

**3S729 WEST AVE – FARNHAM PARTNERS RANCH HOME DEVELOPMENT**

REVISED August 21, 2025

**Project No.**

PZ2025-0016

**Applicant and Property Owner**

Farnham Partners  
1633 Wadsworth Lane  
Wheaton, IL 60189

**Subject Property Location & Info.**

3S729 West Ave

Located on the west side of West Ave,  
north of Warrenville Road.

PINs: 04-36-316-028, 04-36-316-029,  
04-36-316-030, 04-36-316-031  
Approximate Size: 0.59 acres

**Existing Zoning**

R-5 High Density Single Family  
Residential

**Approvals Sought**

- Final Plat of Resubdivision;
- Special Use Permit for a Planned Unit Development;
- Preliminary/Final Planned Unit Development Plan Approval with the code deviations (see *Analysis* section for code deviations).

**Attachments**

- Attachment A – Responses to PUD Standards
- Attachment B – Plat of Survey
- Attachment C – Plat of Resubdivision
- Attachment D – Proposed PUD Site Plan
- Attachment E – Engineering Plans
- Attachment F – Floor Plans and Drawn Elevations
- Attachment G – Color Renderings
- Attachment H – Landscape Plan
- Attachment I – Elevation with Sliding Glass Door
- Attachment J – Engineering and Public Works Review Memo



LOCATION MAP

**PROJECT DESCRIPTION**

Walter Lang of Farnham Partners, “the Applicant,” is seeking approval of a Final Plat of Resubdivision, a Special Use Permit for a Planned Unit Development (PUD), and Preliminary/Final Planned Unit Development Plan approval for a ranch home development on four vacant parcels at 3S729 West Avenue, collectively, “the Subject Property.” Project documents are available on the *City Private Development Projects* webpage at:

<https://www.warrenville.il.us/983/West-Avenue-Ranch-Home-Project>

The public hearing for this request began at the July 24, 2025, Plan Commission meeting and was continued to the August 21, 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 August 21, 2025, Plan Commission meeting, 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.

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

## **BACKGROUND**

In February of 2025, the Applicant completed a Pre-Application Review Meeting with City staff for an attached single-family residential infill project at the Subject Property. After receiving positive feedback, the Applicant submitted a formal application for a ranch duplex development (6-units) at the Subject Property. The application was tabled at the request of the Applicant based on site engineering. The Applicant subsequently updated the project to its current iteration – four ranch homes with related improvements. The public hearing for the project began on July 10, 2025. Feedback included, but was not limited to, patio location, patio screening, and the configuration of the proposed Plat of Resubdivision. Public comment included comments concerning stormwater management improvements, building setbacks, fencing, and snow plowing the cul-de-sac.

*Based on feedback received at the July 10, 2025, Plan Commission meeting, the Applicant updated the following:*

- Provided an updated site plan with revised patio location (see Attachment D);
- Provided a landscape plan, showing arborvitae screening between patios (see Attachment H);
- Provided sample floor plans and elevations for all four ranch homes (see Attachment F);
- Provided an updated elevation for building two, showing the option for a sliding glass door for patio access (see Attachment I);

## **ANALYSIS**

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

- Final Plat of Resubdivision;
- Special Use Permit for a Planned Unit Development;
- Preliminary/Final Planned Unit Development plan approval with the following code deviations:
  - Reduce the required R-5 High Density Single Family Residential lot size from 7,000 square feet to approximately 2,054 square feet for proposed Lots 1, 2, 3, and 4;
  - Reduce the required R-5 High Density Single Family Residential lot width from 50' to 39.5' for proposed Lots 1, 2, 3, and 4.
  - Reduce all required setbacks to 0' for proposed Lots 1, 2, 3, and 4;
  - Increase lot coverage from 44% to 100% for proposed Lots 1, 2, 3, and 4;
  - Permit accessory structures (driveways, retaining walls, screening walls, walks, patios, and stormwater improvements) on a lot without a principal structure for proposed Outlot A;
  - To permit that two stacking parking spaces, located directly north of the proposed ranch homes, be counted towards the required parking of the adjacent ranch home.

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

The Applicant proposes four approximately 1,950 square foot ranch homes with basements (see Attachments D, E, F, and H). Homes will include three bedrooms, two bathrooms, and a two-car garage served by an 18' wide driveway. Homes on proposed Lots 3 and 4 will have direct driveway access off of West Ave. Homes on proposed Lots 1 and 2 will access West Ave via a private driveway. Each home will have a 10'x14' patio located in the rear yard. Homes on proposed Lots 1, 2, and 3 include a screening wall adjacent to the rear patios. The Applicant proposes a stormwater post construction best management practice (PCBMP) on the west side of the development, behind the proposed homes. The unique site grading requires retaining walls at the southeast and southwest corners of Lot 4.

The Applicant submitted floor plans for consideration (see Attachment F). The proposed layout includes three bedrooms, two bathrooms, foyer, mudroom, and a 19'5.5" deep by 19'5" wide garage. Each unit will have a basement with capacity to serve a bathroom. While each building elevation varies, a consistent mix of materials, building modulation, and windows will provide a unified theme throughout the development (see Attachment G).

The Applicant proposes subdividing the Subject Property into 4 lots and one outlot (see Attachment C). The proposed configuration will result in fee simple ownership of the ranch homes with the rest of the property being a single outlot, owned and maintained by a homeowners' association. This unique configuration will allow shared ownership and maintenance of the proposed PCBMP and shared driveways and necessitates the unique code deviation requests.

**I. 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 C), which will divide the Subject Property into four lots and one outlot, allowing fee simple ownership of the ranch homes. Staff is supportive of the proposed plat of subdivision as it, in conjunction with the PUD special use and the preliminary/final PUD plan approval, will further diversify the City's housing stock by providing single-family, detached, maintenance-free living options.

**II. SPECIAL USE PERMIT** (Requires public hearing and ultimately a Plan Commission recommendation to the City Council)

In recommending or granting approval or conditional approval of a **Special Use Permit for a Planned Unit Development**, the City Council and Plan Commission shall prepare written findings of fact that on the basis of the characteristics listed Table 7C, titled "Approval Criteria for Special Uses" and any conditions recommended to be part of the approval -- the proposed use will be compatible with existing uses in the area, and with Permitted Uses in the zoning district, in the ways listed and described below (Community Development Department responses are in *italics*):

1. Traffic

Any adverse impact of types or volumes of traffic flow not otherwise typically in the zoning district has been minimized.

*Staff believes the proposed Planned Unit Development (PUD) special use for four ranch homes will not result in traffic of types nor volumes not typical of those found in the transitional residential and non-residential district as the end use. Detached single-family homes is a use permitted by right in the R-5 zoning district. West Ave will not be extended or connected. As such, this development will not impact traffic on the portion of West Ave, north of the proposed development.*

2. Environmental Nuisance

Any adverse effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects of a type or degree not characteristic of Permitted Uses in the zoning district, have been appropriately controlled.

*Staff believes the proposed PUD special use for four ranch homes will not cause any adverse effects to the surrounding environment greater than other single-family homes in the district. The Applicant proposes stormwater management post construction best management practices (PCBMPs) to compensate for the stormwater runoff generated by the project. The improvements meet City requirements.*

3. Neighborhood Character

The proposed use will fit harmoniously with the existing natural or man-made character of its surroundings and with Permitted Uses in the zoning district. The use will not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area or normally associated with Permitted Uses in the district.

*Staff believes the proposed PUD special use permit for four ranch homes provides an appropriate transition from the non-residential uses to the east and south of the Subject Property to the residential uses to the west of the Subject Property. The proposed PUD special use will result in detached single-family residential homes, a permitted use in the district. The PUD special use and preliminary/final PUD plan approval are to accommodate the proposed plat of resubdivision.*

4. Public Services and Facilities

The proposed use will not require existing community facilities or services to a degree disproportionate to that normally expected of Permitted Uses in the district, nor generate disproportionate demand for new services or facilities as compared with the Permitted Uses, in such a way as to place undue burdens upon existing development in the area.

*The proposed PUD special use will require extension of water and sewer utilities from the north portion of West Ave to the Subject Property. A fire access lane will be built in the public right-of-way to ensure fire access to the two northernmost units. The Applicant is responsible for installing these improvements.*

5. Public Safety and Health

The proposed use will not be detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.

*Staff believes that the resulting single-family, detached homes will not be detrimental to the health nor safety of the general public in the vicinity of the proposed special use.*

6. Other Factors

The proposed use is in harmony with any other elements of compatibility pertinent in the judgment of the Commission or Council to the particular Special Use or its particular location.

*Staff believes the proposed PUD special use will result in an appropriate transition between the non-residential and residential uses near the Subject Properties.*

**III. 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 responses are in *italics*):

**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.

*Staff believes the proposed PUD plans represent a creative approach to planning that could not be achieved under the R-5 zoning district standards, particularly given stormwater constraints, irregular lot*

size, and unique access challenges. The proposed PUD plans include unique elevations, site plan and grading, shared access drive, stormwater management improvements, and single family detached, maintenance-free living options. Staff believes the shared improvements, site plan design, and elevations are a creative approach to planning and will result in a unique and desirable housing product. The maintenance-free product with ranch-style housing will be particularly attractive to seniors. The petitioner has demonstrated market success with similar products in DuPage County with comparable floor plans and common site areas.

## 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.

*Other than those code deviations outlined in the Analysis section, the proposed PUD meets all PUD requirements. The petitioner has also responded to additional requests related to patio size, location, privacy screening, and options for sliding doors. These are not code requirements, but enhancements to the PUD.*

## 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.

*The Subject Properties are designated as “office” use in the 1984 Comprehensive Land Use Plan. Since the adoption of the Comprehensive Land Use Plan, the surrounding context developed with non-residential uses to the south and east and residential uses to the north and west. Staff believes the proposed PUD provides an appropriate transition between these two districts.*

## 4. PUBLIC WELFARE

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

*Staff does not believe the proposed PUD plans will be detrimental to the health, safety, morals, nor general welfare of those in the immediate area of the Subject Properties. The use itself, single-family detached residential, is permitted by right in the underlying zoning district. The Applicant is not proposing to connect West Ave, which will limit the traffic impact of the development on residential homes to the north of the Subject Properties. Additionally, the Applicant has adequately designed the PCBMPs to mitigate stormwater runoff generated by the project.*

## 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.

*Staff believes the proposed PUD plans for four ranch homes, which are permitted by right in the underlying R-5 zoning district, are compatible with the existing environment. Staff believes the increased density is appropriate as the development provides a transition between the existing residential and non-residential uses.*

## 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.

*The proposed PUD plans account for the grade change of approximately 8’ across the property through a combination of regrading and retaining walls. Additionally, the proposed plans will create a drainage way towards West Ave.*

## 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.

*The Applicant will provide sidewalk in front of the proposed development to connect to the sidewalk adjacent to the non-residential uses. To access the two northernmost houses, the Applicant proposes an access drive in the public right-of-way. The resulting HOA will be responsible for the snow removal and maintenance of this drive, among other responsibilities. This arrangement supports the maintenance-free living concept. Staff does not believe the proposed ranch homes will result in circulation issues on this section of West Ave.*

## 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.

*Staff believes that, contingent upon landscape plan conditions being resolved, the proposed landscaping, including foundational landscaping, street trees, screening landscaping between patios, and rear yard trees and common open space are consistent with the higher standard of design required of a PUD.*

## 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.

*Staff requests a condition of approval that the HOA covenants and declarations must be reviewed by City staff prior to issuance of a certificate of occupancy. Staff will ensure that there are adequate provisions for the maintenance of the PCBMP and access drive.*

## 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.

*The proposed PUD special use will require extension of water and sewer utilities from the north portion of West Ave to the Subject Property. A fire access lane, designed in conjunction with the Fire Protection District, will be built in the public right-of-way to ensure fire access to the two northernmost units. The Applicant is responsible for installing these improvements.*

## 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.

*Staff's understanding is that the development will be phased in two phases – the southern two buildings and the northern two buildings. Each phase will include site work and grading for the respective buildings. The common space and public improvements will be proportionally phased.*

#### **IV. CITY STAFF REVIEW COMMENTS**

##### ***Planning and Zoning***

Staff is supportive of the project and the requested zoning relief. The proposal will diversify the City's housing stock by offering ranch homes with unique, modern architecture (based on conversations with the Applicant and previously submitted elevations). Opportunities for single-story, maintenance-free living, with a garage and basement storage is a highly desirable product that adds middle housing to a challenging infill site. Staff is not aware of other detached single-family residential housing that provides maintenance-free living options to residents in the City. The development provides a transition from the more intense commercial uses to the east and residential neighborhoods to the north and west. Staff believes the requested code deviations are due to the unique configuration proposed in the Plat of Resubdivision rather than a desire to maximize developable area.

Staff offers the following comments:

- Staff recommends inclusion of flexibility in the Landscape Plan so that plants can be replaced with similar species rather than rigid requirements. This will provide homeowners some flexibility in landscaping their homes. Staff recommends this flexibility apply to foundational landscaping. Landscaping along the public right-of-way, arborvitae patio screening, and landscaping near the PCBMP should not have this flexibility.
- The landscape plan shall be updated to include a maintenance calendar.
- Staff recommends planting one additional tree near the northwest corner of the proposed development.
- Staff recommends inclusion of ordinance language to permit expansion of the rear patios to up to 20' wide and up to 12' deep. This will provide future homeowners with some flexibility to expand patios without requiring a Minor Planned Unit Development Amendment. The location of landscaping displaced by expanded patios must be adjusted, with approval from the Zoning Administrator, for the expansion of the patio.
- Association declarations and covenants shall be reviewed and approved by the City prior to issuance of a certificate of occupancy for consistency with the notations of this report.
- Staff recommends inclusion of ordinance language that prohibits future expansion of driveways. Staff believes any driveway expansion will result in an unbalanced aesthetic.

##### ***Building Department***

Building Department staff offer the following comments:

- Should the Applicant choose to use precast concrete structures, the Applicant shall confirm with a design professional that the proposed design is permitted in Warrenton's seismic zone;

##### ***Engineering and Public Works Comments***

Engineering and Public Works have completed a review memo (see Attachment J). The memo includes a number of items to be addressed during the Site Development Permit process.

#### **CONCLUSION**

***Based on the findings outlined in this report, staff recommends the Plan Commission recommend City Council approval of the Plat of Resubdivision, Planned Unit Development Special Use Permit, and***

***Preliminary/Final Planned Unit Development plan approval with code deviations in accordance with City Staff Review Comments in the August 21, 2025, Community Development Department staff report.***

**Attachment A – Responses to PUD Standards**

**Attachment B – Plat of Survey**

**Attachment C – Plat of Resubdivision**

**Attachment D – Proposed PUD Site Plan**

**Attachment E – Engineering Plans**

**Attachment F – Floor Plans and Drawn Elevations**

**Attachment G – Color Renderings**

**Attachment H – Landscape Plan**

**Attachment I – Elevation with Sliding Glass Door**

**Attachment J – Engineering and Public Works Review Memo**

# Attachment A

**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:**

\* The proposed will allow for the highest and best use for this transitional area, the continuation of existing R-5 zoned single family detached homes to the north and west of the subject, and O-1 Limited Office district to the east.

\* The proposed incorporates high end green construction technology approved by the NGBS, reducing traditional construction waste, minimizes air leaks and providing superior energy efficiency and an environmentally responsible development.

\* The proposed incorporates high quality low maintenance single family homes intended to appeal to middle housing homebuyers, specifically those in need of single level living and is ideally suited for senior homeowners.

\* The contemporary design is architecturally appealing, each building featuring a unique facade intended to reduce design monotony and meeting or exceeding dimensional standards.

**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:**

- \* The proposed exceeds all requirements for PUD's set forth in the Warrenville zoning ordinance.
- \* The proposed development exceeds the 15% common open space
- \* The landscape design incorporates native plants, preservation of existing trees into the use of natural landscape screening. Additionally, the proposed landscape incorporates stormwater management and best water management practices into the overall design. Controlled stormwater runoff incorporated into common area open green space and landscape elements.
- \* A homeowner association will be established to maintain common area green space, landscape maintenance, exterior building maintenance and controlled design continuity.

**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:**

- \* The proposed development is consistent and is believed to fill a middle housing gap defined as missing or needed as defined in the Warrenville Housing Action Plan dated 08/31/2021.
- \* The design plans are ideally suited for residents looking to downsize or younger profe. Providing a much needed commodity for an aging population. The single story floor plan is ideally suited for 55+ citizens although offering a modern youthful design appealing to younger professionals as well.
- \* Conveniently located, the proposed would allow residents access within minutes drive time to area shopping, amenities, medical services, major thoroughfares and expressways.

**4. PUBLIC WELFARE**

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

**Applicant Response:**

- \* The proposed is consistent with the defined residential use described in the Warrenville ordinance.

### **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:**

\* The proposed development is expected to enhance the surrounding properties from a value prospective. The intent of this PUD will be to have a transition from the 0-1 Limited Office use to detached single family residential which would back or be adjacent to the existing residential detached single family homes.

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### **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:**

\* It is the intent of the development to retain the natural aesthetics as possible. Many of the mature trees on site will be utilized in the landscape plan to retain the current natural elements. The propose development plan intends to incorporate the natural slope of the property into the engineering providing a more attractive staggered effect. The BMP requirements have also been taken into consideration with the design elements of the natural contours of the property.

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### **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:**

\* All access to the property will be from the city cul-de-sac on West Avenue and residences will be accessed by private driveways.

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**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:**

The proposed PUD will incorporate common areas within the development plan. The common areas will provide open green space for the dual purpose of BMP's and also the enjoyment of the residents. The association will be governed by restrictive covenants as well as rules and regulations with intent of providing continuity within the development while addressing routine maintenance of landscape, lawn maintenance and snow removal.

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**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:**

The PUD will incorporate an association to address exterior maintenance, landscaping, green space maintenance, lawn care and snow removal will be part of the ongoing maintenance. Restrictive covenants, rules and regulations will also be part of the association allowing for self governance and enforcement.

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**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:**

\* The proposed is believed to have minimal impact on use of school services due to the design. The residences are designed with the intended end users being mature adults rather than families with children.

\* The development is not expected to have a negative impact or burden on neighboring residences or 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.

**Applicant Response:**

The applicant intends to build four detached single family homes on this site. The applicant intends to build two home in the first phase of development. The remaining two homes are planned to be built once the first units have sold and closed.

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

*Walter Lang* dotloop verified 06/17/25 3:50 PM CDT QKEC-Z37L-XSMA-QDCR

Signature of Applicant/Agent

Walter Lang

(Print Name)

06/17/2025

Application Date

Required Contents of Preliminary and/or Final PUD Application

		Preliminary PUD	Final PUD
1.	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. ( <i>Application Form E</i> )	X	X
5.	<p>A Detailed Site Plan meeting the following requirements (<i>Table 2B of the Zoning Ordinance</i>):</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Numeric &amp; graphic scales, north arrow and date of preparation</li> <li><input type="checkbox"/> Boundaries of the development and each phase</li> <li><input type="checkbox"/> Adjacent property 200 feet deep surrounding site</li> <li><input type="checkbox"/> Lot lines and dimensions and areas of lots within site</li> <li><input type="checkbox"/> Easements and encroachments (location, dimensions, purpose) on and adjacent to site</li> <li><input type="checkbox"/> Data indicating for each development phase: <ul style="list-style-type: none"> <li>▪ number of dwelling units broken down by housing type &amp; number of bedrooms</li> <li>▪ number &amp; areas of lots</li> <li>▪ gross &amp; net site area</li> <li>▪ land area devoted to streets, off street parking, off-street loading, open space &amp; each housing and land use type</li> <li>▪ square footage of site coverage by: <ul style="list-style-type: none"> <li>➢ principal buildings</li> <li>➢ accessory buildings</li> </ul> </li> </ul> </li> <li><input type="checkbox"/> <b>Drainage</b>-Existing &amp; proposed drainage patterns</li> <li><input type="checkbox"/> <b>Existing Landscaping</b>-Existing wooded areas and isolated trees 6 inches or more in diameter at one foot above ground level</li> <li><input type="checkbox"/> <b>Structures</b>-Location, type, shape, dimensions, floor space, orientation, height in feet, finished grade elevations at all entrances &amp; 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.</li> <li><input type="checkbox"/> <b>Parking, Loading &amp; Service</b>-Location, shape, dimensions, capacities &amp; areas of off-street parking and loading spaces &amp; areas, outside storage, refuse disposal and services areas, including aisles, curbing, surface type, driveways, &amp; curb cuts and meet all requirements of Table 5F of the Zoning Ordinance.</li> </ul>	X	X

	Preliminary PUD	Final PUD
<ul style="list-style-type: none"> <li>❑ <b>Topography-</b> <ul style="list-style-type: none"> <li>▪ Map showing existing contours at 2- ft intervals &amp; proposed grading &amp; contours</li> <li>▪ Map showing areas with slopes exceeding 10, 15, and 25 percent</li> </ul> </li> <li>❑ <b>Circulation-</b>Existing &amp; proposed number, location, alignment, dimensions, design &amp; construction standards of all public &amp; private thoroughfares, sidewalks, pedestrian &amp; bicycle paths, railroad right-of-way, curb cuts &amp; driveways, &amp; distance of site property lines to nearest exiting intersections, and names of streets</li> <li>❑ <b>Government Boundaries-</b>Current school district and municipal boundary lines on or adjacent to site</li> <li>❑ <b>Common or Public Areas-</b>The number, location, acreage, dimensions, proposed ownership, and provisions for maintenance of any proposed recreational or non-recreational common or public areas</li> <li>❑ <b>Water Bodies-</b>Dimensions &amp; locations of existing &amp; proposed natural &amp; 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</li> <li>❑ <b>Soil problem areas-</b>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.</li> <li>❑ <b>Utilities-</b>Dimensions, purpose, &amp; 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 &amp; valves</li> <li>❑ <b>Proposed Landscaping</b> <ul style="list-style-type: none"> <li>▪ Location, quantity, diameter, installation height, maturity height, and botanic and common names, of all proposed living &amp; non-living landscaping materials and existing materials to be preserved</li> <li>▪ Types &amp; boundaries of proposed ground cover</li> <li>▪ Location &amp; contours at 1-foot intervals of all proposed bearing</li> <li>▪ Dimension &amp; appearance of all sides of proposed fences, walls, ornamental lighting, &amp; other landscaping and screening treatments</li> <li>▪ Measures to be taken to protect new and preserved existing trees during construction.</li> </ul> </li> </ul>	<p>X</p>	<p>X</p>

		Preliminary PUD	Final PUD
6.	<b>Architectural Renderings</b> with substantial design intent for proposed structures.	X	X
7.	<b>Phasing:</b> 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.	<b>Association Covenants:</b> 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.	<b>Open Space Statement:</b> 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: <ul style="list-style-type: none"> <li><input type="checkbox"/> Traffic Analysis</li> <li><input type="checkbox"/> School Capacity</li> <li><input type="checkbox"/> Tax Impact Study</li> <li><input type="checkbox"/> Retail Market Study</li> </ul>	X	X
11.	<b>Preliminary Plat of Subdivision</b> as required by City Subdivision Control Ordinance #807.	X	
12.	<b>Final Plat of Subdivision</b> as required by City Subdivision Control Ordinance #807.		X
13.	<b>Deeds or Easement Agreements</b> conveying interest in any parcel to any public body		X
14.	<b>Statement from registered civil engineer</b> , with supporting data, on ability of water & sewer facilities to serve development	X	
15.	<b>Final engineering plans and specifications including the following information:</b> <ul style="list-style-type: none"> <li><input type="checkbox"/> Name of Development</li> <li><input type="checkbox"/> Type of Development</li> <li><input type="checkbox"/> Date submitted</li> <li><input type="checkbox"/> Location including Lot No. and Subdivision</li> <li><input type="checkbox"/> Complete construction plans showing existing and proposed utilities, grading, paving, lighting, typical sections cross-sections and construction details.</li> <li><input type="checkbox"/> Standard specifications and special provisions, or extensive general notes on the construction plans.</li> <li><input type="checkbox"/> Storm Water Management Permit application</li> <li><input type="checkbox"/> Copy of other agency permits, where applicable (IDOT, DuPage County, IEPA water main, sanitary sewer or NPDES, etc.)</li> <li><input type="checkbox"/> Storm sewer sizing calculations for 10 year and 100 year storm events.</li> </ul>		X

		Preliminary PUD	Final PUD
	<ul style="list-style-type: none"> <li>❑ Inlet spacing calculations, if roadways are proposed.</li> <li>❑ Storm water detention calculations, including emergency overflow sizing.</li> <li>❑ Sanitary sewer sizing calculations.</li> <li>❑ Water main sizing calculations.</li> <li>❑ Soils report with soil boring logs.</li> <li>❑ Pavement design information, including structural no., horizontal and vertical curve data, and super elevation transition calculations.</li> <li>❑ Lighting calculations, including photometric calculations and circuit voltage drops.</li> <li>❑ 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.</li> </ul>		
16.	<b>Financial Sureties</b> 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



www.exactalands.com | office: 773.305.4011



**PROPERTY ADDRESS:**  
3S729 WEST AVENUE, WARRENVILLE, ILLINOIS 60555

**SURVEY NUMBER:** 2412.1830

**DATE SIGNED:** 12/20/24      **FIELD WORK DATE:** 12/17/2024

**REVISION DATE(S):**  
(REV.1 12/20/2024)

**POINTS OF INTEREST**  
NONE VISIBLE

STATE OF ILLINOIS }  
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971  
LICENSE EXPIRES 11/30/2026  
EXACTA LAND SURVEYORS, LLC  
PROFESSIONAL DESIGN FIRM 184008059-0008



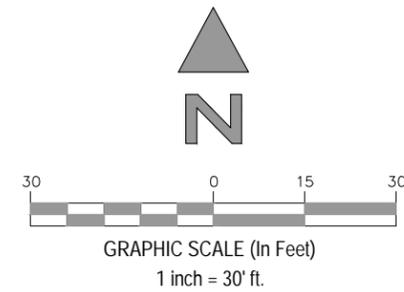
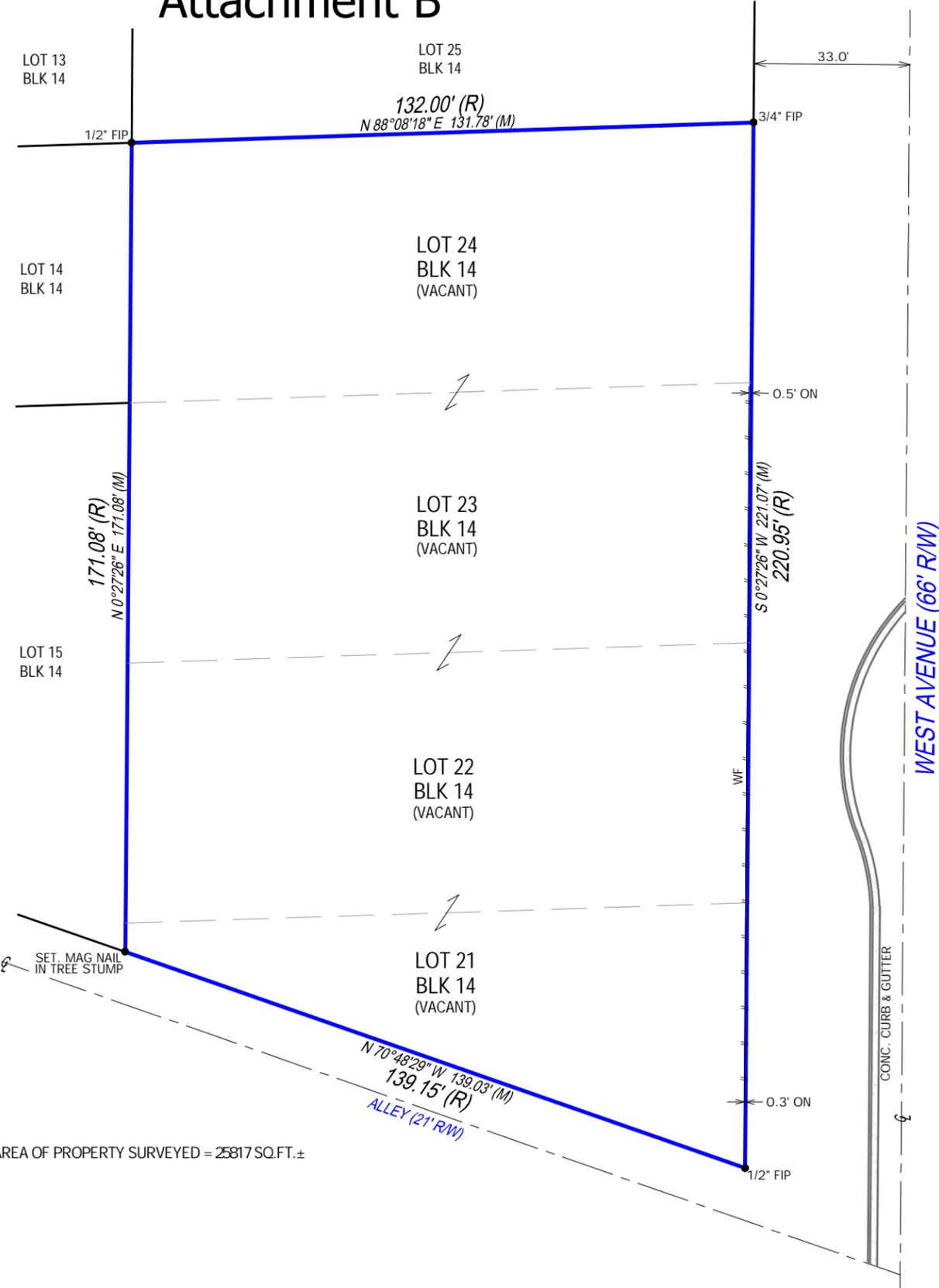
Exacta Land Surveyors, LLC  
PDF # 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450



P 866-772-8813 F 215-359-1733  
www.truelinotech.com

2412.1830  
PLAT OF SURVEY  
DUPAGE COUNTY, ILLINOIS

# Attachment B



SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION  
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

**PROPERTY ADDRESS:**  
3S729 WEST AVENUE, WARRENVILLE, ILLINOIS 60555

**SURVEY NUMBER:** 2412.1830

**CERTIFIED TO:**  
WALTER LANG; BURNET TITLE; CHICAGO TITLE INSURANCE COMPANY,;

**DATE OF SURVEY:** 12/20/24

**BUYER:** WALTER LANG

**LENDER:**

**TITLE COMPANY:** BURNET TITLE

**COMMITMENT DATE:** **CLIENT FILE NO:** 189225

**LEGAL DESCRIPTION:**  
LOTS 21, 22, 23 AND 24 IN BLOCK 14 IN FIRST ADDITION TO WARRENVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35 AND IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1927 AS DOCUMENT 231151, IN DUPAGE COUNTY, ILLINOIS.

