

ORDINANCE NO. O2019-12

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT AND A FINAL PLAT OF SUBDIVISION FOR THE LEXINGTON TRACE TOWNHOME SUBDIVISION SOUTH AND WEST OF ROUTE 59/ROUTE 56 INTERSECTION

WHEREAS, Chicago Title Land Trust Company, as trustee under a trust agreement dated March 20, 1977 and known as Trust No. 520, the beneficiary of which is the Gentile Family Limited Partnership ("**Gentile Property Owner**"), is the owner of a portion ("**Gentile Property**") of an approximately 19-acre parcel of real property located south of Butterfield Road, west of Route 59 and north of Estes Street, in the City of Warrenville, and legally described in **Exhibit A**, attached to and, by this reference, made a part of this Ordinance ("**Developer Property**"); and

WHEREAS, FNBC Bank and Trust, formerly known as State Bank of Illinois and as West Chicago State Bank, as trustee under a trust agreement dated April 21, 1983 and known as Trust No. 1-952, the beneficiaries of which are Mark Anderson and Michael Anderson, (collectively, "**Anderson Property Owner**") is the owner of the remaining portion of the Developer Property that is not owned by the Gentile Property Owner ("**Anderson Property**"; the Anderson Property and the Gentile Property collectively are the Developer Property); and

WHEREAS, the City owns a 1.78-acre parcel of property also located south of Butterfield Road, west of Route 59 and north of Estes Street, adjacent to the Developer Property, also legally described in Exhibit A ("**City Property**"); and

WHEREAS, Lexington Homes, LLC, an Illinois limited liability company ("**Applicant**"), is the contract purchaser of the Developer Property and the City Property and desires to own and develop, through itself or its affiliate, Lexington Trace, LLC ("**Developer**"), the Developer Property and the City Property (collectively, the "**Property**") with (i) 21 townhouse buildings containing a total of 106 townhouse units (each building a "**Townhouse Building**"); (ii) a stormwater detention facility and wetland improvements (collectively, "**Stormwater Facilities**"); (iii) private open space, including a pocket park and overlook area; (iv) landscaping and monument signs; and (v) associated dedicated public rights-of-way (collectively, (i) through (v) are the "**Proposed Development**"); and

WHEREAS, the Property consists of 20.86 acres and is located in the R-2 Medium-Low Density Single Family Residential District of the City; and

WHEREAS, on August 7, 2017, the City Council adopted Ordinance No. O2017-47, approving (i) a preliminary planned development plan for the Property; (ii) a preliminary plat of subdivision for the Property; (iii) a variation from street width requirements for certain streets within the Proposed Development pursuant to the Subdivision Control Ordinance for the City of Warrenville ("**Subdivision Control Ordinance**"); and (iv) certain modifications and variations from the Warrenville Zoning Ordinance within the Proposed Development ("**Zoning Ordinance**"); and

WHEREAS, on _____, 2019, the City Council adopted Ordinance No. O2019-_____, approving a Redevelopment Agreement between the City, the Developer and the Applicant regarding the Proposed Development ("**Redevelopment Agreement**") pursuant to which the City has agreed to convey the City Property to the Developer upon the satisfaction of

certain conditions, including that the Developer has obtained title to, or will obtain title concurrently with the closing on the City Property to, the Developer Property; and

WHEREAS, in order to construct the Proposed Development on the Property, pursuant to the applicable sections of the Zoning Ordinance and the Subdivision Control Ordinance, the Applicant, with the consent of the Gentile Property Owner and the Anderson Property Owner, filed an application with the City for approval of: (i) a final planned unit development plan for the Property ("**Final PUD Plan**"); (ii) a special use permit for a planned unit development plan for the Property ("**Special Use Permit**"); and (iii) a final plat of subdivision for the Property ("**Final Plat of Subdivision**") (collectively, (i) through (iii) are the "**Requested Approvals**"); and

WHEREAS, on March 7, 2019, the Plan Commission, at its regularly scheduled meeting, considered the Requested Approvals and heard public comments; and

WHEREAS, on March 7, 2019, the Plan Commission adopted Findings of Fact, Project Number 2017-0423, recommending that the Mayor and the City Council approve the Requested Approvals; and

WHEREAS, the Mayor and the City Council have determined that, subject to and contingent upon the conditions, restrictions, and provisions of this Ordinance: (i) the Final PUD Plan complies with the standards for planned unit developments as set forth in Section 8 of the Zoning Ordinance; (ii) the Special Use Permit complies with the required standards for planned unit developments and special use permits as set forth in Sections 7 and 8 of the Zoning Ordinance; and (iii) the Final Plat of Subdivision complies with the required standards for subdivisions as set forth in Article 6 of the Subdivision Control Ordinance; and

WHEREAS, consistent with the Plan Commission recommendation, and pursuant to the City's powers under applicable law, including its home rule powers under the Illinois Constitution of 1970, the Mayor and the City Council have determined that it is in the best interest of the City and the public to approve the Requested Approvals, in accordance with, and subject to and contingent upon, the conditions, restrictions, and provisions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF WARRENVILLE, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Recitals. The recitals listed above are incorporated in this Ordinance as if fully set forth in this Ordinance.

