PLAN COMMISSION COMMUNITY DEVELOPMENT STAFF REPORT

MAECLIFF DRIVE – CANTERA POINT TOWNHOMES

April 24, 2025

Project No.

VAR-2025-0012

Applicant

D.R. Horton, INC. – Midwest
1750 E Golf Road, Suite 925
Schaumburg, IL 60173

Property Owner

MaeCliff Development LLC
211 West Chicago Ave, Suite 10
Hinsdale, Illinois 60521

Subject Property Location & Info.

Six vacant properties along MaeCliff Drive

PINs: 04-36-319-011, 04-36-319-012, 04-36-319-013, 07-01-101-013, 07-01-101-014, 07-01-101-015
Approximate Size: 9.44 acres

Existing Zoning

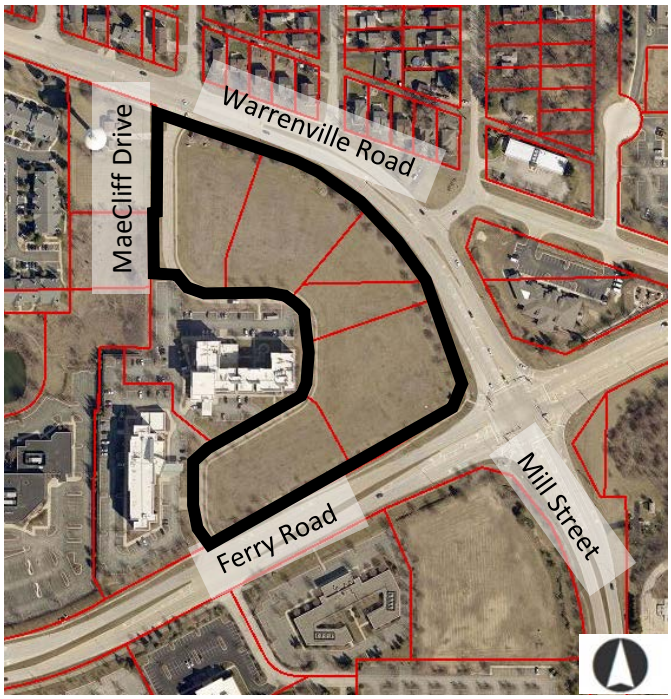
S-D Commercial Center Use Area

Approvals Sought

- Amendment of the Cantera Development Control Regulations to permit Multi-Family Use Area in Subarea D;
- Redesignation of the property from Commercial Center Use Area to Multi-Family Use Area;
- Final Plat of Resubdivision;
- Major Planned Unit Development Amendment for Preliminary/Final Planned Unit Development Plan Approval with the code deviations (see *Analysis*).

Attachments

- Attachment A – Zoning Applications
- Attachment B – Petition
- Attachment C – ALTA Survey
- Attachment D – Plat of Subdivision
- Attachment E – PUD Site Plan



LOCATION MAP

PROJECT DESCRIPTION

Chris Funkhouser of D.R. Horton, Inc. – Midwest, "the Applicant," is seeking approval of a Final Plat of Resubdivision, amendment of the Cantera Development Control Regulations, redesignation of the property from Commercial Center Use Area to Multi-Family Use Area, and a Major Planned Unit Development Amendment for Preliminary/Final Planned Unit Development approval with code deviations at the six vacant properties along MaeCliff Drive, "the Subject Property." Project documents are available on the *City Private Development Projects* webpage at:

https://www.warrenville.il.us/974/Cantera-Point-Townhomes

The public hearing for this request is scheduled for the April 24, 2025, Plan Commission meeting. It is important to note that this staff report does not reflect any public input that may be received during the April 24, 2025, public hearing, and therefore should be reviewed with this in mind. Any additional information concerning the application that may be provided up to and at the public hearing will need to be reviewed and taken into consideration.

Attachments (Continued)

- Attachment F – Final Engineering Plans
- Attachment G – Landscape Plan
- Attachment H – Townhome Rendering
- Attachment I – Photometric Plan
- Attachment J – Open Space Statement
- Attachment K – Parking Exhibit
- Attachment L – Engineering/SWM/Public Works Review Memo #1

The Plan Commission is responsible for making recommendations to the City Council for all zoning requests required for this project.

BACKGROUND

On December 5, 2024, the Applicant completed a Courtesy Review for a similar 102-unit townhome development. The Plan Commission stated that the City was receptive to the change of use from commercial to residential, but cited the following concerns: proposed density, lack of amenities, no commercial space, the project does not diversify the City's housing stock. Subsequent to receiving feedback, the Applicant submitted a formal application.

ANALYSIS

The Applicant is seeking approval of the following zoning relief requests:

- Final Plat of Resubdivision;
- Amendment of the Cantera Development Control Regulations to permit Multi-Family Use Area as a permitted use in Subarea D;
- Redesignation of the property from Commercial Center Use Area to Multi-Family Use Area;
- Major Planned Unit Development Amendment for proposed Preliminary/Final Planned Unit Development plans with the following code deviations:
  - To permit a Multi-Family Use Area approximately 9.444 acres in size;
  - To increase the total maximum density from six dwelling units per acre to approximately 10.8 dwelling units per acre;
  - To reduce the parking setback from buildings form 25' to approximately 5.5';
  - To reduce the number of required guest parking stalls from 51 stalls to 28 stalls
  - To permit townhomes with flat roofs; and
  - To permit windows without trim or shutters.

Approval of the above requested zoning relief will permit the proposed residential development (see Attachment B and Attachment E).

The Applicant proposes a 102-unit rear-loaded townhome development with related improvements. The 102 units will be spread across 20 four-, five-, and six-unit buildings. Four floor plans will be offered ranging in size from 2,004 gross square feet floor area to 2,180 gross square feet floor area. The "seaboard" townhome buildings are of a contemporary design with a flat roof and mix of materials (see Attachment H). Townhome units will include foundational landscaping consisting of deciduous shrubs, evergreen shrubs, perennials, and grasses (see Attachment G). HVAC units will be screened by ornamental shrubs and arborvitae. The Applicant proposes shrubs, grasses, and river rock to separate the proposed rear-loaded driveways.

The Applicant proposes four access points off MaeCliff Drive (a private roadway) to connect to private residential alleys and circulation drives. Circulation drives will be a minimum of 24' wide. A total of twenty-eight guest parking spaces are spread throughout the development. Several sidewalk connections are proposed along the north, east, and south sides of the development which will connect the townhomes to the larger existing trail network. Internally, sidewalks will connect homes and open spaces. Open spaces include shade trees, ornamental trees, and the central open space includes a pavilion with tables, chairs, and lighted bollards (see Attachment G). The dedicated open space labeled on the PUD Site Plan

(Attachment E) measures approximately 1.2 acres. In addition to updating sign faces, the Applicant proposes landscaping to enhance the existing monument signs.

I. AMENDMENT OF THE CANTERA DEVELOPMENT CONTROL REGULATIONS (Requires a public meeting and ultimately a Plan Commission recommendation to the City Council)
The Applicant is requesting approval of an amendment to the Cantera Development Control to permit the Multi-Family Use Area as a permitted use in Subarea D.

II. USE AREA REDESIGNATION (Requires a public meeting and ultimately a Plan Commission recommendation to the City Council)
The Applicant is requesting approval of redesignation of the underlying use area from Commercial Center Use Area to Multi-Family Use Area. Redesignation is required to permit townhomes at the property.

III. PLAT OF RESUBDIVISION (Requires a public meeting and ultimately a Plan Commission recommendation to the City Council)
The Applicant is requesting approval of a Plat of Resubdivision (see Attachment D), which will divide the Subject Property into parcels to allow fee simple ownership of the properties.

IV. PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAN WITH DEVIATIONS APPROVAL (requires a public hearing before the Plan Commission and ultimately a recommendation to the City Council)
In recommending approval or conditional approval of a Preliminary/Final Plan for a Planned Unit Development (PUD), the Zoning Ordinance requires the Plan Commission to transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission's conditions are fulfilled. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are fulfilled. (Community Development Department staff intends to develop and submit its findings to these approval criteria after the initial public hearing for this proposal is conducted):

1. SUPERIOR DESIGN
The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

2. MEETS PUD REQUIREMENTS
The PUD meets the requirements for Planned Unit Developments set forth in this Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

3. CONSISTENT WITH CITY PLAN
The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

4. PUBLIC WELFARE
The PUD will not be detrimental to the Public health, safety, morals, or general welfare.

5. COMPATIBLE WITH ENVIRONS
Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

7. CIRCULATION

Streets, sidewalks, off-street driveways, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size capacity, and design to ensure safe efficient circulation of automobiles, trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of the total public and common open space provided in residential areas render it useable for recreation purposes.

9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body

b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

10. PUBLIC SERVICES

The land use and improvements are consistent with the anticipated ability of the City to support police and fire protection, water supply, sewage disposal, and other public facilities and services without placing undue burden on existing residents and businesses.

11. PHASING

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities—or the provision of financial sureties guaranteeing their improvement—is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

V. CITY STAFF REVIEW COMMENTS

Planning and Zoning

Planning and zoning staff could be supportive of a residential use at the Subject Property. However, staff believes the conversion of the planned use of the property from non-residential to an entirely residential use requires additional documentation and justification that has yet to be provided by the applicant. Specifically:

1) Data and narrative detailing historical efforts to market the property as a non-residential use. Such information will document the market basis for the change in land use. While staff participated in a virtual meeting, organized by the petitioner, with real estate market experts who explained the history and challenges of retail uses on the site, documentation of this assessment

and professional expert opinion should be submitted for the case record.

2) An economic impact analysis to appreciate the impact on the tax base and school district with the change in use.
3) Changing to residential should be based on a unique product/development offering. Other than the quality design of the buildings themselves, staff does not believe that the project diversifies the City's housing stock nor provides a unique product not already offered in the City. Diversifying the City's housing stock is promoted by the *Warrenville Homes for a Changing Region Action Plan*. Including some more affordable residential units would add to the unique nature of the project.
4) Compared to other approved townhome and multi-family developments within the City, the proposal includes approximately 1.2 acres of useable open space (not stormwater-related open space), which is more than other approved projects such as Lexington Trace and Everton Townhomes. This is unique and should be further improved with amenities such as:
    - Conversational seating areas (preferably shaded with pergola or canopy) to invite residents to use these spaces where appropriate;
    - A fenced dog park area (with benches for owners) as a unique amenity to offer residents;
    - Special garden areas (e.g. raised garden beds, meditation path or butterfly garden space)
    - Grill and picnic area
5) Provide elevations for all sides of the proposed buildings;
6) Provide clarity on final name of the proposed project – "Cantera Point" or "Cantera Pointe"; and
7) Provide clarity and justification based on similar developments in the region on the total number of proposed guest parking spaces. The narrative mentions 28 stalls but the PUD Site Plan indicates 26 stalls.

Building Department
The Building Department does not have any review comments for the project.

Engineering and Public Works
Assistant Community Development Director Hocking prepared a Public Works and Engineering memo with review comments to be addressed prior to a recommendation by the Plan Commission (see Attachment L).

Warrenville Fire Protection District
The Warrenville Fire Protection District requests a truck turning exhibit submitted prior to final action by the City.

CONCLUSION

Based on the findings outlined in this report, staff recommends the Plan Commission continue this public hearing to the June 19, 2025, Plan Commission meeting to accommodate plan revisions and staff review time.

Attachment A – Zoning Applications
Attachment B – Petition
Attachment C – ALTA Survey
Attachment D – Plat of Subdivision
Attachment E – PUD Site Plan
Attachment F – Final Engineering Plans
Attachment G – Landscape Plan
Attachment H – Townhome Rendering
Attachment I – Photometric Plan
Attachment J – Open Space Statement
Attachment K – Parking Exhibit

Attachment L – Engineering/SWM/Public Works Review #1

Attachment A

CITY OF WARRENVILLE

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GENERAL APPLICATION INFORMATION FORM

(For office use only)

_____ _____
Name of Development/Subdivision Project Number

$_____ _____
Filing Fee(s) Date Paid

Instructions:

- ❑ **Before filing an application, the Warrenville Zoning Ordinance should be reviewed for filing procedures and requirements.**
- ❑ Please print or type. Application(s) must be complete before filing with the City of Warrenville.
- ❑ Filing Fees must accompany application(s). Please check the Planning and Zoning Application and Review Fees sheet.
- ❑ Proof of ownership, disclosure of beneficial interest, and authorization to represent owner must be attached to this application as provided in Zoning Ordinance No. 1018, page 2-4.
- ❑ Fifteen (15) paper copies and an electronic copy of this application, other related application forms and any additional application information required by law and/or in Chapter 2 of the Warrenville Zoning Ordinance shall be submitted simultaneously with this application. The application will not be forwarded to the Plan Commission/Zoning Board of Appeals for consideration until all required information and supporting documentation is submitted.

GENERAL APPLICATION INFORMATION:

1. Name of Applicant/Developer D.R. HORTON, INC. - MIDWEST
2. Address of Applicant/Developer 1750 E Golf Rd, Suite 925
   Schaumburg, IL 60173
3. Phone 630-772-3569 Fax _____
4. E-mail Address cafunkhouser@drhorton.com
5. Subject Property Address: NW Corner of Ferry Road and Warrenville Road (east of MaeCliff Drive, Private)
6. Permanent Parcel Identification Number(s) PIN(s) of the Subject Property:
   04-36-319-011, 04-36-319-012, 04-36-319-013, 07-01-101-013, 07-01-101-014, 07-01-101-015

7. Legal Description of the Subject Property:
See attached Legal Description.

If additional space is required, the complete legal description may be attached to this application.

8. Name, mailing address, phone number, fax number and e-mail address of Property Owner if different from Applicant/Developer:
J. Timothy Brugh, Manager and Sole Member; MaeCliff Development LLC

Address 211 West Chicago Avenue, Suite 10
Hinsdale, Illinois 60521

Phone 630-417-2151 Fax _____

E-mail Address jtbrugh@comcast.net

9. Name(s), mailing address(es), phone number(s), fax number(s) and e-mail address(es) of Developer, Site Engineer, Attorney and other Consultants involved in the project *(attach addendum if necessary):*
See attached list of project associates

Address _____

Phone _____ Fax _____

E-mail Address _____

10. Description of Present and Proposed Use of Property:
The subject property is currently vacant and has been since it original development. The proposal is to develop the site with twenty (20) three-story for-sale townhome buildings, consisting of one hundred and two (102) townhome units. The residential use will provide a needed housing option to this portion of the City.

11. Present Zoning of Subject Property: S-D

REQUESTS: *(Check all Proposed/Requested action(s) that apply)*

- ☐ Zoning Ordinance Variation (Submit Application Form A)
- ■ Special Use (Submit Application Form B)
- ☐ Rezoning/Map Amendment (Submit Application Form C)
- ☐ Landscape Relief
- ■ Subdivision Control Ordinance Variation
- ☐ Land Division
- ■ Plat of Subdivision/Resubdivision
- ■ Preliminary Planned Unit Development (Submit Application Form D)
- ■ Final Planned Unit Development (Submit Application Form D)
- ☐ Planned Unit Development Exceptions (Submit Application Form D)
- ☐ Minor Amendment to Approved Final PUD Plans (Submit Minor PUD Amendment Form)
- ■ Major Amendment to Approved Final PUD Plans (Submit Major PUD Amendment Form)
- ☐ Annexation (Submit Annexation Petition)
- ☐ Conditional Use for Outdoor Display or Community Garden

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I HAVE THOROUGHLY REVIEWED THE FILING PROCEDURES AND REQUIREMENTS OUTLINED IN CHAPTER 2 OF THE CITY OF WARRENVILLE ZONING ORDINANCE.

_____
Signature of Applicant/Agent

Chris Funkhouser
_____
(Print Name)

3/19/2025
_____
Date

CITY OF WARRENVILLE

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APPLICATION FOR MAJOR AMENDMENT IN SPECIAL DEVELOPMENT DISTRICT - CANTERA

(For office use only)

Name of Development or Project

Sub-Area

Use Area Classification

Instructions:

- ❑ **Before submitting the following application, a copy of the Warrenville Zoning Ordinance and PUD Special Development Control Regulations should be obtained and reviewed for procedure.**
- ❑ Please print or type. Application(s) must be complete before filing with the City of Warrenville.
- ❑ Filing Fees/Deposits must accompany application(s). Please check the Planning and Zoning Application and Review Fees sheet.
- ❑ Proof of ownership, disclosure of beneficial interest, and authorization to represent owner must be attached to this application as provided in Zoning Ordinance No. 1018, page 2-4.
- ❑ Fifteen (15) paper copies and an electronic copy of this application, other related application forms and any additional application information required by law and/or in Chapter 2 of the Warrenville Zoning Ordinance shall be submitted simultaneously with this application. The application will not be forwarded to the Plan Commission/Zoning Board of Appeals for consideration until all required information and supporting documentation is submitted.

1. D.R. HORTON, INC. - MIDWEST — Name of Applicant
   630-772-3569 — Phone Number

   1750 E Golf Rd, Suite 925, Schaumburg, IL 60173 — Address
   630-772-3569 — Email Address

2. Legal Descriptions and Permanent Parcel Number(s) of the Subject Property as a whole and each phase thereof.

   See attached Legal Description.

   04-36-319-011, 04-36-319-012, 04-36-319-013, 07-01-101-013, 07-01-101-014, 07-01-101-015

3. J. Timothy Brugh, MaeCliff Development LLC — Name of Owner
   630-417-2151 — Phone Number
   211 West Chicago Avenue, Suite 10, Hinsdale, Illinois 60521 — Address
   jtbrugh@comcast.net — Email Address

4. Name(s), address(es), phone number(s) of developer(s), site planner or engineer involved in the project plans.
   See attached list of project associates

   04-36-319-011, 04-36-319-012, 04-36-319-013, 07-01-101-013, 07-01-101-014, 07-01-101-015

5. Amendment requested is to approved: (please check one)

   A. ☐ General Site Plan

	3/19/2025	
Drawn by	Date	Latest Revision Date

   B. ☐ A component Document of the General Site Plan

   Title of Document

   C. ■ Development Control Regulations

   D. ☐ PUD Preliminary Plan

Drawn by	Date	Latest Revision Date

   E. ■ PUD Final Plan

Mackie Consultants, LLC		
Drawn by	Date	Latest Revision Date

6. List the type of change being petitioned for. (Please refer to Development Control Regulations, Appendix D and/or the Warrenville Zoning Ordinance, Subsection 8.F.4.)
   See the attached Project Narrative

7. List specific requirement(s) of the document for which an amendment is sought.

See the attached Project Narrative

8. Describe amendment(s) requested.

See the attached Project Narrative

9. Give statement of reasons for petitioning for amendment(s).

See the attached Project Narrative

10. List plans and/or other approved documents that would be effected by the requested amendment(s).

See the attached Project Narrative - Major Amendment

11. Submit a revised drawing depicting the amendment requested (if applicable). List submitted drawings.

12. Supply a typewritten list of all property owners to which Public Notice requirements for written notification of Public Hearing herein apply.

The above information is true and accurate to the best of my knowledge and belief.

Signature of Applicant/Agent

Chris Funkhouser
(Print Name)

03/19/2025
Date

CITY OF WARRENVILLE

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APPLICATION FOR SITE SPECIFIC AMENDMENT/EXCEPTION IN SPECIAL DEVELOPMENT DISTRICT - CANTERA

(For office use only)

Name of Development/Subdivision _____ Project Number _____

Instructions:

- ❑ **Before submitting the following application, a copy of the Warrenville Zoning Ordinance and PUD Special Development Control Regulations should be obtained and reviewed for procedure.**
- ❑ Please print or type. Application(s) must be complete before filing with the City of Warrenville.
- ❑ Filing Fees must accompany application(s). Please check the Planning and Zoning Applications and Review fee sheet.
- ❑ Proof of ownership, disclosure of beneficial interest, and authorization to represent owner must be attached to this application as provided in Zoning Ordinance No. 1018, page 2-4.
- ❑ Fifteen (15) paper copies and an electronic copy of this application, other related application forms and any additional application information required by law and/or in Chapter 2 of the Warrenville Zoning Ordinance shall be submitted simultaneously with this application. The application will not be forwarded to the Plan Commission/Zoning Board of Appeals for consideration until all required information and supporting documentation is submitted.

1. Name of Applicant: D.R. HORTON, INC. - MIDWEST
2. Address: 1750 E Golf Rd, Suite 925, Schaumburg, IL 60173

   City: Schaumburg, State: IL Zip: 60173
3. Phone Number: 630-772-3569
4. Email: cafunkhouser@drhorton.com

5. Legal Descriptions and Permanent Parcel Number (s) of the Subject Property as a whole and each phase thereof:

See attached Legal Description.

04-36-319-011, 04-36-319-012, 04-36-319-013, 07-01-101-013, 07-01-101-014, 07-01-101-015

5. Name of Owner: J. Timothy Brugh, MaeCliff Development Email Address 630-772-3569

Address: 211 West Chicago Avenue, Suite 10, Hinsdale, Illinois 60521

City: Hinsdale, State: IL Zip: 60521

6. Name(s), address(s), phone number(s), fax number(s) of developer, site planner or engineer involved in project plans:

See attached list of project associates

7. Amendment requested is to be approved: (check one)

A. _____ General Site Plan _____ _____
Date Latest Revision Date
Drawn By**:** _____

B. ____ A component Document of the General Site Plan / Title of Document:

C. ____ Development Control Regulations

D. ____ PUD Preliminary Plan _____ _____
Date Latest Revision Date
Drawn By: _____

E. X PUD Final Plan _____ _____
Date Latest Revision Date
Drawn By: _____

8. List the type of change being petitioned for:
   (Refer to Development Control Regulations, Appendix D and/or Zoning Ordinance, Subsection 8.F.4.)

   _____
   _____
   _____

9. List specific requirement(s) of the document for which an amendment is sought:

   _____
   _____
   _____

10. Describe Amendment(s)Requested:

    _____
    _____
    _____

11. Give statement of reason for petitioning for amendment(s):

    _____
    _____
    _____

12. List plans and/or other approved documents that would be affected by the requested amendment (s):

    _____
    _____
    _____

13. Submit a revised drawing depicting the amendment requested (if applicable).

14. If a Public Hearing is required, supply a typewritten list of all property owners to which the Public Notice requirements for written notification herein apply.

15. Provide written response to 11 Approval Criteria for Planned Unit Development/Major PUD Amendment/Site Specific Amendment listed below.

Approval Criteria for Planned Unit Development/Major PUD Amendment/ Site Specific Amendment

In recommending approval or conditional approval of a General Site Plan for an SD District Development (including Development Control Regulations associated therewith) or a Preliminary or Final Plan for a Planned Unit Development (PUD), the Plan Commission shall transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission's conditions are complied with. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are complied with.

Please review and provide a written response indicating how the proposed Planned Unit Development will meet these criteria:

1. SUPERIOR DESIGN

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

2. MEETS PUD REQUIREMENTS

The PUD meets the requirements for Planned Unit Developments set forth in Warrenville Zoning Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

3. CONSISTENT WITH CITY PLAN

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

Applicant Response:
See the attached Project Narrative - Site Specific Amendment

4. PUBLIC WELFARE

The PUD will not be detrimental to the public health, safety, morals, or general welfare.

Applicant Response:
See the attached Project Narrative - Site Specific Amendment

5. COMPATIBLE WITH ENVIRONS

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Applicant Response:
See the attached Project Narrative - Site Specific Amendment

6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

Applicant Response:
See the attached Project Narrative - Site Specific Amendment

7. CIRCULATION

Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of total public and common open space provided in residential areas render it useable for recreation purposes.

Open space between all buildings is adequate to allow for light and air, access by fire fighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body

b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

10. PUBLIC SERVICES

The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

11. PHASING

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities--or the provision of financial sureties guaranteeing their improvement--is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

Signature of Applicant/Agent

Chris Funkhouser

Print Name

1750 E Golf Rd, Suite 925

Application Date

CITY OF WARRENVILLE

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APPLICATION FOR USES PERMITTED WITH SPECIAL USE APPROVAL IN SPECIAL DEVELOPMENT DISTRICT - CANTERA

(For office use only)

Name of Development/Project	Project Number

Certain uses cannot be allowed generally in a particular zoning district, or in any use area, because of the impact their special character creates on surrounding areas. However, some special uses may be allowed under special conditions. These uses are listed in the Cantera Development Control Regulations as Uses Permitted with Special Approval. The purpose of this category of uses is to allow more flexibility in the mix of uses allowed within the Use Areas while at the same time safeguarding land use compatibility.

The evaluation of requests for Uses Permitted with Special Approval shall consider the following criteria.

A. List specific Uses Permitted with Special Approval that is being sought *(refer to Section IV. Use Area Regulations of Cantera Development Control Regulations a list of Special Uses possible in use area).*

Special Residential Use

B. In evaluating the suitability of a proposed Uses Permitted With Special Approval, the Plan Commission and City Council examine the following characteristics of the proposed use and its individual structures or components:

1. Location and orientation
2. Lot Size
3. Size of facility, including floor area, structure height, design capacity, and anticipated employment
4. Site design and arrangement
5. Provisions affecting on and off-site pedestrian and traffic movement, vehicle storage, and the passage of emergency vehicles
6. Appearance
7. Screening or landscaping
8. On or off-site buffering from incompatible uses with open spaces or transitional uses
9. Operations factors, such as hours of use or environmental controls
10. Other characteristics of the proposed use pertinent in the judgment of the Commission or Council to an assessment of the impact of the use on the area.

In recommending or granting approval or conditional approval of Uses Permitted With Special Approval, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the ten characteristics cited above, or changes to such characteristics that conditions to which the approval is made subject require, the proposes use will be compatible with existing uses in the area, and with the Permitted Uses in the use area, in the following ways. Please review and provide a written response indicating how these five criteria will be impacted by the proposed Use Permitted with Special Approval:

1. The establishment, maintenance or operation of the use shall not significantly diminish the general compatibility of other uses within the area.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

2. The use shall not be injurious to the use and enjoyment of other property in the area.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

3. The establishment of the use will not impair the normal and orderly development of property within the general area.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

4. The use will not create levels of noise or traffic that are significantly higher than those of other uses in the area.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

5. The use is situated such that any impacts created by the use are effectively mitigated by good site planning techniques.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

I HEREBY CERTIFY THAT THE ABOVE STATEMENTS AND ALL ACCOMPANYING STATEMENTS AND APPLICATION INFORMATION ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



Signature of Applicant/Agent

Chris Funkhouser

Print Name

3/19/2025

Date

CITY OF WARRENVILLE

3S258 MANNING AVENUE • WARRENVILLE, IL 60555 • PH: (630) 393-9050 • FAX (630) 393-1531

APPLICATION FORM D
FOR PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT

(For office use only)

_____
Name of Development/Subdivision

_____
Project Number

Approval Criteria for Planned Unit Development

In recommending approval or conditional approval of a General Site Plan for an SD District Development (including Development Control Regulations associated therewith) or a Preliminary or Final Plan for a Planned Unit Development (PUD), the Plan Commission shall transmit to the City Council written findings of fact that the application meets all of the criteria below or will meet them when the Commission's conditions are complied with. The City Council shall, in granting approval or conditional approval, also find that all of the following criteria are met or will be met when the conditions to which the approval is made subject are complied with.

Please review and provide a written response indicating how the proposed Planned Unit Development will meet these criteria:

1. SUPERIOR DESIGN

The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district and subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

2. MEETS PUD REQUIREMENTS

The PUD meets the requirements for Planned Unit Developments set forth in Warrenville Zoning Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

3. CONSISTENT WITH CITY PLAN

The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

4. PUBLIC WELFARE

The PUD will not be detrimental to the public health, safety, morals, or general welfare.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

5. COMPATIBLE WITH ENVIRONS

Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

6. NATURAL FEATURES

The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or other areas of sensitive or valuable environmental character.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

7. CIRCULATION

Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

8. OPEN SPACES AND LANDSCAPING

The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD. The size, shape, and location of a substantial portion of total public and common open space provided in residential areas render it useable for recreation purposes.

Open space between all buildings is adequate to allow for light and air, access by fire fighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

9. COVENANTS

Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:

a. The preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body

b. Such control of the use and exterior design of individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

10. PUBLIC SERVICES

The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

11. PHASING

Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities--or the provision of financial sureties guaranteeing their improvement--is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

Applicant Response:

See the attached Project Narrative - Site Specific Amendment

THE ABOVE INFORMATION IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF

Signature of Applicant/Agent

Chris Funkhouser

(Print Name)

03/19/2025

Application Date

Required Contents of Preliminary and/or Final PUD Application

		Preliminary PUD	Final PUD
1. 04-36-319-01	A typewritten list of all property owners to which Public Notice requirements for written notification apply.	X	
2.	The zoning district(s) of the property and all properties within 100 feet.	X	
3.	A current Plat of survey of the property certified by a registered land surveyor.	X	X
4.	Statement of reasons applicant believes action requested conforms to applicable Approval Criteria. (*Application Form E*)	X	X
5.	A Detailed Site Plan meeting the following requirements (*Table 2B of the Zoning Ordinance*): ❑ Numeric & graphic scales, north arrow and date of preparation ❑ Boundaries of the development and each phase ❑ Adjacent property 200 feet deep surrounding site ❑ Lot lines and dimensions and areas of lots within site ❑ Easements and encroachments (location, dimensions, purpose) on and adjacent to site ❑ Data indicating for each development phase: ▪ number of dwelling units broken down by housing type & number of bedrooms ▪ number & areas of lots ▪ gross & net site area ▪ land area devoted to streets, off street parking, off-street loading, open space & each housing and land use type ▪ square footage of site coverage by: ➢ principal buildings ➢ accessory buildings ❑ **Drainage**-Existing & proposed drainage patterns ❑ **Existing Landscaping**-Existing wooded areas and isolated trees 6 inches or more in diameter at one foot above ground level ❑ **Structures**-Location, type, shape, dimensions, floor space, orientation, height in feet, finished grade elevations at all entrances & corners, and number of stories of all existing and proposed structures, including buildings, signs, fences, walls, screening, bridges, culverts, exterior lighting fixtures, and entrance features. ❑ **Parking, Loading & Service**-Location, shape, dimensions, capacities & areas of off-street parking and loading spaces & areas, outside storage, refuse disposal and services areas, including aisles, curbing, surface type, driveways, & curb cuts and meet all requirements of Table 5F of the Zoning Ordinance.	X	X

		Preliminary PUD	Final PUD
	❑ **Topography-** ▪ Map showing existing contours at 2- ft intervals & proposed grading & contours ▪ Map showing areas with slopes exceeding 10, 15, and 25 percent ❑ **Circulation-**Existing & proposed number, location, alignment, dimensions, design & construction standards of all public & private thoroughfares, sidewalks, pedestrian & bicycle paths, railroad right-of-way, curb cuts & driveways, & distance of site property lines to nearest exiting intersections, and names of streets ❑ **Government Boundaries**-Current school district and municipal boundary lines on or adjacent to site ❑ **Common or Public Areas**-The number, location, acreage, dimensions, proposed ownership, and provisions for maintenance of any proposed recreational or non-recreational common or public areas ❑ **Water Bodies**-Dimensions & locations of existing & proposed natural & artificial bodies of water, flood plains, marsh areas, drainage ditches, wet or dry storm water detention or retention areas, and any proposed modifications to existing water courses or water bodies ❑ **Soil problem areas**-Based on site soil survey or report from Soil and Water Conservation District. Subsurface conditions-data on sub-surface soil, rock and ground water conditions. ❑ **Utilities**-Dimensions, purpose, & location of existing and proposed public and private utilities, utility easements, and drainage facilities on or within 100 feet of the property. Locations of existing and proposed hydrants, catch basins, manholes & valves ❑ **Proposed Landscaping** ▪ Location, quantity, diameter, installation height, maturity height, and botanic and common names, of all proposed living & non-living landscaping materials and existing materials to be preserved ▪ Types & boundaries of proposed ground cover ▪ Location & contours at 1-foot intervals of all proposed bearing ▪ Dimension & appearance of all sides of proposed fences, walls, ornamental lighting, & other landscaping and screening treatments ▪ Measures to be taken to protect new and preserved existing trees during construction.	X	X

		Preliminary PUD	Final PUD
6.	**Architectural Renderings** with substantial design intent for proposed structures.	X	X
7.	**Phasing**: Chronological schedule of expected beginning and ending dates for proposed states of construction and improvements of all structures; common or public areas; circulation ways; parking, loading and services areas; utilities, showing interim use and maintenance of areas not under construction in each phase.	X	X
8.	**Association Covenants**: Draft documents of organizational details of all proposed property owners or condominium associations. Proposed protective covenants or deed restriction to govern land use, open space, or other concerns. Documents governing maintenance of open space and other common areas.	X	X
9.	**Open Space Statement**: Written statement of advantages proposed common or public open space at each location offers such use and ways such spaces might be used.	X	
10.	Discretionary: ❑ Traffic Analysis ❑ School Capacity ❑ Tax Impact Study ❑ Retail Market Study	X	X
11.	**Preliminary Plat of Subdivision** as required by City Subdivision Control Ordinance #807.	X	
12.	**Final Plat of Subdivision** as required by City Subdivision Control Ordinance #807.		X
13.	**Deeds or Easement Agreements** conveying interest in any parcel to any public body		X
14.	**Statement from registered civil engineer**, with supporting data, on ability of water & sewer facilities to serve development	X	
15.	**Final engineering plans and specifications including the following information:** ❑ Name of Development ❑ Type of Development ❑ Date submitted ❑ Location including Lot No. and Subdivision ❑ Complete construction plans showing existing and proposed utilities, grading, paving, lighting, typical sections cross-sections and construction details. ❑ Standard specifications and special provisions, or extensive general notes on the construction plans. ❑ Storm Water Management Permit application ❑ Copy of other agency permits, where applicable (IDOT, DuPage County, IEPA water main, sanitary sewer or NPDES, etc.) ❑ Storm sewer sizing calculations for 10 year and 100 year storm events.		X

		Preliminary PUD	Final PUD
	❑ Inlet spacing calculations, if roadways are proposed. ❑ Storm water detention calculations, including emergency overflow sizing. ❑ Sanitary sewer sizing calculations. ❑ Water main sizing calculations. ❑ Soils report with soil boring logs. ❑ Pavement design information, including structural no., horizontal and vertical curve data, and super elevation transition calculations. ❑ Lighting calculations, including photometric calculations and circuit voltage drops. ❑ Engineer's Estimate of Construction Cost, including earthwork, erosion control, storm sewers, sanitary sewer main, water main and all work within public right of way.		
16.	**Financial Sureties** approved by City to guarantee installation & improvement of all public or common improvements provided on approved Plan (as required by City Subdivisions Control Ordinance)		X
17.	Any other information the Plan Commission or Board of Appeals requires to determine whether the application conforms to the requirements of Warrenville Ordinances.	X	X

Attachment B

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE)
)
CITY OF WARRENVILLE)

PETITION TO THE CITY OF WARRENVILLE CITY COUNCIL AND PLAN COMMISSION FOR ENTITLEMENTS REGARDING CANTERA POINT

The undersigned Petitioner, D.R. Horton, Inc. – Midwest, hereinafter "the Petitioner", respectfully petitions the City of Warrenville to approve the following: (i) approval of an amendment to the Cantera Development Control Regulations in the Special Development District known as Cantera ("Cantera") to permit multi-family use as an acceptable use under Subarea D in Cantera; (ii) approval of a major amendment to the Cantera Planned Unit Development, site specific amendments, and a special use to allow a preliminary/final Planned Unit Development Plan approval with certain deviations from the bulk standards set forth for the multi-family use area in Cantera; (iii) redesignation of the underlying use from commercial center use to multi-family use; and (iv) such other variances, departures or deviations as may be necessary to develop the property legally described on Exhibit A ("Subject Property") as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Warrenville Municipal Code, as amended (hereinafter the "Code").

In support of this Petition, the Petitioner represents to the City of Warrenville as follows.

BACKGROUND INFORMATION

1. The Petitioner is a California Corporation, with a principal place of business address of 1750 E. Golf Rd., Suite 925, Schaumburg, IL 60173, and is the contract purchaser of the Subject Property.

2. J. Timothy Brugh, Manager and Sole Member of Maecliff Development, LLC with a principal place of business address of 211 West Chicago Avenue, Suite 10, Hinsdale, Illinois 60521 ("Owner").

3. The Subject Property consists of 9.4 acres and is located north of Ferry Road and southwest of Warrenville Road within Cantera.

4. The Cantera PUD was approved in 1994 and is comprised of approximately 651 acres located along the I-88 Corridor (the "Corridor").

5. The Subject Property is located in Subarea D and is classified as a Commercial

Use area under the Cantera PUD.

6. In 2008, the City passed Ordinance No. 2455 approving of a Final PUD for the Maecliff PUD ("MaeCliff PUD").

7. The MaeCliff PUD property is comprised of Lots 1-7 depicted on the Final Plat of Subdivision of MaeCliff recorded as Document number R2008-111759 in DuPage County, Illinois ("MaeCliff PUD Property").

7. Under the MaeCliff PUD, the City approved the construction of two (2) hotels on lots 1 & 2 of the MaeCliff PUD property ("Hotel Parcels") and freestanding and multi-tenant commercial space on lots 3-7 of the MaeCliff PUD property.

8. The Subject Property comprises lots 3-7 of the MaeCliff PUD and remains vacant and undeveloped.

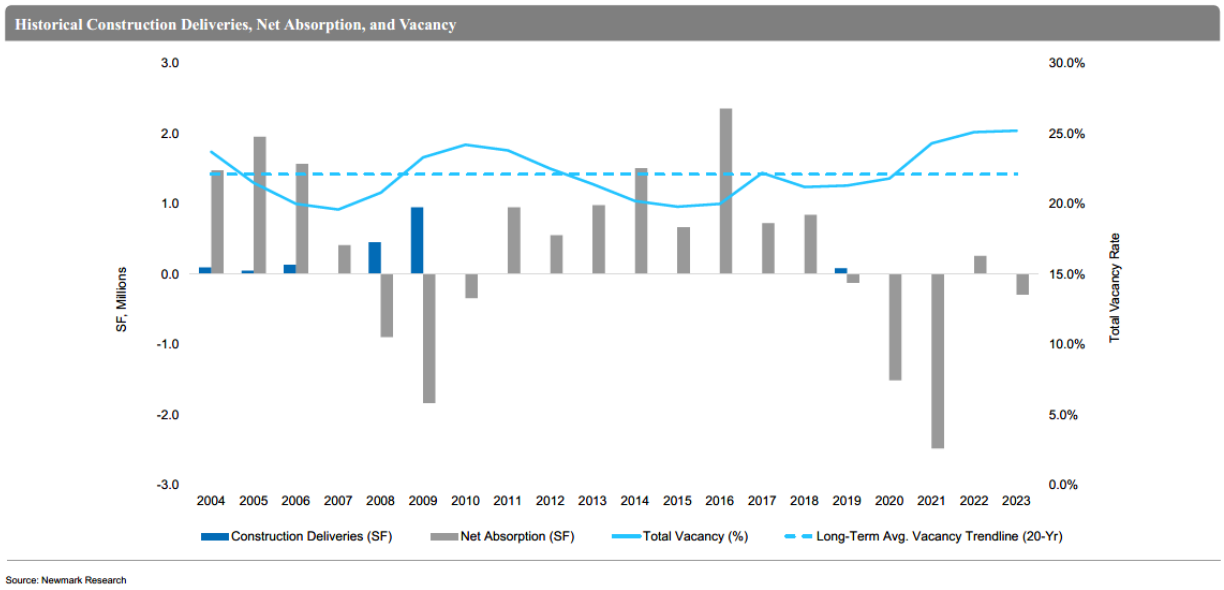
9. Since the approval of the MaeCliff PUD in 2008, the Owner has received no interest from commercial users for the development of the Subject Property due to its poor location and lack of vehicular traffic.

10. The Petitioner now seeks the requisite entitlements from the City of Warrenville to develop the Subject Property with a townhome community to be known as "Cantera Point", which will ultimately strengthen and support the other uses within Cantera.

CANTERA PLANNED UNIT DEVELOPMENT

The Cantera PUD was approved in 1994 and is comprised of approximately 651 acres located along the Corridor. Development of the Corridor dates back to the 1960s when Nicor and AT&T moved their respective headquarters to Naperville and evolved through the tech boom of the 1980s and 1990s when companies like B.P. moved its headquarters from Houston Texas to Warrenville. Over the last 2+ decades, the Corridor has suffered from substantial office vacancy rates often in excess of 20%. In the 2000's, the tech bubble resulted in transformation of companies that had been the primary employers in the area. Huge blocks of office space in single-tenant buildings became available. Through the 2010's, corridor vacancy was driven by employers' flight to the City of Chicago in search of young talent. The office market of the 2020's has been defined by the lingering effects of COVID-19. In January of 2024, Jones Lange Lasalle's fourth quarter 2023 office

summary identified a suburban Chicago vacancy rate in excess of 30%. Redevelopment of suburban office campuses has become commonplace throughout the market. As a result of the sustained and substantial vacancy rates, there is little stratification in prevailing rents between Class-A, Class-B, and Class-C office buildings. Almost weekly, Crain's Chicago Business is reporting on distress in the suburban office market.



Source: Newmark Research

Cantera continues to evolve and redevelop consistent with these market trends. Several properties within Cantera are being repurposed or redeveloped to sustain the long term viability of Cantera and the Corridor at large. As such, changes to the Cantera PUD have been necessary to facilitate those proposals. The Subject Property is a prime example of undeveloped and underutilized property that provides no benefit to Cantera or the City in its current state and under its current land use designation under the Cantera PUD. As such, the Petitioner's proposal will ensure the Subject Property is developed in accordance with its highest and best use and reduced vacancies within Cantera.

REQUIRED DEVELOPMENT ENTITLEMENTS

1. The Petitioner seeks approval of a major PUD Amendment to the Cantera PUD to permit multi-family use as an acceptable use under Subarea D in Cantera

2. The Petitioner seeks approval of site-specific amendments to the Cantera PUD and a special use to allow a preliminary/final planned unit development plan approval with certain deviations from the bulk standards set forth for the multi-family use area in Cantera.

3. The redesignation of the underlying use from commercial center use to multi-family use

4. The proposed entitlement requests meet all City and State requirements for the development of the Subject Property and will facilitate the beneficial use of the Subject Property.

5. The required standards approval are met as follows:

a. The PUD represents a more creative approach to the unified planning of development and incorporates a higher standard of integrated design and amenity than could be achieved under otherwise applicable zoning district or subdivision regulations, and solely on this basis modifications to the use and design standards established by such regulations are warranted.

The Cantera PUD was approved in 1994 and contemplated a large-scale office, research, and technology development in line with the other developments within the vicinity of the I-88 tech corridor. At the time of approval, the Cantera PUD was innovative and reflective of the tech boom of the 1980s and 1990s. Understanding the evolution of land uses, the Cantera PUD sets forth regulations, standards, and procedures to allow flexibility within the PUD over time, while simultaneously keeping with the intent and character of the PUD. Though the significant office presence was originally intended for the Cantera PUD in the 90s, property owners have needed to get creative with land uses to help support the long-term viability of the Corridor. With that, the recent trend of development along the Corridor has been institutional, residential, or mixed-use. This includes hotel users, schools, dining & entertainment uses, and even residential uses to support the evolving businesses. Though there is a significant office presence in this general area, larger users seek tollway frontage and the remaining offices are experiencing significant vacancies due to their lack of lifestyle amenities being offered and the trend of remote working as a result of the COVID-19 pandemic.

The Subject Property was initially anticipated for freestanding and multi-tenant commercial

space under the MaeCliff PUD approvals in 2008. Since that time, the Subject Property has been aggressively marketed for commercial uses and as a result, there has been no compatible interest generated from any prospective commercial users. The lack of interest is directly correlated to low traffic counts in this particular location at the intersection of Ferry Road and Warrenville Road. Per IDOT, the average annual daily traffic counts (DTC) are as follows: (1) Ferry Road: 5,450; (2) Warrenville Road: 6,400; and (3) Mill Street: 6,060. These traffic counts are simply not adequate to support commercial use – especially at Warrenville Road and Ferry Road. Commercial uses are more appropriate in Cantera Commons along Diehl Road where traffic counts can support additional commercial. Even with the necessary vehicular traffic, the tenant turnover at Cantera Commons is extraordinary and represents today's struggling commercial real estate market.

As such, the Subject Property presents an excellent canvas to create executive housing community that can serve and support the existing businesses in Cantera. Extensive care was taken in the development of the site plan to fit harmoniously in this area. The Petitioner proposes a 102-unit townhome community. The townhomes will be 3-story units with rear-loaded 2-car garages. Four different floor plans will be offered with square footages ranging from 1,661 square feet to 1,828 square feet. Landscape treatments will be utilized to enhance the visual appeal of the community, including extensive green space throughout the Subject Property, enhanced landscaping along the Property boundaries, and branding monuments at the Subject Property entrances. The community will be served via a private road network, extending from the existing private road within the MaeCliff PUD. The Petitioner is collaborating with the owners of the Hotel Parcels to delineate maintenance and cost-share obligations between the MaeCliff PUD properties. Accordingly, the design of the community will complement the nearby properties to ensure cohesive operations and provide attractive executive housing to support the mix of uses and business in Cantera.

b. The PUD meets the requirements for Planned Unit Developments set forth in the Warrenville Zoning Ordinance, and no modifications to the use and design standards otherwise applicable are allowed other than those permitted herein.

The PUD and proposal meets all requirements for a Planned Unit Development with the exception of the following modifications:

1. Increase the maximum density from 6 dwelling units per acre to 10.8 dwelling units per acre
2. Decrease the interior setback of buildings from 30’ to 20’
3. Reduce the parking space setback for townhomes from 25’ to approximately 5’-5”
4. Permit flat-roof townhomes
5. Permit windows and doors without trim or shutters.

c. The PUD is generally consistent with the objectives of the City Comprehensive Plan as viewed in light of any changed conditions since its adoption.

The Subject Property is designated for office/research under the 1984 Comprehensive Plan. Such designation is reflective of the original intent for the Cantera PUD when it was approved in the early 1990s. In recent years, several office buildings have suffered vacancies and are underutilized within Cantera and extending along the entirety of the I-88 Corridor. Given the surplus of available office space and lack of interest from prospective companies and tenants within the Corridor, the Subject Property will not and should not be developed with new office construction in accordance with the City’s Comprehensive Plan. With the oversupply of office space in the Corridor, developing the Subject Property with a supporting residential use will benefit the broader market and will generate daily liveliness within Cantera, which is ultimately beneficial to the sustainability of the Corridor.

d. The PUD will not be detrimental to the public health, safety, morals, or general welfare.

The major PUD amendment will not be detrimental to the public health, safety, morals,

or general welfare. On the contrary, the amendment will facilitate the development of this underperforming and challenging property that currently provides no net benefit to the general welfare. The Subject Property was aggressively marketed for commercial use in line with the commercial use designation under Subarea D in Cantera. However, the lack of traffic in this location is a major deterrent for prospective commercial interest and there are several alternative locations, such as Cantera Commons that are more suitable for commercial use. Allowing the Subject Property to remain vacant and undeveloped provides no benefit to the community. By virtue of approving the major PUD amendment, the City will allow the Subject Property to be developed in accordance with its highest and best use, ultimately yielding a positive future for the well-being of our community. The proposed townhome community will generate property tax revenue and provide a unique housing opportunity that will allow residents to live in close proximity to I-88 or even where they work, ultimately supporting the long-term viability of Cantera and the Corridor at large.

e. Neither the PUD nor any portion thereof will be injurious to the use and enjoyment of other properties in its vicinity, seriously impair property values or environmental quality in the neighborhood, nor impede the orderly development of surrounding property.

In its current form, the Subject Property is underutilized and generates no value or vibrancy to the area. In addition, the surrounding properties are generally developed, leaving the Subject Property the last remaining developable piece of land in the vicinity. With that, the proposal will not impede the orderly development of the surrounding property. In fact, the townhome community will generate ongoing vibrancy and activity in the Corridor, which will ultimately support and complement the existing businesses in Cantera. Accordingly, the proposal will not be injurious to the use and enjoyment of nearby properties.

f. The design of the PUD is as consistent as practical with the preservation of natural features of the site such as flood plains, wooded areas, steep slopes, natural drainage ways, or

other areas of sensitive or valuable environmental character.

The PUD amendment does not impact any natural features as there are no wetlands, floodplains, or other areas of sensitive or valuable environmental character represented on the Subject Property.

g. Streets, sidewalks, pedestrian ways, bicycle paths, off-street parking, and off-street loading as appropriate to the planned land uses are provided. They are adequate in location, size, capacity, and design to ensure safe and efficient circulation of automobiles, trucks, bicycles, pedestrians, fire trucks, garbage trucks, and snow plows as appropriate without blocking traffic, creating unnecessary pedestrian-vehicular conflict, creating unnecessary through traffic within the PUD, or unduly interfering with the safety or capacity of adjacent streets.