**FLOOD ZONE INFORMATION:**

**GENERAL SURVEYORS NOTES:**

- The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless the Title Commitment Number and Date is referenced on this survey, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
- The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
- If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
- This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
- Alterations to this survey map and report by other than the signing surveyor are prohibited.
- Dimensions are in feet and decimals thereof.
- Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at [www.fema.gov](http://www.fema.gov) and may not reflect the most recent information.
- Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
- The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
- Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
- Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
- The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
- Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
- Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
- THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED.

**SURVEYORS LEGEND:**

LINETYPES		ABBREVIATIONS	
	Boundary Line	(C) - Calculated	<b>FIP</b> - Found Iron Pipe
	Center Line	(D) - Deed	<b>FIPC</b> - Found Iron Pipe & Cap
	Chain Link or Wire Fence	(F) - Field	<b>FIR</b> - Found Iron Rod
	Easement	(M) - Measured	<b>FIRC</b> - Found Iron Rod & Cap
	Edge of Water	(P) - Plat	<b>FN</b> - Found Nail
	Iron Fence	(R) - Record	<b>FN&amp;D</b> - Found Nail & Disc
	Overhead Lines	(S) - Survey	<b>FRRSPK</b> - Found Rail Road Spike
	Structure	A/C - Air Conditioning	<b>GAR</b> - Garage
	Survey Tie Line	AE - Access Easement	<b>GM</b> - Gas Meter
	Vinyl Fence	ANE - Anchor Easement	<b>ID</b> - Identification
	Wall or Party Wall	ASBL - Accessory Setback Line	<b>IE/EE</b> - Ingress/Egress Easement
	Wood Fence	B/W - Bay/Box Window	<b>ILL</b> - Illegible
SURFACE TYPES		BC - Block Corner	<b>INST</b> - Instrument
	Asphalt	BFP - Backflow Preventer	<b>INT</b> - Intersection
	Brick or Tile	BLDG - Building	<b>IRRE</b> - Irrigation Easement
	Concrete	BLK - Block	<b>L</b> - Length
	Covered Area	BM - Benchmark	<b>LAE</b> - Limited Access Easement
	Water	BR - Bearing Reference	<b>LB#</b> - License No. (Business)
	Wood	BRL - Building Restriction Line	<b>LBE</b> - Limited Buffer Easement
SYMBOLS		BSMT - Basement	<b>LE</b> - Landscape Easement
	Benchmark	C - Curve	<b>LME</b> - Lake/Landscape Maintenance Easement
	Center Line	C/L - Center Line	<b>LS#</b> - License No. (Surveyor)
	Central Angle or Delta	C/P - Covered Porch	<b>MB</b> - Map Book
	Common Ownership	C/S - Concrete Slab	<b>ME</b> - Maintenance Easement
	Control Point	CATV - Cable TV Riser	<b>MES</b> - Mitered End Section
	Catch Basin	CB - Concrete Block	<b>MF</b> - Metal Fence
	Elevation	CH - Chord Bearing	<b>MH</b> - Manhole
	Fire Hydrant	CHIM - Chimney	<b>MHWL</b> - Mean High Water Line
	Find or Set Monument	CLF - Chain Link Fence	<b>NR</b> - Non-Radial
	Guywire or Anchor	CME - Canal Maintenance Easement	<b>NTS</b> - Not to Scale
	Manhole	CO - Clean Out	<b>NAVD88</b> - North American Vertical Datum 1988
	Tree	CONC - Concrete	<b>NGVD29</b> - National Geodetic Vertical Datum 1929
	Utility or Light Pole	COR - Corner	<b>OG</b> - On Ground
	Well	CS/W - Concrete Sidewalk	<b>ORB</b> - Official Records Book
		CUE - Control Utility Easement	<b>ORV</b> - Official Record Volume
		CVG - Concrete Valley Gutter	<b>O/A</b> - Overall
		D/W - Driveway	<b>O/S</b> - Offset
		DE - Drainage Easement	<b>OFF</b> - Outside Subject Property
		DF - Drain Field	<b>OH</b> - Overhang
		DH - Drill Hole	<b>OHL</b> - Overhead Utility Lines
		DUE - Drainage & Utility Easement	<b>OHWL</b> - Ordinary High Water Line
		ELEV - Elevation	<b>ON</b> - Inside Subject Property
		EM - Electric Meter	<b>P/E</b> - Pool Equipment
		ENCL - Enclosure	<b>PB</b> - Plat Book
		ENT - Entrance	<b>PC</b> - Point of Curvature
		EOP - Edge of Pavement	<b>PCC</b> - Point of Compound Curvature
		EOW - Edge of Water	<b>PCP</b> - Permanent Control Point
		ESMT - Easement	<b>PI</b> - Point of Intersection
		EUB - Electric Utility Box	<b>PLS</b> - Professional Land
		F/DH - Found Drill Hole	
		FCM - Found Concrete Monument	
		FF - Finished Floor	

**JOB SPECIFIC SURVEYOR NOTES:**



Exacta Land Surveyors, LLC  
PDF # 184008059  
o: 773.305.4011  
316 East Jackson Street | Morris, IL 60450

**SEE PAGE 1 OF 2 FOR MAP OF PROPERTY**  
**PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES**

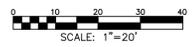
# T.Q. HOMES WEST AVENUE SUBDIVISION

LOTS 21, 22, 23 & 24 IN BLOCK 14 IN FIRST ADDITION TO WARRENVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1927 AS DOCUMENT 231151, IN DUPAGE COUNTY, ILLINOIS.

SUBDIVIDED AREA: 0.5935 ACRES

AREA TABLE		
AREA OF LOT 1 =	2,013 SQ.FT.	7.8 %
AREA OF LOT 2 =	2,013 SQ.FT.	7.8 %
AREA OF LOT 3 =	2,013 SQ.FT.	7.8 %
AREA OF LOT 4 =	2,013 SQ.FT.	7.8 %
OUTLOT A =	17,801 SQ.FT.	68.8 %
<b>TOTAL AREA OF SITE =</b>	<b>25,853 SQ.FT.</b>	<b>100.0 %</b>

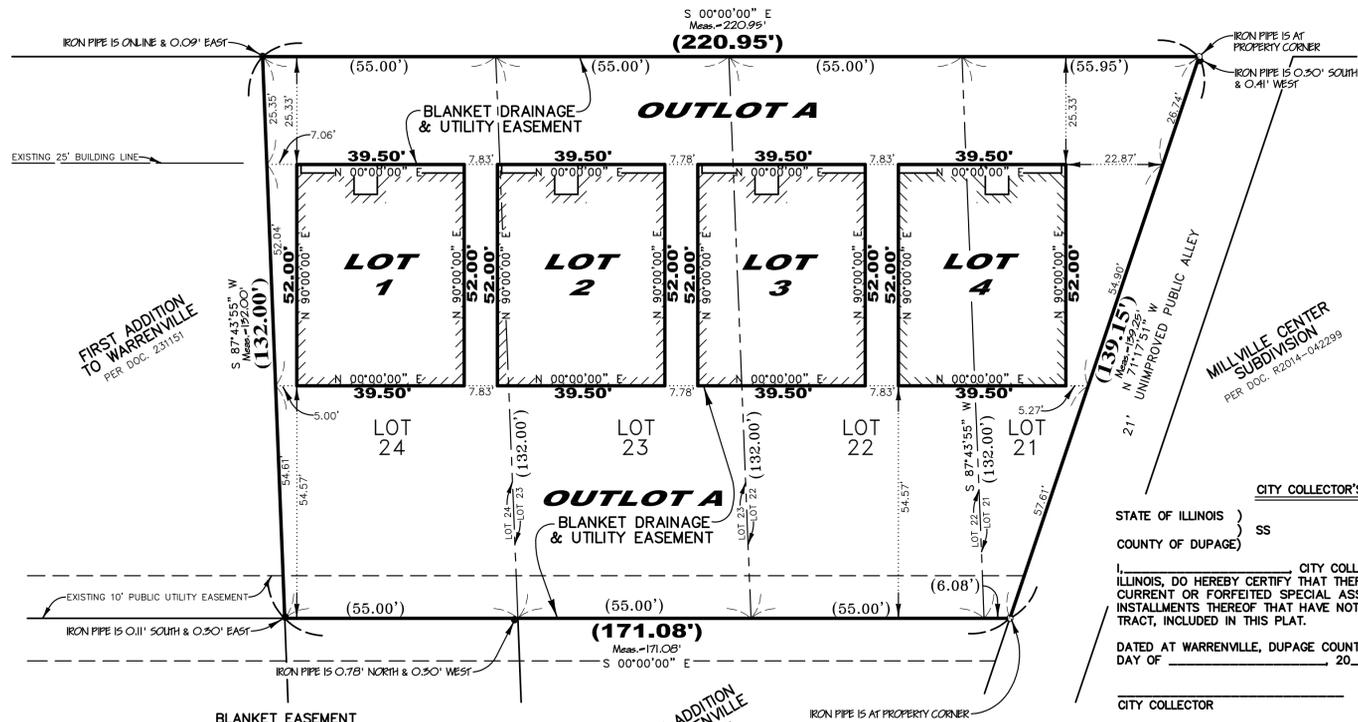
- LEGEND**
- IRON MONUMENT FOUND
  - IRON MONUMENT SET (PLS 35-2551)
  - CONCRETE MONUMENT
  - (50.00') RECORD DIMENSION
  - x — FENCE LINE
  - - - EASEMENT LINE
  - (50.00') RECORD DIMENSION
  - 100.00' LOT DIMENSION
  - EXISTING LOT NUMBER
  - PROPOSED LOT NUMBER



WEST

AVENUE

HERETO FORE DEDICATED FOR PUBLIC RIGHT OF WAY PURPOSES



**BLANKET EASEMENT**

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF WARRENVILLE (THE "CITY") AND ITS FRANCHISEES, FOR ALL AREAS HEREON PLATTED AND DESIGNATED "BLANKET EASEMENT," TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES IN, UNDER, OVER, ACROSS, ALONG AND UPON THE SURFACE OF SAID EASEMENT, INCLUDING WITHOUT LIMITATION, WATERMANS, STORMWATER RUNOFF, STORM SEWERS, SANITARY SEWERS, GASMAINS, TELEPHONE CABLES, ELECTRICAL LINES, AND CABLE TELEVISION. NO ENCROACHMENT OF ANY KIND SHALL BE ALLOWED WITHIN SAID EASEMENT UNLESS THE VILLAGE DETERMINES THAT SAID ENCROACHMENT SHALL NOT INTERFERE WITH THE PROPER FUNCTIONING OF SUCH UTILITY FACILITIES, SUCH AS ENCROACHMENT BY NON-INTERFERING GARDENS, SHRUBS AND OTHER LANDSCAPING MATERIAL, THE VILLAGE AND ITS FRANCHISEES WITH PERMITS FROM THE CITY MAY ENTER UPON SAID EASEMENT FOR THE USES HEREIN SET FORTH AND HAVE THE RIGHT TO CUT, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED "BLANKET EASEMENT" WHICH ENCROACH ON AND INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND SUCH FACILITIES APPURTENANT THERETO.

FOLLOWING ANY WORK TO BE PERFORMED BY CITY FRANCHISEES WITH PERMITS FROM THE CITY, IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, SAID ENTITIES SHALL MAKE SURFACE RESTORATIONS, INCLUDING BUT NOT LIMITED TO THE FOLLOWING: BACKFILL ANY TRENCH, RESTORE CONCRETE AND ASPHALT SURFACES, TOPSOIL AND SEED, REMOVE EXCESS DEBRIS, MAINTAIN AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION. ALL SAID RESTORATION SHALL BE COMPLETED IN ACCORDANCE WITH VILLAGE STANDARDS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE CITY IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE CITY SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING MAINTENANCE WORK TO BACKFILL AND MOUND ANY TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

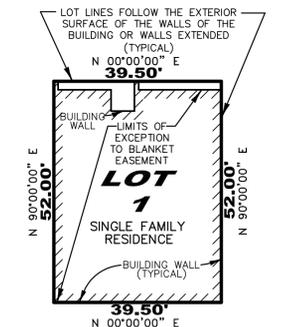
NOTWITHSTANDING, NEITHER THE CITY NOR ANY FRANCHISEE SHALL DISTURB ANY STOOPS, DECKS, WINDOW WELLS, PORCHES, PATIOS, UNIT MECHANICALS (SUCH AS AIR CONDITIONERS, HEAT EXCHANGERS, EXTERNAL GENERATORS, ETC.) AFFIXED TO ANY BUILDING CONSTRUCTED ON ANY UNIT, AND THE HOMEOWNERS ASSOCIATION AND THE OWNER OF ANY LOT OR UNIT SHALL BE PERMITTED TO MAINTAIN DRIVEWAYS, DRIVEWAY APRONS, ENTRY WALKWAYS, SIDEWALKS, SUBDIVISION IDENTIFICATION SIGNS, OFF STREET PARKING SPACES AND AREAS, BORDER FENCES, PAVEMENT, LANDSCAPING, HARDSCAPING AND DECORATIVE ELEMENTS, AND SUCH OTHER IMPROVEMENT AS APPROVED BY THE CITY.

- NOTES**
- All distances shown hereon are in feet and decimal parts thereof corrected to 68° F. Distances shown along curved lines are Arc Measurements unless otherwise noted.
  - Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
  - Consult local authorities for additional setbacks and restrictions not shown hereon.
  - Compare all survey points and report any discrepancies immediately.
  - Consult utility companies and municipalities prior to the start of any construction.
  - Dimensions to and along buildings are exterior foundation measurements.
  - Do Not Assume distances from scaled measurements made hereon.

**EASEMENT NOTE:**

THE AREA OF EACH LOT WHICH IS NOT OCCUPIED BY THE BUILDING IS SUBJECT TO THE PROVISIONS OF THE "BLANKET EASEMENT" FOR PUBLIC UTILITIES & DRAINAGE AS DESCRIBED HEREON.

TYPICAL BLANKET EASEMENT EXCEPTION



PLAT SUBMITTED FOR RECORDING BY:  
CITY OF WARRENVILLE  
3 S. 258 MANNING AVENUE  
WARRENVILLE, ILLINOIS 60555

PREPARED FOR:  
T.Q. HOMES  
1633 WADSWORTH LANE  
WHEATON, IL. 60189  
(630) 669-0637

MAIL TO:  
ALLEN D. CARRADUS  
191 W. GARY AVENUE SUITE 180  
CAROL STREAM, ILLINOIS 60188  
(630) 588-0416  
(FAX) 653-7682

### PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE MEMBERS OF THE PLAN COMMISSION OF THE CITY OF WARRENVILLE, ILLINOIS HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT WARRENVILLE, DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

CHAIRMAN \_\_\_\_\_

SECRETARY \_\_\_\_\_

### COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE) SS

THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M, AS DOCUMENT NUMBER \_\_\_\_

COUNTY RECORDER \_\_\_\_\_

### CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF WARRENVILLE, DU PAGE COUNTY, ILLINOIS, HAS REVIEWED AND APPROVED THIS PLAT.

DATED AT WARRENVILLE, DU PAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

MAYOR \_\_\_\_\_

ATTEST: CITY CLERK \_\_\_\_\_

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE) SS

I, \_\_\_\_\_ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT, AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, DUPAGE COUNTY, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

COUNTY CLERK, DUPAGE COUNTY, ILLINOIS \_\_\_\_\_

### CITY CLERK CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE) SS

I, \_\_\_\_\_ CITY CLERK OF THE CITY OF WARRENVILLE, ILLINOIS HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO AND BY RESOLUTION DULY APPROVED BY THE CITY COUNCIL OF SAID CITY AT ITS MEETING HELD ON \_\_\_\_ 20\_\_ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS BEEN POSTED FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF SAID CITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE CITY OF WARRENVILLE, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

CITY CLERK \_\_\_\_\_

### ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY I, \_\_\_\_\_ A REGISTERED PROFESSIONAL ENGINEER, CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

### OWNER'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE LEGAL OWNER(S) OF THE LAND DESCRIBED AS:

LOTS 21, 22, 23 & 24 IN BLOCK 14 IN FIRST ADDITION TO WARRENVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1927 AS DOCUMENT 231151, IN DUPAGE COUNTY, ILLINOIS.

IN DU PAGE COUNTY, ILLINOIS, SHOWN HEREON AS LOTS 21, 22, 23 AND 24 AND THAT NO OTHER PERSON HAS ANY RIGHT, TITLE OR INTEREST IN SAID LAND, AND THAT SAID OWNERS HAS/HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND TO HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE INDICATED.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

BY: \_\_\_\_\_ OWNER BY: \_\_\_\_\_ OWNER

ADDRESS: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

NOTARY PUBLIC: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE) SS

I, ALLEN D. CARRADUS, A REGISTERED ILLINOIS LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE LANDS SHOWN ON THE PLAT AND DESCRIBED IN THE ABOVE CAPTION, AND THAT THE SAID PLAT, DRAWN TO A SCALE OF 30 FEET PER 1 INCH, IS A TRUE AND CORRECT REPRESENTATION OF THE SAID SURVEY AND SUBDIVISION. I DO FURTHER CERTIFY THAT I HAVE PLACED IRON STAKES AT ALL CORNERS AND AT ALL CURVE POINTS AS PERMANENT MONUMENTS FROM WHICH FUTURE SURVEYS MAY BE MADE. ALL MEASUREMENTS ARE SHOWN IN FEET AND IN DECIMAL PARTS OF A FOOT.

I FURTHER CERTIFY THAT THE ABOVE-DESCRIBED PROPERTY IS ENTIRELY WITHIN THE CORPORATE LIMITS OF THE CITY OF WARRENVILLE, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF WARRENVILLE, ILLINOIS, AND ARE SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP PANEL NO. 1704300133J EFFECTIVE DATE OF AUGUST 1, 2019, TO BE IN ZONE X.

DATED AT WHEATON, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

Allen D. Carradus  
ALLEN D. CARRADUS  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551  
MY LICENSE EXPIRES NOVEMBER 30, 2026

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS }  
COUNTY OF DUPAGE) SS

I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE RESIDING IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT I AM SUCH OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/THEY SIGNED AND DELIVERED THE PLAT AS HIS/THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_ A.D., 20\_\_

NOTARY PUBLIC: \_\_\_\_\_

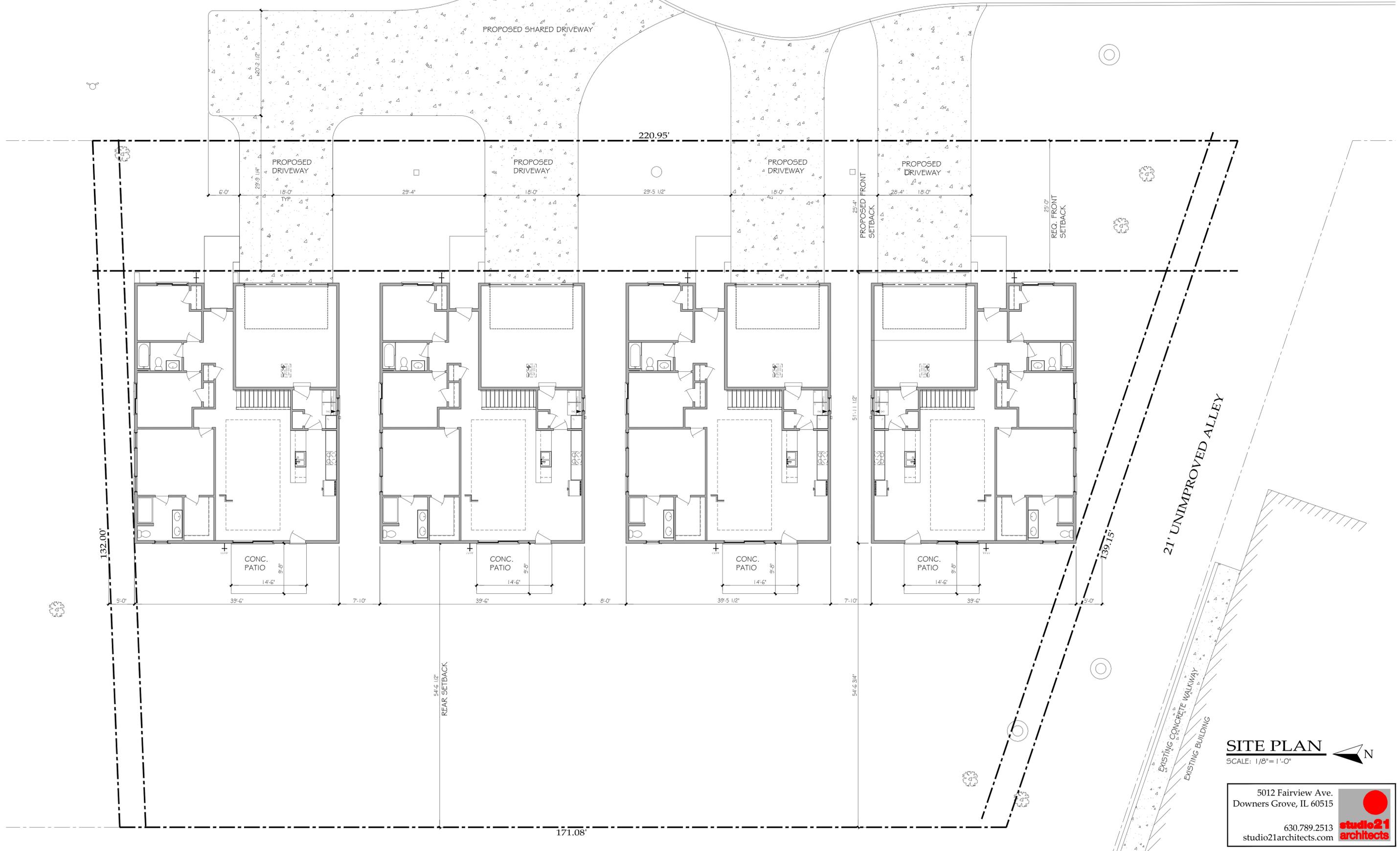
MY COMMISSION EXPIRES: \_\_\_\_\_



Date of Field Work: 07/01/25	Drawn By: CMG	Scale: 1" = 20'	Checked By: EAC
Plat Blk. Pg: 460-15/16	Approved: ADC	Date: _____	Revision: _____
Prepared For: TQ HOMES			
Prepared By: CARRADUS LAND SURVEY, INC. 191 S. Gary Avenue Suite 180, Carol Stream, Illinois 60188 (630) 588-0416 (FAX) 653-7682 carradus_survey@yahoo.com			

# Attachment D

WEST AVENUE



**SITE PLAN**  
SCALE: 1/8" = 1'-0"



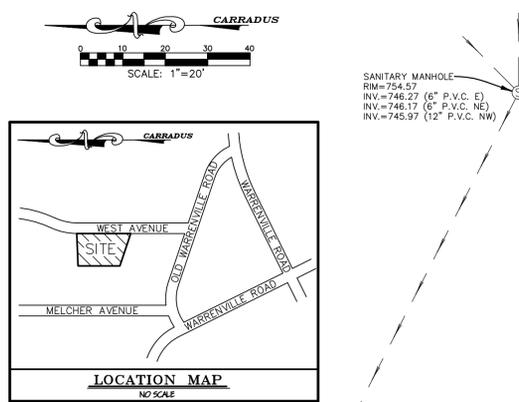
5012 Fairview Ave.  
Downers Grove, IL 60515

630.789.2513  
studio21architects.com



### TOPOGRAPHIC & GRADING PLAN LEGEND

Description	Proposed	Existing
TOPOGRAPHIC CONTOUR		
SANITARY/COMBINATION SEWER		
STORM SEWER		
WATER MAIN		
CURTAIN DRAIN		
SANITARY SEWER SERVICE	6" PVC PIPE (SDR-26)	
WATER SERVICE	1-1/4" COPPER (TYPE "K")	
TOP OF FOUNDATION ELEVATION	T/F	
GARAGE FLOOR ELEVATION	G/F	
FIRST FLOOR ELEVATION	F/F	
SANITARY MANHOLE		
STORM MANHOLE		
CURB INLET		
YARD INLET		
FLARED END SECTION		
FIRE HYDRANT		
POWER POLE		
LIGHT POLE		
SPOT ELEVATION	885.0 +	
TREE		
TREE TO BE REMOVED		
TREE TO BE PROTECTED		
EROSION CONTROL / SILT FENCE		
DRAINAGE FLOW ROUTE		
SUMP PUMP DISCHARGE		
DOWNSPOUT DISCHARGE		



### LEGAL DESCRIPTION

LOTS 21, 22, 23 & 24 IN FIRST ADDITION TO WARRENVILLE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 8, 1927 AS DOCUMENT 231151, IN DUPAGE COUNTY, ILLINOIS. AREA OF SITE = 25,853 SQ.FT.

### SURVEY NOTES

- All distances shown hereon are in feet and decimal parts thereof.
- Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
- Consult the local authorities for additional setback lines and restrictions not shown hereon.
- Compare all survey points and report any discrepancies immediately.
- Consult utility companies and municipalities prior to the start of any construction.
- All dimensions to and along the buildings as shown hereon are exterior foundation measurements.
- Do Not Assume distances from scaled measurements made hereon.

### SURVEY LEGEND

- IRON MONUMENT FOUND
- IRON MONUMENT SET (PLS 35-2551)
- CONCRETE MONUMENT (50.00')
- RECORD DIMENSION
- X- FENCE LINE
- - - EASEMENT LINE
- BUILDING LINE

### ELEVATION REFERENCE DATUM

THE ELEVATIONS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE BASED UPON NAVD83 DATUM. THE SITE BENCHMARK SHOWN HEREON IS ALSO BASED ON NAVD83 DATUM, WHICH IS THE SAME DATUM AS THE DUPAGE COUNTY BENCHMARKS LISTED.

- SITE BENCHMARK 1** ELEVATION: 748.74  
CROSS CUT ON CONCRETE CURB APPROXIMATELY 143'± SOUTH & 21'± EAST OF THE NORTHEAST CORNER OF THE SITE.
- SITE BENCHMARK 2** ELEVATION: 749.45  
CROSS CUT ON SIDEWALK APPROXIMATELY 81'± SOUTH & 76'± EAST OF THE NORTHEAST CORNER OF THE SITE.
- DUPAGE BENCHMARK: 0121 RESET** ELEVATION: 709.58  
THE STATION IS LOCATED ABOUT 5.5 MILES SOUTHWEST OF WHEATON, 4.5 MILES SOUTH OF WEST CHICAGO AND 3.3 MILES NORTHWEST OF NAPERVILLE. TO REACH THE STATION FROM THE JUNCTION OF STATE HIGHWAY 56 WITH STATE HIGHWAY 59, GO EAST ON STATE HIGHWAY 56 FOR 0.6 MILES TO WARRENVILLE ROAD. TURN RIGHT AND GO SOUTHWEST ON WARRENVILLE ROAD FOR 250 FEET TO A BIKE PATH. TURN RIGHT AND GO SOUTH-SOUTHWEST ON THE BIKE PATH FOR 0.1 MILES TO A BOX CULVERT AND THE STATION IS ON THE RIGHT. THE STATION IS LOCATED 7 FEET NORTHWEST OF A WOOD FENCE, 15 FEET EAST OF THE CENTER OF THE STREAM AND 270 FEET SOUTH OF STATION W134002.
- DUPAGE BENCHMARK: 0168 RESET** ELEVATION: 698.78  
THE STATION IS LOCATED ABOUT 4.9 MILES SOUTHWEST OF WHEATON, 4.8 MILES SOUTH-SOUTHWEST OF WEST CHICAGO AND 2.7 MILES NORTHWEST OF NAPERVILLE. TO REACH THE STATION FROM THE JUNCTION OF STATE HIGHWAY 56 WITH STATE HIGHWAY 59, GO EAST ON STATE HIGHWAY 56 FOR 0.6 MILES TO WARRENVILLE ROAD. TURN RIGHT AND GO SOUTH-SOUTHWEST ON WARRENVILLE ROAD FOR 0.9 MILES TO THE STATION ON THE RIGHT. THE STATION IS LOCATED 15 FEET SOUTH OF THE CENTERLINE OF WARRENVILLE ROAD, 94 FEET NORTHEAST OF THE NORTHEAST CORNER OF A CHURCH, 66 FEET WEST OF THE CENTERLINE OF THE EAST ENTRANCE TO THE CHURCH AND 26 FEET NORTH OF EDGE OF PAVEMENT OF THE CHURCH PARKING LOT.

