PROPERTY ADDRESS:

252 & 262 E. 4th AVENUE 329 & 333 N. LOOMIS STREET NAPERVILLE, IL 60540

P.I.N.S 08-18-131-014 08-18-131-015 08-18-131-016 08-18-131-017

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

OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT FOR 4th AVENUE TOWNHOMES

This Owner's Acknowledgement and Acceptance Agreement for 4th Avenue Townhomes ("Agreement") located at 252 & 262 E. 4th Avenue and 329 & 333 N. Loomis Street, 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 BSP Station, LLC, an Illinois limited liability company ("OWNER AND DEVELOPER"), with offices at 618 W. Jefferson Avenue, Naperville, IL 60540. 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 four parcels totaling approximately 0.6 acres of real property located within the corporate limits of the City of Naperville with common addresses and PINs of: (i) 252 E. 4th Avenue and 08-18-131-014; (ii) 262 E. 4th Avenue and 08-18-131-015; (iii) 329 N. Loomis Street and 08-18-131-017; and (iv) 333 N. Loomis Street and 08-18-131-016, together which are legally described on **EXHIBIT A** and depicted on **EXHIBIT B** attached hereto (hereinafter referred as the "**SUBJECT PROPERTY**"). OWNER AND DEVELOPER is the owner of 262 E. 4th Avenue, 329 N. Loomis Avenue, and 333 N. Loomis Avenue, and is the contract purchaser of 252 E. 4th Avenue.
- B. The SUBJECT PROPERTY is currently subject to the terms and conditions set forth in the following ordinances (known as the "4th Avenue Townhomes Ordinances"), approved for the SUBJECT PROPERTY by the Naperville City Council on January 5, 2021:

Ordinance 21-004 An ordinance approving a Preliminary Plat of Subdivision

for 4th Avenue & Loomis Street

Ordinance 21-005 An ordinance approving a conditional use in the R2 district

to permit townhomes and variances to (i) exceed the number of stories and height; (ii) reduce the R2 rear yard setback; (iii) reduce the R2 front yard setback; and (iv) reduce the area requirement for single-family attached dwellings in the

R2 district for 4th Avenue & Loomis Street

C. OWNER AND DEVELOPER has petitioned the City for approval of a Final Plat of Subdivision for the 4th Avenue Townhomes ("**Final Subdivision Plat**") in order to consolidate the SUBJECT PROPERTY into one lot in order to construct thirteen townhomes (nine single-family attached residences and two duplexes (single-family detached residences) with two units in each building.

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. All exhibits attached and referenced herein are deemed incorporated in this paragraph 1 in their entirety.
- 2. **Ongoing Compliance.** In the development and operation of the SUBJECT PROPERTY, the OWNER AND DEVELOPER shall be subject to and shall fulfill all conditions set forth or referenced herein associated with the SUBJECT PROPERTY, including but not limited to: (i) the terms of this Agreement; (ii) the provisions of the Naperville Municipal Code, as amended from time to time; (iii) all ordinances and resolutions passed or adopted by the Naperville City Council related to the SUBJECT PROPERTY, including but not limited to the 4th Avenue Townhomes Ordinances; and (iv) all applicable state and federal laws.
- 3. **Development of the SUBJECT PROPERTY.** OWNER AND DEVELOPER shall construct all improvements related to the development of the SUBJECT PROPERTY in compliance with final engineering plans prepared by Civil and Environmental Consultants, Inc. dated June 10, 2021 and last revised August 12, 2021 ("**Final Engineering Plans**") at its sole cost unless otherwise provided herein.
- 4. **School Donation:** \$10,376.58 (based on 4 two-bedroom duplex units, 4 two-bedroom single-family attached units, 5 three-bedroom single-family attached units, and credit for 3 three-bedroom single-family detached units and 1 five-bedroom single-family detached unit), in accordance with **Table A** (attached). OWNER and DEVELOPER

acknowledges that the required school donation amount (\$10,376.58) is calculated based on Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments or Fees In Lieu Of) of the Naperville Municipal Code as it exists as of the Effective Date of this Agreement, and that if the Code is amended prior to recordation of the final plat, the fees shall be adjusted to reflect then-current Code provisions. OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required school donation pursuant to the "Estimated Lump Sum Payment" provisions set forth in Section 7-3-5:5.2.1 and Subsection 5:5.2.1.1 of the Naperville Municipal Code. Therefore, OWNER AND DEVELOPER shall receive a school donation credit for the 3 three-bedroom single-family detached residences and 1 five-bedroom single-family detached residence which are currently located on the SUBJECT PROPERTY and which will be demolished prior to the recordation of the Final Plat of Subdivision.

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

5. Park Donation: \$44,883.32 (based on 4 two-bedroom duplex units, 4 two-bedroom single-family attached units, 5 three-bedroom single-family attached units, and credit for 3 three-bedroom single-family detached units and 1 five-bedroom single-family detached unit), in accordance with Table B (attached). OWNER and DEVELOPER acknowledges that the required park donation amount (\$44,883.32) is calculated based on Section 7-3-5 (Dedication of Park Lands and School Sites or For Payments or Fees In Lieu Of) of the Naperville Municipal Code as it exists as of the Effective Date of this Agreement, and that if the Code is amended prior to recordation of the final plat, the fees shall be adjusted to reflect then-current Code provisions. OWNER AND DEVELOPER has elected to pay a cash-in-lieu of a contribution of land for the required park donation pursuant to the "Estimated Lump Sum Payment" provisions set forth in Section 7-3-5:5.2.1 and Subsection 5:5.2.1.1 of the Naperville Municipal Code. Therefore, OWNER AND DEVELOPER shall receive a park donation credit for the 3 three-bedroom single-family detached residences and 1 five-bedroom single-family detached residence which are currently located on the SUBJECT PROPERTY and which will be demolished prior to the recordation of the Final Plat of Subdivision.

OWNER and DEVELOPER agrees that payment of the park donation amount established herein shall not be paid under protest, or otherwise objected to, and shall be paid prior to recording the Final Subdivision Plat for the SUBJECT PROPERTY. OWNER and DEVELOPER further acknowledges that the park donation established herein will be verified at the time of each building permit issuance, and if the number of bedrooms in any dwelling unit the bedroom count

per unit as specified in **Table C**, then the permit applicant shall be charged for additional bedrooms, in accordance with the park donation table contained in the Naperville Municipal Code in effect at the time the building permit is issued.

- 6. **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 **Engineering Review Fee.** A Final Engineering Review fee of \$2,550 based upon a \$150 per sheet review fee will be due prior to release of City staff's final engineering plan review comments for the SUBJECT PROPERTY.
 - 6.2 **Site Permit Fee.** A site permit fee will be determined based on 1.5% of the approved engineer's cost estimate. This fee is due prior to pre-construction meeting for the SUBJECT PROPERTY. The Parties agree that the OWNER and DEVELOPER will not be charged the 1.5% site development fee for the off-site water main improvements as shown on the approved engineer's cost estimate.
 - 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 **Future Pavement Restoration Fee.** OWNER AND DEVELOPER will be working in the City's right-of-way and said work will require pavement patches. Per Section 9-1J-5 (Public Ways and Property: Excavations: Future Pavement Restorations) of the Municipal Code, a Future Pavement Restoration Fee ("**FUTURE PAVEMENT RESTORATION FEE**") as determined by the City Engineering is required. OWNER AND DEVELOPER shall pay the FUTURE PAVEMENT RESTORATION FEE prior to issuance of any temporary or final building permit occupancy for the SUBJECT PROPERTY. The Parties agree that the FUTURE PAVEMENT RESTORATION FEE shall not be applicable to the portion of the watermain which is being upsized (from 8" to 12") and the Off-Site Watermain.

7. On-Site Oversized Watermain

- 7.1 **On-Site Watermain Installation**. In order to provide sufficient watermain capacity for the Subject Property and future adjacent properties, the OWNER AND DEVELOPER agrees to be responsible for the installation of an oversized, 12" watermain along the 4th Avenue frontage of the Subject Property (hereinafter referred to as the "**On-Site Watermain**"). The On-Site watermain shall be constructed and installed in strict accordance with the provisions of Section 7-3-6.2 of the Naperville Municipal Code (Cost Sharing Policy), as amended, and with the approved Final Engineering Plans prepared by Civil and Environmental Consultants, Inc. dated June 10, 2021 and last revised August 12, 2021.
- 7.2 On-Site Watermain Reimbursement. The City shall reimburse the OWNER AND DEVELOPER for the difference between the cost to construct an 8" watermain and the oversized 12" On-Site Watermain in accord with the provisions of Section 7-3-6.2 of the Naperville Municipal Code then in effect. The City's oversizing reimbursement for the On-Site Watermain shall include the incremental cost difference between 8" diameter watermain and appurtenances and 12" watermain and appurtenances which include but are not limited to valves, valve vaults, fittings, connections, additional excavation, and trench backfill. Such oversized line shall be constructed and installed in accordance with the provisions of Section 7-3-6 of the Naperville Municipal Code (Cost Sharing Policy), as amended. The anticipated cost and allocation of said costs to the City and OWNER AND DEVELOPER are estimated on the attached Engineer's Preliminary Opinion of Probable Construction cost prepared by Civil and Environmental Consultants, Inc. dated September 14, 2021 attached hereto as Exhibit C. The City's reimbursement obligation shall be based upon the actual costs for the difference between the cost to construct an 8" watermain and the oversized 12" watermain.

8. Off-Site Watermain

8.1 **Off-Site Watermain Installation.** In addition to the On-Site Watermain improvements identified in Paragraph 7 above required for the Subject Property, OWNER AND DEVELOPER shall construct and install a 12" watermain (hereinafter referred to as the "**Off-Site Watermain**") to extend off-site from the west property line of the Subject Property to the northeast corner of the Ellsworth Station Apartments at 306 N. Ellsworth Avenue (NEC of Ellsworth Street and 4th Avenue) as depicted herein on **Exhibit D**. OWNER AND DEVELOPER shall comply with the provisions of Section 7-3-6:2 of the Naperville Municipal Code (Cost Sharing Policy), as amended, and with the approved Final Engineering Plans prepared by Civil and

Environmental Consultants, Inc. dated June 10, 2021 and last revised August 12, 2021.

The OWNER AND DEVELOPER shall seek a site permit to install the Off-Site Watermain and not later than twenty-four (24) months of the Effective Date of this Agreement unless a different timeframe is agreed to in writing by the City Engineer. The Off-Site Watermain installation will occur concurrently with the improvements on the SUBJECT PROPERTY such that no occupancy permits will be issued for the SUBJECT PROPERTY until the Off-Site Watermain has been constructed, inspected, and approved.

8.2 **Off-Site Watermain Reimbursement.** The City shall reimburse the OWNER AND DEVELOPER one hundred percent (100%) of the engineering, design, and construction costs for the Off-Site Watermain in accordance with the provisions of Section 7-3-6.2 of the Naperville Municipal Code then in effect. The reimbursement to Owner and Developer shall be based upon actual costs as approved by the City for construction of the Off-Site Watermain improvements as generally described on the Engineer's Preliminary Opinion of Probable Construction Costs prepared by Civil and Environmental Consultants, Inc. dated September 14, 2021 attached hereto and made part hereof as **Exhibit C**.

9. Payment and Reimbursement Procedures for the On-Site & Off-Site Watermains

9.1 **OWNER AND DEVELOPER Responsibilities.** OWNER AND DEVELOPER responsibilities shall be as set forth herein and in Section 7-3-6.2 of the Naperville Municipal Code.

9.2 City Responsibilities.

- 9.2.1 The City shall review the project specifications as submitted by the OWNER AND DEVELOPER within thirty (30) days of receipt;
- 9.2.2 The City shall notify OWNER AND DEVELOPER within thirty (30) days of the City's review of the project specifications with its recommended approval, denial, or modifications of the project specifications;
- 9.2.3 The City shall review the contract unit prices as submitted by the OWNER AND DEVELOPER within thirty (30) days of submittal by the OWNER AND DEVELOPER;
- 9.2.4 The City shall notify the OWNER AND DEVELOPER within thirty (30) days of the City's review of the contract unit prices as submitted by the OWNER AND DEVELOPER with its recommended approval or denial of the contract unit prices.

- 9.2.5 The City shall pay amounts due and owing the OWNER AND DEVELOPER as provided in Section 7-3-6 of the Naperville Municipal Code.
- 9.3 Acceptance of Watermain. The City hereby agrees to accept the On-Site Watermain improvements and the Off-Site Watermain improvements: (i) after the work associated with each has been completed and approved (including but not limited passing all testing requirements) by the City Engineer and the Director of the Department of Utilities Water/Wastewater; and (ii) upon issuance of a Bill of Sale to the City by the OWNER AND DEVELOPER for the On-Site Watermain improvements and the Off-Site Watermain Improvements in a form approved by the City. Upon acceptance of said improvements, the City shall be the owner thereof and shall thereafter be responsible for their maintenance, repair and replacement.
- 9.4 Compliance with the Prevailing Wage Act. The installation of watermain for the SUBJECT PROPERTY constitutes a "public work," within the meaning of the Illinois Prevailing Wage Act, 820 ILCS 130/.01 et seq. ("the Act") and the OWNER AND DEVELOPER shall require all contractors and subcontractors performing such work to comply with the Act. The Act requires contractors and subcontractors to pay laborers, workers and mechanics performing services on public works projects no less than the "prevailing rate of wages" (hourly cash wages plus fringe benefits) in the county where the work is performed. For information regarding current prevailing wage rates, as to determine if rates have been revised from time to time, contractors and subcontractors shall refer to the Illinois Department of Labor's website at: http://www.state.il.us/agency/idol/rates/rates HTM (or such other section of the IDOL website where that information may be located or referenced).
- 10. **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 cost estimate which guarantees the completion of public improvements and soil erosion and sedimentation control for the SUBJECT PROPERTY ("**Public Improvements**"). Financial surety shall be received and approved prior to issuance of a site development permit. Notwithstanding provision of said surety, until the Public Improvements have been accepted by the City, the OWNER AND DEVELOPER shall remain obligated for completion of said Public Improvements and/or (at the City's sole discretion) to pay any costs for said Public Improvements to the extent that the surety is not sufficient to pay for the costs of the Public Improvements, or in the event of any denial, or partial denial of coverage by the surety, or failure of the surety to timely respond to a demand for payment. Prior to acceptance of the Public Improvements by the City, the OWNER AND DEVELOPER shall provide the City with a maintenance surety for the Public Improvements in a form approved by the City Attorney and in conformity with the Naperville Municipal Code then in effect.

