



June 12, 2025

Ms. Kristine Hocking, P.E., CFM  
Assistant Community Development Director  
City of Warrenville  
3S258 Manning Avenue  
Warrenville, Illinois 60555

**Re: Cantera Point  
Engineering Review  
City of Warrenville, Illinois**

Dear Ms. Hocking:

Please find enclosed for your review and approval the following documents associated with the above referenced project:

- One (1) PDF copy of the revised Cantera Point Plat of Subdivision, prepared by Mackie Consultants, dated June 3, 2025;
- One (1) PDF copy of the Cantera Point Property ALTA Survey prepared by Mackie Consultants, dated September 30, 2024;
- One (1) PDF copy of the Cantera Point Engineer's Utility Statement to City, prepared by Mackie Consultants, dated June 3, 2025;
- One (1) PDF copy of the Cantera Point Final Engineering Plans, prepared by Mackie Consultants, dated June 3, 2025;
- One (1) PDF copy of the Cantera Point Final Stormwater Management Report, prepared by Mackie Consultants, dated June 3, 2025;
- One (1) PDF copy of the Cantera Point Photometric Plan, prepared by Mackie Consultants, dated June 3, 2025;
- One (1) Word Document containing the Cantera Point Legal Description, prepared by Mackie Consultants, dated April 15, 2025;
- One (1) PDF copy of the Cantera Point Parking Exhibit, prepared by Mackie Consultants, dated June 3, 2025;
- One (1) PDF copy of the Cantera Point Fire Truck Turning Exhibit, prepared by Mackie Consultants, dated June 3, 2025;
- One (1) PDF copy of the DuPage County Stormwater Management Certification Application, prepared by Mackie Consultants, dated June 3, 2025.
- One (1) PDF copy of the Engineer's Opinion of Probable Cost, prepared by Mackie Consultants, dated June 12, 2025.

The enclosed documents have been revised based on the City of Warrenville review comments, dated March 24, 2025. In addition to the revisions based on comments, the enclosed documents also include revisions to the land plan based on City input.

GENERAL

- COMMENT 1:** Provide a traffic impact memo or statement.
- RESPONSE 1:** The traffic impact investigation has been prepared by Kenig, Lingren, O'Hara and Aboona, Inc and included as part of DR Horton's submittal package.
- COMMENT 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.
- RESPONSE 2:** Based on review of the existing topography, a path to tie in to the existing Reindeer Lake path would have 20 plus feet of grade change, and would require a path in excess of 6-7% for hundreds of feet. DR Horton does not propose to construct this steep path through the Northwestern Memorial's property.
- COMMENT 3:** This property was allocated 79 PE. Proposed PE is 357. The additional PE is required to be purchased is 278. See Estimated Fee section of this memo.
- RESPONSE 3:** The Engineer's Utility Statement to the City has been updated to detail the revised PE of the site based on the new site plan. The new proposed PE count is 318.5, making the amount to be purchased 239.5 PE.
- COMMENT 4:** Submit a completed DuPage County Stormwater Certification Application.
- RESPONSE 4:** The DuPage County Stormwater Certification Application has been completed and included in the Stormwater Management Report.
- COMMENT 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.
- RESPONSE 5:** The IEPA NPDES NOI will be submitted to the City upon approval.
- COMMENT 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.
- RESPONSE 6:** Record drawings for the proposed storm sewer shall be provided after construction is completed.

#### FINAL ENGINEERING PLANS

- COMMENT 7:** Plans shall be signed and sealed by an Illinois Licensed Professional Engineer.
- RESPONSE 7:** The plans and stormwater report have been signed and sealed by an Illinois Licensed Professional Engineer.
- COMMENT 8:** Revise the watermain to reduce the amount of new main per Public Works comments. See attached exhibit.
- RESPONSE 8:** The proposed watermain has been revised with consideration for the Public Works comments. Where possible, we increased service lengths to avoid additional new watermain, and limit redundant main.