- DUMPSTER, PORTABLE TOILET, CONCRETE WASHOUT, CONSTRUCTION MATERIAL STOCKPILE
- (DUMPSTER) - DUMPSTER LOCATION. NO CLOSER THAN 10' OFF PROPERTY LINES.
- (P.T.) - PORTABLE TOILET LOCATION. NO CLOSER THAN 10' OFF PROPERTY LINES.
- (C.M.S.) - CONSTRUCTION MATERIAL STORAGE AREA. NO STORAGE WITHIN 10' OF PROPERTY LINES.
- (C.W.) - PORTABLE CONCRETE WASHOUT CONTAINER LOCATION. WASHOUT DEBRIS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR BUT ALL WASHOUT ACTIVITY SHALL TAKE PLACE ON PRIVATE PROPERTY AND NOT WITHIN THE PUBLIC RIGHT OF WAY.
- (T.S.) - LOCATION OF TOPSOIL FOR LANDSCAPING STOCKPILE AREA (SIZE AS NEEDED) DO NOT OBSTRUCT OVERLAND DRAINAGE. SILT FENCE ON DOWNSTREAM SIDE AS NEEDED.

### TREE DESCRIPTIONS

TREE NO.	SPECIES	D.B.H.	CLASSIFICATION
1		18"	UNPROTECTED SAVE
2		25"	UNPROTECTED REMOVE
3		10"	UNPROTECTED REMOVE
4		26"	UNPROTECTED REMOVE
5		36"	UNPROTECTED REMOVE
6		8"	UNPROTECTED SAVE
7		20"	UNPROTECTED SAVE
8		10"	UNPROTECTED REMOVE
9		20"	UNPROTECTED SAVE
10		6"	UNPROTECTED SAVE
11		56"	PROTECTED SAVE

### INDEX TO SHEETS

- BOUNDARY SURVEY WITH TOPOGRAPHY, DEMOLITION & EROSION CONTROL PLAN.
- SITE IMPROVEMENT PLAN GEOMETRIC & UTILITY DETAIL.
- SITE IMPROVEMENT PLAN SITE GRADING DETAIL.
- CONSTRUCTION NOTES & DETAILS.
- CONSTRUCTION NOTES & DETAILS.

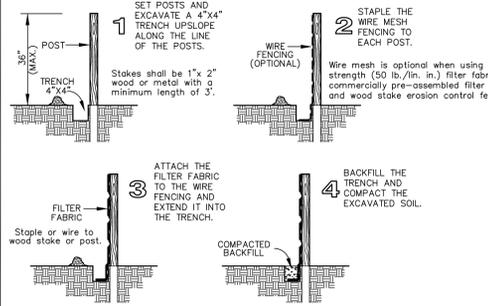
### EROSION CONTROL NOTES

- Sediment and erosion control devices shall be installed and functional before the site is otherwise disturbed.
- If a stockpile is to remain in place for more than seven days, it shall be surrounded by silt fence. If a stockpile is to remain in place for more than fourteen days, it shall be protected with temporary seeding.
- All graded sections shall be protected by sediment settling basins and/or straw bales until ground cover has been established. Filter fabric shall be placed under all inlet grates until ground cover has been established.
- Water pumped, or otherwise discharged, from the site as part of construction dewatering shall be filtered.
- All soil, mud and debris washed, tracked or deposited onto the street pavement shall be removed at the end of each work day.
- All vehicular access to the site shall be restricted to the existing driveway of the site, or if it is to be removed then to a gravel drive after the existing drive has been removed. The gravel drive shall be installed prior to the start of any construction activity at the site.
- Ground cover (seed and mulch or sod) shall be placed on all disturbed areas within fourteen days of the completion of top soil placement and final grading. If weather conditions preclude the placement of seed and mulch or sod, all disturbed areas shall be protected with erosion blanket.

### EROSION CONTROL COST ESTIMATE

- MAINTENANCE OF GRAVEL CONSTRUCTION ACCESS 1 L.S. @ \$ 350.00/L.S. = \$ 350.00
  - DAILY REMOVAL OF SEDIMENT, DEBRIS, ETC. THAT REACHES THE PUBLIC ROADWAY 1 L.S. @ \$ 300.00/L.S. = \$ 300.00
  - INSTALLATION & MAINTENANCE OF EROSION CONTROL SILT FENCE, ETC. 665 LF. @ \$ 5.00/LF. = \$ 3,325.00
  - ESTABLISH SOD ON DISTURBED AREAS OF PARKWAY 130 S.Y. @ \$ 9.00/S.Y. = \$ 1,170.00
  - LAWN RESTORATION OF REGRADED AREAS 1 L.S. @ \$ 6,050.00/L.S. = \$ 6,050.00
- TOTAL EROSION CONTROL = \$ 11,195.00

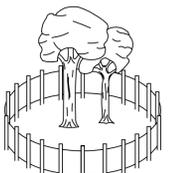
### EROSION CONTROL DETAILS



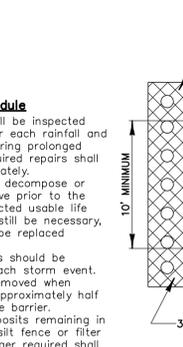
### Maintenance Schedule

- Filter barriers shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.
- Should the fabric decompose or become ineffective prior to the end of the expected usable life and the barrier still be necessary, the fabric shall be replaced promptly.
- Sediment deposits should be removed after each storm event. They must be removed when deposits reach approximately half the height of the barrier.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required shall be dressed to conform with the existing grade, prepared and seeded.
- The owner/general contractor shall be responsible to ensure all maintenance procedures are followed.

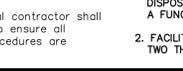
### TREE PROTECTION



### TEMPORARY CONCRETE WASHOUT FACILITY-BARRIER WALL

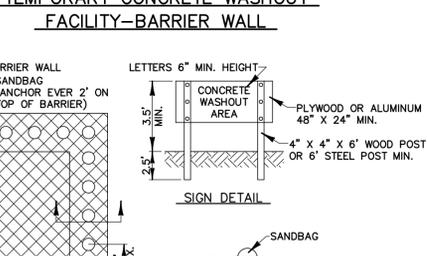


### BARRIER WALL ANCHOR SECTION



SILT FENCE AND 6' CONSTRUCTION SAFETY FENCING SILT FENCE SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK ON THE SITE AND BE MAINTAINED UNTIL FINAL VEGETATION IS ESTABLISHED. CONSTRUCTION SAFETY FENCING SHALL BE INSTALLED INSIDE OF THE SILT FENCE TO PROTECT SILT FENCE FROM CONSTRUCTION ACTIVITY. (DOWNSTREAM SIDE OF CONSTRUCTION TYPICAL)

### STABILIZED CONSTRUCTION ENTRANCE DETAIL



STONE SIZE - USE 2" STONE OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT. THICKNESS - NOT LESS THAN 8 INCHES.

MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS OF WAY MUST BE REMOVED IMMEDIATELY.

WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.

PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

A STABILIZED CONSTRUCTION ENTRANCE SHALL BE PROVIDED TO PREVENT THE DEPOSITION OF SOIL ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.



ENGINEER: *Joseph W. Lureau* DATE: 07/01/25  
ILLINOIS PROFESSIONAL ENGINEER NO.062-063571  
MY LICENSE EXPIRES 11/30/2025

STATE OF ILLINOIS  
COUNTY OF DU PAGE) SS

WE HAVE REVIEWED THE LOCAL TOPOGRAPHY AND IDENTIFIED ANY LOCAL DEPRESSIONAL AREAS. FURTHERMORE WE HAVE DETERMINED THAT THIS TECHNICAL SUBMISSION INCORPORATES PROPOSED IMPROVEMENTS THAT WILL NOT DISPLACE ANY PONDING OR STANDING WATER, AND WILL NOT CHANGE THE DRAINAGE OF SURFACE WATERS, AND THAT ADEQUATE PROVISIONS HAVE BEEN INCORPORATED INTO THE PROPOSED SITE GRADING SO AS TO NOT ADVERSELY AFFECT THE DRAINAGE OF STORMWATER TO, OR FROM THE SITE AND ABUTTING OR ADJACENT PROPERTIES.

THIS IS TO CERTIFY THAT I, ALLEN D. CARRADUS, AN ILLINOIS REGISTERED LAND SURVEYOR, HAS SURVEYED THE PROPERTY AS DESCRIBED HEREON AND THAT THE ANNEXED PLAT IS A CORRECT AND TRUE REPRESENTATION THEREOF.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 26th DAY OF November, A.D. 2024.  
BY: *Allen D. Carradus* ILLINOIS REGISTERED LAND SURVEYOR NO. 35-2551.  
MY LICENSE EXPIRES NOVEMBER 30, 2026

CARRADUS LAND SURVEY, INC. PROFESSIONAL DESIGN FIRM NO. 184-007086  
FOR LAND SURVEYING & PROFESSIONAL ENGINEERING EXPIRES 04/30/2025

P.I.N.: 04-36-316-028  
04-36-316-029  
04-36-316-030  
04-36-316-031

Date of field work:	11/26/24	Drawn By:	CMG
Scale:	1" = 20'	Checked By:	EAC
Plat Blk. Pg.:	460-15/16	Approved:	ADC
Date:	07/01/25	Revision:	4 UNIT DESIGN
Prepared For:	TQ HOMES		
Prepared By:	CARRADUS LAND SURVEY, INC.		
Project #:	191 S. Gary Avenue Suite 180, Carol Stream Illinois, 60188 (630) 588-0418 (FAX) 633-7682 OFFICE@CARRADUSLANDSURVEY.COM		

BOUNDARY SURVEY WITH TOPOGRAPHY DEMOLITION & EROSION CONTROL PLAN		Sheet
35729 WEST AVENUE, WARRENVILLE, DU PAGE COUNTY, ILLINOIS		1
Project #		41057

ONSITE IMPERVIOUS AREA TABLE		
	AFTER CONSTRUCTION	
BUILDINGS--	7,800 SQ.FT.	30.2 %
DRIVEWAY--	1,990 SQ.FT.	7.7 %
FRONT WALK & PORCH--	316 SQ.FT.	1.2 %
REAR PATIO--	560 SQ.FT.	2.2 %
TOTAL IMPERVIOUS--	10,666 SQ.FT.	41.3 %
TOTAL SITE AREA--	25,853 SQ.FT.	100.0 %
NET ONSITE IMPERVIOUS AREA INCREASE = 10,666 SQ.FT.		
OFFSITE IMPERVIOUS AREA IN RIGHT OF WAY TABLE		
DRIVEWAY APPROACH--	2,847 SQ.FT.	
TOTAL NET IMPERVIOUS AREA INCREASE = 13,513 SQ.FT.		

NOTE  
THERE IS NO EXISTING IMPERVIOUS AREA AS SITE IS CURRENTLY VACANT.

**ONSITE PCBMP**  
14,964 SQ.FT. IMPERVIOUS AREA = 1-1/4" RAINFALL = 1,559 CU.FT. REQUIRED.

CORE INTO EXISTING MANHOLE AND INSTALL NEW SEWER, BOOT, BANDS AND FITTING PER WARRENVILLE PUBLIC WORKS SPECIFICATIONS. SHAPE MANHOLE FLOOR AS MAY BE NEEDED. CONSULT WITH WARRENVILLE PUBLIC WORKS.

EXISTING SANITARY MANHOLE APPROXIMATELY 112' NORTH OF THE NORTHEAST CORNER OF THE SITE.  
RIM=754.43  
INV.=743.63 (12" P.V.C. SE)  
INV.=742.93 (12" P.V.C. N)  
INV.=743.00 (8" P.V.C.S.)(PROPOSED)

A CONNECT NEW 1-1/4" TYPE K FLEXIBLE COPPER PIPE WATER SERVICE & B-BOX TO EXISTING MAIN. FIELD VERIFY LOCATION AND CONDITION AND CONSULT WITH CITY ABOUT SPECIFICATIONS FOR MATERIALS AND INSTALLATION. ADJOINING SERVICES MAY BE RUN IN THE SAME TRENCH WITH PROPER SEPARATION AT THE TAP AND B-BOX. (MAINTAIN 10' HORIZONTAL SEPARATION WITH SANITARY SERVICE) TRENCH BACKFILL SHALL BE REQUIRED IN ALL TRENCHES FROM CONNECTION POINT TO 5' BEYOND DRIVEWAYS AND SIDEWALKS.

B CONNECT NEW 6" P.V.C. PIPE (SDR-26) SANITARY SERVICE WITH A MINIMUM PIPE SLOPE OF 1.00% TO 8" SANITARY SEWER IN WEST AVENUE. FIELD VERIFY LOCATION OF SANITARY SERVICES WITH WARRENVILLE PUBLIC WORKS PRIOR TO THE START OF CONSTRUCTION. MAINTAIN 10' HORIZONTAL SEPARATION WITH WATER SERVICE. PROVIDE SELECT GRANULAR TRENCH BACK FILL IN UTILITY TRENCHES UNDER PAVED AREAS.

**SEE ATTACHMENT D FOR UPDATED PATIO LOCATIONS FOR ALL BUILDINGS**

**GENERAL CONSTRUCTION NOTES**

1. WATER FOR CONSTRUCTION SHALL BE BROUGHT IN FROM OFFSITE.
2. CONSTRUCTION VEHICLES SHALL BE PARKED ON THE WEST SIDE OF WEST AVENUE ONLY.
3. ALL TREES ON THE SITE, EXCEPT THOSE DESIGNATED TO BE REMOVED, SHALL BE PROTECTED.
4. THE CONTRACTOR SHALL BE REQUIRED TO KEEP THE STREETS CLEAN THROUGHOUT CONSTRUCTION.
5. ALL ACCESS TO AND FROM THE SITE BY CONSTRUCTION VEHICLES SHALL BE VIA THE GRAVEL DRIVEWAY.
6. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION LATEST REVISION, AND THE STANDARD SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST REVISION, SHALL GOVERN CONSTRUCTION FOR THE PROPOSED IMPROVEMENT UNLESS SUPERSEDED BY SPECIAL PROVISIONS IN THE CITY OF WARRENVILLE SUBDIVISION AND ENGINEERING SPECIFICATIONS MANUAL.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF WARRENVILLE AT LEAST TWO (2) WORKING DAYS BEFORE THE INITIAL START OF OPERATIONS, OPENING ANY STREET PAVEMENT OR ANY TEMPORARY STOP OR RESUMPTION OF OPERATIONS.
8. ALL NEW UNDERGROUND SERVICES SHALL BE PLACED AT LEAST FIVE (5) FEET FROM SANITARY AND WATER SERVICES.
9. WHEREVER THE WORDS "ENGINEER" OR "INSPECTOR" APPEAR, IT SHALL BE INTERPRETED TO MEAN A REPRESENTATIVE OF THE CITY OF WARRENVILLE.
10. A COPY OF THE CITY APPROVED STAMPED PLANS AND SPECIFICATIONS AND OTHER AGENCIES' PERMITS, I.E. COUNTY HIGHWAY, ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, ETC. MUST BE KEPT ON THE JOB SITE DURING CONSTRUCTION.
11. CHANGES IN THE ENGINEERING PLANS MUST BE APPROVED BY THE CITY ENGINEER. A WRITTEN REQUEST, ACCOMPANIED BY REVISED ENGINEERING PLANS, IS TO BE SUBMITTED AND APPROVED BEFORE CHANGES ARE STARTED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UTILITIES (AMERITECH, COMMONWEALTH EDISON ELECTRIC COMPANY, ETC.) PRIOR TO CONSTRUCTION AND ALL UTILITIES DAMAGED AND/OR DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED AT NO ADDITIONAL COST TO THE OWNER. LOCATIONS AS SHOWN ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION, CALL J.U.L.I.E. FOR MAJOR UTILITY LOCATIONS.
13. THE CONTRACTOR IS TO VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK AND, IF THERE ARE ANY DISCREPANCIES, IS TO NOTIFY THE DESIGN ENGINEER AT ONCE, NO WORK SHALL BE DONE UNTIL THE DISCREPANCIES ARE RESOLVED.
14. EXISTING UTILITIES TO BE ABANDONED IN PLACE SHALL BE REMOVED TO A MINIMUM DISTANCE OF 15 FEET ON EACH SIDE OF ANY EXISTING UTILITIES TO REMAIN IN SERVICE AND/OR ANY PROPOSED UTILITIES.

**UTILITY SERVICE NOTES**

1. WATER SERVICE SHALL BE 1-1/4" COPPER (TYPE "K")
2. SANITARY SEWER SERVICES SHALL BE 6" P.V.C. PIPE (SDR-26) @ A MINIMUM 1.0% SLOPE
3. RESTORE PAVED AREAS DISTURBED DURING THE INSTALLATION OF SEWER & WATER SERVICE
4. ALL TRENCHES SHALL BE BACKFILLED WITH A SELECT GRANULAR MATERIAL UNDER ROADWAYS, DRIVEWAYS AND SIDEWALKS.

**GRADING NOTES**

1. MATCH EXISTING GRADES AT THE PROPERTY LINES.
2. DIRECT DOWNSPOUTS AND SUMP DISCHARGE TOWARDS THE REAR AND FRONT YARD SWALES.
3. THE EXISTING DRAINAGE CHARACTERISTICS OF THE SITE SHALL REMAIN SUBSTANTIALLY UNCHANGED.
4. RESTORE ALL GRADED AREAS WITH SEED OR SOO PER OWNER.
5. ALL EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION.
6. ONLY THAT MATERIAL NEEDED FOR FOUNDATION BACKFILL AND FINAL GRADING SHALL BE STORED ONSITE.
7. ALL GRADING OPERATIONS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ELEVATIONS AND GRADES, AS SHOWN ON THE PLANS OR MODIFIED BY THE CITY ENGINEER.

PROPOSED HEAVY DUTY PAVING OF THE DRIVEWAY WITHIN THE RIGHT OF WAY SHALL BE BUILT IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:  
GEOTECHNICAL FABRIC; SUBBASE GRANULAR MATERIAL, TYPE B - 4 INCHES; HOT-MIX ASPHALT BINDER COURSE, IL-19.0, NSO - 7 INCHES, AND HOT-MIX ASPHALT SURFACE COURSE, MIX "D", NSO - 2 INCHES.

WATER SERVICE TAP ON EXISTING WATERMAIN. CONSULT WITH CITY FOR MINIMUM SEPARATION, MATERIALS AND PROCEDURES. (TYPICAL)

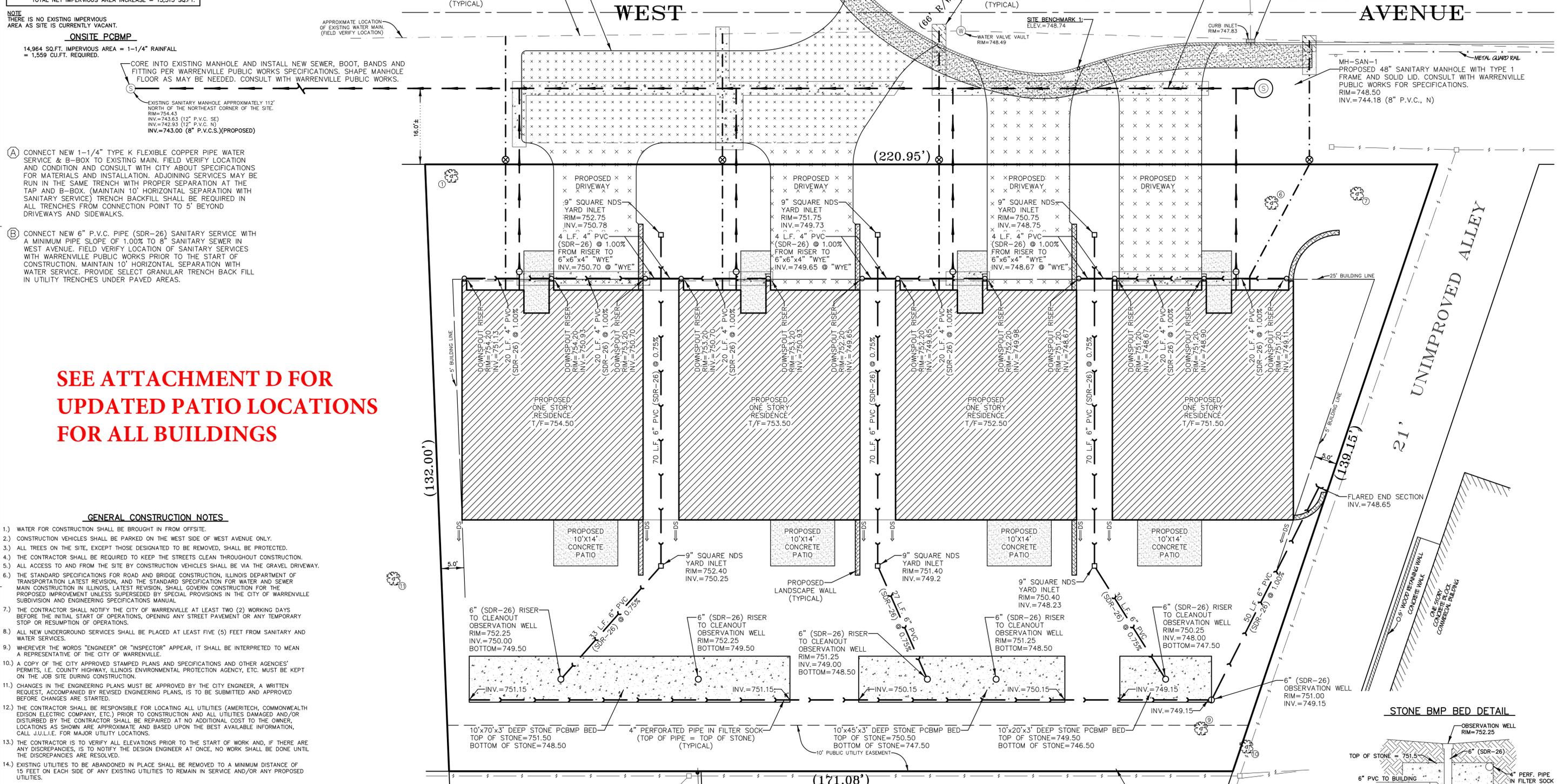
WHERE A PUBLIC SIDEWALK PASSES THROUGH A DRIVEWAY, A MINIMUM OF SEVEN INCHES (7") OF FIBERIZED CONCRETE MUST BE PROVIDED OVER TWO INCHES (2") OF CA-6 AGGREGATE. EXPANSION JOINTS ON BOTH SIDES OF THE SIDEWALK THROUGH THE DRIVEWAY MUST BE PROVIDED FOR TOTAL THICKNESS OF THE CONCRETE.  
FOR PUBLIC SIDEWALKS LOCATED OUTSIDE OF DRIVEWAYS, A MINIMUM FIVE INCHES (5") OF FIBERIZED CONCRETE MUST BE PROVIDED OVER TWO INCHES (2") OF CA-6 AGGREGATE.

CONTINUE PROPOSED SIDEWALK EAST AT BACK OF CURB TO MEET END OF EXISTING WALK. (APPROXIMATELY 15 FEET FURTHER THEN SHOWN)

295 L.F. 8" P.V.C. PIPE (SDR-26) SANITARY SEWER WITH A MINIMUM PIPE SLOPE OF 0.40%. FIELD VERIFY LOCATION OF SANITARY SERVICES WITH WARRENVILLE PUBLIC WORKS PRIOR TO THE START OF CONSTRUCTION. MAINTAIN 10' HORIZONTAL SEPARATION WITH WATER MAIN. PROVIDE SELECT GRANULAR TRENCH BACKFILL IN UTILITY TRENCHES UNDER PAVED AREAS AND FOR THE ENTIRE 300 L.F. OF PIPE.

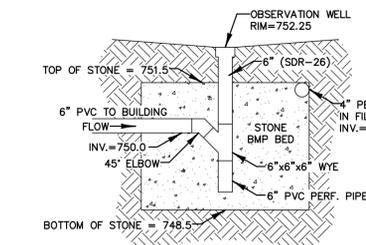
SAW CUT AND REPLACE BITUMINOUS ROADWAY AND CONCRETE CURB. PROVIDE SELECT GRANULAR TRENCH BACKFILL UNDER ALL PAVED AREAS. (TYPICAL)

CHANGE OUT STANDARD CURB INLET FRAME & GRATE WITH THE CITY STANDARD FOR DEPRESSED CURB AT DRIVEWAY.

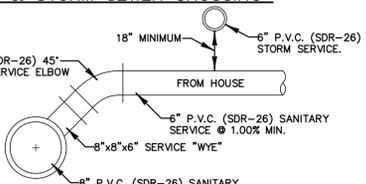


MH-SAN-1 PROPOSED 48" SANITARY MANHOLE WITH TYPE 1 FRAME AND SOLID LID. CONSULT WITH WARRENVILLE PUBLIC WORKS FOR SPECIFICATIONS.  
RIM=748.50  
INV.=744.18 (8" P.V.C.S., N)

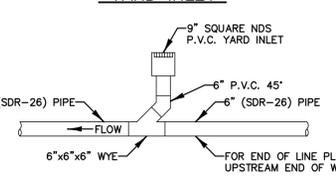
**STONE BMP BED DETAIL**



**SANITARY SERVICE & STORM SEWER CROSSING**



**INLINE 9" SQUARE NDS P.V.C. YARD INLET**



SILT FENCE AND 6' CONSTRUCTION SAFETY FENCING. SILT FENCE SHALL BE INSTALLED PRIOR TO THE START OF ANY WORK ON THE SITE AND BE MAINTAINED UNTIL FINAL VEGETATION IS ESTABLISHED. CONSTRUCTION SAFETY FENCING SHALL BE INSTALLED INSIDE OF THE SILT FENCE TO PROTECT SILT FENCE FROM CONSTRUCTION ACTIVITY. (DOWNSTREAM SIDE OF CONSTRUCTION TYPICAL)

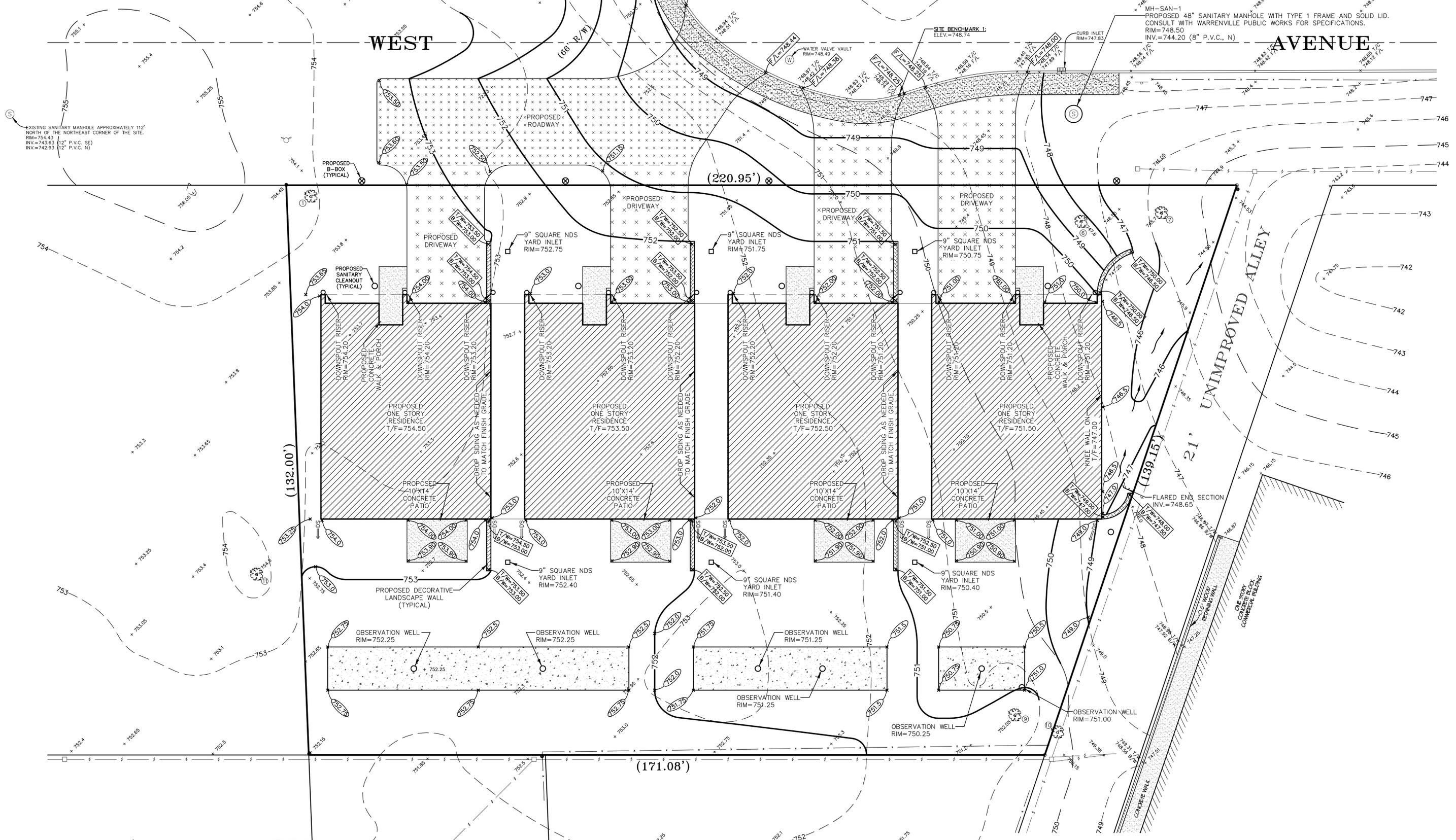
NOTE: OBSERVATION WELLS AS NOTED HEREON ARE FITTED WITH AN OPEN GRATE IN THE PIPE WELL TO SERVE AS YARD INLETS TO CAPTURE RUNOFF AND DELIVER IT TO THE SYSTEM BELOW FOR STORMWATER DETENTION AND WATER QUALITY TREATMENT PER THE PCBMP ORDINANCE.