As to any surety, or maintenance surety, provided by the OWNER AND DEVELOPER to the City hereunder, the OWNER AND DEVELOPER agrees that: (1) at no time shall the City be liable for attorneys' fees with respect thereto; (2) OWNER AND DEVELOPER shall be liable to pay the City's reasonable attorneys' fees and costs (inhouse 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.

11. **Homeowner's Association Covenants**. Section 6-9-3 (Schedule of Off-Street Parking Requirements) of the Municipal Code states that two parking spaces are required for each residential unit. OWNER AND DEVELOPER is providing two spaces per unit in the garage of each residence. Section 6-9-3 also requires OWNER and DEVELOPER to provide three guest parking spaces on the SUBJECT PROPERTY; five (5) guest spaces are provided.

In order to ensure that the guest parking spaces remain open for guests and that residents continue to use the parking spaces within their garage as required by Code, OWNER AND DEVELOPER has agreed to include a provision in the Homeowner's Association Covenants articulating the foregoing policy and stipulating that the garages shall not be used for storage such that vehicles are unable to be parked in the garage (the "Cars in Garages" provision), as well as a provision in the Homeowner's Association Covenants that the Cars in Garages provision may not be amended or terminated without prior approval of the Naperville City Council by resolution or ordinance. Said provisions shall be reviewed and approved by the City Attorney prior to issuance of the first occupancy permit for the SUBJECT PROPERTY.

- 12. **Existing Structures**. All existing structures on the SUBJECT PROPERTY, including but not limited to the four two-story frame residences, four detached garages, associated driveways, and accessory structures must be demolished prior to the recordation of the Final Plat of Subdivision for the SUBJECT PROPERTY. OWNER AND DEVELOPER is required to obtain a demolition permits from the CITY prior to demolition any structure on the SUBJECT PROPERTY. OWNER AND DEVELOPER shall provide the City Zoning Administrator with proof that demolition has been completed as provided above prior to recordation of the Final Plat of Subdivision for the SUBJECT PROPERTY.
- 13. **Building Permits.** No building permits for the homes on the SUBJECT PROPERTY 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.
- 14.2 **Severability**. It is mutually understood and agreed that all agreements and covenants herein are severable and that in the event any of them shall be held to be invalid by any court of competent jurisdiction, this Agreement shall be interpreted as if such invalid agreement or covenant were not contained herein.
- 14.3 **Amendment**. The agreements, covenants, terms and conditions herein contained may be modified only through the written mutual consent of the parties hereto.
- 14.4 **Assignment**. This Agreement may not be assigned by either Party without the written consent of the other Party.
- 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 14.13 hereof and shall terminate, without further action by either Party, upon the later of ten (10) years from the Effective Date or issuance of all final certificates of occupancy for the SUBJECT PROPERTY.
- 14.9 **Automatic Expiration.** If the final plat of subdivision for the SUBJECT PROPERTY is not recorded within five (5) years of the date of approval of the ordinance approving the final plat of subdivision and this Agreement by the City Council, the final plat of subdivision and this Agreement shall automatically lapse and become null and void without further action by the City.

- 14.10 **Survival.** The terms and conditions set forth in the following paragraphs of this Agreement shall survive the expiration or termination of this Agreement: 1 through 13, and each subpart thereof, and 14.1, 14.2, 14.3 14.5, 14.6, 14.10, and 14.13.
- 14.11 **Authority to Execute/OWNER AND DEVELOPER.** The undersigned warrants that he/she is the OWNER AND DEVELOPER of the SUBJECT PROPERTY, or is the duly authorized representative of the OWNER AND DEVELOPER of the SUBJECT PROPERTY in the case of a corporation, partnership, trust, or similar ownership form which owns the SUBJECT PROPERTY and that the undersigned has full power and authority to sign this document and voluntarily agrees to the provisions set forth herein.
- 14.12 **Authority** to Execute/City. The undersigned City Manager warrants that he has been directed to, and has the authority to, execute this Agreement. The undersigned City Clerk warrants that she has been directed to, and has the authority to, attest the signature of the City Manager on this Agreement.
- 14.13 **Effective Date.** The effective date of this Agreement ("**Effective Date**") shall be the date upon which it is fully executed by both Parties hereto.

/SIGNATURES ON FOLLOWING PAGES/

OWNER AND DEVELOPER/ BSP Station, LLC:

De melle	
[Signature]	
John McHAle	
[Printed name]	 -
Manging Member	
[Title]	
State of Illinois)) ss County of DuPage)	
The foregoing instrument was acknow this day of	ledged before me by JOHN WE HACE 2021.
Print Name	
Given under my hand and official seal	this 14th day of September, 2021.
DAVID R GAUGER Official Stal Notary Public - State of Illinois	Notary Public My Commission Expires: 4/3/2021

Owner's Acknowledgement & Acceptance Agreement 4th Avenue Townhomes Page 12 of 12

CITY OF NAPERVILLE

By:	
_	Douglas A. Krieger
	City Manager
ATTE	CST:
_	
By:	
	Pam Gallahue, Ph.D.
	City Clerk
Date:	

LEGAL DESCRIPTIONS

LOT 5 IN LEVI MANBECK'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1907, AS DOCUMENT NO. 91778, IN DUPAGE COUNTY, ILLINOIS

PIN: 08-18-131-014

Commonly known as: 252 E. 4th Avenue, Naperville, IL 60540

THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH LINE OF SAID LOT 1, 75 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 1; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 1 AND 2, 82 FEET MORE OR LESS, TO A POINT 50 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 2, 75 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2, 50 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE WEST 23.5 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 2 AND LOT 1, 132 FEET, MORE OR LESS TO THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ON THE NORTHERLY LINE OF LOT 1, 98.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DU PAGE COUNTY, ILLINOIS.

PIN: 08-18-131-015

Commonly known as: 262 E. 4th Avenue, Naperville, Illinois 60540

THE EAST 150 FEET OF THE SOUTH 50 FEET OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DU PAGE COUNTY, ILLINOIS.

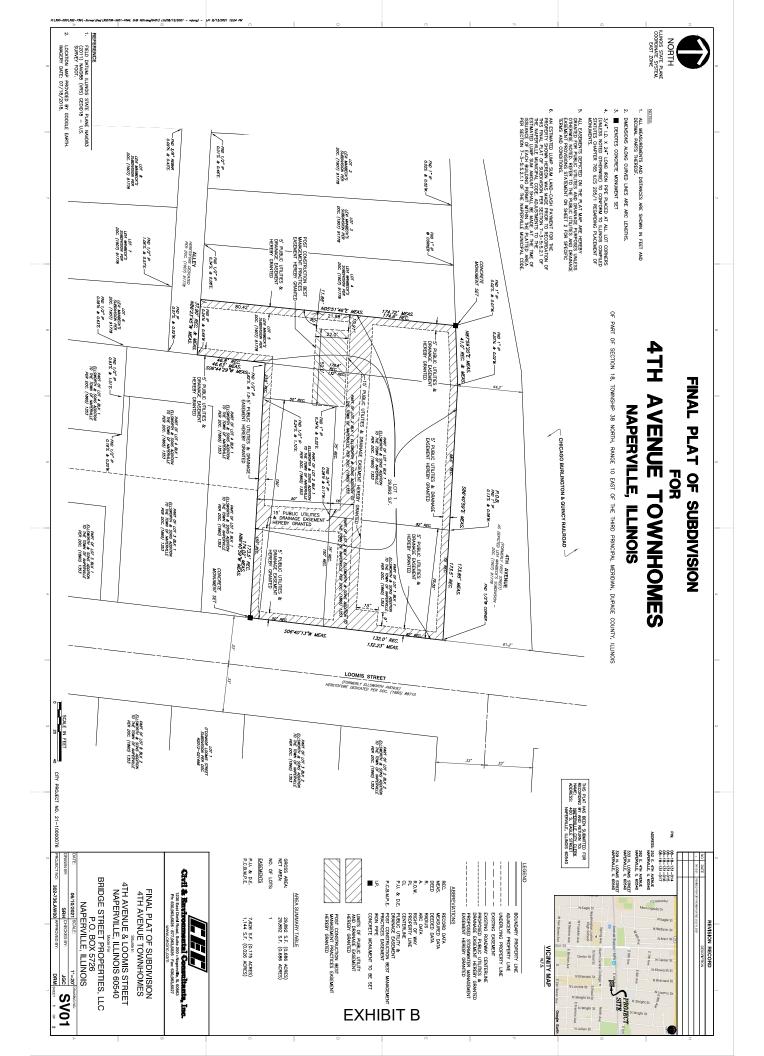
PIN: 08-18-131-017

Commonly known as: 329 N. Loomis St., Naperville, Illinois 60540

PARCEL 1: THE EAST 75 FEET OF LOT 1 AND THE EAST 75 FEET OF THE NORTH 16 FEET OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS

PIN: 08-18-131-016

Commonly known as: 333 N. Loomis St., Naperville, Illinois 60540



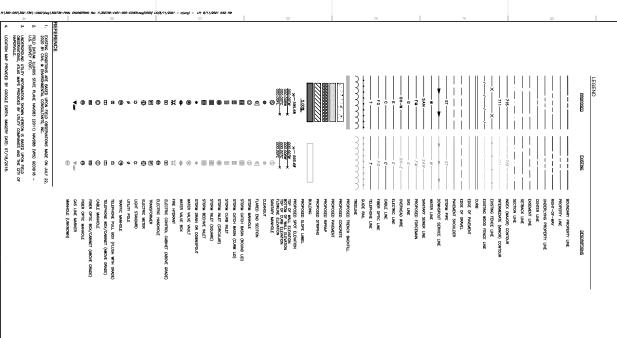
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Sub-Total Watermain	16. Trench Backfill	15. Spoil Removal & Disposal		13. Sawcut Pavement - Full Depth	12. Remove Valve Vault	11. Remove Hydrant	_	9. 1-1/2" Water Service - Trenched	÷	÷	Connect to Existing Main	Vault with R-1772-C Fr. & Lid	4. 4" Valve in Box	3. 12" Ductile Iron Watermain, Class 52 (Polywrapped)	2. 6" Ductile Iron Watermain, Class 52 (Polywrapped)	1. 4" Ductile Iron Watermain, Class 52 (Polywrapped)	Watermain	Sub-Total Sanitary Sewer	7. Trench Backfill	6. Adjust Rim		4. Manhole, Type A - 4' Diameter with Neenah R-1772-C Frame &		8" PVC Sanitary Sewer -	1. 6" PVC Sanitary Sewer - SDR 26	Sanitary Sewer	Sub-Total Earthwork and Erosion Control	÷	8. Temporary Construction Fence	-	•	Tree Protection	•	_	2. Topsoil Placement	1. Earthwork	Earthwork and Erosion Control	No. Item Description					
	CY \$ 25.00	CY \$ 35.00	\$	LF \$ 2.00		\$	↔	-	4	\$ 4,2	\$ 7			LF \$ 75.00	EA \$ 60.00	EA \$ 40.00			CY \$ 25.00		EA \$	Lid EA \$:	\$ 1,0	↔	LF \$ 35.00			\$ 1,0	↔	\$ 1,50	↔	↔	\$ 15	မ -		LS \$ 10,000.00		Unit Price					
\$ 94,236.00	379 \$ 9	379 \$ 13	358 \$	760 \$	49	<u></u>	7 \$ 8		175 \$			_		370 \$ 27,750.00	œ			↔					↔				\$ 2,369.00				↔	320	6	145 \$	145	\$		Quantity Total	3	WEST OF PROPERTY	PUBLIC IMPROVEMENTS	Section A	Continu A
\$ 100,847.00	434 \$ 10,850.00	434 \$ 15,190.00	\$	530 \$ 1,060.00	1 \$ 800.00	\$	13 \$ 15,600.00		8		1 \$ 7,500.00	₩.	1 \$ 1,000.00	255 \$ 19,125.00	↔ -	40 \$ 1,600.00		\$ 35,910.00	170 \$ 4,250.00	1 \$ 500.00		_	↔	⇔	140 \$ 4,900.00		\$ 28,240.00	↔		S	<u>~</u>	S	φ.	φ.		1 \$ 10,000.00		Quantity Total	(100 % 5.0.1 . 0001)	(100% B.S.P. Cost)	ADJACENT PUBLIC	PROPERTY AND	0,,,,,,,
\$ 195,083.00	813 \$ 20,325.00	813 \$ 28,455.00	S	1290 \$ 2,580.00	1 \$ 800.00	1 \$ 3,500.00		354 \$ 8,850.00	69	S	1 \$ 7,500.00	1 \$ 14,000.00	1 \$ 1,000.00	625 \$ 46,875.00	8 \$ 480.00	40 \$ 1,600.00		\$ 35,910.00	170 \$ 4,250.00	1 \$ 500.00		_	↔	⇔	140 \$ 4,900.00		\$ 30,609.00	\$		S	S	S	↔ .	φ.		1 \$ 10,000.00		Quantity Total	2	Total			