SECTION 2: Approval of Special Use Permit. In accordance with Sections 7 and 8 of the Zoning Ordinance, and subject to and contingent upon the conditions, restrictions, limitations and provisions set forth in this Ordinance, including specifically, but without limitation, Sections 5 and 6 of this Ordinance, the City Council approves a Special Use Permit to allow the Proposed Development on the Property.

SECTION 3: Approval of the Final PUD Plan. In accordance with Section 8 of the Zoning Ordinance, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, including specifically, but without limitation, Sections 5 and 6 of this Ordinance, the City Council approves the Final PUD Plan for the Proposed Development on the Property, which consists of (i) the Final PUD Site Plan, consisting of one sheet, prepared by Haeger Engineering, LLC, and dated August 21, 2017 ("**Final PUD Site Plan**"), attached to and, by this reference, made a part of this Ordinance as **Exhibit B**; and (ii) the plans and

documents referred to collectively as the “**Final PUD Documents**” and listed on **Exhibit C** attached to this Ordinance (collectively, the “**Final PUD Plan**”). The Final PUD Site Plan, the Final PUD Documents and Exhibit C are, by this reference, made a part of this Ordinance.

SECTION 4: Approval, Execution, and Recordation of the Final Plat of Subdivision.

A. Approval of the Final Plat of Subdivision. In accordance with Section 6 of the Subdivision Control Ordinance, and subject to, and contingent upon, the conditions, restrictions, and provisions set forth in this Ordinance, including specifically, but without limitation, Sections 5 and 6 of this Ordinance, the City Council approves the Final Plat of Subdivision, titled “Final Plat of Lexington Trace”, consisting of four sheets, prepared by Haeger Engineering, and with a latest revision date of March 21, 2019, attached to and, by this reference, made a part of this Ordinance as **Exhibit D**, which contemplates the consolidation and resubdivision of the Gentile Property, the Anderson Property, and the City Property into 30 lots of record consisting of 21 lots for each Townhome Building and outlots for various common improvements, the dedication of certain public rights-of-way, including, without limitation, Lambe Lane, Brayman Court, and an extension of Barkley Avenue from Route 56 to Estes Street, and the dedication of right-of-way to the Illinois Department of Transportation along the Route 59 frontage.

B. Execution of the Final Plat of Subdivision. The City Council hereby authorizes and directs the Mayor, the City Clerk, the Chairman and Secretary of the Plan Commission, the City Collector and the City Engineer to execute, on behalf of the City, the Final Plat of Subdivision following its execution and delivery to the City Clerk by the Applicant and Developer, as applicable, and all other required parties.

C. Recordation of Final Plat of Subdivision. The City Council hereby directs the City Clerk to record, or to authorize her designee to record, the executed Final Plat of Subdivision with the DuPage County Recorder of Deeds upon satisfactory completion of all administrative details relating thereto.

SECTION 5: Conditions. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Warrenville City Code (“**City Code**”), the Zoning Ordinance, or the Subdivision Control Ordinance or any other rights the Applicant or Developer may have, the approvals granted in Sections 2, 3, and 4 of this Ordinance are hereby expressly subject to and contingent upon the conditions, concepts, restrictions, limitations, and provisions set forth in this Section (collectively, the “**Conditions**”).

A. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property shall comply with all applicable City codes and ordinances as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance.

2. Compliance with Plans. The redevelopment, use, and maintenance of the Property must be in strict accordance with the Final PUD Plan and the Final Plat of Subdivision, as each is revised to address the conditions set forth in Subsection B of this Section and except for minor changes and site work approved in accordance with all applicable City ordinances and standards.

