT | UNIT PRICE   | COST         |
|---|--|----------|------|--------------|--------------|
| <b>SUBTOTAL C - STORM SEWER IMPROVEMENTS</b>  |  |          |      |              | \$169,540.00 |
| <b>TOTAL SCHEDULE II - UNDERGROUND IMPROVEMENTS</b>   |  |          |      |              | \$219,665.00 |
| <b>SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS</b>  |  |          |      |              |              |
| 1   | Subgrade Preparation - Fine Grading        | 800      | SY   | \$1.50       | \$1,200.00   |
| 2   | Subbase Granular Material - 4" (CA6)       | 800      | SY   | \$8.00       | \$6,400.00   |
| 3   | Aggregate Base Course - 10"                | 800      | SY   | \$15.00      | \$12,000.00  |
| 4   | Hot-Mix Asphalt Binder Course, N50 - 3"    | 800      | SY   | \$15.00      | \$12,000.00  |
| 5   | Hot-Mix Asphalt Surface Course, N50 - 1.5" | 800      | SY   | \$10.00      | \$8,000.00   |
| 6   | Concrete Curb Type M-3.12                  | 415      | LF   | \$20.00      | \$8,300.00   |
| 7   | Curb & Gutter Removal                      | 190      | LF   | \$12.00      | \$2,280.00   |
| 8   | Pavement Removal                           | 220      | SY   | \$10.00      | \$2,200.00   |
| 9   | Sawcut Pavement, Full Depth                | 390      | LF   | \$3.50       | \$1,365.00   |
| 10  | PCC Sidewalk - 4" with Subbase             | 4050     | SF   | \$7.00       | \$28,350.00  |
| 11  | Sidewalk Removal                           | 2165     | SF   | \$1.50       | \$3,247.50   |
| 12  | Pavement Markings                          | 1        | LS   | \$1,500.00   | \$1,500.00   |
| <b>TOTAL SCHEDULE III - ON-SITE ROADWAY IMPROVEMENTS</b>  |  |          |      |              | \$103,842.50 |
| <b>SCHEDULE IV- LANDSCAPE IMPROVEMENTS (SEE LANDSCAPE EOPC FOR PLANTING QUANTITIES AND SPECIES)</b> |  |          |      |              |              |
| 1   | Building 1 Foundation Plantings            | 1        | LS   | \$12,275.00  | \$13,600.00  |
| 2   | Building 2 Foundation Plantings            | 1        | LS   | \$10,350.00  | \$11,070.00  |
| 3   | Building 3 Foundation Plantings            | 1        | LS   | \$23,335.00  | \$25,945.00  |
| 4   | Land Development Landscape                 | 1        | LS   | \$73,005.00  | \$61,968.00  |
| 5   | Amenities Landscape                        | 1        | LS   | \$71,582.00  | \$71,582.00  |
| 6   | Streetscape Landscape                      | 1        | LS   | \$137,634.00 | \$44,134.00  |
| <b>TOTAL SCHEDULE IV - LANDSCAPE IMPROVEMENTS</b>   |  |          |      |              | \$228,299.00 |
| <b>SUBTOTAL SCHEDULES I-IV</b>  |  |          |      |              | \$570,306.50 |
| <b>CONTINGENCY @ 10%</b>  |  |          |      |              | \$57,030.65  |
| <b>TOTAL</b>  |  |          |      |              | \$627,337.15 |

Note: The opinion of probable costs shown, and any resulting conclusions on project financial or economic feasibility or funding requirements, have been prepared for guidance in project evaluation and implementation from the information available at the time the opinion was prepared. The final costs of the project and resulting feasibility will depend on actual labor and material costs, competitive market conditions, actual site conditions, final project scope, implementation schedule, continuity of personnel and engineering, and other variable factors. As a result, the project costs will vary from the opinion of the probable costs presented herein.



# Final Landscape Plan

# BENTON+MAIN

Naperville, Illinois  
November 19th, 2025

## CONSULTANTS:



LANDSCAPE ARCHITECT:  
GARY R. WEBER ASSOCIATES, INC  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:  
CAGE CIVIL ENGINEERING  
2200 CABOT DRIVE SUITE 325  
LISLE, ILLINOIS 60532



LOCATION MAP  
SCALE: 1"=200'

## INDEX OF SHEETS

|      | DESCRIPTION                        |
|------|------------------------------------|
| L1.0 | COVER SHEET                        |
| L1.1 | LANDSCAPE PLAN                     |
| L1.2 | TYPICAL FOUNDATION LANDSCAPE PLANS |
| L2.1 | MONUMENT AND AMENITIES PLAN        |
| L2.2 | AMENITY DETAILS                    |
| L3.1 | LANDSCAPE SPECIFICATIONS           |



M/I HOMES  
EXHIBIT F



GARY R. WEBER  
ASSOCIATES, INC.

LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197  
www.grwa.com

CLIENT



2135 CITY GATE LANE  
SUITE 620  
NAPERVILLE, IL 60563

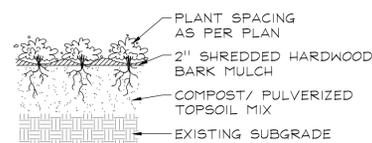
CIVIL ENGINEER  
CAGE CIVIL ENGINEERING  
2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532

**BENTON+MAIN**  
NAPERVILLE, ILLINOIS  
**LANDSCAPE PLAN**

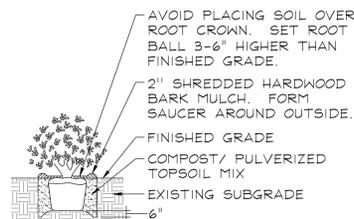
### PLANT LIST

| Key                       | Qty | Botanical/Common Name  | Size        | Remarks    |
|---------------------------|-----|--|-------------|------------|
| <b>PARKWAY TREES</b>      |     |  |             |            |
| QR                        | 6   | Quercus rubra<br>RED OAK                                     | 4' Cal.     |            |
| UM                        | 2   | Ulmus 'Morton Glossy'<br>TRIUMPH ELM                         | 4' Cal.     |            |
| <b>SHADE TREES</b>        |     |  |             |            |
| AR                        | 1   | Acer rubrum 'Frank Jr.'<br>REDPOINTE RED MAPLE               | 2 1/2' Cal. |            |
| <b>ORNAMENTAL TREES</b>   |     |  |             |            |
| BP                        | 12  | Betula populifolia 'Whitespire'<br>WHITESPIRE GRAY BIRCH     | 8' Ht.      | Multi-Stem |
| <b>EVERGREEN TREES</b>    |     |  |             |            |
| TN                        | 27  | Thuja occidentalis 'Art Bae'<br>NORTH POLE ARBORVITAE        | 8' Ht.      |            |
| <b>DECIDUOUS SHRUBS</b>   |     |  |             |            |
| DV                        | 21  | Diervilla 'G2X88544'<br>KODIAK ORANGE HONEYSUCKLE            | #3 Cont.    | 3' O.C.    |
| HP                        | 18  | Hydrangea paniculata 'Jani'<br>LITTLE LIME HYDRANGEA         | 24" Tall    | 3' O.C.    |
| <b>ORNAMENTAL GRASSES</b> |     |  |             |            |
| SH                        | 33  | Sporobolus heterolepis<br>PRAIRIE DROPS EED                  | #1          | 24" O.C.   |
| <b>PERENNIALS</b>         |     |  |             |            |
| AB                        | 204 | Allium 'Summer Beauty'<br>SUMMER BEAUTY ONION                | #1          | 12" O.C.   |
| GK                        | 390 | Geranium sanguineum 'Max Frei'<br>MAX FREI GERANIUM          | #1          | 12" O.C.   |
| HO                        | 177 | Hosta 'Patriot'<br>PATRIOT HOSTA                             | #1          | 12" O.C.   |
| PE                        | 43  | Penstemon digitalis 'Dark Towers'<br>DARK TOWERS BEARDTONGUE | #1          | 12" O.C.   |
| <b>GROUNDCOVERS</b>       |     |  |             |            |
| SK                        | 550 | Sedum kamtschaticum<br>RUSSIAN STONECROP                     | SP4         | 12" O.C.   |
| <b>MISC. MATERIALS</b>    |     |  |             |            |
| 18                        |     | SHREDDED HARDWOOD MULCH                                      | C.Y.        |            |
| 20                        |     | COMPOST  | C.Y.        |            |
| 584                       |     | SOD  | S.Y.        |            |