Date of Field Work: 11/26/24	Drawn By: CMG	<b>SITE IMPROVEMENT PLAN GEOMETRIC &amp; UTILITY DETAIL</b> 35729 WEST AVENUE, WARRENVILLE, DU PAGE COUNTY, ILLINOIS	Sheet
Scale: 1" = 10'	Checked By: EAC		2
Proj. No: 460-15/16	Approved: ADC	Prepared For: TQ HOMES	of 5
Date: 07/01/25	Revision: 4 UNIT DESIGN	Prepared By: CARRADUS LAND SURVEY, INC.	Project #
		191 S. Gary Avenue Suite 180, Carol Stream, ILLINOIS 60188	41057
		(630) 588-0416 (Fax) 633-7682 OFFICE@CARRADUSLANDSURVEY.COM	



SCALE: 1"=10'

CARRADUS



EXISTING SANITARY MANHOLE APPROXIMATELY 112' NORTH OF THE NORTHEAST CORNER OF THE SITE.  
RIM=754.43  
INV.=743.63 (12" P.V.C. SE)  
INV.=742.93 (12" P.V.C. N)

MH-SAN-1  
PROPOSED 48" SANITARY MANHOLE WITH TYPE 1 FRAME AND SOLID LID.  
CONSULT WITH WARRENVILLE PUBLIC WORKS FOR SPECIFICATIONS.  
RIM=748.50  
INV.=744.20 (8" P.V.C. N)

Date of Field Work:	11/26/24	Drawn By:	CMG
Scale:	1" = 10'	Checked By:	EAC
File No.:	460-15/16	Approved:	ADC
Date:	07/01/25	Revision:	4 UNIT DESIGN
Prepared For:		TQ HOMES	
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Project #:		191 S. Gary Avenue Suite 180, Carol Stream, ILLINOIS 60188 (630) 588-0416 (Fax) 630-7682 OFFICE@CARRADUSLANDSURVEY.COM	

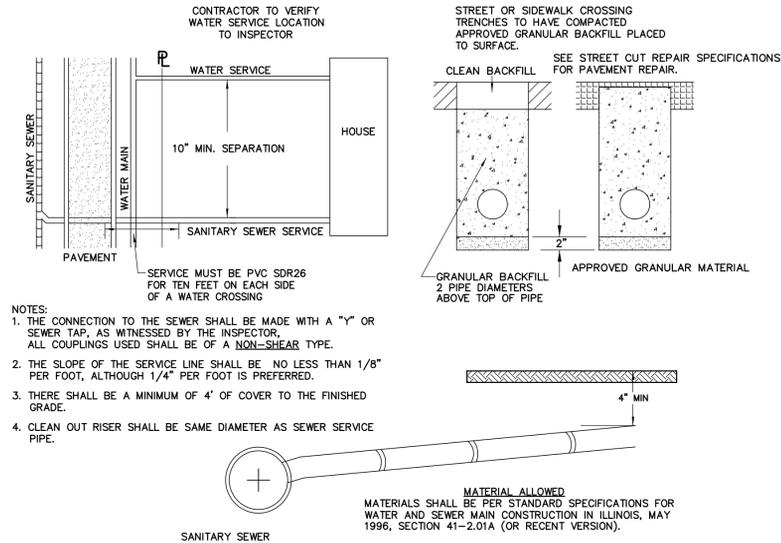
**SITE IMPROVEMENT PLAN**  
**SITE GRADING DETAIL**  
35729 WEST AVENUE, WARRENVILLE, DU PAGE COUNTY, ILLINOIS

Sheet  
3  
of 5

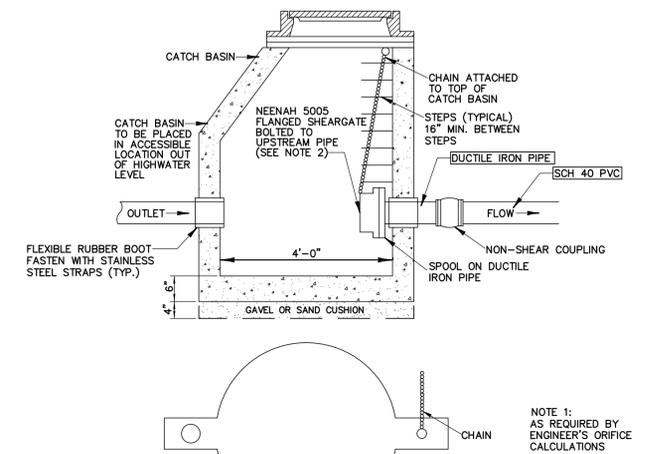
# CONSTRUCTION DETAILS

## SANITARY SEWER SERVICE CONNECTION DETAIL

A MINIMUM 4-HOUR NOTICE IS REQUIRED PRIOR TO SCHEDULING AN INSPECTION



## TYPICAL STORM SEWER RESTRICTOR

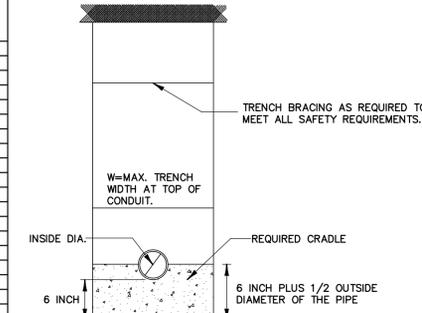


## CRADLE DETAILS AND MAXIMUM TRENCH WIDTHS

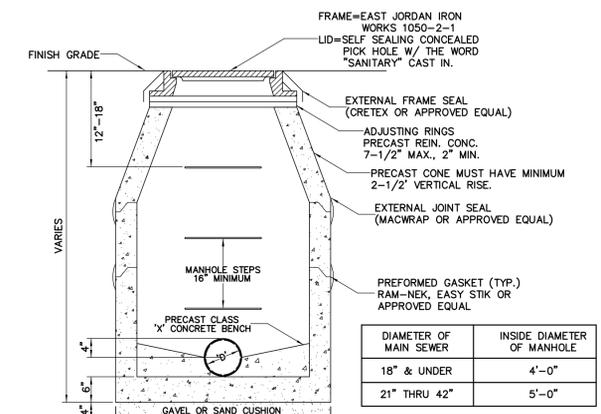
For more information ref. "Standard Specifications for Water and Sewer Main Construction in Illinois," May 1996, Section 40 and 41 (OR RECENT VERSION). For more information ref. "Standard Specifications for Road and Bridge Construction", LATEST VERSION.

Inside Conduit Diameter	Max. Trench Width at the top of conduit W
0 to 6	2-0
8	2-2
10	2-4
12	2-7
15	2-10
18	3-2
21	3-6
24	3-9
27	4-1
30	4-5
33	4-9
36	5-8
42	6-3
48	6-10
54	7-5
60	8-0
66	8-7
72	9-2
78	9-9
84	10-4
90	10-10
96	11-5
108	12-6

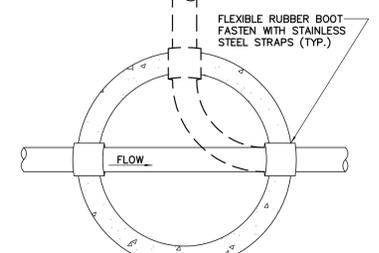
- NOTES:
- Load factor for cradle as specified and detailed = 1.9
  - Load factor for concrete cradle as detailed = 3.0



## STANDARD SANITARY MANHOLE DETAIL

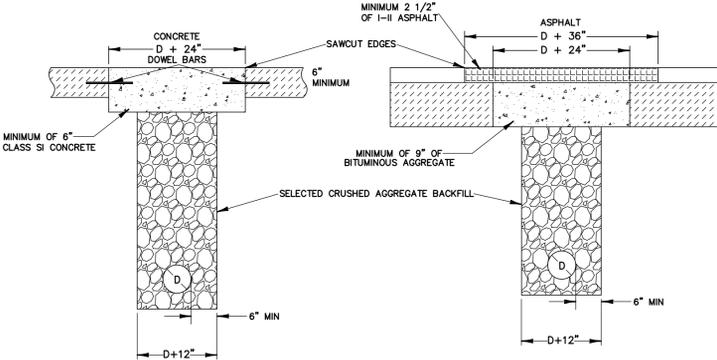


- GENERAL NOTES:
- PRECAST REINFORCED CONCRETE RISERS, TOP, BOTTOM & INVERT SHALL CONFORM TO ASTM C-478.
  - MANHOLE STEPS SHALL BE POLYPROPYLENE COATED STEEL BAR M.A. INDUSTRIES PSI-PF, AMERICAN STEP COMPANY ML-10, LANE P-10938, OR APPROVED EQUAL.
  - WHERE REQUIRED, WATERPROOF FRAMES SHALL BE EAST JORDAN IRON WORKS 1885 W/ LID, WITH EXTERNAL FRAME SEAL, CRETEX OR APPROVED EQUAL.
  - THE SPACE BETWEEN THE CONE, ADJUSTING RINGS AND FRAME SHALL BE COMPLETELY SEALED WITH PREFORMED BITUMINOUS MASTIC GASKET.



## STREET CUT REPAIR SPECIFICATIONS

Reference "Standard Specifications for Road and Bridge Construction" Latest Version  
ASPHALT PATCHES ONLY FOR ASPHALT ROADWAYS  
CONCRETE PATCHES ONLY FOR CONCRETE ROADWAYS



SECTION 58-106 - ANY STREET OR SIDEWALK DISTURBED BY EXCAVATION SHALL BE RESTORED TO ITS ORIGINAL CONDITION WITHIN 72 HOURS FROM THE TIME THE WORK COMMENCED, UNLESS GRANTED AN EXTENSION BY THE CITY ENGINEER. IN ALL CASES, HOWEVER, STREET OPENINGS SHALL BE BACK FILLED WITH APPROVED GRANULAR MATERIAL AND A TEMPORARY PAVEMENT SURFACE OF COMPACTED, COLD ASPHALT MATERIAL, A MINIMUM OF TWO INCHES IN DEPTH, SHALL BE PLACED ON THE AREA DISTURBED BY CONSTRUCTION WITHIN 12 HOURS FROM THE TIME THE WORK COMMENCED.

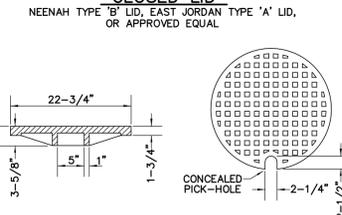
SECTION 58-107 - NOTICE SHALL BE GIVEN TO THE DEPARTMENT LISTED ON THE PERMIT AT LEAST 24 HOURS BEFORE THE WORK OF REFILING ANY EXCAVATION OR TUNNEL IN ANY STREET, ALLEY OR OTHER PUBLIC PLACE COMMENCES.

SECTION 58-14 - ANY PERSON DOING ANY PERMITTED WORK WITHIN ANY STREET OR ALLEY RIGHT-OF-WAY WITHIN THE CITY SHALL MAINTAIN SUFFICIENT AND SUITABLE SIGNS, BARRICADES AND LIGHTS DESIGNED TO WARN THE PUBLIC AGAINST HAZAROUS CREATED BY THE PERMITTED WORK BEING DONE TO PREVENT DAMAGE TO ANY SUCH WORK.

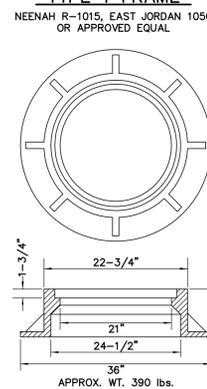
- NOTE:
- ONE LANE OF TRAFFIC SHALL BE MAINTAINED FOR PERMITTED FULL WIDTH STREET CUTS.
  - NO CONCRETE PATCHES ON ASPHALT STREETS
  - DOVEL BARS SHALL BE USED TO TIE THE NEW CONCRETE INTO EXISTING CONCRETE.

ON ARTERIAL, COLLECTOR AND CENTRAL BUSINESS DISTRICT ROADWAYS, OR OTHER ROADWAYS THAT MAY BE DESIGNATED BY THE DIRECTOR OF ENGINEERING, ALL STREET CUTS MUST BE BACKFILLED AND PATCHED THE DAY OF CONSTRUCTION. REFERENCE CROSS SECTIONS ABOVE.  
PERMIT REQUIREMENTS: A STREET CUT PERMIT IS REQUIRED PRIOR TO ANY WORK. A MINIMUM OF 24 HRS. NOTICE IS REQUIRED PRIOR TO INSPECTION. RETURN INSPECTION SLIP TO THE ENGINEERING DEPARTMENT.

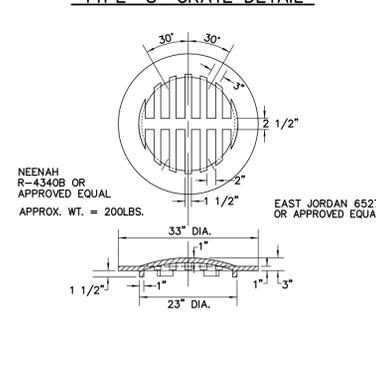
## CLOSED LID



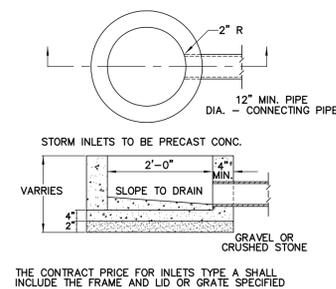
## TYPE 1 FRAME



## TYPE "8" GRATE DETAIL

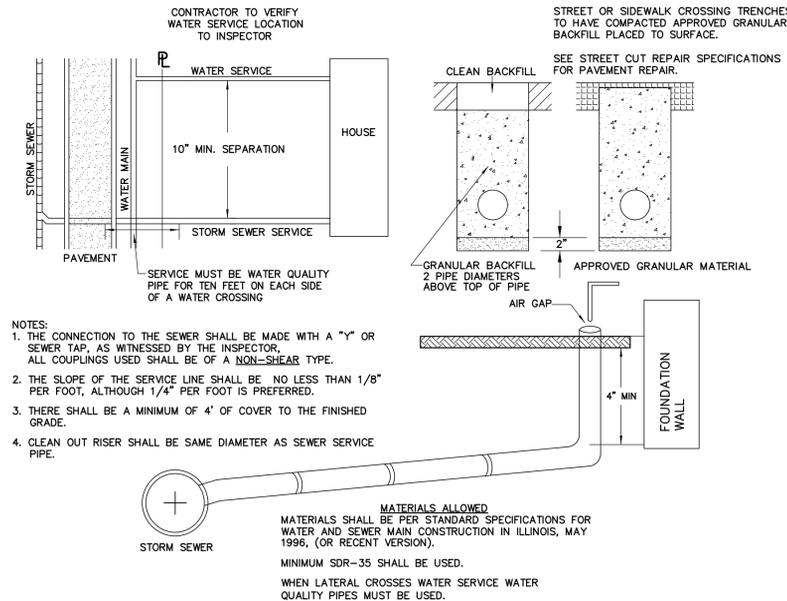


## TYPE "A" INLET DETAIL



## STORM SEWER SERVICE CONNECTION DETAIL

A MINIMUM 4-HOUR NOTICE IS REQUIRED PRIOR TO SCHEDULING AN INSPECTION



**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 CertoLok 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 1-304 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, bolt-down 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.

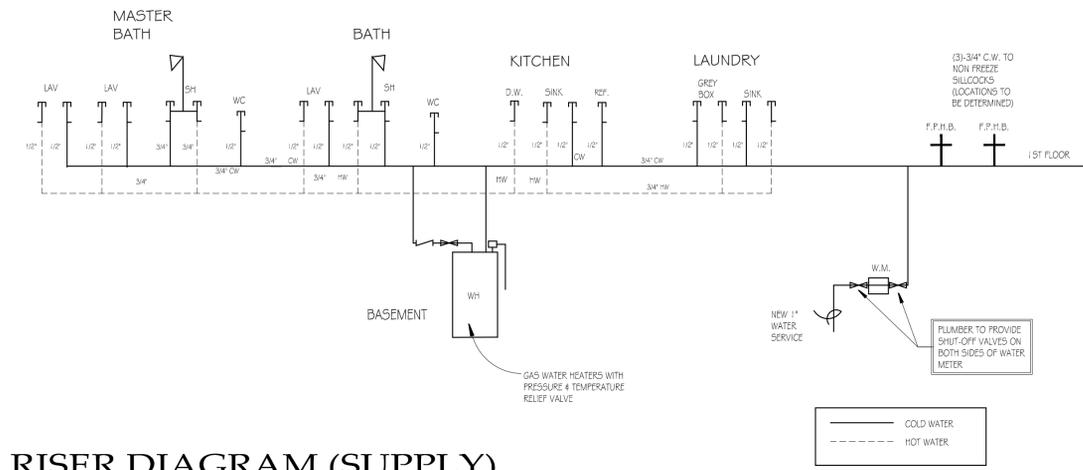
**STORM SEWER**

- 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.) 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.

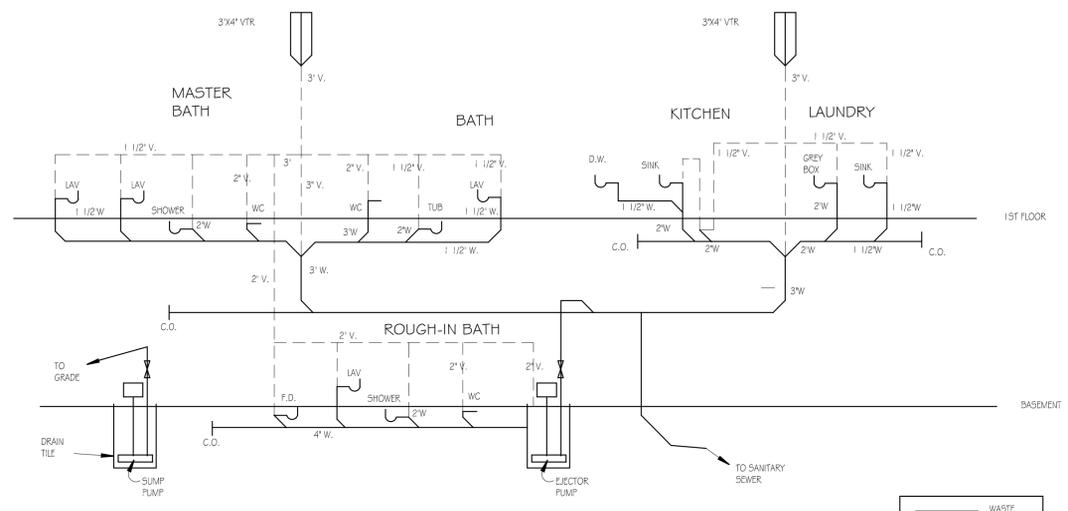
Date of Field Work: 11/26/24	Drawn By: CMG	<b>CITY OF WARRENVILLE</b> <b>STANDARD SPECIFICATIONS</b> <b>3S729 WEST AVENUE, WARRENVILLE DUPAGE COUNTY, ILLINOIS</b>	Sheet
Scale: NO SCALE	Checked By: EAC		 of 5
Flt Blk Pg: 460-15/16	Approved: ADC		
Date:	Revision:	Prepared For: TQ HOMES	Project #
		Prepared By: <b>CARRADUS LAND SURVEY, INC.</b> 191 S. Gary Avenue Suite 180, Carol Stream, Illinois 60188 (630) 588-0416 (FAX) 653-7682 OFFICE@CARRADUSLANDSURVEY.COM	<b>41057</b>





### RISER DIAGRAM (SUPPLY)

NO SCALE

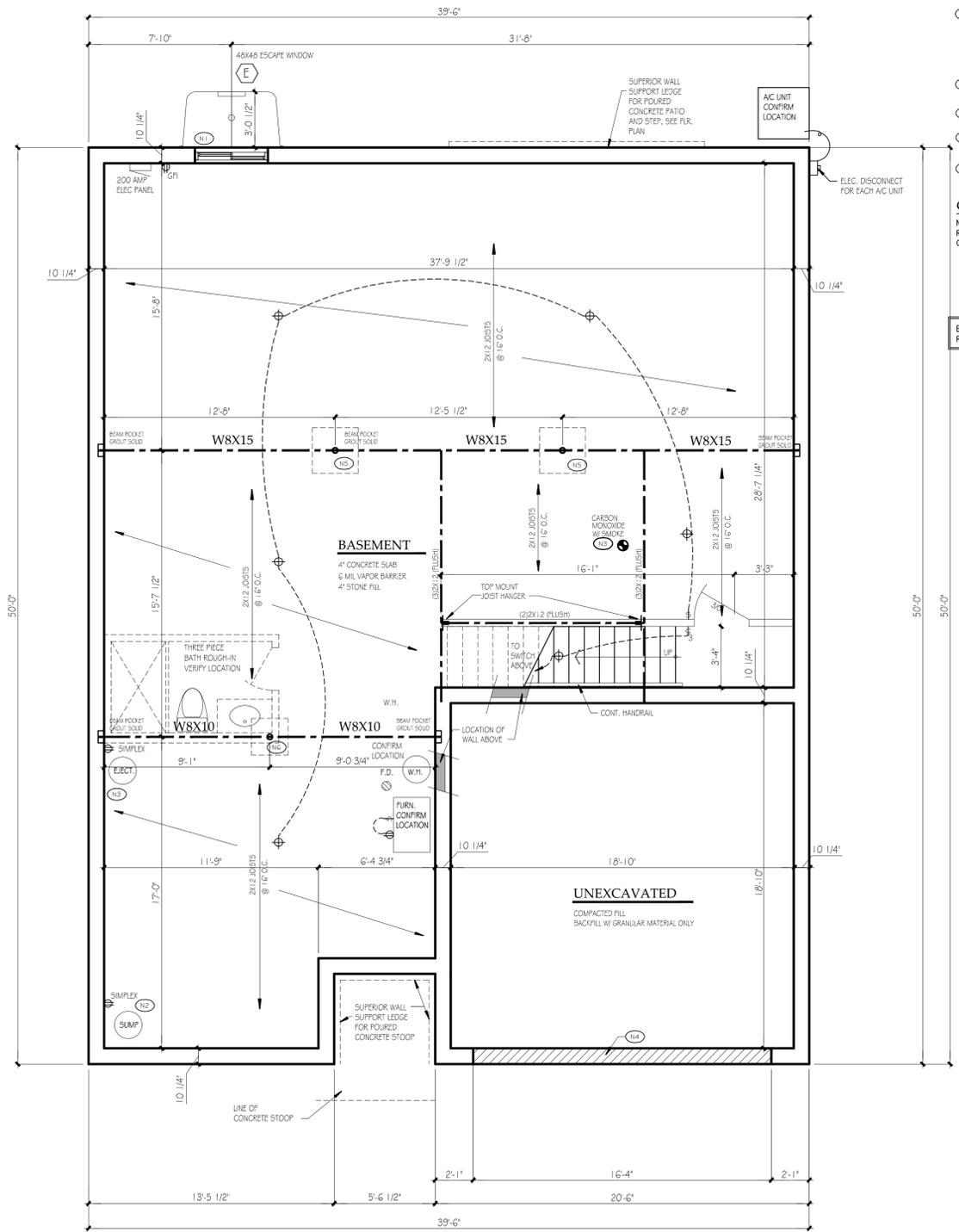


### RISER DIAGRAM (WASTE)

NO SCALE

UNIT FIXTURE COUNT	FIXTURE COUNT	MULTIPLIER	SUB TOTAL
BATH TUB	1	2	2
WATER CLOSET	2	3	6
SINK	1	2	2
WASHING MACHINE	1	2	2
LAVATORY	3	1	3
LAUNDRY TRAY	1	3	3
DISHWASHER	1	1	1
HOSE BIBS	2	0.75	1.5
<b>TOTAL</b>			<b>20.5</b>

PIPE SIZE REQUIRED 20.5 UNITS = 1"  
 METER SIZE REQUIREMENT = 3/4"



### FOUNDATION PLAN

SCALE: 1/4"=1'-0"

### GENERAL NOTES

- ALL FOUNDATION WALLS TO BE SUPERIOR WALL
- (E) EMERGENCY EGRESS OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
- (N1) 4/0 X 4/0 SLIDING VINYL BASEMENT WINDOW
- METAL WINDOW WELL WITH DRAIN TO FOOTING DRAIN TILE. THE HORIZONTAL DIMENSION OF A WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". PROVIDE OPERABLE WINDOW WELL COVER.
- IF BASE OF ESCAPE WINDOW WELL IS MORE THAN 44" BELOW GRADE THEN ATTACH ESCAPE LADDER TO WINDOW WELL. MIN. 12" WIDE & 3' PROJECTION FROM WALL WITH STEPS SPACED @ 18" O.C. MAX.
- PROVIDE STRUCTURAL GRATE COVER OVER WELL.
- (N2) SLUMP PUMP W/ BATTERY BACK-UP. PROVIDE WATER LEVEL SENSING AUDIBLE ALARM W/ DIAL OUT FEATURE. ACTUAL LOCATION TO BE DETERMINED BY THE CONTRACTOR. TRIM 1" (MIN.) A.F.F.
- DUE TO DRAINAGE ISSUES, SLUMP MUST DISCHARGE TO FRONT YARD. MAY CONNECT TO STORM SEWER IN MAIN STREET
- (N3) EJECTOR PIT, ACTUAL LOCATION TO BE DETERMINED BY THE CONTRACTOR. TRIM FLUSH WITH FLOOR.
- (N4) RECESS TOP OF FOUNDATION 1'-2" UNDER OVERHEAD DOOR
- (N5) 3 1/2" DIA. STANDARD STEEL COLUMN (NOT LALLY COLUMN) W/ 2x6 X 2x6 X 1/0 CONCRETE FOOTING. (TYP.)
- (N6) 3 1/2" DIA. STANDARD STEEL COLUMN (NOT LALLY COLUMN) W/ 2'0 X 2'0 X 1/0 CONCRETE FOOTING. (TYP.)

**GROUNDING ELECTRODE SYSTEM**  
 NEC 2011 250.52(3) - GROUNDING ELECTRODES: ROD & PIPE ELECTRODES  
 ROD AND PIPE ELECTRODES SHALL NOT BE LESS THAN 2.44M (8 FT) IN LENGTH AND SHALL CONSIST OF THE FOLLOWING MATERIALS:  
 (a) GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION.  
 (b) ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC COATED STEEL SHALL BE AT LEAST 15.87MM (5/8 IN) IN DIAMETER, UNLESS LISTED.