B. Other Conditions.

1. Revocable Right of Way Permit and Covenant Agreement. The Applicant or Developer, as applicable, shall prepare and submit a properly executed Revocable Right of Way Permit and Covenant Agreement ("**ROW Permit Agreement**"), in a form acceptable to the City, which provides for the construction of and documents the Association's ongoing maintenance responsibilities for private parking cut-outs on Lambe Lane and Brayman Court, median and cul-de-sac landscaping, and stormwater management improvements within the proposed dedicated City right-of-way, in accordance with the approved Final PUD Documents. Such ROW Permit Agreement shall be recorded by the City at the DuPage County Recorder of Deeds concurrently with the Final Plat of Subdivision.

2. Civil Engineer Review. The Applicant and Developer shall comply with the review comments and recommendations outlined in the Civil Engineering Review Memo, consisting of 15 pages, prepared by Senior Civil Engineer Kristine Hocking and Engineering Resource Associates, and dated February 27, 2019, attached to and, by this reference, made a part of this Ordinance as **Exhibit E** ("**Engineering Review Memo**").

3. Landscape Covenant Agreement. The Applicant or the Developer, as applicable, shall prepare and submit a properly executed Landscape Covenant Agreement satisfying the requirements of Section 11.B.4 of the Zoning Ordinance and in a form acceptable to the City, which shall be recorded with the DuPage County Recorder of Deeds prior to the issuance of the first Certificate of Occupancy for Proposed Development. The approved Final PUD Landscape Plan, listed on Exhibit C to this Ordinance, shall be referenced in, and become part of, the Landscape Covenant Agreement.

4. Exterior Building Elevations. The exterior Townhome Building elevations shall be consistent with the Lexington Trace Exterior Color Packages, listed on Exhibit C to this Ordinance.

5. Declaration Review Comments. The Applicant and Developer shall revise the proposed Declaration to incorporate and/or update provisions to address the comments outlined in the Declaration for Lexington Trace Townhomes Review Comments, consisting of three pages, attached to and, by this reference, made a part of this Ordinance as **Exhibit F** ("**Declaration Review Comments**").

6. Illumination of Monument Signs. The illumination of the proposed monument signs shall comply with the Warrenville Sign Ordinance requirements set forth in Chapter 14 of Title 8 of the City Code. The proposed signs shall be equipped with programmable timers and shall not be illuminated between the hours of 11 p.m. and 7 a.m.

7. Warrenville Fire Protection District Review. The Applicant and Developer shall address and comply with City Code-supported comments outlined in the Warrenville Fire Protection District's Review Memo, consisting of three sheets, prepared by Fire Marshal Lee Westrom, and dated March 22, 2019.

8. Fees and Security Guaranteeing Completion of Public Improvements. Unless otherwise approved by the City Council in the Redevelopment Agreement, the

Applicant and Developer shall pay/submit all applicable review and inspection fees and the required security guaranteeing completion of public improvements prior to the recording of the Final Plat of Subdivision and this Ordinance.

9. Recapture Agreement. Unless otherwise approved by the City Council in the Redevelopment Agreement, the Applicant and Developer shall satisfy the recapture agreement obligations set forth in City Ordinance No. O2017-11 prior to the issuance of any permits for the Proposed Development.

10. DuPage County Traffic Impact Fee. The DuPage County Traffic Impact Fee must be paid in conjunction with the City's issuance of individual building permits for the Proposed Development.

11. IDOT Permit. IDOT requires a permit be obtained prior to performing any work within Route 59. A copy of the issued IDOT Permit shall be provided to City staff prior to commencement of such work.

12. School, Park and Library Contributions. The Applicant and Developer shall pay all required school, park and library contributions for Proposed Development at the time of building permit issuance for each Townhome Building.

SECTION 6: Invalidation of Approvals. Upon the failure or refusal of the Applicant or Developer to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, in addition to all other remedies available to the City, the approvals granted in Sections 2, 3, and 4 of this Ordinance ("***Approvals***") may, at the sole discretion of the City Council, by ordinance duly adopted, be revoked and become null and void; provided, however, that the City Council may not so revoke the Approvals unless it first provides the Applicant and Developer with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the City Council. In the event of such revocation, the City Administrator and City Attorney are hereby authorized and directed to bring such zoning enforcement action as may be appropriate under the circumstances. The Applicant and Developer acknowledge that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of the revocation provided for in this Section, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Applicant and Developer or their respective successors required by this Section is given.

SECTION 7: Amendments. Any amendment to any provision of this Ordinance may be granted only pursuant to the procedures, and subject to the standards and limitations, provided in the Zoning Ordinance and the Subdivision Control Ordinance, as applicable to the affected items of relief.

SECTION 8: Effective Date.