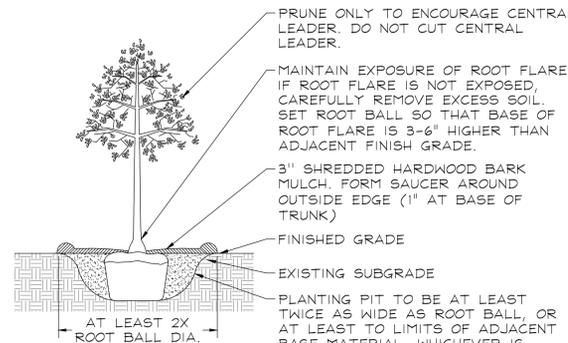
### PLANTING DETAILS



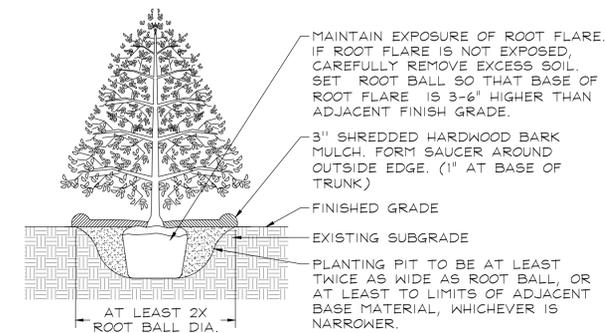
**PERENNIALS AND GROUNDCOVERS**  
NOT TO SCALE



**DECIDUOUS AND EVERGREEN SHRUBS**  
NOT TO SCALE



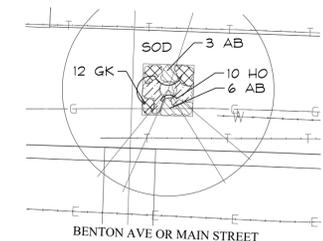
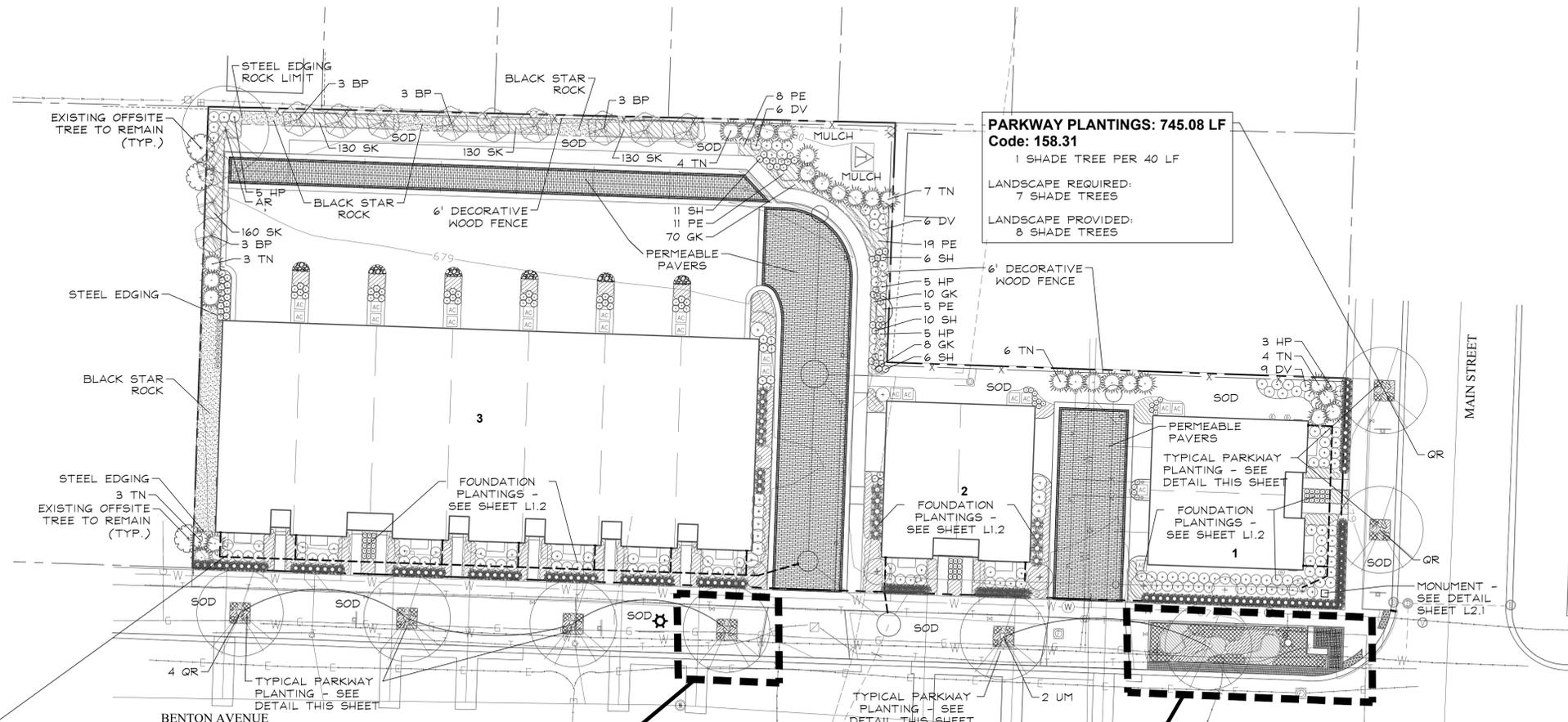
**DECIDUOUS TREES**  
NOT TO SCALE



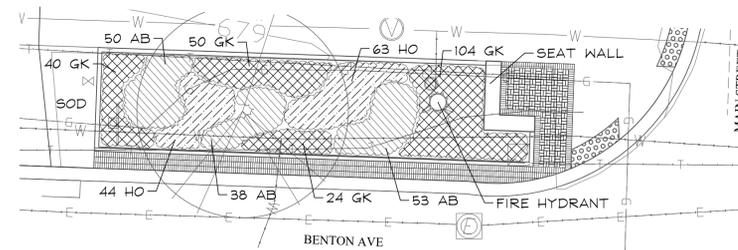
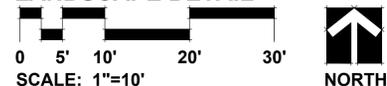
**EVERGREEN TREES**  
NOT TO SCALE

### GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractor's convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



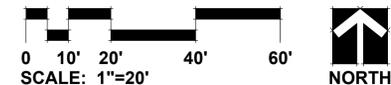
**TYPICAL PARKWAY PLANTING LANDSCAPE DETAIL**



**PARKWAY CORNER PLANTING LANDSCAPE DETAIL**



### EXHIBIT F



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| REVISION | DATE       |
|----------|------------|
| 3        | 2025.11.19 |
| 2        | 2025.10.08 |
| 1        | 2025.09.17 |

|             |            |
|-------------|------------|
| DATE        | 2025.08.15 |
| PROJECT NO. | MI24253    |
| DRAWN       | MNW        |
| CHECKED     | DHS        |
| SHEET NO.   |            |

**L1.1**



GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197  
www.grwainc.com

CLIENT  
  
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2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532

BENTON+MAIN  
NAPERVILLE, ILLINOIS

TYPICAL TOWNHOME FOUNDATION PLANS

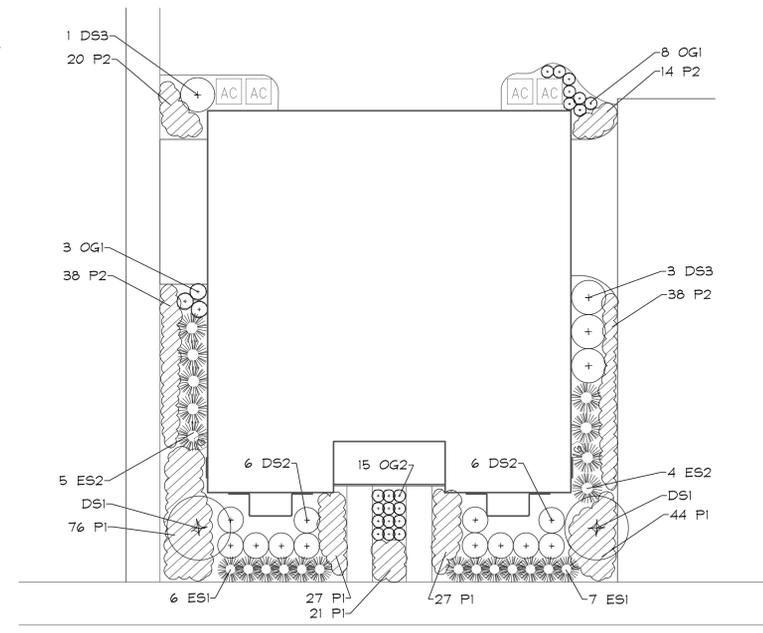
| REVISION | DATE       |
|----------|------------|
| 3        | 2025.11.19 |
| 2        | 2025.10.08 |
| 1        | 2025.09.17 |

DATE 2025.08.15  
PROJECT NO. MI24253  
DRAWN MNW  
CHECKED DHS  
SHEET NO.