Adequate parking will be provided for the community. The Warrenville zoning ordinance requires four (4) spaces per unit for units larger than 1,200 square feet. Each townhome will provide two (2) garage spaces and two (2) driveway spaces, and thus meet the 4 parking spaces per unit requirement. In addition, Petitioner is incorporating twenty-eight (28) additional guest parking spaces throughout the community. Accordingly, Cantera Point will provide 426 parking spaces where only 408 parking spaces are required. In addition, an extensive pedestrian path will extend through the community and the elaborate landscaped features to provide an exceptional recreational feature for the residents. Though designed with private roads, the community will be able to maintain appropriate access for the accommodation of emergency vehicles, snow removal trucks, and waste management vehicles to effectively circulate through the community.

h. The quality and quantity of public and common open spaces and landscaping provided are consistent with the higher standards of design and amenity required of a PUD The size, shape, and location of a substantial portion of total public and common open space provided in residential areas render it useable for recreation purposes. Open Space between all buildings is adequate to allow for light and air, access by fire fighting equipment, and for privacy where walls have windows, terraces, or adjacent patios. Open space along the perimeter of the development is sufficient to protect existing and permitted future uses of adjacent property from adverse effects from the development.

Cantera Point comprises approximately 64% open space. Among that open space are extensive landscaped features and the extension of walking paths throughout the community to provide for a recreational feature for the residents. Said walking paths will circulate internal to the community and will extend and provide pedestrian access to Ferry and Warrenville Road. In addition, a covered seating area is planned, which will create a complementary passive recreational area where residents may socialize or work outdoors. The open space improvements will be constructed in accordance with the City and Cantera's regulations in terms of setbacks and overall design to ensure adequate light and air is provided, fire access is maintained, and open space is not negatively impacted.

i. Where individual parcels are to be later sold, adequate provision has been made in the form of deed restrictions, homeowners or condominium associations, or the like for:
   a. the preservation and maintenance of any open spaces, thoroughfares, utilities, water retention or detention areas, and other common elements not to be dedicated to the City or another public body
   b. such control of the use and exterior design of the individual structures, if any, as is necessary for continuing conformance to the PUD Plan, such provision to be binding on all future ownership

Deed restrictions are in place as it relates to the Subject Property and Petitioner's proposal will abide by said restrictions. Any restrictions that are not in line with the proposal will be removed prior to development of Cantera Point. The exterior design of the townhomes is consistent with the Cantera Design Guidelines and the general dynamic of the Corridor and Petitioner will obtain any requisite approvals from the Association as necessary as it relates to architectural approvals.

j. The land uses, intensities, and phasing of the PUD are consistent with the anticipated ability of the City, the school districts, and other public bodies to provide and economically support police and fire protection, water supply, sewage disposal, schools, and other public facilities and services without placing undue burden on existing residents and businesses.

Cantera Point is only expected to generate 20 school aged students. Generally speaking, townhomes are more attractive to young professionals and empty nesters who are looking to downsize and take advantage of no maintenance living. Taking it a step further, we can reasonably anticipate the residents of the townhomes in this very location will be young professionals seeking to live in executive-style housing in close proximity to work – either within Cantera or via the seamless access to I-88. Petitioner will provide a cash-in-lieu of land contribution to the School District in accordance with City of Warrenville's subdivision regulations to offset any impact of students generated by the development. In addition, the community will be served by adequate utilities, which will be properly designed to ensure there is no undue burden on existing residents or businesses. In fact, we can expect additional tax revenue to be generated by the proposal and specifically, a portion of that tax revenue will be paid directly to the school district and the other public bodies as a result of the development.

k. Each development phase of the PUD can, together with any phases that preceded it, exist as an independent unit that meets all of the foregoing criteria and all other applicable regulations herein even if no subsequent phase should ever be completed. The provision and improvement of public or common area improvements, open spaces, and amenities – or the provision of financial sureties guaranteeing their improvement – is phased generally proportionate to the phasing of the number of dwelling units or amount of non-residential floor area.

The proposed amendment to the Cantera PUD can exist as an independent unit. Cantera Point will operate under the rules and regulations of the PUD, but will maintain its own distinct operations and will develop its own set of rules and regulations pursuant to the homeowner's association that will govern the community. The proposal will not be constructed in phases and the proposal meets all foregoing criteria and all applicable regulations as set forth under the City Code and Cantera PUD regulations, with the exception of the modifications requested herein.

SPECIAL USE FOR A PLANNED UNIT DEVELOPMENT

a. The establishment, maintenance, or operation of the use shall not significantly

diminish the general compatibility of other uses within the area; and

The Cantera PUD was approved in 1994 and contemplated a large-scale office, research, and technology development in line with the other developments within the vicinity of the I-88 tech corridor. At the time of approval, the Cantera PUD was innovative and reflective of the tech boom of the 1980s and 1990s. Understanding the evolution of land uses, the Cantera PUD sets forth regulations, standards, and procedures to allow flexibility within the PUD over time, while simultaneously keeping with the intent and character of the PUD. Though the significant office presence was originally intended for the Cantera PUD in the 90s, property owners have needed to get creative with land uses to help support the long-term viability of the Corridor. With that, the recent trend of development along the Corridor has been institutional, residential, or mixed-use. This includes hotel users, schools, dining & entertainment uses, and even residential uses to support the evolving businesses. Though there is a significant office presence in this general area, larger users seek tollway frontage and the remaining offices are experiencing significant vacancies due to their lack of lifestyle amenities being offered and the trend of remote working as a result of the COVID-19 pandemic.

The Petitioner's proposal takes into consideration the current market trends and the location of the Subject Property. The fact of the matter is the Subject Property is ill-suited for commercial development and Cantera does not need new office construction as it struggles with significant office vacancies today. Instead, the establishment of the residential PUD will bring daily activity to Cantera and will ultimately support the long-term viability of Cantera and the Corridor at large.

b. The use shall be not be injurious to the use and enjoyment of other property in the area; and

Cantera Point will not be injurious to the use and enjoyment of other property in the area. The Subject Property is subject to both Cantera regulations and is located under the Maecliff PUD. As such, the Petitioner has been coordinating with Cantera and the other property owners in Maecliff to ensure the use and enjoyment of those nearby properties are not negatively impacted.

c. *The establishment of the use will not impair the normal and orderly development of property within the general area; and*

The Subject Property remains vacant and undeveloped under its current designation as a commercial use are in Cantera. The Property is located in Subarea D of the Cantera PUD, which is nearly fully developed. As such, the special use will not impair the development of nearby properties.

d. *The use will not create levels of noise or traffic that are significantly higher than those of other uses in the area; and*

The proposed residential PUD is one of the least intensive uses that can be developed in this location. In fact, under its current designation of the commercial center use area, permitted uses for the Subject Property include, but are not limited to bars and taverns with live entertainment, appliance repair shops, and automobile and truck rental businesses. The permitted uses allowed on the Subject Property today would generate significantly more noise and traffic than the proposed residential community. In addition, the residential community will be served by a private road network, which will see that the special use does not impact the other uses in the area.

e. *The use is situated such that any impacts created by the use are effectively mitigated by good site planning techniques.*

The Subject Property is situated on the northeast corner of Ferry Road and Warrenville Road. The proposed residential PUD is thoughtfully planned in such a way

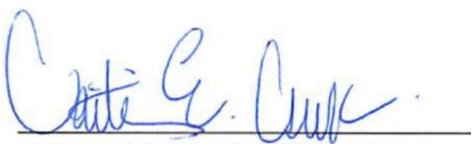
that the site will be served by effective ingress/egress to the subdivision, there is an abundant amount of open space to provide for passive recreation for the residents, and the community will be served by adequate utilities and will not negatively impact public services. As such, the proposal will see this underperforming property is developed in accordance with its highest and best use and with good planning techniques.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests that the Plan Commission recommend approval and the City Council approve the following: (i) approval of an amendment to the Cantera Development Control Regulations in the Special Development District known as Cantera to permit multi-family use as an acceptable use under Subarea D in Cantera; (ii) approval of a major amendment to the Cantera Planned Unit Development, site specific amendments, and a special use to allow a preliminary/final Planned Unit Development Plan approval with certain deviations from the bulk standards set forth for the multi-family use area in Cantera; (iii) redesignation of the underlying use from commercial center use to multi-family use; and (iv) such other variances, departures or deviations as may be necessary to develop the Subject Property as depicted on the plans submitted herewith pursuant to the appropriate provisions of the Code.

RESPECTFULLY RESUBMITTED this 11th day of April 2025.

PETITIONER:

D.R. Horton, Inc - Midwest

By: 

Rosanova & Whitaker, Ltd. Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:
LOTS 3, 4, 5, 6 AND 7, IN THE FINAL PLAT OF SUBDIVISION OF MAECLIFF, BEING A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, AND A PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, ALL IN RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2008, AS DOCUMENT NUMBER R2008-111759, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE FINAL PLAT OF SUBDIVISION OF MAECLIFF RECORDED JULY 16, 2008, AS DOCUMENT NUMBER R2008-111759, OVER MAECLIFF DRIVE, IN DU PAGE COUNTY, ILLINOIS.

Attachment C

ALTA/NSPS LAND TITLE SURVEY

NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY FILE NUMBER 24162434 WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 2024, AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.

A. TITLE EXCEPTION 15. PROPERTY SUBJECT TO TERMS, PROVISIONS AND CONDITIONS CONTAINED IN DECLARATION OF RESTRICTIONS DATED AUGUST 14, 2008, AND RECORDED AUGUST 27, 2008, AS DOCUMENT NUMBER R2008-132356 BY MAECLIFF DEVELOPMENT, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, FOR A DEVELOPMENT RESTRICTION. PROPERTY SHALL NOT BE DEVELOPED AS A HOTEL, MOTEL, EXTENDED STAY OR OTHER TYPE OF HOSPITALITY OR LODGING FACILITY, PROVIDED THAT DAY CARE CENTERS SHALL BE PERMITTED ON THE BURDENED PROPERTY, OR ANY PORTION THEREOF. FURTHERMORE, NO IMPROVEMENT IN EXCESS OF 30 FEET IN HEIGHT, EXCLUDING MECHANICAL EQUIPMENT AND DECORATIVE ARCHITECTURAL FEATURES, SHALL BE PERMITTED TO BE CONSTRUCTED UPON THE BURDENED PROPERTY WITHOUT THE PRIOR WRITTEN APPROVAL OF BOTH OF THE THEN CURRENT OWNERS OF LOT 1 AND LOT 2, WHICH SHALL NOT BE UNREASONABLY WITHHELD, CONDITIONED OR DELAYED. THIS DEVELOPMENT RESTRICTION SHALL REMAIN EFFECTIVE UNTIL NEITHER ANY PART OF LOT 1 NOR ANY PART OF LOT 2 IS USED FOR LODGING PURPOSES. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS. (AFFECTS PARCEL 1)

B. TITLE EXCEPTION 16. PROPERTY SUBJECT TO PLAT OF ANNEXATION RECORDED NOVEMBER 18, 1982, AS DOCUMENT R82-53784, ANNEXING LOT 19 TO THE CITY OF WARRENVILLE. (AFFECTS UNDERLYING LOT 19 IN WARRENVILLE FARMS RECORDED AS DOCUMENT 256254). SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

C. TITLE EXCEPTION 17. PROPERTY SUBJECT TO TERMS, PROVISIONS AND CONDITIONS DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 23, 1999 AS DOCUMENT R1999-204342 AND AS AMENDED BY AMENDMENT TO THE CANTERA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 29, 2008 AS DOCUMENT R2008-087716, AND AS AMENDED BY PARTIAL ASSIGNMENT OF RIGHTS UNDER CANTERA DECLARATION RECORDED JUNE 18, 2008 AS DOCUMENT R2008-098321 AND RE-RECORDED JUNE 23, 2008 AS DOCUMENT R2008-100721, RELATING IN PART TO ASSOCIATION, ASSESSMENTS AND LIEN THEREOF. AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED SEPTEMBER 23, 1999 AS DOCUMENT R1999-204342 AND AS AMENDED BY AMENDMENT TO THE CANTERA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED MAY 29, 2008 AS DOCUMENT R2008-087716, AND AS AMENDED BY PARTIAL ASSIGNMENT OF RIGHTS UNDER CANTERA DECLARATION RECORDED JUNE 18, 2008 AS DOCUMENT R2008-098321 AND RE-RECORDED JUNE 23, 2008 AS DOCUMENT R2008-100721. SHOWN HEREON. SEE DOCUMENTS FOR PARTICULARS. (AFFECTS UNDERLYING SUBDIVISION CANTERA SUBAREA D)

D. TITLE EXCEPTION 18. PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED SEPTEMBER 23, 1999, AS DOCUMENT R1999-204343 REGARDING USE OF THE LAND, AMONG OTHER THINGS. (AFFECTS LOTS 6 & 7) PARTIAL ASSIGNMENT AND RELEASE OF DEED PROVISIONS (LOT D-3) RECORDED JUNE 2, 2008 AS DOCUMENT R2008-089253, WHEREIN EXHIBIT "C", PARAGRAPH 1 IS RELEASED AND PARAGRAPHS 2, 3, 5, 6, 8 AND 9 ARE ASSIGNED TO THE CANTERA OWNERS ASSOCIATION. AS CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 2, 2005 AS DOCUMENT NUMBER R2005-246020, EXHIBIT "D" EASEMENT RESERVATION FOR TEMPORARY CONSTRUCTION EASEMENT IS EXPIRED AS OF SEPTEMBER 30, 1999. THE PERMITTED EXCEPTION 3 (DOCUMENT NO. R98-268979) CONTAINED IN EXHIBIT B OF SPECIAL WARRANTY DEED RECORDED SEPTEMBER 23, 1999, AS DOCUMENT NO. R1999-204343 HAS EXPIRED ACCORDING TO ITS TERMS. (AFFECTS THE UNDERLYING LAND (LOT 3 IN CANTERA SUBAREA D) SHOWN HEREON. SEE DOCUMENTS FOR PARTICULARS.

E. TITLE EXCEPTION 19. PROPERTY SUBJECT TO COVENANTS AND RESTRICTIONS CONTAINED IN THE SPECIAL WARRANTY DEED RECORDED NOVEMBER 2, 2005 AS DOCUMENT NUMBER R2005-246020 REGARDING USE OF THE LAND, AMONG OTHER THINGS. (AFFECTS LOTS 3, 4, 5 & 6) PARTIAL ASSIGNMENT AND RELEASE OF DEED PROVISIONS (LOT D-4 AND D-5) RECORDED JUNE 2, 2008 AS DOCUMENT R2008-089254, WHEREIN EXHIBIT "C", PARAGRAPH 1 IS RELEASED AND PARAGRAPHS 2, 5, 6, 10, 13 AND 14 ARE ASSIGNED TO THE CANTERA OWNERS ASSOCIATION. PARTIAL ASSIGNMENT AND RELEASE OF DEED PROVISIONS (LOT D-4 AND D-5) RECORDED JUNE 2, 2008 AS DOCUMENT R2008-089254, WHEREIN PARAGRAPH 1 OF THE DEED RESTRICTIONS ARE RELEASED. THE PERMITTED EXCEPTION 9 (DOCUMENT NO. R2002-110199) CONTAINED IN EXHIBIT B OF SPECIAL WARRANTY DEED RECORDED NOVEMBER 2, 2008, AS DOCUMENT NO. R2008-246020, HAS EXPIRED ACCORDING TO ITS TERMS. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

F. TITLE EXCEPTION 20. PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN RIGHT OF FIRST REFUSAL AND RESTRICTIVE COVENANT MEMORANDUM RECORDED NOVEMBER 12, 1999, AS DOCUMENT R1999-237731, TOGETHER WITH THE FURTHER RESTRICTION THAT THE PREMISES SHALL NOT BE USED AS AN AMBULATORY CARE SURGERY CENTER FOR ORTHOPEDIC MEDICAL SERVICES OR ANY OTHER USES DESCRIBED THEREIN. (AFFECTS LOT 3A IN CANTERA D-3 RESUBDIVISION) THE RIGHT OF FIRST REFUSAL NO LONGER AFFECTS THE PARCELS PURSUANT TO THAT CERTAIN TERMINATION OF RIGHT OF FIRST REFUSAL RECORDED JULY 11, 2008 AS DOCUMENT R2008-109868, RELEASING CORNERSTONE MEDICAL DEVELOPMENT COMPANY, L.L.C. FROM THE RIGHT OF FIRST REFUSAL. SAID INSTRUMENT DOES NOT RELEASE THE RESTRICTION CONTAINED THEREIN AND DESCRIBED ABOVE.SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

G. TITLE EXCEPTION 22. PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 2415 RECORDED JANUARY 4, 2008, AS DOCUMENT R2008-002064, RELATING IN PART TO THE REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT SPECIAL USE PERMIT AND VARIOUS SITE-SPECIFIC AMENDMENTS. (AFFECTS THE LAND AND OTHER PROPERTY). SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

H. TITLE EXCEPTION 23. PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 2456 APPROVING FINAL PLAT OF SUBDIVISION OF MAECLIFF DATED JUNE 26, 2008, AND RECORDED JULY 16, 2008, AS DOCUMENT NUMBER R2008-111755. (AFFECTS THE LAND AND OTHER PROPERTY). SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

I. TITLE EXCEPTION 24. PROPERTY SUBJECT TO BUILDING SETBACK LINES, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AS IN THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER FINAL PLAT OF SUBDIVISION OF MAECLIFF RECORDED JULY 16, 2008, AS DOCUMENT NUMBER R2008-111759 AS FOLLOWS:
WATER MAIN EASEMENT AND PROVISIONS CONTAINED THEREIN. (SEE PLAT FOR EXACT LOCATIONS).
INGRESS/EGRESS EASEMENTS AND PROVISIONS CONTAINED THEREIN. (SEE PLAT FOR EXACT LOCATIONS).
CITY EASEMENTS FOR SANITARY SEWER GRANTED. (SEE PLAT FOR EXACT LOCATIONS).
BUILDING HEIGHT RESTRICTION SETBACK LINE 451 FEET FROM OLD CENTERLINE OF WARRENVILLE ROAD. SHOWN HEREON.
90-FOOT SETBACK LINE ALONG THE NORTHEAST SIDE, THE NORTHEAST CORNER AND THE SOUTHEAST SIDE OF THE LAND. SHOWN HEREON.
EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE NORTHEAST 15 FEET OF THE LAND. SHOWN HEREON.
EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE OVER, UPON AND UNDER THE SOUTHEAST 20 FEET OF THE LAND. SHOWN HEREON.
SIDEWALK EASEMENT OVER THE SOUTHEAST 10 FEET OF THE LAND. SHOWN HEREON.
UTILITY EASEMENT OVER THE WEST 37 FEET OF THE LAND RESERVED FOR COMMONWEALTH EDISON COMPANY. SHOWN HEREON.
PROVISION STATING THERE SHALL BE NO DIRECT ACCESS TO WARRENVILLE ROAD OR FERRY ROAD FROM ANY OF THE LOTS CREATED BY THIS PLAT OF SUBDIVISION OTHER THAN VIA THE INGRESS/EGRESS EASEMENTS AS SHOWN HEREON NEAR THE NORTHWEST CORNER OF LOT 3 AND THE SOUTHEAST CORNER OF LOT 1. SHOWN HEREON.
CERTIFICATION BY THE SURVEYOR THAT THE LAND IS LOCATED WITHIN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. SHOWN HEREON.
RIGHTS OF THE ADJOINING OWNERS TO THE CONCURRENT USE OF THE EASEMENTS DESCRIBED IN SAID PLAT AND AS DESCRIBED IN PARCEL 2 IN SCHEDULE 1 HEREIN.

J. TITLE EXCEPTION 25. PROPERTY SUBJECT TO TERMS, PROVISIONS AND CONDITIONS OF DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED JULY 16, 2008, AS DOCUMENT R2008-111757, RELATING IN PART TO COMMON AREAS, ASSOCIATION, ASSESSMENTS AND LIEN THEREOF. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

K. TITLE EXCEPTION 26. PROPERTY SUBJECT TO PROVISIONS CONTAINED IN THE CITY OF WARRENVILLE TRAFFIC ENFORCEMENT AGREEMENT RECORDED JULY 16, 2008, AS DOCUMENT R2008-111756. RELATING TO REGULATING TRAFFIC AND PARKING ON THE PRIVATE STREETS, DRIVEWAY AND PARKING AREAS. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

L. TITLE EXCEPTION 27. PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 2455 RECORDED JULY 16, 2008 AS DOCUMENT R2008-111753, AN ORDINANCE APPROVING THE FINAL PUD FOR CANTERA SUBAREA D, LOTS D-3B, D-4, D-5 AND FORMER CHASE UPHOLSTERY PROPERTY (NORTHWEST CORNER OF WARRENVILLE AND FERRY ROADS) TO ALLOW DEVELOPMENT OF TWO HOTELS AND FREE STANDING AND MULTI-TENANT COMMERCIAL SPACES (INCLUDING RETAIL, RESTAURANT, OFFICE AND POSSIBLE FREE-STANDING CHILD DAY-CARE USES) – MAECLIFF DEVELOPMENT, LLC. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

M. TITLE EXCEPTION 28. PROPERTY SUBJECT TO TERMS, RIGHTS AND PROVISIONS CONTAINED IN GRANT OF EASEMENT DATED MARCH 31, 2009, AND RECORDED APRIL 3, 2009, AS DOCUMENT NUMBER R2009-048694 BY MAECLIFF DEVELOPMENT LLC TO COMMONWEALTH EDISON COMPANY, SBC ILLINOIS, THEIR SUCCESSORS AND ASSIGNS FOR A 25 X 25 FOOT UTILITY EASEMENT LOCATED 134.50 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF THE LAND. (AFFECTS LOT 3). SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

N. TITLE EXCEPTION 29. PROPERTY SUBJECT TO TERMS, RIGHTS AND PROVISIONS CONTAINED IN ORDINANCE NO. 2531 APPROVING PLAT OF EASEMENT GRANT FOR PUBLIC UTILITY EASEMENTS (LOTS 1, 2 AND 3 IN MAECLIFF) DATED JULY 20, 2009, AND RECORDED AUGUST 19, 2009, AS DOCUMENT NUMBER R2009-129634 BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WARRENVILLE, ILLINOIS FOR UTILITY EASEMENTS OVER AND THROUGH THE LAND. (AFFECTS LOTS 1, 2 AND 3 IN MAECLIFF). SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

O. TITLE EXCEPTION 30. PROPERTY SUBJECT TO TERMS, RIGHTS AND PROVISIONS CONTAINED IN ORDINANCE NO. 2544 REPEALING ORDINANCE NO. 2538 OF THE CITY AND APPROVING PLAT OF EASEMENT GRANT FOR PUBLIC UTILITY EASEMENTS (LOTS 3, 4, 5, 6 AND 7 IN MAECLIFF) DATED OCTOBER 9, 2009, AND RECORDED OCTOBER 9, 2009, AS DOCUMENT NUMBER R2009-155268 BY THE MAYOR AND CITY COUNCIL OF THE CITY OF WARRENVILLE, ILLINOIS FOR UTILITY EASEMENTS OVER AND THROUGH THE LAND. (AFFECTS A 10 FOOT STRIP RUNNING THROUGH THE LAND. SEE PLAT FOR PARTICULARS). SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

P. TITLE EXCEPTION 31. PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN ORDINANCE NO. 2454 APPROVING PLAT OF VACATION (LORRAINE AND WILBUR AVENUES) AND PLAT OF EASEMENT VACATION DATED JUNE 26, 2008, AND RECORDED JULY 16, 2008, AS DOCUMENT NUMBER R2008-111750 AND PLAT OF VACATION OF PUBLIC RIGHT-OF-WAY RECORDED JULY 16, 2008, AS DOCUMENT NUMBER R2008-111751. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

Q. TITLE EXCEPTION 32. PROPERTY SUBJECT TO TERMS AND PROVISIONS CONTAINED IN ASSIGNMENT AND ASSUMPTION OF STORMWATER MANAGEMENT AREA MAINTENANCE OBLIGATIONS (SUB AREA D) DATED AUGUST 27, 2008, AND RECORDED JUNE 2, 2008, AS DOCUMENT NUMBER R2008-089289 BETWEEN WARRENVILLE DEVELOPMENT LIMITED PARTNERSHIP AND CANTERA OWNERS ASSOCIATION. (AFFECTS THE UNDERLYING LAND). SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

R. TITLE EXCEPTION 34. PROPERTY SUBJECT TO RIGHTS OF PUBLIC OR QUASI-PUBLIC UTILITIES, IF ANY, IN THE VACATED STREETS AS SHOWN ON THE PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER FINAL PLAT OF MAECLIFF RECORDED JULY 16, 2008 AS DOCUMENT NUMBER R2008-111759. (AFFECTS THE UNDERLYING LAND). SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.

2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.

3. TABLE "A", ITEM 2. ADDRESSES FOR THE SURVEYED PROPERTY IS SHOWN HEREON BASED ON COMMITMENT FOR TITLE INSURANCE: 27750-27751 MAECLIFF DRIVE, WARRENVILLE, ILLINOIS 60555.

4. TABLE "A", ITEM 3. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD ACCORDING TO THE INTERACTIVE MAP ON FEMA WEBSITE. A MAP HAS NOT BEEN PRINTED FOR PANEL 17043C0133J DATED AUGUST 1, 2019, AND PANEL 17043C0141J DATED AUGUST 1, 2019, AS NOTED ON FEMA WEBSITE.

5. TABLE "A", ITEM 4. GROSS LAND AREA OF THE PROPERTY IS SHOWN HEREON.

6. TABLE "A", ITEM 7(A). BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION/EXISTING STRUCTURE.

7. TABLE "A", ITEM 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.

8. TABLE "A", ITEM 9. NO MARKED PARKING STALLS WITHIN THE HEREON DESCRIBED PROPERTY WERE VISIBLE AT THE TIME OF FIELD WORK.

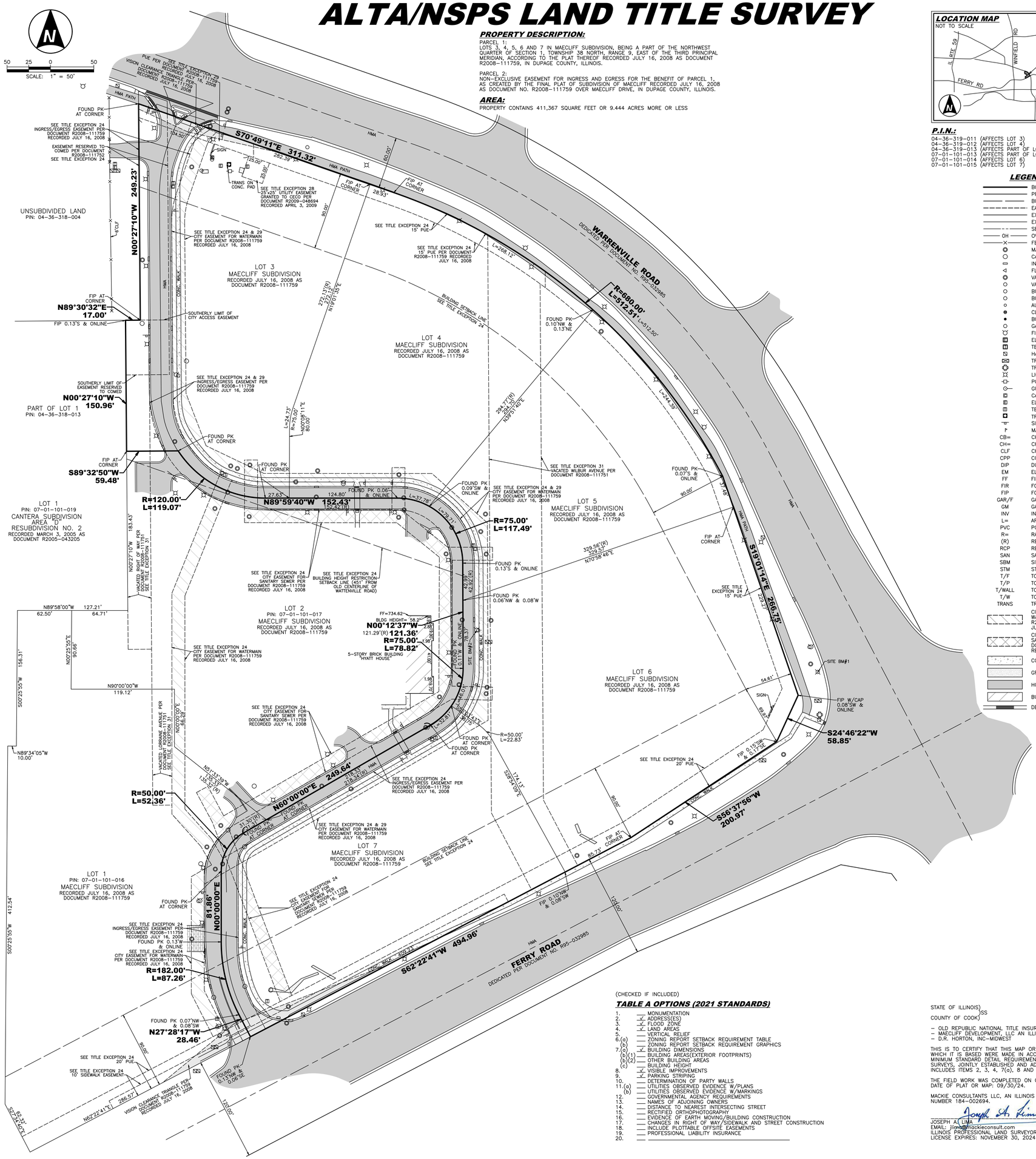
9. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

10. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HERE ON. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.

11. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.

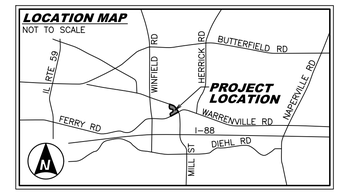
12. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.

13. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.



LOCATION MAP

NOT TO SCALE



P.I.N.:

04-36-319-011 (AFFECTS LOT 3)
04-36-319-013 (AFFECTS LOT 4)
04-36-319-013 (AFFECTS PART OF LOT 5)
07-01-101-013 (AFFECTS PART OF LOT 5)
07-01-101-014 (AFFECTS LOT 6)
07-01-101-015 (AFFECTS LOT 7)

LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SECTION LINE
- OH — OVERHEAD WIRE
- FENCE
- MANHOLE (MH)
- CATCH BASIN (CB)
- INLET (INL)
- FLARED END SECTION (FES)
- VALVE VAULT (VV)
- VALVE BOX (VB)
- BUFFALO BOX (BB)
- BUFFALO BOX PIPE ONLY (BBP)
- AUXILIARY VALVE (AV)
- CLEANOUT (CO)
- BOLLARD (BOL)
- GAS VALVE (GV)
- FIRE HYDRANT (FH)
- ELECTRIC MANHOLE (EMH)
- TELEPHONE MANHOLE (TMH)
- HANDHOLE (HH)
- TRAFFIC SIGNAL BOX (TSB)
- TRAFFIC SIGNAL (TS)
- LIGHT (LHT)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- TRANSFORMER
- SIGN
- MAILBOX (MB)
- CHB= CHORD BEARING
- CHL= CHORD LENGTH
- CLF CHAIN LINK FENCE
- CPP CORRUGATED PLASTIC PIPE
- DIP DUCTILE IRON PIPE
- EM ELECTRIC METER
- FF FINISHED FLOOR
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- GAR/F GARAGE FLOOR
- GM GAS METER
- INV INVERT
- L= ARC LENGTH
- PVC POLYVINYL CHLORIDE PIPE
- R= RADIUS
- (R) RECORD
- RCP REINFORCED CONCRETE PIPE
- SAN SANITARY
- SBM SITE BENCHMARK
- STM STORM
- T/F TOP OF FOUNDATION
- T/P TOP OF PIPE
- T/WALL TOP OF WALL
- T/W TOP OF WATER
- TRANS TRANSFORMER
- CITY EASEMENT FOR WATERMAIN PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
- CITY EASEMENT FOR SANITARY SEWER PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB

(CHECKED IF INCLUDED)

TABLE A OPTIONS (2021 STANDARDS)

1. ___ MONUMENTATION
2. _✓_ ADDRESS(ES)
3. _✓_ FLOOD ZONE
4. _✓_ LAND AREAS
5. ___ VERTICAL RELIEF
6.(a) ___ ZONING REPORT SETBACK REQUIREMENT TABLE
(b) ___ ZONING REPORT SETBACK REQUIREMENT GRAPHICS
7.(a) _✓_ BUILDING DIMENSIONS
(b)(1) ___ BUILDING AREAS(EXTERIOR FOOTPRINTS)
(b)(2) ___ OTHER BUILDING AREAS
(c) ___ BUILDING HEIGHT
8. _✓_ VISIBLE IMPROVEMENTS
9. _✓_ PARKING STRIPING
10. ___ DETERMINATION OF PARTY WALLS
11.(a) ___ UTILITIES OBSERVED EVIDENCE W/PLANS
(b) ___ UTILITIES OBSERVED EVIDENCE W/MARKINGS
12. ___ GOVERNMENTAL AGENCY REQUIREMENTS
13. ___ NAMES OF ADJOINING OWNERS
14. ___ DISTANCE TO NEAREST INTERSECTING STREET
15. ___ RECTIFIED ORTHOPHOTOGRAPHY
16. ___ EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
17. ___ CHANGES IN RIGHT OF WAY/SIDEWALK AND STREET CONSTRUCTION
18. ___ INCLUDE PLOTTABLE OFFSITE EASEMENTS
19. ___ PROFESSIONAL LIABILITY INSURANCE
20. ___ _____

PROFESSIONAL LAND SURVEYOR
JOSEPH A. LIMA
035-003080
ROSEMONT
ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

– OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
– MAECLIFF DEVELOPMENT, LLC AN ILLINOIS LIMITED LIABILITY COMPANY
– D.R. HORTON, INC–MIDWEST

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), 8 AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 03/19/24.
DATE OF PLAT OR MAP: 09/30/24.

MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694.

Joseph A. Lima
JOSEPH A. LIMA
EMAIL: jlima@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003080
LICENSE EXPIRES: NOVEMBER 30, 2024

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
D·R·HORTON® America's Builder
D.R. HORTON, INC.-MIDWEST
750 EAST BUNKER COURT
VERNON HILLS, ILLINOIS 60061

DATE	DESCRIPTION OF REVISION	BY
09/30/24	REVISED PER UPDATED TITLE COMMITMENT	MRD

DESIGNED	
DRAWN	MRD
APPROVED	JAL
DATE	04/23/24
SCALE	1"=50'

ALTA/NSPS LAND TITLE SURVEY
CANTERA POINT PROPERTY
27750 - 27751 MAECLIFF DRIVE
WARRENVILLE, ILLINOIS

SHEET 1 OF 1
PROJECT NUMBER: 4821
© MACKIE CONSULTANTS LLC, 2024
ILLINOIS FIRM LICENSE 184-002694

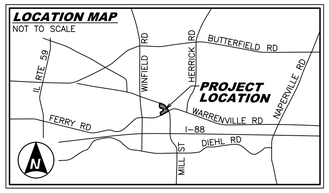
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Attachment D

FINAL PLAT OF
CANTERA POINT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS.

LOCATION MAP
NOT TO SCALE



P.I.N.:
04-36-319-011 (AFFECTS LOT 3)
04-36-319-012 (AFFECTS LOT 4)
04-36-319-013 (AFFECTS PART OF LOT 5)
07-01-101-013 (AFFECTS PART OF LOT 5)
07-01-101-014 (AFFECTS LOT 6)
07-01-101-015 (AFFECTS LOT 7)

DEVELOPER
D.R. HORTON, INC. - MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173
PHONE: 847.362.8100

SURVEYOR
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, IL 60018
PHONE: 847.696.1400

ZONING
PROPOSED PLAT OF SUBDIVISION WITH UNDERLYING R-5 (LOW DENSITY RESIDENTIAL) ZONING.

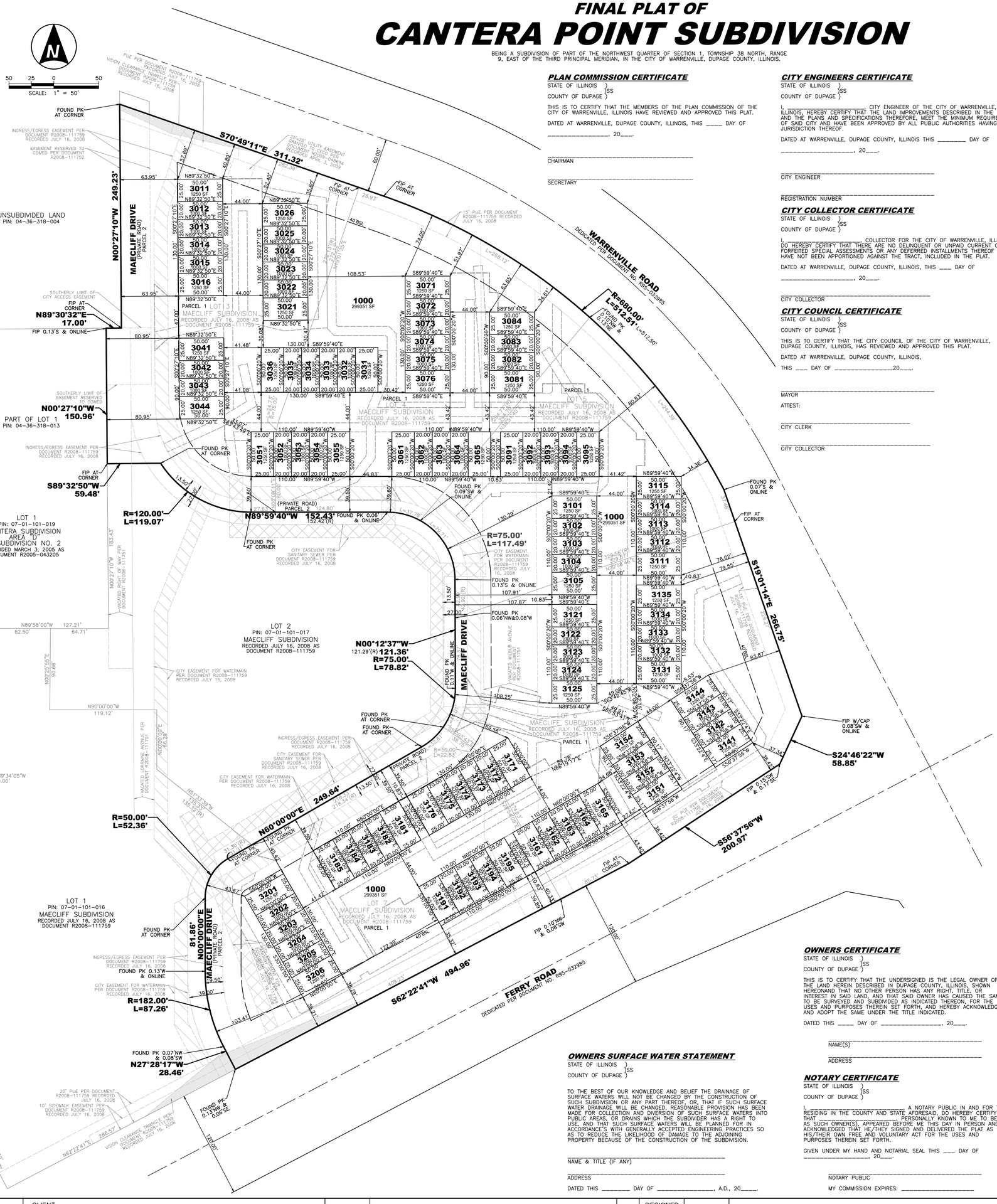
SHEET INDEX:

SHEET 1 OF 3: OVERALL SITE PLAN
SHEET 2 OF 3: PROPOSED ACCESS EASEMENT DETAIL,
SHEET 3 OF 3: PROPOSED CITY EASEMENT FOR SANITARY, PROPOSED CITY EASEMENT FOR WATER AND PROPOSED PRIVATE STORM SEWER EASEMENT DETAIL

LEGEND:

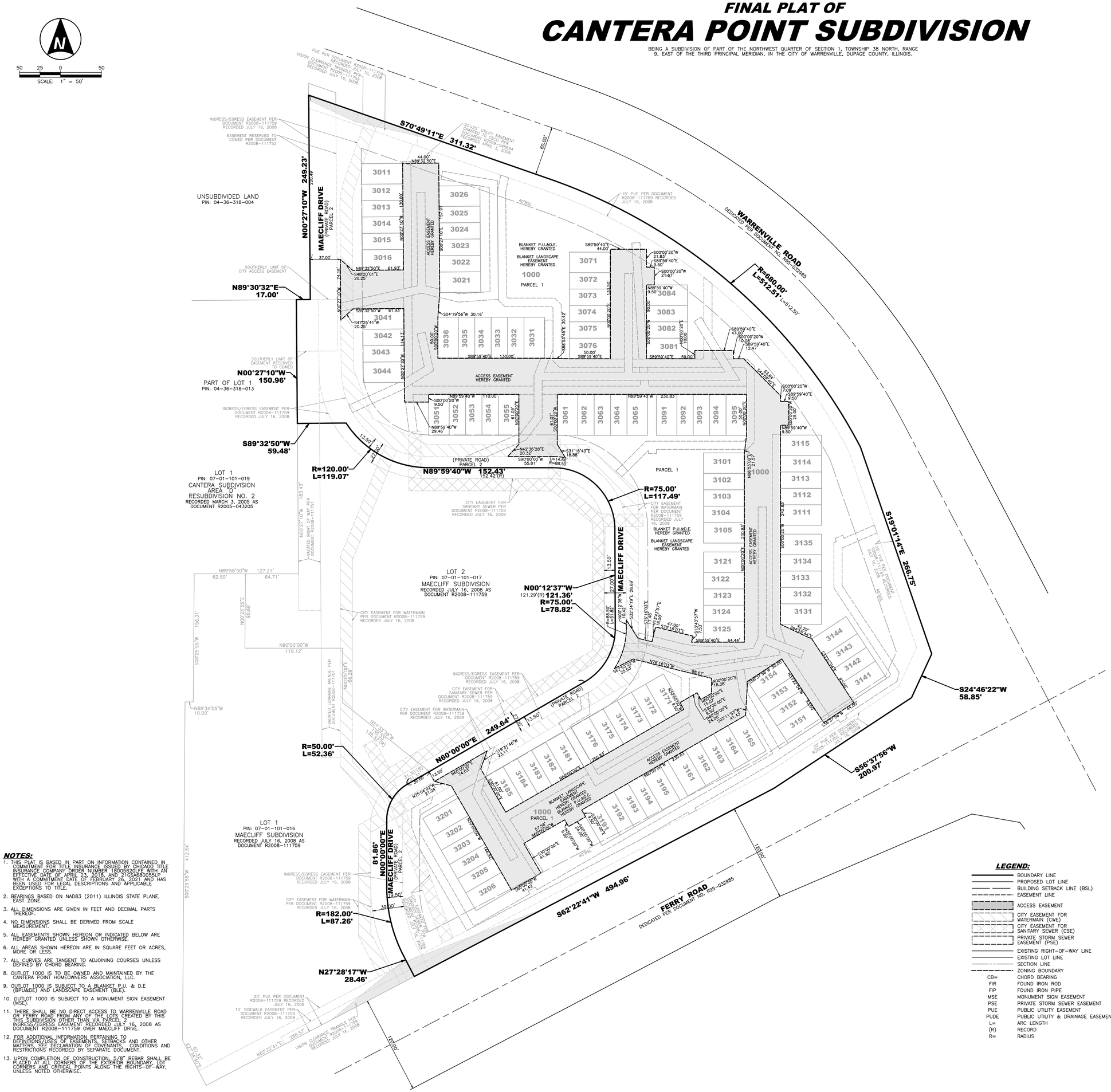
- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- ACCESS EASEMENT
- CITY EASEMENT FOR WATERMAIN (CWE)
- CITY EASEMENT FOR SANITARY SEWER (CSE)
- PRIVATE STORM SEWER EASEMENT (PSE)
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SECTION LINE
- ZONING BOUNDARY

CB=	CHORD BEARING
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
MSE	MONUMENT SIGN EASEMENT
PSE	PRIVATE STORM SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
L=	ARC LENGTH
(R)	RECORD
R=	RADIUS


SCALE: 1" = 50'
S70°49'11"E 311.32'
N00°27'10"W 249.23'
MAECLIFF DRIVE (PRIVATE ROAD) PARCEL 2
WARRENVILLE ROAD DEDICATED PER DOCUMENT NO. R95-032985
R=680.00' L=512.51' L=512.50'
S19°01'14"E 266.75'
S24°46'22"W 58.85'
S56°37'56"W 200.97'
S62°22'41"W 494.96'
FERRY ROAD DEDICATED PER DOCUMENT NO. R95-032985
N89°59'40"W 152.43'
R=120.00' L=119.07'
N00°12'37"W 121.36'
R=75.00' L=78.82'
N60°00'00"E 249.64'
R=50.00' L=52.36'
N00°00'00"E 81.86'
R=182.00' L=87.26'
N27°28'17"W 28.46'
N00°27'10"W 150.96'
S89°32'50"W 59.48'
N89°30'32"E 17.00'
UNSUBDIVIDED LAND PIN: 04-36-318-004
PART OF LOT 1 PIN: 04-36-318-013
LOT 1 PIN: 07-01-101-019 CANTERA SUBDIVISION AREA D RESUBDIVISION NO. 2 RECORDED MARCH 3, 2005 AS DOCUMENT R2005-043205
LOT 2 PIN: 07-01-101-017 MAECLIFF SUBDIVISION RECORDED JULY 16, 2008 AS DOCUMENT R2008-111759
LOT 1 PIN: 07-01-101-016 MAECLIFF SUBDIVISION RECORDED JULY 16, 2008 AS DOCUMENT R2008-111759
1000 299351 SF
FOUND PK AT CORNER
FIP AT CORNER
FIP 0.13'S & ONLINE
FOUND PK 0.13'W & ONLINE
FOUND PK 0.09'SW & ONLINE
FOUND PK 0.07'S & ONLINE
FIP W/CAP 0.08'SW & ONLINE
FOUND PK 0.07'NW & 0.08'SW
FOUND PK 0.13'NW & 0.08'SW
FOUND PK 0.06'NW&0.08'W
FOUND PK 0.13'S & ONLINE
FOUND PK 0.06'SE
FIP 0.15'W & 0.17'SE
FIP 0.10'NW & 0.08'SW
FOUND PK 0.06'NW
FOUND PK 0.06'SW
FOUND PK 0.13'W & ONLINE
FOUND PK 0.06'W
FOUND PK 0.06'E
FOUND PK 0.13'E & ONLINE
FOUND PK 0.06'NW
FOUND PK 0.06'SE
FOUND PK 0.07'NW & 0.08

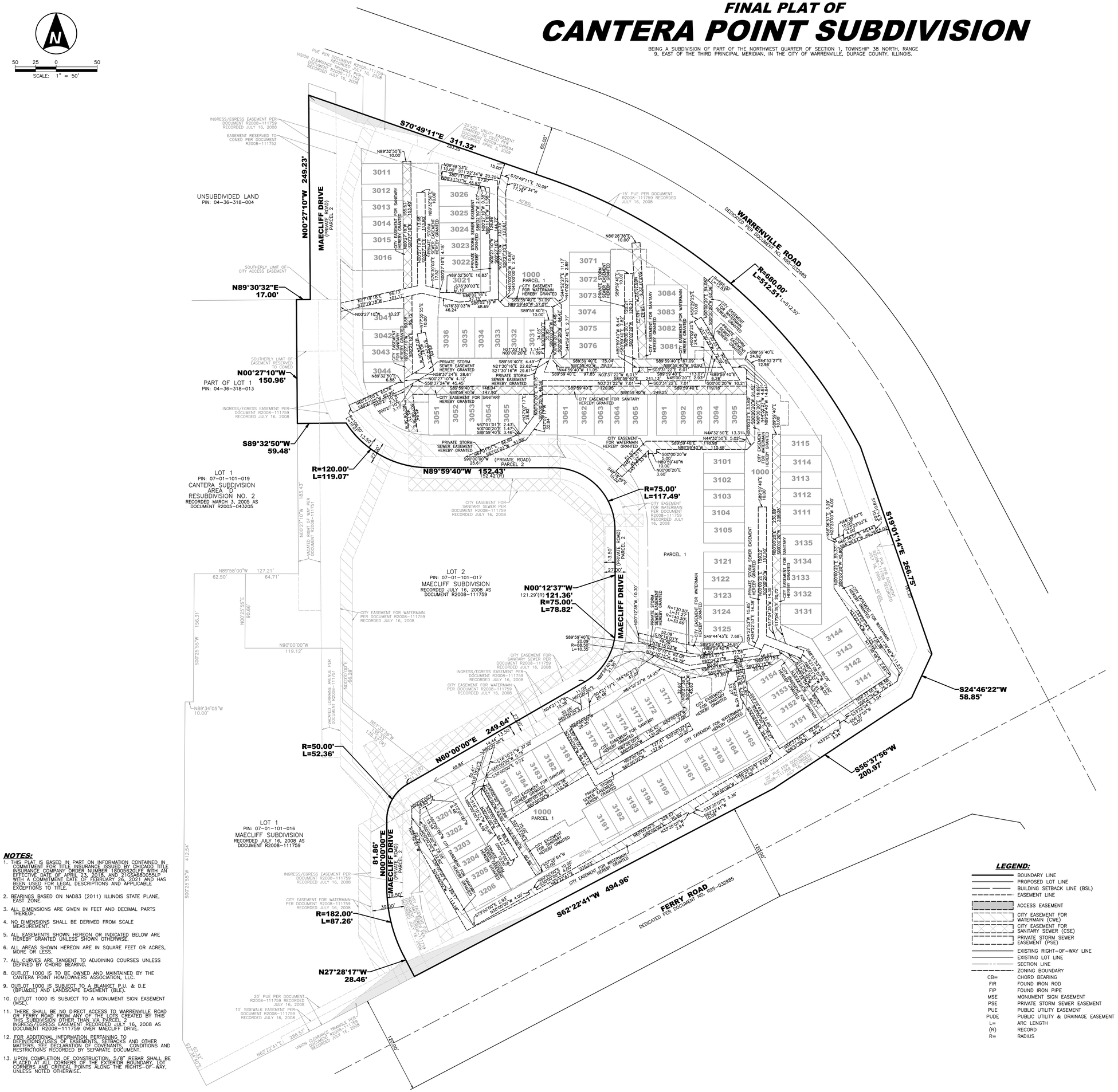
FINAL PLAT OF
CANTERA POINT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS.