ELECTRICAL CONTRACTOR TO INSTALL (2) GROUNDING ELECTRODES OF EITHER ROD OR PIPE PER NEC 2011 250.52(5)

**Warrenville Development**  
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 studio21 architects  
 studio21architects.com

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 07/16/25

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 24118  
 SHEET  
 A1.0

**LIGHT & VENTILATION REQUIREMENTS**

ROOM NUMBER	ROOM DESCRIPTION	FLOOR AREA SQ. FT.	CODE REQUIREMENTS			ACTUAL PROVIDED		
			NATURAL LIGHT & VENTILATION		MECH VENT	NATURAL LIGHT & VENTILATION		MECH VENT
			GLASS SQ. FT.	VENT SQ. FT.	CFM EXHAUST	GLASS SQ. FT.	VENT SQ. FT.	CFM EXHAUST
	BASEMENT	1,225	24.50	24.50		16.00	8.00	
	Great Room/Dinette	398	31.84	15.92		32.64	34.27	
	MASTER BEDROOM	172	13.76	6.88		14.83	12.01	
	BEDROOM 2	122	9.76	4.88		20.54	16.47	
	BEDROOM 3	118	9.44	4.72		20.54	16.47	
	MASTER BATH	72				48.24		70.00
	BATH	47				31.16		70.00

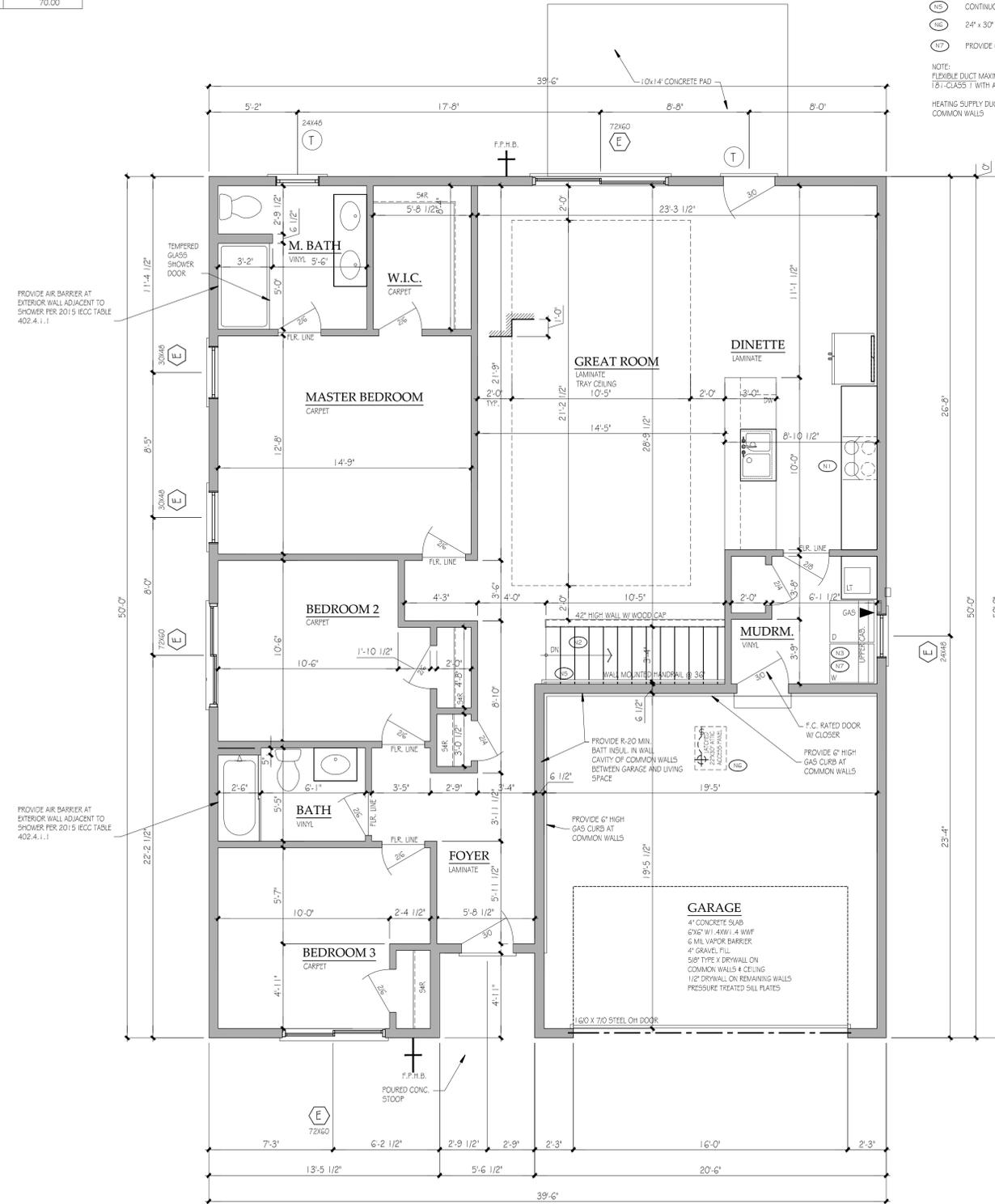
\* IN ROOMS WHERE GLAZING IS NOT PROVIDED ARTIFICIAL LIGHT MUST BE PROVIDED CAPABLE OF PRODUCING AN AVG. ILLUMINATION OF 1.0 FOOT CANDLES OVER THE AREA OF THE ROOM @ 30" A.F.F.

\*\* IN ROOMS WHERE NATURAL VENTILATION IS NOT PROVIDED, AN APPROVED MECHANICAL VENTILATION SYSTEM MUST BE PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR.

**GENERAL NOTES**

- ALL WINDOWS SIZES SHOWN ARE AS MANUFACTURED BY 'SIERRA PACIFIC' VINYL WINDOW UNLESS NOTED OTHERWISE
- (E) EMERGENCY EGRESS OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
- (U1) WALL MOUNT MICROWAVE ABOVE RANGE
- (U2) CARPENTER BUILT STAIRS
- (U3) PROVIDE DRAIN PAN BELOW WASHING MACHINE.
- (U4) 36" HIGH WOOD RAILING W/ BALLUSTERS @ 4" O.C. MAX.
- (U5) CONTINUOUS HANDRAIL, SEE DETAIL ON A0.2
- (U6) 24" x 30" LATCHED ATTIC ACCESS PANEL W/ P.C. LIGHT
- (U7) PROVIDE GRAY BOX FOR WASHER

NOTE: FLEXIBLE DUCT MAXIMUM G' LENGTH MEETING NFPA STANDARDS 90A AND 90B AND IS UL LISTED 181-CLASS T WITH A MINIMUM POSITIVE PRESSURE RATING OF 6" WATER GAUGE. HEATING SUPPLY DUCTS ARE NOT PERMITTED IN EXTERIOR WALLS OR HOUSE TO GARAGE COMMON WALLS



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

1,538 sq. ft.

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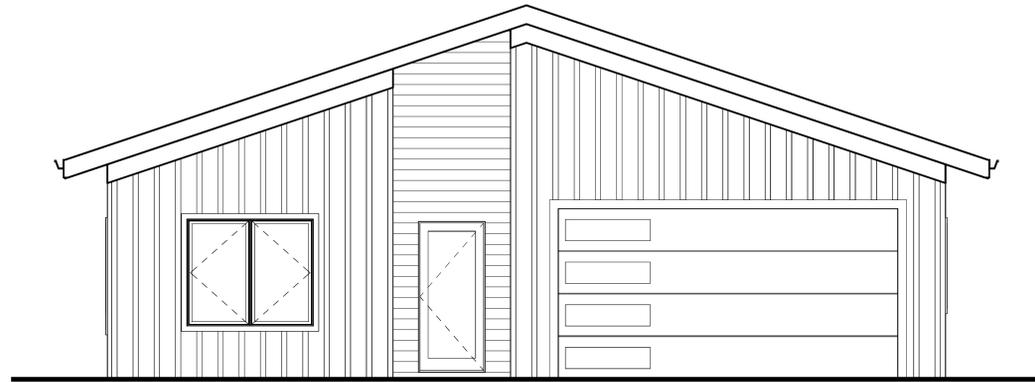
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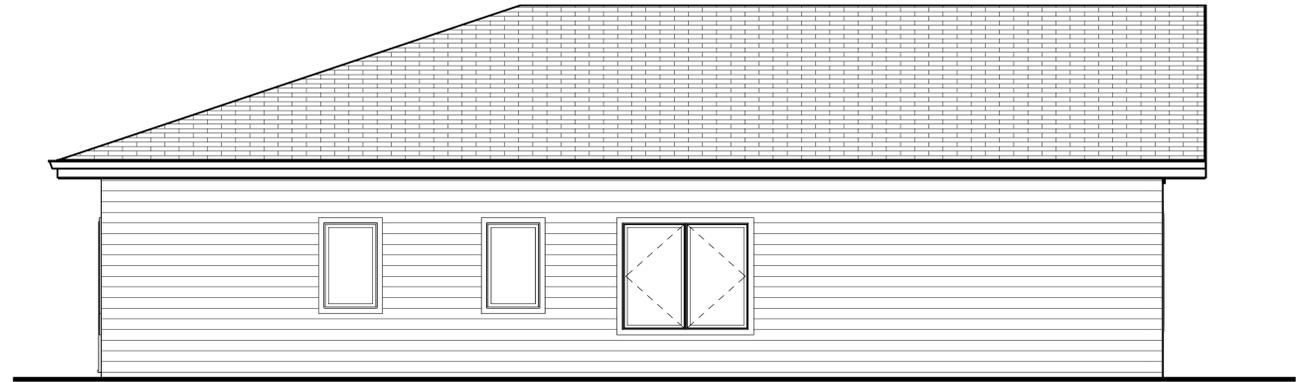
SHEET

**A2.0**



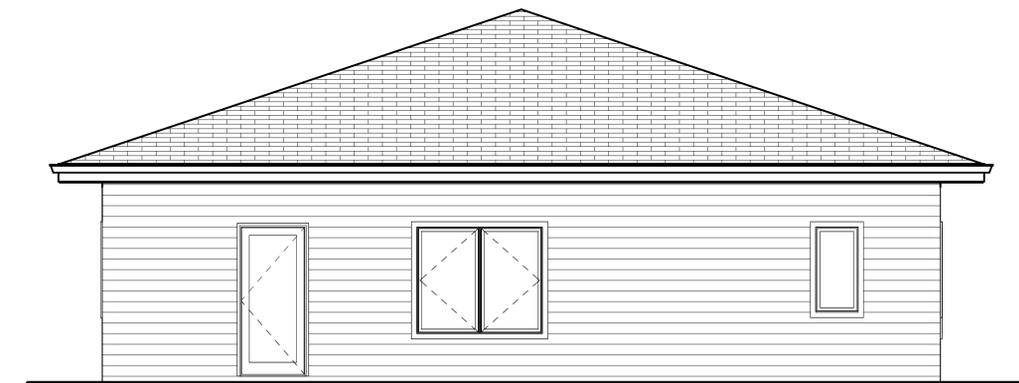
**FRONT ELEVATION BUILDING 1**

SCALE: 1/4" = 1'-0"



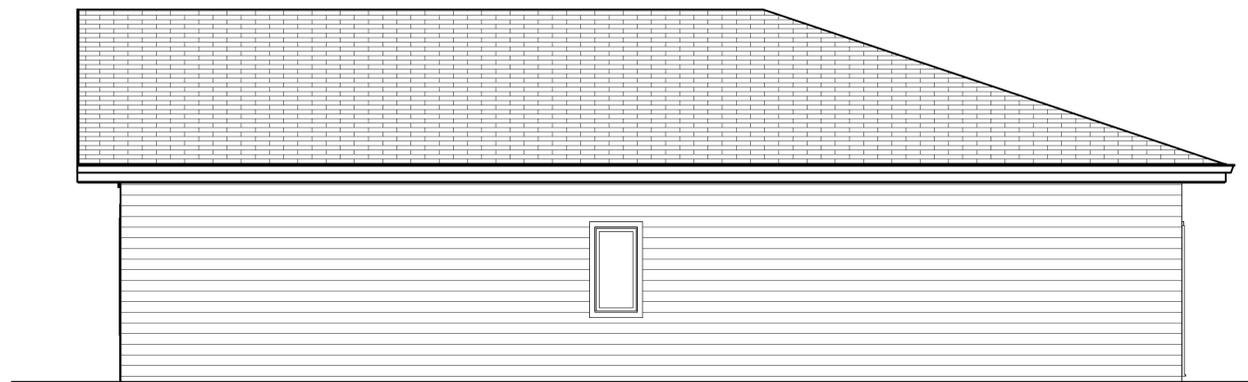
**LEFT ELEVATION BUILDING 1**

SCALE: 1/4" = 1'-0"



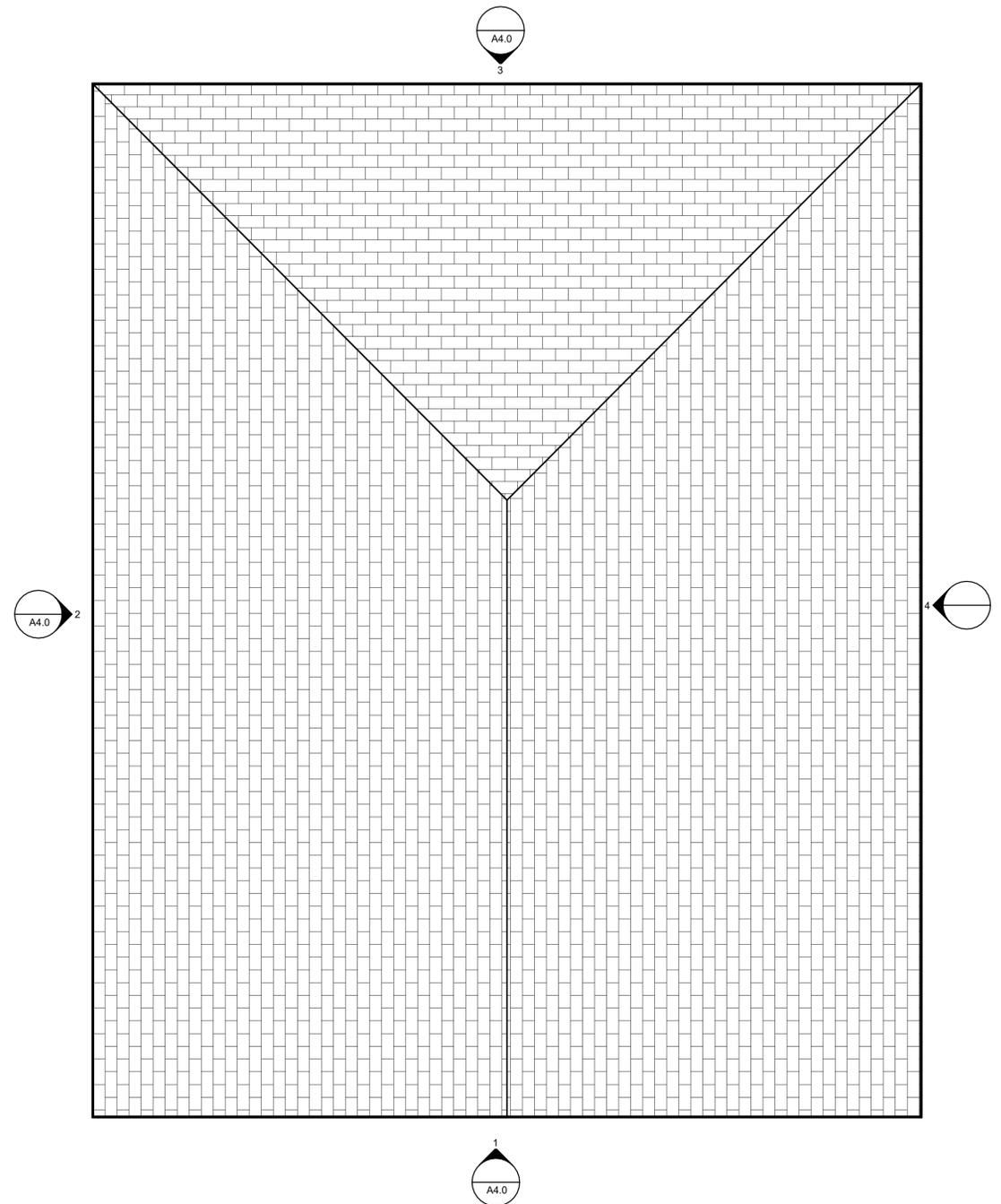
**REAR ELEVATION BUILDING 1**

SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION BUILDING 1**

SCALE: 1/4" = 1'-0"



**ROOF PLAN BUILDING 1**

SCALE: 1/4" = 1'-0"

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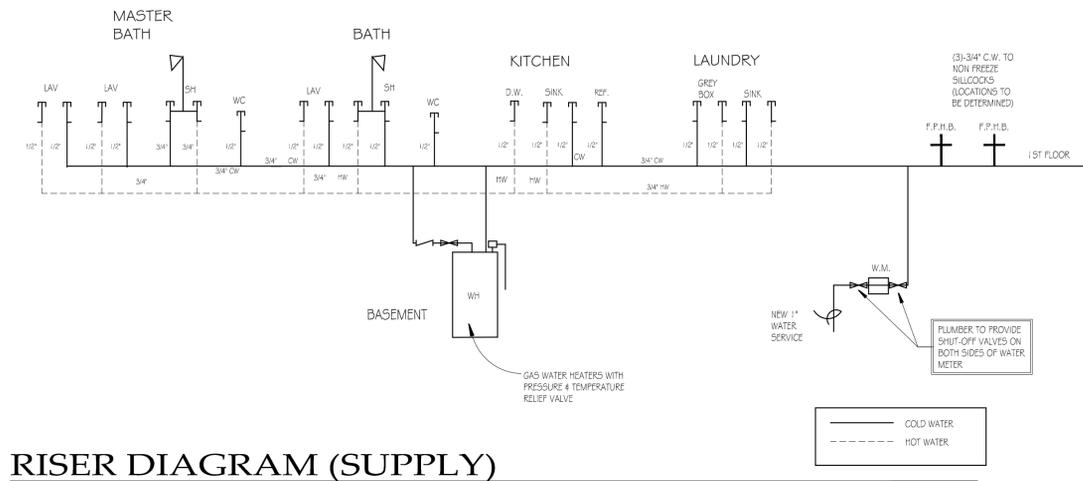
REVISION

PROJECT  
**24118**

SHEET  
**A4.0**

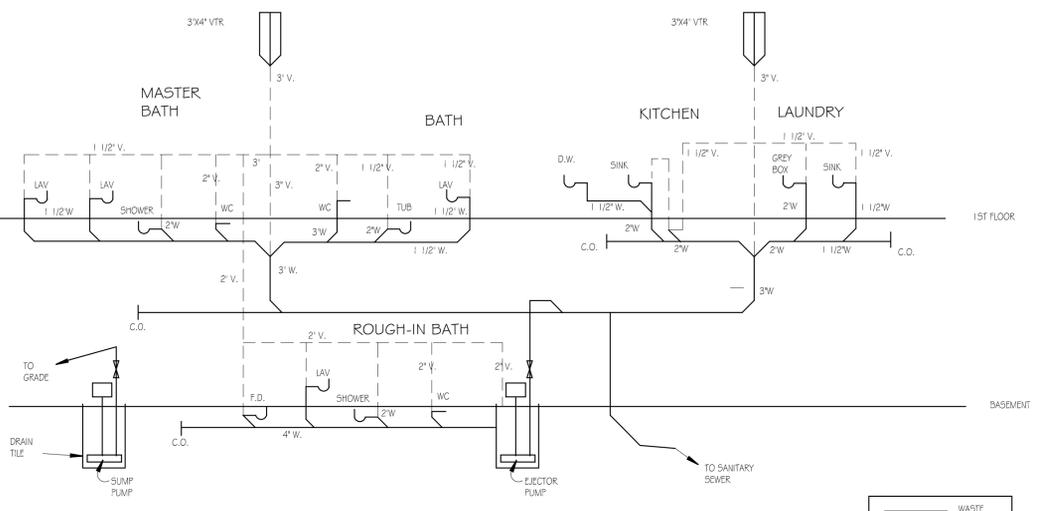






### RISER DIAGRAM (SUPPLY)

NO SCALE

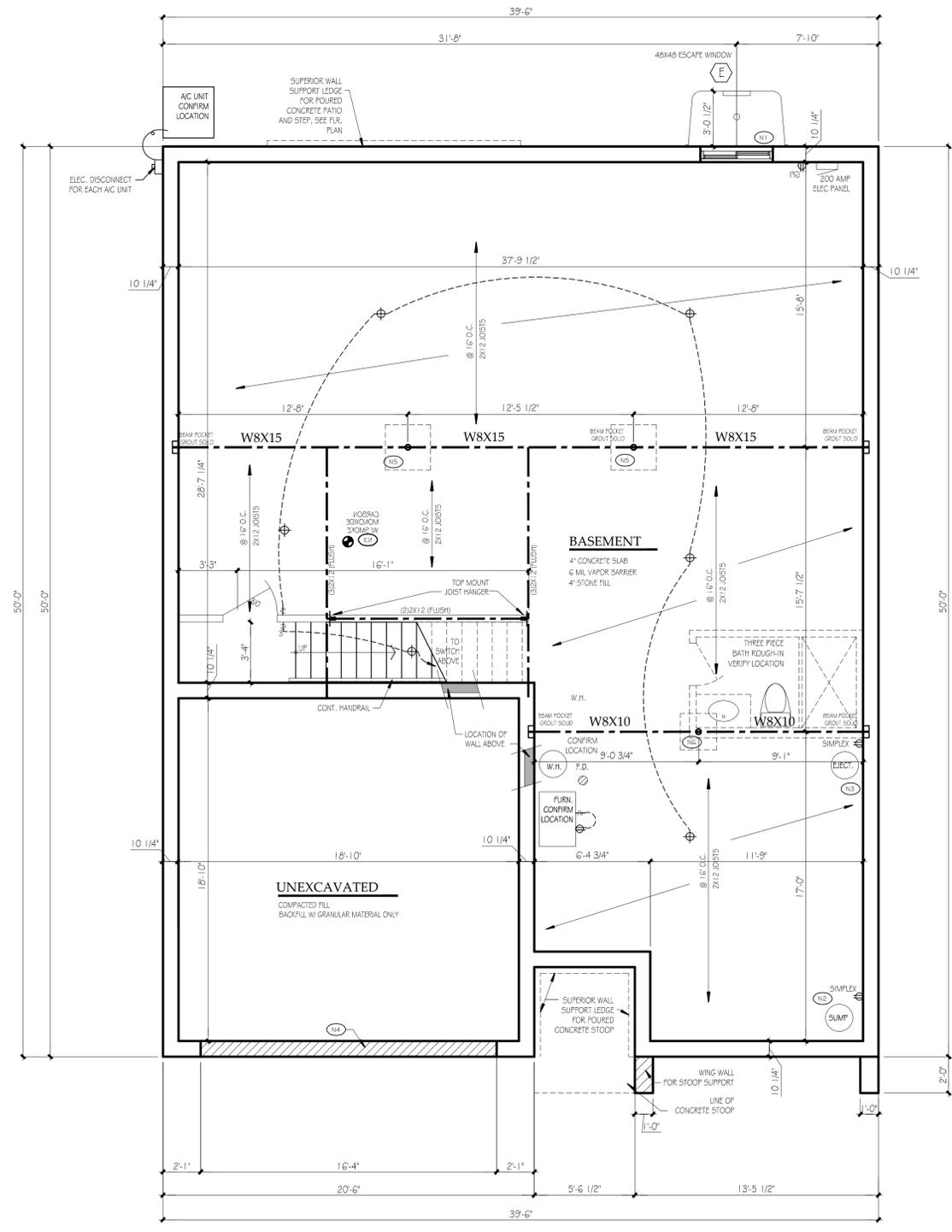


### RISER DIAGRAM (WASTE)

NO SCALE

UNIT FIXTURE COUNT			
FIXTURE	COUNT	MULTIPLIER	SUB TOTAL
BATH TUB	1	2	2
WATER CLOSET	2	3	6
SINK	1	2	2
WASHING MACHINE	1	2	2
LAVATORY	3	1	3
LAUNDRY TRAY	1	3	3
DISHWASHER	1	1	1
HOSE BIBS	2	0.75	1.5
TOTAL			20.5

PIPE SIZE REQUIRED 20.5 UNITS = 1"  
 METER SIZE REQUIREMENT = 3/4"



### FOUNDATION PLAN

SCALE: 1/4"=1'-0"

### GENERAL NOTES

- ALL FOUNDATION WALLS TO BE SUPERIOR WALL
- (E) EMERGENCY EGRESS OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS, WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
- (N1) 4/0 X 4/0 SLIDING VINYL BASEMENT WINDOW
- (N2) METAL WINDOW WELL WITH DRAIN TO FOOTING DRAIN TILE. THE HORIZONTAL DIMENSION OF A WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". PROVIDE OPERABLE WINDOW WELL COVER.
- (N3) IF BASE OF ESCAPE WINDOW WELL IS MORE THAN 44" BELOW GRADE THEN ATTACH ESCAPE LADDER TO WINDOW WELL. MIN. 12" WIDE & 3' PROJECTION FROM WALL WITH STEPS SPACED @ 18" O.C. MAX.
- (N4) PROVIDE STRUCTURAL GRATE COVER OVER WELL.
- (N5) SUMP PUMP W/ BATTERY BACK-UP. PROVIDE WATER LEVEL SENSING AUDIBLE ALARM W/ DIAL OUT FEATURE. ACTUAL LOCATION TO BE DETERMINED BY THE CONTRACTOR. TRIM 1" (MIN.) A.F.F.
- (N6) DUE TO DRAINAGE ISSUES, SUMP MUST DISCHARGE TO FRONT YARD. MAY CONNECT TO STORM SEWER IN MAIN STREET.
- (N7) EJECTOR PIT, ACTUAL LOCATION TO BE DETERMINED BY THE CONTRACTOR. TRIM FLUSH WITH FLOOR.
- (N8) RECESS TOP OF FOUNDATION 1'-2" UNDER OVERHEAD DOOR.
- (N9) 3 1/2" DIA. STANDARD STEEL COLUMN (NOT LALLY COLUMN) W/ 2x6 X 2x6 X 1/0 CONCRETE FOOTING. (TYP.)
- (N10) 3 1/2" DIA. STANDARD STEEL COLUMN (NOT LALLY COLUMN) W/ 20 X 20 X 1/0 CONCRETE FOOTING. (TYP.)

**GROUNDING ELECTRODE SYSTEM**  
 NEC 2011 250.52(3) - GROUNDING ELECTRODES: ROD & PIPE ELECTRODES  
 ROD AND PIPE ELECTRODES SHALL NOT BE LESS THAN 2.44M (8 FT) IN LENGTH AND SHALL CONSIST OF THE FOLLOWING MATERIALS.  
 (a) GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION.  
 (b) ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC COATED STEEL SHALL BE AT LEAST 15.87MM (5/8 IN) IN DIAMETER, UNLESS LISTED.

ELECTRICAL CONTRACTOR TO INSTALL (2) GROUNDING ELECTRODES OF EITHER ROD OR PIPE PER NEC 2011 250.52(5)

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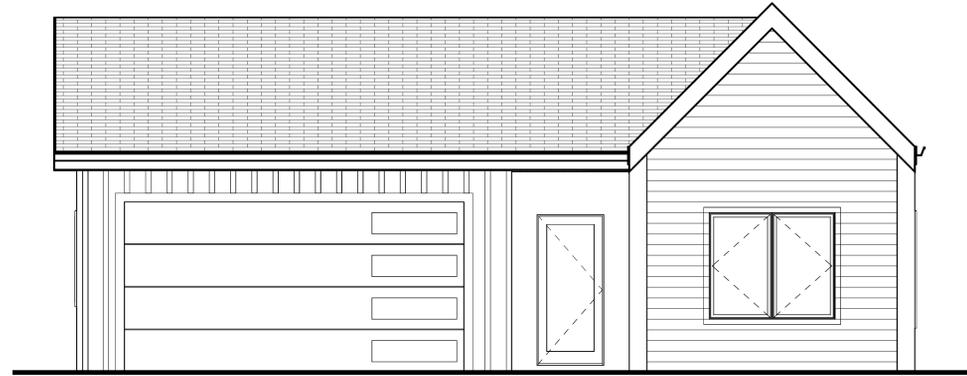
DATE  
**07/16/25**

REVISIONS

PROJECT  
**24118**  
 SHEET

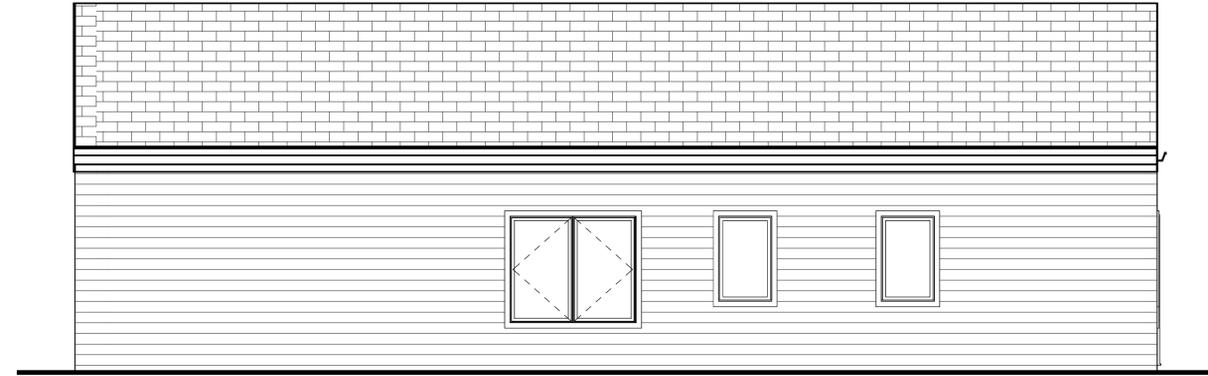
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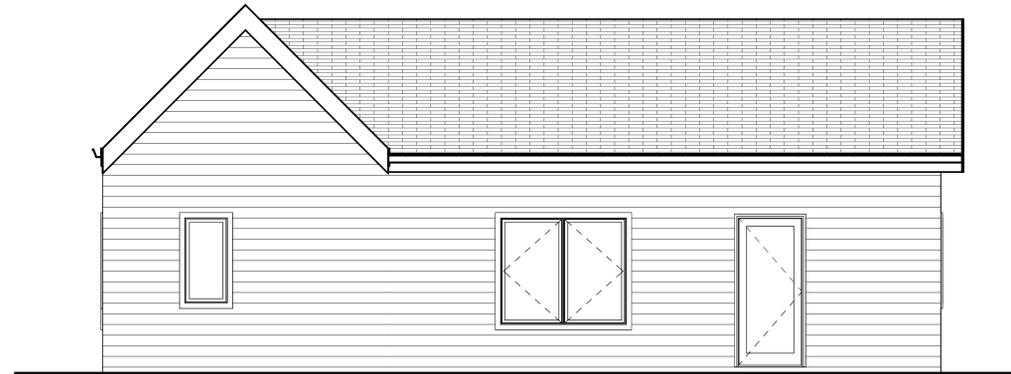
**FRONT ELEVATION BUILDING 2**

SCALE: 1/4" = 1'-0"