A. This Ordinance will be effective only upon the occurrence of all of the following events:

1. Passage by the City Council by a majority vote and approval in the manner required by law;
2. Publication in pamphlet form in the manner required by law;

3. The filing by the Applicant and the Developer with the City Clerk of an Unconditional Agreement and Consent, in the form of **Exhibit G** attached to and, by this reference, made a part of this Ordinance, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance and to indemnify the City for any claims that may arise in connection with the approval of this Ordinance;

4. The Developer holds legal title to the entire Property and has tendered proof of such title to the City Clerk; and

5. Recordation of this Ordinance, together with such exhibits as the City Clerk deems appropriate for recordation, with the office of the DuPage County Recorder of Deeds.

B. In the event that the Applicant and Developer do not file with the City Clerk a fully executed copy of the unconditional agreement and consent referenced in Paragraph 8.A.3 of this Ordinance within 90 days after the date of passage of this Ordinance by the Mayor and City Council, the corporate authorities shall have the right, in their sole discretion, to declare this Ordinance null and void and of no force or effect.

PASSED THIS ____ day of _____, 2019.

AYES:
NAYS:
ABSENT:
ABSTAIN:

APPROVED THIS ____ day of _____, 2019.

MAYOR

ATTEST:

CITY CLERK

#66293426_v5

EXHIBITS

Exhibit A – Legal Description of the Property

Exhibit B – Final PUD Site Plan

Exhibit C – Final PUD Documents

Exhibit D – Final Plat of Subdivision

Exhibit E – Engineering Review Memo

Exhibit F – Declaration Review Comments

Exhibit G – Unconditional Agreement and Consent

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION OF THE CITY PROPERTY:

LOT 45 IN ROBERT BARTLETT'S GREEN ACRES, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 33 AND IN THE WEST HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT 454884, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.:

04-33-401-006

LEGAL DESCRIPTION OF THE DEVELOPER PROPERTY:

LOTS 42, 43, 44, 56, 57, 58, 59, 61 AND 62 IN ROBERT BARTLETT'S GREEN ACRES, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 33 AND IN THE WEST HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT 454884, IN DUPAGE COUNTY, ILLINOIS.

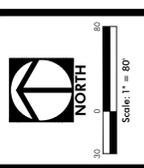
P.I.N.s:

04-33-401-007
04-33-401-008
04-33-401-009
04-33-401-015
04-33-401-016
04-33-401-017
04-33-401-018
04-33-401-023
04-33-401-024

AFTER RECORDING OF THE FINAL PLAT OF SUBDIVISION, THE PROPERTY WILL BE LEGALLY DESCRIBED AS:

BEING A SUBDIVISION OF LOTS 42, 43, 44, 45, 56, 57, 58, 59, 61, AND 62 IN ROBERT BARTLETT'S GREEN ACRES BEING A SUBDIVISION IN THE EAST HALF OF SECTION 33 AND IN THE WEST HALF OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT 454884 IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT B
FINAL PUD SITE PLAN



O-1
Limited Office

R-1
Medium Density Single Family Residential

B-4
Motorist Service

B-2
Community Retail

R-2
Medium-Low Density Single Family Residential

B-4
Motorist Service

B-2
Community Retail

R-2
Medium-Low Density Single Family Residential

M-1
Light Manufacturing

B-2
Community Retail

M-1
Light Manufacturing



Site Data

Total Site Area	20.86	100.00
Adopt Rte 59 ROW	0.15	0.73
Public Road ROW	3.88	18.58
Building Cover	2.98	12.28
Pavement Cover	1.96	6.92
Open Space	12.41	59.48
Total Number of Units	106 (100.0%)	2 BR 3.8r
Front Load TH	54 (50.9%)	5 10'
Rear Load Mews	52 (49.1%)	0 54
Gross Site Density	5.08 D.U./Ac.	(106 du / 20.86 ac)
Net Site Density	6.30 D.U./Ac.	(106 du / 16.83 ac)
Parking Provided:		
Garages	= 212 @ 2:1	
Driveways	= 212 @ 2:1	
Off-street guest	= 8 @ 0.8:1 (7 Standard + 1 Accessible)	
On-street guest	= 71 @ 0.7:1	
Total	= 503 @ 4.75:1	
Design Standards:		
Perimeter Setbacks:		
West Property Line	40 ft	NA
Rte 59	NA	40 ft
Other Perimeter	30 ft	30 ft
Building Front/Side Corner Setback	22 ft	20 ft
Building to Building:		
Front to Front	= NA	50 ft
Front to Rear Building	= 60 ft	58 ft
Rear to Rear Building	= 60 ft	60 ft
Side to Side	= NA	20 ft
Side to Rear	= NA	35 ft
Lot Area per unit	18,000 sf	Proposed PUD
Minimum Lot width	90 ft	6,917 sf (net site)
Minimum Front & Corner Side yard	40 ft	20 ft & 22 ft (see above)
Minimum Interior Side yard	12.5 ft	see bldg separation
Minimum Rear yard	60 ft	see bldg separation
Minimum Ground Floor area per d/700 sf	334 sf	Mews / 796 sf TH
Maximum Lot Coverage	22%	15.2 % (net site)
Maximum Building Height	38 ft	37'-2" Mews / 33'-10" TH