N
50 25 0 50
SCALE: 1" = 50'
S70°49'11"E 311.32'
N00°27'10"W 249.23'
MAECLIFF DRIVE (PRIVATE ROAD) PARCEL 2
WARRENVILLE ROAD DEDICATED PER DOCUMENT NO. R95-032985
R=680.00' L=512.51'
S19°01'14"E 266.75'
S24°46'22"W 58.85'
S56°37'56"W 200.97'
S62°22'41"W 494.96'
FERRY ROAD DEDICATED PER DOCUMENT NO. 895-032985
N27°28'17"W 28.46'
R=50.00' L=52.36'
N60°00'00"E 249.64'
N00°00'00"E 81.86'
R=182.00' L=87.26'
R=120.00' L=119.07'
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S89°32'50"W 59.48'
N00°27'10"W 150.96'
N89°30'32"E 17.00'
R=75.00' L=117.49'
N00°12'37"W 121.36'
R=75.00' L=78.82'
UNSUBDIVIDED LAND PIN: 04-36-318-004
PART OF LOT 1 PIN: 04-36-318-013
LOT 1 PIN: 07-01-101-019 CANTERA SUBDIVISION AREA 'D' RESUBDIVISION NO. 2 RECORDED MARCH 15, 2005 AS DOCUMENT R2005-043205
LOT 2 PIN: 07-01-101-017 MAECLIFF SUBDIVISION RECORDED JULY 16, 2008 AS DOCUMENT R2008-111759
LOT 1 PIN: 07-01-101-016 MAECLIFF SUBDIVISION RECORDED JULY 16, 2008 AS DOCUMENT R2008-111759
PARCEL 1
1000
3011 3012 3013 3014 3015 3016 3021 3022 3023 3024 3025 3026
3031 3032 3033 3034 3035 3036 3041 3042 3043 3044
3051 3052 3053 3054 3055 3061 3062 3063 3064 3065 3071 3072 3073 3074 3075 3076
3081 3082 3083 3084 3091 3092 3093 3094 3095
3101 3102 3103 3104 3105 3111 3112 3113 3114 3115
3121 3122 3123 3124 3125 3131 3132 3133 3134 3135
3141 3142 3143 3144 3151 3152 3153 3154 3161 3162 3163 3164 3165
3171 3172 3173 3174 3175 3176 3181 3182 3183 3184 3185 3191 3192 3193 3194 3195
3201 3202 3203 3204 3205 3206
(PRIVATE ROAD) PARCEL 2
ACCESS EASEMENT HEREBY GRANTED
BLANKET P.U.&D.E. HEREBY GRANTED
BLANKET LANDSCAPE EASEMENT HEREBY GRANTED
15' PUE PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
INGRESS/EGRESS EASEMENT PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
EASEMENT RESERVED TO COMED PER DOCUMENT R2008-111752
SOUTHERLY LIMIT OF CITY ACCESS EASEMENT
SOUTHERLY LIMIT OF EASEMENT RESERVED TO COMED
CITY EASEMENT FOR SANITARY SEWER PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
CITY EASEMENT FOR WATERMAIN PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
VACATED RIGHT OF WAY PER DOCUMENT R2008-111751
VACATED LORRAINE AVENUE PER DOCUMENT R2008-111751
20' PUE PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
10' SIDEWALK EASEMENT PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
VISION CLEARANCE TRIANGLE PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
PUE PER DOCUMENT R2008-111759 VISION CLEARANCE TRIANGLE PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
25'x25' UTILITY EASEMENT GRANTED TO CEDO PER DOCUMENT R2009-048684 RECORDED APRIL 3, 2009
CITY EASEMENT FOR WATERMAIN PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
CITY EASEMENT FOR SANITARY SEWER PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
INGRESS/EGRESS EASEMENT PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
CITY EASEMENT FOR WATERMAIN PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
CITY EASEMENT FOR SANITARY SEWER PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
INGRESS/EGRESS EASEMENT PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
CITY EASEMENT FOR WATERMAIN PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
CITY EASEMENT FOR SANITARY SEWER PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
PRIVATE STORM SEWER EASEMENT (PSE) PER DOCUMENT R2008-111759 RECORDED JULY 16, 2008
BLANKET LANDSCAPE EASEMENT HEREBY GRANTED
BLANKET P.U.&D.E. HEREBY GRANTED
BLANKET LANDSCAPE EASEMENT HEREBY GRANTED
BLANKET P.U.&D.E. HEREBY GRANTED
ACCESS EASEMENT HEREBY GRANTED
ACCESS EASEMENT HEREBY GRANTED
ACCESS EASEMENT

FINAL PLAT OF
CANTERA POINT SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS.



CITY SANITARY EASEMENT PROVISIONS (CSE) (LOT 1000)

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE AND TO ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY "GRANTEE") IN, UPON, ACROSS, UNDER, AND THROUGH THE AREAS LABELED "CITY EASEMENT FOR SANITARY SEWER" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE UTILITIES AND APPURTENANCES TO EACH LISTED ABOVE AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH SANITARY SEWER SERVICES TO SUCH PROPERTY AND ADJACENT AREAS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. ALL SUCH UTILITY LINES SHALL BE UNDERGROUND ONLY. NO PERMANENT BUILDINGS, FENCES, TREES, LANDSCAPING, OR ANY OTHER STRUCTURE THAT WOULD IMPEDE ACCESS TO THE UTILITIES OR THEIR FUNCTION, SHALL BE PLACED ON THE EASEMENT, BUT THE PREMISES MAY BE USED FOR PAVED AREAS, DRIVEWAYS, SIDEWALKS. ALL TREES, SHRUBS, AND ANY OTHER LANDSCAPING WILL NOT BE REPLACED DUE TO MAINTENANCE ACTIVITIES ASSOCIATED WITH THE UTILITIES.

CITY WATER EASEMENT PROVISIONS (CWE) (LOT 1000)

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE AND TO ITS SUCCESSORS AND ASSIGNED (COLLECTIVELY "GRANTEE") IN, UPON, ACROSS, UNDER, AND THROUGH THE AREAS LABELED "CITY EASEMENT FOR WATER MAIN" ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE UTILITIES AND APPURTENANCES TO EACH LISTED ABOVE AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTION AS MAY BE REQUIRED TO FURNISH WATER SERVICES TO SUCH PROPERTY AND ADJACENT AREAS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HERON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. ALL SUCH UTILITY LINES SHALL BE UNDERGROUND ONLY. NO PERMANENT BUILDINGS, FENCES, TREES, LANDSCAPING, OR ANY OTHER STRUCTURE THAT WOULD IMPEDE ACCESS TO THE UTILITIES OR THEIR FUNCTION, SHALL BE PLACED ON THE EASEMENT, BUT THE PREMISES MAY BE USED FOR PAVED AREAS, ANY PATHWAYS, SIDEWALKS, ALL TREES, SHRUBS, AND ANY OTHER LANDSCAPING WILL NOT BE REPLACED DUE TO MAINTENANCE ACTIVITIES ASSOCIATED WITH THE UTILITIES.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS (LOT 1000)

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY AND AT&T CORPORATION, A.K.A. SBC ILLINOIS, A.K.A. AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE 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 GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES(OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. 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.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", AND "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NICOR GAS EASEMENT PROVISIONS (LOT 1000)

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "UTILITY EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, 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 GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. 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.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING", AND "COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

NOTES:

1. THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 18005620LFE WITH AN EFFECTIVE DATE OF APRIL 23, 2018, AND 21QSA8001SLP WITH A COMMITMENT DATE OF FEBRUARY 26, 2021 AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. ALL EASEMENTS SHOWN HEREON OR INDICATED BELOW ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
6. ALL AREAS SHOWN HEREON ARE IN SQUARE FEET OR ACRES, MORE OR LESS.
7. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
8. OUTLOT 1000 IS TO BE OWNED AND MAINTAINED BY THE CANTERA POINT HOMEOWNERS ASSOCIATION, LLC.
9. OUTLOT 1000 IS SUBJECT TO A BLANKET P.U. & D.E (BPU&DE) AND LANDSCAPE EASEMENT (BLE).
10. OUTLOT 1000 IS SUBJECT TO A MONUMENT SIGN EASEMENT (MSE).
11. THERE SHALL BE NO DIRECT ACCESS TO WARRENVILLE ROAD OR FERRY ROAD FROM ANY OF THE LOTS CREATED BY THIS THIS SUBDIVISION OTHER THAN VIA PARCEL 2 INGRESS/EGRESS EASEMENT RECORDED JULY 16, 2008 AS DOCUMENT R2008-111759 OVER MAECLIFF DRIVE.
12. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
13. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.

LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- ACCESS EASEMENT
- CITY EASEMENT FOR WATERMAIN (CWE)
- CITY EASEMENT FOR SANITARY SEWER (CSE)
- PRIVATE STORM SEWER EASEMENT (PSE)
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- SECTION LINE
- ZONING BOUNDARY

CB=	CHORD BEARING
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
MSE	MONUMENT SIGN EASEMENT
PSE	PRIVATE STORM SEWER EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
L=	ARC LENGTH
(R)	RECORD
R=	RADIUS

Mackie Consultants, LLC
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CLIENT:
D·R·HORTON America's Builder
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	
DRAWN	HDC/MRD
APPROVED	JAL
DATE	02/21/25
SCALE	1"=50'

PLAT OF SUBDIVISION
CANTERA POINT PROPERTY
WARRENVILLE, ILLINOIS

SHEET 3 OF 3

PROJECT NUMBER: 4821

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ILLINOIS FIRM LICENSE 184-002694

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Attachment E

Site Plan

CANTERA POINT

Warrenville, Illinois

April 11, 2025



LOCATION MAP

SCALE: 1"=600'

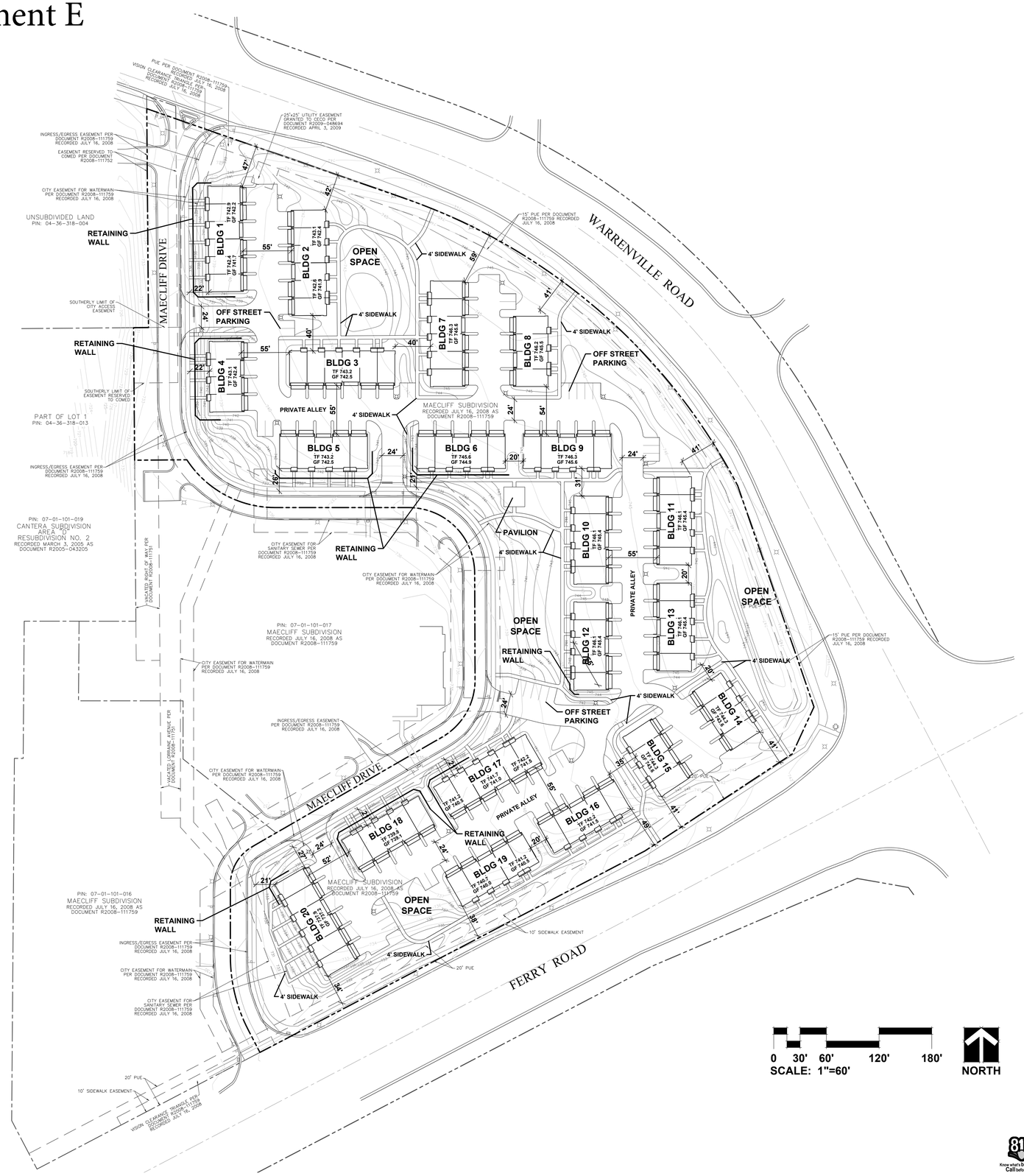
SITE DATA

LAND USE	ACRES
TOWNHOMES	2.572
OPEN SPACE	6.061
PRIVATE STREET	0.811
TOTAL	9.444

SEABOARD TOWNHOME		UNITS
Lincoln VD07	(2,180 GSF)	10
Garfield VD08	(2,179 GSF)	32
McKinley VD09	(2,004 GSF)	20
Grand End 1828	(2,180 GSF)	40
TOTAL		102
GROSS FLOOR AREA		218,808 SF
GUEST PARKING SPACES		26

FLOOR AREA DATA

PLAN NAME	GROSS (SF)	LIVING (SF)	MAIN FLOOR (SF)	UPPER FLOOR (SF)	LOWER LEVEL (SF)	GARAGE (SF)	UNITS	BEDROOM COUNT
LINCOLN VD07	2,180	1,827	774	729	324	353	10	3 BEDROOMS
GARFIELD VD08	2,179	1,827	774	729	324	352	32	3 BEDROOMS
MCKINLEY VD09	2,004	1,661	696	650	315	343	20	2 BEDROOMS
GRAND END 1828	2,180	1,827	774	729	324	353	40	3 BEDROOMS



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

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1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173

CIVIL ENGINEER
MANHARD CONSULTING
700 SPRINGER DRIVE
LOMBARD, IL 60148

CANTERA POINT

WARRENVILLE, ILLINOIS

PUD SITE PLAN

REVISIONS

DATE	04.11.2025
PROJECT NO.	DR21114
DRAWN	RY
CHECKED	DHS
SHEET NO.	1 OF 1

811 Know what's below. Call before you dig.

XREFS

PLOT CONFIG

FINAL ENGINEERING PLANS
CANTERA POINT
WARRENVILLE, ILLNIOIS

Attachment F

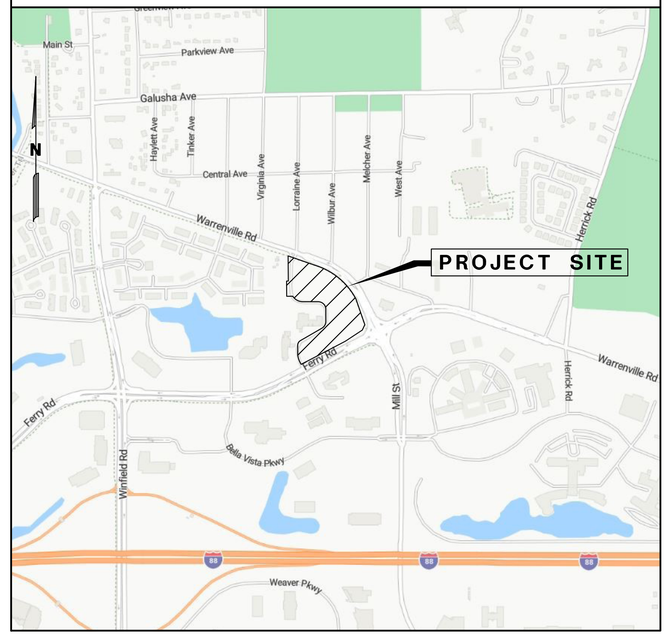
LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM	FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE		
CATCH BASIN		
INLET		
CLEANOUT		
WATER MAIN	WM	8" WM
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
FLARED END SECTION		
COMBINED SEWER		
STREET LIGHT/PARKING LOT LIGHT		
POWER POLE		
STREET SIGN		
FENCE	X X X	X X X
GAS MAIN	G G G	G G G
OVERHEAD LINE	OH OH	OH OH OH
TELEPHONE LINE	T T T	T T T
ELECTRIC LINE	E E E	E E E
CABLE TV LINE	CATV CATV	CATV CATV
HIGH WATER LEVEL		HWL XXX
NORMAL WATER LEVEL	NWL XXX	NWL XXX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION	FF = XXX.XX	FF = XXX.XX
TOP OF FOUNDATION	TF = XXX.XX	TF = XXX.XX
GRADE AT FOUNDATION	GF = XXX.XX	GF = XXX.XX
HIGH OR LOW POINT		Ⓛ = Ⓗ
OVERLAND FLOOD ROUTE		
PAVEMENT FLOW DIRECTION		2.0%
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		

INDEX OF SHEETS

1	COVER SHEET
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GRADING PLAN - NORTH
5	GRADING PLAN - SOUTH
6	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
7	SWPPP DETAILS
8	SWPPP SPECIFICATIONS
9	OVERALL UTILITY PLAN
10	UTILITY PLAN - NORTH
11	UTILITY PLAN - SOUTH
12	SANITARY PROFILE
13	STREET LIGHTING, SIGNAGE, AND STRIPING PLAN
14-15	CONSTRUCTION DETAILS
16	PROJECT SPECIFICATIONS

LOCATION MAP



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION

ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	STORM MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
HYD	FIRE HYDRANT	RT	RIGHT		
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY		

BENCHMARKS

SITE BENCHMARK #1:
CROSS CUT ON WEST SIDE OF CONCRETE LIGHT POLE BASE LOCATED AT THE NORTHWEST CORNER OF MILL STREET AND FERRY ROAD.
ELEVATION =744.14(NAVD88)

SITE BENCHMARK #2:
ARROW FLANGE BOLT ON FIRE HYDRANT ON THE EAST SIDE OF MAECLIFF DRIVE APPROXIMATELY 330 FEET NORTH OF FERRY ROAD.
ELEVATION =740.00(NAVD88)

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

CALL JULIE TOLL FREE 1-800-892-0123

Call 48 hours before you dig
(Excluding Sat, Sun, & Holidays)
1-800-892-0123

NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- CITY CODE OF WARRENVILLE

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS 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 AREA, 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 IMPROVEMENTS.

LICENSED ENGINEER

ENGINEER'S SEAL

Mackie Consultants, LLC
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SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	N.T.S.

COVER SHEET
CANTERA POINT
WARRENVILLE, ILLINOIS

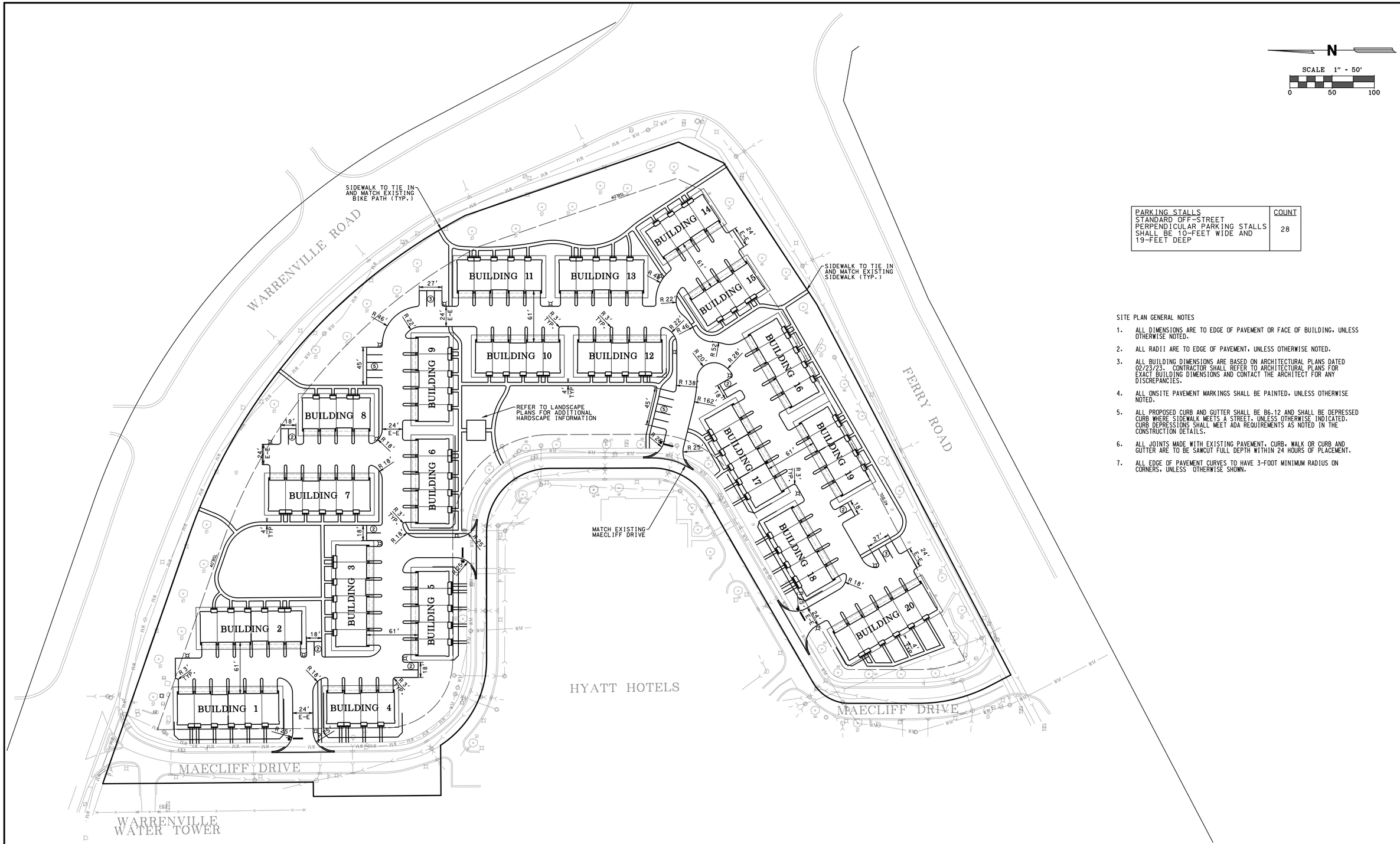
SHEET 1 OF 16

PROJECT NUMBER: 4821

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PARKING STALLS	COUNT
STANDARD OFF-STREET PERPENDICULAR PARKING STALLS SHALL BE 10-FEET WIDE AND 19-FEET DEEP	28

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
3. ALL BUILDING DIMENSIONS ARE BASED ON ARCHITECTURAL PLANS DATED 02/23/23. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND CONTACT THE ARCHITECT FOR ANY DISCREPANCIES.
4. ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
5. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
6. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
7. ALL EDGE OF PAVEMENT CURVES TO HAVE 3-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.

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1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	1" = 50'

OVERALL SITE PLAN
CANTERA POINT
WARRENVILLE, ILLINOIS

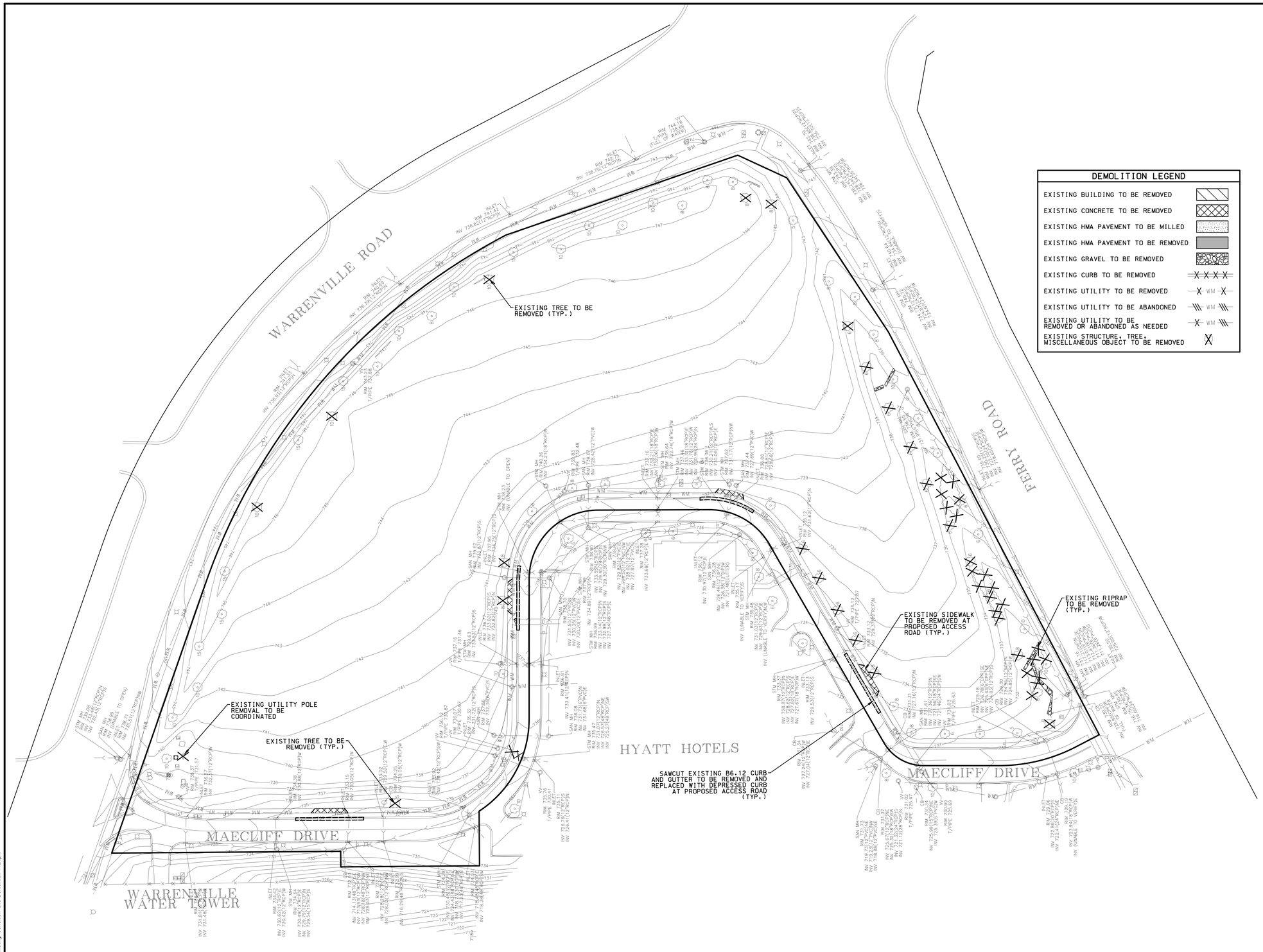
SHEET 2 OF 16

PROJECT NUMBER: 4821

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N

SCALE 1" - 50'

0 50 100

DEMOLITION LEGEND

EXISTING BUILDING TO BE REMOVED	
EXISTING CONCRETE TO BE REMOVED	
EXISTING HMA PAVEMENT TO BE MILLED	
EXISTING HMA PAVEMENT TO BE REMOVED	
EXISTING GRAVEL TO BE REMOVED	
EXISTING CURB TO BE REMOVED	
EXISTING UTILITY TO BE REMOVED	WM
EXISTING UTILITY TO BE ABANDONED	WM
EXISTING UTILITY TO BE REMOVED OR ABANDONED AS NEEDED	WM
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	

GENERAL NOTES:

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON FEBRUARY 01, 2024. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.

DEMOLITION PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED 04/23/24 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
7. ALL HMA PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
8. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
9. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
10. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
11. ALL UTILITIES AND STRUCTURES LOCATED WITHIN __ FEET OF THE PROPOSED BUILDING LOCATION SHALL BE COMPLETELY REMOVED AND THE EXCAVATION BACKFILLED WITH SELECT GRANULAR MATERIAL. ALL REMAINING UTILITIES AND STRUCTURES LOCATED WITHIN THE PROJECT AREA SHALL BE REMOVED TO A DEPTH OF 2-FEET BELOW PROPOSED FINISHED GRADE.
12. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
13. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, POLES LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
14. ANY EXISTING PAVEMENT TO REMAIN SHALL BE BROKEN UP IN PLACE TO PROVIDE ADEQUATE DRAINAGE.
15. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
16. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
17. ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
18. EXISTING WELLS ENCOUNTERED SHALL BE EXCAVATED, SEALED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
19. EXISTING SEPTIC FIELDS ENCOUNTERED SHALL BE EXPOSED, DRAINED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
20. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
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D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	1" = 50'

EXISTING CONDITIONS AND DEMOLITION PLAN
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 3 OF 16

PROJECT NUMBER: 4821

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GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 02/01/2024. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%.
6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
7. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
8. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
9. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
10. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

N

SCALE 1" - 30'

0 30 60

WARRENVILLE WATER TOWER

WARRENVILLE ROAD

MATCH EXISTING BIKE PATH GRADE

MATCH EXISTING ROADWAY GRADE

MATCH EXISTING ROADWAY GRADE

BUILDING 1 TF 742.9 GF 742.2

BUILDING 2 TF 742.1 GF 742.4

BUILDING 3 TF 743.2 GF 742.5

BUILDING 4 TF 743.1 GF 742.4

BUILDING 5 TF 743.2 GF 742.5

BUILDING 6 TF 745.6 GF 744.9

BUILDING 7 TF 746.3 GF 745.8

BUILDING 8 TF 746.3 GF 746.5

BUILDING 9 TF 746.3 GF 745.6

HYATT HOTELS

MATCHLINE
REFER TO SHEET 5

MATCHLINE
REFER TO SHEET 5

Mackie Consultants, LLC
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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
D·R·HORTON America's Builder
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	1" = 30'

GRADING PLAN - NORTH
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 4 OF 16

PROJECT NUMBER: 4821

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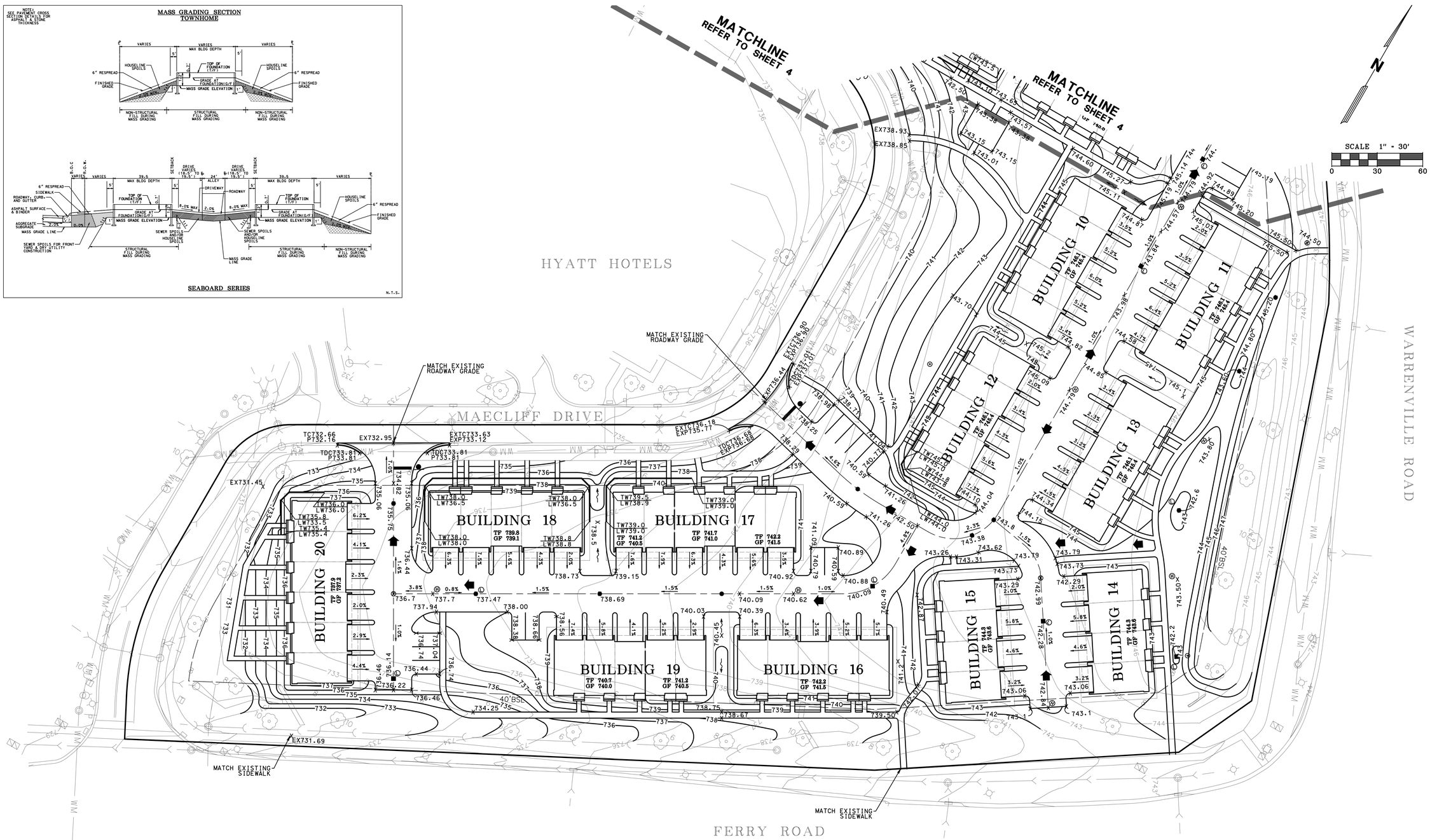
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NOTE:
SEE PAVEMENT CROSS SECTION DETAILS FOR ASPHALT & STONE THICKNESS

MASS GRADING SECTION TOWNHOME

SEABOARD SERIES

N.T.S.



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DRAWN	JD
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DATE	03/14/2025
SCALE	1" = 30'

GRADING PLAN - SOUTH
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 5 OF 16

PROJECT NUMBER: 4821

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SWPPP LEGEND

- INLET PROTECTION - FILTER BASKET
- INLET PROTECTION - SILT FENCE BOX
- CONCRETE WASH-OUT
- STABILIZED CONST. ENTRANCE
- SILT FENCE
- RIP-RAP
- EROSION CONTROL BLANKET
- SEDIMENT TRAP
- TOPSOIL STOCKPILE

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET .

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE FOR THE FOLLOWING ACTIVITIES:
- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

N

SCALE 1" - 50'

0 50 100

REFER TO SHEETS 7-8 FOR SWPPP DETAILS AND SPECIFICATIONS

GENERAL INFORMATION

THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, EFFECTIVE DATE SEPTEMBER 22, 2023.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

SWPPP AVAILABILITY

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION. IF NO LOCATION EXISTS ON SITE FOR DOCUMENT STORAGE, SIGNAGE SHALL BE POSTED NEAR THE MAIN ENTRANCE WITH SWPPP LOCATION FOR VIEWING.

KEEPING PLANS CURRENT

THE PERMITTEE SHALL AMEND THE PLAN WITHIN 7 DAYS WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS

THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

CORRECTIVE ACTIONS

CORRECTIVE ACTION SHALL BE TAKEN AND DOCUMENTED WITHIN 7 DAYS OF IDENTIFICATION. IF CORRECTIVE ACTION IS NOT CORRECTED WITHIN 7 DAYS, REASONING AND A PROJECTED SCHEDULE FOR REPAIRS SHALL BE PROVIDED.

ILR10 NOTICE OF TERMINATION GUIDANCE

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.F.1.e (SIGNATORY REQUIREMENTS) OF THE PERMIT.

BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT

THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:
- DEEP WATER DETENTION PONDS WITH NATIVE VEGETATION PLANTED ON SIDE SLOPES;
- DRY BOTTOM DETENTION PONDS WITH NATIVE PLANTINGS;
- WATER-QUALITY DETENTION BASIN WITH EMERGENT AND NATIVE PLANTINGS;
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW;
- SEDIMENT POOLS AT DISCHARGE POINTS IN WATER QUALITY PONDS;
- PERMANENT LEVEL SPREADERS;
- VEGETATED SWALES WITH NATIVE PLANTINGS;
- VEGETATED SWALES WITH NATIVE PLANTINGS AND UNDERDRAINS;
- VEGETATED SWALES WITH TURF GRASSES;
- FILTER STRIPS, 25-FOOT MINIMUM, WITH NATIVE GRASSES;
- FILTER STRIPS, 25-FOOT MINIMUM WITH TURF GRASSES;
- INFILTRATION BASINS;
- INFILTRATION TRENCHING;
- PERMEABLE PAVERS/PERMEABLE PAVEMENT;
- CDS OR EQUAL MANUFACTURED STORMWATER TREATMENT SYSTEM;
- RAIN BARRELS;
- DRY WELL;
- RIP RAP AT STORMWATER DISCHARGE POINTS;
- HOUSE DOWNSPOUTS POSITIONED TO DISCHARGE ON GRADE VEGETATED/PERVIOUS GROUND COVER.

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CLIENT:
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D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	1" = 50'

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) CANTERA POINT WHATS MY TITLE WARRENVILLE, ILLINOIS

SHEET 6 OF 16

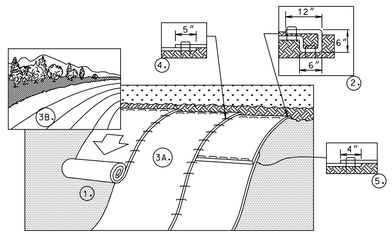
PROJECT NUMBER: 4821

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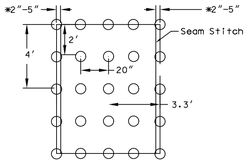
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EROSION CONTROL BLANKET DETAILS



EROSION CONTROL BLANKET SPECIFICATIONS:

1. PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECP'S), INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER AND SEED.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECP'S IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECP'S OVER COMPACTED SOIL WITH A ROW OF BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECP'S BACK OVER SEED AND COMPACTED SOIL. SECURE RECP'S OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECP'S.
3. ROLL THE RECP'S (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. RECP'S WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECP'S ARE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM. STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL RECP'S MUST BE STAPLED WITH APPROXIMATELY 2" ~ 5" OVERLAP DEPENDING ON RECP'S TYPE.
5. CONSECUTIVE RECP'S SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE WITH AN APPROXIMATE 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECP'S WIDTH. NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECP'S.
6. BURY TOE OF RECP'S IN TRENCH 6" WIDE BY 6" DEEP.

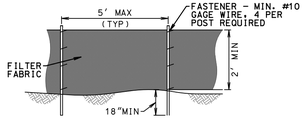


3.4 STAPLES PER SQ. YD.

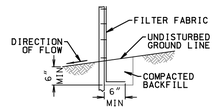
EROSION CONTROL BLANKET STAPLE PATTERN DETAIL

NOT TO SCALE

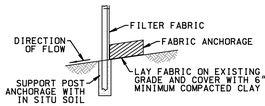
1. STAPLES SHALL BE PLACED IN A DIAMOND PATTERN AT 2 PER SY FOR STITCHED BLANKETS. NON-STITCHED BLANKETS SHALL USE 4 STAPLES PER SY OF MATERIAL.
2. STAPLE OR PUSH PIN LENGTHS SHALL BE SELECTED BASED ON SOIL TYPE AND CONDITIONS (MINIMUM STAPLE LENGTH IS 6-INCHES.
3. ALL ANCHOR SLOTS SHALL BE STAPLED AT APPROXIMATELY 12-INCH INTERVALS.



ELEVATION



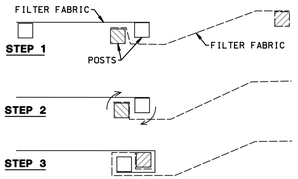
FABRIC ANCHOR DETAIL



DETAIL TO BE USED IN AREAS ADJACENT TO TREE PROTECTION FENCE

NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. SILT FENCE SHALL BE REMOVED IN CONJUNCTION WITH FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS AS SET FORTH BY AASHTO M-288-00, CHAPTER 9.
3. FENCE POST SHALL EITHER BE STANDARD STEEL POST OR WOOD POST WITH A MINIMUM SECTIONAL AREA OF 3.0 SQ. IN.

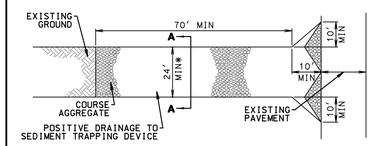


ATTACHING TWO SILT FENCES

NOTES:

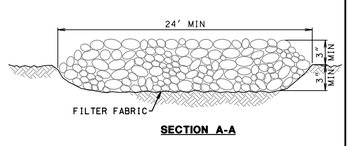
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

SILT FENCE DETAIL

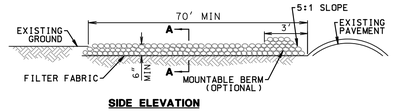


* MUST EXTEND FULL WIDTH OF INGRESS AND EGRESS OPERATION

PLAN VIEW



SECTION A-A



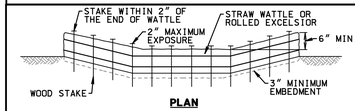
SIDE ELEVATION

NOTES:

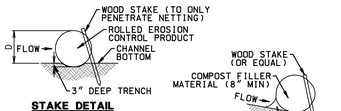
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF AASHTO M-288-00 AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACING OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL BE IDOT COARSE AGGREGATE GRADATION CA-1, CA-2, CA-3 OR CA-4.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT DURATION.
4. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
5. IF WASH RACKS ARE USED THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



PLAN



STAKE DETAIL

PLACE ADDITIONAL COMPOST FILLER MATERIAL TO FILL THE SEAM BETWEEN THE TUBE AND THE GROUND

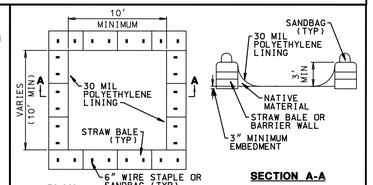
WHEN COMPOST FILTER SOCK DITCH CHECK IS USED, PLACE A COMPOST BERM UPSTREAM OF THE FILTER SOCK. A TRENCH IS NOT REQUIRED.

COMPOST FILTER SOCK DETAIL

NOTES:

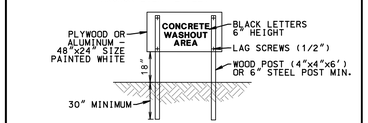
1. SEDIMENT LOG SHALL BE INSTALLED TO FOLLOW CONTOUR OF GROUND. ENDS OF WATTLES OR ROLLED EXCELSIOR SHALL BE TURNED AT LEAST 6-INCHES UPSLOPE.
2. RECOMMENDED STAKES ARE 1 1/8" x 1 1/8" x 30" LONG.
3. STAKES SHALL NOT EXTEND ABOVE THE STRAW WATTLE MORE THAN 2".
4. SPACING: THE TOE OF THE UPSTREAM DITCH CHECK SHALL CREATE A HORIZONTAL LINE WITH THE TOP OF THE DOWNSTREAM DITCH CHECK.
5. OVERLAP MINIMUM SHALL BE TO DIAMETER OF THE ROLL.

SEDIMENT LOG



PLAN

SECTION A-A



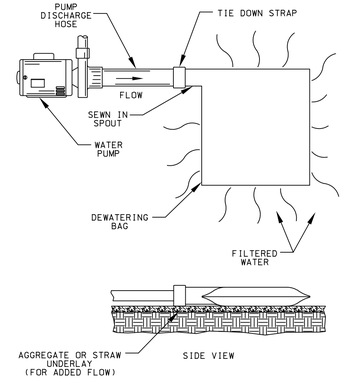
SIGN DETAIL (OR EQUIVALENT)

NOTES:

1. LAYOUT AND LOCATION AS SHOWN ON ENGINEERING PLANS OR FIELD LOCATED AS APPROVED BY MUNICIPALITY OR AUTHORIZED AGENT.
2. MAINTAINING TEMPORARY CONCRETE WASHOUT FACILITIES SHALL INCLUDE REMOVING AND DISPOSING OF HARDENED CONCRETE AND/OR SLURRY AND RETURNING FACILITY TO A FUNCTIONAL CONDITION.
3. FACILITY SHALL BE CLEANED OR RE-CONSTRUCTED IN A NEW AREA ONCE WASHOUT BECOMES TWO-THIRDS FULL.

CONCRETE WASHOUT FACILITY

NOT TO SCALE



MECHANICAL PROPERTIES	TEST METHOD	MINIMUM REQUIREMENTS
GRAB TENSILE STRENGTH	ASTM D 4632	205 LBS
GRAB TENSILE ELONGATION	ASTM D 4632	50%
PUNCTURE STRENGTH	ASTM D 4833	130 LBS
MULLEN BURST STRENGTH	ASTM D 3786	400 PSI
TRAPEZOID TEAR STRENGTH	ASTM D 4533	85 LBS
UV RESISTANCE	ASTM D 4355	70%
APPARENT OPENING SIZE	ASTM D 4751	80 US SIEVE
FLOW RATE	ASTM D 4491	90 GAL/MIN/SF
PERMITTIVITY	ASTM D 4491	1.40

INSTALLATION AND USE:

1. DEWATERING BAG SHALL BE PLACED ON FILTER FABRIC. DOWNSTREAM SURFACE SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED TO PREVENT ADDITIONAL SEDIMENT FROM REACHING THE RECEIVING STREAM OR STORM SEWER.
2. DEWATERING BAG SHALL BE MADE FROM NON-WOVEN, NEEDLE-PUNCHED, POLYPROPYLENE GEOTEXTILE. GEOTEXTILE MUST MEET THE REQUIREMENTS AS NOTED ABOVE.
3. THE BAG SHALL BE ATTENDED AND MONITORED TO ENSURE FLOW RATES ARE NOTE EXCEEDED.
4. REMOVE AND REPLACE DEWATERING BAG WHEN HALF FULL OF SEDIMENT OR WHEN THE SEDIMENT HAS REDUCED THE FLOW RATE OF THE PUMP DISCHARGE TO AN IMPRACTICAL AMOUNT.
5. SECONDARY EROSION CONTROL MEASURES MAY BE NECESSARY TO FURTHER FILTER STORMWATER OR TO PROVIDE ADDITIONAL STABILIZATION DOWNSTREAM

MAINTENANCE AND DISPOSAL:

1. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENT AWAY FROM WATERWAYS OR ENVIRONMENTALLY SENSITIVE AREAS. SLIT OPEN DEWATERING BAG AND REMOVE ACCUMULATED SEDIMENT. DISPOSE OF BAG AT AN APPROPRIATE RECYCLING OR SOLID WASTE FACILITY. OR: OPEN BOTH ENDS OF THE SEDCATCH DEWATERING BAG. PICK IT UP IN THE CENTER AND DUMP ACCUMULATED SEDIMENT OUT OF BOTH ENDS. ALLOW TO DRY STORE FOR RE-USE. OR AS DIRECTED BY ENGINEER OR INSPECTOR.