L1.2

**BUILDING 2 PLANT LIST**

| Key                       | Qty | Botanical/Common Name  | Size     | Remarks  |
|---------------------------|-----|--|----------|----------|
| <b>DECIDUOUS SHRUBS</b>   |     |  |          |          |
| DS1                       | 2   | Viburnum prunifolium<br>BLACKHAW VIBURNUM                        | 6' Ht.   |          |
| DS2                       | 12  | Hydrangea paniculata 'Jane'<br>LITTLE LIME HYDRANGEA             | 3 Gal.   | 3' O.C.  |
| DS3                       | 4   | Dierilla 'G2X88544'<br>KODIAK ORANGE HONEYSUCKLE                 | 3 Gal.   | 3' O.C.  |
| <b>EVERGREEN SHRUBS</b>   |     |  |          |          |
| ES1                       | 13  | Buxus 'Green Mound'<br>GREEN MOUND BOXWOOD                       | 24" Wide | 3' O.C.  |
| ES2                       | 9   | Buxus 'Green Mountain'<br>GREEN MOUNTAIN BOXWOOD                 | 24" Wide | 3' O.C.  |
| <b>ORNAMENTAL GRASSES</b> |     |  |          |          |
| OG1                       | 11  | Calamagrostis x acutiflora 'Karl Foerster'<br>FEATHER REED GRASS | #1       | 30" O.C. |
| OG2                       | 15  | Sesleria autumnalis<br>AUTUMN MOOR GRASS                         | #1       | 12" O.C. |
| <b>PERENNIALS</b>         |     |  |          |          |
| P1                        | 195 | Allium 'Summer Beauty'<br>SUMMER BEAUTY ONION                    | #1       | 12" O.C. |
| P2                        | 110 | Penstemon digitalis 'Husker Red'<br>HUSKER RED BEARDTONGUE       | #1       | 12" O.C. |
| <b>MISC. MATERIALS</b>    |     |  |          |          |
| 6                         |     | SHREDDED HARDWOOD MULCH  | C.Y.     |          |
| 8                         |     | COMPOST  | C.Y.     |          |

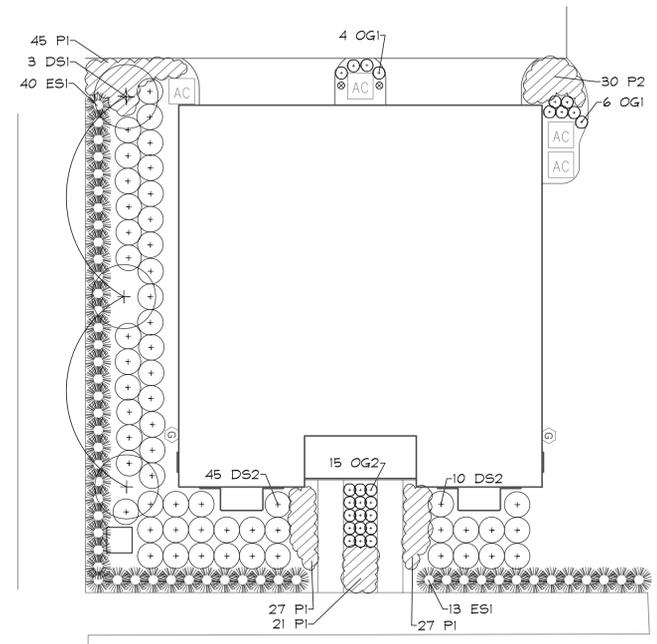


**BUILDING 2 FOUNDATION  
LANDSCAPE PLAN**  
SCALE: 1"=10'



**BUILDING 1 PLANT LIST**

| Key                       | Qty | Botanical/Common Name  | Size     | Remarks  |
|---------------------------|-----|--|----------|----------|
| <b>DECIDUOUS SHRUBS</b>   |     |  |          |          |
| DS1                       | 3   | Viburnum prunifolium<br>BLACKHAW VIBURNUM                        | 6' Ht.   |          |
| DS2                       | 55  | Hydrangea paniculata 'Jane'<br>LITTLE LIME HYDRANGEA             | 3 Gal.   | 3' O.C.  |
| <b>EVERGREEN SHRUBS</b>   |     |  |          |          |
| ES1                       | 53  | Buxus 'Green Mound'<br>GREEN MOUND BOXWOOD                       | 24" Wide | 3' O.C.  |
| <b>ORNAMENTAL GRASSES</b> |     |  |          |          |
| OG1                       | 10  | Calamagrostis x acutiflora 'Karl Foerster'<br>FEATHER REED GRASS | #1       | 30" O.C. |
| OG2                       | 15  | Sesleria autumnalis<br>AUTUMN MOOR GRASS                         | #1       | 12" O.C. |
| <b>PERENNIALS</b>         |     |  |          |          |
| P1                        | 120 | Allium 'Summer Beauty'<br>SUMMER BEAUTY ONION                    | #1       | 12" O.C. |
| P2                        | 30  | Penstemon digitalis 'Husker Red'<br>HUSKER RED BEARDTONGUE       | #1       | 12" O.C. |
| <b>MISC. MATERIALS</b>    |     |  |          |          |
| 6                         |     | SHREDDED HARDWOOD MULCH  | C.Y.     |          |
| 12                        |     | COMPOST  | C.Y.     |          |