EXHIBIT C

QBVO899A

		III (IIe Sallie	bileadiily silail reilla	III IEU 01 12 WATERIITAII IIISTAIIATOII. AII OTIEFIIIIE TEIIIS III WATERIITAII SUDITEAUTIG STAIT ETIAII THE SAITE
1 \$ 14,000.00		U	EA \$ 14,000.00	A-5. o valve in a Diameter vault with K-1772-C FT. & Lid (Flessure Connection)
φ.	255 \$ 14,025.00	370 \$ 20,350.00	•	A-3.8" Ductile Iron Watermain, Class 52 (Polywrapped)
				* Alternate Watermain Bid
\$ 420,791.00	\$ 290,878.00	\$ 129,913.00		Total Improvement Cost
\$ 40,040.00	\$ 33,600.00	\$ 6,440.00		Sub-Total Miscellaneous
4,	\$ 2,	\$ 1,3	\$ 4	
1 \$ 240.00		50% \$ 120.00	eσ	4. IEPA Watermain Permit
	\$		↔	_
		50% \$ 5,000.00	S	2. Traffic Control
1 \$ 25,000.00	1 \$ 25,000.00	69	LS \$ 25,000.00	1. Landscaping Including Fence
				Miscellaneous
\$ 92,209.00	\$ 65,341.00	\$ 26,868.00		Sub-Total Paving
1 \$ 2,500.00	1 \$ 2,500.00		LS \$ 2,500.00	13. Patio Seat Wall
1768 \$ 7,956.00	1332 \$ 5,994.00			12. 4" PCC Sidewalk, with 2" Stone Base
231 \$ 3,234.00	173 \$ 2,422.00			11. Concrete Curb and Gutter Removal
↔	↔	436 \$ 1,744.00	↔	10. Concrete Sidewalk Removal
↔	↔	€	\$	-
\$		↔	↔	8. 8" Portland Cement Concrete Apron, with 4" Stone Base
မာ	↔	2	↔	7. Flexible Pavement Patch
\$ 7.	\$	58 \$ 870.00		_
↔	↔	()	↔	5. B6 Concrete Curb with 4" Aggregate Base (CA-6)
↔	S	5	↔	_
÷	↔		\$	
_	_	\$	\$ 15.	2. 10" Aggregate Base Course, Type B (CA-6)
894 \$ 1,341.00	894 \$ 1,341.00	-	SY \$ 1.50	1. Fine Grading
				Paving
\$ 26,940.00	\$ 26,940.00	ся		Sub-Total Storm Sewer
1	1	-	CY \$ 25.00	12. Fench Backtill
•	•	·	9 8	_
S	S	\$	S	10. Catch Basin, Type "A" - 4' Diameter with R-2502-D Frame & Grate
8		4	↔	Inlet, Type "A" - 3' Diameter with R2502-D Frame & Grate
		\$	\$	8. Inlet, Type "A" - 3' Diameter with R4340-B Grate
_	_	69	↔	_
↔	↔	€	↔	
\$	\$	€	\$	5. Inlet, Type "A" - 2' Diameter with R4340-B Grate
&	\$	\$	S	
		↔		
122 \$ 3,294.00	122 \$ 3,294.00	↔	LF \$ 27.00	2. 10" RCP Storm Sewer, Type 1
33 \$ 726.00	33 \$ 726.00	\$		1. 8"PVC Storm Sewer, SDR 26
				Storm Sewer
Quantity Total	Quantity Total	Quantity Total	Unit Price	No. Item Description
Total	(100% B.S.P. Cost)	(100% City Cost)		
l	IMPROVEMENTS	WEST OF PROPERTY		
	ADJACENT PUBLIC	PUBLIC IMPROVEMENTS		
	PROPERTY AND			
	Section R	Section A		

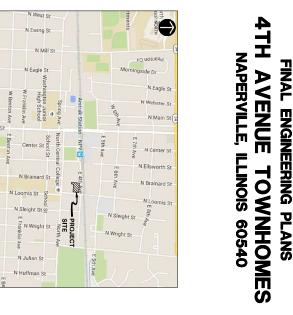
checked by: JGC 9/14/2021 @ 11:04 AM



W Van Buren Ave

Ave

SITE MAP



Sheet Number

Sheet List Table
Sheet Title

ILLINOIS LAW REQUIRES ANYONE DIGGING TO CALL JULIE AT 1-800-892-0123 AT LEAST 48 HOURS, TWO WORKING DAY PRIOR TO THE START OF EXCAVATION AND THE PROJECT JULIST BEGIN WITHIN 14 CALENDAR DAYS FROM THE CALL.

PROJECT TEAM

BRIDGE STREET PROPERTIES, LLC P.O. BOX 5726 NAPERVILLE, ILLINOIS 60540 PH. (630) 710-9490 CONTACT: JOHN MCHALE

DERRICK ARCHITECTURE
508 SOUTH GABLES BOULEVARD
WHEATON, LLINOIS 50197
PH. (847) 506-6460
FX. (630) 517-8579
CONTACT: CHRISTOPHER DERRICK, AIA, NCARB

WESTWOOD LANDSCAPE CONTRACTORS
1/8617 ARBOR AVENUE
WEST CHICAGO, IL 60185
PH. (630) 231-6090
CONTACT: CRAIG HERNAN

CIVIL & EWIRONMENTAL CONSULTANTS, INC.
1230 EAST DIEHL KOAD, SUITE 200
NAPERVILLE, ILINOIS 60563
PH. (503) 963-6026
FX. (603) 963-6026
FX. (603) 963-6027
CONTACT: JIM CANEFF, P.E.

CIVIL ENGINEER

LANDSCAPE ARCHITECT

REFERENCE BENCHMARK

1. NAPERVILLE MONUMENT \$1506: BERNISTEN 3D MONUMENT AT THE SOUTHWEST CORNER OF NAPERVILLE NORTH HIGH SCHOOL. SND MONUMENT IS 57± NORTH OF 5TH AVENUE AND 35.5± EET WEST OF THE CENTERUNE OF MILL STREET.

ELEVATION= 690.91 (NAVD 88)

CROSS CUT IN NORTH CURBLINE OF 4TH AVENUE OPPOSITE THE NORTHEAST CORNER OF THE ALLEY ENTRANCE. SAID CROSS IS 13.5 FEET SOUTHWEST OF STREETUGHT STANDARD. ELEVATION: 718.18

2. CROSS CUT IN NORTH SEEMALK OF 4TH AURIUE ALONG THE CHICAGO
2. BRUNDTON & HOUNTY BRUNDON 1544 FEET WEST OF THE
NYTERSECTION OF 4TH AVENUE AND LOAMS STREET. SUD CROSS IS 154
FEET NORTHWEST OF 2ND POWER POLE WEST OF LOAMS STREET.
ELEVATIONS. 719.41 CROSS CUT IN EAST EDGE OF WEST SIDEWALK OF LOOMIS STREET 203± FEET SOUTH OF THE INTERSECTION OF 4TH AVENUE AND LOOMIS STREET. SUD CROSS IS ALONG THE NORTH EDGE OF DRIVEWAY FOR 325 LOOMIS STREET.

ELEVATION: 719.37

I, AMES G. CHRET, M. ILLINOS BROTESSOM, IERNIEER, HERRE CERTIFY THAT HERE PLANS IMPERED REIN PERFARD OF O'M, & ENVENMENTAL CONSULTANTS, INC., ILLINOS LECENSO PROTESSOM, IESSIM PRAMO, BETTOM FOR THE SCALISM STATE OF ILLINOIS SS COUNTY OF DUPAGE SS

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF

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PROJECT NO. 21-10000076 C000 COVER SHEET

BRIDGE STREET PROPERTIES, LLC



LOOMIS ST. 12-INCH WATERMAIN PROFILE & TRENCH BACKFILL EXHIBI

		REVISION RECORD
NO	DATE	DESCRIPTION
Δ	0912/21	REVISED FOR CITY REVIEW DATED JULY 6, 2021
_		

DEMOLITION PLAN
SITE DIMENSION PLAN
SITE GRADING PLAN

EXISTING CONDITIONS

SITE SPECIFICATIONS - 2
SITE SPECIFICATIONS - 2

4TH AVENUE TOWNHOMES XHIBITORY AND A STREET TOWNHOMES X

s and improvements shall be in accordance with the Governing Agency regulations. In the even a Project Technical Specifications, or the indicated Reference Specifications, the Governing shall apply.

aration and demolition, earthwork, sanitary so improvements, and erosion/sediment control indicated throughout these Project Technical into and made a part of the Project Technical toject Technical Specifications, Project

and Engineer for any and all injuries and/or damages to the source of the site improvement construction figurious. in accordance with local, state, and federal and local requirements, together ployees) and property. It is the equirements, precautions, and

a licenses arreyor at Contractor experse.

res to remain. Any itens to remain that have been ren replaced at Contractor expense.

EE AND LANDSCAPE PROTECTION Highly visible temporary fences shall be placed around trees and Vehicles, equipment, and material storage shall not be allowed w d landscape areas designate within the protection zone.

EARTHWORK OPERATIONS

be removed by excavation or grinding to a depth of not less than 12 inches below ground surfaction stump grinding shall be spread on the ground and excavated as part of topsoil or rootmat

develop a stability satisfactory to the material or any material which, by decay

cohesive soil and well-graded granular fill letermined by the Standard Proctor Method 53 & D4254) shall be placed and

in-place density test shall be performed for il placed during each day. shall be performed for each 100 lineal feet, or

H. GRADING TOLERANCES
 (1) Surface elevations shall be within the fi
 (1) Surface elevations shall be within and drain (o) Under welche, pedestrian, and drain (b) Drainage swales and stormware but (c) Embalmentes and slopes other than (c) Inhese otherwise noted, grades and co. (2) Unless on disrevise noted, grades are co. All executed and filled areas not within inches below the indicated devations to

TOPSOIL PLACEMENT

(1) Topsoil adult by faced on all of the following areas. Minimum topsoil depth shall be 6 inches unless otherwise indiseated on the Plans. Topsoil placement shall include grading and shaping to required final contours and

I limport gate, indischep, et oder vegetadel aren indicated on the Plans.

I limport der Schler anne damped by installation of popical seasonical difficient powerments.

Il imported officie arens damped by project associated activities.

Il imported officie arens damped by project associated activities.

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tor shall obtain and provide necessary topsoil material from off-site also be used). The satishility of material supplied by Comractor kelperfications. Comractor skall provide the Geotechnical take samples and evaluate the materials.

installation of Contractor, S als, supply an structural fil

in our dampide of mental in place.

To this and exhipach applying returners shall be sampled and fessed to determine the liberatory to solve the exhipach applying returners and the solvent of the place of the plac

grade and all layers of cohesive soil and well-graded granular fill imum dry density, as determined by the Sundard Proctor Method materials (ASTM D4253 & D4254) shall be placed and

by Gowchindal Engineer.

(a) When using materials from exposed sockpile, excavation, or borrow area sources, a minimum of two moisture content tests per day shall be performed for each type and source of material being placed during stable wealther. During unstable seculier, moisture content tests shall be performed as determined by Gowchinscal

. WATER SUPPLY SYSTEMS (1) See City of Naperville - Dep

shall be provided, installed, and rem, except where said requirements are metuding curbs and shoulders) snat of the current edition of the IDOT following Project Technical

BRIDGE STREET PROPERTIES, LLC

AL BELL

SANITARY SEWERS, STORM DRAINAGE AND WATER SUPPLY SYSTEMS

or standards shall mean in conformance to the ition of the IDOT Standard Specifications.

is using equinnents of the course claims of the IDOT Simulard Specifications.

(2) INSULYALLE SIGE CONSULTING.

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me process concurs shall be send. Not not shortly made prices much the clock that of the summenting me process concurs shall be send. Not not shortly made the process concurs shall be send. Not not shortly made the process concurs shall be send. Not not shall be send to the concurs that it is the send to the clock that it is the send to the concurs that the process of the concurs that the concurs that the concurs the concurs the concurs the concurs the concurs the concurs that the concurs that the concurs the concurs to the price of the concurs the concurs the concurs to the concurs the concurs the concurs the concurs the concurs that the concurs the concurs the concurs the concurs that the concurs that the concurs the concurs that the concurs that

(a) Whenever is used main respects a stating speece or a stem resert. The same rhain shall be spinned from the lever so had the beaum of the near stating as it head it is time-have the top of the state. This verifical appraisance shall be maintained for that previous of the water man is head to the state of the state of the beautiful pressured (a). Whenever the required le-shall be produced by manne of one of the following methods:

(b) Whenever the required le-shall be reproduced by manne of one of the following methods:

(c) Command the state of pressure pipe methods are stated by the state of the following methods:

(d) Limital relate the reserver of valuer main within a statediglic causing pile for a finance of 10 feet each tide of the constraint present of the time of the rest of the following methods:

(d) Limital relate the reserver of valuer main within a statediglic causing pile for a finance of 10 feet each tide of the constraint present of the time of the rest of the first method as the other of the following methods:

(d) Limital relate the reserver of the first of the reserver of the first the reserver of the following methods are of the reserver of the first of the reserver of the first of the rest of the first of the rest of the first of the reserver of the reserver of the first of the reserver of the first of the reserver of the restrict of the reserver of the

SITE SPECIFICATIONS - 1

4TH AVENUE TOWNHOMES XHI BI 1 Ravisonmental Consultants, INAPERVILLE, ILLINOIS 60546 XHI BI 1 23 East Diehl Road, Suite 200 - Naperville, IL 60563 603-663-6026 6 877-963-6026

REVISION RECORD

(b) Water minimary by located done than 10 feet no receive when;
(c) Local conditions present intered permission of 10 feet and 10 feet feet (10 feet feet) and the conditions of the conditions

(1) See City of Naperville Departs

C001

pplication to the proper authority, and shall srning their use. Water obtained from hydrants shal with Sections 250 and 251 of the IDOT Standare

REVISION RECORD

E. WATER DIVERSION AND DEWATERING
(1) Methods for diverting water flow, controlling
excession and schimment control measures as precrossion and schimment control measures as precrossion and schimment control measures as preminimize the discharge of sentleadie solids.
(2) Stone or concrette block prieps protection, or or
demed necessary by Hagineer.
(3) Sediment raps or water tensoral samp pits shr.
(3) Sediment raps or water tensoral samp pits shr.