DEWATERING BAG DETAIL

NOT TO SCALE

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SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	N.T.S.

SWPPP DETAILS
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 7 OF 16

PROJECT NUMBER: 4821

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ILLINOIS FIRM LICENSE 184-002694

GENERAL INFORMATION

SITE DESCRIPTION

A. THIS PLAN COVERS THE DEVELOPMENT OF CANTERA POINT MULTIFAMILY RESIDENTIAL DEVELOPMENT AND ALL ASSOCIATED IMPROVEMENTS.

B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF CONSTRUCTION ACTIVITIES:
1. INSTALL PERIMETER SOIL EROSION AND SEDIMENT CONTROL MEASURES
   - SELECTIVE VEGETATION REMOVAL FOR SILT FENCE INSTALLATION
   - PERIMETER SILT FENCE
   - CONSTRUCTION FENCING AROUND AREAS NOT TO BE DISTURBED
   - STABILIZED CONSTRUCTION ENTRANCE
   - INLET FILTER BASKETS AND INLET SILT FENCE BOXES ON ADJACENT SITE AREAS
2. DEMOLITION OF EXISTING STRUCTURES.
3. TREE REMOVAL WHERE NECESSARY (CLEAR & GRUB).
4. CONSTRUCT SEDIMENT TRAPPING DEVICES (SEDIMENT TRAPS, BASINS).
5. CONSTRUCTION DETENTION FACILITIES AND OUTLET CONTROL STRUCTURE WITH OUTLET PROTECTION NOTED ON PLAN.
6. STRIP TOPSOIL, STOCKPILE TOPSOIL AND GRADE SITE.
7. TEMPORARY STABILIZE TOPSOIL STOCKPILES (INCLUDING SEED AND SILT FENCE AROUND THE PERIMETER).
8. INSTALL STORM SEWER, SANITARY SEWER, AND WATER MAIN.
9. INSTALL INLET PROTECTION WITHIN ALL STORM STRUCTURES WITH OPEN GRATES.
10. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET OR AS SHOWN ON THE APPROVED LANDSCAPE PLAN.
11. TEMPORARY STABILIZE ALL AREAS INCLUDING AREAS THAT HAVE REACHED TEMPORARY GRADE WITHIN 7 DAYS OF LAST CONSTRUCTION ACTIVITY IN THAT AREA.
12. INSTALL ROADWAYS.
13. PERMANENTLY STABILIZE GRASSY AREAS.
14. REMOVAL ALL TEMPORARY CONTROL MEASURES AFTER SITE IS STABILIZED AND RE-SEED AREAS DISTURBED BY THEIR REMOVAL.

C. THE SITE HAS A TOTAL ACREAGE OF APPROXIMATELY 9.44 ACRES. CONSTRUCTION ACTIVITY WILL DISTURB APPROXIMATELY 8.7 ACRES OF THE SITE.

D. THE RUNOFF COEFFICIENT FOR THE SITE FOLLOWING COMPLETION OF CONSTRUCTION ACTIVITIES IS COMPOSITE "C"= 0.69. THE EXISTING SOILS FROM THE SITE MAINLY CONSIST OF SANDY LEAN CLAY.

E. PLEASE REFER TO PAGE 2 FOR A MAP INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED BEFORE AND AFTER MAJOR GRADING ACTIVITIES. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AND CONTROLS TO PREVENT OFFSITE SEDIMENT TRACKING. AREAS OF SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN. THE LOCATIONS OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLANDS), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.

F. THE RECEIVING WATER OF THE PROPOSED DEVELOPMENT IS THE WEST BRANCH OF THE DUPAGE RIVER.

G. POTENTIAL SOURCES OF POLLUTION ASSOCIATED WITH THIS CONSTRUCTION ACTIVITY MAY INCLUDE:
- SEDIMENT FROM DISTURBED SOILS
- FUEL TANKS
- WASTE CONTAINERS
- OIL OR OTHER PETROLEUM PRODUCTS
- TAR
- DETERGENTS
- PAINTS
- CONSTRUCTION DEBRIS
- CONCRETE AND CONCRETE TRUCKS
- SANITARY STATIONS
- STAGING AREAS
- RAW MATERIALS (IE BAGGED PORTLAND CEMENT)
- ADHESIVES
- SOLVENTS
- FERTILIZERS
- LITTER
- LANDSCAPE WASTE

ADDITIONAL MEASURES REQUIRED:

1. STABILIZATION: STABILIZATION PRACTICES MUST BE INITIATED WITHIN ONE (1) WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN ANY AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED BELOW:
   A. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.
   B. ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED.
   C. THE FOLLOWING PRACTICES ARE ACCEPTABLE STABILIZATION MEASURES:
      - PERMANENT SEEDING: IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN.
      - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS (100 LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150 LBS/ACRE).
      - MULCHING
      - GEOTEXTILES
      - SODDING
      - VEGETATIVE BUFFER STRIPS
      - PROTECTION OF TREES
      - PRESERVATION OF MATURE VEGETATION
      - STAGED OR STAGGERED DEVELOPMENT

   THE APPROPRIATE STABILIZATION MEASURE SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME THE CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE.

2. WASTE MANAGEMENT

   NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL BE DISCHARGED TO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT. ALL WASTE MATERIALS SHOULD BE COLLECTED AND STORED IN APPROVED RECEPTACLES. NO WASTES SHOULD BE PLACED IN ANY LOCATION OTHER THAN IN THE APPROVED CONTAINERS APPROPRIATE FOR THE MATERIALS BEING DISCARDED. THERE SHOULD BE NO LIQUID WASTES DEPOSITED INTO DUMPSTERS OR OTHER CONTAINERS WHICH MAY LEAK. RECEPTACLES WITH DEFICIENCIES SHOULD BE REPLACED AS SOON AS POSSIBLE AND THE APPROPRIATE CLEAN-UP PROCEDURE SHOULD TAKE PLACE, IF NECESSARY. CONSTRUCTION WASTE MATERIAL IS NOT TO BE BURIED ONSITE. WASTE DISPOSAL SHOULD COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS

   ONSITE HAZARDOUS MATERIAL STORAGE SHOULD BE MINIMIZED AND STORED IN LABELED, SEPARATE RECEPTACLES FROM NON-HAZARDOUS WASTE. ALL HAZARDOUS WASTE SHOULD BE STORED AND DISPOSED OF IN THE MANNER SPECIFIED BY LOCAL, STATE, AND FEDERAL REGULATION OR BY THE MANUFACTURER.

3. CONCRETE WASTE MANAGEMENT

   CONCRETE WASTE OR WASHOUT SHOULD NOT BE ALLOWED IN THE STREET OR ALLOWED TO REACH A STORM WATER DRAINAGE SYSTEM OR WATERCOURSE. A SIGN SHOULD BE POSTED AT EACH LOCATION TO IDENTIFY THE WASHOUT. TO THE EXTENT PRACTICABLE, CONCRETE WASHOUT AREAS SHOULD BE LOCATED A REASONABLE DISTANCE FROM A STORM WATER DRAINAGE INLET OR WATERCOURSE. CONCRETE WASHOUT AREAS SHOULD BE LOCATED AT LEAST 10 FEET BEHIND THE CURB, IF THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD. A STABILIZED ENTRANCE THAT MEETS ILLINOIS URBAN MANUAL STANDARDS SHOULD BE INSTALLED AT EACH WASHOUT AREA.

   THE CONTAINMENT FACILITIES SHOULD BE OF SUFFICIENT VOLUME TO COMPLETELY CONTAIN ALL LIQUID AND CONCRETE WASTE MATERIALS INCLUDING ENOUGH CAPACITY FOR ANTICIPATED LEVELS OF RAINWATER. THE DRIED CONCRETE WASTE MATERIAL SHOULD BE PICKED UP AND DISPOSED OF PROPERLY WHEN 75% CAPACITY IS REACHED. HARDENED CONCRETE CAN BE PROPERLY RECYCLED AS APPROVED BY THE MUNICIPALITY AND USED AGAIN ONSITE OR HAULED OFFSITE TO AN APPROPRIATE LANDFILL.

4. DEWATERING OPERATIONS

   DURING DEWATERING/PUMPING OPERATIONS, ONLY UNCONTAMINATED WATER SHOULD BE ALLOWED TO DISCHARGE TO PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR TO A STORM SEWER SYSTEM (IN ACCORDANCE WITH LOCAL PERMITS). DISCHARGES SHALL BE TREATED TO MINIMIZE DISCHARGE OF POLLUTANTS. INLET HOSES SHOULD BE PLACED IN A STABILIZED SUMP PIT OR FLOATED AT THE SURFACE OF THE WATER IN ORDER TO LIMIT THE AMOUNT OF SEDIMENT INTAKE. DISCHARGE OF VISIBLE SOLIDS OR FOAMS IS NOT PERMITTED. PUMPING OPERATIONS SHOULD BE DISCHARGED TO A STABILIZED AREA THAT CONSISTS OF AN ENERGY DISSIPATING DEVICE (I.E. STONE, SEDIMENT FILTER BAG, OR BOTH). WHEN NECESSARY, STABILIZED CONVEYANCE CHANNELS SHOULD BE INSTALLED TO DIRECT WATER TO THE DESIRED LOCATION. ADDITIONAL BMP'S MAY BE REQUIRED AT THE OUTLET AREA AS REQUESTED BY THE MUNICIPALITY, OR OTHER REVIEWING AGENCY.

5. DUST CONTROL

   DUST SHALL BE MINIMIZED ON AREAS OF EXPOSED SOILS THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES AS LISTED BELOW:
   - SPRINKLING/IRRIGATION
   - MULCH
   - TILLAGE
   - WATER TRUCK
   - VEGETATIVE COVER
   - SPRAY-ON SOIL TREATMENTS
   - STONE

6. OFF-SITE VEHICLE TRACKING

   STABILIZED CONSTRUCTION ENTRANCE(S) SHOULD BE INSTALLED TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS, TO REDUCE EXCESS SEDIMENT, DIRT OR STONE TRACKED FROM THE SITE. SEDIMENT TRACKED OFFSITE ONTO ADJACENT ROADWAYS SHALL BE CLEANED BY THE END OF THE SAME BUSINESS DAY IN WHICH THE TRACK-OUT OCCURS OR BY THE END OF THE NEXT BUSINESS DAY IF TRACK-OUT OCCURS ON A NON-BUSINESS DAY. ACCUMULATED SEDIMENT AND STONE SHOULD BE REMOVED FROM THE STABILIZED ENTRANCE AS NEEDED. VEHICLES HAULING ERODIBLE MATERIAL TO AND FROM THE CONSTRUCTION SITE SHOULD BE COVERED WITH A TARP. HOSING OR SWEEPING SEDIMENT INTO THE STORMWATER SYSTEM OR WATERS OF THE U.S. IS NOT PERMITTED.

7. CONCRETE CUTTING

   CONCRETE WASTE MANAGEMENT SHOULD BE IMPLEMENTED TO CONTAIN AND DISPOSE OF SAW-CUTTING SLURRIES. CONCRETE CUTTING SHOULD NOT TAKE PLACE DURING OR IMMEDIATELY AFTER A RAINFALL EVENT. WASTE GENERATED FROM CONCRETE CUTTING SHOULD BE CLEANED-UP AND DISPOSED INTO THE CONCRETE WASHOUT FACILITY AS DESCRIBED ABOVE.

8. VEHICLE STORAGE AND MAINTENANCE

   WHEN NOT IN USE, VEHICLES UTILIZED IN THE DEVELOPMENT OPERATIONS OF THE SITE SHOULD BE STORED IN A DESIGNATED UPLAND AREA AWAY FROM ANY NATURAL OR CREATED WATERCOURSE, POND, DRAINAGE-WAY OR STORM DRAIN. WHENEVER POSSIBLE VEHICLE MAINTENANCE, FUELING, AND WASHING SHOULD OCCUR OFFSITE. IF ALLOWED ON-SITE; VEHICLE MAINTENANCE (INCLUDING BOTH ROUTINE MAINTENANCE AS WELL AS ON-SITE REPAIRS) SHOULD BE MADE WITHIN THE DESIGNATED AREA TO PREVENT THE MIGRATION OF MECHANICAL FLUIDS (OIL, ANTIFREEZE, ETC.) INTO WATERCOURSES, WETLANDS OR STORM DRAINS. DRIP PANS OR ABSORBENT PADS SHOULD BE USED FOR ALL VEHICLE AND EQUIPMENT MAINTENANCE ACTIVITIES THAT INVOLVE GREASE, OIL, SOLVENTS, OR OTHER VEHICLE FLUIDS. CONSTRUCTION VEHICLES SHOULD BE INSPECTED FREQUENTLY TO IDENTIFY ANY LEAKS; LEAKS SHOULD BE REPAIRED IMMEDIATELY OR THE VEHICLE SHOULD BE REMOVED FROM SITE. DISPOSE OF ALL USED OIL, ANTIFREEZE, SOLVENTS AND OTHER AUTOMOTIVE-RELATED CHEMICALS ACCORDING TO MANUFACTURER OR MSDS INSTRUCTIONS. CONTRACTORS SHOULD IMMEDIATELY REPORT SPILLS TO THE OWNER FOR PROPER REMEDIATION.

   WASH WATERS, FROM EQUIPMENT OR VEHICLE WASHING, WHEEL WASH WATER AND OTHER WASH WATERS, MUST BE TREATED IN A SEDIMENT BASIN OR ALTERNATIVE CONTROL THAT PROVIDES EQUIVALENT OR BETTER TREATMENT PRIOR TO DISCHARGE.

9. MATERIAL STORAGE

   MATERIALS AND OR CONTAMINANTS SHOULD BE STORED IN A MANNER THAT MINIMIZES THE POTENTIAL TO DISCHARGE INTO STORM DRAINS OR WATERCOURSES. AN ONSITE AREA SHOULD BE DESIGNATED FOR MATERIAL DELIVERY AND STORAGE. ALL MATERIALS KEPT ONSITE SHOULD BE STORED IN THEIR ORIGINAL CONTAINERS WITH LEGIBLE LABELS, AND IF POSSIBLE UNDER A ROOF OR OTHER ENCLOSURE. LABELS SHOULD BE REPLACED IF DAMAGED OR DIFFICULT TO READ. BERMED-OFF STORAGE AREAS ARE AN ACCEPTABLE CONTROL MEASURE TO PREVENT CONTAMINATION OF STORM WATER. MSDS SHEETS SHOULD BE AVAILABLE FOR REFERENCING CLEAN UP PROCEDURES. ANY RELEASE OF CHEMICALS OR CONTAMINANTS SHOULD BE IMMEDIATELY CLEANED UP AND DISPOSED OF PROPERLY. CONTRACTORS SHOULD IMMEDIATELY REPORT ALL SPILLS TO THE OWNER, WHO SHOULD NOTIFY THE APPROPRIATE AGENCIES, IF NEEDED.

   TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS ONSITE, HAZARDOUS PRODUCTS SHOULD BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RE-SEALABLE. THE ORIGINAL LABELS AND MSDS DATA SHOULD BE RETAINED ONSITE AT ALL TIMES. HAZARDOUS MATERIALS AND ALL OTHER MATERIAL ONSITE SHOULD BE STORED IN COVERED OR DESIGNATED CONTAINMENT AREAS IN ACCORDANCE WITH MANUFACTURER OR MSDS SPECIFICATIONS. WHEN DISPOSING OF HAZARDOUS MATERIALS, FOLLOW MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS.

10. SANITARY STATIONS

    TO THE EXTENT PRACTICABLE, PORT-A-POTTIES SHOULD BE LOCATED AT A MINIMUM 8 FEET BEHIND THE CURB AND GUTTER OF THE INTERNAL ROADS AND BE LOCATED IN AN AREA THAT DOES NOT DRAIN TO ANY PROTECTED NATURAL AREAS, WATERS OF THE STATE, OR STORM WATER STRUCTURES AND SHOULD BE ANCHORED TO THE GROUND TO PREVENT FROM TIPPING OVER. PORT-A-POTTIES LOCATED ON IMPERVIOUS SURFACES SHOULD BE PLACED ON TOP OF A SECONDARY CONTAINMENT DEVICE, OR BE SURROUNDED BY A CONTROL DEVICE (I.E. GRAVEL-BAG BERM).

11. SPILL PREVENTION

    DISCHARGES OF A HAZARDOUS SUBSTANCE OR OIL CAUSED BY A SPILL (E.G., A SPILL OF OIL INTO A SEPARATE STORM SEWER OR WATERS OF THE STATE) ARE NOT AUTHORIZED BY THIS PERMIT. IF A SPILL OCCURS, NOTIFY THE OWNER IMMEDIATELY. THE CONSTRUCTION SITE SHOULD HAVE THE CAPACITY TO CONTROL, CONTAIN, AND REMOVE SPILLS IF THEY OCCUR. SPILLS SHOULD BE CLEANED IMMEDIATELY AFTER DISCOVERY IN ACCORDANCE WITH MSDS AND NOT BURIED ON SITE OR WASHED INTO STORM DRAINS OR WATERS OF THE STATE.

    SPILLS IN EXCESS OF FEDERAL REPORTABLE QUANTITIES (AS ESTABLISHED UNDER 40 CFR PARTS 110 ,117, OR 302), SHOULD BE REPORTED TO THE NATIONAL RESPONSE CENTER BY CALLING (800) 424-8802. MSDS OFTEN INCLUDE INFORMATION ON FEDERAL REPORTABLE QUANTITIES FOR MATERIALS. SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHOULD BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE. WHEN CLEANING UP A SPILL, THE AREA SHOULD BE KEPT WELL VENTILATED AND APPROPRIATE PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED TO MINIMIZE INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.

    IN ADDITION TO PROPER WASTE MANAGEMENT, CONCRETE WASTE MANAGEMENT, CONCRETE CUTTING, VEHICLE STORAGE AND MAINTENANCE, MATERIAL STORAGE, AND SANITARY STATION PROTECTION, THE FOLLOWING MINIMUM PRACTICES SHOULD BE FOLLOWED TO REDUCE THE RISK OF SPILLS:
    - ON-SITE VEHICLES SHOULD BE MONITORED FOR LEAKS AND SHOULD RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE.
    - PETROLEUM PRODUCTS SHOULD BE STORED IN TIGHTLY SEALED AND CLEARLY LABELED CONTAINERS.
    - ALL PAINT CONTAINERS SHOULD BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT SHOULD BE DISPOSED OF ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS, AND SHOULD NOT BE DISCHARGED TO THE STORM SEWER.
    - CONTRACTORS SHOULD FOLLOW THE MANUFACTURER'S RECOMMENDATIONS FOR PROPER USE AND DISPOSAL OF MATERIALS.

MAINTENANCE

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT SHOULD BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATION CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES STORMWATER UTILITY STRUCTURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARD SPECIFICATIONS.

STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCES SHOULD BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. MAINTENANCE INCLUDES TOP DRESSING WITH ADDITIONAL STONE AND REMOVING TOP LAYERS OF STONES AND SEDIMENT. THE SEDIMENT RUN-OFF ONTO THE PUBLIC RIGHT OF WAY SHOULD BE REMOVED IMMEDIATELY.

RIPRAP OUTLET PROTECTION: RIPRAP SHOULD BE INSPECTED FOR ANY SCOUR BENEATH THE RIPRAP OR FOR STONES THAT HAVE BEEN DISLODGED. SEDIMENT ACCUMULATION IN THE OUTFALL AREA SHOULD BE REMOVED AS NEEDED.

CONCRETE WASHOUT AREA: EXISTING FACILITIES SHOULD BE CLEANED OUT, OR NEW FACILITIES SHOULD BE CONSTRUCTED AND OPERATIONAL ONCE THE EXISTING WASHOUT IS 75% FULL. WASHOUTS SHOULD BE INSPECTED FREQUENTLY TO ENSURE THAT PLASTIC LININGS ARE INTACT AND SIDEWALLS HAVE NOT BEEN DAMAGED BY CONSTRUCTION ACTIVITIES. WHEN THE WASHOUT AREA IS ADJACENT TO A PAVED ROAD, THE PAVED ROAD SHOULD BE INSPECTED FOR ACCUMULATED CONCRETE WASTE. ANY ACCUMULATED CONCRETE WASTE ON THE ROAD, CURB, OR GUTTER SHOULD BE REMOVED AND PROPERLY DISPOSED.

EROSION CONTROL BLANKET: THE BLANKET AND STAPLES SHOULD BE INSPECTED FREQUENTLY AND SHALL BE INSTALLED TO THE ILLINOIS URBAN MANUAL, UNLESS OTHERWISE INSTRUCTED BY THE MANUFACTURER. EROSION OCCURRING UNDERNEATH THE BLANKET SHOULD BE BACK-FILLED AND SEEDED WITH THE APPROPRIATE SEED MIX. ADDITIONAL BMP'S MAY NEED TO BE INSTALLED TO REDUCE EROSION UNDER THE BLANKET.

SILT FILTER FENCE: SILT FENCES SHOULD BE INSPECTED REGULARLY FOR UNDERCUTTING WHERE THE FENCE MEETS THE GROUND, OVERTOPPING, AND TEARS ALONG THE LENGTH OF THE FENCE. DEFICIENCIES SHOULD BE REPAIRED IMMEDIATELY. REMOVE ACCUMULATED SEDIMENTS FROM THE FENCE BASE WHEN THE SEDIMENT REACHES ONE-HALF THE FENCE HEIGHT. DURING FINAL STABILIZATION, PROPERLY DISPOSE OF ANY SEDIMENT THAT HAS ACCUMULATED ON THE SILT FENCE. INSTANCES WHEN AREAS OF SILT FENCE CONTINUALLY FAIL, REPLACE SILT FENCE WITH ANOTHER BMP AS SEEN FIT.

INLET PROTECTION: INLET FILTERS SHOULD BE INSPECTED FOR PROPER FILTERING. STORMWATER INLET STRUCTURE PROTECTION MEASURES SHALL BE CLEANED OR REMOVED AND REPLACED AS SEDIMENT ACCUMULATES, FILTERS BECOME CLOGGED, FILTER BAGS ARE MORE THAN 50% FILLED, OR PERFORMANCE IS COMPROMISED. SEDIMENT ACCUMULATIONS ADJACENT TO INLET PROTECTION MEASURES SHALL BE CLEANED BY THE END OF THE SAME BUSINESS DAY ON WHICH IT IS FOUND OR BY THE END OF THE FOLLOWING BUSINESS DAY IF REMOVAL IN THE SAME BUSINESS DAY IS NOT FEASIBLE. DO NOT PUNCTURE HOLES IN FILTERS IF PONDING OCCURS.

SEDIMENT BASIN: SEDIMENT BASINS SHALL BE CLEANED WHEN ACCUMULATED SEDIMENT HAS REACHED 50% CAPACITY. POST CONSTRUCTION CLEANING OF ACCUMULATED SEDIMENT SHALL BE CONDUCTED IF THE BASIN IS TO REMAIN AFTER CONSTRUCTION IS COMPLETE.

INSPECTIONS

THE OWNER SHALL DESIGNATE A QUALIFIED PERSONNEL TO BE RESPONSIBLE FOR SEDIMENT AND EROSION CONTROL OBSERVATION REPORTING. THIS QUALIFIED PERSONNEL SHALL MEET THE REQUIREMENTS NOTED IN THE ILR10 PERMIT CONDITIONS AND LOCAL CODES. SITE OBSERVATIONS SHOULD OCCUR AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM OR BY THE END OF THE FOLLOWING BUSINESS OR WORK DAY THAT IS 0.5 INCHES OR GREATER, OR EQUIVALENT SNOWFALL. OBSERVATIONS MAY BE REDUCED TO ONCE A MONTH WHEN CONSTRUCTION ACTIVITIES HAVE CEASED DUE TO FROZEN CONDITIONS. WEEKLY OBSERVATIONS SHOULD RECOMMENCE WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED, OR IF THERE IS 0.5" OR GREATER RAIN EVENT, OR A DISCHARGE DUE TO SNOWMELT OCCURS. AREAS INACCESSIBLE DURING INSPECTIONS DUE TO FLOODING OR OTHER UNSAFE CONDITIONS SHALL BE INSPECTED WITHIN 72 HOURS OF BECOMING ACCESSIBLE.

SITE OBSERVATION REPORTS SHOULD BE MAINTAINED ONSITE AS PART OF THE SWPPP. EACH SITE OBSERVATION SHALL INCLUDE THE FOLLOWING COMPONENTS:

A. DISTURBED AREAS AND AREAS USED FOR THE STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE CHECKED FOR EVIDENCE OF, OR POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. THE EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY HAVE BEEN INSTALLED AND ARE OPERATING CORRECTLY. WHERE DISCHARGE POINTS ARE ACCESSIBLE, THEY SHOULD BE CHECKED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO THE RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE SHOULD BE CHECKED FOR OFF-SITE SEDIMENT TRACKING. ALL PUMPING OPERATIONS AND ALL OTHER POTENTIAL NON-STORM WATER DISCHARGES SHOULD BE OBSERVED.

B. BASED ON THE RESULTS OF THE SITE OBSERVATION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED, AND THE POLLUTION PREVENTION MEASURES DESCRIBED IN THIS PLAN SHALL BE REVISED AS APPROPRIATE, AS SOON AS PRACTICABLE AFTER THE OBSERVATION. THE MODIFICATIONS, IF ANY, SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE SITE OBSERVATION.

C. A REPORT SUMMARIZING THE SCOPE OF THE OBSERVATION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE OBSERVATION, THE DATE(S) OF THE OBSERVATION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORM WATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION OR PERMIT COVERAGE IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G (SIGNATORY REQUIREMENTS) OF THE ILR10 NPDES PERMIT.

D. THE OWNER SHALL NOTIFY THE APPROPRIATE AGENCY FIELD OPERATIONS SECTION OFFICE BY EMAIL AT EPA.SWNONCOMP@ILLINOIS.GOV, TELEPHONE, OR FAX WITHIN 24 HOURS OF ANY INCIDENCE OF NONCOMPLIANCE FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING A SITE OBSERVATION, OR FOR VIOLATIONS OF ANY CONDITION OF THE PERMIT. THE OWNER SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN INCIDENCE OF NONCOMPLIANCE(ION) REPORT FOR ANY VIOLATION OF THE STORM WATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT, WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE.

E. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE ILR10 NPDES PERMIT (SIGNATORY REQUIREMENTS).

F. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

NON-STORM WATER DISCHARGES

NON-STORM WATER FLOWS THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ARE INCLUDED WITHIN THIS PLAN. THESE DISCHARGES INCLUDE: DISCHARGES FROM FIRE FIGHTING ACTIVITIES; FIRE HYDRANT FLUSHINGS; WATERS USED TO WASH VEHICLES WHERE DETERGENTS ARE NOT USED; WATERS USED TO CONTROL DUST; POTABLE WATER SOURCES INCLUDING UNCONTAMINATED WATERLINE FLUSHINGS; LANDSCAPE IRRIGATION DRAINAGES; ROUTINE EXTERNAL BUILDING WASHDOWN WHICH DOES NOT USE DETERGENTS; PAVEMENT WASH WATERS WHERE SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS ALL SPILLED MATERIAL HAS BEEN REMOVED) AND WHERE DETERGENTS ARE NOT USED; UNCONTAMINATED AIR CONDITIONING CONDENSATE; UNCONTAMINATED SPRING WATER; UNCONTAMINATED GROUND WATER; AND FOUNDATION OR FOOTING DRAINS WHERE FLOWS ARE NOT CONTAMINATED WITH PROCESS MATERIALS SUCH AS SOLVENTS.

THE FOLLOWING NON-STORM WATER DISCHARGES ARE PROHIBITED: CONCRETE AND WASTEWATER FROM WASHOUT OF CONCRETE (UNLESS MANAGED BY AN APPROPRIATE CONTROL), WASTEWATER FROM WASHOUT AND CLEANOUT OF STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS AND OTHER CONSTRUCTION MATERIALS. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE, SOAPS, SOLVENTS, OR DETERGENTS, TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE, OR ANY OTHER POLLUTANT THAT COULD CAUSE OR TEND TO CAUSE WATER POLLUTION.

DISCHARGES FROM DEWATERING ACTIVITIES, INCLUDING DISCHARGES FROM DEWATERING TRENCHES AND EXCAVATIONS ARE ALLOWABLE IF MANAGED BY APPROPRIATE CONTROLS.

NATURAL BUFFERS

PROJECTS WITHIN 50 FEET OF WATERS OF THE UNITED STATES MUST PROVIDE AN UNDISTURBED NATURAL 50 FOOT BUFFER OR OTHER EROSION AND SEDIMENT CONTROL MEASURES AS IDENTIFIED OR OTHERWISE COORDINATED WITH APPLICABLE LOCAL AND STATE PERMITTING AGENCIES.

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DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	N.T.S.

SWPPP SPECIFICATIONS
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 8 OF 16

PROJECT NUMBER: 4821

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ILLINOIS FIRM LICENSE 184-002694



UNDERGROUND UTILITY GENERAL NOTES

1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.

2. ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED OR APPROVED EQUAL LISTED WITHIN THE CONSTRUCTION SPECIFICATIONS AS APPROVED BY THE MUNICIPALITY. ALL SANITARY SEWERS GREATER THAN 15-FEET DEEP, SHALL BE PVC, SDR 21, UNLESS OTHERWISE INDICATED. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212.

3. ALL WATER MAIN SHALL BE POLYVINYL CHLORIDE PIPE, SDR 25, PRESSURE CLASS 165 PSI, AWWA, C-900 OR DUCTILE IRON PIPE, CLASS 52, AWWA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.

4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE "O" -RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.

5. GRANULAR TRENCH BACKFILL (CA-6) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE SANITARY TRENCH DETAIL ON PAGE X. ALL TRENCHES WITHIN COOK COUNTY RIGHT-OF-WAY MUST BE TRENCH BACKFILLED WITH FA-6 SAND IN ACCORDANCE WITH ARTICLE 550.07 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

6. OVERHEAD SANITARY SEWER IS REQUIRED FOR ALL HOMES.

7. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.

9. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.

10. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.

11. CONTRACTOR TO VERIFY CANOPY AND ROOF DRAIN CONNECTION LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.

12. SEE ARCHITECTURAL DRAWINGS FOR TRENCH DRAIN DETAILS AND SEWER CONNECTION LOCATIONS.

13. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.

14. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.

15. FIELD LOCATION OF ALL HOUSE SERVICES TO BE VISIBLY DEMARKED, SUPPLIED BY CONTRACTOR AND SHOWN ON RECORD DRAWINGS. SEE GENERAL SPECIFICATIONS SHEET FOR MARKING WATER AND SANITARY SERVICES ON CURB.

16. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.

17. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.

18. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5-FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.

19. EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.

22. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
D·R·HORTON America's Builder
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	1" = 50'

OVERALL UTILITY PLAN
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 9 OF 16

PROJECT NUMBER: 4821

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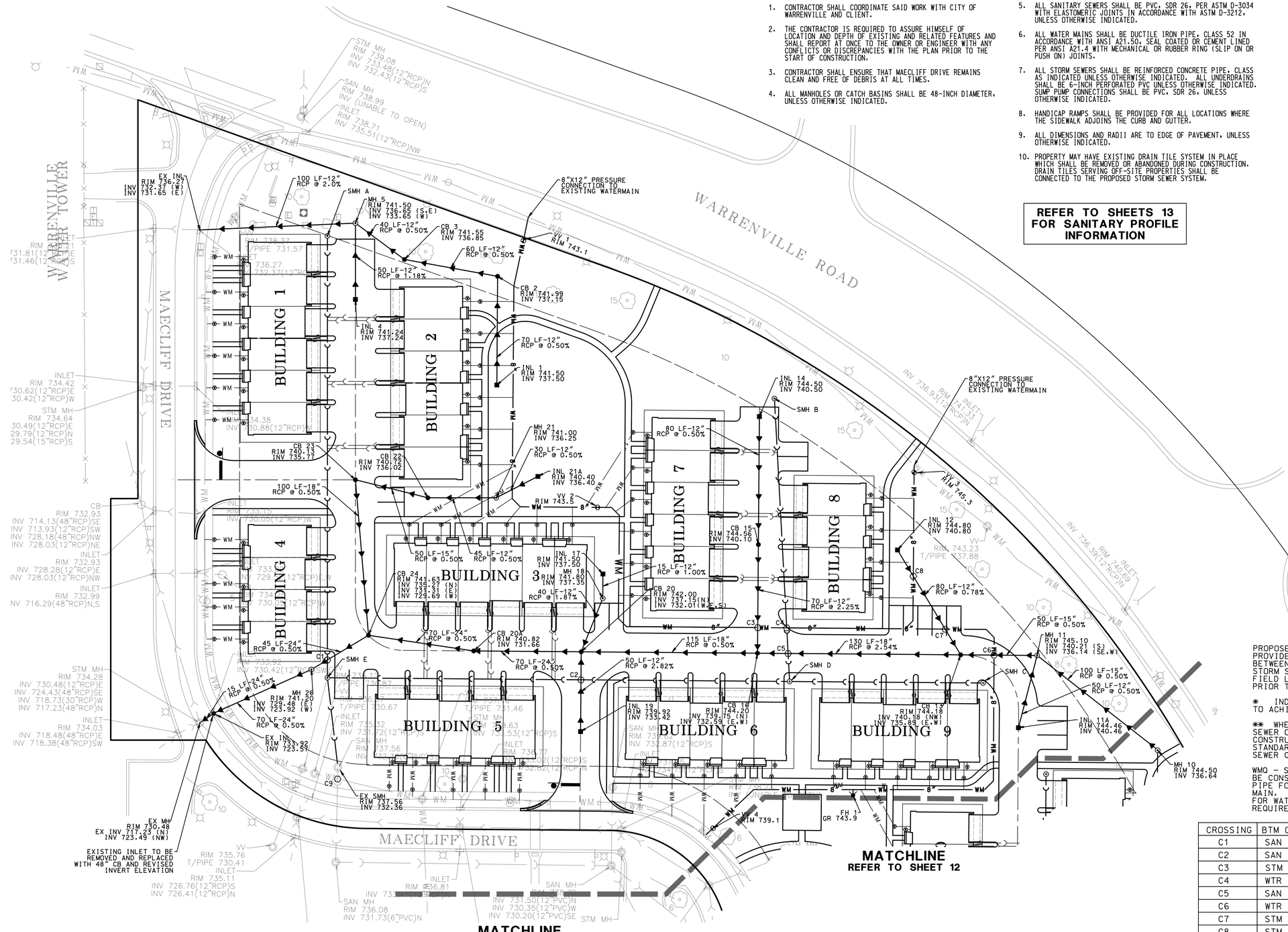
PLAN AND PROFILE GENERAL NOTES

1. CONTRACTOR SHALL COORDINATE SAID WORK WITH CITY OF WARRENVILLE AND CLIENT.
2. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER WITH ANY CONFLICTS OR DISCREPANCIES WITH THE PLAN PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL ENSURE THAT MAECLIFF DRIVE REMAINS CLEAN AND FREE OF DEBRIS AT ALL TIMES.
4. ALL MANHOLES OR CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
5. ALL SANITARY SEWERS SHALL BE PVC, SDR 26, PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212, UNLESS OTHERWISE INDICATED.
6. ALL WATER MAINS SHALL BE DUCTILE IRON PIPE, CLASS 52 IN ACCORDANCE WITH ANSI A21.50, SEAL COATED OR CEMENT LINED PER ANSI A21.4 WITH MECHANICAL OR RUBBER RING (SLIP ON OR PUSH ON) JOINTS.
7. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, CLASS AS INDICATED UNLESS OTHERWISE INDICATED. ALL UNDERDRAINS SHALL BE 6-INCH PERFORATED PVC UNLESS OTHERWISE INDICATED. SUMP PUMP CONNECTIONS SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED.
8. HANDICAP RAMPS SHALL BE PROVIDED FOR ALL LOCATIONS WHERE THE SIDEWALK ADJOINS THE CURB AND GUTTER.
9. ALL DIMENSIONS AND RADII ARE TO EDGE OF PAVEMENT, UNLESS OTHERWISE INDICATED.
10. PROPERTY MAY HAVE EXISTING DRAIN TILE SYSTEM IN PLACE WHICH SHALL BE REMOVED OR ABANDONED DURING CONSTRUCTION. DRAIN TILES SERVING OFF-SITE PROPERTIES SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM.

REFER TO SHEETS 13 FOR SANITARY PROFILE INFORMATION

N

SCALE 1" - 30'
0 30 60



PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

** WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER, SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

WMQ - SANITARY SEWER OR STORM SEWER MUST BE CONSTRUCTED WITH WATER MAIN QUALITY PIPE FOR 10-FEET ON EITHER SIDE OF WATER MAIN. REFER TO NOTE F.2.C ON SHEET XX FOR WATER MAIN QUALITY MATERIAL REQUIREMENTS.

CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C1	SAN 733.22	STM 731.54	1.68'
C2	SAN 735.60	STM 733.51	2.09'
C3	STM 740.11	WTR 740.10	1.50'**
C4	WTR 739.55	SAN 737.21	2.34'
C5	SAN 736.46	STM 734.57	1.89'
C6	WTR 739.52	STM 737.52	2.00'
C7	STM 740.33	WTR 740.04	1.50'**
C8	STM 740.65	WTR 740.68	1.50'**
C9	EXWTR 732.70	EXSAN 732.79	1.50'**

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SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

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DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	1" = 30'

UTILITY PLAN - NORTH
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 10 OF 16

PROJECT NUMBER: 4821

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TYPICAL UTILITY LAYOUT DETAIL
NOT TO SCALE

SERVICE NOTES:
(REFER TO FINAL ARCHITECTURAL PLANS)

WATER SERVICE SHALL BE 1.5" TYPE K, COPPER TUBING INCLUDING MUELLER H-15000 CORPORATION STOP, MUELLER H-15154 CURB STOP COUPLING, AND MUELLER H-10302 SERVICE BOX

WATER SERVICE TO SPLIT FOR FIRE PROTECTION SERVICE AND DOMESTIC SERVICE OUTSIDE BUILDING FOUNDATION.

WATER SERVICE B-BOX TO TYPICALLY BE LOCATED 2.0' OUTSIDE OF THE PUBLIC ROW AND OUTSIDE OF PAVED AREAS.

SANITARY SERVICE SHALL BE 6" PVC AT MINIMUM SLOPE OF 1.00%

CROSSING	BTM OF PIPE	TOP OF PIPE	SEPARATION
C10	WTR 738.63	STM 738.40	1.50'*
C11	STM 738.20	WTR 739.10	1.50'*
C12	STM 738.24	SAN 735.96	2.28'
C13	WTR 738.63	SAN 736.14	2.49'
C14	WTR 738.66	SAN 734.98	3.68'
C15	STM 732.14	SAN 731.36	0.78'
C16	EXWTR 731.39	EXSAN 726.99	4.40'

PROPOSED UTILITIES TO BE CONSTRUCTED TO PROVIDE A MINIMUM 18" OF SEPARATION BETWEEN WATER MAIN AND SANITARY SEWER OR STORM SEWER. EXISTING WATER MAIN TO BE FIELD LOCATED AND ELEVATION VERIFIED PRIOR TO START OF CONSTRUCTION.

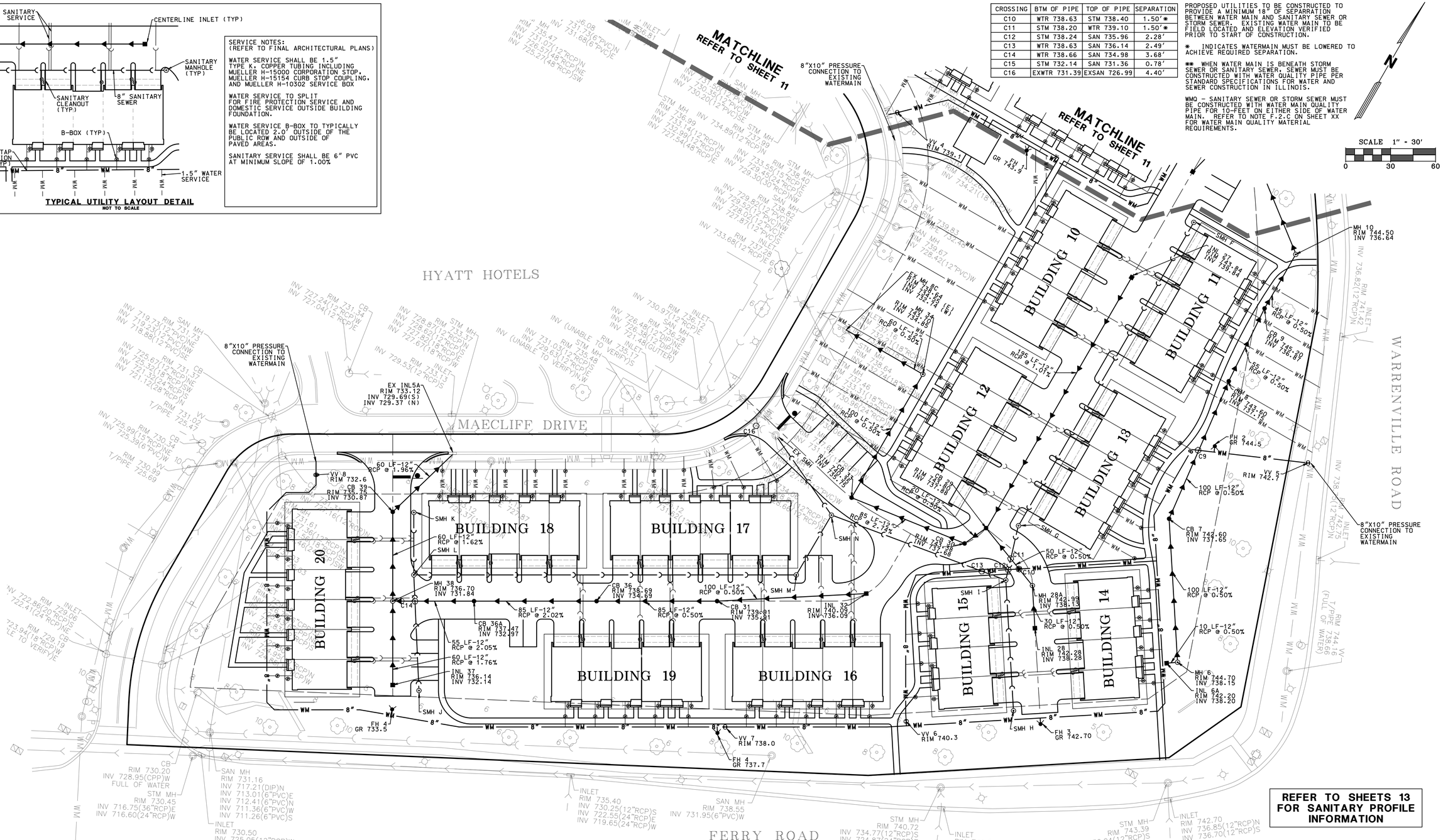
* INDICATES WATERMAIN MUST BE LOWERED TO ACHIEVE REQUIRED SEPARATION.