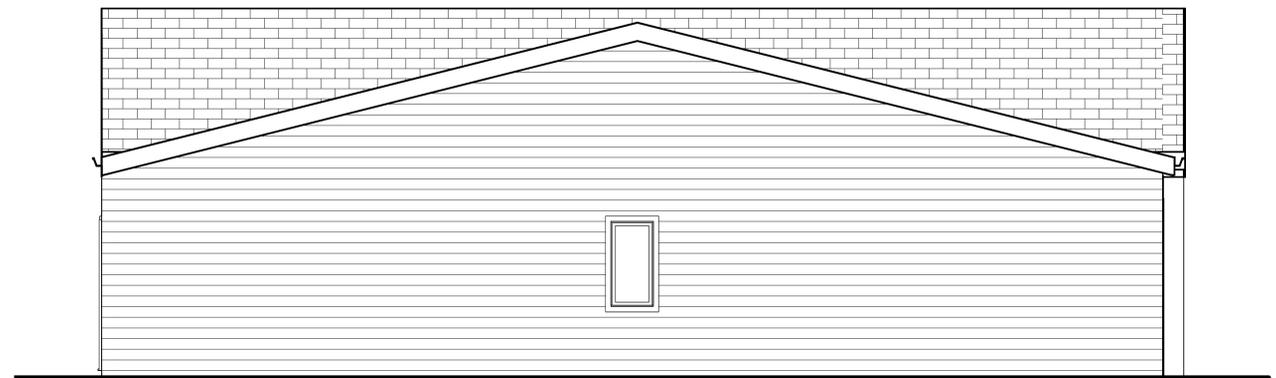
**RIGHT ELEVATION BUILDING 2**

SCALE: 1/4" = 1'-0"



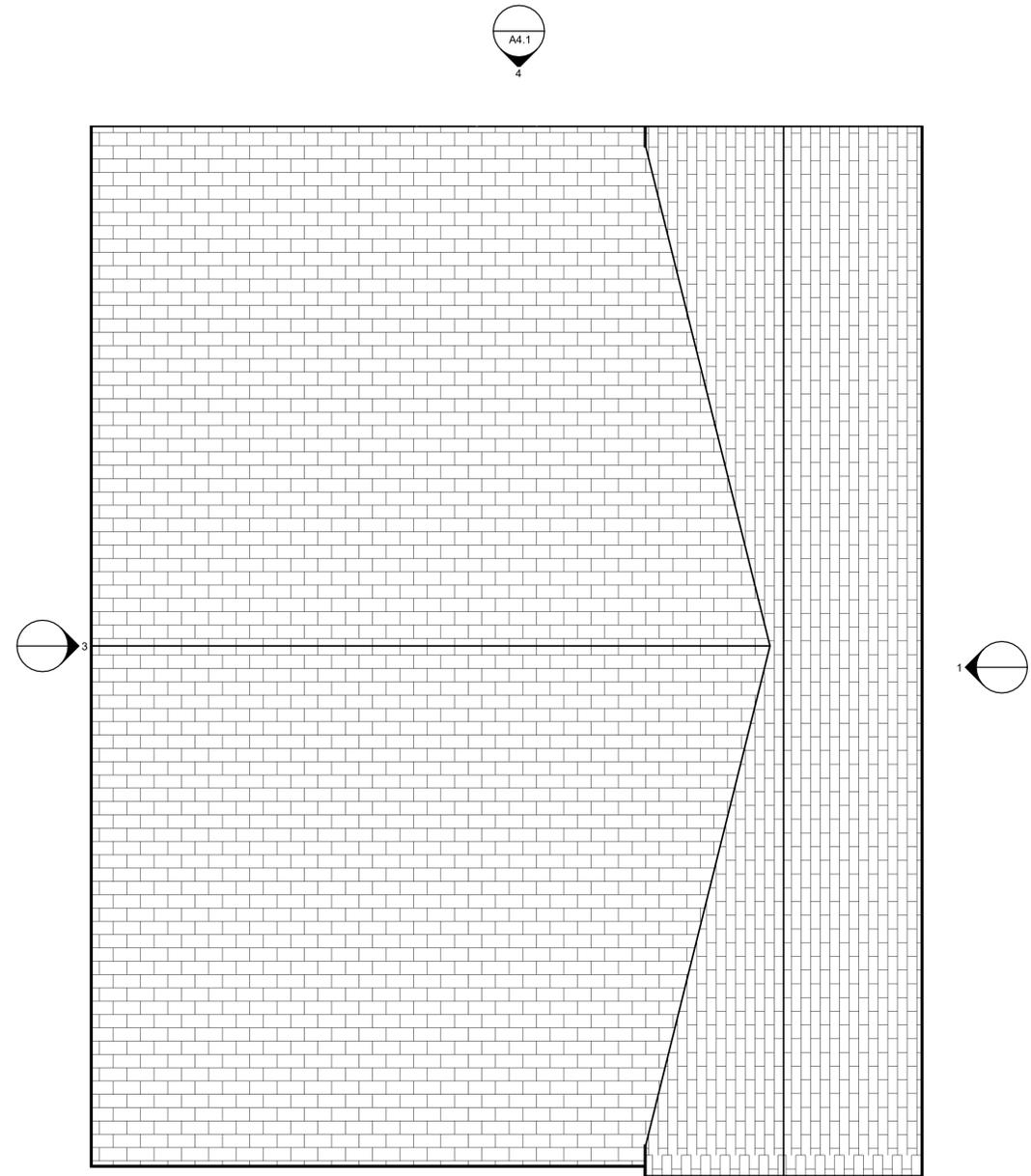
**REAR ELEVATION BUILDING 2**

SCALE: 1/4" = 1'-0"



**LEFT ELEVATION BUILDIGN 2**

SCALE: 1/4" = 1'-0"



**ROOF PLAN BUILDING 2**

SCALE: 1/4" = 1'-0"

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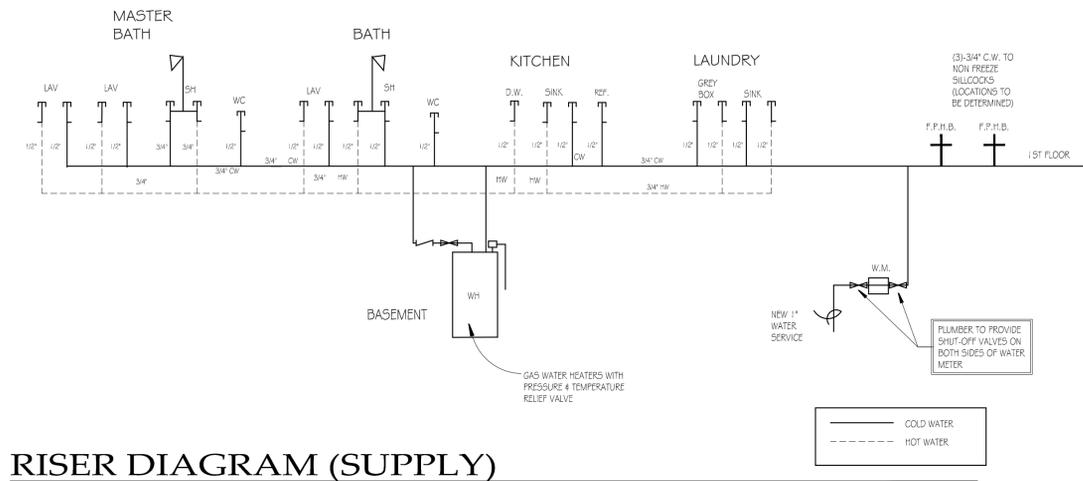
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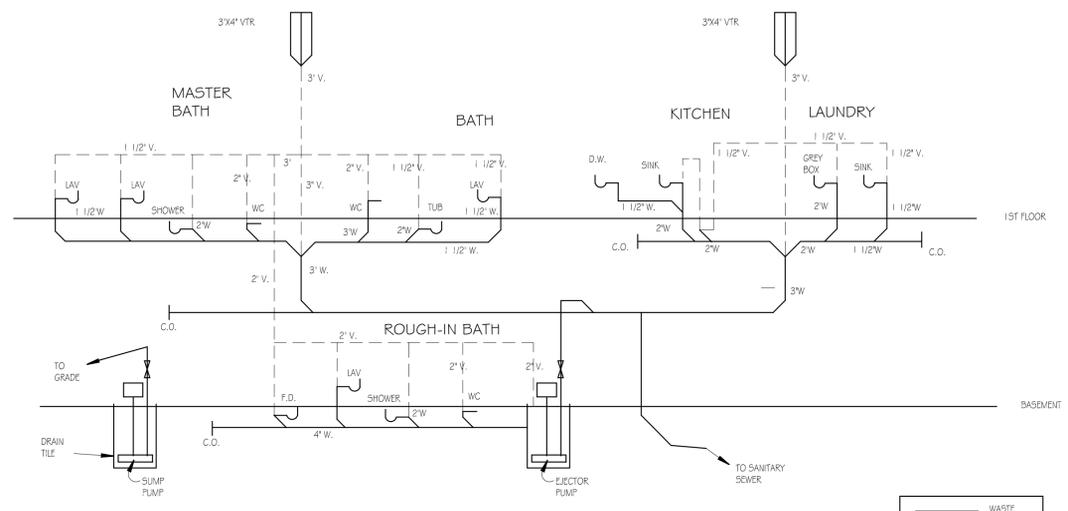
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**RISER DIAGRAM (SUPPLY)**  
NO SCALE

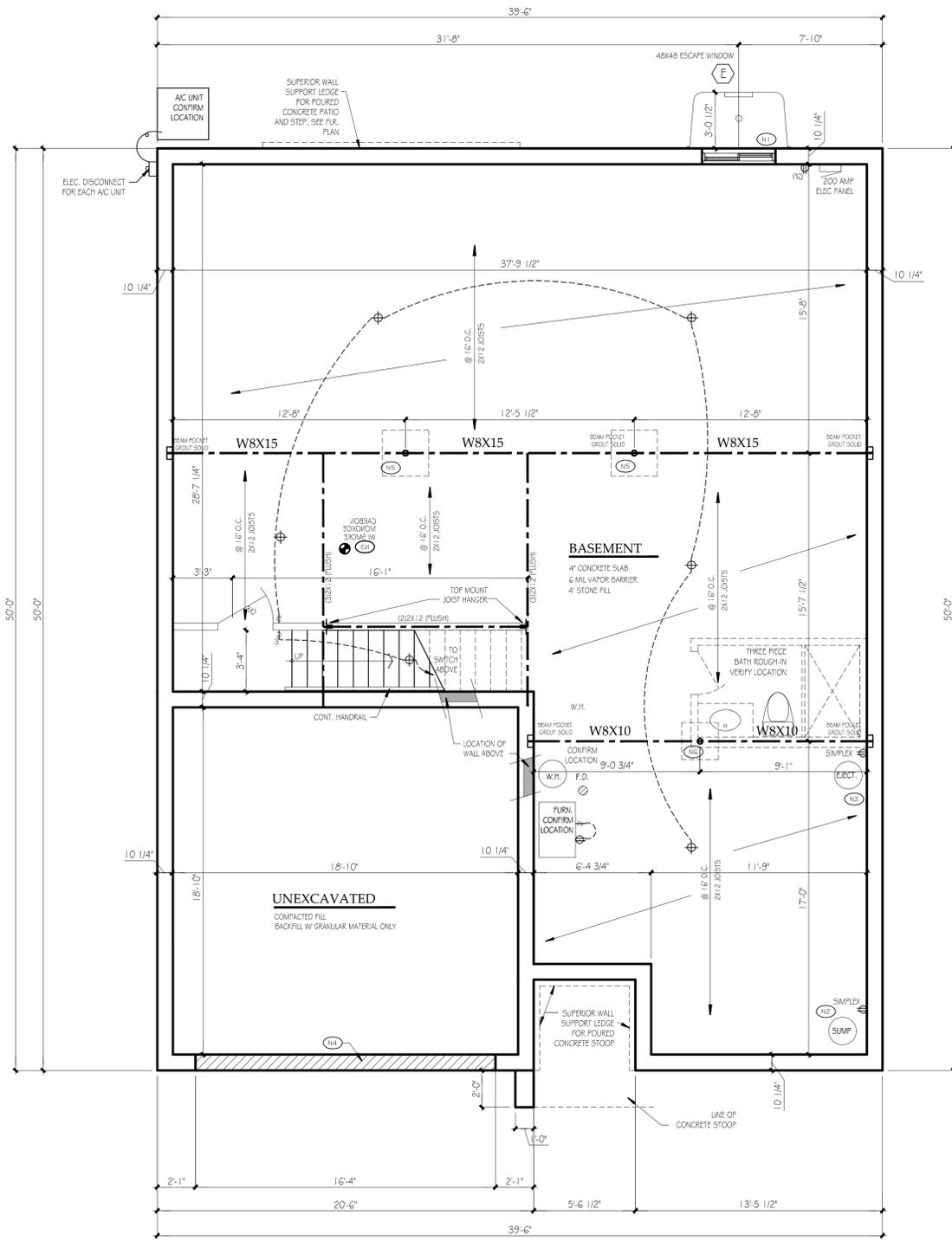


**RISER DIAGRAM (WASTE)**  
NO SCALE

UNIT FIXTURE COUNT	FIXTURE COUNT	MULTIPLIER	SUB TOTAL
BATH TUB	1	2	2
WATER CLOSET	2	3	6
SINK	1	2	2
WASHING MACHINE	1	2	2
LAVATORY	3	1	3
LAUNDRY TRAY	1	3	3
DISHWASHER	1	1	1
HOSE BIBS	2	0.75	1.5
<b>TOTAL</b>			<b>20.5</b>

PIPE SIZE REQUIRED 20.5 UNITS = 1"  
 METER SIZE REQUIREMENT = 3/4"

NOTE: ALL DRAIN, WASTE AND VENT PIPING SHALL BE TESTED PRIOR TO ENCLOSING. SUCH TEST SHALL BE DONE BY FILLING THE ENTIRE SYSTEM WITH WATER. WHEN WEATHER CONDITIONS PRECLUDE WATER TESTING, THE ENTIRE SYSTEM SHALL BE PUT UNDER AIR PRESSURE AT 5 LBS. FOR A PERIOD OF 15 MINUTES.



**FOUNDATION PLAN**  
SCALE: 1/4"=1'-0"

**GENERAL NOTES**

- ALL FOUNDATION WALLS TO BE SUPERIOR WALL
- (E) EMERGENCY EGRESS OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
- (N1) 4/0 X 4/0 SLIDING VINYL BASEMENT WINDOW
- (N2) METAL WINDOW WELL WITH DRAIN TO FOOTING DRAIN TILE. THE HORIZONTAL DIMENSION OF A WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". PROVIDE OPERABLE WINDOW WELL COVER.
- (N3) IF BASE OF ESCAPE WINDOW WELL IS MORE THAN 44" BELOW GRADE THEN ATTACH ESCAPE LADDER TO WINDOW WELL. MIN. 12" WIDE & 3' PROJECTION FROM WALL WITH STEPS SPACED @ 18" O.C. MAX.
- (N4) PROVIDE STRUCTURAL GRATE COVER OVER WELL.
- (N5) SLUMP PUMP W/ BATTERY BACK-UP. PROVIDE WATER LEVEL SENSING AUDIBLE ALARM W/ DIAL OUT FEATURE. ACTUAL LOCATION TO BE DETERMINED BY THE CONTRACTOR. TRIM 1" (MIN.) A.F.F.
- (N6) DUE TO DRAINAGE ISSUES, SLUMP MUST DISCHARGE TO FRONT YARD. MAY CONNECT TO STORM SEWER IN MAIN STREET.
- (N7) EJECTOR PIT, ACTUAL LOCATION TO BE DETERMINED BY THE CONTRACTOR. TRIM FLUSH WITH FLOOR.
- (N8) RECESS TOP OF FOUNDATION 1'-2" UNDER OVERHEAD DOOR
- (N9) 3 1/2" DIA. STANDARD STEEL COLUMN (NOT LALLY COLUMN) W/ 2x6 X 2x6 X 1/0 CONCRETE FOOTING. (TYP.)
- (N10) 3 1/2" DIA. STANDARD STEEL COLUMN (NOT LALLY COLUMN) W/ 20 X 20 X 1/0 CONCRETE FOOTING. (TYP.)

**GROUNDING ELECTRODE SYSTEM**  
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ELECTRICAL CONTRACTOR TO INSTALL (2) GROUNDING ELECTRODES OF EITHER ROD OR PIPE PER NEC 2011 250.52(5)

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 SHEET  
**A1.0**

**LIGHT & VENTILATION REQUIREMENTS**

ROOM NUMBER	ROOM DESCRIPTION	FLOOR AREA SQ. FT.	CODE REQUIREMENTS			ACTUAL PROVIDED		
			NATURAL LIGHT & VENTILATION		MECH VENT	NATURAL LIGHT & VENTILATION		MECH VENT
			GLASS SQ FT	VENT SQ FT	CFM EXHAUST	GLASS SQ FT	VENT SQ FT	CFM EXHAUST
	BASEMENT	1,225	24.50	24.50		16.00	8.00	
	Great Room/Dinette	398	31.84	15.92		32.64	34.27	
	MASTER BEDROOM	172	13.76	6.88		14.83	12.01	
	BEDROOM 2	122	9.76	4.88		20.54	16.47	
	BEDROOM 3	118	9.44	4.72		20.54	16.47	
	MASTER BATH	72				48.24		70.00
	BATH	47				31.16		70.00

\* IN ROOMS WHERE GLAZING IS NOT PROVIDED ARTIFICIAL LIGHT MUST BE PROVIDED CAPABLE OF PRODUCING AN AVG. ILLUMINATION OF 10 FOOT CANDLES OVER THE AREA OF THE ROOM @ 30' A.F.F.

\*\* IN ROOMS WHERE NATURAL VENTILATION IS NOT PROVIDED, AN APPROVED MECHANICAL VENTILATION SYSTEM MUST BE PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR.

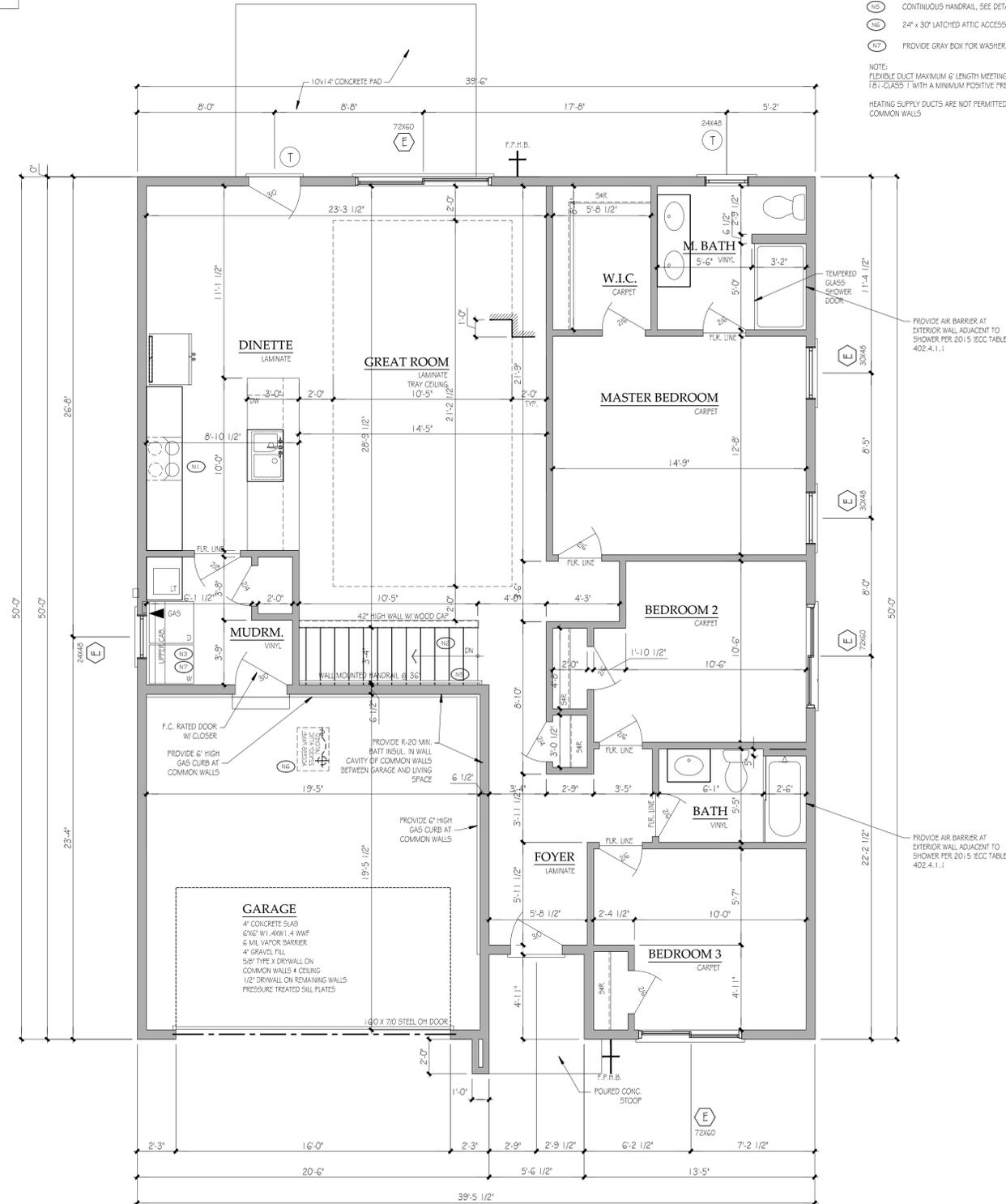
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**E** EMERGENCY EGRESS OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.

- M1** WALL MOUNT MICROWAVE ABOVE RANGE
- M2** CARPENTER BUILT STAIRS
- M3** PROVIDE DRAIN PAN BELOW WASHING MACHINE.
- M4** 36" HIGH WOOD RAILING W/ BALUSTERS @ 4" O.C. MAX.
- M5** CONTINUOUS HANDRAIL, SEE DETAIL ON A0.2
- M6** 24" x 30" LATCHED ATTIC ACCESS PANEL W/ P.C. LIGHT
- M7** PROVIDE GRAY BOX FOR WASHER.

NOTE: FLEXIBLE DUCT MAXIMUM G' LENGTH MEETING NFPA STANDARDS 90A AND 90B AND IS UL LISTED 181-CLASS T WITH A MINIMUM POSITIVE PRESSURE RATING OF 6" WATER GAUGE. HEATING SUPPLY DUCTS ARE NOT PERMITTED IN EXTERIOR WALLS OR HOUSE TO GARAGE COMMON WALLS



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

1,538 sq. ft.

**Warrenville Development**  
35729 West Ave., Warrenville, IL 60555

5012 Fairview Ave.  
Downers Grove, IL 60515  
630.789.2513  
studio21architects.com

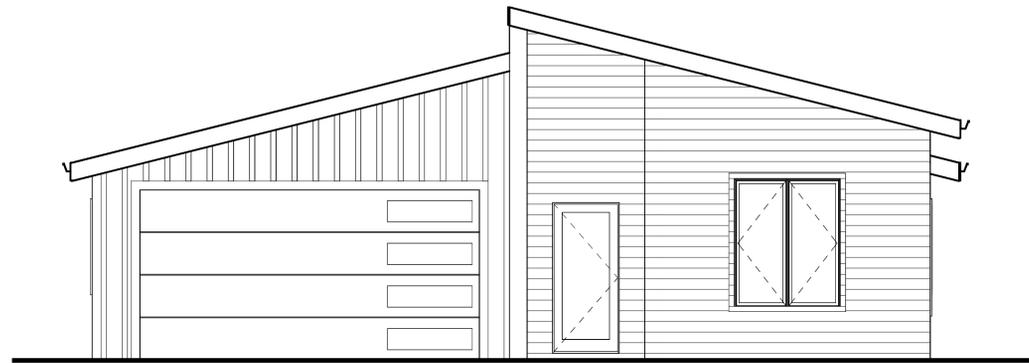
DATE  
**07/16/25**

REVISIONS

PROJECT  
**24118**

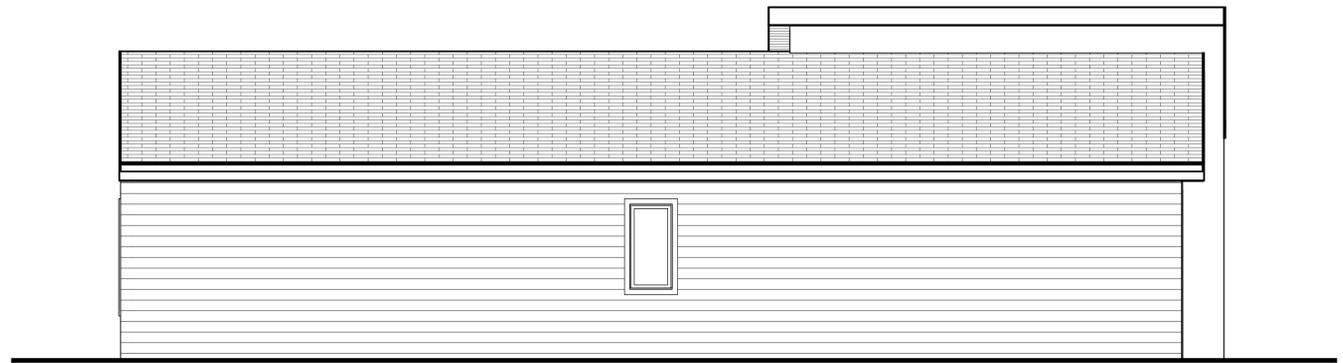
SHEET

**A2.0**



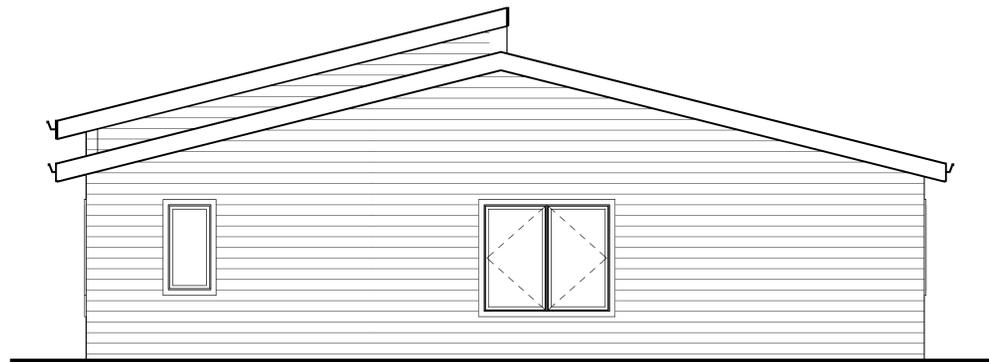
**FRONT ELEVATION BUILDING 3**

SCALE: 1/4" = 1'-0"



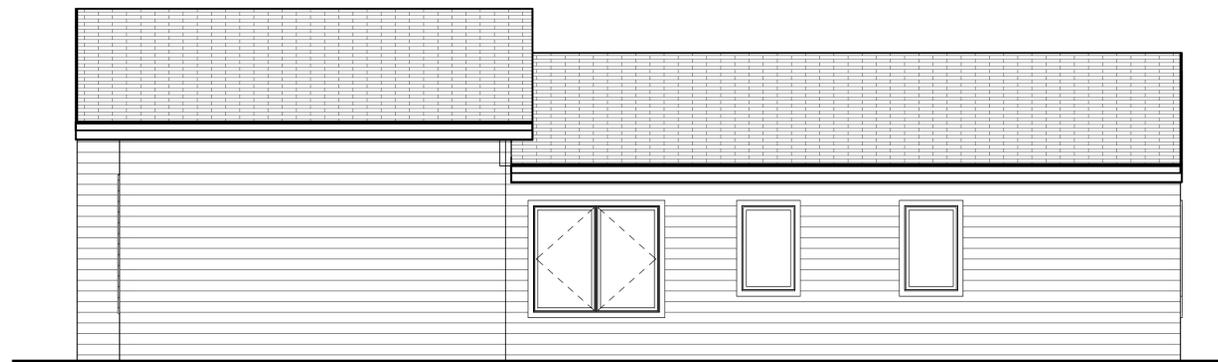
**LEFT ELEVATION BUILDING 3**

SCALE: 1/4" = 1'-0"