The upper 6 inches of temporary aggregate activities and replaced with 6 inches of tops accordance with the Plans.

1) Section macros and applications may beliff be an included in the Plan. Applications can for domain arounding shall be a fear in the control of the provision of the control of the cont

onger than 60 days (including soil stockpile 15 days of stoppage of construction at a depth of 1/4 to 1/2 inch. If the seed

DRAINAGE CHANNELS AND SWALES

(1) Drainage channel and swales shall be stabilized cellular confinement system, seeding, and/or tu

PERMANENT VEGETATIVE (COVERS

(1) Vegative pound covers shall be provided, installed, and proto
(1) Vegative pound covers shall be provided, installed, and proto
(2) Vegative pean (other than horrs) damaged by construction as
aful les socieds with IDOT Class. IB Seed Mixture (20) Be, are
indicated on the Panes to match the original conditions. Tool
and the conditions the match (2000 Be, see) containing a prebinded
(3) Lawn areas damaged by construction aspirities shall be resonable.)

BRIDGE STREET PROPERTIES, LLC

C002 SITE SPECIFICATIONS - 2

Type 4: Knitted coconut fiber blanket and top and bottom UV stabilized polypropylene nets: North A

Type 2: Mat of wood fiber n Excelsior Company Curlex I

4TH AVENUE TOWNHOMES XHIBI STATE But Incommental Committents, NAPERVILLE, ILLINOIS 60546 XHIBI STATE But Incident Suite 200 - Naperville, IL 60658 60664625 e 777-963-9626

CITY OF NAPERVILLE - DEPARTMENT OF PUBLIC UTILITIES WATER/WASTEWATER GENERAL NOTES MILITIMES Adjacent to an existing water myth, and A Sympolity Demonstrat Public Utilities CREMN Divisi Contact Naperville DPU - WWW at 630-420-4123 for school uning adjoint our reconstruction and the compressed by the l existing water main ision personnel with

THE OWNER OR HIS/HER/THEIR REPRESENTATIVE IS RESPONSIBLE REQUIRED BY APPLICABLE GOVERNMENTAL AGENCIES.

shall be MEGALUG SERIES 1100SD (split MEGALUG) for

p 10 m p

THE CONTRACTOR AND THEIR CASTIR REPRESENTATIVES WILL PRE-CONSTRUCTION MEETING WHITH THE CITY OF PAPER-VIEW A PRE-CONSTRUCTION MEETING WILL NOT BE SCHEDULED UNIT BY THE CITY OF NAPER-VILLE DEVELOPMENT REVIEW THAM AND POSTED.

L BE REQUIRED TO ATTEND A PRIOR TO ANY WORK BEING STARTED TIL THE PROJECT HAS BEEN APPROVED ND THE REQUIRED SURETY HAS BEEN

PRIOR TO COMMENCEMENT OF ANY OFF-SITE CONSTRUCTION, THE CONTRACTOR SHALL SECURE WRITTEN AITHORIZATION THAT ALL OFF-SITE EASEMINTS HAVE BEEN SECURED AND THAT PERMISSION HAS BEEN GRANTED TO ENTER ONTO PRIVATE PROPERTY. THE CONTRACTOR/DEVELOPER ASSUMES ALL RESPONSIBILITY AND LIABILITY FOR ANY ACTION RESULTING FROM THEIR WORK WITHIN THE PUBLIC RIGHT-OF-WAY.

A MUNIMUM OF 45 HOURS NOTICE SHALL BEGIVEN TO THE CITY OF NAPERVILLE TED BUSINESS GROUP (SQL-45)-689, PRIOR TO STARTING WORK OR RESTARTING WORK AFTER SOME ABSENCE OF WORK FOR ANY REASON.

TORS BERNONSHILITY TO ADEQUATELY IDENTIFY AND LOCATE ALL TO EXCAVATION BEFORE STARTING CONNETWLITON, THE CONPRACTOR I THE LOCATION OF ANY AND ALL UTILITIES THE TOLL-FREE NUMBER IS VONSIBILITY OF THE CONTRACTOR TO LOCATE ANY PRIVATE FACILITIES OF ITIES.

projectly collect. PriC pipe modeling the equincement of ASTM D-2341 with friends conforming to a pipeling shall be PriC pipe modeling the PriC modeling the following equincement of Theoreting the following equincement of Theoreting the following equincement of Theoreting the Figure 14 for the following equincement of Theoreting 14 for the following experiment of Theoreting 14 for the fo

· Watcrous or Kernedy.
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· Watcrous or Kernedy.
· Si devers, which, fiftings, restraint, and other appartenances buried or in glands roughing 50 stainless soci T-boths. A unti-scienc compand shall manage to this coating shall be repair with field applied approved anti-scizing the coating shall be repair with field applied approved equal.
I Boulti, New-Sector or approved equal.
or adjust any existing and/or new hydrant to the satisfaction of the Depart

with City of Naperville is, Latest Edition. ris and shall remain access

STORM SEWER NOTES (GENERAL)

THE CONTRACTOR SHALL REPAIR ANY EXISTING FIELD PRAINAGE THE DAMAGED DIRING CONSTRUCTION AND PROPERLY REPORT AND ACCOUNTET AND THE TO THE NEAREST STORM SEWER OUTLET, ALL LOCATIONS OF ENCOUNTERED PILLD DRAINAGE THE SHALL HE PROPERLY NDUCATED NOT HE CONTRACTORS RECOORD DRAINNIGS.

THE FOLL OWING MATERIALS ARE PERMITTED FOR STORM SEWER, AND PIPE CILLVERTS, WHERE & PARTICULAR MATERIAL IS SPECIFIED IN THE PLANS OR SPECIAL PROVISIONS, NO OTHER KIND OF MATERIAL WILL BE PERMITTED:

REPROBLED CONNETTE PERIORS HAVE REPROMEED FOR WRITE PERIORS AND ASM DESCONDING CONNECTE PERIORS HAVE NO SAM DESCONDING CONNECTE PERIORS HAVE NO SAM DE APPLICAGE. BUILDINGS MATERIAL SHALL CONSITOR & DESCONDINGS CONNECTE AND ADMINISTRATION OF THE CITY EXCHAFFE REPRESENTATION CONNECTE PERIORS HAVE NO SAME DAYS SHALL CONNECTE PERIORS HAVE CONNECTED FOR THE CITY EXCHAFFE REPRESENTATION CONNECTE PERIORS CONNECTE AND ADMINISTRATION OF THE CITY EXCHAFFE REPRESENTATION CONNECTE PERIORS CONNECTE PERIORS

NO CONNECTION TO AN EXISTING PUBLIC STORM SEWER MAY BE MADE WITHOUT PERMISSION OF THE CITY ENGINEER.

RIMAL ACCEPTANCE OF PUBLIC INPROVEDIENTS SIALL BE GRANTED ONLY AFFEA, FINAL NEETH NACED HAS BEEN COUNTETED AND HAS REVALED THAT ALL IMPROVEDIENTS HAS BEEN ANTENDEN HAS CREATED IN ACCORDANCE WITH THE NAERWILLE STANDARD SPECIFICATIONS UTLIBERS ARE NAT CONDERED NACEDED UNTIL THEY ARE PORMALLY ACCEPTED BY THE CITY COUNCE. AS REQUIRED IN ACCORDANCE WITH THE NATIONAL MANUNCIPIAL CODE.

RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED AND APPROVED BY THE CITY OF NAPERVILLE PRIOR TO FINAL OCCUPANCY BEING GRANTED.

THE CONTRACTOR CAN SCHEDULE ALL MCIESSARY SHE INSPECTIONS WITH THE CITY OF MALINY (600) 426620 BETWEEN THE HOURS OF ROMAN MAN A BOWN (CLOSED 1909M TO 2009M MAIL I) YOW WEISDAN'S WHEN THE CITY IS OFFEN (60) BUSINGSS, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE THE SITE PERMIT NUMBER FOR THE PROJECT IN ORDER TO SCHEDULE THE INSPECTIONS).

is the semilet form 3" stull the type K copper. If foreign are qualited das to length of services than only type coupling shall be premarined. Now observed or that they position are under adjusting right shall be numborles shall be second for deshape by a woman tearing. The numborle frame and adjusting right shall be needed by the best of the shall be not been adjusted to the control of the produced from exclusive of manufactor partial parties of manufactor and to the X vacuum of 10" 1254 mm) by data to he place on the numbers and the time shall be measured for the assumed (2.25 mm) by the base that and only below or \$2.75 mm) by the data following times produced for each and the control of the second of th STORM SEWER NOTES (STORM SEWER WORK IN PLANS)

and new foundations and underground section of existing utilities, the contractor ng utility to verify minimum clearance

shall be installed a mirror and 5 feet from any water of substraints when maning purpose them. Where we installed crossing watering was always to the post and a state to the tool to those from main frequency who them, to components shall be certified to be lead free in compliance with NSF 61 and NSF 372 and identified with the markings.

DICTILE IRON PIPE (DIP) - DUCTILE IRON PIPE SHALL CONFORM T CLASS THICKNESS DISKONED PER ANSI A 21-30 (AWWA C-15), TAK LINED PER ANSI A 21-4 (AWWA C-164), WITH MECHANICAL OR RIG ON) JOINTS, ALL DUCTILE IRON PIPE SHALL BE WRAPPED WITH PC

M TO ANSI A 21.51 (AWWA C-151), TAR (SEAL) COATED AND CEMENT RUBBER RING (SLIP SEAL OR PUSH I POLYETHYLENE.

MOMERINARID CONCRETE PIE: AOMERINARIO CONCRETE PIE: SALL BE ALLOMBO DO BIES WITH A INDICATO SALUE DAMERIE A KOMERINA KOMERINARIO CONCRETE PIE SALL DE CONTORATO A SATU DESCRAVITOR C. I. C.L. SA. SI TURMODIS DINTS SALLI CONCRETA TO ASIAL DESCRAVITORIS C. I. SACE, SA MAN ME PAPULASE, ETIMORIOS ANTERIAL SALLI CONCRETA TO ASIAL DE DAMCASCORO SALUE SALUE SALUE SALUE SALUE SALUE SALUE SALUE A SALUE SAL

O suppose, venero——

Voluments, venero—

There is a suppose to the proper goods using painforced, present concrete or fiberitod rings. Briefs or concrete filment shall be adjuncted to proper goods using painforced what frames will be which a sockedup seen. Final III not be adjuncted for instances of the adjuncted for instances of the adjuncted for instances of the adjuncted by the adjuncted for instances of the adjuncted by the adjuncted for instances of the adjuncted by the adjuncted for instances of the adjuncted, builts of the adjuncted for instances of the adjuncted of the adjuncted by the adjuncted for instances of the adjuncted of the adj frames and covers shall be Neenah Foundry R-1916-F1, East Jordan Iron Works 1040 ZPT or equal approx r Engineer. Frames are to be bolied to cone. Boll-down frames shall be used where inficated on the plans.

us layer of non-hardening, preformed bituminous mastic material, Conseal 102 B or approved equal shall be ach manhole barrel cone and top section to provide a watertight seal.

vith NSF 61 and NSF 372 and iden

BRIDGE STREET PROPERTIES, LLC

4TH AVENUE TOWNHOMES XHIBI TOWNHOMES AND A STANDARD CONSULTANT, IN NAPERVILLE, ILLINOIS 60546 XHIBI TOWNHOMES AND A STANDARD CONSULTANT AND A STANDA

TRANSPORTATION, ENGINEERING AND DEVELOPMENT BUSINESS GROUP STANDARD
CONSTRUCTION PLAN NOTES FOR DEVELOPMENT PROJECTS

CATTH MANN AND METTS MULLIMYT, AMBAMAN MEDE DAMITTE OF JENTIES AND SMUL ONSTRUCTION OF MEAST CONCERT WITH A KOCROANCE WITH AND ROBERT, LLL LLC CATTERN DEPTION, AND SMULL COMPANY IT THE CITY OF A NETWORK JENNOW, DOES HALL LLL CATTERN AND AND SMULD AND SMULD

GRATES SHALL MEET OR EXCEED AASHTO H-20 LOADING SPECIFICATIONS, FRAMES SHALL BE SHOP PAINTED WITH ASPHALTIC BASE PAINT. PAVEMENT: EAST JORDAN IRON WORKS 1022 FRAME WITH TYPE MI RADIAL FLAT GRATE, OR APPROVED EQUAL.

BARRIER CURB AND GUTTER: EAST JORDAN IRON WORKS 7220 FRAME WITH TYPE MI GRATE AND TI CURB BOX, OR APPROVED EQUAL.