Notes:
 1. Existing Zoning is R-2 Medium-Low Density Single Family Residential.
 2. Proposed Zoning is a PUD.
 3. Bedroom mix is an estimate and subject to final sales.

NOTE:
 The proposed PUD is located in Community Unit School District 200.
 See Engineering Plans for complete information on existing conditions, drainage and grading, utilities, and proposed structures.
 See Parking Exhibit in Engineering Plan set for location and capacity of proposed street parking.
 See Final PUD Landscape Plan by Gary R. Weber Associates, Inc. for proposed landscaping.
 See Final PUD Plat of Subdivision for complete lot dimensions, easements information, and common areas.
 This site plan was originally designed by JENLard, LLC.

EXHIBIT C

FINAL PUD DOCUMENTS

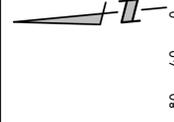
1. ***Final Plat of Subdivision*** (See Exhibit D).
2. ***Final PUD Site Plan*** (see Exhibit B).
3. ***Final PUD Landscape Plan***, consisting of 15 sheets, prepared by Gary R. Weber Associates, Inc., and dated December 17, 2018.
4. ***Site Improvement Plans***, consisting of 61 sheets, prepared by Haeger Engineering, LLC, and dated December 21, 2018.
5. ***Photometric Plan***, consisting of five sheets, prepared by Sternberg Lighting, and dated October 15, 2018.
6. ***Exterior Color Packages***, consisting of 15 sheets, prepared by BSB Design, with a latest revision date of February 4, 2019.
7. ***Declaration***, consisting of 61 pages, prepared by Meltzer, Purtill & Stelle, LLC, and submitted to the City on May 16, 2018.
8. ***Fiscal & Economic Impacts Report***, consisting of 34 pages, prepared by Johnson Research Group, Inc., and dated June, 2018.
9. ***Common Area Maintenance Specifications***, consisting of three pages, prepared by Gary R. Weber Associates, Inc., and dated December 20, 2018.
10. ***Specifications for Landscape Work***, consisting of 24 pages, prepared by Gary R. Weber Associates, Inc. and dated December 20, 2018.
11. ***Engineer's Estimate of Public Construction Cost***, consisting of five pages, prepared by Haeger Engineering, LLC, and dated December 21, 2018.
12. ***Final City Response***, consisting of 10 pages, prepared by Haeger Engineering, LLC, and dated December 21, 2018.
13. ***Monument Lighting***, consisting of one sheet, prepared by PG Enlighten, and dated December 5, 2018.
14. ***Structural Calculations for Modular Block Retaining Wall***, consisting of 43 pages, prepared by Highland Engineering, PC, and dated December 20, 2018.
15. ***Retaining Wall Plan***, consisting of two sheets, prepared by Highland Engineering, PC, and dated December 20, 2018.
16. ***Water Resource Management Plan***, consisting of one sheet, prepared by Gary R. Weber Associates, Inc., and dated May 16, 2018.

17. **Wetland Delineation Report**, consisting of 44 pages, prepared by Gary R. Weber Associates, Inc. and dated May 14, 2018.
18. **DuPage Stormwater Submittal**, consisting of 1093 pages, prepared by Haeger Engineering, LLC, and dated May 11, 2018.
19. **Roadway Improvement Plans**, consisting of 23 pages, prepared by Haeger Engineering, LLC, and dated November 1, 2018.

Full-size and complete versions of the Final PUD Documents are available for review from the City of Warrenville City Clerk's office and Community Development Department. All documents listed in this Exhibit C (regardless of whether the document itself is attached to this Ordinance) shall be deemed incorporated by reference, and made a part of, this Ordinance. All documents listed in this Exhibit C are subject to such further revision as may be required to conform to the conditions stated in Section 5 of this Ordinance.