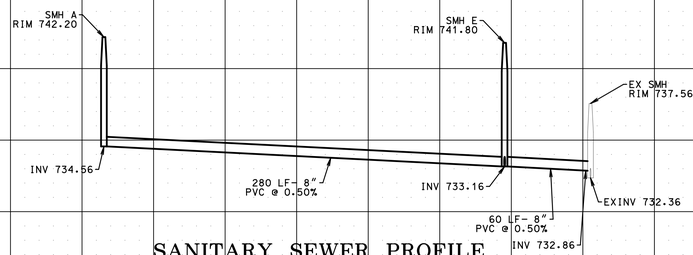
** WHEN WATER MAIN IS BENEATH STORM SEWER OR SANITARY SEWER, SEWER MUST BE CONSTRUCTED WITH WATER QUALITY PIPE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

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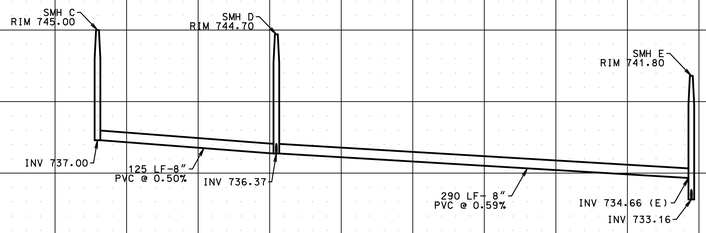
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SCALE 1" - 30'
0 30 60

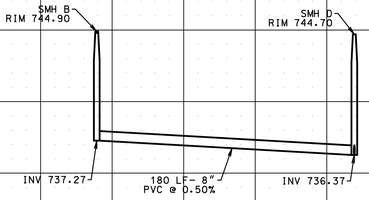

MATCHLINE REFER TO SHEET 11
8"X10" PRESSURE CONNECTION TO EXISTING WATERMAIN
HYATT HOTELS
MAECLIFF DRIVE
FERRY ROAD
WARRENVILLE ROAD
BUILDING 10
BUILDING 11
BUILDING 12
BUILDING 13
BUILDING 14
BUILDING 15
BUILDING 16
BUILDING 17
BUILDING 18
BUILDING 19
BUILDING 20
EX INL5A RIM 733.12 INV 729.69(S) INV 729.37 (N)
60 LF-12" RCP @ 1.96%
60 LF-12" RCP @ 1.62%
60 LF-12" RCP @ 1.76%
85 LF-12" RCP @ 2.05%
85 LF-12" RCP @ 2.02%
85 LF-12" RCP @ 0.50%
100 LF-12" RCP @ 0.50%
85 LF-12" RCP @ 2.13%
195 LF-12" RCP @ 1.07%
50 LF-12" RCP @ 0.50%
30 LF-12" RCP @ 0.50%
10 LF-12" RCP @ 0.50%
CB 39 RIM 735.75 INV 730.87
CB 36 RIM 736.69 INV 734.69
CB 36A RIM 737.47 INV 732.97
CB 31 RIM 739.91 INV 735.81
MH 38 RIM 736.70 INV 731.84
INL 37 RIM 736.14 INV 732.14
INL 32 RIM 740.09 INV 736.09
MH 28A RIM 742.99 INV 738.13
INL 28 RIM 742.28 INV 738.28
MH 10 RIM 744.50 INV 736.64
CB 9 RIM 745.29 INV 736.89
CB 7 RIM 742.60 INV 737.55
MH 6 RIM 744.70 INV 738.15
INL 6A RIM 742.20 INV 738.20
SMH K
SMH L
SMH M
SMH N
SMH I
SMH J
SMH H
FH 4 GR 733.5
FH 3 GR 742.70
FH 2 GR 744.5
FH 4 GR 737.7
VV 8 RIM 732.6
VV 7 RIM 738.0
VV 6 RIM 740.3
VV 5 RIM 742.7
VV 4 RIM 739.1
SMH F
SMH G
INV 736.82(12"RCP)N
INV 722.86(20"RCP)NE
INV 723.94(18"RCP)W
INV 729.06 (UNABLE TO VERIFY)S
INV 731.03(12"RCP)E
INV 729.63(12"RCP)NE
INV 729.53(12"RCP)S
INV 730.9(12"RCP)E
INV 726.48(12"DIP)NE
INV 721.48(GUTTER)
INV 727.87(18"RCP)W
INV 725.67(12"RCP)NE
INV 725.32(18"RCP)SW
INV 721.32(24"RCP)S
INV 721.12(28"RCP)N
INV 725.99(15"RCP)NE
INV 725.39(6"PVC)W
INV 722.24(12"RCP)W
INV 727.04(12"RCP)E
INV 719.73(12"PVC)NW
INV 719.23(12"PVC)NE
INV 718.88(12"PVC)SE
INV 716.75(36"RCP)E
INV 716.60(24"RCP)W
INV 717.21(DIP)N
INV 713.01(6"PVC)E
INV 712.41(6"PVC)N
INV 711.36(6"PVC)W
INV 711.26(6"PVC)S
INV 725.05(12"RCP)W
INV 722.55(24"RCP)E
INV 719.65(24"RCP)W
INV 731.95(6"PVC)W
INV 734.77(12"RCP)S
INV 724.87(24"RCP)E
INV 724.67(24"RCP)W
INV 734.94(12"RCP)N
INV (UNABLE TO VERIFY)S
INV 736.85(12"RCP)N
INV 736.70(12"RCP)S
INV 736.66(12"RCP)N
INV 736.42(12"RCP)S
INV 728.54(24"RCP)E
INV 726.34(36"RCP)W
INV 730.30(30"RCP)NW
INV 729.45(24"RCP)SE
INV 729.80(12"PVC)E
INV 729.92(12"PVC)NW
INV 728.92(12"PVC)E
INV 727.82(12"PVC)W
INV 733.68(12"RCP)E
INV 734.88(12"RCP)N
INV 730.35(12"PVC)W
INV 730.20(12"PVC)SE
INV 733.4(12"RCP)N
INV 732.98(12"RCP)S
INV 727.54(48"RCP)E
INV 725.27(48"RCP)SW
INV 731.73(6"PVC)N
INV 731.68(6"PVC)E
INV 731.07(12"RCP)N
INV 728.57(48"RCP)NE
INV 734.21(18"RCP)W
INV 728.42(12"PVC)W
INV 727.25
INV 727.46
INV 730.64(24"RCP)W
INV 734.64
INV 734.74 (E)
INV 734.89 (W)
INV 737.60
INV 737.10
INV 737.68
INV 737.88
INV 737.98
INV 737.78
INV 737.58
INV 737.38
INV 737.18
INV 736.98
INV 736.78
INV 736.58
INV 736.38
INV 736.18
INV 735.98
INV 735.78
INV 735.58
INV 735.38
INV 735.18
INV 734.98
INV 734.78
INV 734.58
INV 734.38
INV 734.18
INV



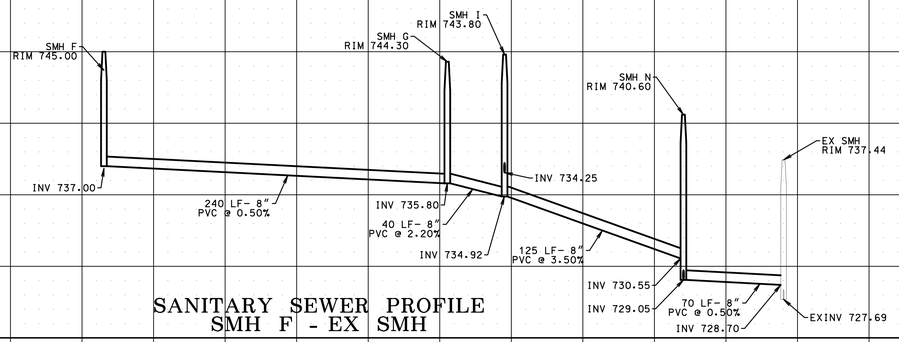
SANITARY SEWER PROFILE
SMH A - EX SMH



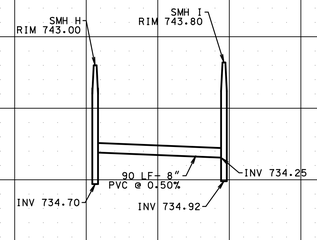
SANITARY SEWER PROFILE
SMH C - SMH E



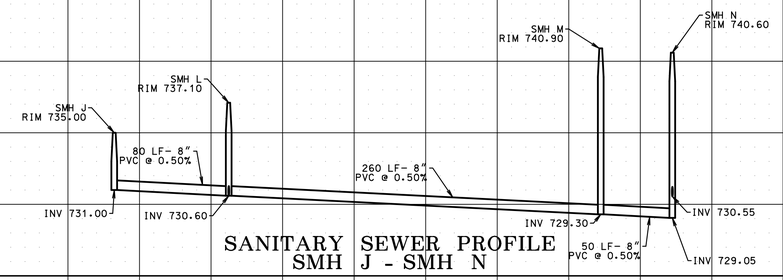
SANITARY SEWER PROFILE
SMH B - SMH D



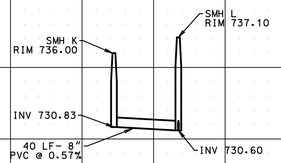
SANITARY SEWER PROFILE
SMH F - EX SMH



SANITARY SEWER PROFILE
SMH H - SMH I



SANITARY SEWER PROFILE
SMH J - SMH N



SANITARY SEWER PROFILE
SMH K - SMH L

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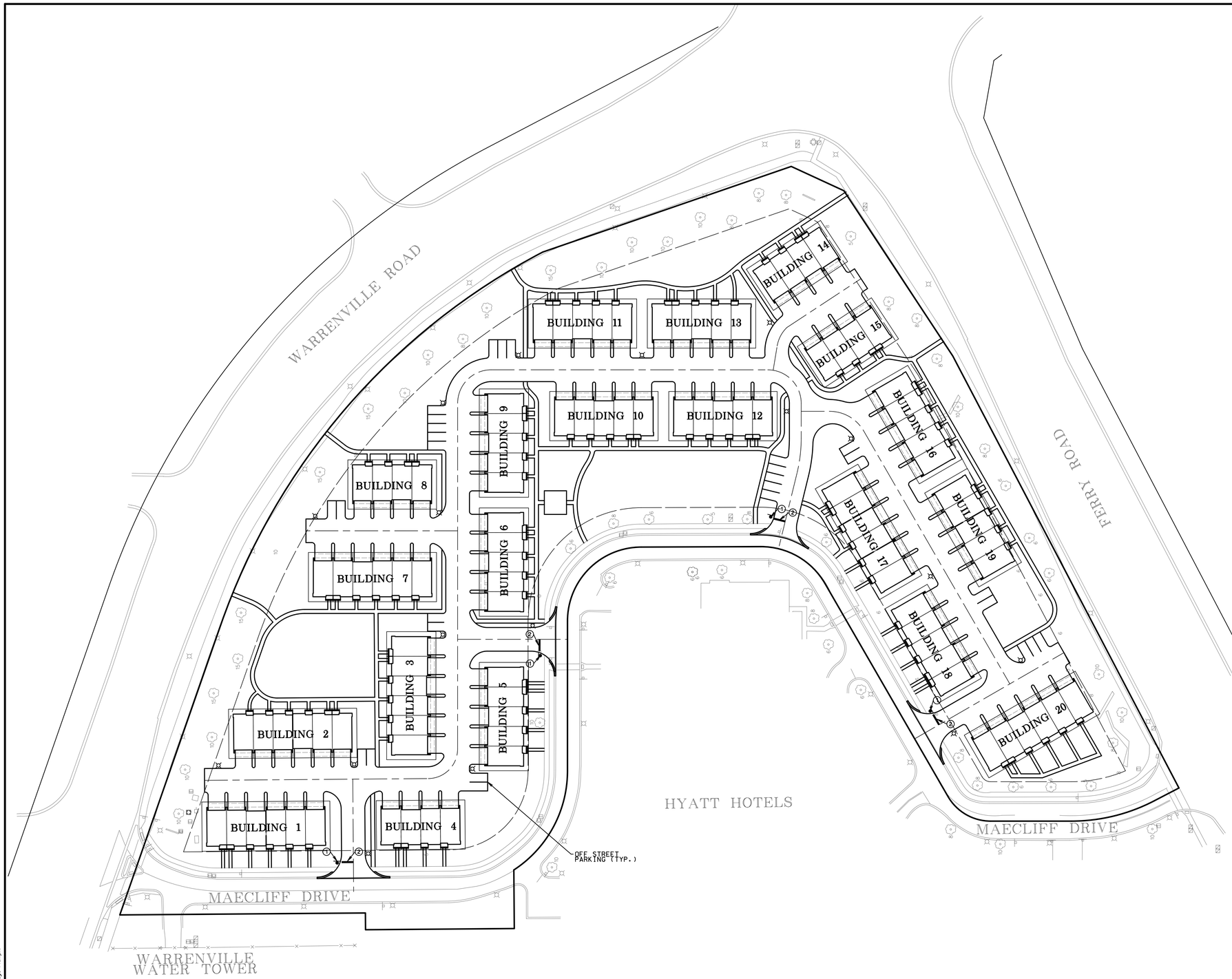
SANITARY PROFILE
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 12 OF 16

PROJECT NUMBER: 4821

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SCALE 1" - 50'

0 50 100

SIGNAGE AND STRIPING GENERAL NOTES

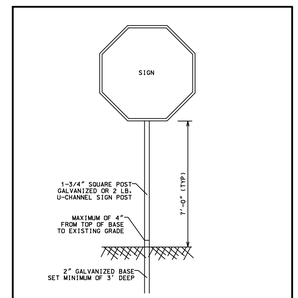
1. STOP BARS SHALL BE INSTALLED AT ALL STOP LOCATIONS IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. ALL STOP SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

SEE PHOTOMETRIC PLAN FOR ADDITIONAL LIGHTING DETAIL INCLUDING PHOTOMETRIC ANALYSIS AND EXISTING STREET LIGHT LOCATIONS

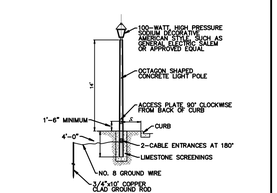
REFER TO LANDSCAPE PLANS FOR MONUMENT SIGNS AND HARDSCAPE DETAILS

LEGEND

- STREET LIGHT
- STREET SIGNAGE
- (1) R1-1 "STOP SIGN" (30"X30")
- (2) 24" WHITE PAINT STOP BAR



SIGN POST DETAIL
NOT TO SCALE



NOTES:

1. ALL POLES SHALL BE DESIGNED IN CONFORMANCE WITH AASHTO'S STANDARD SPECIFICATIONS FOR STRUCTURAL SUPPORT FOR HIGHWAY AND TRAFFIC SIGNALS.
2. ALL WIRE AND CABLE INSTALLED FOR STREET LIGHTING SYSTEM FROM THE POWER SOURCE TO THE LIGHTING POLES SHALL BE CONTAINED IN A ONE INCH MINIMUM DIAMETER UNIT DUCT MANUFACTURED FROM HIGH DENSITY SMOOTH WALL POLYETHYLENE CONFORMING TO ASTM D-1248 AND NEMA TC-7 SPECIFICATIONS. CONDUIT IS SUITABLE FOR DIRECT BURIAL UNDER PAVEMENTS AND DRIVEWAYS. DIRECT BURIAL OF ALL WIRE AND CABLE IS PROHIBITED.
3. ALL WIRE AND CABLE INSTALLED FOR STREET LIGHTING SYSTEMS SHALL BE HEAT AND MOISTURE RESISTANT, SHALL BE RATED FOR OPERATION AT A TEMPERATURE OF AT SEVENTY FIVE DEGREES CELSIUS AND SHALL HAVE AN INSULATION RATED AT 600V.

RESIDENTIAL ORNAMENTAL LIGHTING STANDARD
NOT TO SCALE

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DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
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STREET LIGHTING, SIGNAGE, AND STRIPING PLAN
CANTERA POINT
WARRENVILLE, ILLINOIS

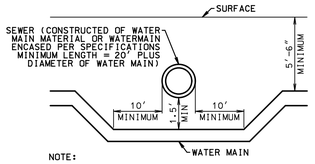
SHEET 13 OF 16

PROJECT NUMBER: 4821

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NOTE:

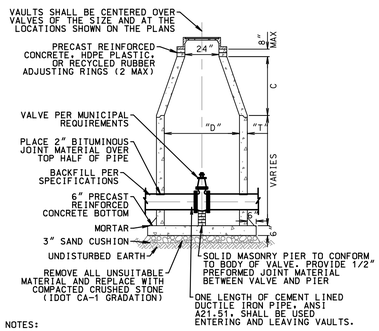
ALL FITTINGS REQUIRED FOR LOWERING OF WATER MAIN SHALL BE RESTRAINED JOINTS.

WATER MAIN LOWERING DETAILS

NOT TO SCALE

MATERIALS FOR WALLS	D	C	T (MIN)
PRECAST REINFORCED CONCRETE RISERS ASTM C-478	48"	30"	5"
	60"	45"	6"

DIAMETER OF VALVE	D
8" AND UNDER	48"
10" AND OVER	60"

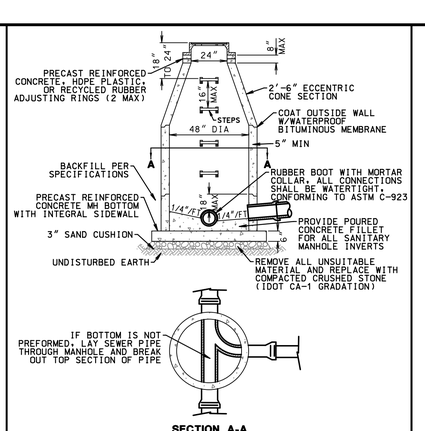


NOTES:

1. PRECAST STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
2. JOINTS BETWEEN PRECAST SECTIONS SHALL BE PREFORMED FLEXIBLE GASKETS. RUBBER GASKETS BUTYL ROPE OR OTHER EQUIVALENT MATERIAL TO ENSURE A WATERTIGHT JOINT. PREFORMED GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C990. RUBBER GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C443.
3. STRUCTURE FRAME AND COVERS SHALL BE IN ACCORDANCE WITH THE FRAME AND GRATE SCHEDULE PROVIDED.
4. STEPS SHALL BE NEENAH R-1980-J, OR POLYPROPYLENE COATED STEEL REINFORCING RODS (1/2" MIN) WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS OR APPROVED EQUAL.
5. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. MANHOLE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
6. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR. SMOOTHED AND POINTED INSIDE AND OUT.
7. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN MANHOLE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
8. PIPE OPENINGS SHALL BE CAST INTO THE WALL. THE PRECAST CONCRETE BASE TO BE CAST INTEGRAL WITH LOWEST WALL UNIT.

VALVE VAULT DETAIL

NOT TO SCALE



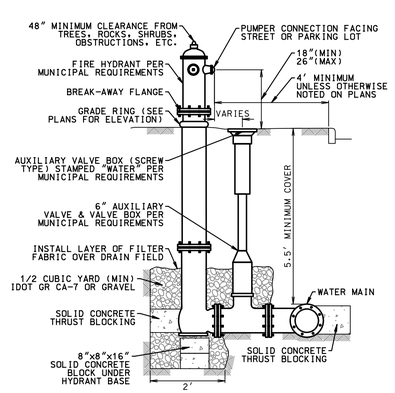
SECTION A-A

NOTES:

1. PRECAST MANHOLES AND STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
2. JOINTS BETWEEN PRECAST SECTIONS SHALL BE PREFORMED FLEXIBLE GASKETS. RUBBER GASKETS BUTYL ROPE OR OTHER EQUIVALENT MATERIAL TO ENSURE A WATERTIGHT JOINT. PREFORMED GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C990. RUBBER GASKETS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C443.
3. STRUCTURE FRAME AND COVERS SHALL BE IN ACCORDANCE WITH THE FRAME AND GRATE SCHEDULE PROVIDED.
4. STEPS SHALL BE NEENAH R-1980-J, OR POLYPROPYLENE COATED STEEL REINFORCING RODS (1/2" MIN) WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS OR APPROVED EQUAL.
5. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. MANHOLE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
6. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR. SMOOTHED AND POINTED INSIDE AND OUT.
7. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN MANHOLE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
8. ALL SANITARY SEWER CONNECTIONS SHALL BE WATERTIGHT, CONFORMING TO ASTM C-923.

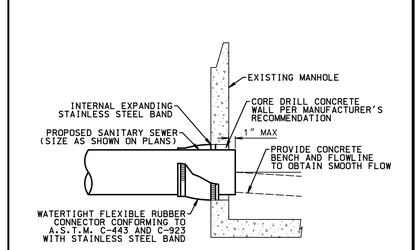
48" SANITARY MANHOLE - TYPE A

NOT TO SCALE



FIRE HYDRANT SETTING DETAIL

NOT TO SCALE

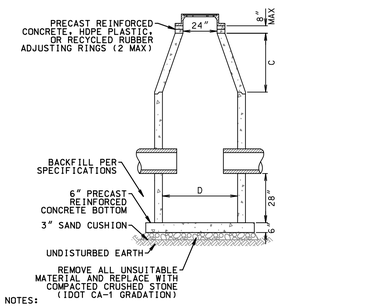


ALL SANITARY SEWER CONNECTIONS TO EXISTING MANHOLES SHALL COMPLY WITH THE DETAIL ABOVE. SANITARY SEWER CONNECTIONS SHALL BE CORED AND CONNECTED TO THE EXISTING MANHOLE. CONNECTION SHALL BE MADE WITH A RUBBER BOOT AND ANY DAMAGE TO THE EXISTING MANHOLE SHALL BE REPAIRED BY CONTRACTOR. THE EXISTING BENCH SHALL BE RESHAPED AS NECESSARY. MANHOLE MUST BE TESTED UPON COMPLETION. ALL WORK SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE SANITARY SEWER.

PIPE TO EXISTING MANHOLE CONNECTION

NOT TO SCALE

MATERIALS FOR WALLS	D	C	T (MIN)
PRECAST REINFORCED CONCRETE RISERS ASTM C-478	36"	15"	4"
	48"	30"	5"
	60"	45"	5"

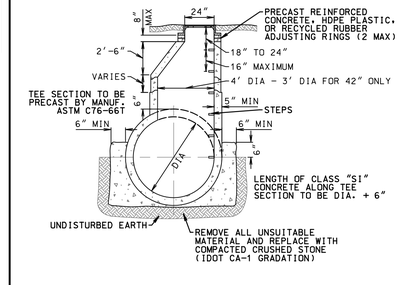


NOTES:

1. PRECAST MANHOLES AND STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
2. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH A CONTINUOUS LAYER OF PREFORMED FLEXIBLE GASKETS. RUBBER GASKETS BUTYL ROPE OR OTHER EQUIVALENT BITUMINOUS MATERIAL PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS.. LATEST EDITION.
3. STORM STRUCTURE FRAME AND COVERS SHALL BE IN ACCORDANCE WITH THE FRAME AND GRATE SCHEDULE PROVIDED.
4. STEPS SHALL BE NEENAH R-1980-J, OR POLYPROPYLENE COATED STEEL REINFORCING RODS (1/2" MIN) WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS OR APPROVED EQUAL.
5. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. MANHOLE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
6. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR. SMOOTHED AND POINTED INSIDE AND OUT.
7. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN STRUCTURE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
8. STRUCTURES LOCATED IN THE CURB LINE SHALL REQUIRE OPENING TO BE PLACED IN PROPER LOCATION WITH RESPECT TO BACK OF CURB.

CATCH BASIN DETAIL

NOT TO SCALE

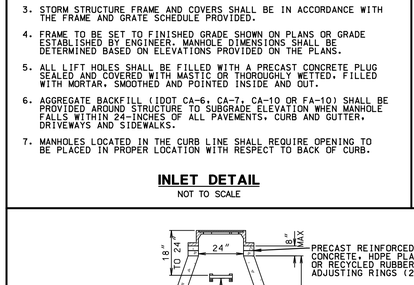


NOTES:

1. PRECAST MANHOLES AND STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
2. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH A CONTINUOUS LAYER OF PREFORMED FLEXIBLE GASKETS. RUBBER GASKETS BUTYL ROPE OR OTHER EQUIVALENT BITUMINOUS MATERIAL PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS.. LATEST EDITION.
3. STORM MANHOLE FRAME AND COVERS SHALL BE IN ACCORDANCE WITH THE FRAME AND GRATE SCHEDULE PROVIDED.
4. STEPS SHALL BE NEENAH R-1980-J, OR POLYPROPYLENE COATED STEEL REINFORCING RODS (1/2" MIN) WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS OR APPROVED EQUAL.
5. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. MANHOLE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
6. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR. SMOOTHED AND POINTED INSIDE AND OUT.
7. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN MANHOLE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
8. MANHOLES LOCATED IN THE CURB LINE SHALL REQUIRE OPENING TO BE PLACED IN PROPER LOCATION WITH RESPECT TO BACK OF CURB.

TEE MANHOLE DETAIL

NOT TO SCALE



MATERIALS FOR WALLS	T (MIN)
PRECAST REINFORCED CONCRETE RISERS ASTM C-478	3"

NOTES:

1. PRECAST MANHOLES AND STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
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4. STEPS SHALL BE NEENAH R-1980-J, OR POLYPROPYLENE COATED STEEL REINFORCING RODS (1/2" MIN) WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS OR APPROVED EQUAL.
5. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. MANHOLE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
6. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR. SMOOTHED AND POINTED INSIDE AND OUT.
7. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN MANHOLE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
8. MANHOLES LOCATED IN THE CURB LINE SHALL REQUIRE OPENING TO BE PLACED IN PROPER LOCATION WITH RESPECT TO BACK OF CURB.

INLET DETAIL

NOT TO SCALE

FRAMES AND GRATES ON ALL STRUCTURES SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLANS:

SANITARY:
FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH TYPE "A" COVER OR EAST JORDAN IRON WORKS (EJIW) 1058 WITH TYPE "A" COVER. SHALL HAVE THE WORD "SANITARY" ON THE COVER, AND SHALL HAVE A 1" CONCEALED PICK HOLE. ALL SANITARY MANHOLE COVERS SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.

WATER:
FRAMES AND COVERS SHALL BE NEENAH R-1713 WITH TYPE "A" COVER OR EJIW 1058 WITH TYPE "A" COVER, SHALL HAVE THE WORD "WATER" ON THE COVER AND A 1" CONCEALED PICK HOLE. ALL VALVE VAULT COVERS SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.

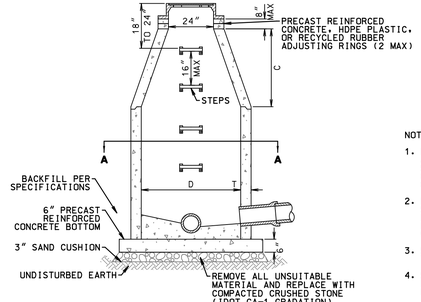
STORM:
ALL OPEN LID GRATES SHALL CONTAIN THE TROUT LOGO OR APPROVED EQUAL AS SPECIFIED BY THE MUNICIPALITY
FRAMES AND COVERS SHALL BE AS FOLLOWS:
1. CLOSED LID (CL): NEENAH R-1772, SOLID LID COVER OR EJIW 1050 WITH TYPE "A" COVER. SHALL HAVE THE WORD "STORM" ON THE COVER AND SHALL HAVE THE MUNICIPALITY NOTED IN 2" RAISED LETTERS.
2. B6,12 CURB AND GUTTER: NEENAH R-3281-AL WITH TYPE "L" GRATE OR EJIW 7210 WITH TYPE "M" GRATE.
3. DEPRESSED CURB AND GUTTER, EXCEPT ADA ACCESSIBLE ROUTES: NEENAH R-3281-AL WITH TYPE "L" GRATE OR EJIW 7210 WITH M1 GRATE. CURB PLATE SHALL BE FLUSH WITH FLAG OF CURB.
4. OPEN LID WITHIN PAVEMENT, EXCEPT ADA ACCESSIBLE ROUTES: NEENAH R-2504 WITH TYPE "G" GRATE OR EJIW 1050 WITH TYPE "M1" GRATE.
5. OPEN LID WITHIN ADA ACCESSIBLE ROUTES: NEENAH R-3067-C WITH TYPE "Q" GRATE OR APPROVED EQUAL.
   a. NOTE A CURB BOX SHALL NOT BE PERMITTED
   b. OPENINGS MUST BE PERPENDICULAR TO THE DIRECTION OF TRAVEL.
6. OPEN LID WITHIN LANDSCAPED AREAS: NEENAH R-2577-B WITH TYPE "B" GRATE OR APPROVED EQUAL.
7. OPEN LID WITHIN REAR YARDS (BEEHIVE): NEENAH R-4340-B WITH "BEEHIVE" GRATE OR EJIW 6527.

FRAME AND GRATE SCHEDULE

NOT TO SCALE

MATERIALS FOR WALLS	D	C	T (MIN)
PRECAST REINFORCED CONCRETE RISERS ASTM C-478	48"	30"	5"
	60"	45"	5"

DIAMETER OF MAIN SEWER	D
18" AND UNDER	48"
21" THRU 42"	60"



SECTION A-A

NOTES:

1. PRECAST MANHOLES AND STRUCTURES SHALL CONFORM TO ASTM C478 AND THE DIMENSIONS SHOWN ON THE PLANS. PRECAST COMPONENTS SHALL BE SUBSTANTIALLY FREE FROM FRACTURES, LARGE OR DEEP CRACKS AND SURFACE ROUGHNESS CONFORMING THE QUALITY CRITERIA ESTABLISHED IN ASTM C478.
2. PRECAST SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH A CONTINUOUS LAYER OF PREFORMED FLEXIBLE GASKETS. RUBBER GASKETS BUTYL ROPE OR OTHER EQUIVALENT BITUMINOUS MATERIAL PER THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS.. LATEST EDITION.
3. STORM STRUCTURE FRAME AND COVERS SHALL BE IN ACCORDANCE WITH THE FRAME AND GRATE SCHEDULE PROVIDED.
4. STEPS SHALL BE NEENAH R-1980-J, OR POLYPROPYLENE COATED STEEL REINFORCING RODS (1/2" MIN) WITH LOAD AND PULLOUT RATINGS MEETING OSHA STANDARDS OR APPROVED EQUAL.
5. FRAME TO BE SET TO FINISHED GRADE SHOWN ON PLANS OR GRADE ESTABLISHED BY ENGINEER. MANHOLE DIMENSIONS SHALL BE DETERMINED BASED ON ELEVATIONS PROVIDED ON THE PLANS.
6. ALL LIFT HOLES SHALL BE FILLED WITH A PRECAST CONCRETE PLUG SEALED AND COVERED WITH MASTIC OR THOROUGHLY WETTED. FILLED WITH MORTAR. SMOOTHED AND POINTED INSIDE AND OUT.
7. AGGREGATE BACKFILL (IDOT CA-6, CA-7, CA-10 OR FA-10) SHALL BE PROVIDED AROUND STRUCTURE TO SUBGRADE ELEVATION WHEN MANHOLE FALLS WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTER, DRIVEWAYS AND SIDEWALKS.
8. MANHOLES LOCATED IN THE CURB LINE SHALL REQUIRE OPENING TO BE PLACED IN PROPER LOCATION WITH RESPECT TO BACK OF CURB.

MANHOLE DETAIL

NOT TO SCALE

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
D·R·HORTON® America's Builder
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	N.T.S.

CONSTRUCTION DETAILS
CANTERA POINT
WARRENVILLE, ILLINOIS

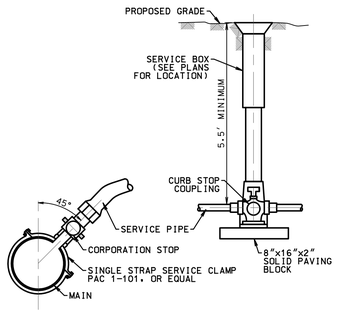
SHEET 14 OF 16

PROJECT NUMBER: 4821

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ILLINOIS FIRM LICENSE 184-002694

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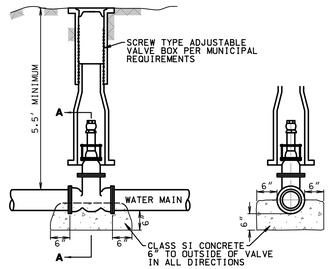


NOTE:

WATER SERVICE FITTINGS SHALL COMPLY WITH ALL MUNICIPAL REQUIREMENTS

WATER SERVICE DETAIL

NOT TO SCALE



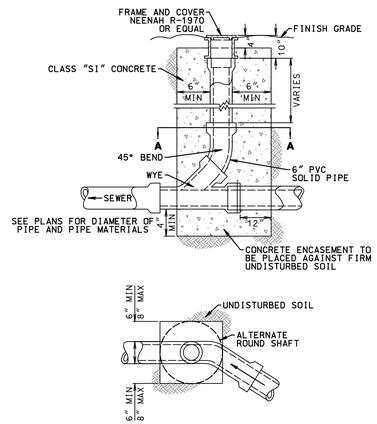
ELEVATION **SECTION A-A**

NOTE:

1. VALVE PER MUNICIPAL REQUIREMENTS.
2. GRANULAR BACKFILL SHALL BE PLACED AROUND VALVE AND VALVE BOX.
3. RIM TO BE SET TO FINISHED GRADE SHOWN ON THE PLANS OR GRADE ESTABLISHED BY ENGINEER.

VALVE BOX INSTALLATION DETAIL

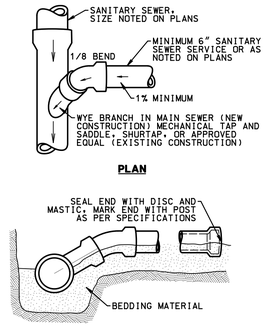
NOT TO SCALE



SECTION A-A (BEND CLEANOUT DETAIL)

CLEANOUT IN LANDSCAPED AREA DETAILS

NOT TO SCALE

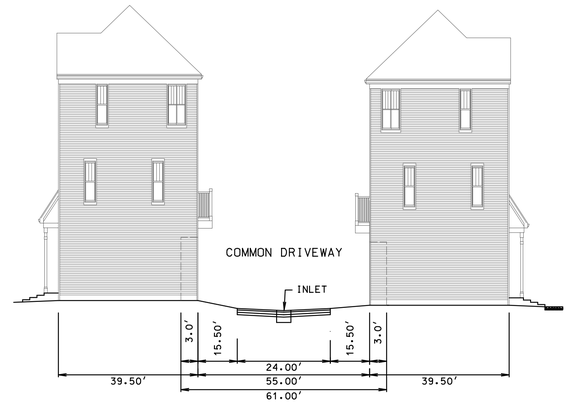


NOTES:

1. SANITARY SEWER MATERIAL NOTED ON PLANS, OR AS SPECIFIED.
2. SEWER SERVICE SHALL BE LOCATED AS NOTED ON PLANS.

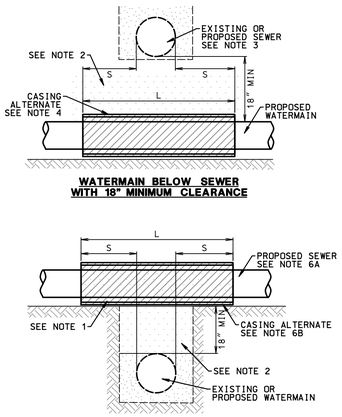
SANITARY SEWER SERVICE DETAILS

NOT TO SCALE

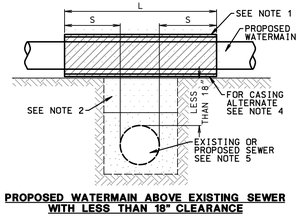


TYPICAL COMMON DRIVEWAY CROSS SECTION

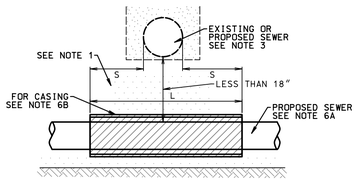
NOT TO SCALE



WATERMAIN BELOW SEWER WITH 18" MINIMUM CLEARANCE



PROPOSED WATERMAIN ABOVE EXISTING SEWER WITH LESS THAN 18" CLEARANCE



PROPOSED SEWER BELOW WATERMAIN WITH LESS THAN 18" CLEARANCE

PROPOSED SEWER ABOVE WATERMAIN WITH 18" MINIMUM CLEARANCE

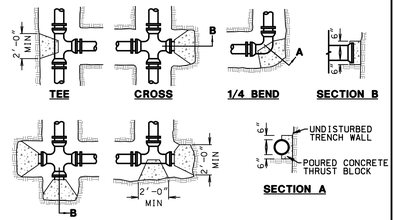
S = MIN 10 FEET MEASURED PERPENDICULAR TO SEWER OR WATERMAIN
L = MIN 20 FEET PLUS OUTSIDE DIAMETER OF SEWER OR WATERMAIN MEASURED PERPENDICULARLY

NOTES:

1. OMIT SELECT GRANULAR EMBEDMENT AND GRANULAR BACKFILL TO ONE (1) FOOT OVER TOP OF WATERMAIN AND USE SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT THE LENGTH OF "L".
2. IF SELECT GRANULAR BACKFILL EXISTS, REMOVE WITHIN WIDTH OF EXISTING SEWER LINE TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS IV) AND COMPACT.
3. PROVIDED ADEQUATE SUPPORT FOR EXISTING SEWER OR WATERMAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF TRENCH.
4. USE "L" FEET OF WATERMAIN MATERIAL FOR CASING OF PROPOSED WATERMAIN AND SEAL END OF CASING.
5. POINT LOADS SHALL NOT BE ALLOWED BETWEEN WATERMAIN CASING AND SEWER.
6. a. CONSTRUCT "L" FEET OF PROPOSED SEWER OF WATERMAIN MATERIAL AND PRESSURE TEST, OR:
   b. USE "L" FEET OF WATERMAIN MATERIAL FOR CASING OF PROPOSED SEWER AND SEAL ENDS OF CASING.
7. PLACEMENT OF WATERMAIN BELOW EXISTING OR PROPOSED SEWER WITH LESS THAN 18' CLEARANCE IS NOT ALLOWED.
8. PROVIDE TRENCH COMPACTION IN ACCORD WITH SEC 20-2.20B OF STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.

WATERMAIN AND SEWER SEPARATION DETAILS

NOT TO SCALE



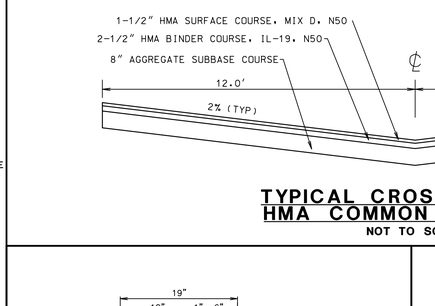
MINIMUM BEARING AREA IN SQUARE FEET

SIZE (DIA. IN INCH.)	DEAD END OR TEE (SQ. FT.)	1/4 BEND 90° BEND (SQ. FT.)	1/8 BEND 45° BEND (SQ. FT.)	1/16 BEND 22.5° BEND (SQ. FT.)
6	4.3	6.0	3.2	1.7
8	7.5	10.7	5.8	3.0
10	11.8	16.6	9.0	4.6
12	17.0	24.0	13.0	6.6
16	30.0	42.5	23.0	11.8

1. THE ABOVE TABLE IS BASED ON 2,000 PSF SOIL BEARING AGAINST THE UNDISTURBED TRENCH WALL AND REPRESENTS THE MINIMUM VERTICAL AREA OF THE THRUST BLOCK PERPENDICULAR TO THE FITTING INCLUDING THE ANGLE OF THE FITTING.
2. THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS AND AT POINTS SPECIFIED SHALL BE CLASS "SI" CONCRETE, A MIN. OF 12" THICK, PLACED BETWEEN SOLID GROUND AND FITTING, AND SHALL BE ANCHORED IN SUCH A MANNER THAT PIPE AND FITTING WILL BE ACCESSIBLE FOR REPAIRS. TRUST BLOCK SHALL BE PLACED AT BENDS OF 11° 1/4 OR MORE. RETAINER GLANDS MAY BE USED IN PLACE OF THRUST BLOCKS.
3. PROVIDE POLYETHYLENE ENCASEMENT THROUGHOUT THE ENTIRE LENGTH OF THE WATERMAIN, AS REQUIRED.

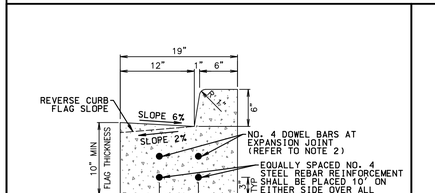
THRUST BLOCK DETAILS

NOT TO SCALE



TYPICAL CROSS SECTION HMA COMMON DRIVEWAY

NOT TO SCALE



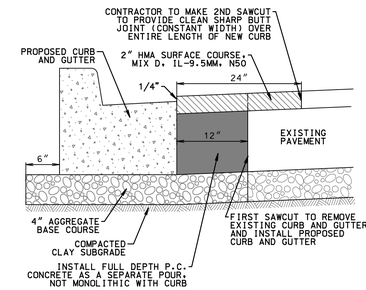
DEPRESSED CURB

NOTES:

1. CURB SHALL BE CONSTRUCTED WITH IDOT CLASS "SI" CONCRETE.
2. CONTRACTION AND EXPANSION JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.
3. CURB AND GUTTER SHALL BE PLACED ON 4" MINIMUM COMPACTED AGGREGATE BASE COURSE. AGGREGATE BASE COURSE SHALL EXTEND A MINIMUM OF 1-FOOT BEHIND BACK OF CURB.
4. PITCH SLOPE SHALL BE 6.0% UNLESS ADJACENT TO ADA ACCESSIBLE CURB RAMP WHERE A MAXIMUM OF 5% SLOPE SHALL BE PROVIDED.

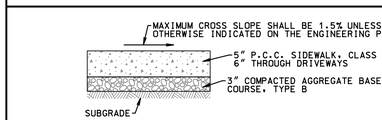
B-6.12 CURB AND GUTTER

NOT TO SCALE



PAVEMENT PATCH AT CURB AND GUTTER REMOVAL

NOT TO SCALE

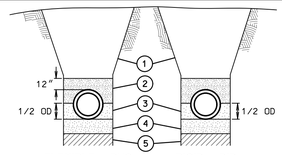


NOTES:

1. CONTRACTION AND EXPANSION JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, AS NOTED WITHIN THIS PLAN SET OR AS OTHERWISE SHOWN BY THE ARCHITECT.
2. ALL SIDEWALKS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH STEEL REBAR. REFER TO NOTE E.19 IN THE SPECIFICATIONS FOR MORE INFORMATION.

SIDEWALK DETAILS

NOT TO SCALE



FLEXIBLE - PVC **RIGID - DIP**

TRENCH DEPTH/PROTECTION	REQUIRED TRENCH WIDTH ON EACH SIDE OF THE PIPE
5' AND LESS, WITHOUT PROTECTION	12"
5' AND LESS, WITH PROTECTION	18"
GREATER THAN 5'	18"

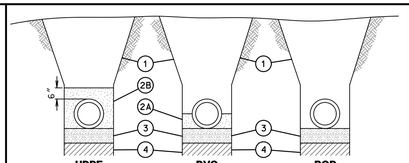
LEGEND:

1. SELECTED GRANULAR BACKFILL, IDOT CA-6, CA-10 OR FA-10 OR AS SPECIFIED, SHALL BE USED BENEATH AND WITHIN 2' OF PAVEMENTS, CURBS AND GUTTERS, DRIVEWAYS AND SIDEWALKS. SUITABLE EXCAVATED MATERIAL MAY BE USED WHEN SELECTED GRANULAR BACKFILL IS NOT REQUIRED.
2. INITIAL BACKFILL SHALL BE SUITABLE MATERIAL EXCAVATED FROM THE TRENCH OR SELECTED GRANULAR MATERIAL. INITIAL BACKFILL SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 6 INCHES THICK LOOSE MEASURE.
3. HAUNCHING MATERIAL - IDOT CA-6, CA-10, OR FA-10. HAUNCHING MATERIAL SHALL BE PLACED LONGITUDINALLY ALONG THE PIPE IN MAXIMUM 6 INCH LIFTS, LOOSE MEASURE.
4. 4" MINIMUM BEDDING - IDOT CA-6, CA-10 OR FA-10, UNLESS OTHERWISE APPROVED.
5. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED AS DIRECTED BY SOILS ENGINEER.

NOTES:
1. ALL TRENCH AND BRACING SHALL CONFORM TO FEDERAL, STATE, AND LOCAL REGULATIONS.

SANITARY SEWER TRENCH DETAIL

NOT TO SCALE



HDPE **PVC** **RCP**

TRENCH DEPTH/PROTECTION	REQUIRED TRENCH WIDTH ON EACH SIDE OF THE PIPE
5' AND LESS, WITHOUT PROTECTION	12"
5' AND LESS, WITH PROTECTION	18"
GREATER THAN 5'	18"

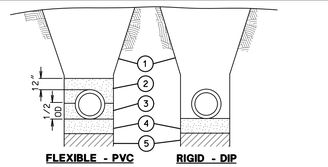
LEGEND:

1. SELECTED GRANULAR BACKFILL, IDOT CA-6, CA-10 OR FA-10 OR AS SPECIFIED, SHALL BE USED BENEATH AND WITHIN 2' OF PAVEMENTS, CURBS AND GUTTERS, DRIVEWAYS AND SIDEWALKS. SUITABLE EXCAVATED MATERIAL MAY BE USED WHEN SELECTED GRANULAR BACKFILL IS NOT REQUIRED.
2A. HAUNCHING MATERIAL - IDOT CA-6, CA-10, OR FA-10. HAUNCHING MATERIAL SHALL BE PLACED LONGITUDINALLY ALONG THE PIPE IN MAXIMUM 6 INCH LIFTS, LOOSE MEASURE.
2B. INITIAL BACKFILL - IDOT CA-6, CA-10 OR FA-10. INITIAL BACKFILL SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 6 INCHES THICK LOOSE MEASURE.
3. 4" MINIMUM BEDDING - IDOT CA-6, CA-10 OR FA-10. BEDDING THICKNESS SHALL BE 6" MINIMUM FOR ADS PIPE GREATER THAN 30".
4. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED AS DIRECTED BY SOILS ENGINEER.

NOTES:
1. ALL TRENCH AND BRACING SHALL CONFORM TO FEDERAL, STATE, AND LOCAL REGULATIONS.

STORM SEWER TRENCH DETAIL

NOT TO SCALE



FLEXIBLE - PVC **RIGID - DIP**

TRENCH DEPTH/PROTECTION	REQUIRED TRENCH WIDTH ON EACH SIDE OF THE PIPE
5' AND LESS, WITHOUT PROTECTION	12"
5' AND LESS, WITH PROTECTION	18"
GREATER THAN 5'	18"

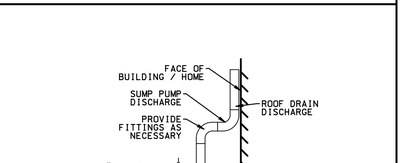
LEGEND:

1. SELECTED GRANULAR BACKFILL, IDOT CA-6, CA-10 OR FA-10 OR AS SPECIFIED, SHALL BE USED BENEATH AND WITHIN 2' OF PAVEMENTS, CURBS AND GUTTERS, DRIVEWAYS AND SIDEWALKS. SUITABLE EXCAVATED MATERIAL MAY BE USED WHEN SELECTED GRANULAR BACKFILL IS NOT REQUIRED.
2. INITIAL BACKFILL SHALL BE SUITABLE MATERIAL EXCAVATED FROM THE TRENCH OR SELECTED GRANULAR BACKFILL. INITIAL BACKFILL SHALL BE PLACED IN UNIFORM LAYERS NOT EXCEEDING 6 INCHES THICK LOOSE MEASURE.
3. HAUNCHING MATERIAL - IDOT CA-6, CA-10, OR FA-10. HAUNCHING MATERIAL SHALL BE PLACED LONGITUDINALLY ALONG THE PIPE IN MAXIMUM 6 INCH LIFTS, LOOSE MEASURE.
4. 4" MINIMUM BEDDING - IDOT CA-6, CA-10 OR FA-10, UNLESS OTHERWISE APPROVED.
5. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED AS DIRECTED BY SOILS ENGINEER.

NOTES:
1. ALL TRENCH AND BRACING SHALL CONFORM TO FEDERAL, STATE, AND LOCAL REGULATIONS.

WATER MAIN TRENCH DETAIL

NOT TO SCALE



NOTES:

1. ROOF DRAIN CONNECTIONS SHALL BE DESIGNED WITH A MINIMUM 2" AIR GAP. A RIGID FOUR-INCH (4") DIAMETER PVC PIPE CAN BE USED TO CONNECT THE INDIVIDUAL ROOF DRAIN SERVICE TO THE STORM SEWER. IN NO EVENT SHALL THE SUMP PUMP DISCHARGE INTO THE SANITARY SEWER SYSTEM.
2. A CLAY BULKHEAD SHOULD BE INSTALLED AT THE HEAD OF THE STORM SEWER TRENCH TO PREVENT CONNECTIVITY BETWEEN STORM SEWER TRENCH BACKFILL AND FOUNDATION TRENCH BACKFILL.
3. ROOF DRAIN CONNECTIONS SHALL DISCHARGE AT GRADE EXCEPT WHERE STORM SEWER SERVICE STUBS HAVE BEEN PROVIDED.

ROOF DRAIN DISCHARGE CONNECTION DETAIL

NOT TO SCALE

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CLIENT:

D·R·HORTON® America's Builder

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1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	N.T.S.

CONSTRUCTION DETAILS
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 15 OF 16

PROJECT NUMBER: 4821

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GENERAL NOTES

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

   - STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
   - STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION
   - CITY CODE OF WARRENVILLE, LATEST EDITION

   IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE CITY OF WARRENVILLE MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK. CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF THE UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
2. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
3. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY THE MUNICIPALITY OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
4. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR SEWER DISTRICT AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
5. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
6. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY AND/OR SEWER DISTRICT.
7. THE LOCATION OF VARIOUS EXISTING UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
8. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
9. NO FINAL CONNECTION SHALL BE MADE TO THE EXISTING WATER MAIN SYSTEM UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED AND CHLORINATED.
10. ALL NON-PAVING CONCRETE USED ON THE PROJECT SHALL BE IDOT CLASS SI.
11. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY AND OWNER.
12. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
13. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION WHICH DRAIN OFFSITE PROPERTY SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THAT SERVES ON-SITE PROPERTY CAN BE CAPPED AND/OR REMOVED FROM THE SITE.
14. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
15. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.
16. TRAFFIC CONTROL SIGNS SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE IDOT SS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES.

D. EXCAVATION AND SITE GRADING

1. EXCAVATION AND EMBANKMENT REQUIRED FOR SITE GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SOILS REPORTS PREPARED FOR THIS SITE. COPIES OF THE SOILS REPORTS ARE AVAILABLE FROM THE OWNER.
2. BUILDING PAD, BUILDING FOOTING, AND PAVEMENT SUBGRADES SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, AND COMPACTED TO A MINIMUM BEARING CAPACITY OF 3,000 PSF IN BUILDING PAD AREAS AND 95% MODIFIED PROCTOR DENSITY WITHIN ([PUBLIC, PARKING LOT] PAVEMENT AREAS OR PUBLIC RIGHT-OF-WAYS.)
3. ALL CLAY EMBANKMENT NECESSARY FOR STORMWATER MANAGEMENT AREAS AS NOTED ON THE CROSS SECTION SHALL CONSIST OF COHESIVE SOIL TYPES WITH LESS THAN 25% SAND AND GRAVEL. MATERIAL SHALL HAVE A COEFFICIENT OF PERMEABILITY OF LESS THAN 10 X -7 CM/SEC. MAXIMUM PARTICLE SIZE SHALL BE 4-INCHES. THESE MATERIALS WILL BE PRACTICALLY IMPERVIOUS. MATERIAL SHALL BE TESTED FOR CLASSIFICATION, COMPACTION CHARACTERISTICS, PERMEABILITY CHARACTERISTICS AND UNCONFINED COMPRESSIVE STRENGTH, IN ORDER TO ENSURE THAT THEY MEET THE ABOVE REQUIREMENTS.

   THE MATERIAL SHALL BE CL TYPE (USING THE USC CLASSIFICATION SYSTEM, ASTM D2487) AND FREE FROM GRAVEL, ROOTS, ORGANIC MATTER, AND ANY OTHER OBJECTIONABLE MATERIALS.

   THE EMBANKMENT SHALL BE PLACED IN ESSENTIALLY HORIZONTAL LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS. EACH LIFT SHOULD BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED IN THE LABORATORY BY THE MODIFIED PROCTOR COMPACTION TEST (ASTM D1557). EACH LIFT TO BE COMPACTED TO SPECIFIED DENSITY PRIOR TO THE PLACEMENT OF ADDITIONAL FILL. MOISTURE CONTROL IS IMPORTANT IN THE COMPACTION OF COHESIVE SOIL TYPES, AND THE WATER CONTENT OF THE EMBANKMENT FILL SHALL BE WITHIN 4 PERCENTAGE POINTS OF OPTIMUM MOISTURE AS ESTABLISHED BY THE LABORATORY COMPACTION CURVE.
4. COMPACTION TESTING SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY AND THE OWNER.
5. NO EQUIPMENT, MATERIAL OR WORK IS TO BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION.
6. THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS AS SET FORTH IN THE IEPA STANDARDS, MUNICIPAL ORDINANCES, COUNTY ORDINANCES, AND THE ENGINEERING PLANS.
7. ALL PAVEMENT SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK. ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
8. ALL UNSUITABLE MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, SHALL BE REMOVED AND (A.) DISC-DRIED AND RECOMPACTED, OR (B.) LIME OR CEMENT DRIED AND RECOMPACTED, OR (C.) REPLACED WITH CRUSHED STONE, IDOT CA-6 GRADATION. ALL OPTIONS MEETING COMPACTION REQUIREMENTS AS SPECIFIED EARLIER IN THESE SPECIFICATIONS.
9. LIMITS OF BUILDING PAD SHALL EXTEND FIVE (5) FEET BEYOND PROPOSED BUILDING WALLS. LIMITS OF SUITABLE PAVEMENT SUBGRADE SHALL EXTEND TWO (2) FEET BEYOND BACK OF PROPOSED CURB, OR EDGE OF PAVEMENT.
10. ALL REMOVAL OR EXCAVATION ITEMS BEING DISPOSED OF AT AN UNCONTAMINATED SOIL FILL OPERATION OR CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) FILL SITE SHALL MEET THE REQUIREMENTS OF PUBLIC ACT 96-1416. ALL COSTS ASSOCIATED WITH MEETING THESE REQUIREMENTS SHALL BE INCLUDED IN THE UNIT PRICE COST FOR THE ASSOCIATED REMOVAL OR EXCAVATION ITEMS IN THE CONTRACT. THESE COSTS SHALL INCLUDE BUT ARE NOT LIMITED TO ALL REQUIRED TESTING, LAB ANALYSIS, CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER, AND STATE AND LOCAL TIPPING FEES.