ANCA-AVED, AREAS: EAST DORDAN BROW WORKS 6527 REPUTE CREATE FOR APPROVED EQUAL ALTERNATELY, IN ELEAS WHERE HIRER IS THE INSELHEODED OF FEDESTRIAN TRAFFIC, EAST DRIDAN BROW WORKS 1022 FRAME WITH TYPE MI RADIAL FLAT GRATE, OR APPROVED EQUAL MAN

ALL PRE SHALL BE LANTRIET DLINE AND GRADE DIET AND OFFIER DOBBORN ANTEANL SHALL HE REFLYRATED FROM BETTERNOK THE REFLO REFLOWN TO THE OWN THE ROBBORN THE OWN THE OWN

, NON-HARDENING, PREFORMED BITUMINOUS MASTIC MATERIAL, CONSEAL , SHALL BE USED BETWEEN THE CONE OR TOP BARREL SECTION OF THE DUISTING RINGS. A THICK BEAD OF NON-HARDENING ELASTOMERIC JOINT 170 ASTM C-920, TYPE'S, ORADE NS, SHALL BE APPLIED BETWEEN ALL

NAMELANI COMORNING TO ASTM C-20. TYPE: GRADDEN SHALL BE APPLIED BETWEEN ALL
NOVIDALA BNOS, AND BETWEEN THE ADIASTNOG BNOS AND THE REALANT OR
MASTIC MATERIAL SHALL BE APPLED IN SICH A MANNER THAT NO SURFACE WATER OR GROUND
WATER NIPLOW CAN ENTER THE STRUCTURE.

FRAME ADUSTMENTS SHALL BE COMPLETED IN ACCORDANCE WITH SECTIONS OF AND 663 OF STANDARD SPECIFICATIONS OF ROAD AND BRIDGE CONSTRUCTION, PREPARED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, EXCEPT AS NOTED HEREIN. S STRUCTURE FRAMES WITHOUT INSIDE FLANGES SHALL BE SHAPED WITH NO OR ELASTOMERIC JOINT SEALANIT TO FORM A FILLET TO THE STRUCTURE OR AND TO MAINTAIN WATER-TIGHTNESS.

THE CONTRACTOR SHALL MAINTAIN PROPER BRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATEE AREAS.

DURING EXTENDED DRY PERIODS, THE CONSTRUCTION AREA(S) MAY NEED TO BE WATERED DOWN TO PREVENT THE BLOWING OF SOIL FROM THE SITE.

ACCEPTABLE PERIMETER EROSION CONTROL INCLUDES SILT FENCE, SILT WORM AND ANY OTHER APPLICATION APPROVED BY THE CITY ENGINEER.

STOCKPILES NOT BEING DISTURBED FOR MORE THAN 14 DAYS SHALL BE SEEDED. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED WEEKLY, AFTER ANY 0.5 INCH RAINFALL OR MORE FREQUENTLY AS NECESSARY TO MAINTAIN THEIR FUNCTION.

THE EXPELENCER AND CONTRACTOR SHALL HAVE THE REPONSIBILITY TO ADRIGATELY PROTECT.
THE AVELENCY AND PROPERTY, CHES AND GITTER AND OTHER REGALTOWAY MERGONERYCTES OR EXISTING, FROM MAY AND ALL DAMAGE, SUFFICIENT MEANS
SHALL BE EMPLOYED BY THE CONTRACTOR TO PROTECT AGAINST SUCH DAMAGE TO THE
SATISHACTION OF THE CITY BY CONCRET.

TOROBERIO PER WILL BE RESPONSIBLE FOR BRINGING PAVEMENTS (STREET, CURB "SIDEWALK, DRIVEWAY) ON THE PROPERTY OF TO CITY STANDARDS INCLIDING AW SUBSTANDARD PAVEMENTS THAT EXISTED PROR TO OR OCCURRED DURING

MANOLIS SIALLI BE FIRNSIED WITH, SELE-SELLIVO FRANK AND SOLD COVER (LEST DREIM RON MORSE) INZUMENTE SOLD COVER (LEST DREIM RON MORSE) INZUMENTE PER SOLD COVER (LEST DREIM SOLD A WITH HE WOOD STERVED AND SOLD A WITH HE WOOD STERVED AND SOLD A WITH THE WOOD STERVED AND SOLD AND SOLD THE SOLD THE SOLD AND SOLD THE SOLD AND SOLD THE SOLD THE SOLD AND SOLD THE SOLD AND SOLD THE SOLD THE SOLD THE SOLD AND SOLD THE SOLD

ANY AND ALL PERMITS

MOUNTABLE CURB: EAST JORDAN IRON WORKS 7525 FRAME AND GRATE, OR APPROVED EQUAL DEPRESSED CURB: EAST JORDAN IRON WORKS 5120 FRAME AND GRATE, OR APPROVED EQUAL

FOR STRUCTURES LOCATED MEANED AREAS, AMINATION OF FOUR, "ANOTH DIAMETER HOLES SHALL BE DRILLE DOR REGIZAN INFO THE STRUCTURE WITHIN TOOT OF THE LOWEST PIRE NAVER THE HOLES SHALL BE DISTRIBUTED EQUIDSTANT AROAND THE PERMETER OF THE STRUCTURE. A 1-400 BY 1-400 SECTION OF IND-BURGHAN BILTER COTT MATERIAL SHALL BE SUFFICIANT. FIXED TO THE OUTSIDE OF THE MANADLE WITHIN ANSITE MATERIAL TO PREVINE A LIPPAGE DIARNS.

ALL BINGS SHALL BE BIGH DESITY WO YETHY LENE PLASTIC (BIPPE). BERYCLED RUBBER HIGH DENITY LETWANING ON UNTYRENE ETWANIED POLYPROPULENLETPE, OG OTHER MATERIALA S APPROVED BY THE CITY ENGINER. PRECAST CONCRETE BINGS. BEJCKS, ROCKS, SIMIS, OR CONCRETE BLOCKS, WILL NOT BE ALLOWED LAPRED JAIDISTING RINGS SHALL BE REQUIRED WHEN THE PRAME WILL NED TO MATCH THE SLOWED OF THE ROAM WILL, WILL BE REQUIRED WHEN THE PRAME WILL NED TO MATCH THE SLOWED OF THE PRAME WILL NED TO MATCH THE SLOWED OF THE PRAME WILL NED TO MATCH THE STATE OF THE PRAME WILL NED TO MATCH THE STATE OF THE PRAME WILL NED TO MATCH THE STATE OF THE PRAME WILL NED TO MATCH THE STATE OF THE PRAME WILL NED TO MATCH THE PRAME WILL NED THE PRAME WILL NED TO MATCH THE PRAME WILL NED THE PRAME WIL

ROSION CONTROL AND DRAINAGE NOTES (GENERAL)

DERING CONSTRUCTION, A STABLIZED CONSTRUCTION ENTRANCE SILLL JE ITILIZED TO MINIMIZE THE TRACKING OF DRIT ONTO THE RUBLIC STREETS ITS THE CONTRACTIONS RESPONSIBILITY TO KEEP MY ENDLY STREET IN YEARDY CLEAN OF DRIT TAY AND DEBRIX ANY DRIT THAT IS TRACKED ONTO THE MUBLIC STREET SHALL BE REMOVED THE SAME DRY, IF THE AROUNT TRACKED ON THE PUBLIC STREET IS EXCESSIVE, CLEANING MAY BE REQUIRED. MORE REQUIRED, MORE

EROSION CONTROL AND DRAINAGE NOTES (PROJECT SPECIFIC)

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.

ALL OPEN GRATE STRUCTURES SHALL HAVE EROSION CONTROL PROTECTION IN ACCORDANCE WITH THE APPROVIDE DEGISION CONTROL PLANS. INLET BASKETS ARE THE PREFERRED METHOD, STRAW BALES SHALL NOT BE USED.

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)

ONYS CONNECTIVACIOSSIMILA REPIE MATERIALS SILLALI BE MODE WITH SEVER CLAMP NON-SHEKA.
THE CUERT MOSE CASA DESCESSE ROMALE LES ERROCA INC. SERVE RESC. OR SEVERE RESC. OR SEVER

MANIOLES 908 TORM SEWES SHALL HAVE A MINIMOM INSIDE DAMETER OF 81 INCHES AND SHALL ALL ALL VISE LE ELECTRONES OF MACHES AND CEPAS (OR LITES TEDTION) AND SHALL CONFERE UNITS IN ACCORDANCE WITH AND MANURE ALL ORISE DETION) AND SHALL CONFORM TO THE CITY OF MAPER VILLE STANDARD DETIAL. ALL MAINED LESS SHALL HE WATER-TIGHT, ALL VISIBLE LESSAS SHALL HE SEALED IN A MANURE ALL WASHELL ELECTRONES AND DETIAL ALL MANIOLES SHALL HE WATER-TIGHT, ALL VISIBLE LESSAS SHALL HE SEALED IN A MANURE ALL VISIBLE

BACKEIL MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF IDOT STANDARD SPECHFCATIONS. THE GRADATION SHALL CONFORM TO GRADATION CL-AO F THE STANDARD SPECHFCATIONS. BACKEILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. BEDDING, OTHER THAN CONCRETE EMEDABRYT, SHALL CONSIST OF GRAVEL, CRUSHED GAVEL, OR CRUSHED STONE 14 PLOY TO IN CRU IN SUZE, MA, MUNIOMA, HE BENAL SHALL CUNDORANE, OR REQUIREMENTS OF IDOT STANDARD SPECIFICATIONS. THE GRADATION SHALL CONTORN TO GRADATION CA-TO OR CA-T OF THE STANDARD SPECIFICATIONS.

PULLY GALVANUED CORRUGATED STEEL PIPE - FULLY GALVANIZED CORRUGATED STEEL PIPE - MAY BE USED FOR RESIDENTIAL DRIVENAY. CROSSINGS ONLY WHEN A DITCH SECTION IS PRESENT THE MINIMUM CULVERT SIZE IS 12" DIAMETER. THE COMPOUNDS WHICH CONDITIONS OF THE REQUIREMENT OF THE REQUIREMENT OF CENTRAL BE USED.

LONG OF THE COMPOUNDS WHICH CONDITION THE REQUIREMENT OF CENTRAL BE USED.

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LONG OF THE REQUIREMENT OF THE REQUIREMENT OF THE REQUIREMENT OF CENTRAL BE USED. MONYNNY, CHIOGNID PIBE GWC, MONYNNY, CHIOGNID PIVO PIBE SHALL CONVERSATIO ASTIN DI 1944, THE ISAN THE MURMAN SI ANAMOD DIMENSINY ART THO DONE SHALL BE. OT THE PIBE SHALL BE MADE OF MOTE ASTIC HAVING A MANAMOLEC ASSIDE CATION OF 1244C, AND SHALL HAVE A MANMAL MEE THE THE ASS OF GREAT SHALL DESIDE CATION OF 1244C, AND SHALL HAVE A MANMAL MEE THE THE ASS OF SHALL SHALL PER ASTIN D 22.12.

ANY NEW OR EXISTING IMPROVEMENTS THAT ARE DAMAGED MANNER THAT IS SATISFACTORY TO THE CITY ENGINEER.

THE CONTRACTOR ANDOR PEPELOPER SHALL SECURE ALL SECESSARY REHITS AND PERMISSONS TO PERFORM ANY WORK ON PHYALTE PROPERTY NOT WHINN THE OWNERSHIP ROHITS OF THE SOPELOPER SHALL SECONDAL THE PARK THE SOLE RESPONSIBILITY FOR DAMAGES THAT MAY EXCLUDE AS A RESULT OF WORK PERFORMAD UNDERSON CONTRACTS THEY DITTATE.

WHEREVER NEW WORK WILL METET EXENTING CONDITIONS OTHER THAN LAWN, AREAS, REAGADLESS
OF WHETHER THEN MAD PERSONNEY AREAS, RESPONDED TO THE THAN LAWN, AREAS, REAGADLESS
OF WHETHER THEN MAD PERSONNEY AREAS, ASSIVAL JOB CONNECTE, THE PEXTREM ADMICTAL
OF WHICH THE CONTROL OF THE C

A MINIMUM 72 HOUR NOTICE IS REQUIRED FOR TRAFFIC CONTROL THAT REDUCES HE MIDTH OF A TRAVEL LANE LESPE HAN ID FERT OR CLOSES A LANE. APPROVAL ROOM THE CITY ENGINEER WILL BI REQUIRED PRIOR TO THE IMPLEMENTATION OF SUCH TRAFFIC CONTROL LAYOUT.

LANG CLOSILESS OM AKTERALIS RADAWAYS WITHEN THE CITY OF NATERULLE ARE KOT FEMALTIED BETWEEN THE IOR OF MAYAMA AND JAPATAW MOONDAY THEOR OF HER THE IOR OF MAYAMA AND JAPATAW MOONDAY THEOR OF HER THE IOR STORENEL LANG CLOSILESS ON AKTERALIS THERE THE PERMITTEED BY THE THEORY OF WEEKENS ON WEEKENS ON A LESS OTHER WAS REPORTED BY THE CITY EVANCIBLE OF MATERIAL ROAD THE AND THE THEORY HAVE THE AND THE AND THE THEORY HAVE THE AND THE AND THE THEORY HAVE THE AND TH

ANY WORK THAT IMPACTS A TRAFFIC LANE ON AN ARTERIAL ROADWAY REQUIRES AN ARROWBOARD AS PART OF THE TRAFFIC CONTROL.