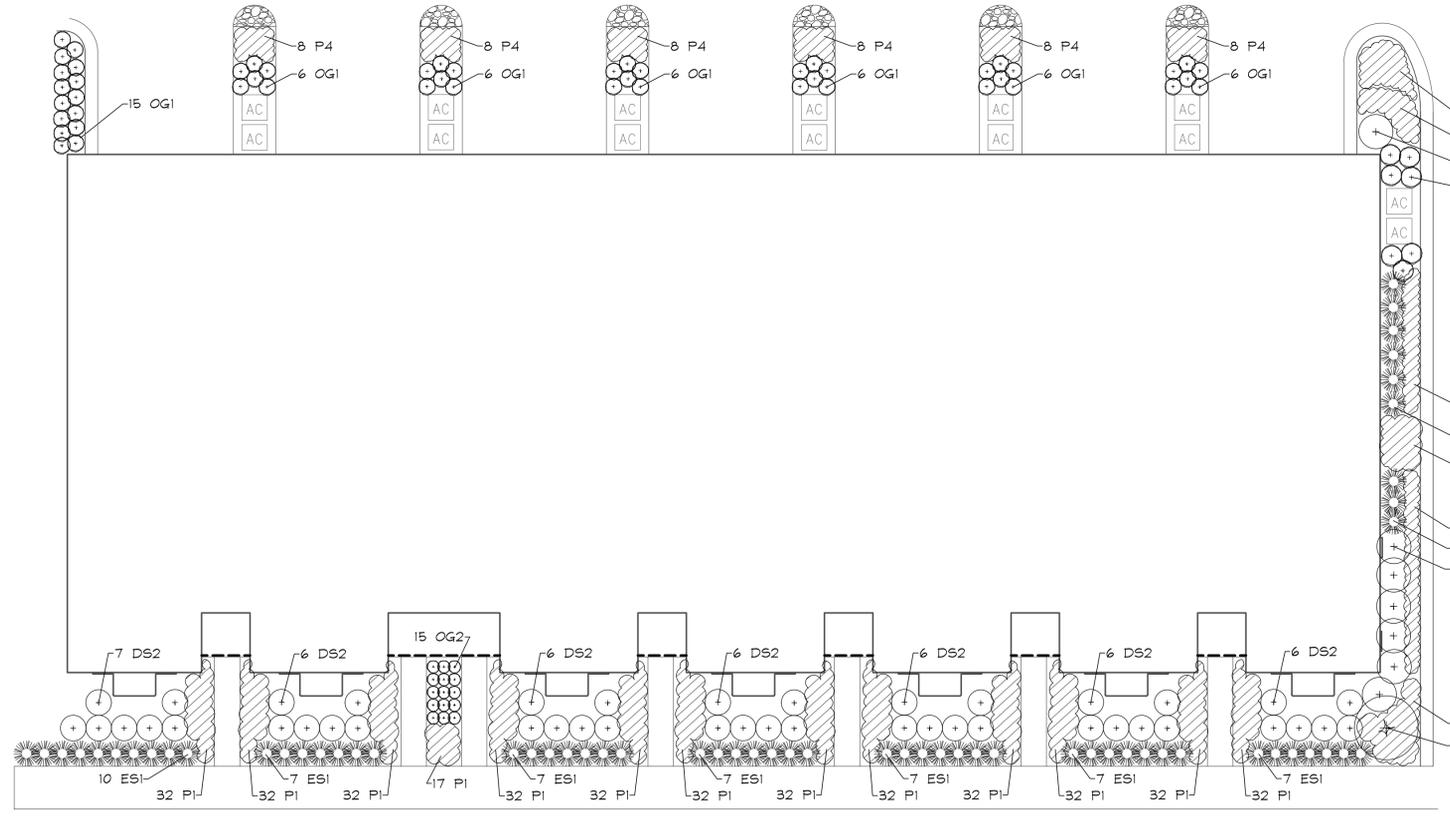


**BUILDING 1 FOUNDATION  
LANDSCAPE PLAN**  
SCALE: 1"=10'



**BUILDING 3 PLANT LIST**

| Key                       | Qty | Botanical/Common Name  | Size     | Remarks  |
|---------------------------|-----|--|----------|----------|
| <b>DECIDUOUS SHRUBS</b>   |     |  |          |          |
| DS1                       | 1   | Viburnum prunifolium<br>BLACKHAW VIBURNUM                        | 6' Ht.   |          |
| DS2                       | 48  | Hydrangea paniculata 'Jane'<br>LITTLE LIME HYDRANGEA             | 3 Gal.   | 3' O.C.  |
| DS3                       | 7   | Dierilla 'G2X88544'<br>KODIAK ORANGE HONEYSUCKLE                 | 3 Gal.   | 3' O.C.  |
| <b>EVERGREEN SHRUBS</b>   |     |  |          |          |
| ES1                       | 52  | Buxus 'Green Mound'<br>GREEN MOUND BOXWOOD                       | 24" Wide | 3' O.C.  |
| ES2                       | 9   | Buxus 'Green Mountain'<br>GREEN MOUNTAIN BOXWOOD                 | 24" Wide | 3' O.C.  |
| <b>ORNAMENTAL GRASSES</b> |     |  |          |          |
| OG1                       | 58  | Calamagrostis x acutiflora 'Karl Foerster'<br>FEATHER REED GRASS | #1       | 30" O.C. |
| OG2                       | 15  | Sesleria autumnalis<br>AUTUMN MOOR GRASS                         | #1       | 12" O.C. |
| <b>PERENNIALS</b>         |     |  |          |          |
| P1                        | 441 | Allium 'Summer Beauty'<br>SUMMER BEAUTY ONION                    | #1       | 12" O.C. |
| P2                        | 97  | Penstemon digitalis 'Husker Red'<br>HUSKER RED BEARDTONGUE       | #1       | 12" O.C. |
| P3                        | 28  | Geranium sanguineum 'Max Frei'<br>MAX FREI GERANIUM              | #1       | 12" O.C. |
| P4                        | 61  | Hosta 'June'<br>JUNE HOSTA                                       | #1       | 18" O.C. |
| <b>MISC. MATERIALS</b>    |     |  |          |          |
| 17                        |     | SHREDDED HARDWOOD MULCH  | C.Y.     |          |
| 26                        |     | COMPOST  | C.Y.     |          |



**BUILDING 3 FOUNDATION  
LANDSCAPE PLAN**  
SCALE: 1"=10'

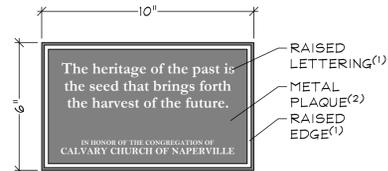


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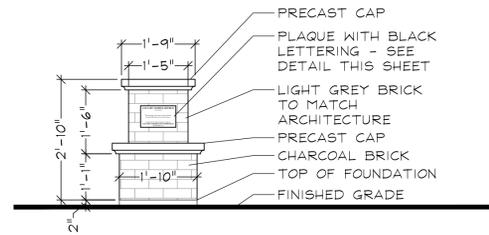
**SITE FURNISHING SCHEDULE**

| ITEM                                      | QUANTITY | NOTES  |
|---|----------|--|
| <b>A</b><br>L2.2<br>DECORATIVE WOOD FENCE | 400 L.F. |  |
| <b>B</b><br>L2.1<br>BLACK STAR ROCK       | 8 C.Y.   |  |
| <b>B-1</b><br>L2.2<br>STEEL EDGING        | 203 LF   |  |
| <b>C</b><br>L2.2<br>COBBLESTONE           | 59 SF    |  |
| <b>D</b><br>L2.2<br>PLANTERS              |          | PER NAPERVILLE DOWNTOWN STREETSCAPE STANDARD |
| <b>E</b><br>L2.2<br>SEATWALL              | 12 L.F.  | PER NAPERVILLE DOWNTOWN STREETSCAPE STANDARD |
| <b>F</b><br>L2.2<br>PLANTER CURB          | 114 L.F. | PER NAPERVILLE DOWNTOWN STREETSCAPE STANDARD |
| <b>G</b><br>L2.2<br>PAVERS                | 192 S.F. | PER NAPERVILLE DOWNTOWN STREETSCAPE STANDARD |

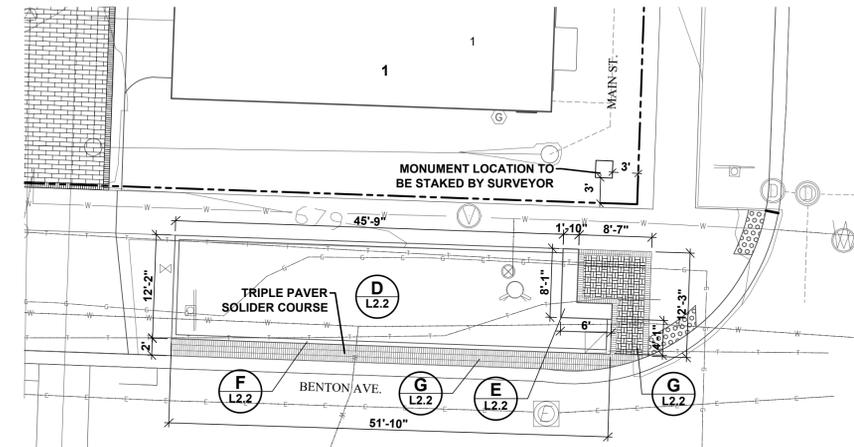
1. RAISED LETTERING AND EDGE:  
FONT: GARAMOND  
EDGE: 3/16" WIDE  
FINISH: BRUSHED METAL
  2. METAL PLAQUE  
MATERIAL: METAL  
FINISH: PAINTED BLACK
- PROVIDE SAMPLES FOR REVIEW AND APPROVAL BY DEVELOPER AND LANDSCAPE ARCHITECT