E. PAVEMENT CONSTRUCTION

1. HOT-MIX ASPHALT PAVEMENT SHALL HAVE A MINIMUM TOTAL COMPACTED THICKNESS AS SHOWN ON THE DRAWINGS AND SHALL BE COMPACTED TO 93% OF THE MAXIMUM UNIT WEIGHT AS DETERMINED BY ASTM D-2041.
2. THE PAVEMENT SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 301 (SUBGRADE PREPARATION) OF THE IDOT SS. SUBGRADE SHALL BE COMPACTED TO A MINIMUM IBR OF 3.0.
3. THE AGGREGATE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 351 (AGGREGATE BASE COURSE) OF THE IDOT SS.
4. NO AGGREGATE BASE COURSE SHALL BE INSTALLED UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE OWNER.
5. HOT-MIX ASPHALT PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 406 (HOT-MIX ASPHALT BINDER AND SURFACE COURSE).
6. NO HOT-MIX ASPHALT BINDER SHALL BE INSTALLED UNTIL THE AGGREGATE BASE COURSE HAS BEEN APPROVED BY THE OWNER. AGGREGATE BASE COURSE PRIME COAT (MC-30) SHALL BE APPLIED AT A RATE OF 0.25 TO 0.5 GALLONS PER SQUARE YARD, THE EXACT RATE TO BE SPECIFIED BY THE ENGINEER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY SIGNS, BARRICADES, FENCES, ETC. TO KEEP THE CONSTRUCTION SITE IN COMPLIANCE WITH STATE AND FEDERAL LAWS. THE MUNICIPALITY MAY REQUIRE ADDITIONAL SIGNAGE OR BARRICADES. THE CONTRACTOR SHALL COMPLY WITH ALL SUCH MUNICIPAL REQUIREMENTS.
8. ALL EXISTING PAVEMENT, SIDEWALK, OR CURB AND GUTTER TO BE REMOVED SHALL BE SAWCUT ALONG THE LIMITS OF THE PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.
9. PRIOR TO PLACEMENT OF BASE COURSE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK, AND ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
10. CURB AND GUTTER REMOVAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 440 (REMOVAL OF EXISTING PAVEMENT AND APPURTENANCES) OF THE IDOT SS.
11. ALL PAVEMENT MARKINGS SHALL BE (PAINT, THERMOPLASTIC, PREFORMED PLASTIC).
12. P.C.C. ROADWAY PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420 (PORTLAND CEMENT CONCRETE PAVEMENT) OF THE IDOT SS. P.C.C. PAVEMENT FOR TRUCK DOCKS OR OTHER MISCELLANEOUS AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 423 (PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT) OF THE IDOT SS. PCC PAVEMENT SHALL BE CLASS PV, UNLESS OTHERWISE NOTED. CONCRETE SHALL BE FINISHED AS DIRECTED BY THE OWNER OR ARCHITECT. JOINTS IN CONCRETE PAVEMENT SHALL BE PROVIDED AS FOLLOWS:
    a. JOINTS WITHIN SINGLE LANE PAVEMENT (APPROXIMATELY 12-FEET WIDE) SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420.
    b. CONTRACTION JOINTS IN THE CONCRETE PAVEMENT OR SIMILAR CONSTRUCTION SHALL BE DIVIDED BY GROOVES CONSTRUCTED AT 10 FOOT MAXIMUM INTERVALS BOTH TRANSVERSELY AND LONGITUDINALLY, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THESE GROOVES SHALL EXTEND TO 1/4 THE DEPTH OF THE PAVEMENT, SHALL NOT BE LESS THAN 1/8 INCH NOR MORE THAN 1/4 INCH IN WIDTH AND SHALL BE EDGED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS. THE EDGES OF THE SLABS SHALL BE EDGED AS DESCRIBED ABOVE.
    c. EXPANSION JOINTS SHALL BE PROVIDED WHERE THE PROPOSED PAVEMENT OCCUPIES THE ENTIRE SPACE BETWEEN THE CONCRETE CURB OR COMBINATION CURB AND GUTTER AND AN ADJACENT BUILDING, PERMANENT STRUCTURE, EXISTING DRIVEWAY OR OTHER SIMILAR OBSTRUCTION. A ONE (1) INCHED PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED BETWEEN THE DRIVEWAY PAVEMENT AND THE OBSTRUCTION. THE EXPANSION JOINT FILLER SHALL EXTEND THE ENTIRE DEPTH OF THE PAVEMENT.
13. ADA ACCESSIBLE CURB RAMPS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE SIDEWALK ADJOINS THE CURB AND GUTTER. ALL ADA RAMPS SHALL PROVIDE DETECTABLE WARNINGS PER THE DETAIL NOTED WITHIN THIS PLAN SET. THE INSTALLATION OF THESE DETECTABLE WARNINGS SHALL CONFORM TO SECTION 424 OF THE IDOT SS AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
14. ALL CONCRETE FOR SIDEWALK AND CURB AND GUTTER IS TO BE CLASS SI, 6.1 BAG MIX WITH NO FLY ASH.
15. COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 606 (CONCRETE GUTTER, CURB, MEDIAN, AND PAVED DITCH) OF THE IDOT SS.
    a. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AND AT INTERVALS OF NO MORE THAN 40-FEET IN STRAIGHT LINE PORTIONS OF WORK. EXPANSION JOINTS SHALL BE PROVIDED WHERE THE CURB AND GUTTER ABUTS AN EXISTING OR PROPOSED SIDEWALK, BUILDING, PERMANENT STRUCTURE OR EXISTING OR PROPOSED CONCRETE DRIVEWAY. EXPANSION JOINTS ARE REQUIRED 5-FEET ON EACH SIDE OF ANY STORM SEWER STRUCTURE IN THE CURB LINE. EXPANSION JOINTS SHALL CONSIST OF 1-INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL.
    b. EXPANSION JOINTS SHALL INCLUDE 12-INCH LONG #4 DOWEL BARS WITH CAP.
    c. CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NO MORE THAN 10-FEET. CONTRACTION JOINTS SHALL BE SAWED TO A DEPTH EQUAL TO 1/3 THE THICKNESS OF THE GUTTER FLAG AND TO A WIDTH OF NOT LESS THAN 1/8 INCH.
    d. A MINIMUM 4-INCH COMPACTED AGGREGATE BASE SHALL BE PROVIDED UNDER THE CURB AND GUTTER AND SHALL EXTEND 1-FOOT BEHIND BACK OF CURB. REFER TO SECTION 606 FOR ADDITIONAL JOINTING REQUIREMENTS.
16. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 424 (PORTLAND CEMENT CONCRETE SIDEWALK) OF THE IDOT SS.
    a. THE SURFACE SHALL BE DIVIDED BY GROOVES CONSTRUCTED AT RIGHT ANGLES TO THE CENTERLINE OF THE SIDEWALK OR AS SHOWN ON THE ENGINEERING PLANS. GROOVES SHALL EXTEND TO 1/4 THE DEPTH OF THE SIDEWALK, SHALL BE NOT LESS THAN 1/8 IN. NOR MORE THAN 1/4 IN. IN WIDTH, AND SHALL BE LONGER THAN 6 FT. NOR LESS THAN 4 FT. ON ANY SIDE, UNLESS OTHERWISENOTED.
    b. EXPANSION JOINTS SHALL BE 1/2 IN. THICK AND CONSIST OF PREFORMED JOINT FILLER. THE TOP OF THE JOINT FILLER SHALL BE 1/4 IN. BELOW THE SURFACE OF THE SIDEWALK.
    c. EXPANSION JOINTS SHALL BE PLACED BETWEEN THE SIDEWALK AND ALL STRUCTURES SUCH AS LIGHT POLES, TRAFFIC SIGNAL POLES, TRAFFIC POLES AND SUBWAY COLUMNS, WHICH EXTEND THROUGH THE SIDEWALK. EXPANSION JOINTS SHALL BE PLACED AT MAXIMUM INTERVALS OF 50 FT. IN THE SIDEWALK. WHERE THE SIDEWALK IS CONSTRUCTED ADJACENT TO PAVEMENT OR CURB HAVING EXPANSION JOINTS, THE EXPANSION JOINTS IN THE SIDEWALK SHALL BE PLACED IN LINE WITH THE EXPANSION JOINTS AS NEARLY AS PRACTICABLE. EXPANSION JOINTS SHALL BE PLACED WHERE THE SIDEWALK ABUTS EXISTING SIDEWALKS, BETWEEN DRIVEWAY PAVEMENT AND SIDEWALK, AND BETWEEN SIDEWALK ACCESSIBILITY RAMPS AND CURBS WHERE THE RAMP ABUTS A CURB.
17. HOT-MIX ASPHALT BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 355 (HOT-MIX ASPHALT BASE COURSE) OF THE IDOT SS.
18. HOT-MIX ASPHALT SPECIFICATIONS SHALL BE AS FOLLOWS:

ITEM	AIR VOIDS
HMA SURFACE COURSE, MIX "D", IL-9.5MM, N50, 1.5" MIN.	4% AT 50 GYR.
HMA BINDER COURSE, IL-19.0, N50; 2.25" MIN	4% AT 50 GYR.
LEVELING BINDER (MACHINE METHOD), IL-4.75, N50, 3/4" MIN	3.5% AT 50 GYR.
CLASS D PATCHES (HMA BINDER IL-19mm)	4% AT 70 GYR.

   THE UNIT WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ YD/IN.

   THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE "SBS/SBR PG 76-22" AND FOR ALL NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE SPECIAL PROVISIONS. FOR "PERCENT OF RAP" SEE SPECIAL PROVISIONS. APPLICABLE DISTRICT ONE SPECIAL PROVISIONS MAY INCLUDE, "RECLAIMED ASPHALT PAVEMENT AND SHINGLES", "HMA MIXTURE IL-4.75" AND "STONE MATRIX ASPHALT (SMA)".
19. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO EQUALLY SPACED #4 REBARS CENTERED IN THE FLAG FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE EQUALLY SPACED #4 REBARS CENTERED IN THE SIDEWALK FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH.
20. ALL WATER AND SANITARY SERVICE LOCATIONS SHALL BE STAMPED ON THE CURB WITH "W" OR "S" AT THE DEMARKED LOCATIONS WHERE POSSIBLE.

F. SANITARY SEWER

1. ALL SANITARY SEWERS, SERVICES AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS OR SANITARY DISTRICT SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS).
2. SANITARY SEWERS SHALL BE:
    a. POLYVINYL CHLORIDE PIPE (PVC), SDR 26 PER ASTM D-3034 WITH ELASTOMERIC JOINTS IN ACCORDANCE WITH ASTM D-3212 AND F477 or
    b. DUCTILE IRON PIPE (DIP) ANSI A21.51, CLASS 52 PER ANSI A 21.50 (AWWA C150), CEMENT LINED WITH BITUMINOUS COATING PER ANSI A21.4 (AWWA C104), WITH MECHANICAL OR RUBBER RING (SLIP SEAL OR PUSH-ON) JOINTS PER ANSI A21.11 (AWWA C111 AND C600);
    c. PRESSURE RATED PIPE (WATER MAIN QUALITY) SHALL BE IN ACCORDANCE WITH ASTM D 2241. PVC PIPE JOINTS SHALL BE SOLVENT CEMENTED JOINTS PER ASTM D 2672 OR FLEXIBLE ELASTOMERIC JOINTS PER ASTM D3139 AND F477.
    d. POLYPROPYLENE (PP) PIPE SHALL BE DOUBLE WALL PIPE CONFORMING TO ASTM F2764 FOR SIZES 6" TO 30". POLYPROPYLENE PIPE JOINTS SHALL BE FLEXIBLE ELASTOMERIC SEALS PER ASTM D3212 AND F477.
3. GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-6, CA-10, OR FA-10 AND SHALL BE INSTALLED PER ASTM D2321. GRANULAR BEDDING SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
4. SELECTED GRANULAR BACKFILL, IDOT CA-6, CA-10 OR FA-10 SHALL BE USED WHERE THE TOP OF TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS AND SIDEWALKS.
5. SANITARY SEWER TESTING SHALL INCLUDE EXFILTRATION TEST OR INFILTRATION TESTING IN ACCORDANCE WITH THE SSWS, MUNICIPAL REQUIREMENTS AND/OR SANITARY DISTRICT REQUIREMENTS. ALL SANITARY SEWERS CONSTRUCTED OF FLEXIBLE PIPE SHALL BE DEFLECTION TESTED IN ACCORDANCE WITH THE SSWS, MUNICIPAL REQUIREMENTS AND/OR SANITARY DISTRICT REQUIREMENTS. DEFLECTION TESTING SHALL NOT OCCUR SOONER THAN THIRTY (30) DAYS AFTER COMPLETION OF THE SEWER INSTALLATION OF THE SECTION BEING TESTED.
6. SANITARY MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C969 - STANDARD PRACTICE FOR INFILTRATION AND EXFILTRATION ACCEPTANCE TESTING OF INSTALLED PRECAST CONCRETE PIPE SEWER LINES OR ASTM C 1244 - STANDARD TEST METHOD FOR CONCRETE SEWER MANHOLES BY NEGATIVE PRESSURE (VACUUM) TEST.
7. SANITARY SEWER SERVICE FOR THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS FOR SIZE AND LOCATION. LATER REVISIONS TO ARCHITECTURAL PLANS MAY EXIST, THEREFORE, CONTRACTOR SHALL VERIFY LOCATION OF SANITARY SERVICE AS SHOWN ON ENGINEERING PLANS IS CONSISTENT WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OR OWNER IF DISCREPANCY EXISTS. FIELD LOCATION OF ALL SERVICE STUBS TO BE VISIBLY DEMARKED, SUPPLIED BY CONTRACTOR, AND SHOWN ON RECORD DRAWINGS.

G. WATER MAIN

1. ALL WATER MAINS, SERVICES, AND APPURTENANCES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LOCAL MUNICIPAL REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS).
2. WATER MAINS SHALL BE:
    a. DUCTILE IRON PIPE CONFORMING TO ANSI A 21.51 (AWWA C151), CLASS 52 PER ANSI A 21.50 (AWWA C150), SEAL COATED OR CEMENT LINED PER ANSI A21.4 (AWWA C104), WITH RUBBER RING (SLIP SEAL OR PUSH ON) JOINTS OR MECHANICAL FOR RESTRAINED JOINTS. or:
    b. POLYVINYL CHLORIDE PIPE CONFORMING TO AWWA C900 AND ASTM D 2241. MATERIAL SHALL BE DESIGNATED CLASS 12454B (CPVC 1120), CLASS 12454C (PVC 1120) IN CONFORMANCE WITH ASTM D1784. FOR PUSH ON TYPE JOINTS, GASKETS AND SEALS SHALL BE FLEXIBLE ELASTOMERIC TYPE CONFORMING TO ASTM D3139 AND F477. ALL FITTINGS SHALL BE DUCTILE IRON FOR RESTRAINED MECHANICAL JOINTS; MANUFACTURED SPECIFICALLY FOR USE WITH AWWA C900 PVC, AND MEET THE STANDARDS OF ASTM F1674. THE PIPE SHALL BE RATED AT AWWA PRESSURE CLASS 165 PSI OR GREATER AT 73.4 DEGREES F. ALL PIPING SHALL HAVE A DIMENSION RATIO NOT LARGER THAN SDR 25. ALL PIPING SHALL BEAR THE NSF SEAL OF APPROVAL AND MEET NSF 61 CERTIFICATION. THE PIPING SHALL BE VISIBLY MARKED WITH THE SPECIFIC SDR RATING NUMBER AND PRESSURE CLASS RATING IN PSI. TRACER WIRE REQUIRED WITH ALL PVC WM AND SHALL CONFORM TO COPPERHEAD SOLOSHOT (OR APPROVED EQUAL) 12 AWG HIGH STRENGTH COPPER CLAD STEEL CONDUCTOR (HS-CCS) WITH TEST STATIONS AT EACH VALVE VAULT (EXCEPT WHERE CLUSTERED AT INTERSECTIONS).
    c. ALL WATER SERVICES (2.5" DIA. AND SMALLER) SHALL BE COPPER WATER TUBE TYPE K OR GREATER SOFT TEMPER, FOR UNDERGROUND SERVICE AND CONFORMING TO ASTM B88 AND ASTM B251. THE PIPE SHALL BE MARKED WITH THE MANUFACTURER'S NAME OR TRADEMARK AND A MARK INDICATIVE OF THE TYPE OF PIPE. THE OUTSIDE DIAMETER OF THE PIPE SHALL CONFORM TO ASTM B251 TABLE 2. FITTINGS FOR SERVICE PIPE SHALL BE BRASS AND OF THE COMPRESSION TYPE FOR TYPE K TUBING. ONE PIECE SHALL BE USED FROM THE MAIN TO THE CURB STOP AND ONE PIECE FROM THE CURB STOP TO THE METER SPREAD FOR LENGTHS OF 100 FEET OR LESS.
3. A MINIMUM OF 5'-6" OF COVER SHALL BE MAINTAINED OVER THE WATER MAIN AND SERVICES AT ALL TIMES, UNLESS SPECIAL PROVISIONS HAVE BEEN MADE.
4. GRANULAR PIPE BEDDING MATERIAL SHALL BE IDOT CA-6, CA-10 OR FA-10 AND SHALL BE INSTALLED PER ASTM D2321. GRANULAR BEDDING SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
5. SELECTED GRANULAR BACKFILL, IDOT CA-6, CA-10 OR FA-10 SHALL BE USED WHERE THE TOP OF THE TRENCH LIES UNDER OR WITHIN 24-INCHES OF ALL PAVEMENTS, CURB AND GUTTERS, DRIVEWAYS AND SIDEWALKS.
6. ALL WATER VAULTS SHALL HAVE THE WORD "WATER" CAST INTO THE LID.
7. VALVES SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO THE RESPECTIVE STANDARDS OF THE LATEST AWWA C500, AWWA C509 AND AWWA C515 STANDARDS. ALL MATERIALS USED IN THE MANUFACTURE OF WATERWORKS GATE VALVES SHALL CONFORM TO THE AWWA STANDARDS DESIGNED FOR EACH MATERIAL LISTED. ALL VALVES SHALL CONFORM TO THE STANDARDS SET FORTH IN THE SSWS.
8. WATER MAINS SHALL BE PRESSURE TESTED, LEAK TESTED AND CHLORINATED IN ACCORDANCE WITH LOCAL MUNICIPAL REQUIREMENTS AND THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.
9. WATER SERVICE FOR THE PROPOSED BUILDINGS SHALL BE COORDINATED WITH THE ARCHITECTURAL PLANS FOR SIZE AND LOCATION. LATER REVISIONS TO THE ARCHITECTURAL PLANS MAY EXIST, THEREFORE, CONTRACTOR SHALL VERIFY LOCATION AND SIZE OF WATER SERVICES AS SHOWN ON ENGINEERING PLANS IS CONSISTENT WITH ARCHITECTURAL PLANS. NOTIFY ENGINEER OR OWNER IF DISCREPANCY EXISTS. FIELD LOCATION OF ALL SERVICE STUBS TO BE VISIBLY DEMARKED, SUPPLIED BY CONTRACTOR, AND SHOWN ON RECORD DRAWINGS
10. WATER MAINS SHALL BE LOCATED AT LEAST 10-FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER, STORM SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION. WATER MAINS MAY BE LOCATED CLOSER THAN 10-FEET TO A SEWER LINE WHEN:
    a. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF 10-FEET AND
    b. THE WATER MAIN INVERT IS AT LEAST 18-INCHES ABOVE THE CROWN OF THE SEWER; AND
    c. THE WATER MAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER. WHEN IT IS IMPOSSIBLE TO MEET THE CONDITIONS ABOVE, BOTH THE WATER MAIN AND SEWER MAIN SHALL BE CONSTRUCTED OF PIPE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION WITH SLIP-ON OR MECHANICAL JOINTS. THE SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
11. WATER MAIN SHALL BE SEPARATED FROM STORM AND SANITARY SEWERS AS FOLLOWS:
    a. WATER MAINS SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18-INCHES ABOVE THE CROWN OF THE SEWER WHEREVER WATER MAINS CROSS A STORM SEWER, SANITARY SEWER OR SEWER SERVICE CONNECTION. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF WATER MAIN LOCATED WITHIN 10-FEET HORIZONTALLY OF ANY SEWER CROSSED. A LENGTH OF WATER MAIN PIPE SHALL B

CANTERA POINTE

FERRY ROAD AND WARRENVILLE ROAD
WARRENVILLE, ILLINOIS

FINAL LANDSCAPE PLANS

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LOCATION MAP



SHEET INDEX

COVER SHEET
L1 TREE INVENTORY AND REMOVALS
L2 OVERALL PLAN AND CALCULATIONS
L3 NORTH AREA LANDSCAPE PLAN
L4 CENTRAL AREA LANDSCAPE PLAN
L5 SOUTH AREA LANDSCAPE PLAN
L6 PROTOTYPE FOUNDATION AND SEATING AREA PLANS
L7 ENTRY MONUMENT SIGN PLANTINGS
L8 DETAILS AND SPECIFICATIONS
L9 DETAILS, MAINTENANCE INFO. AND MATERIALS LIST

LANDSCAPE CONCEPT STATEMENT

The landscape concept for Cantera Point combines existing and proposed vegetation to enhance seasonal interest while providing functional and attractive plantings at the site perimeter, building foundations, parking lots, right-of-ways and signage. Landscape maintenance shall be provided as part of the property owner's total site maintenance responsibility.

LANDSCAPE ORDINANCE STATEMENT

The Developer is aware of the City of Warrenville Zoning Ordinance Section 11 Landscape and Screening, in addition to applicable zoning, landscaping, and jurisdictional regulations set forth in Cantera Design Guidelines (1995) and Cantera Development Control Regulations for Special Development District (Revised 11/6/2012).

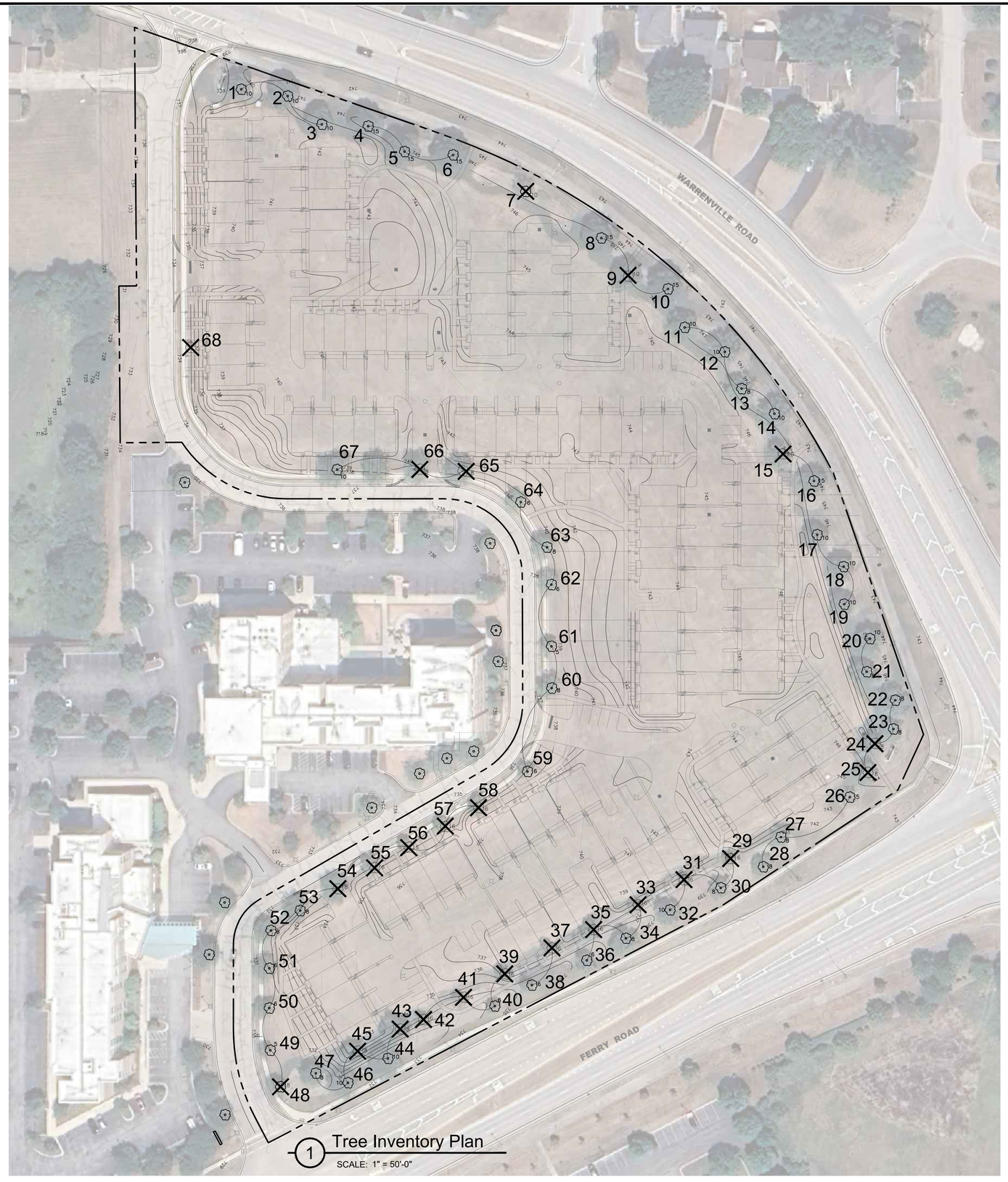
GENERAL NOTES

1. Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.
2. Topographic, boundary & utility information obtained from cad file Cantera Pointe Geometry Plan 03-14-2025.dwg prepared by Mackie Consultants, LLC.
3. Property zoned Special Development (SD) per City of Warrenville. Property also follows Cantera Development Control Regulations and Cantera Design Guidelines.
4. Verify site conditions and information on drawings prior to bidding and commencement of work. Promptly report any concealed conditions, mistakes, discrepancies, or deviations from the information shown in the Contract Documents to the Landscape Architect prior to commencement of work. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
5. Protection of existing site elements including, but not limited to, pavement, utilities, and plantings to remain, is the responsibility of the Contractor. Costs to repair or replacement of any such damaged item(s), to pre-construction conditions and the Owner's satisfaction, shall be the sole responsibility of the Contractor.
6. Contractor shall secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes and permit requirements applicable to this work.
7. Refer to the specifications for additional conditions, standards and notes.
8. Property owner shall be responsible for the maintenance, repair and replacement of all landscape materials and barriers, including refuse disposal areas, as may be required by the provisions of City of Warrenville Zoning Ordinance Section 11, in accordance with the approved Landscape Plan, Landscape Maintenance Plan, and Landscape Maintenance Schedule.

REV.	DATE	SHEET NUMBER	PURPOSE
8			
7			
6			
5			
4			
3			
2			
1			
0	03-19-2025	ALL	SUBMITTAL TO THE CITY OF WARRENVILLE

811
Know what's below.
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Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.



1 Tree Inventory Plan
SCALE: 1" = 50'-0"

KEY:

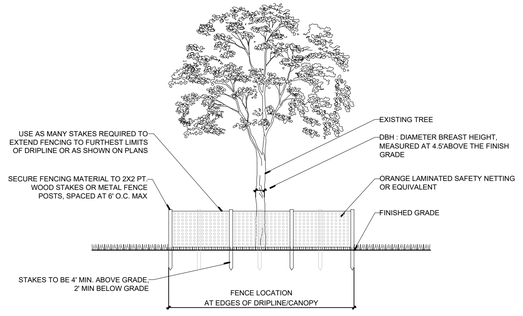
- 15 — EXISTING DECIDUOUS TREE AND CALIPER INCHES
- 15 15 — SAME SPECIES GROUPING
- 47 — TREE NUMBER
- X — TREE TO BE REMOVED

TREE REPLACEMENT CHART

Total Existing Trees	68
Trees to be Removed (Trees 7,9,15,24,25,29,31,33,35,37,39,41, 42,43,45,48,54,55,56,57,58,65,66,68)	24
Replacement Trees Required (2.5" cal. min.)	24

NOTES:

1. TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO LAND DISTURBANCE ON SITE.
2. LOCATE FENCING AT EDGE OF DRIPLINE OR AGAINST PAVEMENT EDGES, AS PER APPROVED SITE PLANS.
3. FENCING MUST REMAIN THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES. REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS MUST BE REPLACED DAILY AND IMMEDIATELY UPON COMPLETION OF WORK REQUIRING ACCESS.
4. ACTIVITIES WITHIN TREE PROTECTION AREA ARE NOT PERMITTED, INCLUDING STAGING OF MATERIALS, PARKING, PEDESTRIAN ACCESS, ETC.
5. WHERE TREE PROTECTION IS ADJACENT TO EROSION CONTROL FENCING, TREE FENCE MUST BE VISIBLE AND AT A FULL 4' HEIGHT MIN. ON THE INSIDE OF TREE SAVE AREA.
6. WHERE TREE PROTECTION FENCING ENCROACHES ON DRIPLINE OF EXISTING TREES TO REMAIN, OF ANY SIZE. IN AREAS OF CUTTING GRADE, TREE ROOTS ARE TO BE OUT BELOW GRADE TO DEPTH OF 12" WITH CLEAN SHARPENED IMPLEMENTS.



2 Tree Protection Detail
SCALE: NTS

TREE INVENTORY CHART

Tree #	Caliper Inches	Species	Condition	(X) To Be Removed
1	10	Elm	Good	
2	10	Elm	Good	
3	10	Elm	Good	
4	15	Elm	Good	
5	15	Elm	Good	
6	15	Elm	Good	
7	10	Elm	Fair	X
8	15	Elm	Good	
9	10	Elm	Good	X
10	15	Elm	Good	
11	10	Elm	Good	
12	10	Elm	Good	
13	8	Elm	Good	
14	10	Elm	Good	
15	10	Elm	Good	X
16	15	Elm	Good	
17	10	Elm	Good	
18	10	Elm	Good	
19	10	Elm	Good	
20	10	Elm	Good	
21	8	Elm	Good	
22	8	Kentucky Coffeetree	Good	
23	8	Kentucky Coffeetree	Good	
24	8	Kentucky Coffeetree	Good	X
25	8	Kentucky Coffeetree	Good	X
26	5	Hackberry	Good	
27	8	Hackberry	Good	
28	8	Hackberry	Good	
29	6	Kentucky Coffeetree	Good	
30	8	Kentucky Coffeetree	Good	
31	6	Kentucky Coffeetree	Good	X
32	10	Kentucky Coffeetree	Good	
33	6	Hackberry	Good	X
34	8	Hackberry	Good	
35	6	Hackberry	Good	X
36	6	Hackberry	Good	
37	6	Elm	Good	X
38	6	Elm	Good	
39	6	Maple	Good	X
40	6	Maple	Good	
41	6	Maple	Good	X
42	6	Maple	Good	X
43	8	Honeylocust	Good	X
44	10	Honeylocust	Good	
45	8	Honeylocust	Good	X
46	10	Honeylocust	Good	
47	8	Honeylocust	Good	
48	8	Honeylocust	Good	X
49	5	Honeylocust	Good	
50	6	Honeylocust	Good	
51	6	Honeylocust	Good	
52	8	Honeylocust	Good	
53	8	Honeylocust	Good	
54	8	Honeylocust	Good	X
55	8	Kentucky Coffeetree	Good	X
56	8	Kentucky Coffeetree	Fair	X
57	6	Kentucky Coffeetree	Fair	X
58	6	Kentucky Coffeetree	Good	X
59	6	Kentucky Coffeetree	Good	
60	8	Kentucky Coffeetree	Good	
61	5	Kentucky Coffeetree	Good	
62	6	Kentucky Coffeetree	Good	
63	8	Kentucky Coffeetree	Good	
64	6	Kentucky Coffeetree	Good	
65	8	Honeylocust	Good	X
66	8	Honeylocust	Good	X
67	10	Honeylocust	Good	
68	5	Sweetgum	Poor	X

TOPSOIL DESCRIPTION

Existing topsoil across the site varies from 3 (three) to 19 (nineteen) inches in depth based on nine soil boring test results. Type and condition of soils could not be determined due to frozen conditions.

0' 25' 50' 100' 200' Graphic Scale

Know what's below. Call before you dig.

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Project Name:
CANTERA POINTE
Ferry Road and Warrenville Road
Warrenville, Illinois 60555
Zoning District: SD

Sheet Name:
FINAL LANDSCAPE PLAN
TREE INVENTORY AND REMOVALS

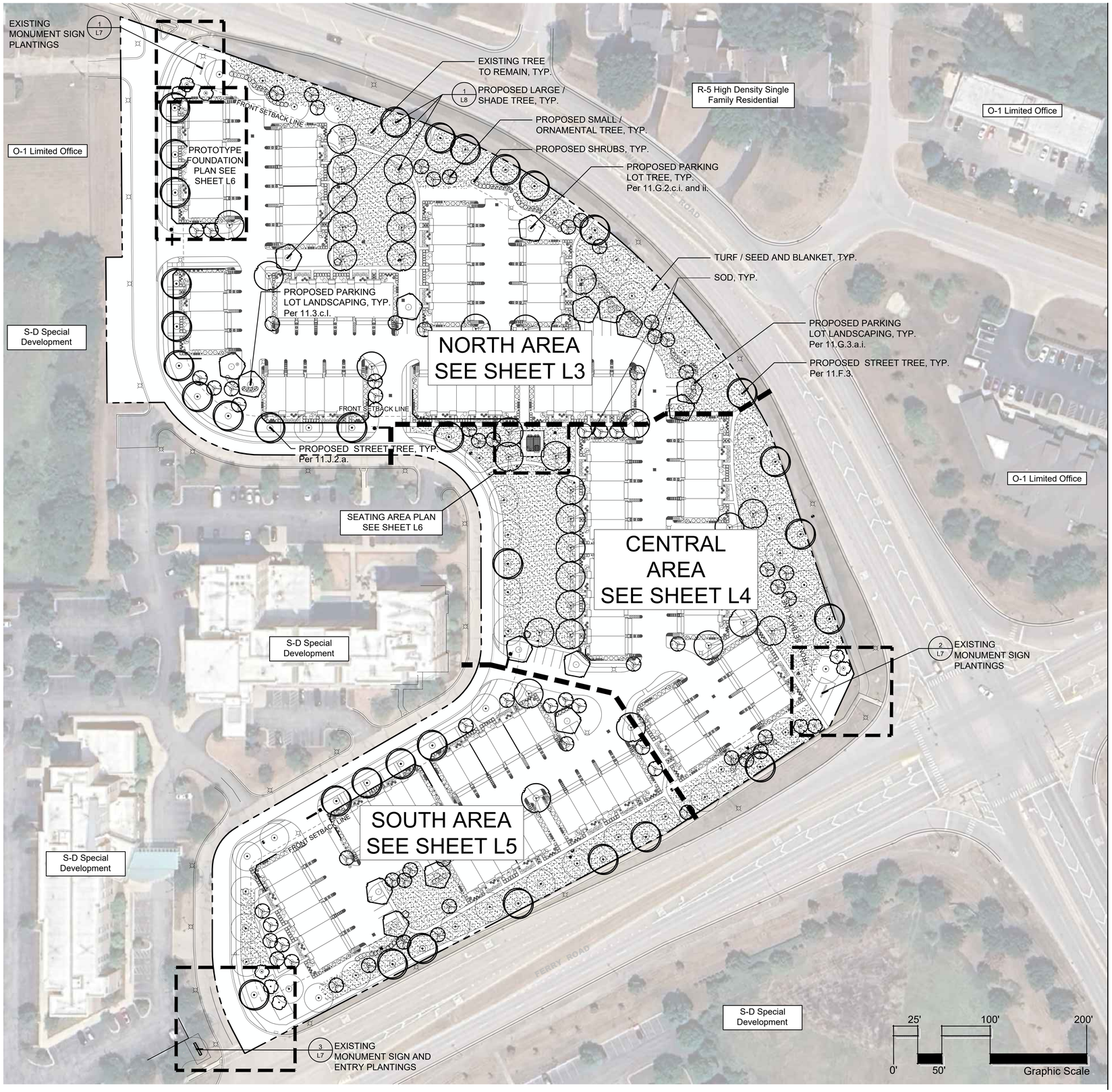
North

Revisions

Date: 2025-03-19
Scale: 1" = 50'-0"
Job #: 346.003.02
Drawn:
File # FSIP000

SHEET:
L1

Path: P:\346 D.R. HORTON\346.003 WARREN\A - FINAL PLANS\FSIP\ Plan\346.003.02_FSIP000_03-19-25.dwg



SITE DATA

Total lot size = 9.4 Acres

Existing Zoning = Special Development (S-D)
Site located in Cantera Special District

CALCULATIONS CONFIRMING COMPLIANCE

CHAPTER 11. LANDSCAPING AND SCREENING

Section F. RIGHT-OF-WAY LANDSCAPING
3. STREET TREES, b. Number of Trees Required, (i.)
Requirement: 1 tree per every 40 linear feet (lf) of parcel-to-right-of-way boundary
Calculation: 1,846 lf of parcel-to-right-of-way boundary / 40 lf per tree = 47 Trees Required
Compliance: 47 Parkway Trees Provided (31 existing trees + 16 proposed trees)

Section G. PARKING LOT LANDSCAPING
1. APPLICABILITY
Requirement: All developments with 10 (ten) or more parking spaces shall provide Perimeter Parking Lot Landscaping in accordance with the provisions of this Section. All developments with 20 (twenty) or more parking spaces shall provide Interior Parking Lot Landscaping in accordance with the provisions of this Section.
Calculation: Total amount of proposed parking spaces = 21
Compliance: Landscaping provided in accordance with provisions 2. and 3. as stated below.

2. INTERIOR PARKING LOT LANDSCAPING
a. Coverage
Requirement: Not less than 10% of parking lot shall be devoted to landscaping.
Calculation: 6,579 s.f. of parking lot area x 10% = 658 s.f. minimum Landscaping Required
Compliance: 1,920 s.f. of Landscaping Provided

c. Landscaping Material
(i.) Type
Requirement: The primary landscaping materials used in parking lots shall be trees which provide shade or are capable of providing shade.
Calculation: NA
Compliance: (16) Shade Trees Provided around parking lots

(ii.) Quantity
Requirement: Provide (1) shade tree per 120 s.f. of landscape area provided. Each planting area shall contain at least one shade tree.
Calculation: 1,920 s.f. land. area provided / 120 s.f./shade tree = 16 Shade Trees Required
Compliance: 16 Shade Trees Provided

3. PERIMETER PARKING LOT LANDSCAPING
a. Front and Corner Side Yards Across from Residential Property
(i.) Landscaping
Requirement: Where a parking lot is located across a dedicated public right-of-way from property zoned for residential use, continuous landscaping of evergreen or dense deciduous shrubs shall be provided across 100 (one hundred) percent of the street frontage. "Continuous landscaping" shall be achieved with a planting rate equal to 1 (one) shrub for every 5 (five) lineal feet. Shrubs shall be installed at a height of no less than 2-1/2' (two and one-half) feet, and shall reach a mature height of at least 4 (four) feet.
Calculation: 144 l.f. of parking lot / (1) shrub per (5) l.f. = 29 Shrubs 2-1/2' ht. min. Required
Compliance: 38 Shrubs at 2 -1/2' ht. min. for (100%) of Continuous Landscaping Provided

(ii.) Turf
Requirement: Except where occupied by planting beds, all landscaping areas located in front and corner side yards shall be sodded or planted with native or adapted plant materials.
Calculation: NA
Compliance: Existing Turf will remain or Sod is Provided

b. Front and Corner Side Yards Across from Non-Residential Property
(i.) See above Subsection G. 3. a. (i.) Landscaping
(ii.) See above Subsection G. 3. a. (ii.) Turf

c. Rear and Interior Side Yards
(i.) Planting Materials
Requirement: Where a parking lot is located across a dedicated public right-of-way from property zoned for residential use, continuous landscaping of evergreen or dense deciduous shrubs shall be provided across 50 (fifty) percent of the street frontage. This requirement shall be achieved with a planting rate equal to 1 (one) shrub for every 10 (ten) lineal feet. Shrubs shall be installed at a height of no less than 2-1/2' (two and one-half) feet, and shall reach a mature height of at least 4 (four) feet.
Calculation: 36 l.f. of parking lot / (1) shrub per (10) l.f. = 4 Shrubs 2-1/2' ht. min. Required
Compliance: 13 Shrubs at 2-1/2' ht. min. Provided across (50% min.) of Abutting Parking Lot

(ii.) Turf
Requirement: Except where occupied by planting beds, all side and rear yard perimeter landscaping areas shall be sodded or planted with native or adapted plant materials, or planted with a seed and blanket combination.
Calculation: NA
Compliance: Existing Turf will remain or Sod / Seed and blanket is Provided

Section J. PERIMETER LANDSCAPING
2. REQUIRED LANDSCAPE IMPROVEMENTS
Requirement: Landscaping around the perimeter of a lot shall be located within a landscape yard not less than 5 (five) feet in width.
Calculation: NA
Compliance: Landscaping of 5 (five) feet minimum, including existing berms, is located at the lot perimeter.

a. Shade Trees
Requirement: Shade trees shall be provided at the equivalent of 75 (seventy-five) feet apart along the abutting property line. Such trees may be clustered or spaced evenly.
Calculation: Abutting property line 1,565 l.f. / 75 l.f. shade tree = 21 Shade Trees Required
Compliance: 29 Shade Trees Provided

Section L. SCREENING OF...PRIVATELY OWNED GROUND MOUNTED NON-SINGLE FAMILY ELECTRICAL SWITCH GEAR/TRANSFORMERS
Requirement: Tall shrubs, evergreen trees and other plantings shall be provided to soften the aesthetic impact of these areas on adjacent properties and from adjacent public right-of-way.
Calculation: NA
Compliance: Plantings are provided to screen electrical transformers.

CANTERA DEVELOPMENT CONTROL REGULATIONS

Section C. LANDSCAPING
2. RIGHT-OF-WAY LANDSCAPING

a) Street Tree Planting: All public and private streets shall be improved with street trees not less than three inches in caliper.One street tree shall be provided per 40 feet of street length on each side of the street.
Calculation: Street length 1,470 l.f. / 40 l.f. shade tree = 36 Shade Trees Required
Compliance: 29 Shade Trees Provided (Additional trees provided on site to meet the requirement where space does not allow along the street.)

Section J. DESIGN STANDARDS WITHIN THE SPECIAL RESIDENTIAL USE AREA
4. FOUNDATION LANDSCAPING (SEE **SHEET L6** FOR PROTOTYPE PLAN)

a) Applicability: Foundation landscaping shall be provided around the perimeter of all principal buildings, except that foundation landscaping shall not be required for single family dwellings.

NOTES

1. See engineer's plans for final grading, drainage and utility information.
2. Property owner shall be responsible for installing landscape materials per landscape details and specifications shown on sheet L8 and L9.

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Schaumburg, IL 60173

Project Name:
CANTERA POINTE
Ferry Road and Warrenville Road
Warrenville, Illinois 60555
Zoning District: SD

Sheet Name:
FINAL LANDSCAPE PLAN
OVERALL PLAN AND CALCULATIONS

North

Revisions

Date: 2025-03-19
Scale: 1" = 50'-0"
Job #: 346.003.02
Drawn:
File # FSIP000

SHEET:
L2

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EXISTING MONUMENT SIGN PLANTINGS (1 / L7)

PROTOTYPE FOUNDATION LANDSCAPE PLAN SEE SHEET L6

DOG WASTE STATION (1 / L9)

WARRENVILLE ROAD

MATCHLINE - SEE SHEET L4

Graphic Scale: 0' 10' 20' 40' 80'

Know what's below. Call before you dig. 811

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Warrenville, Illinois 60555

Zoning District: SD

Sheet Name:

FINAL LANDSCAPE PLAN

NORTH AREA

North

Revisions

Date: 2025-03-19
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File # FSIP000

SHEET:

L3

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MATCHLINE - SEE SHEET L2

2 L6 SEATING AREA PLAN

4 L6 (16) BOLLARD LIGHTS, 30' ± O.C.

NOTE:
SEE SHEET L6 FOR PROTOTYPE FOUNDATION LANDSCAPE PLAN

1 GTI
3 AGR
3 TAS
1 GDI
7 ARF
2 UMO
2 SRE
3 TCG
1 PAE
2 AFS
4 AGR
1 QIM
4 SMP
7 TOC

TURF
SOD
SEED

DOG WASTE STATION 1 L9

MATCHLINE - SEE SHEET L5

2 L7 EXISTING MONUMENT SIGN PLANTINGS

0' 10' 20' 40' 80'
Graphic Scale

811 Know what's below. Call before you dig.

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Warrenville, Illinois 60555
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Sheet Name:
FINAL LANDSCAPE PLAN
CENTRAL AREA

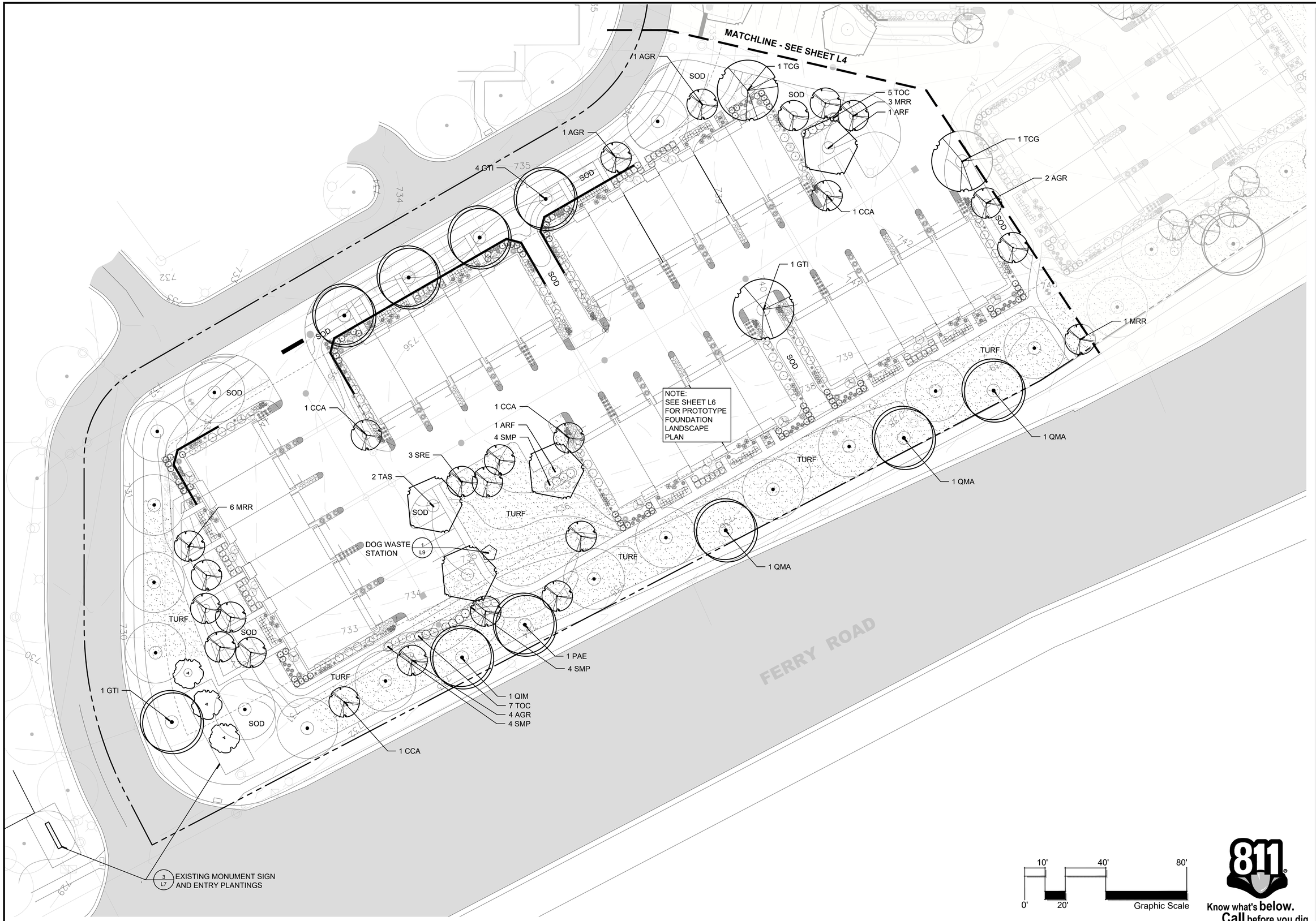
North

Revisions

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Job #: 346.003.02
Drawn:
File # FSIP000

SHEET:
L4

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10' 40' 80'
0' 20'
Graphic Scale

Know what's below.
Call before you dig.