EXHIBIT D

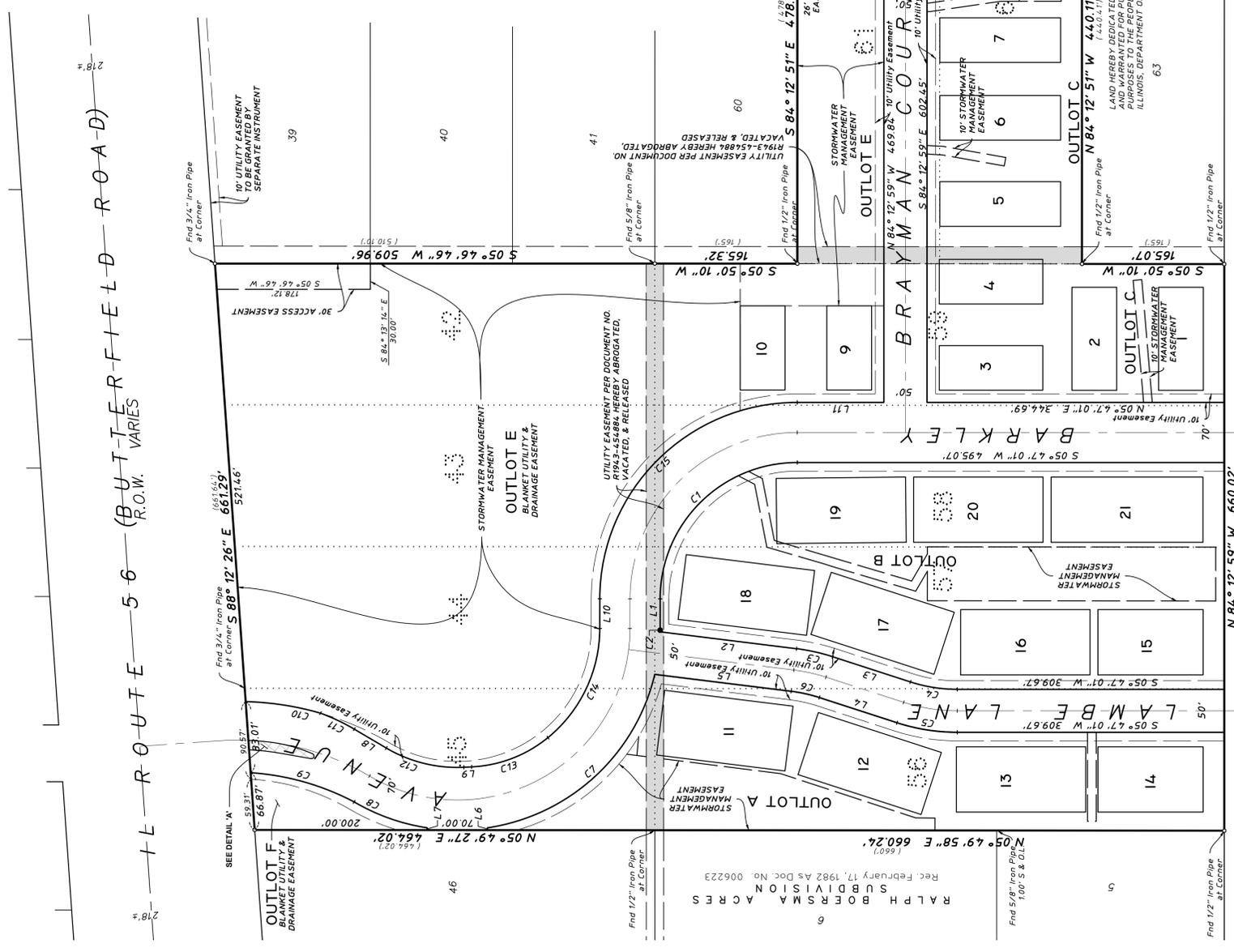
FINAL PLAT OF SUBDIVISION



SCALE: 1" = 80'

FINAL PLAT OF LEXINGTON TRACE

BEING A SUBDIVISION OF LOTS 42, 43, 44, 45, 56, 57, 58, 59, 61 AND 62 IN ROBERT BARTLETT'S GREEN ACRES BEING A SUBDIVISION IN THE EAST HALF OF SECTION 16, TOWNSHIP 35 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT 454884 IN DUPAGE COUNTY, ILLINOIS.