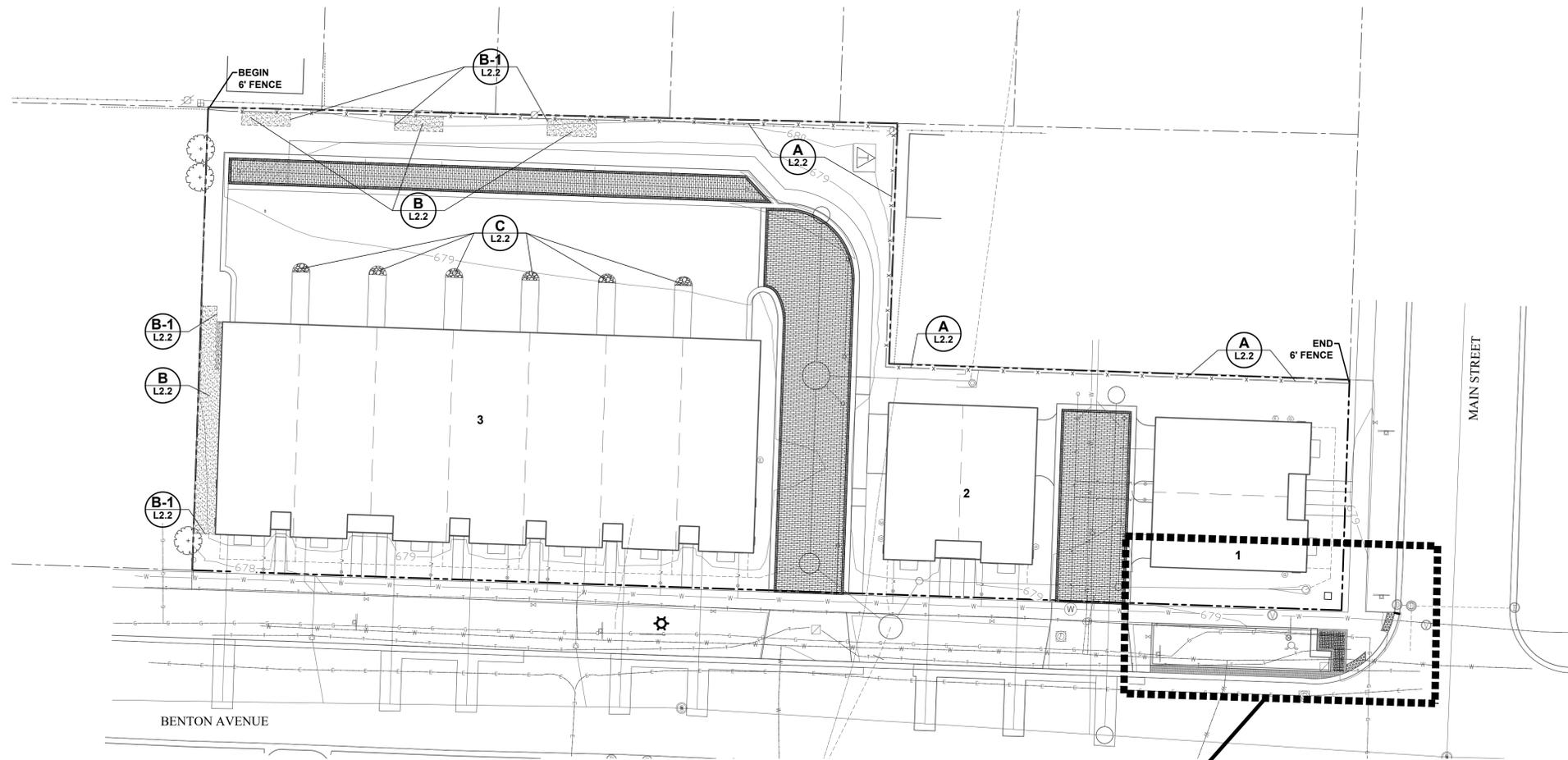
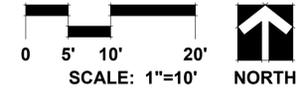
**PLAQUE DETAIL**  
SCALE: 3"=1'-0"



**MONUMENT PIER ELEVATION**  
SCALE: 1/2"=1'-0"

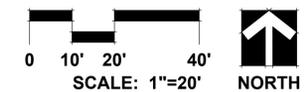


**CORNER SITE PLAN**



**MONUMENT CORNER - SEE SITE PLAN THIS SHEET**

**AMENITY SITE PLAN**



GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
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402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197  
www.grwainc.com

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2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532

**BENTON+MAIN**  
NAPERVILLE, ILLINOIS  
**MONUMENT AND AMENITIES PLAN**

| REVISION | DATE       |
|----------|------------|
| 3        | 2025.11.19 |
| 2        | 2025.10.08 |
| 1        | 2025.09.17 |

|             |            |
|-------------|------------|
| DATE        | 2025.08.15 |
| PROJECT NO. | MI24253    |
| DRAWN       | MNW        |
| CHECKED     | DHS        |
| SHEET NO.   |            |

**L2.1**



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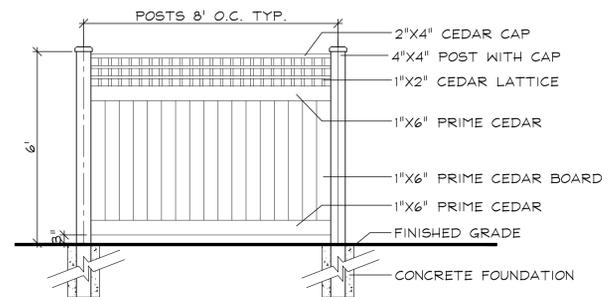
**BENTON+MAIN**  
NAPERVILLE, ILLINOIS  
AMENITY DETAILS

|          |            |
|----------|------------|
| 3        | 2025.11.19 |
| 2        | 2025.10.08 |
| 1        | 2025.09.17 |
| REVISION | DATE       |

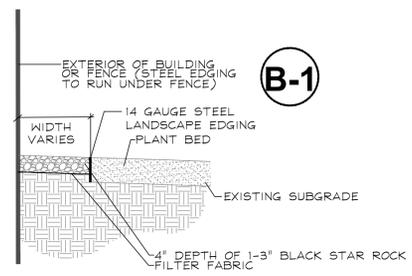
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| DATE        | 2025.08.15 |
| PROJECT NO. | MI24253    |
| DRAWN       | MNW        |
| CHECKED     | DHS        |
| SHEET NO.   |            |

L2.2

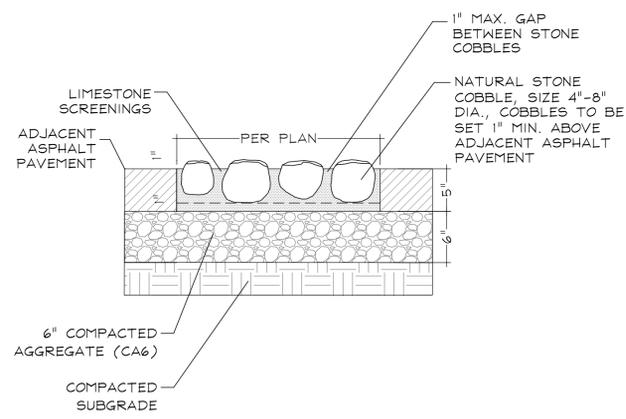
NOTE: FENCE WILL NOT BE INSTALLED.



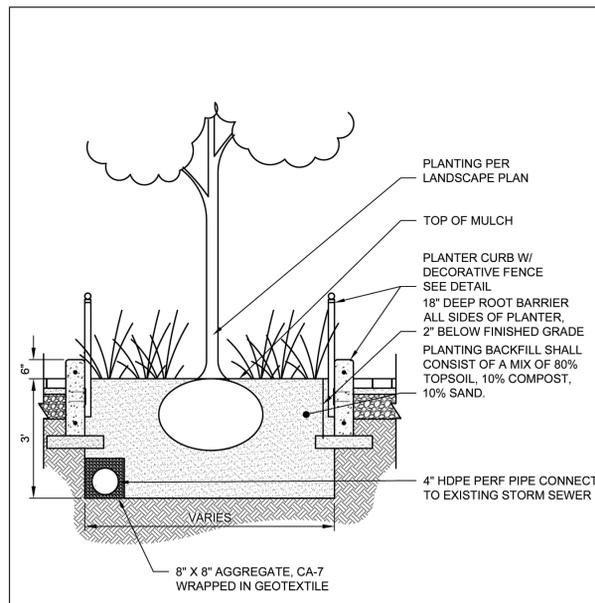
**A DECORATIVE WOOD FENCE DETAIL**  
NOT TO SCALE



**B BLACK STAR ROCK DETAIL**  
NOT TO SCALE



**C COBBLESTONE DETAIL**  
NOT TO SCALE

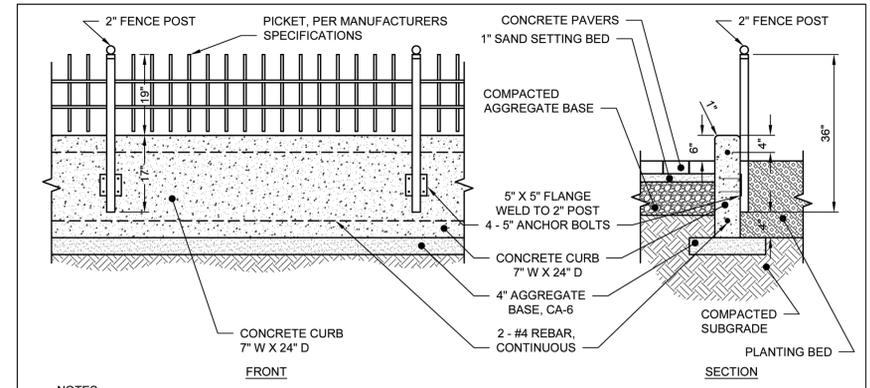


NOTES:  
1. FOR MORE INFORMATION ON PLANTER AND LANDSCAPE LAYOUT REFER TO CHAPTER 2 OF THE DOWNTOWN STREETScape STANDARD.

|  |  |   |                               |
|--|--|---|-------------------------------|
|  | City of Naperville<br><b>STANDARD DETAIL</b> | DOWNTOWN STREETScape<br>PLANTER LANDSCAPE | LANDSCAPE 17<br><b>590.17</b> |
|  | REVISED: 4/24/2019                           | SHEET 3 OF 8                              |                               |