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Zoning District: SD

Sheet Name:
FINAL LANDSCAPE PLAN
SOUTH AREA

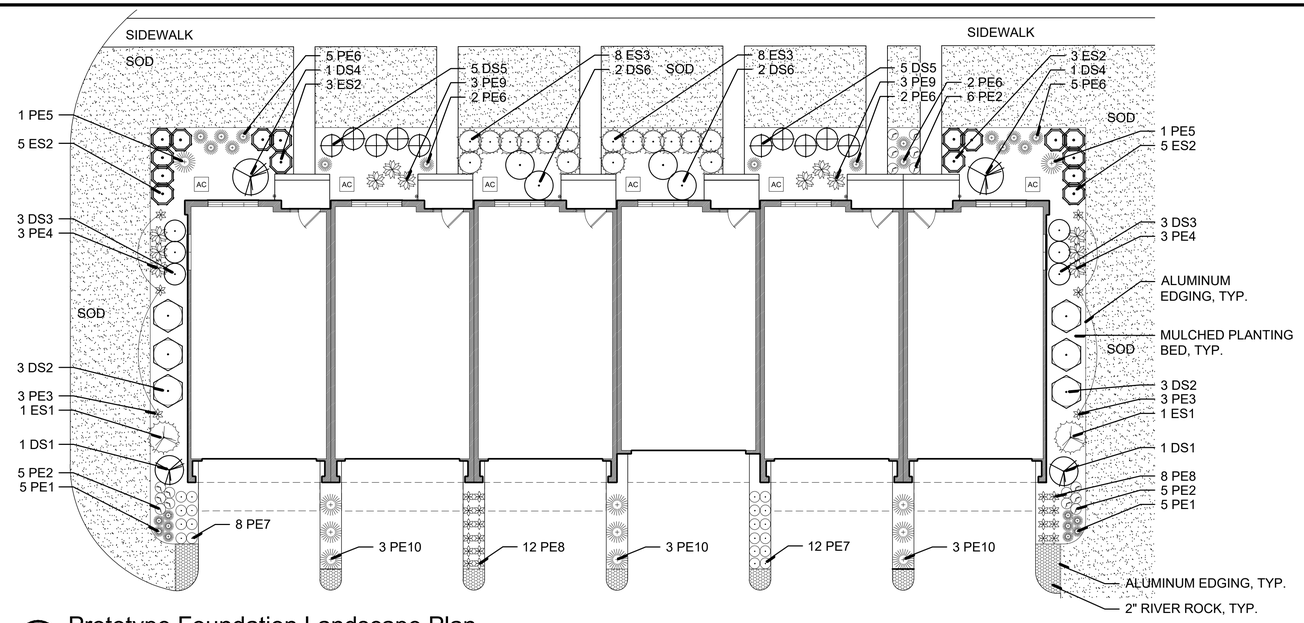
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Revisions

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File # FSIP000

SHEET:
L5

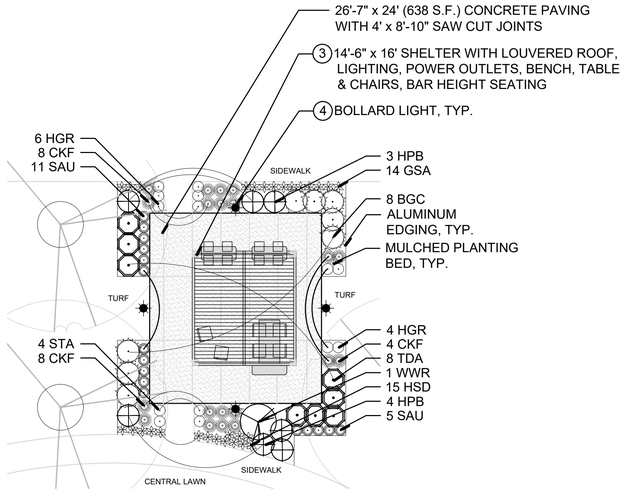
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1 Prototype Foundation Landscape Plan

SCALE: 1" = 10'-0"

NOTES:
1. SEE SHEET L2 FOR CALCULATIONS CONFIRMING COMPLIANCE OF FOUNDATION LANDSCAPING.
2. SEPARATE MATERIALS LISTS ARE PROVIDED FOR SOUTH AND NORTH FACING BUILDINGS.
3. SPLASH BLOCKS TO BE PROVIDED AT DOWNSPOUTS IN LANDSCAPED AREAS.



2 Seating Area Plan

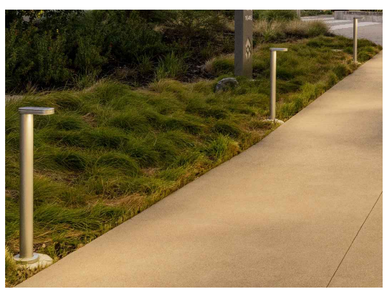
SCALE: 1" = 10'-0"



3 Shelter (shown with options)

SCALE: NTS

SCENIC SHELTER, MFG: LANDSCAPE FORMS



4 Bollard Lights

SCALE: NTS

TORRES PATH LIGHT, MFG: LANDSCAPE FORMS
COLOR: MATTE BLACK

MATERIALS LIST FOR SOUTH FACING BUILDINGS

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center	Installation Size W x H	Mature Size W x H
Deciduous Shrubs			**46**					
DS2	Cornus alba 'Bailhalo'	Ivory Halo Dogwood	6	Each	5 gal. Cont.	5'	30" x 30"	5' x 6'
DS1	Diervilla 'G2X88544'	Kodiak® Orange Bush Honeysuckle	2	Each	3 gal. Cont.	4'	18" x 12"	4' x 3'
DS5	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	10	Each	3 gal. Cont.	3'	18" x 18"	4' x 3'
ES2	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	16	Each	3 gal. Cont.	30"	18" x 18"	3' x 3'
DS6	Rosa var. 'NOA97400A'	Flower Carpet® Amber Rose	4	Each	3 gal. Cont.	3'	18" x 12"	3' x 3'
DS4	Syringa Meyeri 'Palibin'	Dwarf Korean Lilac	2	Each	3 gal. Cont.	5'	24" x 24"	5' x 5'
DS3	Weigela 'Bokraspiwi'	Spilled Wine Weigela	6	Each	3 gal. Cont.	3'	18" x 18"	4' x 3'
Evergreen Shrubs			**18**					
ES1	Chamaecyparis pisifera 'Soft Serve'	Soft Serve False Cypress	2	Each	4' Hgt.	4'	2' x 4'	5' x 10'
ES3	Thuja occidentalis 'Bobozam'	Mr. Bowling Ball Arborvitae	16	Each	18" Hgt.	30"	18" x 18"	30" x 30"
Perennials, Ornamental Grasses and Groundcovers			**100**					
PE7	Allium 'Summer Beauty'	Summer Beauty Allium	9	Each	1 gal.	18"	12" x 12"	18" x 18"
PE6	Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Reed Grass	16	Each	1 gal.	24"	12" x 12"	2' x 3'
PE4	Hosta 'Patriot'	Patriot Hosta	6	Each	1 gal.	24"	12" x 12"	18" x 24"
PE8	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	20	Each	1 gal.	18"	12" x 12"	24" x 12"
PE10	Panicum virigatum 'Apache Rose'	Prairie Winds® 'Apache Rose' Switch Grass	9	Each	1 gal.	3'	12" x 12"	3' x 4'
PE5	Panicum virigatum 'Heavy Metal'	Heavy Metal Switch Grass	2	Each	1 gal.	3'	12" x 12"	3' x 4'
PE2	Phlox subulata 'Emerald Pink'	Emerald Pink Creeping Phlox	16	Each	1 gal.	18"	12" x 3"	18" x 6"
PE1	Seslaria autumnalis	Autumn Moor Grass	10	Each	1 gal.	18"	12" x 12"	18" x 18"
PE3	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	6	Each	1 gal.	24"	12" x 12"	2' x 2'
PE9	Symphyotrichum novae-angliae 'Purple Dome'	Purple Dome New England Aster	6	Each	1 gal.	24"	12" x 12"	2' x 2'
Miscellaneous								
	Hardwood Mulch, 3" depth		16	CY				
	Aluminum Edging, color:black		272	LF				
	River Rock - Large 2", over filter fabric		0.42	Ton				

MATERIALS LIST FOR NORTH FACING BUILDINGS

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center	Installation Size W x H	Mature Size W x H
Deciduous Shrubs			**32**					
DS3	Forsythia 'NIMBUS'	Show Off® Sugar Baby® Forsythia	6	Each	3 gal. Cont.	3'	18" x 18"	3' x 2'
DS6	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	4	Each	3 gal. Cont.	3'	24" x 24"	4' x 4'
DS4	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	2	Each	3 gal. Cont.	4'	24" x 24"	5' x 3'
DS5	Hydrangea serrata 'MAK20'	Tuff Stuff Mountain Hydrangea	10	Each	3 gal. Cont.	3'	18" x 18"	3' x 3'
DS2	Viburnum dentatum 'Christholm'	Blue Muffin Viburnum	6	Each	3 gal. Cont.	5'	24" x 30"	6' x 6'
DS1	Weigela 'Alexandra'	Wine & Roses Weigela	4	Each	3 gal. Cont.	4'	24" x 24"	4' x 4'
Evergreen Shrubs			**34**					
ES3	Buxus microphylla v. koreana 'Glencoe'	Chicagoland Green Boxwood	16	Each	3 gal. Cont.	30"	15" x 15"	3' x 3'
ES1	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	2	Each	5 gal. Cont.	4'	2' x 4'	4' x 12'
ES2	Thuja occidentalis 'Danica'	Danica Arborvitae	16	Each	3 gal. Cont.	30"	18" x 18"	3' x 3'
Perennials, Ornamental Grasses and Groundcovers			**111**					
PE2	Allium 'Summer Beauty'	Summer Beauty Allium	16	Each	1 gal.	18"	12" x 12"	18" x 18"
PE6	Dechampsia cespitosa 'Pixie Fountain'	Pixie Fountain Tufted Hair Grass	16	Each	1 gal.	24"	12" x 12"	24" x 18"
PE1	Geranium sanguineum 'Max Frei'	Max Frei Bloody Cranesbill	10	Each	1 gal.	18"	12" x 12"	18" x 18"
PE7	Hemerocallis 'Firestorm'	Firestorm Daylily	20	Each	1 gal.	18"	12" x 12"	18" x 18"
PE8	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	20	Each	1 gal.	18"	12" x 12"	18" x 18"
PE4	Hosta 'Rainbow's End'	Rainbow's End Hosta	6	Each	1 gal.	24"	12" x 12"	2' x 12"
PE10	Panicum virigatum 'Apache Rose'	Prairie Winds® 'Apache Rose' Switch Grass	9	Each	1 gal.	3'	12" x 12"	3' x 4'
PE5	Panicum virigatum 'Heavy Metal'	Heavy Metal Switch Grass	2	Each	1 gal.	3'	12" x 12"	3' x 4'
PE9	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	6	Each	1 gal.	24"	12" x 12"	2' x 2'
PE3	Symphyotrichum 'Wood's Pink'	Wood's Pink Aster	6	Each	1 gal.	24"	12" x 12"	2' x 2'
Miscellaneous								
	Hardwood Mulch, 3" depth		16	CY				
	Aluminum Edging, color:black		272	LF				
	River Rock - Large 2", over filter fabric		0.42	Ton				

MATERIALS LIST FOR SEATING AREA LANDSCAPING

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center	Installation Size W x H	Mature Size W x H
Deciduous Shrubs			**8**					
HPB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	7	Each	3 gal. Cont.	3'	18" x 18"	4' x 3'
WWR	Weigela 'Alexandra'	Wine & Roses Weigela	1	Each	3 gal. Cont.	4'	24" x 24"	4' x 4'
Evergreen Shrubs			**24**					
BGC	Buxus microphylla v. koreana 'Glencoe'	Chicagoland Green Boxwood	12	Each	3 gal. Cont.	30"	15" x 15"	3' x 3'
TDA	Thuja occidentalis 'Danica'	Danica Arborvitae	12	Each	3 gal. Cont.	30"	18" x 18"	3' x 3'
Perennials, Ornamental Grasses and Groundcovers			**77**					
CKF	Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Reed Grass	24	Each	1 gal.	24"	12" x 12"	2' x 3'
GSA	Geranium sanguineum 'Max Frei'	Max Frei Bloody Cranesbill	14	Each	1 gal.	18"	12" x 12"	18" x 18"
HGR	Heuchera 'Grape Expectations'	Grape Expectations Alumroot	8	Each	1 gal.	18"	12" x 12"	18" x 12"
HSD	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	11	Each	1 gal.	18"	12" x 12"	18" x 18"
STA	Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	8	Each	1 gal.	24"	12" x 12"	2' x 2'
SAU	Seslaria autumnalis	Autumn Moor Grass	12	Each	1 gal.	18"	12" x 12"	18" x 18"
Miscellaneous								
	Hardwood Mulch, 3" depth		5	CY				
	Aluminum Edging, color:black		80	LF				

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Project Name:
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Ferry Road and Warrenville Road
Warrenville, Illinois 60555
Zoning District: SD

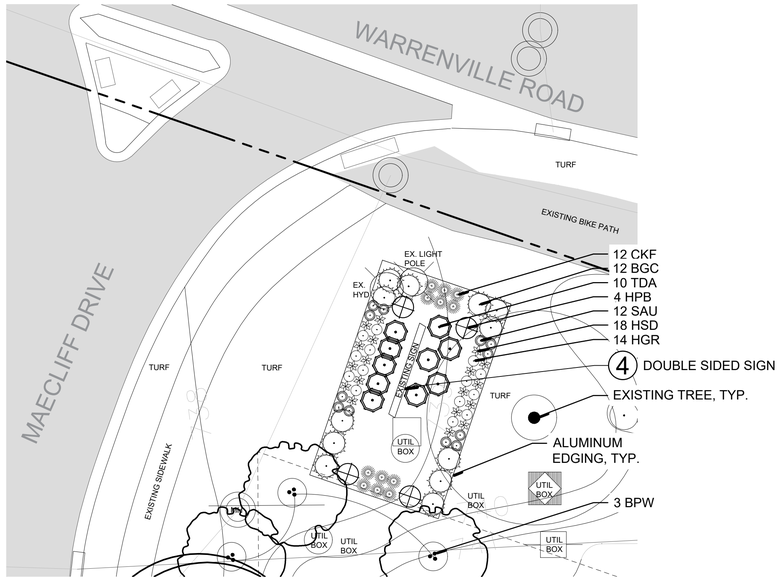
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PROTOTYPE FOUNDATION
AND SEATING AREA PLANS

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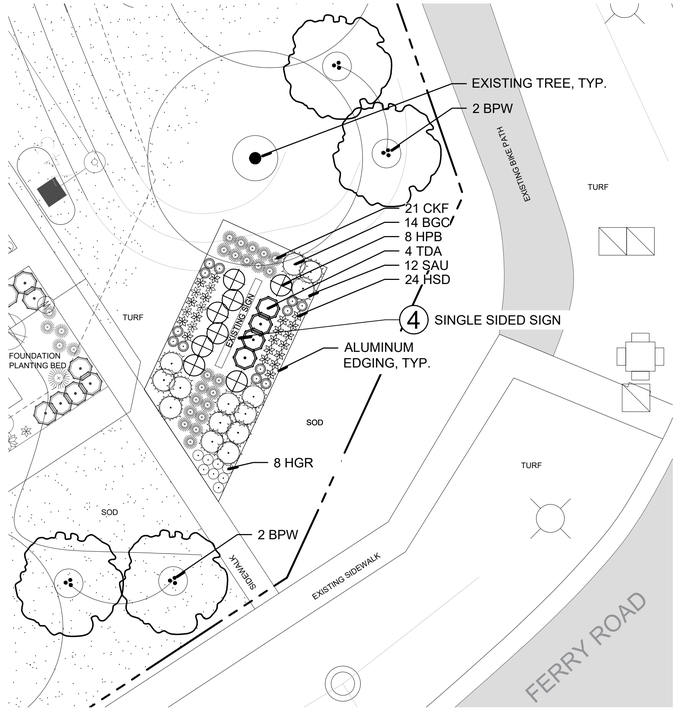
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1 Existing Monument Sign Plantings - North

SCALE: 1" - 10'-0"



2 Existing Monument Sign Plantings - South-East

SCALE: 1" - 10'-0"

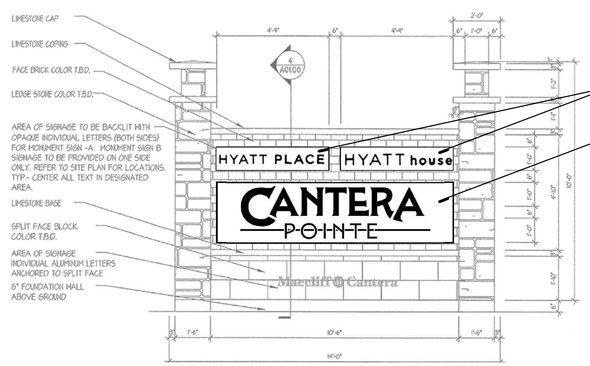


3 Existing Monument Sign and Entry Plantings - South-West

SCALE: 1" - 10'-0"

PLANTING MATERIALS LIST AT MONUMENT SIGNS

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center	Installation Size W x H	Mature Size W x H
Ornamental Trees			**10**					
BPW	Betula platyphylla v. japonica 'Whitespire'	Whitespire Birch - Specimen Quality	10	Each	14' Hgt.min.	18'	8' x 14'	20' x 30'
Deciduous Shrubs			**32**					
HPB	Hydrangea paniculata 'Bobo'	Bobo Hydrangea - Full and Uniform	32	Each	5 gal. Cont.	3'	24" x 24"	4' x 3'
Evergreen Shrubs			**88**					
BGC	Buxus microphylla v. koreana 'Glencoe'	Chicagoland Green Boxwood - Full and Uniform	50	Each	24" Hgt.	30"	24" x 24"	3' x 3'
TDA	Thuja occidentalis 'Danica'	Danica Arborvitae - Full and Uniform	38	Each	3 gal. Cont.	30"	18" x 18"	3' x 3'
Perennials, Ornamental Grasses and Groundcovers			**277**					
CKF	Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Reed Grass	57	Each	3 gal. full	24"	12" x 12"	2' x 3'
HGR	Heuchera 'Grape Expectations'	Grape Expectations Alumroot	74	Each	1 gal. full	18"	12" x 12"	18" x 12"
HSD	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	98	Each	3 gal. full	18"	12" x 12"	18" x 18"
SAU	Seslaria autumnalis	Autumn Moor Grass	48	Each	1 gal. full	18"	12" x 12"	18" x 18"
Miscellaneous								
	Hardwood Mulch, 3" depth		21	CY				
	Aluminum Edging, color:black		416	LF				



4 Existing Monument with Updated Signage - Typical

SCALE: NTS

NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR OWNER REVIEW AND APPROVAL.
2. S-E SIGN: SINGLE SIDED
   N AND S-W SIGNS: DOUBLE SIDED

5' 20' 40'
0' 10' Graphic Scale

811 Know what's below. Call before you dig.

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Project Name:
CANTERA POINTE
Ferry Road and Warrenville Road
Warrenville, Illinois 60555
Zoning District: SD

Sheet Name:
FINAL LANDSCAPE PLAN
ENTRY MONUMENT SIGN PLANTINGS

North

Revisions

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LANDSCAPE SPECIFICATIONS

PART 1 - GENERAL

1.01 DESCRIPTION

A. Provide turf, trees, shrubs, and groundcovers as shown and specified. The work includes:

1. Soil preparation.
2. Fertilizing.
3. Seeding.
4. Sod.
5. Amended topsoil.
6. Trees, Shrubs, Perennials and Ornamental Grasses.
7. Erosion control.
8. Mulch and planting accessories.
9. Maintenance and guarantee.
10. Cleaning up work area.

1.02 QUALITY ASSURANCE

A. Comply with applicable local regulations.

B. Plant names indicated comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties not listed conform generally with names accepted by the nursery trade. Provide stock true to botanical name and legibly tagged.

C. Comply with sizing and grading standards of the latest edition of "American Standard for Nursery Stock." A plant shall be dimensioned as it stands in its natural position.

D. All plants shall be nursery grown in the central/northern Illinois region and/or within a 100 mile radius of the project and under climatic conditions similar to those in the locality of the project for a minimum of 2 years.

E. Plants are subject to inspection by the Landscape Architect at the job site or nursery. The Landscape Architect reserves the right to personally select any or all nursery stock prior to digging and to reject unacceptable material at anytime during the process.

1.03 SUBMITTALS

A. Planting Schedule: Submit three (3) copies of the proposed planting schedule showing dates for each phase of work.

B . Topsoil: Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirements to Owner's Representative for review and written approval.

C. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentages of purity, germination, and weed seed for each grass species.

D. Sod: Submit sod grower's certificate of grass species. Identify source location in Bid Proposal Form.

E. Plants: If plants will not be installed in accordance with provided plans due to availability or conditions a substitution list with genus, species, variety, size and/ or quantity of plants to be substituted shall be submitted for review by the Landscape Architect.

F. Mulch and Miscellaneous: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Owner's Representative for review and written approval.

G. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

H. Maintenance Plan - Landscape Work: Submit two (2) copies of a maintenance plan outlining procedures to be followed by the Contractor for the maintenance of landscape work for one full year following initial acceptance,The plan shall include items out lined in Sections 2.01 and 3.08. The maintenance plan shall be provided within ten (10) days of contract approval. Owner's Representative shall receive copies of all instructions when issued.

1.04 DELIVERY, STORAGE, AND HANDLING

E. Seed: Deliver seed and fertilizer materials in original unopened containers, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.

F. Sod: Deliver and install sod cut within 48-hour period.

G. Deliver fertilizer materials in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer. Store in manner to prevent wetting and deterioration.

H. Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected. Spray evergreen plants and deciduous plants in foliage with and approved "Anti-Desiccant" before digging to prevent dehydration. Dig, pack, transport, and handle plants with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival; the certificate shall be filed with the Landscape Architect. Protect all plants from drying out. If plants cannot be planted immediately upon delivery, properly protect them with soil, wet peat moss, or in a manner acceptable to the Landscape Architect. Water heeled-in plantings daily. No plant shall be bound with rope or wire in a manner that could damage or break the branches or bark.

I. Cover plants transported on open vehicles with a protective covering to prevent windburnand defoliation.

1.05 PROJECT CONDITIONS

A. It shall be the contractors responsibility to protect and locate all above and below ground utilities as required by law. The contractor shall contact utility companies at least 48 hours prior to any work.

B. Work notification: Notify Landscape Architect at least 2 working days prior to start of planting or seeding operations.

C. Confirm that the quality and depth of topsoil is satisfactory prior to beginning fine grading.

D. Fine grading must be approved by Landscape Architect prior to start of seeding.

E. Perform turf work only after planting and other work affecting ground surface has been completed.

F. Install seed under favorable weather conditions unless approved by the Owner's Representative. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

Spring - April 1st to May 31st
Fall - August 15th to September 15th

G. A complete list of plants, including a schedule of sizes, approximate quantities, and other requirements is shown on the drawings for the convenience of the Owner. Verify and supply the quantities required to complete the work as drawn.

1.06 GUARANTEE

A. Guarantee all work for one year following the date of Final Completion.

B. At the end of the guarantee period, reseed areas with specified materials, which fail to provide a uniform stand of grass until all affected areas are accepted by the Landscape Architect.

C. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the Landscape Architect, are in an unhealthy or unsightly condition. Guarantee all replacement plants for an additional one year after installation. Replacement plants, which are dead or unacceptable within 2 years of their installation, may be replaced with unguaranteed plants, or removed, at the discretion of the Owner. Reimburse the Owner 50% of the price of each removed plant, which is not replaced.

D. Guarantee shall not include damage or loss of trees, plants, or groundcovers caused by fires, floods, freezing rains, lightening storms, or winds over 75 miles per hour, winter kill caused by extreme cold and severe winter conditions not typical of planting area; browsing or other damage cause from rodents or other animals; or acts of vandalism.

E. If within one year of final completion, settlement occurs, make all adjustments without extra cost to the Owner including the complete restoration of all damaged planting, paving, or other improvements of any kind.

1.07 PAYMENTS

A. Initial payment of 90% of installation price will be issued upon completion of the submittal outlined in section 1.03 and the installation verification by the Owner's Representative. A 10% retainer will be held at this time.

B. Final retainer amount will be released at the end of the two year maintenance period, pending the following:

1. Warranties plant material is replaced per the final punch list.
2. All areas are maintained and in good order.
3. Submittal of long-term maintenance program.
4. Final acceptance by Owner.

C. It shall be the Contractor's responsibility to notify the Owner's Representative once the final punch list is complete and to schedule the final warranty walk-through.

PART 2 - PRODUCTS

2.01 MATERIALS

A. Seed Fertilizer:

1. Granular, non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer.
   a. Starter fertilizer with an approximate analysis of 6N, (24P205, 24K20), or similar approved composition.
   b. Post emergent fertilizer with an approximate analysis of 30-5-5.

B. Plant Fertilizer:

1. Provide a granular commercial fertilizer with an analysis of 10-10-10

C. Seed:

1. Turf Seed: Provide fresh, clean, new crop turf-type lawn seed complying with the tolerance for purity and germination established by the Association of Official Seed Analysis (AOSA) of North America. Seed shall be obtained from a reputable supplier (approved by Landscape Architect) within a 200-mile radius of the local transition zone and/or northerly regions of the project site and shall be free from Poa annua, bent grass and noxious weeds. Provide pure live seed (PLS) of grass species, proportions and maximum percentage of weed seed, as specified.
2. Turf Seed Mixture: - 6 lbs./ 1000 sq. ft.

Seed Blend Mixture:	
Kentucky Bluegrass (blend of 3 types)	50% (131 lbs./ac.)
Fine Fescue	30% (78 lbs./ac.)
Perennial Rye (blend of 2 types)	20% (52 lbs./ac.)
Weed Seed	0.3% Max.

D. Sod:
1. Provide an "Approved" nursery grown blend of improved Kentucky Bluegrass varieties that is native to the locality of the work.
2. Provide well-rooted, healthy sod, free of disease, nematodes and soil borne insects. Provide sod uniform in color, leaf texture, density

E. Plants: Provide plants typical of their species or variety; with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, plants free from defects, sunscald injuries, frost cracks, abrasions of the bark, plant disease, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
1. Dig balled and burlapped plants with firm, natural balls of earth. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock." Cracked or mushroomed balls are not acceptable. Tree spade transplanting is not acceptable.
2. Provide shade and evergreen tree species with a single main trunk unless otherwise specified or accepted.
3. Provide plants matched in form when arranged in groups.
4. Provide evergreen trees branched to the ground unless otherwise specified or accepted.
5. Provide shrubs and small plants meeting the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.

F. Topsoil
1. Topsoil shall be defined as a friable, loamy mixture surface soil. It shall not be extremely acid or alkaline nor contain toxic substances harmful to plant growth, and shall be of uniform color and texture.
2. Topsoil shall be free from large roots, sticks, weeds, brush, subsoil, clay lumps, or stones larger than one (1") inch in diameter, or other litter and extraneous matter undesirable to plant growth.
3. Topsoil must be inspected by the owner at the source of supply or as delivered. Topsoil shall meet the approval of the owner prior to use. Any topsoil placed without approval may be subject to removal at the discretion of the owner.

G. Subdrainage piping: Provide 4" corrugated polyurethane tubing. Provide matching reducers, adaptors, couplings, fittings, and accessory components to insure continuity of the sub-drainage system.
1. Plastic tubing: ASTM F405, corrugated perforated polyurethane tubing with filter sock.

H. Drainage fill: AASHTO M43 (3/8" to 3/8") clean uniformly graded stone or gravel.

I. Filter fabric: Dupont "Typar" or other approved non - woven porous polypropylene fabric.

J. Erosion control blanket: This section includes installation of North American Green BioNet® S75BN (or equivalent) erosion control blanket. Install per manufacturer's recommendations.

2.02 ACCESSORIES

A. Amended Topsoil for Planting Beds: A mixture of 60% topsoil and 40% mushroom compost, which have been thouroughly incorporated.

B. Mulch: 6 month old, well rotted, double shredded hardwood, cedar or cypress bark mulch, not larger than 4" in length and ½" in width, free of woodchips and sawdust.

C. Stakes for Guying: Hardwood, 2" x 4" x 36" long, or steel stakes.

D. Guying Wires: Double strand No. 12 gauge galvanized wire.
1. Turnbuckles: Galvanized steel of size and gauge required to provide tensile strength equal to that of the wire. Turnbuckle openings shall be at least 3".

E. Guying Hose: Two-ply, reinforced garden hose not less than 3/4" inside diameter.

F. Tree Wrap: Standard waterproofed tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream.

G. Twine: Two-ply nursery jute material.

H. Sand: Coarse "torpedo" sand

PART 3 - EXECUTION

3.01 INSPECTION

A. Examine finish surfaces grades, topsoil quality, depth, and conditions of installations. Do not start planting work until unsatisfactory conditions are corrected.

B. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains at pits, when planting pits are more than half full of water after 24 hours.

3.02 PREPARATION

A. All planting techniques and methods shall be consistent with the latest edition of American Standard for Nursery Stock (ANSI Z60.1), and as detailed on these drawings.

B. Loosen topsoil of lawn areas to minimum depth of 6". Remove stones over 1" in any dimension and sticks, roots, rubbish, and extraneous matter.

C. Grade lawn areas to smooth, free draining and even surface with a loose, uniformly fine texture. Roll and rake; remove ridges and fill depressions as required to drain.

D. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding.

E. Time of Planting:
1. Evergreen material: Plant evergreen materials between September 2 and November 1 or in spring before new growth begins. If project requirements require planting at other times, spray plant with anti-desiccant prior to planting operations.
2. Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in-leaf, spray with an anti-desiccant prior to planting operations.

E. Locate plants as indicated and approved in the field by the Landscape Architect.

F. Excavate all clay and gravel in medians and planting beds to 24" depth. Backfill with amended topsoil.

G. Excavate circular plant pits with sloped sides, except for plants specifically indicated to be planted in beds. Provide shrub pits at least 12" greater than the diameter of the root system and 24" greater for trees. Scarify the bottom of the pit to a depth of 4".

3.03 FERTILIZATION

A. Apply fertilizers and conditioners at the rate specified per soil tests findings. In lieu of soil test results see specifications below.

B. For seeded turf grass areas:
1. Apply starter fertilizer to indicated seed areas at a rate equal to 650 lb. per acre.
2. Apply fertilizer by mechanical rotary or drop types distributor, thoroughly and evenly incorporated with soil to a depth of 3" by disking or other approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

C. For sodded area: Apply fertilizer at the rate of 200 pounds of actual nutrients per acre and work into the soil.

3.04 SEED INSTALLATION

A. Turf Grass:
1. Seed immediately after preparation of bed.
2. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
3. Perform seeding operations when the soil is dry, when winds do not exceed 10 miles per hour velocity and soil temperatures are above 55 degrees fahrenheit.
4. Sow grass seed at the specified rate using the following method:
   a. Conventional Seeding:
      a.a. Apply seed with a drop or rotary type distributor. Install seed evenly by sowing equal quantities in both directions, at right angles to each other.
      a.b. After seeding, rake soil surface lightly to incorporate seed. Roll with light lawn roller.
5. For all seeded bluegrass; provide erosion control blanket within 24 hours of installation. Install per manufacturer's specification.
6. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased, but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.

3.05 SOD INSTALLATION

A. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of side strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide top of sod soil flush with adjacent curbs, sidewalks, drains, and seeded areas.

B. Install initial row of sod in a straight line, beginning at bottom of slopes, perpendicular to direction of the sloped area. Place subsequent rows parallel to and tightly against previously installed row.

C. Roll with light lawn roller to ensure contact with sub-grade.

D. Water sod thoroughly with a fine spray immediately after laying.

E. Stake sod on slopes greater than 3:1 to prevent slippage. Two stakes per yard

3.06 PLANT INSTALLATION (See landscape details for additional information)

A. Trees and shrubs:
1. Set plant material in the planting pit to proper grade and alignment. Set plants upright and plumb. Set root flare of plant material 2" above the adjacent finish grade. Remove excess soil as needed from rootball above root flare. Remove burlap from top ⅓ of root ball. Remove all treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Do not fill around trunks or stems.
2. After balled or burlapped plants are set, backfill fill all voids, tamping soil to avoid any air pockets.
3. Mix approved commercial fertilizer at 10 lbs. per cubic yard of backfill.
4. Water plants when hole is two-thirds filled with topsoil. After watering complete filling of hole thoroughly tamp to eliminate voids.
5. Remove all tags, wires, twine, and wrap from trees and shrubs immediately after planting.

B. Perennials and Ornamental Grasses:
1. Where Perennnials and Ornamental Grasses are specified on the plans, rototill entire plant bed to 12" depth using amended topsoil. Incorporate commercial 10-10-10 fertilizer into prepared soil mixture at an approximate rate of 1 lb. per square yard.
2. Space plants according to dimensions on the drawings Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs, or to the edge of the plant ball, whichever is closest. Plant to within 12" of bed edge.
3. Apply commercial pre-emergent herbicide (Preen or equal) per manufacturer's directions to entire planting bed.

C. Mulching:
1. Mulch tree and shrub planting pits and shrub beds with required mulching material 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.
2. Do not mulch within 3" radius of tree trunk.

D. Wrapping:
1. Inspect trees for injury to trunks, evidence of insect infestations, and improper pruning before wrapping.
2. Wrap trunks of all trees spirally from bottom to top with waterproof crepe tree wrap and secure with hemp cord at top and bottom.
   a. Overlap ½ the width of the tree wrap strip and cover the trunk from the ground to the height of the first branch.
   b. Secure tree wrap in place with twine wound spirally downward in opposite direction, tied around the tree in at least 3 places in addition to the top and bottom.
   c. Wrap should be removed within 1 year of installation and all twine removed to avoid damage to trunk.

E. Guying:
1. When specified, guy all trees immediately after lawn seeding or sodding operations and prior to acceptance. When high winds or other conditions, which may effect tree survival or appearance, occur, the Landscape Architect may require immediate guying.
2. Guy all deciduous trees over 3" caliper. Guy all evergreen trees over 8' tall.

F. Pruning:
1. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than ½ the diameter of the supporting branch. Make cut on an angle. All pruning to be in compliance with ANSI A300 Pruning Standards and International Society of Arboriculture.
2. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. In general, remove no more than ¼ of the leaf bearing buds. Remove or cut back dead, broken, and damaged branches and asymmetrical growth of new wood.
3. Multiple leader plants: Preserve the leader which will best promote the symmetry of the plant. Cut branches flush with the trunk or main branch, at a point beyond a lateral shoot or bud a distance of not less than ½ the diameter of the supporting branch. Make a cut on angle.
4. Prune evergreens only to remove broken or damaged branches.

3.07 UNDERDRAIN INSTALLATION

A. Install minimum 4" layer of drainage fill over compacted earth base for bedding drainage pipe.

B. Lay drainpipe with perforations down, joints closed, and firmly bedded in drainage fill material. Provide full bearing for each pipe section. Provide continuous slope in the direction of flow.

C. Install underdrain drainpipe 30" below finished grade.

3.08 MAINTENANCE

A. Maintain lawn areas and plantings to ensure proper watering and mowing as required for forty-five (45) days minimum, after Final Acceptance.

B. Maintain lawn areas including watering, spot weeding, mowing, application of herbicides, fungicides, insecticides, and reseeding until a full, uniform stand of grass free of weeds, undesirable grass species, disease, and insects is achieved and receives Final Acceptance.
1. Water seed thoroughly as required to establish proper rooting.
2. Repair and rework all areas that have washed out or are eroded. Replace undesirable or dead areas with new seed.
3. Mow lawn areas as soon as top growth reached a 3" height. Cut back to 2" height. Repeat mowing as required to maintain specified height. Not more than 30% of grass leaf shall be removed at any single mowing.
4. Remove sod pegs following turf establishment.

C. Maintenance shall include pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants free of insects, weeds and disease.
1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material in accordance with pruning section.
2. Tighten and repair, or remove, guy wires and stakes as required.
3. Water trees, plants, and groundcover beds within the first 24 hours of initial planting, and not less than twice per week until Final Completion.

3.09 FINAL ACCEPTANCE, INSPECTION AND COMPLETION

A. Inspection of all work will be made by the Landscape Architect upon written request by the Contractor. At that time if all work is satisfactory, that will constitute Final Acceptance and the beginning of the forty-five (45) day period of maintenance.

B. Seeded areas will be inspected at completion of installation and accepted subject to compliance with specified materials and installation requirements.
1. Seeded areas will be acceptable provided all requirements, including maintenance, have been complied with, and dense, even-colored, viable lawn is established free of weeds, undesirable grass species, disease, and insects.
2. No seeded areas shall have bare spots or unacceptable cover totaling more the 2% of the individual areas, in areas requested to be inspected.

C. Inspection of all work shall be made after the forty-five (45) day period of maintenance, upon written request of Contractor. At that time, if all work is satisfactory, that will constitute Final Completion.

D. Plants that have died or are in unhealthy or badly impaired condition upon inspection shall be treated or replaced at no additional cost to Owner.

E. Replace rejected plants in the season that is most favorable for resetting kinds of plants required, if possible within two weeks of inspection.

F. Final Acceptance of all work shall constitute the beginning of the two (2) year guarantee period.

G. Contractor's responsibility for maintenance (exclusive of replacement within guarantee period) shall terminate on date of Final Completion.

3.10 CLEANING

A. Perform cleaning during installation of the work and upon completion of the work. Remove from sites all excess materials, soil, debris, and equipment. Repair damage resulting from planting operations.

B. Leave all surfaces broom clean at the end of all work days. The contractor shall also be responsible for all damage caused by clean up activites and for the daily removal of all trash and debris from work area to the satisfaction of the Landscape Architect.

END OF SECTION

EROSION CONTROL

PART I - GENERAL

1.01 DESCRIPTION

A. This section includes installation of North American Green BioNet® S75BN (or equivalent) erosion control blanket.

1.02 QUALITY ASSURANCE

A. Qualifications of workers: provide at least one person who shall present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county, and local laws and regulations.

1.03 SUBMITTALS

A. Materials: Prior to delivery of any materials to the site, submit to the Landscape Architect a complete list of all materials to be used during this portion of the work. Include complete data on source, quantity, and quality. This submittal will in no way be construed as permitting substitution for specific items described on the Plan set or in these Specifications unless approved in writing by the Landscape Architect.

B. Equipment: Prior to commencement of any work, submit to the Onwer a written description of all mechanical equipment and its intended use during the execution of the work.

C. After the work is complete, submit to the Landscape Architect "as built" plans including a listing of all species installed and quantities installed. Mark in red ink on the original planting plan any field changes or deviations from the original plans.

1.04 PRODUCTS

A. All areas existing as bare soil at the time of seed installation shall receive erosion control material application.

B. Slopes greater than or equal to 5:1 shall receive a machine produced mat of straw fiber covered on both sides with a photo degradable extruded plastic or woven biodegradable netting having maximum openings of 0.5" to 1.0". The blanket shall be packaged in a perforated plastic bag and conform to the following physical specifications. Minimum blanket roll width: 42", minimum. North American Green S-150 shall be utilized for all installations. Alternate materials may be utilized only with written approval from the Landscape Architect.

C. Slopes <5:1 shall receive clean, weed free native or agricultural straw mulch (oat straw will not be allowed).

PART 2 - EXECUTION

2.01 METHOD - EROSION CONTROL BLANKETS

A. Refer to the Plans or Notes for location of erosion blanket treatment areas.

B. Install seed prior to applying erosion control blankets per the native seeding specification.

C. If installation occurs between July 15th and November 1st, install cover crop and hold native seed mix until the recommended optimum seeding dates. The preferred cover crop shall be Avena sativa (Seed Oats).

D. Any day that seeding is performed the seeded area must be covered with appropriate erosion control measures. Anchor erosion control blanket at top of slope as shown on plans or as recommended by manufacturer. Install parallel to channel flow or in a diagonal cross slope pattern in short stretches where practical, and as recommended by manufacturer.

E. Erosion control blanket shall be in full intimiate contact with the topsoil but not stretched to the point where the integrity of its performance is jeopardized.

F. Secure erosion control blanket with staples as recommended by the manufacturer.

G. Overlap erosion control blanket shingle-style not less than two inches in the direction of the current and install staples over seams every 36".

END OF SECTION

SEED BED PREPARATION AND REGRADING

PART I - GENERAL

1.01 DESCRIPTION

A. This section includes preparation of soil prior to seeding and/or removal of erosion rills and disturbance in the areas of the site existing as disturbed/unvegetated soil or eroded slopes.

1.02 QUALITY ASSURANCE

A. Qualifications of workers: provide at least one person who shall be present at all times during execution of this portion of the work, who shall be thoroughly familiar with this type of work and the type of materials being used. Said person shall also direct all work performed under this section.

B. Standards: all materials used during this portion of the work shall meet or exceed applicable federal, state, county and local laws and regulations.

1.03 SUBMITTALS

A. Equipment: prior to commencement of any work, submit to the Owner a written description of mechanical equipment and its intended use during the execution of the work.

PART 2 - EXECUTION

2.01 METHOD - SOIL PREP AND REGRADING

A. SHALLOW SLOPE, UNVEGETATED - In areas existing in an unvegetated state at the inception of installation activities on the site and possessing a slope of <5:1, soil shall be dragged with a disc, harrow, landscape rake, or box grader so that soil is tilled to a minimum depth of 4". For unvegetated areas with a slope greater than 10:1, ensure that the disc tracks or furrows run parrallel to the contour so as not encourage rilling.

B. SEVERE SLOPE, VEGETATED - In areas existing in a vegetated state at the inception of installation activities, possessing a sloped' ≥5:1, and having significant soil loss due to erosion rill formation, soil shall be returned to original contour using a harrow, landscape rake, or box grader. In areas where soil loss is extreme, friable topsoil (available on-site) shall be imported by the Contractor at the direction of the Landscape Architect.

C. Topsoil shall be free of stones, lumps, plants, roots, and other debris over 2" in any dimension. Topsoil must also be free of plants or plant parts of quack grass, reeed canary grass, Canada thistle, or others as specified by the Landscape Architect.

D. Any irregularities or undulations resulting from tilling or grading shall be fine graded and level prior to seeding.

E. Soils shall not be compacted. A 150# person walking on soil should leave a ¼" depression. Soils shall have a measured compaction following regrading no greater than 5 psi, based on Lang or Cone penetrometer measurements at the time of seeding or planting unless otherwise stated on the Plans or the Specifications. If 10% or more of penetrometer readings are greater than 5 psi, disc, rotovate, and/or chisel plow said areas as necessary to reduce compaction.

F. Re-check soil compaction as described above after tillage. Repeat treatment as necessary until 90% or more of planting area meets the standard.

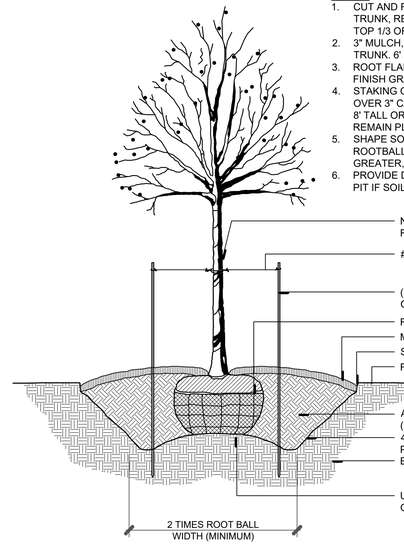
2.02 CLEAN-UP, REMOVAL, AND REPAIR

A. Clean-up: Contractor shall keep work areas free of debris. After the work is complete, clean up any remaining materials, debris, trash, etc. Avoid driving or walking over areas to minimize disturbance.

B. Removal: after work has been completed remove any tools, equipment, empty containers, and all other debris generated by the Contractor.

C. Repair: repair any damage caused by the Contractor during completion of the work described in this section.

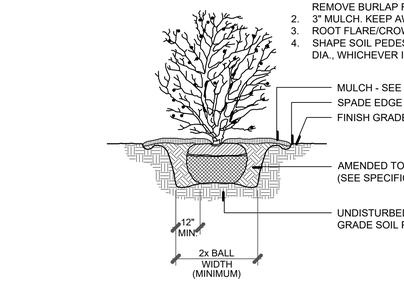
END OF SECTION



NOTES:
1. CUT AND REMOVE TWINE AROUND TRUNK, REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL
2. 3" MULCH, KEEP AWAY FROM TRUNK. 6' DIAMETER TREE RING.
3. ROOT FLARE SHALL BE 2" ABOVE FINISH GRADE
4. STAKING OF DECIDUOUS TREES OVER 3" CAL., EVERGREENS OVER 8' TALL OR IF TREE WILL NOT REMAIN PLUMB.
5. SHAPE SOIL TO PROVIDE 3' DIA. OR ROOTBALL DIA., WHICHEVER IS GREATER, WATERING RING.
6. PROVIDE DRAINAGE FOR PLANTING PIT IF SOIL IS IMPERMEABLE.

1 Tree Planting Detail

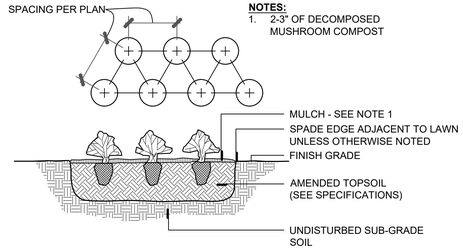
SCALE: NTS



NOTES:
1. CUT AND REMOVE ALL WIRE & TWINE AROUND STEM, REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL
2. 3" MULCH, KEEP AWAY FROM STEM
3. ROOT FLARE/CROWN SHALL BE 2" ABOVE FINISH GRADE
4. SHAPE SOIL PEDESTAL TO PROVIDE 3' DIA. OR ROOTBALL DIA., WHICHEVER IS GREATER, WATERING RING.

2 Shrub Planting Detail

SCALE: NTS



NOTES:
1. 2-3" OF DECOMPOSED MUSHROOM COMPOST

3 Perennial Planting Detail

SCALE: NTS

811 Know what's below. Call before you dig.

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Zoning District: SD

Sheet Name:
FINAL LANDSCAPE PLAN
DETAILS AND SPECIFICATIONS

Revisions

Date: 2025-03-19
Scale: AS NOTED
Job #: 346.003.02
Drawn:
File # FSIP000

SHEET:
L8

PATH: P:\346 (SI- HORTON\346.003\DWGS\1- FINAL PLANS\FSIP\DWG\346.003.02_FSIP000_03-19-25.dwg

INCLUDES:
-ALUMINUM DOGIPOT PET SIGN, WITH MOUNTING HARDWARE
-ALUMINUM DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2), WITH MOUNTING HARDWARE
-TWO KEYS FOR DISPENSER LOCKING FRONT ACCESS PANEL
-TWO ROLLS OF DOGIPOT LITTER PICK UP BAGS (ITEM #1402), INSTALLED IN DOGIPOT JUNIOR BAG DISPENSER
-10 GALLON ALUMINUM TRASH RECEPTACLE (ITEM #1206A-L) WITH ATTACHED HINGED LID AND TRASH LINER BAG RETAINER BANDS, WITH MOUNTING HARDWARE
-ONE DOGIPOT LINER TRASH BAGS (ITEM #1404)
-2" X 2" X 4'-8' GALVANIZED STEEL TELESCOPIC MOUNTING POST, WITH INSTALLATION HARDWARE (ANODIZED OR PAINTED BLACK)

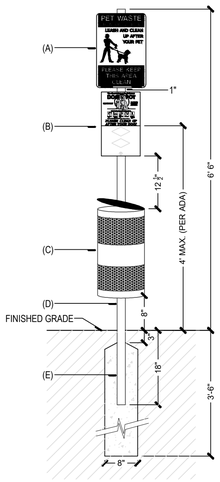
(A) DOGIPOT PET SIGN (ITEM #1203 / 1204):
-H: 18" X W: 11.5"
-14 GAUGE REFLECTIVE ALUMINUM
-WEIGHT: 1.35 LBS
-FOREST GREEN ON WHITE

(B) DOGIPOT JUNIOR BAG DISPENSER (ITEM #1002-2):
-H: 15.5" X W: 9.4" X D: 3.25"
-12 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 7 LBS
-400 BAG CAPACITY
-TWO DIAMOND BAG DISPENSER SLOTS
-FRONT LOCKING ACCESS PANEL
-CLEARLY POSTED INSTRUCTIONS

(C) TRASH RECEPTACLE WITH LID (ITEM #1206A-L):
-H: 23" X 11.5" DIAMETER
-11 GAUGE POWDER COATED FOREST GREEN ALUMINUM
-WEIGHT: 9 LBS.
-10 GALLON CAPACITY WITH INTERIOR TRASH LINER BAG RETAINER BANDS
-ATTACHED ALUMINUM HINGED LID
-ONE BOX 50 COUNT DOGIPOT LINER TRASH BAGS (ITEM #1404)

(D) TELESCOPIC GALVANIZED STEEL MOUNTING POST (ITEM #1301-P):
-2" X 2" X 8'
-11 GAUGE GALVANIZED STEEL
-WEIGHT: 15 LBS.