- COMMENT 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.
- RESPONSE 9:** The retaining walls have been revised to provide additional detail and better demonstrate the walls and grading with the proposed sidewalks.
- COMMENT 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 buildings?
- RESPONSE 10:** The Top of Foundation elevations have been held as high as possible relative to the alleyways, to help provide additional grading differential from the garages of the units, to the potential ponding water in large storm events. Based on revisions to the land plan and grading tweaks, the number of buildings with retaining walls has also been reduced.
- COMMENT 11:** Provide ADA Compliant Curb Ramps at all new driveway access points onto Maecliff. Provide details of these locations on the plans.
- RESPONSE 11:** ADA Compliant Curb Ramps have been provided at all new driveway access points on Maecliff Drive. Please refer to grading plan and grading details sheets.
- COMMENT 12:** Provide crosswalk pavement markings at all new driveway entrances onto Maecliff Drive that would denote the pedestrian way.
- RESPONSE 12:** Crosswalk pavement markings have been added at at all new driveway entrances onto Maecliff Drive. Refer to Revised Final Engineering Plans.
- COMMENT 13:** Increase the pavement cross section to meet the Zoning Ordinance requirements of loading areas (due to garbage trucks) of Structural Number 2.8.
- RESPONSE 13:** Pavement cross sections have been revised to the following: 1.5" surface, 2.5" binder, 10" aggregate.
- COMMENT 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.
- RESPONSE 14:** The light detail on Sheet 14 of the engineering plans and the Photometric Plan have been reviewed and revised so both are coordinated.
- COMMENT 15:** Include plan sheets showing the storm sewer which conveys runoff from this development to Reindeer Lake. Include the Reindeer Lake Control Structure detail.
- RESPONSE 15:** An additional sheet has been added to the plans to show the existing Reindeer Lake sewer information.
- COMMENT 16:** Provide a revised plan for Reindeer Lake noting the revised design volume and HWL for documentation.
- RESPONSE 16:** The proposed offsite storm sewer plan sheet shows the new proposed high water line for Reindeer Lake.

**COMMENT 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.

**RESPONSE 17:** The utility sheets and catch basin details have been updated to indicate that snouts and bioskirts shall be provided at the final onsite structure before the sewer ties into existing infrastructure.

## STORMWATER REPORT

**COMMENT 18:** Include the DuPage County wetland map.

**RESPONSE 18:** The DuPage County wetland map has been included in the maps section.

**COMMENT 19:** Include a proposed impervious/pervious area exhibit with impervious areas shaded and labeled.

**RESPONSE 19:** A proposed impervious/pervious area exhibit with impervious areas shaded and labeled has been provided.

**COMMENT 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 calculations use 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.

**RESPONSE 20:** The Stormwater Report has been revised to clarify the reasoning for using a Soil Group C designation as opposed to Soil Group D.

**COMMENT 21:** In the PCBMP tab, include that Reindeer Lake's slopes are planted with native vegetation for further water quality benefits.

**RESPONSE 21:** The PCBMP tab has been updated to note that Reindeer Lake's slopes are planted with native vegetation for further water quality benefits.

**COMMENT 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.

**RESPONSE 22:** The design storm frequency on the storm sewer calculation has been noted as 100-year. The storm frequency has also been noted on the sewer profiles throughout the report.

**COMMENT 23:** Retaining wall taller than 3' shall be designed by an Illinois Licensed Structural Engineer or Architect. Submit calculations to the City.

**RESPONSE 23:** Comment noted. These calculations and designs will be completed and submitted to the City as part of the houseline design and review process.

## SUBDIVISION PLAT

**COMMENT 24:** Update the subdivision plat per the revised utilities.

**RESPONSE 24:** The subdivision plat has been updated based on the revised site plan and revised utility layout.

ESTIMATED FEES

**COMMENT 25:** Stormwater Management Review Fee: \$3,250. *This has been paid.*

**RESPONSE 25:** Comment noted.

**COMMENT 26:** Stormwater Inspection Fee: \$500 plus 2.5% of EOPCC for Public Improvements (Stormwater Management & Erosion Control). **TBD.**

**RESPONSE 26:** Comment noted.

**COMMENT 27:** Final Engineering Review and Inspection: Based upon the EOPCC for Public Improvements (Non-Stormwater Management/Erosion Control). **TBD.**

**RESPONSE 27:** Comment noted.

**COMMENT 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.**

**RESPONSE 28:** Comment noted.

**COMMENT 29:** Sanitary Sewer Capacity Purchase: Based upon total number of additional gallons per day. Cost = Gallons x \$6.50 (approx). **TBD.**

**RESPONSE 29:** Comment noted.

We request your review and subsequent approval of the enclosed documents. Should you have any questions, please contact me.

Sincerely,



Joe Dolbee, PE  
Engineer