PIDASTRIANS MIST BE RROUDED WITH A SAFE ALTERNATE ROUTH FEDESTRIAN FACILITIES ARE TO BE CLOSEDA AS ARESULT OF CONSTRUCTION ACTUTIES, GILDWACK MUST BE RROUDED TO PEDESTRIANS DE TOUTH VAMA VAOID THE WORK ZONE, SAID PEDESTRIAN, DETOUR PLAN (WITH ENDESTRIAN, DETOUR PLAN (WITH SIGNACE) IST DIE BETWINDEN DE TOUTH WORK ZONE, SAID PEDESTRIAN, DETOUR PLAN (WITH SIGNACE) IST DIE BETWINDEN DE TOUTH WORK ZONE. AND PEDESTRIAN, DETOUR PLAN (WITH SIGNACE) IST DIE BETWINDEN DE TOUTH WORK ZONE. AND PEDESTRIANS, FROM TO THE WORK ZONE. SAID PEDESTRIAN, DETOUR PLAN (WITH SIGNACE) IST DIE BETWINDEN DE TOUTH WORK ZONE. AND PEDESTRIANS, FROM TO THE WORK ZONE. SAID PEDESTRIAN, DETOUR DE TOUTH SIGNACE, SERVIN SERVIN DE TOUTH SIGNACE, SERVIN SERV

THE CONTRACTOR SHALL EMELOY THE APPROPRIATE METHODS OF TRAFFIC CONTROL IN ACCORDANCE WITH THE PLANS, PRECIDENTIONS, NAN THE MANULA OF MUTHORN TRAFFIC CONTROL BY VIOLES, SIXCH THAT THE SAFETY OF VEHICLES, AND PEDISTRIANS IS PRESERVED AT ALL TIMES. THE ERECTION AND MANUTEMACE OF THE TRAFFIC CONTROL DEVELOR SHALL BE TO THE SATISFACTION OF THE CAPE CONTROL DEVELOR SHALL BE TO THE SATISFACTION OF THE CAPE CONTROL DEVELOR SHALL BE TO THE SATISFACTION.

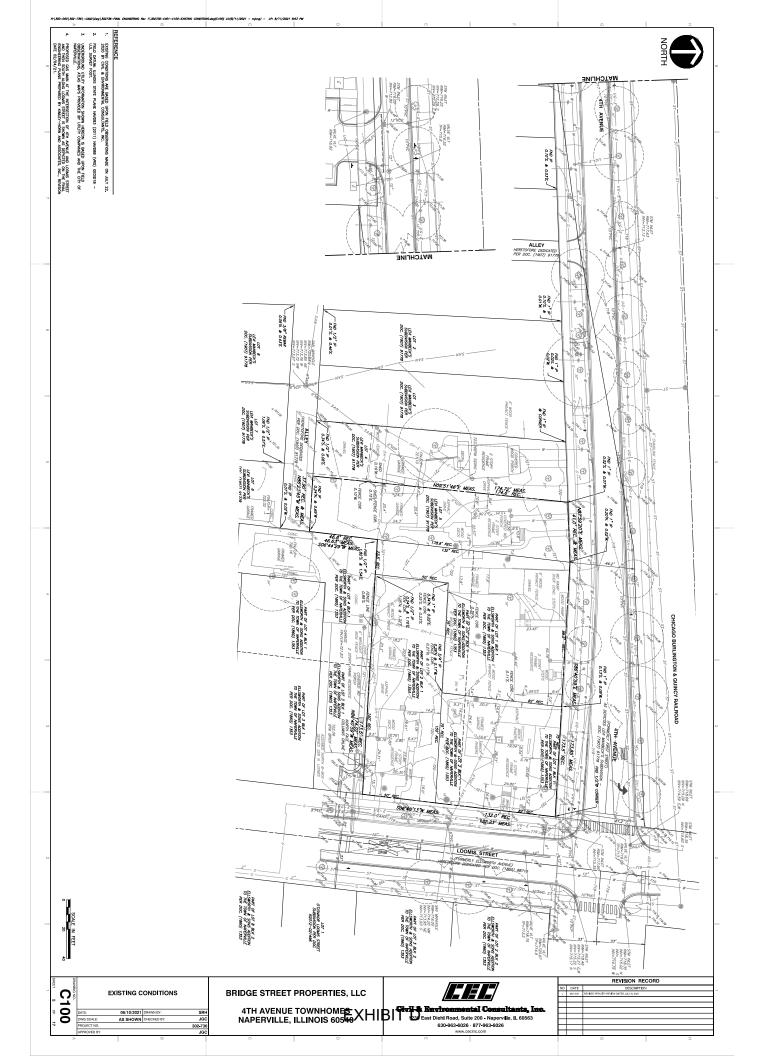
ANY TEMPORARY OPEN HOLES SHOULD BE BARRICADED AND PROTECTED IN ACCORDANCE WITH APPLICABLE STANDARDS.

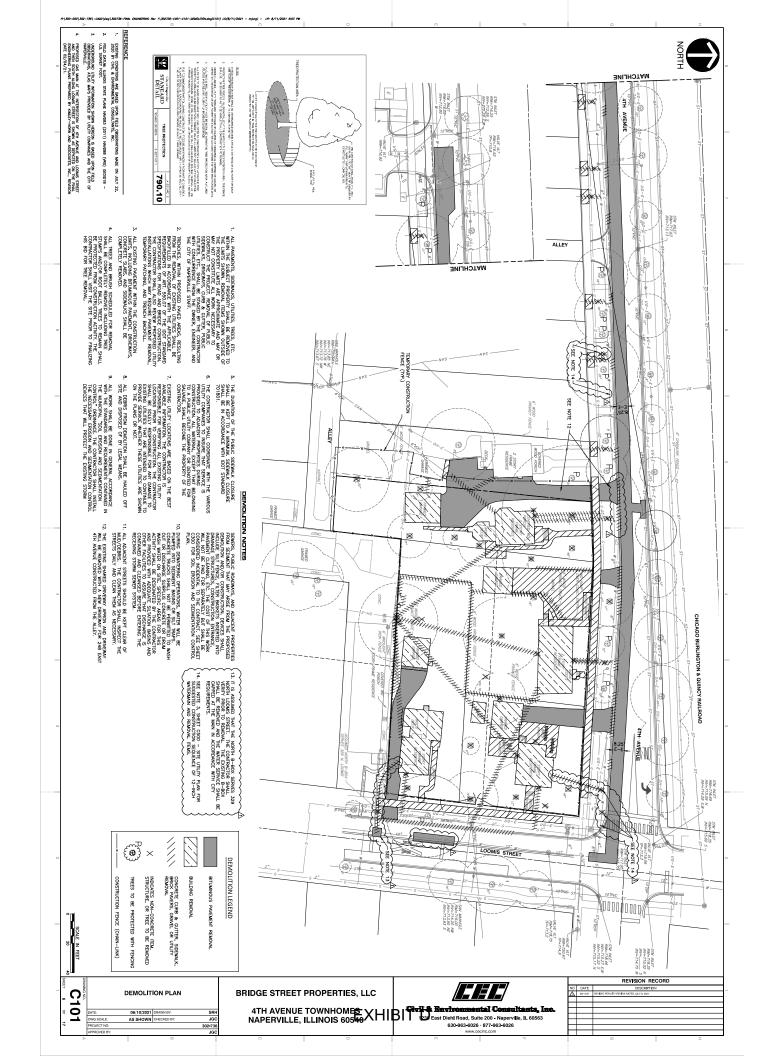
AT THE HND OF EACH DAY OF WORK, THE ROADWAY MUST BE COMPLETELY REOPENED TO TRAFFIC. ANY OPEN HOLES MUST BE PLATED OR COLD PATCHED; THE CITY WILL NOT ALLOW THE HOLES TO B FILLED WITH GRAVEL.