Curve	Length	Radius	Chord	Chord Bearing
C21	25.74	300.00	25.73	N 10° 36' 18" E
C22	10.37	175.00	10.37	N 14° 34' 36" E
C23	26.95	175.00	26.92	S 19° 26' 00" W
C24	27.52	150.00	27.49	S 00° 49' 30" W
C25	23.12	175.00	23.11	S 20° 03' 36" W
C26	22.43	169.50	22.41	N 20° 03' 17" E
C27	5.00	175.00	5.00	N 15° 27' 22" E
C28	26.87	163.00	26.84	N 19° 10' 20" E
C29	27.35	168.00	27.32	S 10° 24' 07" W
C30	28.22	175.00	28.19	S 10° 24' 07" W
C31	4.67	175.00	4.67	N 15° 47' 10" E
C32	31.11	163.00	31.06	S 11° 14' 06" W
C33	6.44	175.00	6.44	S 13° 41' 53" W
C34	3.68	175.00	3.68	S 00° 23' 13" W
C35	13.87	255.00	13.86	N 30° 07' 42" W
C36	13.43	150.00	13.43	S 31° 09' 51" E

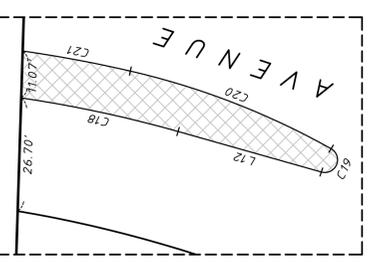
Line	Direction	Length	Chord	Chord Bearing
L1	N84° 09' 22" W	34.53		
L2	S12° 52' 42" W	159.37		
L3	S23° 50' 43" W	94.76		
L4	N23° 50' 43" E	94.76		
L5	N12° 52' 42" E	159.37		
L6	N84° 10' 33" E	2.62		
L7	S84° 10' 33" E	43.07		
L8	S36° 25' 21" W	9.00		
L9	S03° 08' 24" W	9.00		
L10	S84° 09' 22" E	34.53		
L11	S05° 47' 01" W	100.37		
L12	S15° 51' 52" W	34.37		
L13	N84° 10' 02" W	14.48		
L14	S05° 21' 35" W	22.49		
L15	N19° 55' 23" E	30.25		
L16	N05° 47' 01" E	8.21		
L17	S88° 14' 13" W	58.81		
L18	N05° 47' 01" E	9.89		
L19	N05° 47' 01" E	9.89		
L20	S74° 40' 11" E	58.81		

Line	Direction	Length	Chord	Chord Bearing
L41	N05° 55' 19" E	31.00		
L42	N11° 59' 31" E	19.41		
L43	N12° 52' 42" E	10.39		
L44	S73° 23' 52" E	5.50		
L45	N85° 09' 17" W	11.50		
L46	N23° 50' 43" E	9.95		
L47	S73° 23' 52" E	27.08		
L48	S05° 47' 01" W	8.39		
L49	N84° 09' 22" W	36.39		
L50	N05° 47' 01" E	67.65		
L51	N84° 51' 37" E	73.36		
L52	N05° 47' 01" E	5.00		
L53	N84° 12' 59" W	11.00		
L54	N05° 47' 01" E	8.00		
L55	S05° 50' 43" W	11.00		
L56	S74° 59' 42" E	5.50		
L57	S84° 12' 04" E	8.72		
L58	S75° 22' 31" E	11.51		
L59	N05° 47' 01" E	7.25		
L60	S74° 53' 00" E	44.70		

Line	Direction	Length	Chord	Chord Bearing
L61	N05° 47' 01" E	7.26		
L62	N84° 12' 59" W	2.63		
L63	S03° 02' 12" W	36.50		
L64	S28° 52' 52" W	31.99		
L65	N03° 02' 12" E	41.92		
L66	N79° 02' 59" W	22.00		
L67	N89° 53' 52" E	27.08		
L68	N84° 24' 25" W	42.74		
L69	S08° 13' 30" E	44.88		
L70	S26° 29' 29" E	65.81		
L71	N87° 04' 17" E	38.48		
L72	S05° 43' 27" W	4.86		
L73	N50° 57' 15" E	30.22		
L74	N50° 20' 19" E	20.88		
L75	N05° 50' 43" E	16.99		
L76	S84° 12' 59" E	4.98		
L77	N05° 50' 43" E	27.44		
L78	N05° 50' 43" E	14.19		