**D PLANTER LANDSCAPE DETAIL**  
NOT TO SCALE

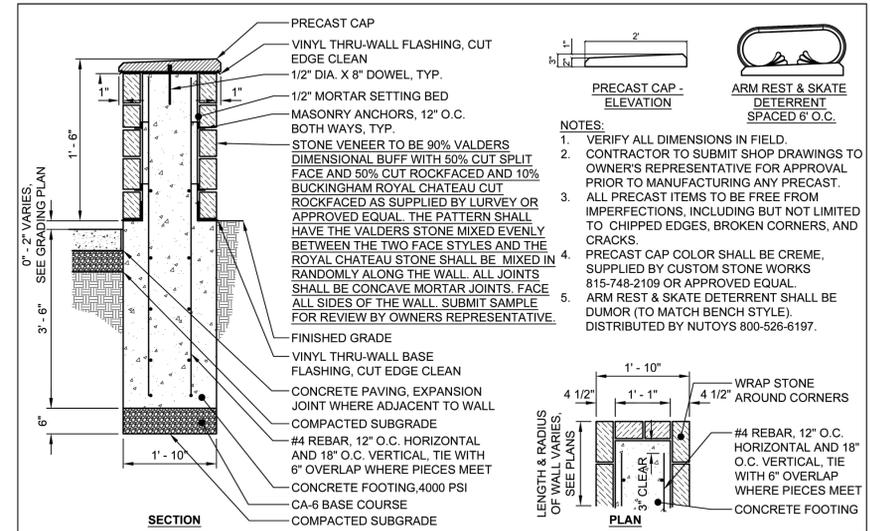
NOTE: FENCE WILL NOT BE INSTALLED.



NOTES:  
1. FOR MORE INFORMATION ON STREETScape TYPE AND LAYOUT REFER TO CHAPTER 2 OF THE DOWNTOWN STREETScape STANDARD.  
2. REFER TO STANDARD 590.15 SHEET 1 FOR HARDScape MATERIALS AND SPECIFICATIONS.  
3. CONCRETE CURB SHALL BE 4000 PSI IDOT CLASS SI CONCRETE  
4. SEE DOWNTOWN STREETScape PLANTER LANDSCAPE DETAIL FOR PLANTER INFORMATION.  
5. MANUFACTURER: INTEGRITY FENCE®, MERCHANTS METALS® MATERIAL: STEEL FINISH: BLACK POWDER COAT SUPPLIER: K BROTHERS, MERCHANTS METALS (\* - OR APPROVED EQUAL)

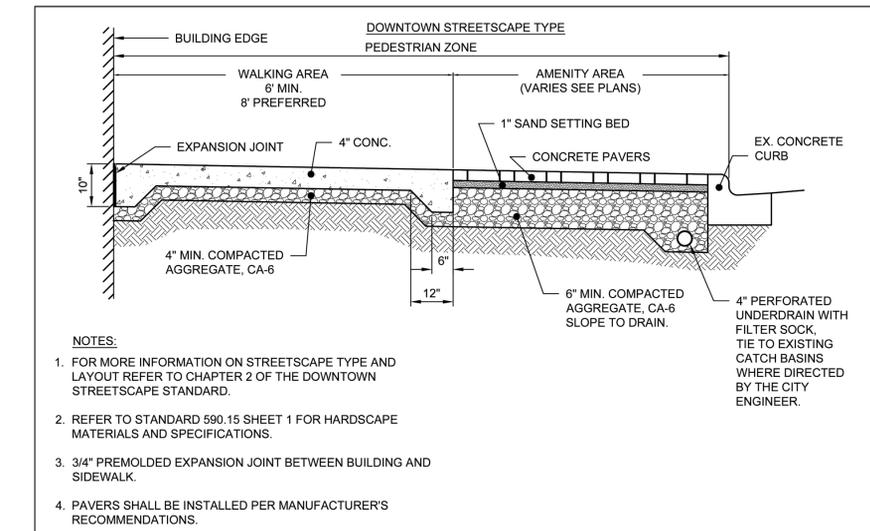
|  |  |  |                               |
|--|--|--|-------------------------------|
|  | City of Naperville<br><b>STANDARD DETAIL</b> | DOWNTOWN STREETScape<br>LANDSCAPE - DECORATIVE FENCE & PLANTER CURB DETAIL | LANDSCAPE 17<br><b>590.17</b> |
|  | REVISED: 4/24/2019                           | SHEET 2 OF 8   |                               |

**F PLANTER CURB DETAIL**  
NOT TO SCALE



|  |  |  |                               |
|--|--|--|-------------------------------|
|  | City of Naperville<br><b>STANDARD DETAIL</b> | DOWNTOWN STREETScape<br>SEAT WALL DETAIL | LANDSCAPE 17<br><b>590.17</b> |
|  | REVISED: 4/24/2019                           | SHEET 4 OF 8                             |                               |

**E SEATWALL DETAIL**  
NOT TO SCALE



|  |  |   |                              |
|--|--|---|------------------------------|
|  | City of Naperville<br><b>STANDARD DETAIL</b> | DOWNTOWN STREETScape<br>DOWNTOWN STREETScape TYPE PAVEMENT DETAIL | PAVEMENT 15<br><b>590.15</b> |
|  | REVISED: 4/24/2019                           | SHEET 2 OF 8  |                              |

**G PAVEMENT DETAIL**  
NOT TO SCALE

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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:
1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities.
2. Do not make substitutions.
3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule
Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
B. Maintenance Instruction - Landscape Work
Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year.
C. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
D. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels.
B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work.
C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.
B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.3 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required.
D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.
E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed.
F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries.

2.4 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas.

2.5 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
1. Remove existing grass, vegetation and turf.
2. Till to a depth of not less than 6"; apply soil amendments as needed;
3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft.
4. Lay sod within 24 hours from time of stripping.
5. Lay sod to form a solid mass with tightly fitted joints.
6. Water sod thoroughly with a fine spray immediately after planting.
B. Groundcover and Perennial Beds
Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep.
C. Trees and Shrubs
1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching.
2. Dish top of backfill to allow for mulching.
3. Mulch pits, trenches and planted areas.
4. Prune only injured or dead branches from flowering trees, if any.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance.
B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed.
B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers.

3.5 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



GARY R. WEBER ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE 402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187 PHONE: 630-668-7197 www.grwainc.com

CLIENT

M/I HOMES 2135 CITY GATE LANE SUITE 620 NAPERVILLE, IL 60563

CIVIL ENGINEER CAGE CIVIL ENGINEERING 2200 CABOT DRIVE SUITE 325 LISLE, IL 60532

BENTON+MAIN NAPERVILLE, ILLINOIS

LANDSCAPE SPECIFICATIONS

Table with 2 columns: REVISION, DATE. Rows: 3 (2025.11.19), 2 (2025.10.08), 1 (2025.09.17)

Table with 2 columns: DATE, PROJECT NO., DRAWN, CHECKED, SHEET NO. Values: 2025.08.15, MI24253, MNW, DHS

L3.1

Cost Opinion for Landscape Work per Landscape Plans dated 11.19.2025

**SUMMARY**

**BENTON+MAIN LAND DEVELOPMENT**

LAND DEVELOPMENT LANDSCAPE MATERIALS **\$36,968.00**

LANDSCAPE MAINTENANCE **\$25,000.00**

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TOTAL - LAND DEVELOPMENT & MAINTENANCE **\$61,968.00**

**BENTON+MAIN AMENITIES**

SITE FURNISHINGS **\$56,582.00**

ENTRANCE MONUMENTS **\$15,000.00**

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TOTAL - AMENITIES **\$71,582.00**

**BENTON+MAIN FOUNDATION LANDSCAPING**

DUPLEX - BUILDING 1 PLANT LIST *(1 BUILDING TOTAL)* **\$13,600.00**

DUPLEX - BUILDING 2 PLANT LIST *(1 BUILDING TOTAL)* **\$11,070.00**

7 UNIT - REAR-LOADED PLANT LIST *(1 BUILDING TOTAL)* **\$25,945.00**

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TOTAL - FOUNDATION LANDSCAPING **\$50,615.00**

GRAND TOTAL BENTON+MAIN LANDSCAPING **\$184,165.00**

Cost Opinion for Landscape Work per Landscape Plans dated 11.19.2025

**BENTON+MAIN STREETScape**

|  |                           |
|--|---------------------------|
| <b>STREETScape LANDSCAPE MATERIALS</b> | <b><u>\$21,894.00</u></b> |
| <b>STREETScape FURNISHINGS</b>         | <b><u>\$22,240.00</u></b> |
| <b>TOTAL - STREETScape</b>             | <b><u>\$44,134.00</u></b> |