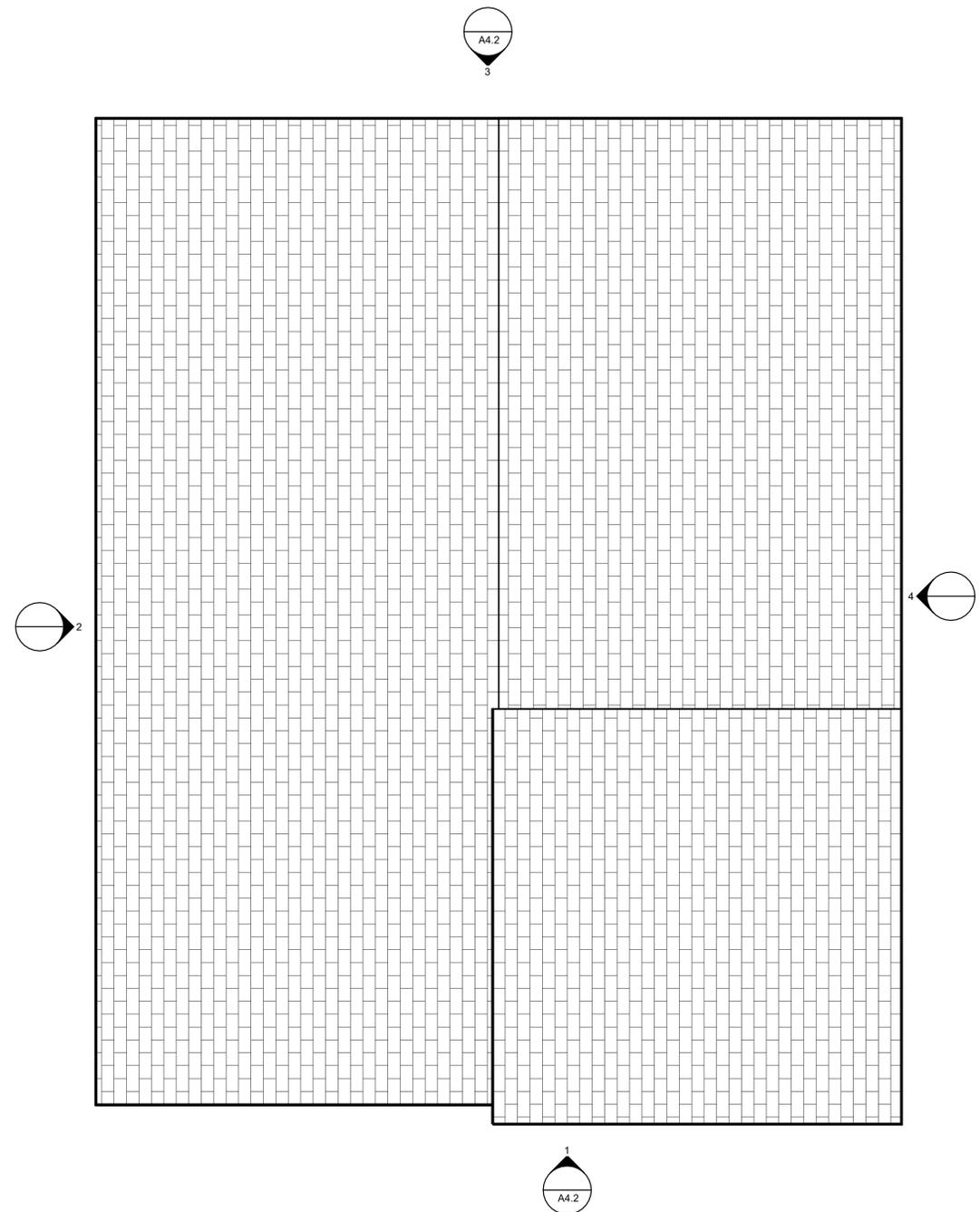
**REAR ELEVATION BUILDING 3**

SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION BUILDING 3**

SCALE: 1/4" = 1'-0"



**ROOF PLAN BUILDING 3**

SCALE: 1/4" = 1'-0"

**WARRENVILLE DEV.**  
35729 West Avenue, Warrenville, IL

**studio21 architects**  
5012 Fairview Ave.  
Downers Grove, IL 60515  
630.789.2513  
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DATE  
**07-16-25**

REVISION

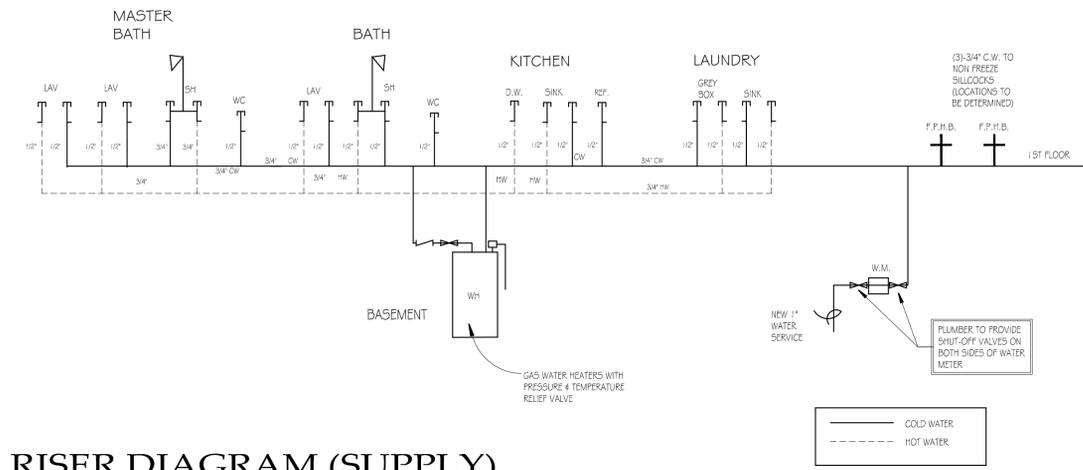
PROJECT  
**24118**

SHEET

**A4.0**

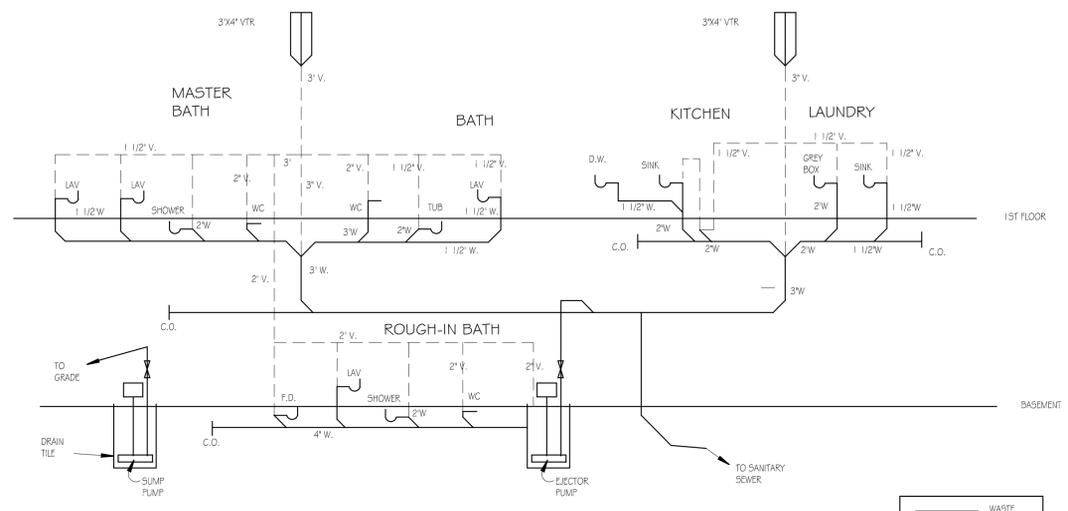






### RISER DIAGRAM (SUPPLY)

NO SCALE



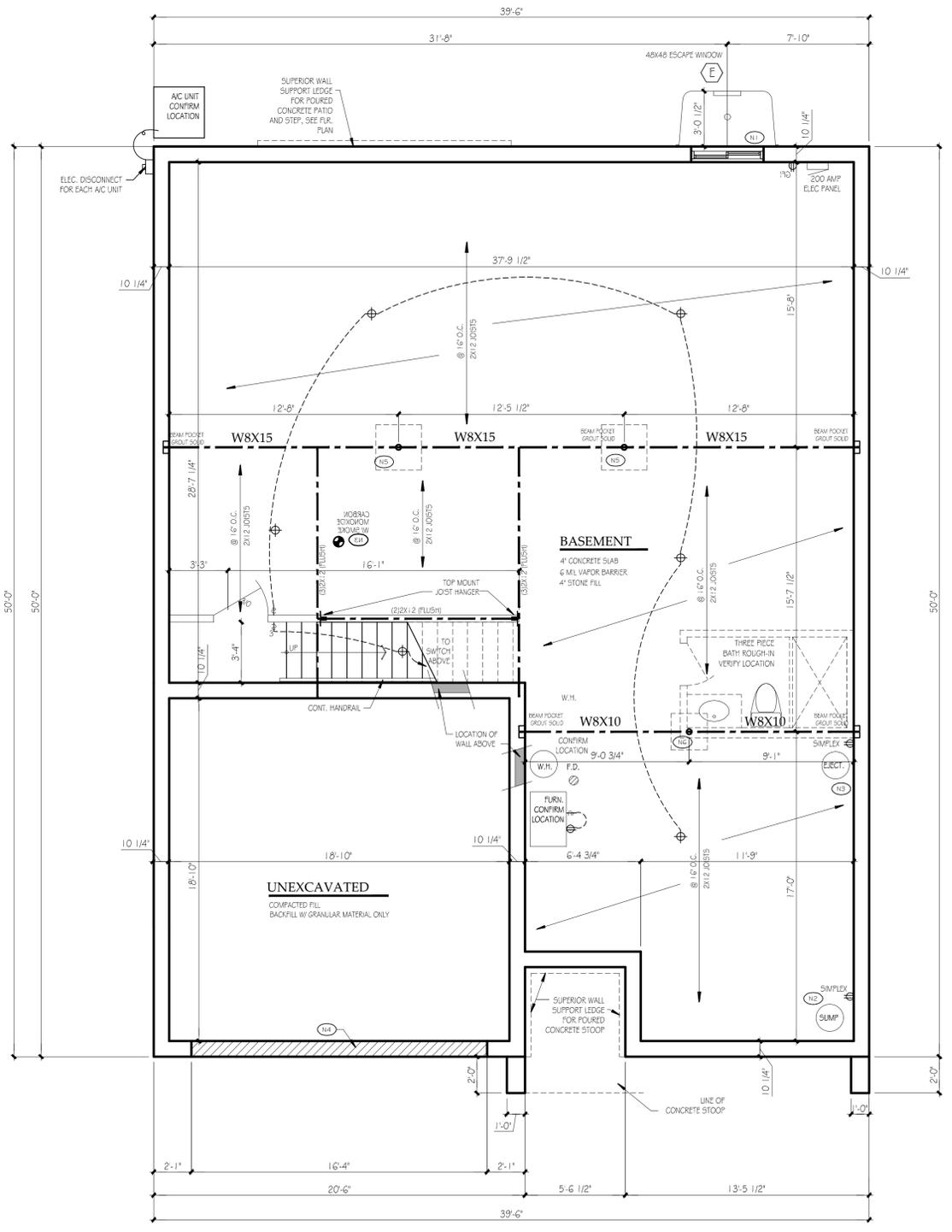
### RISER DIAGRAM (WASTE)

NO SCALE

UNIT FIXTURE COUNT	FIXTURE COUNT	MULTIPLIER	SUB TOTAL
BATH TUB	1	2	2
WATER CLOSET	2	3	6
SINK	1	2	2
WASHING MACHINE	1	2	2
LAVATORY	3	1	3
LAUNDRY TRAY	1	3	3
DISHWASHER	1	1	1
HOSE BIBS	2	0.75	1.5
<b>TOTAL</b>			<b>20.5</b>

PIPE SIZE REQUIRED 20.5 UNITS = 1"  
 METER SIZE REQUIREMENT = 3/4"

NOTE: ALL DRAIN, WASTE AND VENT PIPING SHALL BE TESTED PRIOR TO ENCLOSING. SUCH TEST SHALL BE DONE BY FILLING THE ENTIRE SYSTEM WITH WATER. WHEN WEATHER CONDITIONS PRECLUDE WATER TESTING, THE ENTIRE SYSTEM SHALL BE PUT UNDER AIR PRESSURE AT 5 LBS. FOR A PERIOD OF 15 MINUTES.



### FOUNDATION PLAN

SCALE: 1/4"=1'-0"

### GENERAL NOTES

- ALL FOUNDATION WALLS TO BE SUPERIOR WALL
- (E) EMERGENCY EGRESS OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
- (N1) 4/0 X 4/0 SLIDING VINYL BASEMENT WINDOW
- METAL WINDOW WELL WITH DRAIN TO FOOTING DRAIN TILE. THE HORIZONTAL DIMENSION OF A WINDOW WELL SHALL PROVIDE A MINIMUM NET CLEAR AREA OF 9 SQ. FT. WITH A MINIMUM HORIZONTAL PROJECTION AND WIDTH OF 36". PROVIDE OPERABLE WINDOW WELL COVER.
- IF BASE OF ESCAPE WINDOW WELL IS MORE THAN 44" BELOW GRADE THEN ATTACH ESCAPE LADDER TO WINDOW WELL. MIN. 12" WIDE x 3' PROJECTION FROM WALL WITH STEPS SPACED @ 18" O.C. MAX.
- PROVIDE STRUCTURAL GRATE COVER OVER WELL.
- (N2) SLUMP PUMP W/ BATTERY BACK-UP. PROVIDE WATER LEVEL SENSING AUDIBLE ALARM W/ DIAL OUT FEATURE. ACTUAL LOCATION TO BE DETERMINED BY THE CONTRACTOR. TRIM 1" (MIN.) A.F.F.
- DUE TO DRAINAGE ISSUES, SLUMP MUST DISCHARGE TO FRONT YARD. MAY CONNECT TO STORM SEWER IN MAIN STREET.
- (N3) EJECTOR PIT, ACTUAL LOCATION TO BE DETERMINED BY THE CONTRACTOR. TRIM FLUSH WITH FLOOR.
- (N4) RECESS TOP OF FOUNDATION 1'-2" UNDER OVERHEAD DOOR
- (N5) 3 1/2" DIA. STANDARD STEEL COLUMN (NOT LALLY COLUMN) W/ 2x6 X 2x6 X 1/0 CONCRETE FOOTING. (TYP.)
- (N6) 3 1/2" DIA. STANDARD STEEL COLUMN (NOT LALLY COLUMN) W/ 20 X 20 X 1/0 CONCRETE FOOTING. (TYP.)

**GROUNDING ELECTRODE SYSTEM**  
 NEC 2011 250.52(3) - GROUNDING ELECTRODES: ROD & PIPE ELECTRODES  
 ROD AND PIPE ELECTRODES SHALL NOT BE LESS THAN 2.44M (8 FT) IN LENGTH AND SHALL CONSIST OF THE FOLLOWING MATERIALS.  
 (a) GROUNDING ELECTRODES OF PIPE OR CONDUIT SHALL NOT BE SMALLER THAN THE OUTER SURFACE GALVANIZED OR OTHERWISE METAL-COATED FOR CORROSION PROTECTION.  
 (b) ROD-TYPE GROUNDING ELECTRODES OF STAINLESS STEEL AND COPPER OR ZINC COATED STEEL SHALL BE AT LEAST 15.87MM (5/8 IN) IN DIAMETER, UNLESS LISTED.

ELECTRICAL CONTRACTOR TO INSTALL (2) GROUNDING ELECTRODES OF EITHER ROD OR PIPE PER NEC 2011 250.52(5)

**Warrenville Development**  
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 Downers Grove, IL 60515  
**studio21 architects**  
 630.789.2513  
 studio21architects.com

DATE  
**07/16/25**

REVISIONS

PROJECT  
**24118**

SHEET  
**A1.0**

**LIGHT & VENTILATION REQUIREMENTS**

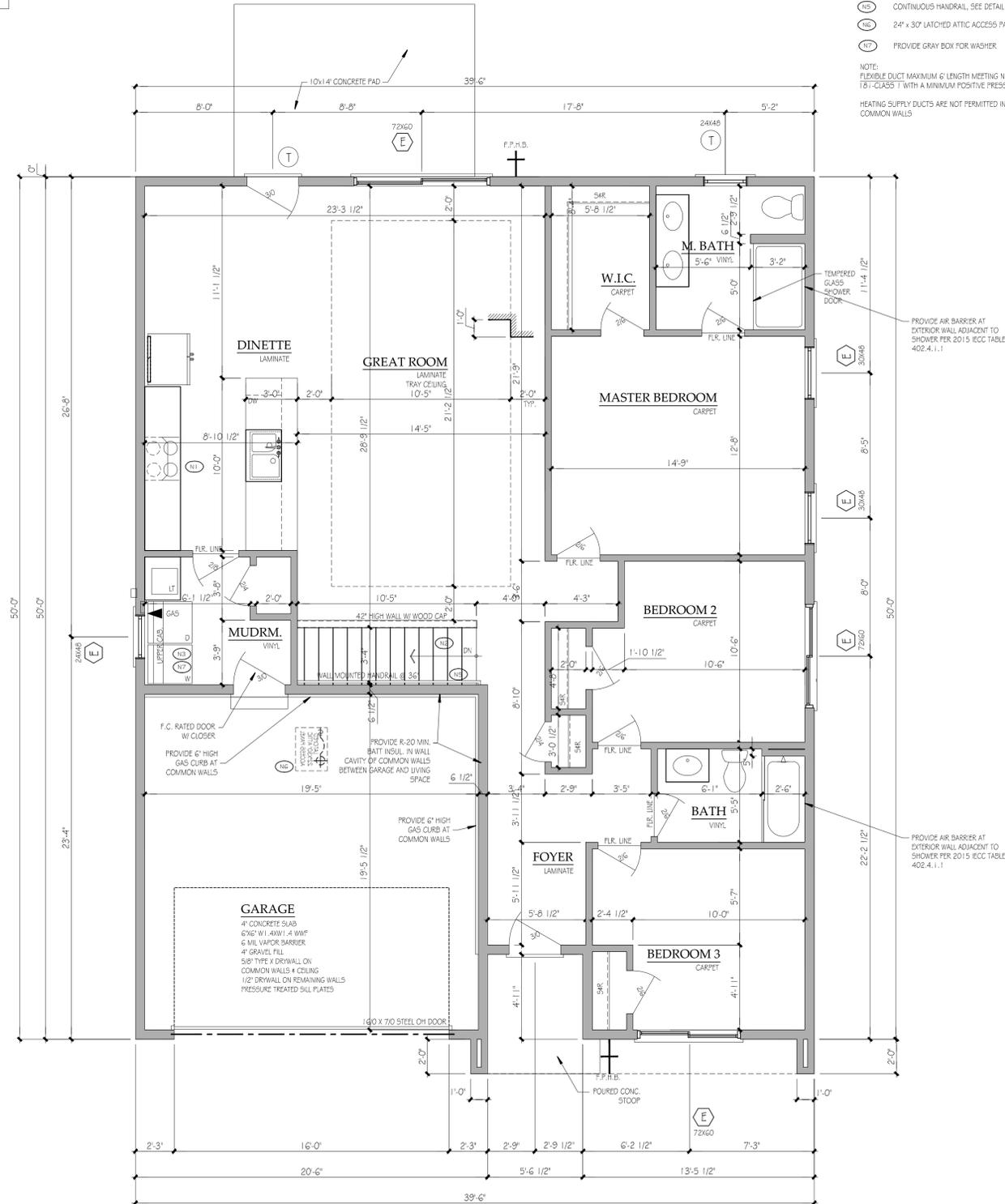
ROOM NUMBER	ROOM DESCRIPTION	FLOOR AREA SQ. FT.	CODE REQUIREMENTS			ACTUAL PROVIDED		
			NATURAL LIGHT & VENTILATION		MECH VENT	NATURAL LIGHT & VENTILATION		MECH VENT
			GLASS SQ. FT.	VENT SQ. FT.	CFM EXHAUST	GLASS SQ. FT.	VENT SQ. FT.	CFM EXHAUST
	BASEMENT	1,225	24.50	24.50		16.00	8.00	
	Great Room/Dinette	398	31.84	15.92		32.64	34.27	
	MASTER BEDROOM	172	13.76	6.88		14.83	12.01	
	BEDROOM 2	122	9.76	4.88		20.54	16.47	
	BEDROOM 3	118	9.44	4.72		20.54	16.47	
	MASTER BATH	72				48.24		70.00
	BATH	47				31.16		70.00

\* IN ROOMS WHERE GLAZING IS NOT PROVIDED ARTIFICIAL LIGHT MUST BE PROVIDED CAPABLE OF PRODUCING AN AVG. ILLUMINATION OF 1.0 FOOT CANDLES OVER THE AREA OF THE ROOM @ 30" A.F.F.

\*\* IN ROOMS WHERE NATURAL VENTILATION IS NOT PROVIDED, AN APPROVED MECHANICAL VENTILATION SYSTEM MUST BE PROVIDED CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR.

**GENERAL NOTES**

- ALL WINDOWS SIZES SHOWN ARE AS MANUFACTURED BY 'SIERRA PACIFIC' VINYL WINDOW UNLESS NOTED OTHERWISE
  - (E) EMERGENCY EGRESS OPENINGS: EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR. ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQUARE FEET. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24 INCHES. THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20 INCHES.
  - (M1) WALL MOUNT MICROWAVE ABOVE RANGE
  - (M2) CARPENTER BUILT STAIRS
  - (M3) PROVIDE DRAIN PAN BELOW WASHING MACHINE.
  - (M4) 36" HIGH WOOD RAILING W/ BALUSTERS @ 4" O.C. MAX.
  - (M5) CONTINUOUS HANDRAIL, SEE DETAIL ON A0.2
  - (M6) 24" x 30" LATCHED ATTIC ACCESS PANEL W/ P.C. LIGHT
  - (M7) PROVIDE GRAY BOX FOR WASHER.
- NOTE:  
FLEXIBLE DUCT MAXIMUM G' LENGTH MEETING NFPA STANDARDS 90A AND 90B AND IS UL LISTED 181-CLASS T WITH A MINIMUM POSITIVE PRESSURE RATING OF 6" WATER GAUGE.  
HEATING SUPPLY DUCTS ARE NOT PERMITTED IN EXTERIOR WALLS OR HOUSE TO GARAGE COMMON WALLS



**FIRST FLOOR PLAN**

SCALE: 1/4" = 1'-0"

1,538 sq. ft.

**Warrenville Development**  
35729 West Ave., Warrenville, IL 60555

5012 Fairview Ave.  
Downers Grove, IL 60515  
630.789.2513  
studio21architects.com

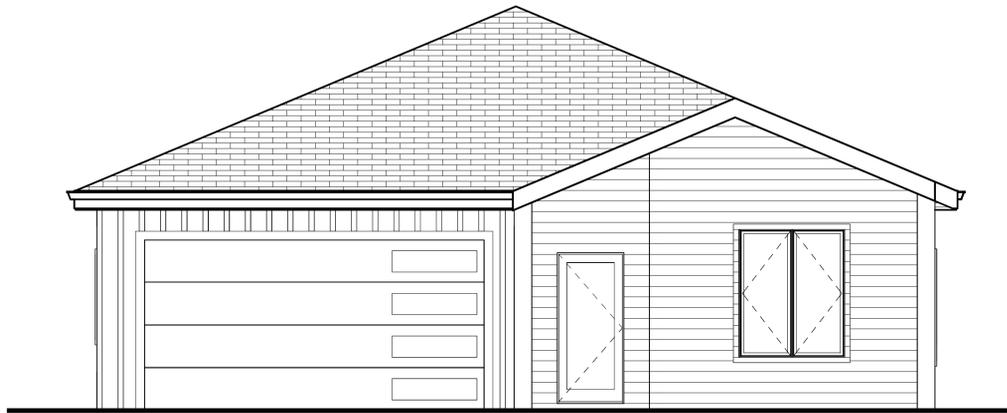
DATE  
07/16/25

REVISIONS

PROJECT  
24118

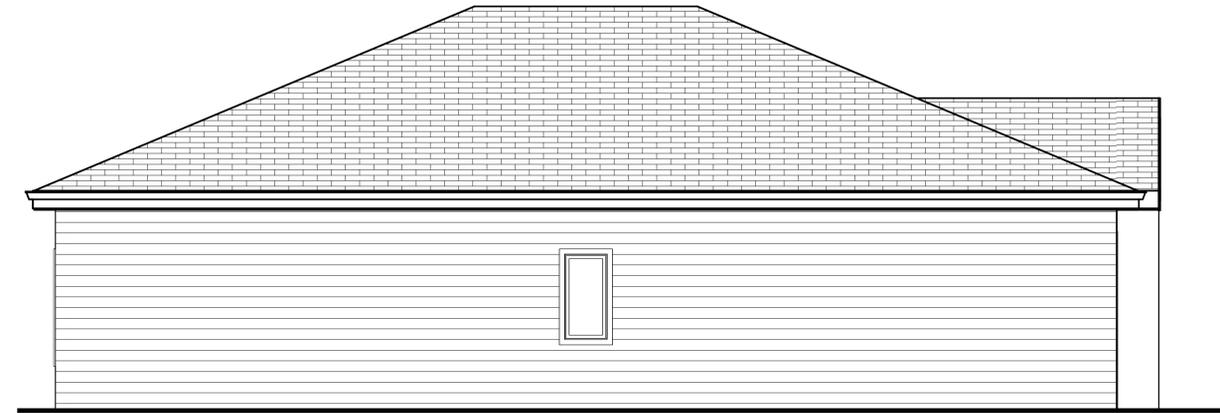
SHEET

A2.0



**FRONT ELEVATION BUILDING 4**

SCALE: 1/4" = 1'-0"



**LEFT ELEVATION BUILDING 4**

SCALE: 1/4" = 1'-0"



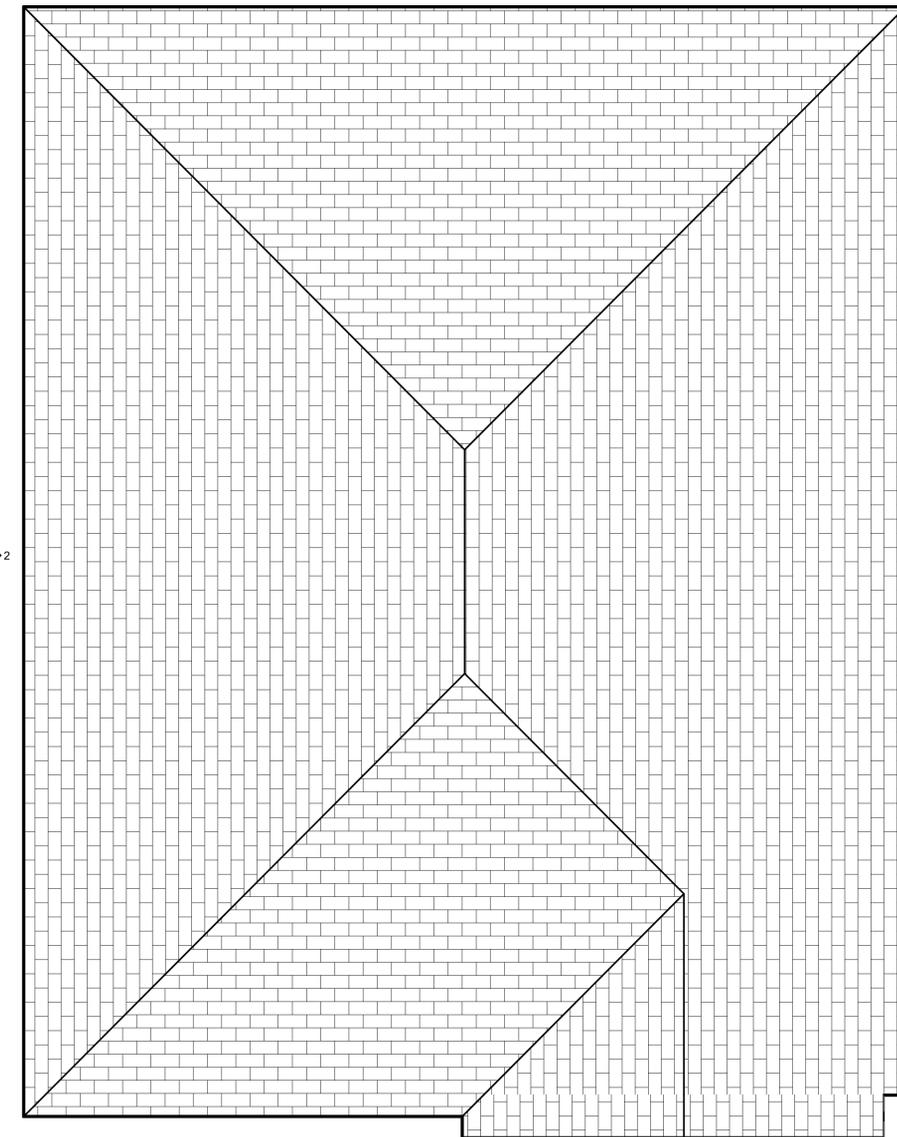
**REAR ELEVATION BUILDING 4**

SCALE: 1/4" = 1'-0"



**RIGHT ELEVATION BUILDING 4**

SCALE: 1/4" = 1'-0"



**ROOF PLAN BUILDING 4**

SCALE: 1/4" = 1'-0"