(E) POLE SET IN CONCRETE FOOTING



ELEVATION

NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. ALL PET WASTE STATIONS SHALL BE POSITIONED WITHIN REACH OF AN ACCESSIBLE ROUTE, NOT MORE THAN 20" FROM A PAVED SURFACE, UNLESS SPECIFICALLY INDICATED OTHERWISE.
3. SOURCE / MANUFACTURER: DOGIPOT, 5340 YOUNG PINE ROAD, SUITE 8, ORLANDO, FL 32829 T: 800.364.7681 OR 407.888.4627 WEB: WWW.DOGIPOT.COM EMAIL: INFO@DOGIPOT.COM

1 Dog Waste Station

SCALE: NTS

LANDSCAPE MAINTENANCE PLAN

A. LAWN CARE:

1. Turf shall be cut to a height of two to three inches as conditions dictate. Mowing shall be done frequently enough so that no more than one-third (1/3) of the grass blade is removed per cutting.
2. Vertical surfaces such as buildings, posts and fences shall be trimmed when mowing is accomplished to ensure a neat appearance and consistent height.
3. Turf adjacent to walks shall be edged eight (8) times per season.
4. Pre-emergent crabgrass control shall be applied two (2) times in the spring season to deter crabgrass seeds from germinating.
5. Post-emergent broadleaf weed control shall be applied throughout the growing season.
6. A quality turf fertilizer shall be applied to all turf areas three (3) times per season to promote green color and root growth.
7. Fall clean-up operations will be performed in late fall to remove leaves from all turf. All debris shall be removed off-site.
8. Aeration will be completed one (1) time per year.

B. LANDSCAPE BED CARE:

1. Pre-emergent weed control shall be applied to all beds two (2) times per season to inhibit weed seed germination.
2. Post-emergent weed control shall be applied to all beds throughout the growing season.
3. Landscape beds will inspect for weeds throughout the growing season and remove accordingly.
4. A granular slow-release fertilizer shall be applied to all existing beds two (2) times per season.
5. Turf adjacent to landscape beds shall be edged two (2) times per season.
6. Landscape beds shall be mulched two (2) times per year. Trees and shrubs in a planting bed shall be mulched with a minimum of three (3) inches of shredded hardwood bark, wood chips or other organic mulch. All flower and groundcover beds shall be mulched with a minimum one and one half (1.5) to two (2) inch depth shredded hardwood bark, wood chips or other organic mulch.
7. All shrubs and evergreen beds shall be pruned two (2) times per season to remove dead or damaged branches and develop the natural form of the plant.
8. Fall clean-up operations will be performed in late fall to remove leaves, and were appropriate, all perennials will be winterized.
9. All ornamental grasses shall be cut back (no more than 1/3 of plant) in March to remove any dead grass and dried seed heads.

C. TREE CARE:

1. A cultivated and edged tree ring shall be maintained at the base of all lawn trees where applicable two (2) times per season.
2. All trees to a height of fifteen feet (15') shall be pruned once per season to remove dead, damaged, broken or diseased branches and develop the natural form of the plant. The ideal time frame to complete pruning is November through January. Such pruning may include roots and lateral branches (up to one-third (1/3) of their length) but in no case may the main leader be cut. Any tree which has the main leader cut in any way will be removed and replaced. Any damaged or broken branches shall be removed at this time.
3. Pre-emergent weed control shall be applied two (2) times per season to inhibit weed seed germination.
4. Post-emergent weed control shall be applied throughout the year.
5. Fertilizer shall be applied to all tree areas one (1) time per year to promote green color and root growth.
6. Two (2) times a year, tree rings shall be mulched with a minimum of three (3) inches of shredded hardwood bark, wood chips or other organic mulch.

D. GENERAL MAINTENANCE:

1. Spring clean-up operations will be performed during the month of April to remove leaves and debris that have accumulated over the winter.
2. Four (4) times a year, inspect landscape beds for invasive or volunteer plants and remove.
3. Inspect grounds and sweep all paved paths on a weekly basis during the growing season.
4. Dormant pruning shall be done to one-third (1/3) of the trees each year. (3-year program)

MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Unit	Size	Spacing On Center	Installation Size W x H	Mature Size W x H
Large / Shade Trees			**83**					
AFS	Acer x freemanii 'Sienna'	Sienna Glen Maple	12	Each	3" cal.	40'	8' x 16'	40' x 50'
ARF	Acer rubrum 'Frank Jr."	Redpointe Red Maple	14	Each	3" cal.	40'	8' x 16'	30' x 45'
GDI	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	1	Each	3" cal.	40'	4' x 14'	35' x 70'
GTI	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	17	Each	3" cal.	40'	8' x 14'	35' x 45'
PAE	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree	9	Each	3" cal.	40'	6' x 14'	40' x 75'
QIM	Quercus imbricaria 'Fagaceae'	Shingle Oak	5	Each	3" cal.	40'	6' x 14'	60' X 60'
QMA	Quercus macrocarpa	Bur Oak	5	Each	3" cal.	40'	6' x 14'	70' x 80'
TAS	Tilia americana 'McKSentry'	American Sentry Linden	13	Each	3" cal.	40'	8' x 14'	30' x 45'
TCG	Tilia cordata 'Greenspire'	Greenspire Linden	5	Each	3" cal.	40'	8' x 14'	30' x 50'
UMO	Ulmus 'Morton'	Accolade Elm	2	Each	3" cal.	40'	10' x 16'	35' x 55'
Small / Ornamental Trees			**66**					
AGR	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	31	Each	6' ht.	15'	4' x 6'	15' x 30'
CCA	Cercis canadensis	Eastern Redbud	14	Each	6' ht.	15'	4' x 6'	20' x 25'
MRR	Malus 'Royal Raindrops'	Royal Raindrops Crabapple	16	Each	3" cal.	15'	4' x 10'	15' x 20'
SRE	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	5	Each	6' ht.	15'	4' x 6'	15' x 25'
Deciduous Shrubs			**67**					
AAB	Aronia arbutifolia 'Brilliantissima'	Briliant Red Chokeberry	27	Each	5 gal. Cont.	4'	30" x 30"	6' x 6'
SMP	Syringa Meyeri 'Palibin'	Dwarf Korean Lilac	40	Each	5 gal. Cont.	4'	24" x 24"	5' x 5'
Evergreen Shrubs			**55**					
TOC	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	55	Each	5 gal. Cont.	4'	2' x 4'	4' x 12'
Miscellaneous								
	Hardwood Mulch, 3" depth		55	CY				

NOTES:
1. SEE SHEET L6 MATERIALS LISTS FOR PROTOTYPE FOUNDATION AND SEATING AREA LANDSCAPING.
2. SEE SHEET L7 MATERIALS LISTS FOR ENTRY MONUMENT SIGN LANDSCAPING.

LANDSCAPE MAINTENANCE CALENDAR

	MAINTENANCE OPERATION [* INCLUDES DEBRIS DISPOSAL]	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC	JAN	FEB	MAR
TURF	Mow and Trim	■	■	■	■	■	■	■	■				
	Edge Curb and Walks	■	■	■	■	■	■	■	■				
	Pre-Emergent Weed Control (Crabgrass)	■		■									
	Post-Emergent (Broadleaf)	■	■	■	■	■	■	■	■				
	Fertilize	■		■			■						
	Leaf Removal (Fall*)							■	■				
	Core Aeration						■						
LANDSCAPE BEDS	Pre-Emergent Weed Control	■		■									
	Post-Emergent Weed Control	■	■	■	■	■	■	■	■				
	Inspect and Remove Weeds	■	■	■	■	■	■	■	■				
	Fertilize	■					■						
	Edge Landscape Beds	■					■						
	Mulch Rejuvenation	■					■						
	Prune Shrubs	■							■				
	Fall Clean-up*							■	■				
	Ornamental Grasses - Trim Back												■
TREES	Edge Rings and Cultivate	■				■							
	Prune Trees								■	■	■		
	Pre-Emergent Weed Control	■		■									
	Post-Emergent Weed Control	■	■	■	■	■	■	■					
	Fertilize Trees (Ornamental/Evergreens)						■						
	Mulch Rejuvenation - Tree Rings	■					■						
GENERAL MAINTENANCE	Spring Clean-up*	■											
	Inspect beds for invasive or volunteer plants. Remove as needed.			■		■		■					
	Sweep all Paved Paths (Weekly)	■	■	■	■	■	■	■	■				
	Inspect Grounds (Weekly)	■	■	■	■	■	■	■	■				
	Dormant Pruning 3 year program (Shade Trees)											■	
	Dormant Pruning 3 year program (Ornamentals/Shrubs)											■	

Know what's below. Call before you dig.

Prepared By:
sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
P: 630 551 3535
F: 630 551 3629
schoppedesign.com

Prepared For:
D·R·HORTON®
America's Builder
1750 E. Golf Road
Suite 925
Schaumburg, IL 60173

Project Name:
CANTERA POINTE
Ferry Road and Warrenville Road
Warrenville, Illinois 60555
Zoning District: SD

Sheet Name:
FINAL LANDSCAPE PLAN
DETAILS, MAINTENANCE INFO. AND MATERIALS LIST

Revisions

Date: 2025-03-19
Scale: AS NOTED
Job #: 346.003.02
Drawn:
File # FSIP000

SHEET:
L9

PATH: P:\346 D.R. HORTON\346.003 WWS\X-FINAL PLANS\FSIP\PNG\346.003.02-FSIP000_03-19-25.dwg

Attachment H



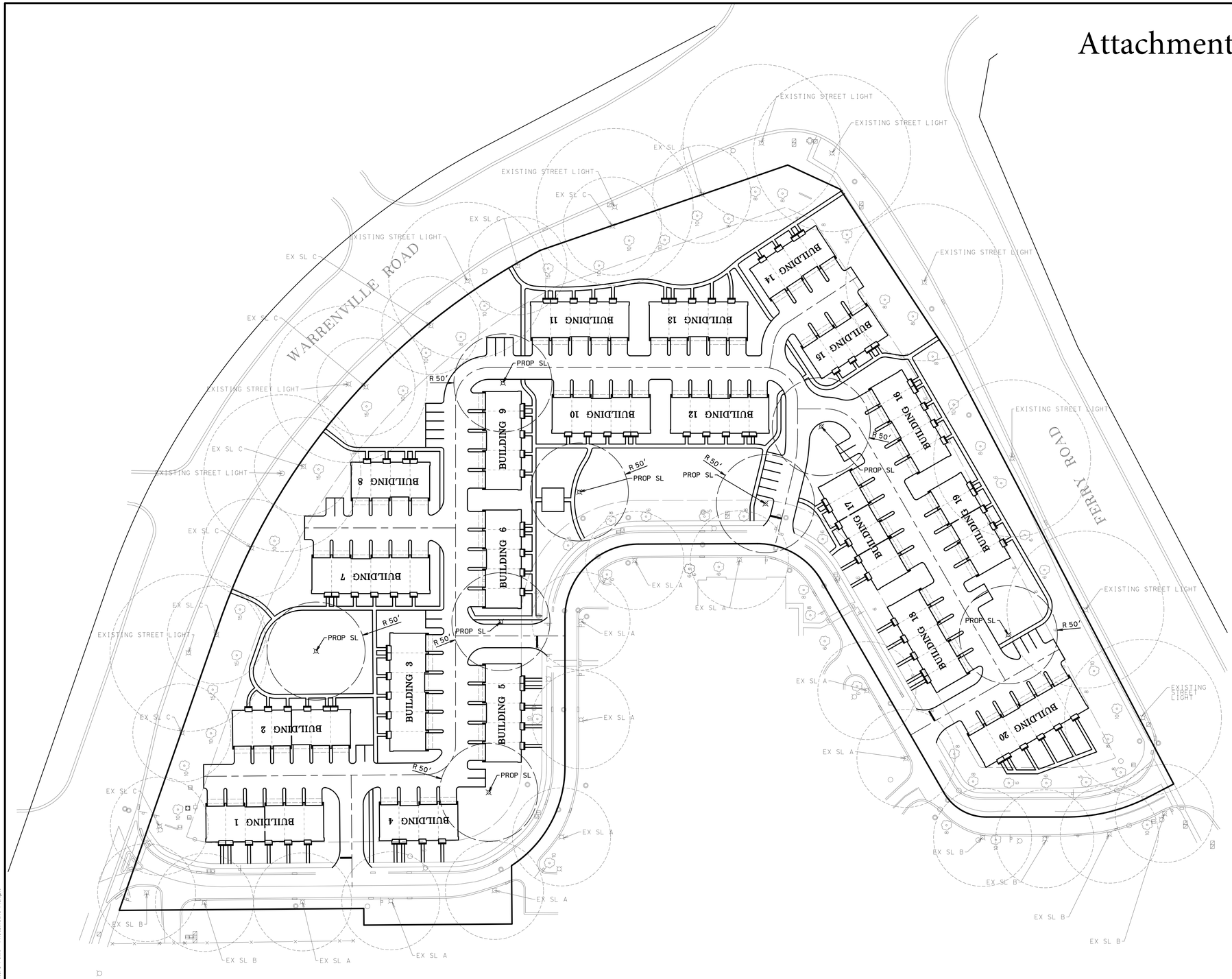
D·R·HORTON
America's Builder

D.R. HORTON · EXPRESS · EMERALD · FREEDOM

Illustrative Townhome Elevation

Cantera Point

Attachment I



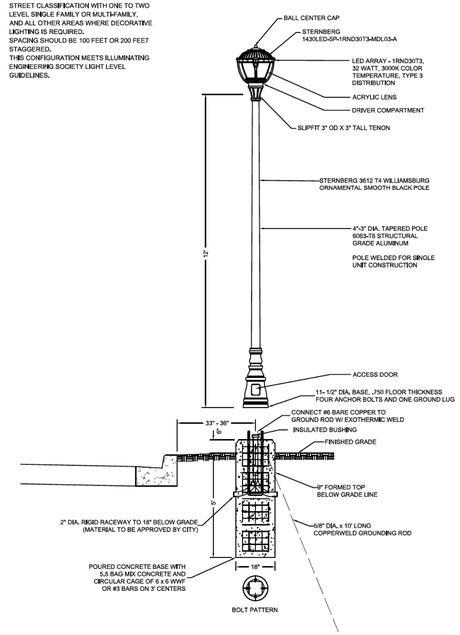
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SCALE 1" - 50'

0 50 100

LEGEND	
EX SL A	EXISTING SINGLE LUMINAIRE, 250 WATT, 240 VOLT, HPS, TYPE II DISTRIBUTION, (HADCO PROFILER PA 31) 30' POLE HEIGHT, TOTAL HEIGHT 32.5'
EX SL B	EXISTING SINGLE LUMINAIRE, 250 WATT, 240 VOLT, HPS, TYPE III DISTRIBUTION, (HADCO PROFILER PA 31) 30' POLE HEIGHT, TOTAL HEIGHT 32.5'
EX SL C	EXISTING SINGLE LUMINAIRE, 100 WATT, 240 VOLT, HPS, TYPE II DISTRIBUTION, (STERNBERG 1430 ROADWAY FIXTURE) 12' POLE HEIGHT, TOTAL HEIGHT 12.5'
PROP SL	PROPOSED SINGLE LUMINAIRE, 100 WATT, 240 VOLT, HPS, TYPE II DISTRIBUTION, (STERNBERG 1430 ROADWAY FIXTURE) 12' POLE HEIGHT, TOTAL HEIGHT 12.5'

NOTES:
1. APPLICABLE FOR BIKE PATHS, LOCAL STREET CLASSIFICATION WITH ONE TO TWO LEVEL SINGLE FAMILY OR MULTI-FAMILY, AND ALL OTHER AREAS WHERE DECORATIVE LIGHTING IS REQUIRED.
2. SPACING SHOULD BE 100 FEET OR 200 FEET STAGGERED.
3. THIS CONFIGURATION MEETS ILLUMINATING ENGINEERING SOCIETY LIGHT LEVEL GUIDELINES.



City of Warrenville Standard

SL-01-12-32W

12' Ornamental Street Light Detail (32W)

DRAWN: KMH
REV:10-11-2018

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
D·R·HORTON® America's Builder
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JJD
DRAWN	JJD
APPROVED	KJM
DATE	03/14/2025
SCALE	1" = 50'

PHOTOMETRIC PLAN
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 4821

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ILLINOIS FIRM LICENSE 184-002694

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W:\4821\Engineering\Design\Photometrics\Cantera Point - Photometric Plan.pdf

Attachment J

March 19, 2025

Cantera Point

OPEN SPACE STATEMENT

Cantera Point is an approximately 8.14-acre development located at the northwest corner of Ferry Road and Warrenville Road. The proposal is to develop the site with twenty (20) three-story for-sale townhome buildings, consisting of one hundred and two (102) townhome units.

The community is designed with consolidated and useful open spaces that enhance the living experience for residents. Landscape treatments, including foundation landscaping and buffer materials, provide a seamless transition between residential and non-residential areas. Formal central spaces throughout the development offer aesthetically pleasing gathering spots, while interconnecting walkways ensure easy navigation and connectivity within the community.

Connections to the adjacent trail network encourage outdoor activities and promote a healthy lifestyle. Improved landscape features along Ferry Road and Warrenville Road enhance the visual appeal of the development, while strategic screening adjacent to parking areas and specific locations ensures privacy and minimizes visual intrusion. The monuments at Cantera Point are complemented by landscape plantings, further enhancing the site's overall aesthetic and creating a welcoming environment for residents and visitors alike.

Attachment K

N

SCALE 1" - 50'

0 50 100

ALLEY PARKING STALLS	COUNT 28
GARAGE PARKING SPACES	COUNT 204
DRIVEWAY PARKING SPACES	COUNT 204
TOTAL PARKING PROVIDED	COUNT 436



3/14/2025 10:49:36 AM
M:\4821\Exhibits\Cantera Point Parking Exhibit 03-21-2025.plt dgn

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
D·R·HORTON® America's Builder
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JJD
DRAWN	JJD
APPROVED	KJM
DATE	03/14/2025
SCALE	1" = 50'

PARKING EXHIBIT
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 4821

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ILLINOIS FIRM LICENSE 184-002694

Attachment L

City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555

(630) 836 3050 tel
(630) 393 1531 fax
www.warrenville.il.us

MEMORANDUM

Date: April 16, 2025

To: DR Horton, Inc.

From: Kristine Hocking, P.E., CFM
Assistant Community Development Director
City of Warrenville

Re: Cantera Point Townhomes
Engineering/SWM/Public Works Review #1

We have completed our 1st review for the Cantera Point Townhomes with regards to the DuPage County Stormwater and Flood Plain Ordinance, Warrenville's Subdivision Control and Ordinance, and Public Works requirements. We have reviewed the following documents related to this project:

1. Final Engineering Plans for Cantera Point prepared by Mackie Consultants, LLC of Rosemont, Illinois and dated March 14, 2025.
2. Final Stormwater Report for Cantera Point prepared by Mackie Consultants, LLC and dated March 14, 2025.
3. Final Plat of Subdivision for Cantera Point by Mackie Consultants, LLC and dated February 21, 2025.
4. Final Landscape Plan for Cantera Point prepared by Schoppe Design Associates, Inc. of Oswego, Illinois and dated March 19, 2025 .
5. Photometric Plan for Cantera Point prepared by Mackie Consultants, LLC of Rosemont, Illinois and dated March 14, 2025.
6. Engineer's Opinion of Probable Cost for Cantera Point prepared by Mackie Consultants, LLC and dated March 14, 2025.
7. Engineer's Utility Statement for Cantera Point prepared by Mackie Consultants, LLC and dated March 19, 2025.
8. ALTA /NSPS Land Title Survey for Cantera Point Property prepared by Mackie Consultants, LLC and dated April 23, 2024 .

ENGINEERING SUMMARY

The existing site is 9.44 acres and completely undeveloped. Proposed development includes twenty residential townhouse buildings, four driveway entrances from Maecliff Drive and utilities. The disturbed area is 8.7 acres. The site existing impervious area is 0 sf. The site proposed impervious area is 218,724 sf. An impervious area increase of 218,724 sf is proposed. Stormwater management improvements include construction of on-site storm sewer to convey runoff to Reindeer Lake which was designed to provide detention volume for this site.

ACCESS: Access is provided to the site via Maecliff Drive. Three access points are proposed**.**

STORMWATER DETENTION: Detention has been provided for in the regional stormwater detention pond west of the site. All storm sewers onsite should be designed to convey the 100-year flow.

BEST MANAGEMENT PRACTICES: The regional stormwater detention pond was planted with native vegetation, which satisfies the Stormwater Ordinance requirement for Best Management Practices. Water quality manholes should be proposed onsite.

SPECIAL MANAGEMENT AREAS: There are no special management areas on the site.

SEWER & WATER: There is existing sanitary sewer and watermain on Maecliff Drive and watermain along Warrenville Road. The applicant is proposing to make four connections to the existing watermain and two connections to the existing sanitary sewer. These new mains will be owned and maintained by the City. ***See comments.***

EROSION CONTROL: Erosion control measures are required for this development. Standard City erosion control specific notes shall be incorporated into the plans.

PERMITS: A City of Warrenville Stormwater and Flood Plain Certification is required due to the site disturbance. A Notice of Intent (NOI) must be submitted to the Illinois Environmental Protection Agency (IEPA) before the start of construction. A Notice of Termination must be submitted to the IEPA once the site is fully restored. IEPA sanitary sewer and watermain permits will be required. City of Warrenville Site Development permit and Building Permit "Site Plans" will be required as each building is constructed.

SITE LIGHTING: Existing street lights are located on Maecliff Drive. A photometric plan was submitted for private lights on the internal drives. The fixtures conform to the Zoning Ordinance requirements, however the light detail on Sheet 13 of the Civil Plans conflicts with the Photometric Plan sheet***. See Comments.***

REVIEW COMMENTS

The reviewed documents have been stamped **"NOT APPROVED**". Please resubmit the documents and a disposition of the comments. The following comments should be addressed ***prior to the Plan Commission recommendation.***

GENERAL:

1. Provide a traffic impact memo or statement.
2. Investigate whether a more direct connection to the path around Reindeer Lake is possible. Potential route is north of the hotels, westwardly to the eastern edge of the Lake. Coordination with Northwestern Memorial owner will be necessary.
3. This property was allocated 79 PE. Proposed PE is 357. The additional PE required to be purchased is 278. See Estimated Fee section of this memo.
4. Submit a completed DuPage County Stormwater Certification Application.
5. The proposed disturbed area is greater than 1 acre. An IEPA NPDES permit is required, Submit a copy of the approved NOI to the City when available.

6. A record drawing signed and sealed by a registered Professional Engineer or Land Surveyor is required for the drainage system in accordance with Section 15-74.B of the DCSFPO.

FINAL ENGINEERING PLANS:

7. Plans shall be signed and sealed by an Illinois Licensed Professional Engineer.
8. Revise the watermain to reduce the amount of new main per Public Works comments. See attached exhibit.
9. There appears to be retaining walls in front of multiple buildings that conflict with the walkways from the front of the buildings to the sidewalk. Address how this will be constructed. Buildings 1,4,5,6,17,18.
10. Can you reduce the Top of Foundations to reduce the driveway slope percentages (some are near the maximum) and it would also remove the retaining walls from the fronts of the buildings?
11. Provide ADA Compliant Curb Ramps at all new driveway access points onto Maecliff. Provide details of these locations on the plans.
12. Provide crosswalk pavement markings at all new driveway entrances onto Maecliff Drive that would denote the pedestrian way.
13. Increase the pavement cross section to meet the Zoning Ordinance requirements of loading areas (due to garbage trucks) of Structural Number 2.8.
14. The fixtures conform to the Zoning Ordinance requirements, however the light detail on Sheet 13 of the Civil Plans conflicts with the Photometric Plan sheet**.**
15. Include plan sheets showing the storm sewer which conveys runoff from this development to Reindeer Lake. Include the Reindeer Lake Control Structure detail.
16. Provide a revised plan for Reindeer Lake noting the revised design volume and HWL for documentation.
17. Stormwater report states water quality measures will include catch basins with snout and bioskirt hoods located on the last structures before discharging from the site. The Utility Plan and catch basin detail does not indicate snouts and bioskirts will be provided.

STORMWATER REPORT:

18. Include the DuPage County wetland map.
19. Include a proposed impervious/pervious area exhibit with impervious areas shaded and labeled.
20. The report states that the Soils Report determined low permeable soils consisting of silty clay or original hard, brown and trace gray silty clay are on site and therefore, a Soil Group D has been utilized for determining the CN. The CN calculation uses a CN of 74 for Green Space which is equivalent to good condition grass with Soil Group C and not D. Soil Group D has a CN of 80. Please update or describe why 74 was used.
21. In the PCBMP tab, include that Reindeer Lake's slopes are planted with native vegetation for further water quality benefits.
22. Note the design storm frequency on the storm sewer calculation sheet (appears to be 100-year). Also note the storm frequency on the sewer profile reports.
23. Retaining wall taller than 3' shall be designed by an Illinois Licensed Structural Engineer or Architect. Submit calculations to the City.

SUBDIVISION PLAT:

24. Update the subdivision plat per the revised utilities.

ESTIMATED FEES:

25. Stormwater Management Review Fee: $3,250. *This has been paid.*
26. Stormwater Inspection Fee: $500 plus 2.5% of EOPCC for Public Improvements (Stormwater Management & Erosion Control). **TBD.**
27. Final Engineering Review and Inspection: Based upon the EOPCC for Public Improvements (Non-Stormwater Management/Erosion Control). **TBD.**
28. Development Security: 110% of the total EOPCC for Public and Stormwater Improvements. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond. **TBD.**
29. Sanitary Sewer Capacity Purchase: Based upon total number of additional gallons per day. Cost = Gallons x $6.50 (approx). **TBD.**

ATTACHMENTS

1. Utility Markup
2. City Standard Specifications
3. City Erosion Control Notes
4. Stormwater Certification Application
5. City Easement Provision Language



- CAN BLDGS 8, 13, & 14 HAVE LONG WATER SERVICES CONNECT TO EXISTING MAIN LIKE BLDG 11? IT WOULD ALLOW FOR THE ELIMINATION OF EXTRA PARALLEL MAIN

- STRUGGLING WITH BLDG 20... NOT WILD ABOUT LONG SERVICES UNDER ROAD CONNECTING TO EXISTING MAIN, BUT REALLY DON'T LIKE THEIR PROPOSED CONFIG.

N

SCALE 1" - 50'
0 50 100

UNDERGROUND UTILITY GENERAL NOTES

1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
2. ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED OR APPROVED EQUAL LISTED WITHIN THE CONSTRUCTION SPECIFICATIONS AS APPROVED BY THE MUNICIPALITY. ALL SANITARY SEWERS GREATER THAN 15-FEET DEEP, SHALL BE PVC, SDR 21, UNLESS OTHERWISE INDICATED. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212.
3. ALL WATER MAIN SHALL BE POLYVINYL CHLORIDE PIPE, SDR 25, PRESSURE CLASS 165 PSI, AWWA, C-900 OR DUCTILE IRON PIPE, CLASS 52, AWWA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 5'-6" OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE "O" -RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.
5. GRANULAR TRENCH BACKFILL (CA-6) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, DRIVEWAYS AND AS NOTED ON THE SANITARY TRENCH DETAIL ON PAGE X. ALL TRENCHES WITHIN COOK COUNTY RIGHT-OF-WAY MUST BE TRENCH BACKFILLED WITH FA-6 SAND IN ACCORDANCE WITH ARTICLE 550.07 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
6. OVERHEAD SANITARY SEWER IS REQUIRED FOR ALL HOMES.
7. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
9. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
10. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
11. CONTRACTOR TO VERIFY CANOPY AND ROOF DRAIN CONNECTION LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS BEFORE CONSTRUCTION.
12. SEE ARCHITECTURAL DRAWINGS FOR TRENCH DRAIN DETAILS AND SEWER CONNECTION LOCATIONS.
13. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
14. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
15. FIELD LOCATION OF ALL HOUSE SERVICES TO BE VISIBLY DEMARKED, SUPPLIED BY CONTRACTOR AND SHOWN ON RECORD DRAWINGS. SEE GENERAL SPECIFICATIONS SHEET FOR MARKING WATER AND SANITARY SERVICES ON CURB.
16. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
17. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
18. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO WITHIN 5-FEET OF BUILDING, EXCEPT WATER INTO BUILDING 1-FOOT ABOVE FLOOR WITH BLIND FLANGE AND PROVIDE TESTING.
19. EXISTING PAVEMENT REMOVED FOR UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
22. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.

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J:\14821\Engineering\Plots\00-Overall Utility Plan.dwf

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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
D·R·HORTON America's Builder
D.R. HORTON, INC.-MIDWEST
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, ILLINOIS 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JAD
DRAWN	JD
APPROVED	JAD
DATE	03/14/2025
SCALE	1" = 50'

OVERALL UTILITY PLAN
CANTERA POINT
WARRENVILLE, ILLINOIS

SHEET 9 OF 16

PROJECT NUMBER: 4821

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ILLINOIS FIRM LICENSE 184-002694

CITY OF WARRENVILLE STANDARD SPECIFICATIONS

WATER MAIN, SANITARY SEWER AND STORM SEWER

WATER MAIN

1. All open cut water main shall be polyvinyl chloride plastic (PVC) pressure pipe per AWWA specification C-900, Class 150 (DR-18). The above pipe and fittings shall be furnished with elastomeric gasket joints conforming to ASTM F477. Trench Backfill shall be utilized to twelve inches (12") above the top of the PVC water main.

2. All water main installed by horizontal directional drilling shall be PVC per AWWA specification C-900 with CertaLok joints. Assembly and installation of pipe shall be in accordance with the manufacturer's instructions. All material specifications shall be submitted to the City and approved prior to installation.

3. Copper clad steel (SSC) blue tracer wire shall be installed directly over the center of the water main in the trench with a maximum separation of four inches (4") above the pipe. The tracer wire will be installed with the water main and attached to all in-line valves, hydrant valves, hydrants and service lines to insure signal conductivity along all portions of the new main. Connections shall be DryConn 3-way Direct Bury Lug OR Copperhead Mainline-to-Service Connector 3WB-01.

    a. For open trench, a Copperhead High Strength 1230 wire shall be used.
    b. For directional boring, a Copperhead Extra High Strength 1245 shall be used.
    c. For pipe bursting, a Copperhead SoloShot Xtreme Strength 7x7 stranded PBX-50 shall be used.
    d. For fire hydrants, tracer wire shall terminate at trace wire access box. Copperhead T3-75-F shall be used.

4. Fittings shall be ductile iron, 250 psi pressure rating, cement mortar lined with restrained push-on joint or mechanical joint with MEGALUG retainer glands, or approved equal.

5. Water Main Bolts shall be stainless steel ASTM 304.

6. Restrained Joints - All fittings shall have restrained joints. All water main piping in casing shall have restrained joints. Restrained joints shall be push joint with a field lock gasket or a mechanical joint with MEGALUG retainer glands, or approved equal. All bends, tees, and dead end piping must be restrained a minimum of 24' in both directions of the fitting. Thrust cement blocking of all fittings, hydrants, and dead end piping is required.

7. Pressure connections - Pressure tapping sleeves shall be all stainless steel.

8. All valves shall be resilient wedge gate valves installed in a precast concrete vault. Valves shall be Mueller, Waterous, or Clow manufacture. All bolts shall be stainless steel.

9. Valve vaults shall be pre-cast concrete units. For water mains 8-inch diameter or less, the vault shall be 48-inch inside diameter. For water mains 10-inch diameter and greater, the vault shall be 60-inch inside diameter.

10. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "WATER" shall be cast in the cover.

11. Casing - Spacers All joints within the casing shall be restrained. Spacers shall be installed on all pipe in casing. Spacers shall be bolt on style with a shell made in two sections of heavy t-304 stainless steel. Casing shall be filled with pea gravel or sand and sealed at both ends.

12. All ductile iron pipes and fittings are required to be encased in 8-mil polyethylene conforming to AWWA C-105.

13. It shall be the responsibility of the contractor to obtain and supply certification for all materials. Shop drawings shall be submitted to and approved by the City before installation.

14. Depth of bury for water main to be 5'-6" (minimum).

15. Installation shall conform to "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.

FIRE HYDRANTS

1. Hydrant shall be FM approved and UL listed, shall conform to AWWA C-502, and shall have breakaway safety flanges.
2. Hydrants shall be Mueller Centurion, Waterous WB67-250, or Clow Medallion.
3. All bolts shall be stainless steel from and including the breakaway flange to the inlet on the hydrant shoe.
4. All hydrants shall have a bronze cross arm / top plate.
5. Connecting piping shall be six-inch (6") diameter shall be polyvinyl chloride plastic (PVC) pressure pipe per AWWA specification C-900, Class 150 (DR-18). The above pipe and fittings shall be furnished with elastomeric gasket joints conforming to ASTM F477.
6. Main Valve opening shall be five and one quarter inch (5-1/4") in diameter, compression type, with a brass drain valve.
7. Nozzles shall have threaded male ends conforming to "American National Standard Fire Hose Connection Screw Threads. The hydrant shall have two nozzles of 63 mm which are 2-1/2" and one pumper nozzle of 114 mm (4-1/2") with caps and chains.
8. Hydrants shall have a minimum working pressure of 175 psi.
9. Hydrants shall open in a counter-clockwise direction, as indicated by an arrow and the word "OPEN" on the dome.
10. Hydrants shall be painted a high visibility red, factory applied paint. Hydrants shall have a six-inch (6") auxiliary valve with box on the inlet piping. Valve shall meet water main piping

specifications for the City of Warrenville. Auxiliary valve attached to hydrant shall have stainless steel bolts at the flange inlet.

11. Connection of six-inch (6") piping shall be restrained joints from the tee at the water main to the inlet of the hydrant with field lock gaskets for push joint and MEGALUG retainer glands, or approved equal for mechanical joint.

WATER SERVICES

1. For water services 2-inch diameter and less shall be Type “K” copper OR ADS potable water service tubing (CTS) pipe SDR 9. Pipe requirements of ASTM D2737, AWWA C901 and NSF Standard 14 and 61. Pipe dimensions shall meet Copper Tubing Size (CTS) standards. Minimum service size of one-inch (1”) diameter. Non-copper services will require copper clad steel (SSC) blue tracer wire. See Watermain specifications for types.
2. Brass shall be Mueller or Ford. All brass is to have compression fittings. Compression fittings must be of the stainless full circle ring retainage. No set screws are allowed. Flair fitting are NOT acceptable.
3. B-Boxes shall be of the arch pattern design with a telescoping one and one quarter-inch (1-1/4") iron pipe upper section, pentagon nut access, enlarged base for 1-1/2" roundways and larger, manufactured in the USA.
4. Tapping saddle at minimum shall be epoxy coated ductile with two stainless steel bands. All stainless steel saddles are acceptable. Manufactured in USA.
5. All repair clamps shall be full circle stainless steel.
6. Depth of bury for water services to be 5’-6” (minimum) to 6’-6” (maximum).

SANITARY SEWER

1. All sanitary sewer and sanitary sewer service pipe shall be SDR 26 ASTM D-2241 and fittings shall meet the requirements of ASTM D-3139 or equivalent. Note: This is a pressure rated pipe.
2. Sanitary sewer services shall be a minimum of 6-inches in diameter. Cleanout should be provided (preferred outside of home).
3. All sanitary sewers shall be air and mandrel tested, and televised, including private commercial lines between inspection manhole and the public sanitary sewer. Copies of DVDs and reports shall be provided to the City.
4. Sanitary sewer manholes shall have openings for the pipe connections cast into the wall of the structure. Rubber gasketed coupling (boot) with stainless steel bands / retainers shall be per ASTM C-923.
5. When connecting to an existing manhole, the hole must be cored and a rubber gasketed coupling (boot) with stainless steel bands / retainers shall be per ASTM C-923. The bench

shall be removed and repoured, if necessary. Rubber boots/seals must be used where pipes enter manholes. The internal connection shall be dressed up with non-shrink hydraulic cement. Hydraulic cement, mortar, and concrete must be of the strength and water-tightness quality as specified in the ASTM standards

6. When connecting a new sanitary service to an existing sanitary sewer main without an existing wye, contact Public Works to determine which one of the two following methods shall be used:
   a. A section of the main shall be cut out to install a new wye. Connection between the existing sanitary sewer and the new wye shall be made with non-shear mission couplings with two stainless steel bands to a point where the coupling cannot shift.
   b. Core the existing main and make the connection with an INSERTA TEE connection or an approved equal
7. Sanitary manholes shall be pre-cast concrete units. For sanitary sewers 18-inch diameter or less, the manhole shall be 48-inch inside diameter. For sanitary sewers 21-inch diameter and larger, the manhole shall be 60-inch inside diameter.
8. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal or otherwise noted in plans and the word "SANITARY" shall be cast in the cover. The lid shall be a self-sealing solid lid with watertight gasket and concealed pickhole. Any manhole within a floodplain shall have a watertight, boltdown frame and lid, Neenah R-1916-F1 or approved equal.
9. All commercial buildings shall have an inspection manhole.
10. Manhole sections and adjusting rings shall be sealed with butyl rope.
11. Sanitary manholes shall have a poured concrete bench.
12. Rings / steps shall be installed in manholes unless specifically prohibited.
13. External chimney seals (Cretex or approved equal) and MacWrap will be required with all sanitary manholes. The frame, chimney, and top "lip" of the cone section shall be required to be sealed with a chimney seal. This should be observed by the City prior to backfilling.
14. No ground water will be allowed to enter the sanitary sewer during or after construction.
15. No more than twelve inches (12") of adjusting rings are allowed.

STORM SEWER

1. All storm sewers 18-inch diameter and less shall be PVC SDR26 with pipes and fittings meeting ASTM D-3034.
2. All RCP storm sewers shall be installed with rubber gasket joints.

3. The minimum storm sewer size allowed in the public right-of-way will be 10-inch diameter unless conditions warrant a smaller size.

4. On private property, storm sewer installed to drain an existing depressional area shall generally be six-inch or eight-inch (6” or 8”) diameter, unless a larger size is supported by calculations.

5. Storm manholes and catch basins shall be pre-cast concrete units. For storm sewers 21-inch diameter or less, the manhole shall be 48-inch inside diameter. For storm sewers 24-inch through 42-inch diameter, the manhole shall be 60-inch inside diameter. For storm sewers 48-inch diameter and larger, the manhole shall be 72-inch inside diameter.

6. Rings / steps shall be installed in manholes unless specifically prohibited.

7. The minimum size structure shall be a 2-foot diameter precast concrete inlet, unless conditions warrant a different structure.

8. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word “STORM” shall be cast in the cover.

9. Allowable curb and parkway castings for inlets and catch basins:

    a. When a barrier curb is present, use a Neenah R-3275 frame and grate (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).

    b. For some slope conditions when a barrier type curb is present, a Neenah R-3065-L frame and grate may be used (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).

    c. When roll curb is present, use a Neenah R-3501-P frame and grate.

    d. In lawn areas, use beehive type grate, Neenah R-4340-B.

    e. In lawn areas where a lot of trees are present, in public right-of-way and in ditches, use stool type grate, Neenah R-4342.

    f. When applicable in parking lots or lawn areas, use round grate Neenah R-2502-A.

    Round grates will not be allowed in the street. Equivalent substitutions may be permitted, if approved by Public Works.

STANDARD CITY OF WARRENVILLE EROSION CONTROL NOTES

1. Sediment and erosion control devices shall be installed and functional before the site is otherwise disturbed. All runoff from disturbed areas shall be filtered by silt fence. In addition to silt fence, disturbed areas draining more than one acre but fewer than five acres shall incorporate a temporary sediment trap at the outfall and disturbed areas draining more than five acres shall incorporate a temporary sediment basin at the outfall.
2. If a stockpile is to remain in place for more than three days, it shall be surrounded by silt fence. If a stockpile is to remain in place for more than 7 days, it shall be protected with temporary seeding.
3. All flared end sections shall be protected by sediment traps and/or perforated riser pipes until ground cover has been established. Filter fabric or filter baskets shall be installed under all inlet and catch basin grates and shall be maintained until ground cover has been established.
4. Water pumped from the site shall be filtered through the use of a silt bag on the end of the discharge hose.
5. A specific area shall be designated as a concrete wash location and shall be surrounded by silt fence.
6. All soil, mud and construction debris washed, tracked or otherwise deposited on street pavement shall be removed immediately and a wash-down facility shall be provided for all construction vehicles leaving the site.
7. Vehicular access to the site shall be restricted to a temporary gravel construction entrance. The temporary construction entrance shall be installed before the start of construction and shall remain in place until the permanent driveway is installed.
8. Seed with mulch or erosion blanket, or sod, shall be placed on all disturbed areas within 7 days of top soil placement and final grading. Silt fence shall remain in place until a healthy stand of grass has been established.

■ ■ ■

DUPAGE COUNTY STORMWATER MANAGEMENT CERTIFICATION APPLICATION (1/2)

1. Community and Status	2. Date of Application	3. Stormwater Application No. (to be assigned by community)	4. DuPage County Tracking No.
Warrenville ☐ Non ☐ Partial ☑ Complete		3 2	

5. Applicant:

Name: _____

Company Name: _____

Address: _____

City, ST, Zip: _____

Phone: _____

Email: _____

6. Owner:

Name: _____

Company Name: _____

Address: _____

City, ST, Zip: _____

Phone: _____

Email: _____

7. Description of Proposed Development:

8. Location of Development:

Address: _____

_____

Municipality: Warrenville

Watershed Planning Area & Trib: West Branch DuPage River

9. Legal Description

_____ _____ _____

¼ Section Township Range

PIN _____ - _____ - _____ - _____

PIN _____ - _____ - _____ - _____

10. Check all of the conditions which apply:

☐ Flood Plain ☐ Stormwater Detention ☐ Best Management Practices ☐ Soil Erosion & Sediment Control

☐ Wetland ☐ Wetland Buffer ☐ Riparian Buffer

11. Acknowledgement of On-Site Infiltration PCBMPs

I acknowledge that I have used my best effort to identify zones for which on-site infiltration are prohibited for Post Construction Best Management Practices (PCBMPs) in accordance with the Ordinance (15-63.B)

_____ _____ _____

Signature of Applicant Print Name Date

12. Freedom of Information Act (FOIA)

I acknowledge that all architects' drawings, engineers' technical submissions and other construction-related technical documents containing stormwater management information submitted with this application may be made available for inspection or copying by the County, notwithstanding 5 ILCS 140/7(1)(k), upon the written request for such materials. Such productions will be restricted to the following parties: i) the Applicant ii) any subsequent owner of the subject property; or iii) any governmental unit having planning or drainage jurisdiction within 1 and ½ mile of the subject property.

_____ _____ _____

Signature of Applicant Print Name Date

_____ _____ _____

Signature of Owner Print Name Date

13. Statement of Opinion for Minimum Criteria for Stormwater Management

I am a Professional Engineer under the employment of the Applicant. It is my professional opinion that the development meets the minimum criteria for stormwater management in accordance with the Ordinance (15-36)

_____ _____ _____

Signature of Professional Engineer Print Name Date

_____ Community Copy _____ DuPage County SM Copy _____ Applicant Copy

DUPAGE COUNTY STORMWATER MANAGEMENT CERTIFICATION APPLICATION (2/2)

Community Tracking No: ___ ___ 3 2 ___ ___ ___ ___ ___	**DuPage County Tracking No:**

14. Statement of Opinion for Presence of Flood Plain, Wetlands, and Buffers (15-47-A.5)

☐ I acknowledge the presence of flood plain. ☐ I deny the presence of flood plain.	☐ I acknowledge the presence of wetlands. ☐ I deny the presence of wetlands.	☐ I acknowledge the presence of buffers. ☐ I deny the presence of buffers.
_____ _____ Signature of Qualified Professional Date	_____ _____ Signature of Qualified Professional Date	_____ _____ Signature of Qualified Professional Date
_____ Printed Name	_____ Printed Name	_____ Printed Name

15. Soil Erosion & Sediment Control Submittal Requirements (15-50.B)
(For developments with less than 1 acre of land disturbance that are not part of a larger common plan)

I certify that the development meets the soil erosion and sediment control design criteria found in Article VII have been met.

_____ _____ _____
Signature of Qualified Designer Print Name Date

16. Soil Erosion & Sediment Control Requirements (15-59.W) **(For developments with land disturbing activities greater than 1 acre)**

I acknowledge that the site complies with the IEPA NPDES ILR10 Permit.

_____ _____ _____
Signature of Applicant Print Name Date

17. Acknowledgement of Required As-Built Plans (15-47.B)

I acknowledge that a record drawing signed by either a Professional Engineer or a Professional Land Surveyor depicting the as-constructed size, rim, and invert elevations of pipes, stormwater structures and culverts, and contours and flood storage volumes of all required basins of the major stormwater systems and minor stormwater systems shall be submitted for review and approval upon completion of the stormwater facilities.

_____ _____ _____
Signature of Owner Print Name Date

18. Intentional Misrepresentation Under Penalty of Perjury

I declare that I have examined and/or made this application and rider, and it is true and correct to the best of my knowledge and belief. I realize that the information that I have affirmed hereon forms a basis for the issuance of the stormwater management certification(s) herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of any applicable ordinance or to excuse the owner or his successors in title from complying therewith. The Owner and Applicant each understand and agree to construct said improvement in compliance with all provisions of the applicable ordinances.

_____ _____ _____
Signature of Applicant Print Name Date

_____ _____ _____
Signature of Owner Print Name Date

DO NOTWRITE BELOW THIS LINE

19. Security (15-54)

Stormwater Facilities $ _____
Wetlands/Natural Area $ _____
SE/SC $ _____
Total $ _____

20. Stormwater Fees

Community Review $ _____
DCSM Review $ _____
Fee-in-Lieu $_____ Wetland $ _____ BMP

Seal/Stamp
Certifications expire December 31st of the third year of Certification or Authorization. whichever is earlier.

21. Final Approvals (See Certification letter for special conditions and general conditions.)

Community Certification _____ _____
Date Approved by/title

County Authorization _____ _____
Date Approved by/title

_____ Community Copy _____ DuPage County SM Copy _____ Applicant Copy

CITY EASEMENT PROVISIONS

A PERMANENT EXCLUSIVE EASEMENT IS HEREBY EXCLUSIVELY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE, ILLINOIS, AND ITS SUCCESSORS AND ASSIGNS (COLLECTIVELY “GRANTED”) IN, UPON, ACROSS, UNDER AND THROUGH THE AREAS LABELED “CITY EASEMENT” ON THIS PLAT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING THE STORM SEWER, SANITARY SEWER, WATER MAIN AND APPURTENANCES (“UTILITIES”) TO EACH AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH SERVICES TO SUCH PROPERTY AND ADJACENT AREAS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. ALL SUCH UTILITY LINES SHALL BE UNDERGROUND ONLY. OTHER UTILITIES MAY INSTALL THEIR FACILITIES ACROSS THE CITY EASEMENT AREA, PERPENDICULAR, BUT NOT PARALLEL TO THE CITY’S UNDERGROUND UTILITY LINES.

NO PERMANENT BUILDINGS, ACCCESSORY STRUCTURES, FENCES OR ANY OTHER STRUCTURE THAT WOULD IMPEDE ACCESS TO THE UTILITIES OR FUNCTION OF THE SWALE SHALL BE PLACED ON THE EASEMENT, BUT THE PREMISES MAY BE USED FOR PAVED AREAS, DRIVEWAYS AND SIDEWALKS. TREES WITHIN THE EASEMENT SHALL BE PLANTED A MINIMUM OF FIVE FEET (5’) FROM THE CENTERLINE OF THE TREE TO THE CENTERLINE OF THE CITY UTILITY PIPE. THE CITY OF WARRENVILLE RESTORATION OBLIGATIONS SHALL BE LIMITED TO TOPSOIL AND SEED FOR TURF GRASS. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF ALL PAVEMENT, SIDEWALK, CURB, AND ANY OTHER HARD SURFACE. THE OWNER SHALL BE RESPONSIBLE FOR THE REPLACEMENT OBLIGATIONS WITH RESPECT TO TREES AND SHRUBS AND OTHER LANDSCAPING REFLECTING ON THE ORIGINAL LANDSCAPE PLAN APPROVED BY THE CITY OF WARRENVILLE FOR SUCH LOCATIONS.