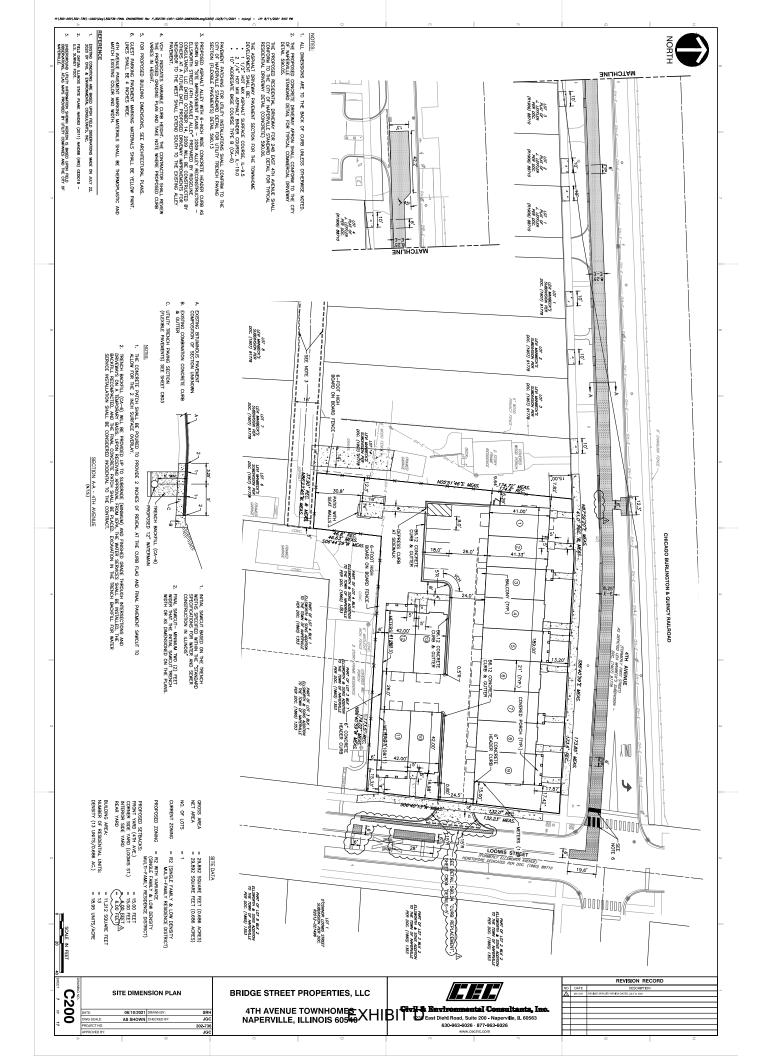
REVISION RECORD

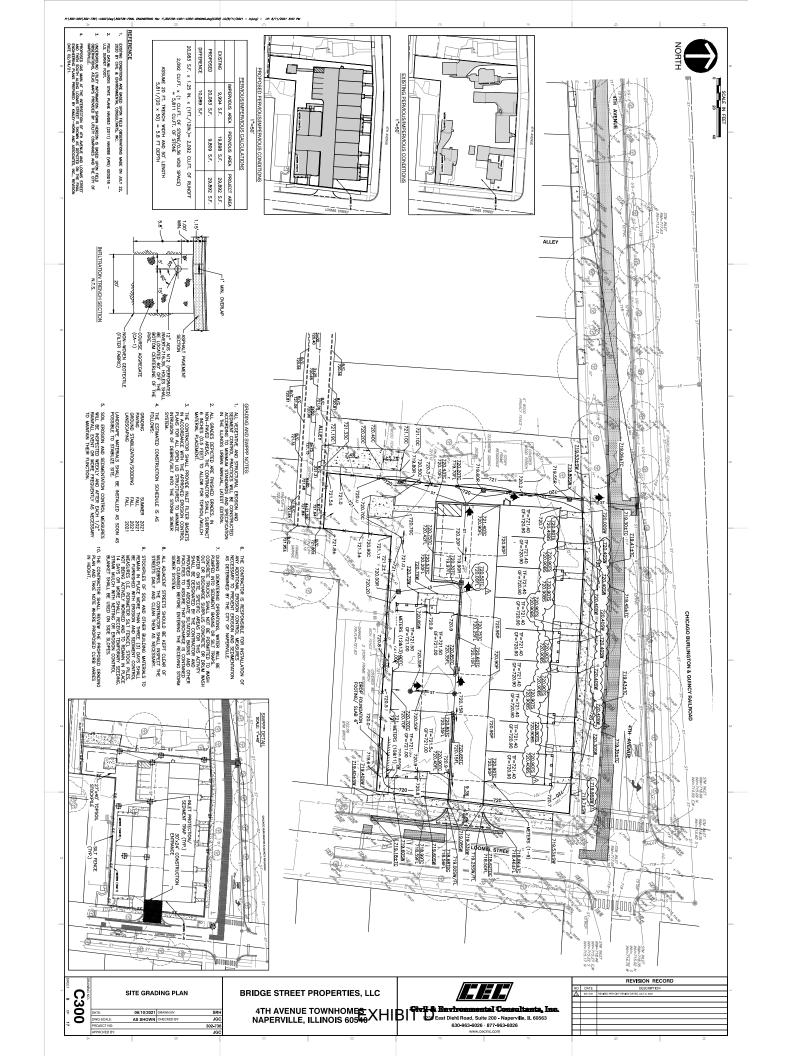
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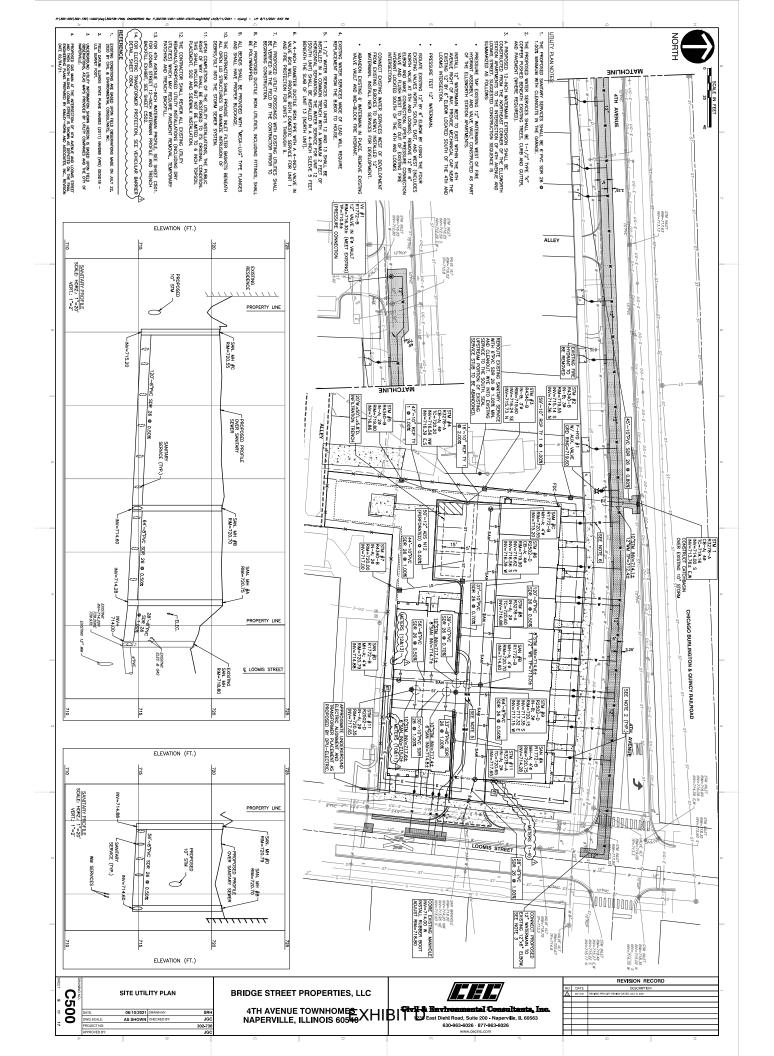
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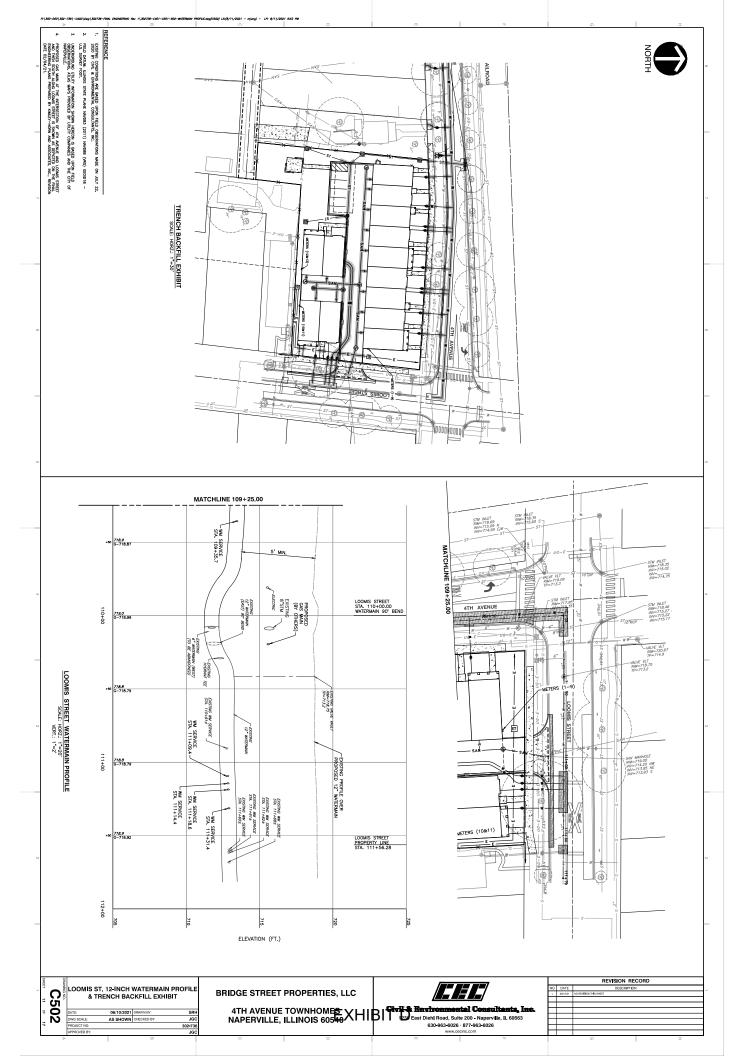


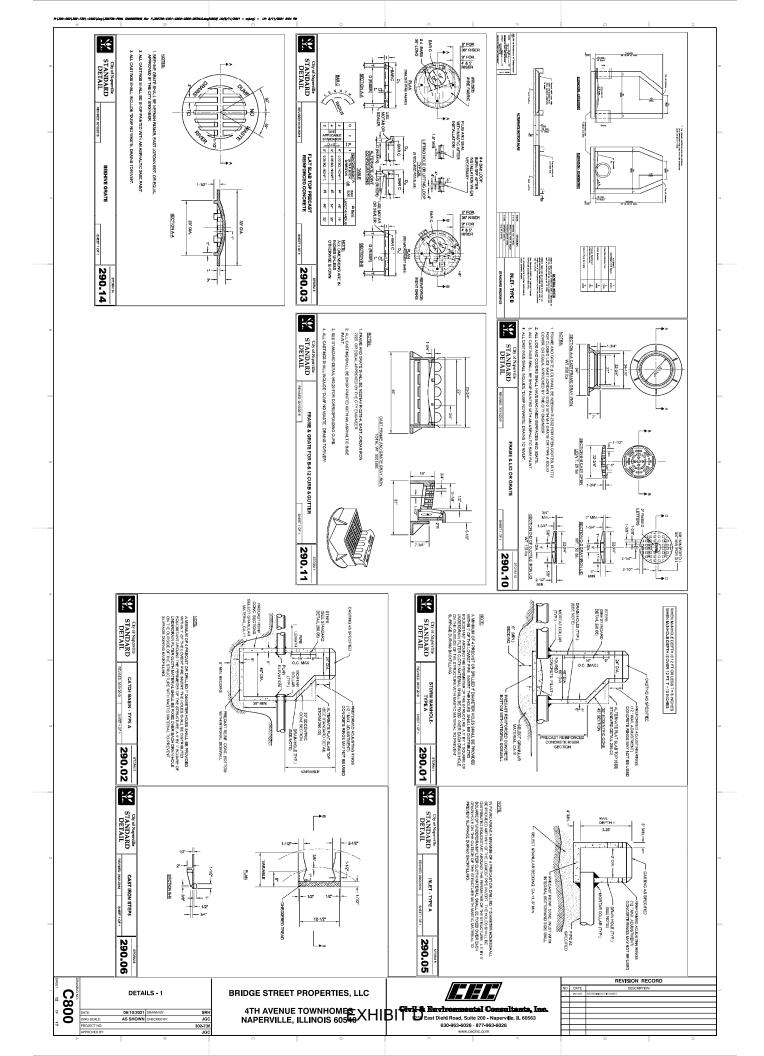
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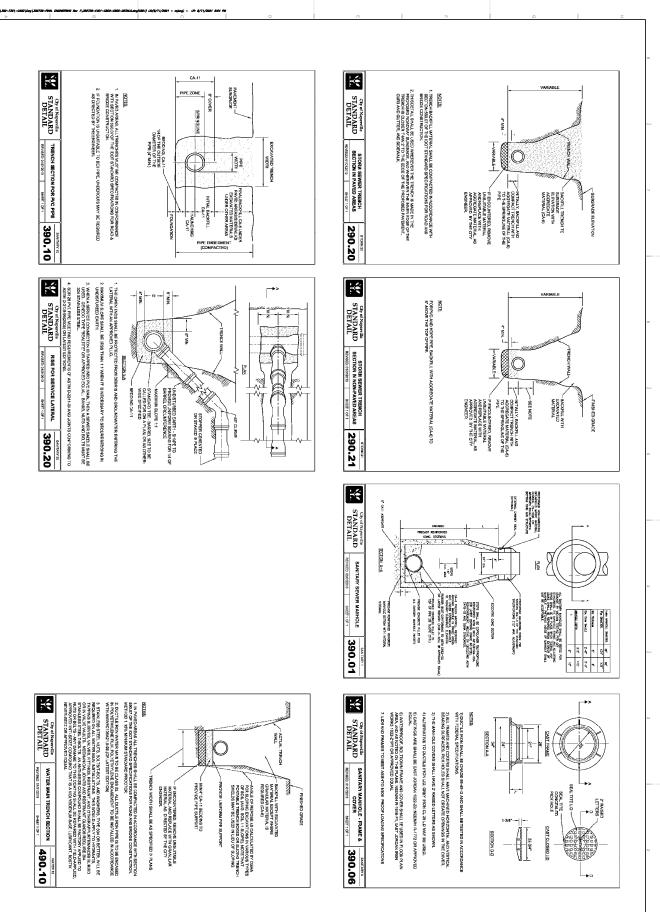
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SCALE: HORZ:: 1"=2"

VERT:: 1"=2" STA. SERVICE . 106+22.1 STA. 106+62.0 107+00 F-HYD W/AUX. VALVE TEE GRD RING=719.60 STA. 107+22.8 PROPERTY LINE STA. 107+55.45 10"STORM STA. M SERVICE A. 107+73.0 108+00 4TH AVENUE STA. 108+11.82 WATERMAIN @ BEND STA. 108+05.0 ~ PROPOSED WATERMAIN STA. 108+26.0 12 719.2 G-719.15 WM SERVICE STA. 108+89.5 WM SERVICE STA. 108+93.5 STA SERVICE . 108+68.0 STA.W SERVICE 1. 109+14.7-109+00 719.1 3-719.10 MATCHLINE 109+25.00 MATCHLINE 109+25.00 REVISION RECORD AL IEIL 4TH AVE. 12-INCH WATERMAIN PROFILE **BRIDGE STREET PROPERTIES, LLC** C501 ATH AVENUE TOWNHOMES XHIBITARY Britishmental Consultants, IN NAPERVILLE, ILLINOIS 60546 XHIBITARY AND EAST DIGHT Road, Suite 200 - Naperville, IL 60563 630-663-6026 - 877-963-6026