Cost Opinion for Landscape Work per Landscape Plans dated 11.19.2025

| <b>LAND DEVELOPMENT LANDSCAPE MATERIALS</b>         |                 |                                   |                           |             |                |             |                    |
|---|-----------------|-----------------------------------|---------------------------|-------------|----------------|-------------|--------------------|
| <u>Key</u>  | <u>Quantity</u> | <u>Botanical Name</u>             | <u>Common Name</u>        | <u>Size</u> | <u>Remarks</u> | <u>Cost</u> | <u>Extension</u>   |
| <b>SHADE TREES</b>                                  |                 |                                   |                           |             |                |             |                    |
| AR  | 1               | Acer rubrum 'Frank Jr.'           | REDPOINTE MAPLE           | 2.5" Cal.   |                | \$550.00    | \$550.00           |
| <b>ORNAMENTAL TREES</b>                             |                 |                                   |                           |             |                |             |                    |
| BP  | 12              | Betula populifolia 'Whitespire'   | WHITESPIRE GRAY BIRCH     | 8' Tall     | Multi-Stem     | \$550.00    | \$6,600.00         |
| <b>EVERGREEN TREES</b>                              |                 |                                   |                           |             |                |             |                    |
| TN  | 27              | Thuja occidentalis 'Art Boe'      | NORTH POLE ARBORVITAE     | 8' Tall     |                | \$650.00    | \$17,550.00        |
| <b>DECIDUOUS SHRUBS</b>                             |                 |                                   |                           |             |                |             |                    |
| DV  | 21              | Diervilla 'G2X88544'              | KODIAK ORANGE HONEYSUCKLE | #3          | 3' O.C.        | \$70.00     | \$1,470.00         |
| HP  | 18              | Hydrangea paniculata 'Jane'       | LITTLE LIME HYDRANGEA     | 24" Tall    | 3' O.C.        | \$65.00     | \$1,170.00         |
| <b>ORNAMENTAL GRASSES</b>                           |                 |                                   |                           |             |                |             |                    |
| SH  | 33              | Sporobolus heterolepis            | PRAIRIE DROPSEED          | #1          | 24" O.C.       | \$20.00     | \$660.00           |
| <b>PERENNIALS</b>                                   |                 |                                   |                           |             |                |             |                    |
| GK  | 88              | Geranium sanguineum 'Max Frei'    | MAX FREI GERANIUM         | #1          | 12" O.C.       | \$20.00     | \$1,760.00         |
| PE  | 43              | Penstemon digitalis 'Dark Towers' | DARK TOWERS BEARDTONGUE   | #1          | 12" O.C.       | \$20.00     | \$860.00           |
| <b>GROUNDCOVERS</b>                                 |                 |                                   |                           |             |                |             |                    |
| SK  | 550             | Sedum kamtschaticum               | RUSSIAN STONECROP         | SP4         | 12" O.C.       | \$5.00      | \$2,750.00         |
| <b>MISC. MATERIALS</b>                              |                 |                                   |                           |             |                |             |                    |
|   | 13              | Shredded Hardwood Mulch           |                           | C.Y.        |                | \$90.00     | \$1,170.00         |
|   | 15              | Compost                           |                           | C.Y.        |                | \$90.00     | \$1,350.00         |
|   | 196             | Sod                               |                           | S.Y.        |                | \$5.50      | \$1,078.00         |
| <b>TOTAL - LAND DEVELOPMENT LANDSCAPE PLANTINGS</b> |                 |                                   |                           |             |                |             | <b>\$36,968.00</b> |

| <b>LANDSCAPE MAINTENANCE</b>         |                                   |                                    |             |                |             |                    |
|--------------------------------------|-----------------------------------|------------------------------------|-------------|----------------|-------------|--------------------|
| <u>Quantity</u>                      | <u>Item</u>                       | <u>Description</u>                 | <u>Size</u> | <u>Remarks</u> | <u>Cost</u> | <u>Extension</u>   |
| 1                                    | Traditional Landscape Maintenance | Cost to Maintain lawn & mulch beds | Year        | ALLOW          | \$25,000.00 | \$25,000.00        |
| <b>TOTAL - LANDSCAPE MAINTENANCE</b> |                                   |                                    |             |                |             | <b>\$25,000.00</b> |



Cost Opinion for Landscape Work per Landscape Plans dated 11.19.2025

**SITE FURNISHINGS**

| <u>Quantity</u> | <u>Item</u>             | <u>Description</u> | <u>Size</u> | <u>Remarks</u> | <u>Cost</u> | <u>Extension</u> |
|-----------------|-------------------------|--------------------|-------------|----------------|-------------|------------------|
| 400             | Decorative Wood Fencing |                    | L.F.        |                | \$120.00    | \$48,000.00      |
| 8               | Black Star Rock         |                    | C.Y.        |                | \$200.00    | \$1,600.00       |
| 203             | Steel Edging            |                    | L.F.        |                | \$28.00     | \$5,684.00       |
| 59              | 6-8" Cobblestones       |                    | S.F.        |                | \$22.00     | \$1,298.00       |

**TOTAL - SITE FURNISHINGS** **\$56,582.00**

**ENTRANCE MONUMENTS**

| <u>Quantity</u> | <u>Item</u>     | <u>Description</u> | <u>Size</u> | <u>Remarks</u> | <u>Cost</u> | <u>Extension</u> |
|-----------------|-----------------|--------------------|-------------|----------------|-------------|------------------|
| 1               | Entrance Plaque |                    | ALLOW       |                | \$15,000.00 | \$15,000.00      |

**TOTAL - ENTRANCE MONUMENTS** **\$15,000.00**

Cost Opinion for Landscape Work per Landscape Plans dated 11.19.2025

**TYPICAL DUPLEX FOUNDATION PLANT LIST (BLDG 1)**

| <u>Key</u>   | <u>Quantity</u> | <u>Botanical Name</u>                      | <u>Common Name</u>     | <u>Size</u> | <u>Remarks</u> | <u>Cost</u> | <u>Extension</u>   |
|--|-----------------|--|------------------------|-------------|----------------|-------------|--------------------|
| <b>DECIDUOUS SHRUBS</b>                                      |                 |  |                        |             |                |             |                    |
| DS1  | 3               | Viburnum prunifolium                       | BLACKHAW VIBURNUM      | 6' Tall     |                | \$250.00    | \$750.00           |
| DS2  | 55              | Hydrangea paniculata 'Jane'                | LITTLE LIME HYDRANGEA  | 3 Gal       | 3' O.C.        | \$65.00     | \$3,575.00         |
| <b>EVERGREEN SHRUBS</b>                                      |                 |  |                        |             |                |             |                    |
| ES1  | 53              | Buxus 'Green Mound'                        | GREEN MOUND BOXWOOD    | 24" Wide    | 3' O.C.        | \$75.00     | \$3,975.00         |
| <b>ORNAMENTAL GRASSES</b>                                    |                 |  |                        |             |                |             |                    |
| OG1  | 10              | Calamagrostis x acutiflora 'Karl Foerster' | FEATHER REED GRASS     | #1          | 30" O.C.       | \$20.00     | \$200.00           |
| OG2  | 15              | Sesleria autumnalis                        | AUTUMN MOOR GRASS      | #1          | 12" O.C.       | \$20.00     | \$300.00           |
| <b>PERENNIALS</b>  |                 |  |                        |             |                |             |                    |
| P1   | 120             | Allium 'Summer Beauty'                     | SUMMER BEAUTY ONION    | #1          | 12" O.C.       | \$20.00     | \$2,400.00         |
| P2   | 30              | Penstemon digitalis 'Husker Red'           | HUSKER RED BEARDTONGUE | #1          | 12" O.C.       | \$20.00     | \$600.00           |
| <b>MISC. MATERIALS</b>                                       |                 |  |                        |             |                |             |                    |
|  | 8               | Shredded Hardwood Mulch                    |                        | C.Y.        |                | \$90.00     | \$720.00           |
|  | 12              | Compost                                    |                        | C.Y.        |                | \$90.00     | \$1,080.00         |
| <b>TOTAL - TYPICAL DUPLEX FOUNDATION LANDSCAPE PLANTINGS</b> |                 |  |                        |             |                |             | <b>\$13,600.00</b> |