**WARRENVILLE DEV.**  
35729 West Avenue, Warrenville, IL

**studio21 architects**  
5012 Fairview Ave.  
Downers Grove, IL 60515  
630.789.2513  
studio21architects.com

DATE  
**07-16-25**

PROJECT  
**24118**

SHEET

**A4.0**

REVISION



# Attachment G





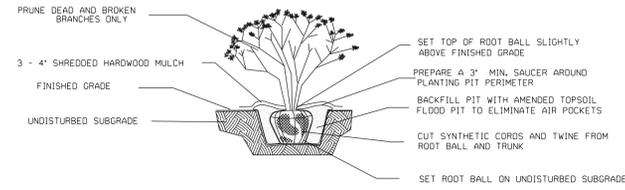




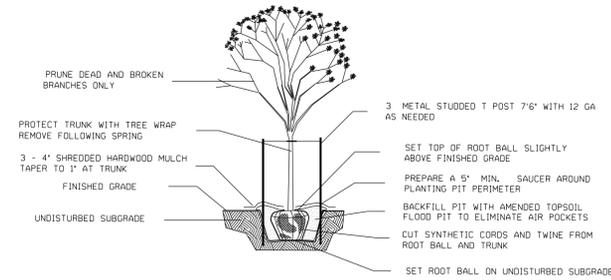
# Attachment H

## GENERAL NOTES

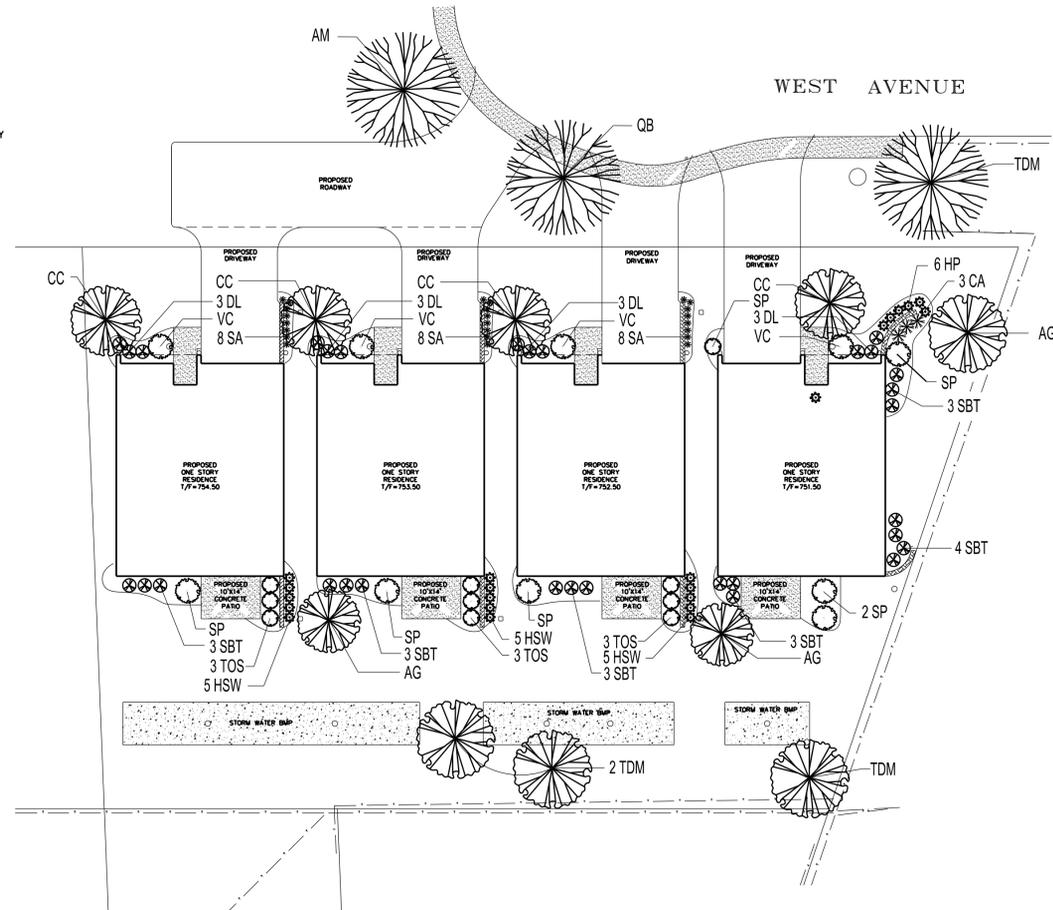
- ALL PLANT MATERIAL SHALL BE NORTHERN ILLINOIS NURSERY GROWN TO ASSURE CLIMATIC AND SOIL SIMILARITY. ALL MATERIAL SHALL BE BALLED AND BURLAP PER AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSEYMEN, INC. PERENNIAL AND GROUND COVER SHALL BE CONTAINER GROWN.
- ALL BEDS SHALL RECEIVE 3-4" OF FINELY SHREDDED HARDWOOD MULCH. GROUND COVER BEDS SHALL BE TREATED WITH TRFLAN PRE-EMERGENT HERBICIDE. ALL OTHER BEDS SHALL RECEIVE RONSTAR 5<sub>0</sub> OR SIMILAR PRE-EMERGENT HERBICIDE FOR WEED CONTROL. ALL TREES SHALL RECEIVE 6" OF FINELY SHREDDED HARDWOOD MULCH. ALL LANDSCAPE SPOILS SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR.
- OWNER SHALL PROVIDE SUFFICIENT WATER FOR THE CONTRACTOR TO MAINTAIN THE PLANT MATERIAL, SEED AND SOD AREAS. CONTRACTOR SHALL WATER SOD UNTIL THE TURF HAS BECOME ADEQUATELY ESTABLISHED. CONTRACTOR SHALL WARRANT ALL MATERIAL AND LABOR FOR A PERIOD OF ONE YEAR FROM ACCEPTANCE OF ALL WORK. OWNER TO PROVIDE ALL SUPPLEMENTAL WATERING AND PROPER CARE AND MAINTENANCE OF ALL MATERIAL AFTER CONTRACTOR'S INITIAL CARE.
- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES ON-SITE. THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING.
- PLANTING BEDS SHALL BE ELEVATED SLIGHTLY TO INSURE PROPER DRAINAGE. ALL ROOT BALLS OF TREES SHALL BE ELEVATED ABOVE FINISHED GRADE. ALL GRADING SHALL PROVIDE SLOPES WHICH ARE SMOOTH, CONTINUOUS AND HAVE POSITIVE DRAINAGE IN ALL AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING TEMPORARY EROSION CONTROL FOR SOIL AREAS DUE TO SLOPE CONDITIONS. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL STRUCTURES, FENCES, DITCH CHECKS, AND INLET PROTECTORS UNTIL ADEQUATE VEGETATION HAS BEEN ESTABLISHED.
- EXCAVATED MATERIALS IN EXCESS OR THOSE NOT REQUIRED OR UNSUITABLE FOR RE-USE SHALL BE DISPOSED OF OFF SITE AT CONTRACTOR'S EXPENSE. CONTRACTOR SHALL REMOVE ALL DEBRIS DAILY AND MAINTAIN THE SITE IN A NEAT AND SAFE CONDITION.
- SOIL TESTS SHALL BE MADE TO DETERMINE THE EXACT REQUIREMENTS FOR BOTH SOIL AMENDMENTS AND FERTILIZER. SOIL TESTS SHALL BE CONDUCTED BY A GOVERNMENT LABORATORY OR RECOGNIZED COMMERCIAL LABORATORY. COST OF WHICH SHALL BE BORNE BY THE CONTRACTOR. CONTRACTOR IS RESPONSIBLE FOR MATERIAL COST AND APPLICATION OF TESTING LABORATORY'S RECOMMENDATIONS.
- LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER WITH AN EQUIPMENT AND LABOR RATE SCHEDULE. THIS LIST SHALL INCLUDE COST OF TOPSOIL AND LANDSCAPE DEBRIS/SPOILS REMOVAL WITH SQUARE FOOT COST FOR TURF RESTORATION (SOD AND SEED). LANDSCAPE CONTRACTOR SHALL RESTORE ALL TURF AREAS DAMAGED DUE TO CONSTRUCTION ON AND OFF SITE AT THE AGREED RATES TO RESTORE TO EXISTING CONDITIONS.
- LANDSCAPE CONTRACTOR SHALL FOLLOW ALL LOCAL AND MUNICIPAL CODES AND REQUIREMENTS. CONTRACTOR SHALL SECURE ALL REQUIRED PERMITS AS NECESSARY TO COMPLETE THE SCOPE OF THE JOB.



SHRUB PLANTING DETAIL  
NOT TO SCALE USE ONLY NORTHERN ILLINOIS GROWN NURSERY STOCK



TREE PLANTING DETAIL  
NOT TO SCALE USE ONLY NORTHERN ILLINOIS GROWN NURSERY STOCK



KEY	NAME	BOTANICAL/COMMON	SIZE	QUANTITY
AM	ACER MIYABEI 'MORTON'		2.5'	1
	STATE STREET MIYABE MAPLE			
TDM	TAXODIUM DISTICHUM 'MICKELSON'		2.5'	4
	SHAWNEE BRAVE BALD CYPRESS			
QB	QUERCUS BICOLOR		2.5'	1
	SWAMP WHITE OAK			
AG	AMELANCHIER X GRANDIFLORA		6'	3
	AUTUMN BRILLIANCE SERVICEBERRY			
CC	CERCIS CANADENSIS		6'	4
	EASTERN RED BUD			
DL	DIERVILLA LONICERA		5 GAL	12
	DWARF BUSH HONEYSUCKLE			
TOS	THUJA OCCIDENTALIS 'SMARAGO'		5'	9
	EMERALD GREEN ARBORVITAE			
SP	SYRINGA PATULA 'MISS KIM'		24"	6
	MISS KIM LILAC			
SBT	SPIREA BETULIFOLIA 'TOR'		24"	19
	BIRCHLEAF SPIREA			
VC	VIBURNUM CARLESI		36"	4
	KOREAN SPICE VIBURNUM			
CA	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'		3 GAL	3
	FEATHER REED GRASS			
HSW	HEMEROCALLIS SUMER WINE		1 GAL	15
	SUMMER WINE DAYLILY			
HP	HOSTA PATRIOT		1 GAL	6
	PATRIOT HOSTA			
SA	SESLERIA AUTUMNALIS		1 GAL	24
	AUTUMN MOOR GRASS			

- ENGINEERING LEGEND
- DOWNSPOUT RISER
  - 9" SQUARE NDS YARD INLET RIM=752.75
  - OBSERVATION WELL RIM=751.25

REVISIONS	01/22/2025	
REVISED SITE PLAN	08/05/2025	
CITY OF WARRENVILLE COMMENTS		
EVERGREEN SCREENING PATIOS		
DESCRIPTION		DATE

3 S 729 WEST AVE.  
RESIDENTIAL DEVELOPMENT  
WARRENVILLE, IL

WESTWOOD ENVIRONMENTAL  
WESTWOOD ENVIRONMENTAL LLC  
11617 ARBOR AVENUE  
WEST CHICAGO, ILLINOIS 60685  
PHONE: (630) 774-2561

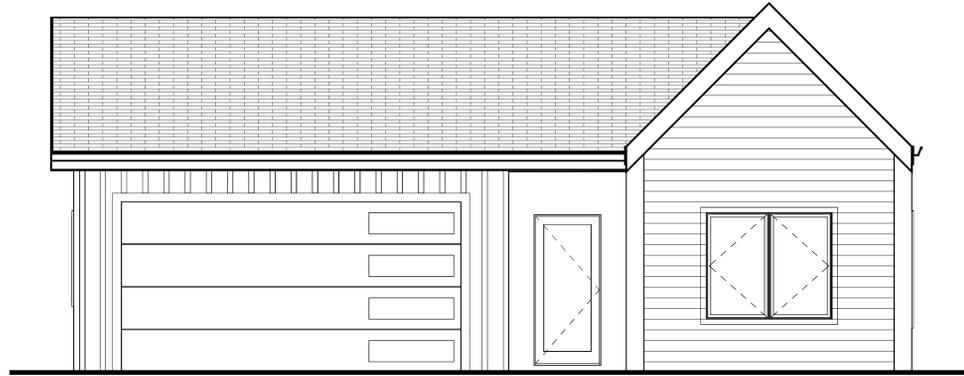
LANDSCAPE PLAN  
T-Q HOMES  
1633 WADSWORTH ROAD  
WHEATON, IL



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THIS DRAWING SHALL NOT BE USED, REPRODUCED, MODIFIED OR SOLD EITHER WHOLLY OR IN PART, EXCEPT WHEN AUTHORIZED IN WRITING BY WESTWOOD LANDSCAPE CONTRACTORS

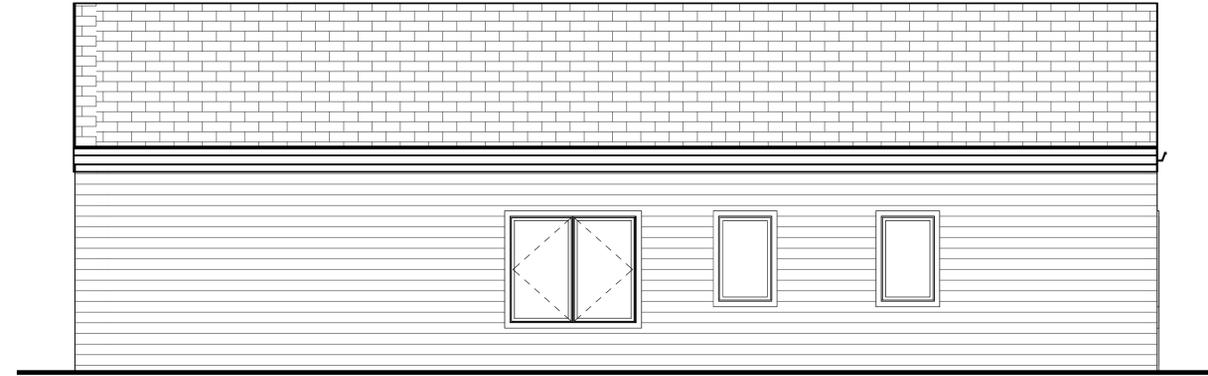
PROJECT NO. :	WEST 25 31
DATE :	03/05/2025
SCALE :	1" = 20'
CAD FILE:	TQ25 02 BASE LANDSCAPE
REF FILE:	NA
SHEET	1 OF 1

# Attachment I



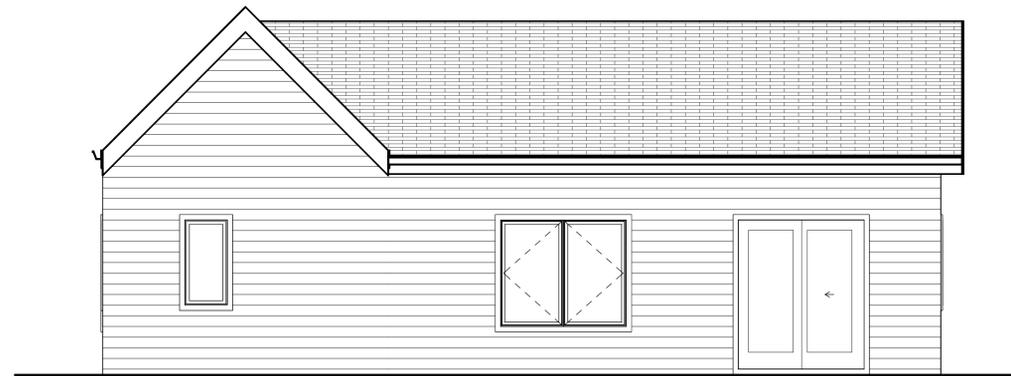
**FRONT ELEVATION BUILDING 2**

SCALE: 1/4" = 1'-0"



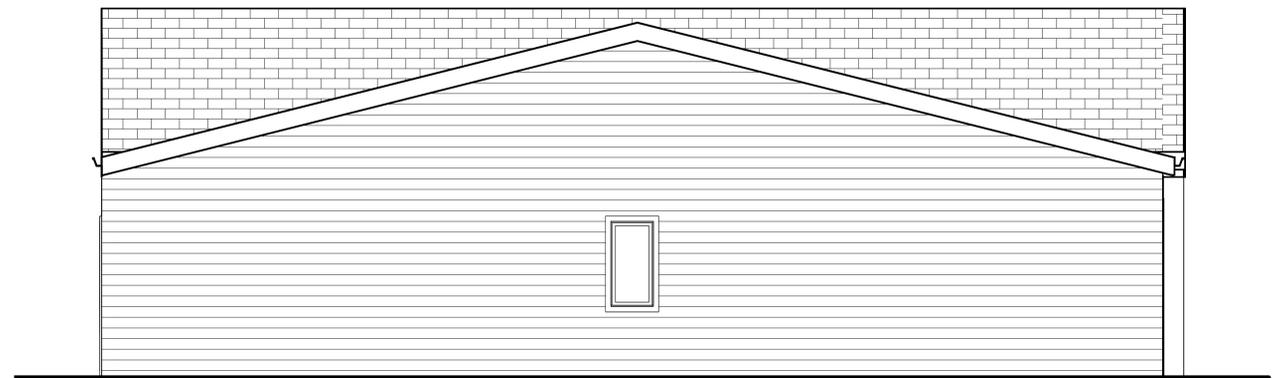
**RIGHT ELEVATION BUILDING 2**

SCALE: 1/4" = 1'-0"



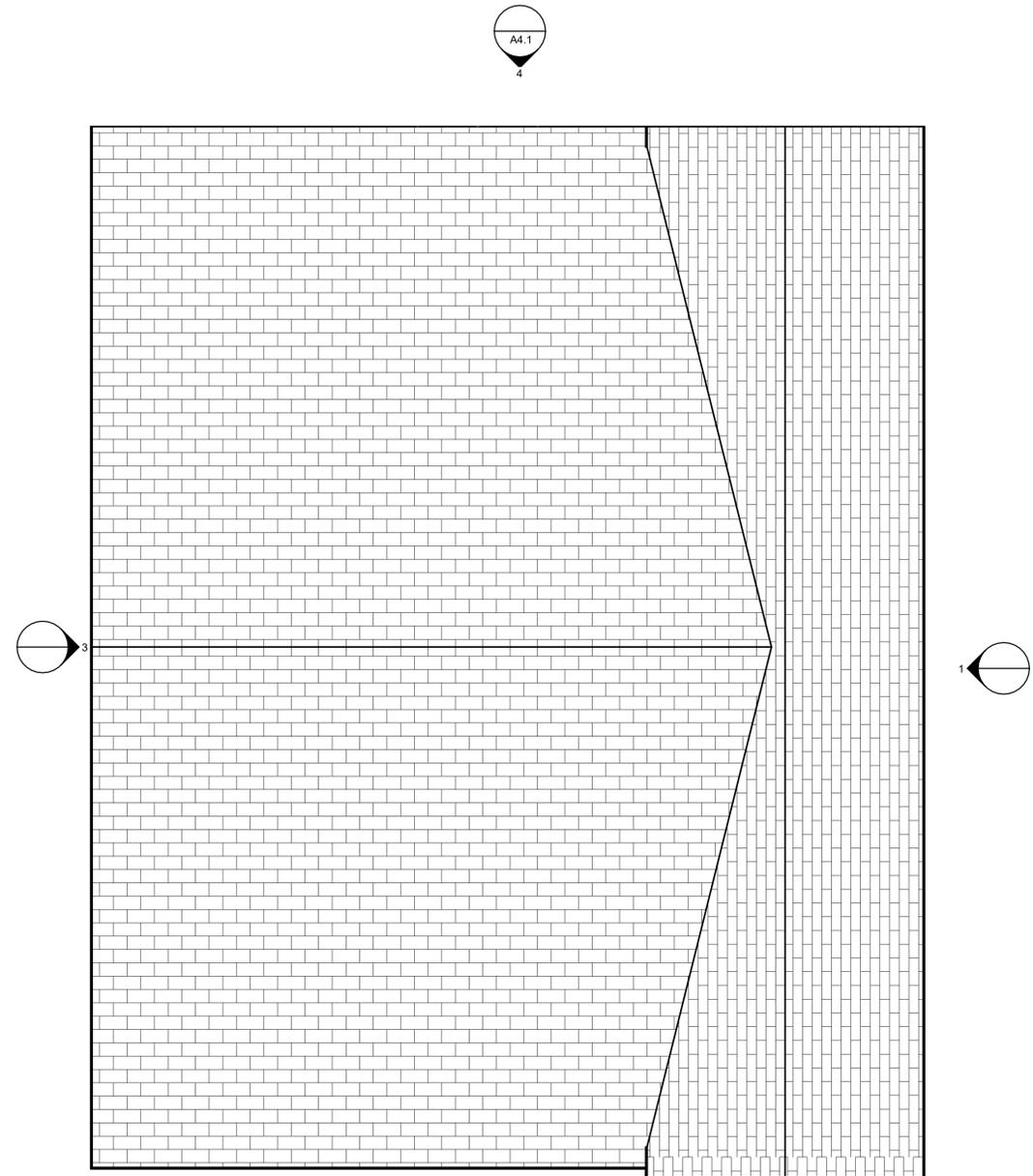
**REAR ELEVATION BUILDING 2**

SCALE: 1/4" = 1'-0"



**LEFT ELEVATION BUILDIGN 2**

SCALE: 1/4" = 1'-0"



**ROOF PLAN BUILDING 2**

SCALE: 1/4" = 1'-0"

**WARRENVILLE DEV.**  
35729 West Avenue, Warrenville, IL

**studio21 architects**  
5012 Fairview Ave.  
Downers Grove, IL 60515  
630.789.2513  
studio21architects.com

DATE  
**08-06-25**

PROJECT  
**24118**

SHEET  
**A4.1**

REVISION



# Attachment J

City of Warrenville  
3S258 Manning Avenue  
Warrenville, IL 60555

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

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## MEMORANDUM

---

Date: August 12, 2025  
To: Farnham Partners; Walker Lang  
From: Kristine Hocking, P.E., CFM  
Assistant Community Development Director  
City of Warrenville  
Re: West Street Residential Development  
Engineering/SWM/Public Works Review #2  
**APPROVED WITH CONDITIONS**

---

We have completed our 2<sup>nd</sup> review of the engineering plans for the West Street Residential Development with regards to the DuPage County Stormwater and Flood Plain Ordinance, Warrenville's Subdivision Control Ordinance, and Public Works requirements. We have reviewed the following documents related to this project:

1. Engineering Plans for 3S729 West Avenue prepared by Carradus Land Survey, Inc. and dated July 1, 2025.
2. Site Plan for 3S729 West Avenue prepared Studio 21 Architects of Downers Grove, Illinois and not dated.
3. Plat of Survey for 3S729 West Avenue prepared by Carradus Land Survey, Inc. of Carol Stream, Illinois and dated December 20, 2024.
4. Plat of Subdivision for 3S729 West Avenue prepared by Carradus Land Survey, Inc. of Carol Stream, Illinois and dated July 1, 2025.

### **ENGINEERING SUMMARY**

**ACCESS:** Access is provided off of West Avenue. A private drive will be constructed for access to the new lots.

**STORMWATER DETENTION:** Article 15-72.A.1 of the DuPage County Stormwater and Flood Plain Ordinance (DCSFPO) states that stormwater detention is required if the impervious area is being increased by at least 25,000 sf. The existing site is undeveloped. The proposed development results in an impervious area increase of 10,666 sf on-site and 2847 sf in the West Avenue right-of-way. Stormwater detention is not required.

**BEST MANAGEMENT PRACTICES:** Section 15-63 of the DCSFPO states that on-site Post Construction Best Management Practices (PCBMPs) and Volume Control Best Management Practices (VCBMPs) are required to treat stormwater runoff for pollutants and reduce runoff volume for all developments with 2,500 sf or more net new impervious area since April 23, 2013.

The development will result in a total impervious area increase of 13,513 sf (on-site and within the West Avenue right-of-way). The new impervious area is 13,513 sf. In accordance with the City Municipal Code PCBMPs are required. The required PCBMP volume is calculated as:

$$13,513 \text{ sf} \times 1.25' / 12 = 1407 \text{ cf}$$

The required volume is proposed in a PCBMP/detention system consisting dry wells approximately 3 feet dep in the backyards of the buildings.

**FLOODPLAIN, WETLANDS AND BUFFERS:** No Floodplain, Wetlands or Buffers are on the development site.

**SEWER & WATER:** Watermain exists on West Avenue. New services are proposed to be extended to the lots. Sanitary sewer will be extended to the site from the existing manhole on West Avenue north of the site.

**EROSION CONTROL:** The construction area (disturbed area) is 0.60 acre which does not exceed 1 acre, so a National Pollutant Discharge Elimination System (NPDES) permit is not required for discharge of storm water. However, erosion control measures must meet all of the requirements listed in Sections 15-58 through 15-60 of the DCSFPO.

**PERMITS:** An IEPA sanitary sewer permit, City of Warrenville Stormwater and Flood Plain Certification, City of Warrenville Site Development Permit, and City of Warrenville Building Permits will be required.

### **REVIEW COMMENTS**

The project documents have been stamped “APPROVED WITH CONDITIONS”. The following comments should be addressed *with the Site Development Permit submittal*.

#### **General Comments:**

1. Submit a completed DuPage County Stormwater Certification Application.
2. Submit an updated Stormwater Management Report.
3. The PCBMP facility shall be within a Stormwater Management Easement and delineated on the Plat of Subdivision not in a blanket easement. The Blanket Easement can stay for utility purposes. See attached Stormwater Management Easement provisions.
4. Submit an EOPCC which would include erosion control, storm sewer, PCBMP, public utilities, pavement and sidewalk within the ROW, and the required landscaping.

#### **Engineering Plans:**

5. Adjust the depressed curb locations.
6. On the Site Demolition / Erosion Control Plan note the disturbed area.
7. On the Utility Plan include the following note the size of the existing watermain
8. The proposed downspout conveyance pipes are within 10’ of the proposed watermain services and shall therefore be watermain quality pipe.

9. Show the location of the existing fire hydrant just east of the northern lot. This fire hydrant may need to be relocated if it conflicts with any of the proposed improvements.
10. Convey driveway runoff to the PCBMP. Majority of the driveway runoff is directed to West Avenue and not to the PCBMP. Consider adding dry wells on north side of buildings in between the driveways and connecting overflow into existing curb inlet in roadway.
11. Consider adjusting the storm sewer overflow pipe to go east and then turn and run parallel to the property line to move away from the foundation of the building as much as possible.
12. Provide permanent erosion protection at the FES outlet.
13. Ensure the driveways have slopes no greater than 8% and that they are sloped evenly away from the garage. Label the % on the plans. The North driveway seems to slope towards the southeast and not just east.
14. On the grading plan, delineate the hydrologic emergency overland flow path through the site with bold arrows.
15. Callout top and bottom elevation of landscape walls.
16. Sanitary sewer main and services shall be watermain quality.

**Plat of Subdivision:**

17. Add a Stormwater Management easement that surrounds the dry well. Include the attached easement provisions on the Plat.

**Stormwater Management Report:**

18. Include the revised proposed impervious areas.
19. Include sidewalk area in the impervious area table on sheet 2.
20. Consider additional proposed PCBMP volume to account for expansion of backyard patio areas.
21. Include the DuPage County wetland map and NWI map.
22. Determine the Estimated Seasonal High Water Table ESHWT at the PCBMP. Include a soils report with borings at the PCBMP location which documents the ESHWT. A soil scientist shall interpret the soil characteristics for ESHWT determination. The bottom of the PCBMP shall be above the ESHWT. See DuPage County Estimated Seasonal High Water Table brochure for guidance. Note the ESHWT elevation on the BMP detail in the plans. See DuPage County Stormwater website for guidance:  
<https://cms5.revize.com/revize/dupage/Stormwater%20Management/Documents/Stormwater%20Permitting/Best%20Management%20Practices/ESHWT.pdf>

**Estimated Fees – Required AFTER final zoning recommendation and PRIOR to Site Development Permit approval**

1. Submit an EOPCC which would include erosion control, storm sewer, PCBMP, public utilities, pavement and sidewalk within the ROW, and the required landscaping.
2. Stormwater Management Review Fee: **TBD**
3. Stormwater Inspection Fee: **\$500 + 2.5% of total EOPCC.**
4. Final Engineering Review and Inspection: **Based upon the EOPCC for Public Improvements.**
5. Development Security: **110% of the total EOPCC. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond.**
6. Other building permit fees will be calculated prior to building permit issuance.

**Attachments:**

1. City of Warrenville Stormwater Certification Application
2. Stormwater Management Easement provision





## **Stormwater Management Easement Maintenance Provisions**

The Owner, on behalf of itself, its successors and assigns, and all future holders of title to the property which is the subject of this plat (collectively, the "OWNER"), hereby covenants and agrees with the City of Warrenville (the "CITY") as follows:

The OWNER shall maintain, operate and repair the portions of the property identified on this plat as "Stormwater Management Easement" at all times in a manner consistent with the plans and specifications approved by the CITY (and upon request, furnish proof of compliance therewith). No permanent building, or utility facilities shall be constructed on the stormwater management easement areas by the OWNER, or the OWNER's successors in interest, but said stormwater management easement may be used for other purposes that do not now or later interfere or conflict with the aforesaid uses or rights or in any way affect or impede the storage or free flow of stormwater on and over said stormwater management easement.

The OWNER grants to the CITY and its designees the right of access upon, over and across the property to inspect the stormwater management easement area and to perform any maintenance of said areas (and to store equipment necessary therefore) which the OWNER has failed to perform, if such failure continues for thirty (30) days after written notice from the CITY of such failure. The CITY may enter upon the property and perform such work as should have been undertaken by the OWNER, without notice to the OWNER, in an emergency (e.g. where personal injury or material damage to property may be imminent). The OWNER shall be liable for the cost of any maintenance so performed by the CITY and shall promptly reimburse the CITY for such costs, with interest at a statutory pre-judgment rate calculated from the date of expenditure. Upon recordation by the CITY of a claim for reimbursement, the CITY shall have a foreclosable lien upon the property to secure reimbursement.

In addition to other remedies provided for above, upon the OWNER's failure to maintain the stormwater management easement areas (after notice where required as aforesaid), the CITY shall be entitled to all remedies at law or equity to enforce this agreement, including all remedies for the abatement of a nuisance, which remedies shall be cumulative and not exclusive. If a judgment is entered against the OWNER, the OWNER shall pay all reasonable attorneys' fees and costs of the CITY. The CITY shall not be liable to the OWNER or any party claiming through the OWNER for any damage caused by it in the performance of any maintenance undertaken pursuant to this agreement, unless such damage is caused by wanton or willful conduct. Failure to enforce a right granted hereunder shall not be deemed a waiver of such right or any other rights hereunder. No party shall be liable for failure to enforce the provisions hereof.

The OWNER reserves unto itself all rights not materially inconsistent with these provisions, including the right to improve the property and to grant easements and other rights and interests in and to said property.

The OWNER's obligations under these provisions may be assumed by an owner's association. Upon written notice of such assumption, any notice by the CITY of non-

performance shall be given to such owner's association. However, each owner (if there is then more than one) is and shall remain individually and collectively liable for all of the obligations of the OWNER hereunder if the association fails to perform such obligations. If title to all or any part of the property is vested in a land trust, any beneficiaries thereof shall be personally liable for all obligations imposed hereby on the OWNER of such property or portion thereof so owned.