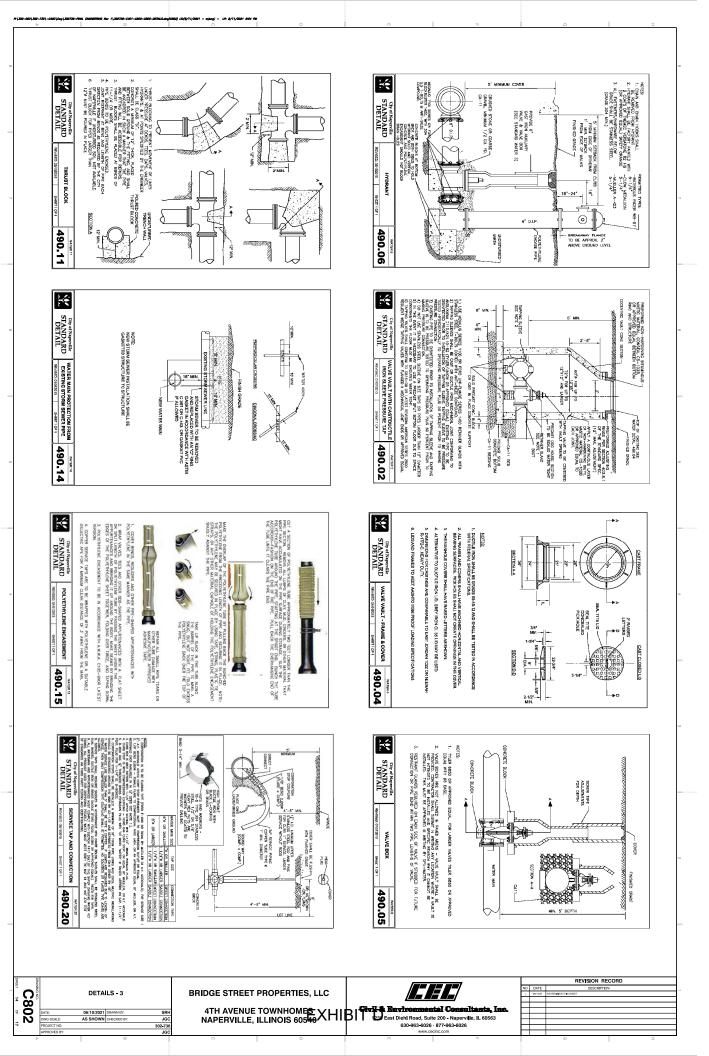
DETAILS - 2

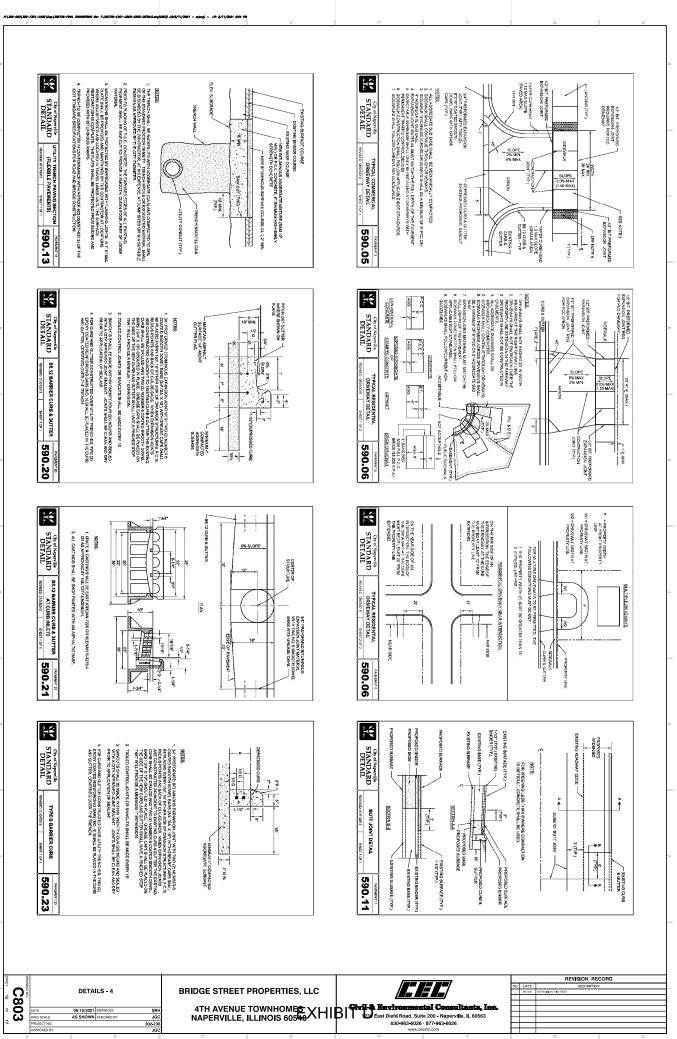
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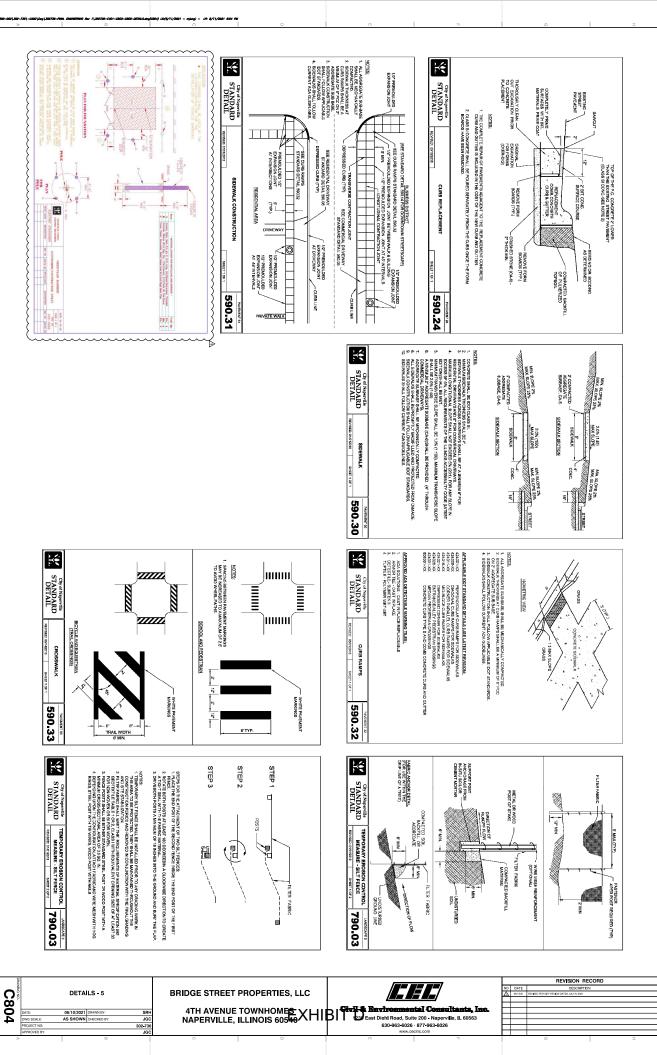
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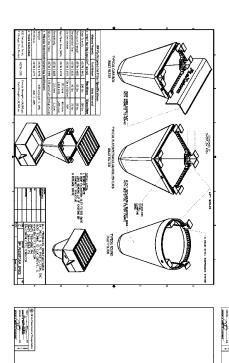
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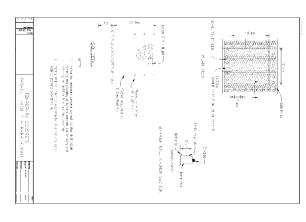
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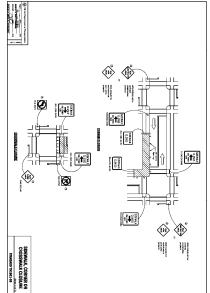


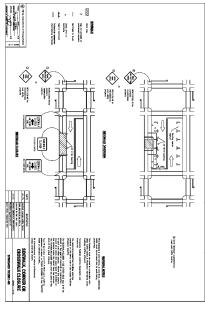


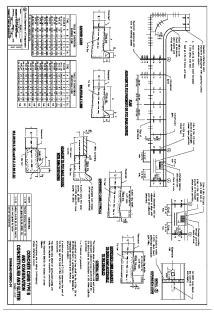


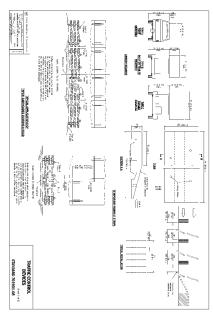


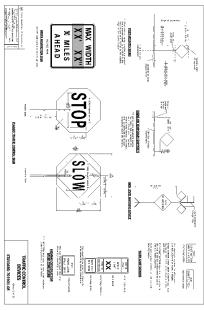


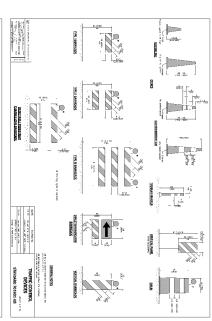












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BRIDGE STREET PROPERTIES, LLC

4TH AVENUE TOWNHOMES XHIBI TOW



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BRIDGE STREET PROPERTIES, LLC
P.O. BOX 5726
NAPERVILLE, ILLINOIS

88(10222) SCALE
SRH ORDIGORD ST.
L-20 SOMMON ST.
DRIM GETT 2. G.
DRIM GETT 2

1°=20' DRAWING NO.:

JGC SV01

DRM SHEET 2 OF 2

4TH AVENUE & LOOMIS STREET NAPERVILLE, ILLINOIS 60540 FINAL PLAT OF SUBDIVISION 4TH AVENUE TOWNHOMES

School Donation Worksheet

Name of Subdivision 4th Avenue Townhomes

School Donation =

Land 0.0326

0.0326 \$10,376.58 = Total Land x \$318,300.00 = Round (((Total Elementary Pop. x 0.0231) + (Total Jr. High Pop. x 0.0208) + (Total High School Pop x 0.0267)),4)

				1.343	rated =	# of Students Generated =	# of Stuc					
17.132		14.596		0.611		0.280		0.452		1.184		People Produced
0.000	2.475	0.000	2.005	0.000	0.083	0.000	0.073	0.000	0.115	0.000	0.199	3-Bedroom
0.000	2.007	0.000	1.744	0.000	0.038	0.000	0.031	0.000	0.064	0.000	0.129	2-Bedroom
0.000	1.710	0.000	1.653	0.000	0.013	0.000	0.012	0.000	0.032	0.000	0.058	1-Bedroom
0.000	1.400	0.000	1.400									Efficiency
												Apartments
0.000	2.767	0.000	2.102	0.000	0.105	0.000	0.106	0.000	0.271	0.000	0.183	4-Bedroom
11.87	2.374	9.830	1.966	0.250	0.050	0.195	0.039	0.520	0.104	1.070	0.214	5 3-Bedroom
6.78	1.697	5.272	1.318	0.120	0.030	0.228	0.057	0.336	0.084	0.824	0.206	4 2-Bedroom
0.000		0.000										1-Bedroom
												Single-Family
												Attached
-3.64	3.645	-2.191	2.191	-0.242	0.242	-0.236	0.236	-0.590	0.590	-0.386	0.386	-1 5-bedroom
0.00	3.532	0.000	1.985	0.000	0.242	0.000	0.259	0.000	0.702	0.000	0.371	4-bedroom
-8.865	2.955	-5.739	1.913	-0.405	0.135	-0.459	0.153	-1.458	0.486	-0.804	0.268	-3 3-bedroom
10.98	2.746	7.424	1.856	0.888	0.222	0.552	0.138	1.644	0.411	0.480	0.120	4 2-bedroom
												Single-family
												Detached
		0	18-up	9-12		6-8	Grades 6-8	K-5	Grades K-5	rs	0 - 4 Yrs	. Je o o o o o o o
. Unit	Total per Unit	Š	Adults	hool	High School	Hiah	Junior High	tarv	Elementary	100	Pre-School	Type of Unit

Park Donation Work Sheet

Name of Subdivision

Park Donation =

4th Avenue Townhomes

\$44,883.32 = Land Donation x \$323,600.00

Land Cash
0.1387 \$44

=Round((Total People Produced x 0.0086),4)

Type of Office	0 - 4 Yrs	rs ico	Grades K-5	X-5	Grades 6-8	6-8 1-9-1	Grades 9-12	9-12	Adults 18-up	C (Total per office	Ç
Detached												
Single-family												
4 2-bedroom	0.127	0.508	0.327	1.308	0.102	0.408	0.118	0.472	1.779	7.116	2.453	9.812
-3 3-bedroom	0.244	-0.732	0.440	-1.320	0.179	-0.537	0.177	-0.531	1.892	-5.676	2.930	-8.790
4-bedroom	0.348	0.000	0.522	0.000	0.235	0.000	0.265	0.000	2.116	0.000	3.486	0.000
-1 5-bedroom	0.333	-0.333	0.533	-0.533	0.262	-0.262	0.279	-0.279	2.344	-2.344	3.750	-3.750
Attached												
Single-Family												
1-Bedroom										0.000		0.000
4 2-Bedroom	0.072	0.288	0.091	0.364	0.044	0.176	0.080	0.320	1.610	6.440	1.897	7.588
5 3-Bedroom	0.157	0.785	0.178	0.890	0.060	0.300	0.113	0.565	1.746	8.730	2.253	11.265
4-Bedroom	0.217	0.000	0.358	0.000	0.154	0.000	0.198	0.000	2.127	0.000	3.053	0.000
Apartments												
Efficiency									1.210	0.000	1.210	0.000
1-Bedroom	0.015	0.000	0.033	0.000	0.013	0.000	0.013	0.000	1.691	0.000	1.764	0.000
2-Bedroom	0.037	0.000	0.063	0.000	0.028	0.000	0.030	0.000	1.748	0.000	1.906	0.000
3-Bedroom	0.037	0.000	0.152	0.000	0.091	0.000	0.083	0.000	2.330	0.000	2.692	0.000
People Produced		0.516		0.709		0.085		0.547		14.266		16.125

Exist/ProposedAddress/UnitBedroomsClassificationUnit No.Existing252 E. 4th3 bedroomSF DetachedN/AExisting329 N. Loomis3 bedroomSF DetachedN/AExisting329 N. Loomis3 bedroomSF DetachedN/AExisting333 N. Loomis3 bedroomSF DetachedN/AProposed1 duplex unit2 bedroomSF DetachedN/AProposed1 duplex unit2 bedroomSF Detached11Proposed1 duplex unit2 bedroomSF Detached12Proposed1 SF attached2 bedroomSF Detached13Proposed1 SF attached2 bedroomAttached SF7Proposed1 SF attached2 bedroomAttached SF9Proposed1 SF attached2 bedroomAttached SF2Proposed1 SF attached3 bedroomAttached SF4Proposed1 SF attached3 bedroomAttached SF5Proposed1 SF attached3 bedroomAttached SF5Proposed1 SF attached3 bedroomAttached SF5Proposed1 SF attached3 bedroomAttached SF6	8	Attached SF	3 bedroom	1 SF attached	Proposed
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posedAddress/UnitBedroomsClassification252 E. 4th3 bedroomSF Detached262 E. 4th5 bedroomSF Detached329 N. Loomis3 bedroomSF Detached333 N. Loomis3 bedroomSF Detached1 duplex unit2 bedroomSF Detached2 bedroomSF Detached	12	SF Detached	2 bedroom	1 duplex unit	Proposed
posed Address/Unit Bedrooms Classification 252 E. 4th 3 bedroom SF Detached 262 E. 4th 5 bedroom SF Detached 329 N. Loomis 3 bedroom SF Detached 333 N. Loomis 3 bedroom SF Detached 1 duplex unit 2 bedroom SF Detached	11	SF Detached	2 bedroom	1 duplex unit	Proposed
oposed Address/Unit Bedrooms Classification 252 E. 4th 3 bedroom SF Detached 262 E. 4th 5 bedroom SF Detached 329 N. Loomis 3 bedroom SF Detached 333 N. Loomis 3 bedroom SF Detached	10	SF Detached	2 bedroom	1 duplex unit	Proposed
oposedAddress/UnitBedroomsClassification252 E. 4th3 bedroomSF Detached262 E. 4th5 bedroomSF Detached329 N. Loomis3 bedroomSF Detached333 N. Loomis3 bedroomSF Detached					
oposedAddress/UnitBedroomsClassification252 E. 4th3 bedroomSF Detached262 E. 4th5 bedroomSF Detached329 N. Loomis3 bedroomSF Detached	N/A	SF Detached	3 bedroom	333 N. Loomis	Existing
oposed Address/Unit Bedrooms Classification 252 E. 4th 3 bedroom SF Detached 262 E. 4th 5 bedroom SF Detached	N/A	SF Detached	3 bedroom	329 N. Loomis	Existing
roposed Address/Unit Bedrooms Classification 252 E. 4th 3 bedroom SF Detached	N/A	SF Detached	5 bedroom	262 E. 4th	Existing
Address/Unit Bedrooms Classification	N/A	SF Detached	3 bedroom	252 E. 4th	Existing
	Unit No.	Classification	Bedrooms	Address/Unit	Exist/Proposed

Unit No. as reflected on Sheet C.200 of the Final Engineering Plans as prepared by Civil and Environmental Consultants, Inc. dated June 10, 2021 and last revised August 12, 2021