Cost Opinion for Landscape Work per Landscape Plans dated 11.19.2025

**TYPICAL DUPLEX FOUNDATION PLANT LIST (BLDG 2)**

| <u>Key</u>   | <u>Quantity</u> | <u>Botanical Name</u>                      | <u>Common Name</u>        | <u>Size</u> | <u>Remarks</u> | <u>Cost</u> | <u>Extension</u>   |
|--|-----------------|--|---------------------------|-------------|----------------|-------------|--------------------|
| <b>DECIDUOUS SHRUBS</b>                                      |                 |  |                           |             |                |             |                    |
| DS1  | 2               | Viburnum prunifolium                       | BLACKHAW VIBURNUM         | 6' Tall     |                | \$250.00    | \$500.00           |
| DS2  | 12              | Hydrangea paniculata 'Jane'                | LITTLE LIME HYDRANGEA     | 3 Gal.      | 3' O.C.        | \$65.00     | \$780.00           |
| DS3  | 4               | Diervilla 'G2X88544'                       | KODIAK ORANGE HONEYSUCKLE | 3 Gal.      | 3' O.C.        | \$65.00     | \$260.00           |
| <b>EVERGREEN SHRUBS</b>                                      |                 |  |                           |             |                |             |                    |
| ES1  | 13              | Buxus 'Green Mound'                        | GREEN MOUND BOXWOOD       | 24" Wide    | 3' O.C.        | \$75.00     | \$975.00           |
| ES2  | 9               | Buxus 'Green Mountain'                     | GREEN MOUNTAIN BOXWOOD    | 24" Wide    | 3' O.C.        | \$75.00     | \$675.00           |
| <b>ORNAMENTAL GRASSES</b>                                    |                 |  |                           |             |                |             |                    |
| OG1  | 11              | Calamagrostis x acutiflora 'Karl Foerster' | FEATHER REED GRASS        | #1          | 30" O.C.       | \$20.00     | \$220.00           |
| OG2  | 15              | Sesleria autumnalis                        | AUTUMN MOOR GRASS         | #1          | 12" O.C.       | \$20.00     | \$300.00           |
| <b>PERENNIALS</b>  |                 |  |                           |             |                |             |                    |
| P1   | 195             | Allium 'Summer Beauty'                     | SUMMER BEAUTY ONION       | #1          | 12" O.C.       | \$20.00     | \$3,900.00         |
| P2   | 110             | Penstemon digitalis 'Husker Red'           | HUSKER RED BEARDTONGUE    | #1          | 12" O.C.       | \$20.00     | \$2,200.00         |
| <b>MISC. MATERIALS</b>                                       |                 |  |                           |             |                |             |                    |
|  | 6               | Shredded Hardwood Mulch                    |                           | C.Y.        |                | \$90.00     | \$540.00           |
|  | 8               | Compost                                    |                           | C.Y.        |                | \$90.00     | \$720.00           |
| <b>TOTAL - DUPLEX TYPICAL FOUNDATION LANDSCAPE PLANTINGS</b> |                 |  |                           |             |                |             | <b>\$11,070.00</b> |



Cost Opinion for Landscape Work per Landscape Plans dated 11.19.2025

**TYPICAL 7 UNIT FOUNDATION PLANT LIST (BLDG 3)**

| <u>Key</u>   | <u>Quantity</u> | <u>Botanical Name</u>                      | <u>Common Name</u>        | <u>Size</u> | <u>Remarks</u> | <u>Cost</u> | <u>Extension</u>   |
|--|-----------------|--|---------------------------|-------------|----------------|-------------|--------------------|
| <b>DECIDUOUS SHRUBS</b>                                      |                 |  |                           |             |                |             |                    |
| DS1  | 1               | Viburnum prunifolium                       | BLACKHAW VIBURNUM         | 6' Tall     |                | \$250.00    | \$250.00           |
| DS2  | 43              | Hydrangea paniculata 'Jane'                | LITTLE LIME HYDRANGEA     | 24" Tall    | 4' O.C.        | \$65.00     | \$2,795.00         |
| DS3  | 7               | Diervilla 'G2X88544'                       | KODIAK ORANGE HONEYSUCKLE | #3 Cont     | 3' O.C.        | \$65.00     | \$455.00           |
| <b>EVERGREEN SHRUBS</b>                                      |                 |  |                           |             |                |             |                    |
| ES1  | 52              | Buxus 'Green Mound'                        | GREEN MOUND BOXWOOD       | 24" Wide    | 3' O.C.        | \$75.00     | \$3,900.00         |
| ES2  | 9               | Buxus 'Green Mountain'                     | GREEN MOUNTAIN BOXWOOD    | 24" Wide    | 3' O.C.        | \$75.00     | \$675.00           |
| <b>ORNAMENTAL GRASSES</b>                                    |                 |  |                           |             |                |             |                    |
| OG1  | 58              | Calamagrostis x acutiflora 'Karl Foerster' | FEATHER REED GRASS        | #1          | 30" O.C.       | \$20.00     | \$1,160.00         |
| OG2  | 15              | Sesleria autumnalis                        | AUTUMN MOOR GRASS         | #1          | 12" O.C.       | \$20.00     | \$300.00           |
| <b>PERENNIALS</b>  |                 |  |                           |             |                |             |                    |
| P1   | 441             | Allium 'Summer Beauty'                     | SUMMER BEAUTY ONION       | #1          | 12" O.C.       | \$20.00     | \$8,820.00         |
| P2   | 97              | Penstemon digitalis 'Husker Red'           | HUSKER RED BEARDTONGUE    | #1          | 18" O.C.       | \$20.00     | \$1,940.00         |
| P3   | 28              | Geranium sanguineum 'Max Frei'             | MAX FREI GERANIUM         | #1          | 12" O.C.       | \$20.00     | \$560.00           |
| P4   | 61              | Hosta 'June'                               | JUNE HOSTA                | #1          | 18" O.C.       | \$20.00     | \$1,220.00         |
| <b>MISC. MATERIALS</b>                                       |                 |  |                           |             |                |             |                    |
|  | 17              | Shredded Hardwood Mulch                    |                           | C.Y.        |                | \$90.00     | \$1,530.00         |
|  | 26              | Compost                                    |                           | C.Y.        |                | \$90.00     | \$2,340.00         |
| <b>TOTAL - TYPICAL 7 UNIT FOUNDATION LANDSCAPE PLANTINGS</b> |                 |  |                           |             |                |             | <b>\$25,945.00</b> |



Cost Opinion for Landscape Work per Landscape Plans dated 11.19.2025

**STREETSCAPE LANDSCAPE MATERIALS**

| <u>Key</u>                                     | <u>Quantity</u> | <u>Botanical Name</u>          | <u>Common Name</u>  | <u>Size</u> | <u>Remarks</u> | <u>Cost</u> | <u>Extension</u>   |
|--|-----------------|--------------------------------|---------------------|-------------|----------------|-------------|--------------------|
| <b>SHADE TREES</b>                             |                 |                                |                     |             |                |             |                    |
| QR   | 6               | Quercus rubra                  | RED OAK             | 4" Cal.     |                | \$650.00    | \$3,900.00         |
| UM   | 2               | Ulmus 'Morton Glossy'          | TRIUMPH ELM         | 4" Cal.     |                | \$650.00    | \$1,300.00         |
| <b>PERENNIALS</b>                              |                 |                                |                     |             |                |             |                    |
| AB   | 204             | Allium 'Summer Beauty'         | SUMMER BEAUTY ONION | #1          | 12" O.C.       | \$20.00     | \$4,080.00         |
| GK   | 302             | Geranium sanguineum 'Max Frei' | MAX FREI GERANIUM   | #1          | 12" O.C.       | \$20.00     | \$6,040.00         |
| HO   | 177             | Hosta 'Patriot'                | PATRIOT HOSTA       | #1          | 12" O.C.       | \$20.00     | \$3,540.00         |
| <b>MISC. MATERIALS</b>                         |                 |                                |                     |             |                |             |                    |
|  | 5               | Shredded Hardwood Mulch        |                     | C.Y.        |                | \$90.00     | \$450.00           |
|  | 5               | Compost                        |                     | C.Y.        |                | \$90.00     | \$450.00           |
|  | 388             | Sod                            |                     | S.Y.        |                | \$5.50      | \$2,134.00         |
| <b>TOTAL - STREETSCAPE LANDSCAPE MATERIALS</b> |                 |                                |                     |             |                |             | <b>\$21,894.00</b> |

**STREETSCAPE FURNISHINGS**

| <u>Quantity</u>                        | <u>Item</u>     | <u>Description</u>                | <u>Unit</u> | <u>Cost</u> | <u>Extension</u>   |
|--|-----------------|-----------------------------------|-------------|-------------|--------------------|
| 1.0                                    | Seat Wall       | Per Downtown Streetscape Standard | ALLOW       | \$8,500.00  | \$8,500.00         |
| 114                                    | Planter curb    | Per Downtown Streetscape Standard | L.F.        | \$70.00     | \$7,980.00         |
| 192                                    | Concrete Pavers | Per Downtown Streetscape Standard | S.F.        | \$30.00     | \$5,760.00         |
| <b>TOTAL - STREETSCAPE FURNISHINGS</b> |                 |                                   |             |             | <b>\$22,240.00</b> |