Line	Direction	Length	Chord	Chord Bearing
L1	N84° 09' 22" W	34.53		
L2	S12° 52' 42" W	159.37		
L3	S23° 50' 43" W	94.76		
L4	N23° 50' 43" E	94.76		
L5	N12° 52' 42" E	159.37		
L6	N84° 10' 33" E	2.62		
L7	S84° 10' 33" E	43.07		
L8	S36° 25' 21" W	9.00		
L9	S03° 08' 24" W	9.00		
L10	S84° 09' 22" E	34.53		
L11	S05° 47' 01" W	100.37		
L12	S15° 51' 52" W	34.37		
L13	N84° 10' 02" W	14.48		
L14	S05° 21' 35" W	22.49		
L15	N19° 55' 23" E	30.25		
L16	N05° 47' 01" E	8.21		
L17	S88° 14' 13" W	58.81		
L18	N05° 47' 01" E	9.89		
L19	N05° 47' 01" E	9.89		
L20	S74° 40' 11" E	58.81		

LOT NO.	AREA (S.F.)	AREA (Ac.)
1	6,240	0.1433
2	6,240	0.1433
3	6,240	0.1433
4	6,240	0.1433
5	7,280	0.1671
6	7,280	0.1671
7	7,280	0.1671
8	7,280	0.1671
9	5,096	0.1170
10	5,096	0.1170
11	11,400	0.2617
12	11,400	0.2617
13	11,400	0.2617
14	9,272	0.2129
15	9,272	0.2129
16	11,400	0.2617
17	11,400	0.2617
18	11,400	0.2617
19	11,400	0.2617
20	11,400	0.2617
21	13,376	0.3071
OUTLOT A	55,473	1.2734
OUTLOT B	74,474	1.7097
OUTLOT C	78,851	1.8102
OUTLOT D	1,521	0.0349
OUTLOT E	327,078	7.5086
OUTLOT F	7,831	0.1798
OUTLOT G	456	0.0105
OUTLOT H	758	0.0174
OUTLOT I	2,937	0.0674
ROUTE 59 R.O.W.	6,444	0.1525
ROUTE 59 R.O.W. ONSITE	165,309	3.7950
TOTAL	908,724	20.8613



Line	Direction	Length	Chord	Chord Bearing
L41	N05° 55' 19" E	31.00		
L42	N11° 59' 31" E	19.41		
L43	N12° 52' 42" E	10.39		
L44	S73° 23' 52" E	5.50		
L45	N85° 09' 17" W	11.50		
L46	N23° 50' 43" E	9.95		
L47	S73° 23' 52" E	27.08		
L48	S05° 47' 01" W	8.39		
L49	N84° 09' 22" W	36.39		
L50	N05° 47' 01" E	67.65		
L51	N84° 51' 37" E	73.36		
L52	N05° 47' 01" E	5.00		
L53	N84° 12' 59" W	11.00		
L54	N05° 47' 01" E	8.00		
L55	S05° 50' 43" W	11.00		
L56	S74° 59' 42" E	5.50		
L57	S84° 12' 04" E	8.72		
L58	S75° 22' 31" E	11.51		
L59	N05° 47' 01" E	7.25		
L60	S74° 53' 00" E	44.70		

Line	Direction	Length	Chord	Chord Bearing
L1	N84° 09' 22" W	34.53		
L2	S12° 52' 42" W	159.37		
L3	S23° 50' 43" W	94.76		
L4	N23° 50' 43" E	94.76		
L5	N12° 52' 42" E	159.37		
L6	N84° 10' 33" E	2.62		
L7	S84° 10' 33" E	43.07		
L8	S36° 25' 21" W	9.00		
L9	S03° 08' 24" W	9.00		
L10	S84° 09' 22" E	34.53		
L11	S05° 47' 01" W	100.37		
L12	S15° 51' 52" W	34.37		
L13	N84° 10' 02" W	14.48		
L14	S05° 21' 35" W	22.49		
L15	N19° 55' 23" E	30.25		
L16	N05° 47' 01" E	8.21		
L17	S88° 14' 13" W	58.81		
L18	N05° 47' 01" E	9.89		
L19	N05° 47' 01" E	9.89		
L20	S74° 40' 11" E	58.81		

Line	Direction	Length	Chord	Chord Bearing
L61	N05° 47' 01" E	7.26		
L62	N84° 12' 59" W	2.63		
L63	S03° 02' 12" W	36.50		
L64	S28° 52' 52" W	31.99		
L65	N03° 02' 12" E	41.92		
L66	N79° 02' 59" W	22.00		
L67	N89° 53' 52" E	27.08		
L68	N84° 24' 25" W	42.74		
L69	S08° 13' 30" E	44.88		
L70	S26° 29' 29" E	65.81		
L71	N87° 04' 17" E	38.48		
L72	S05° 43' 27" W	4.86		
L73	N50° 57' 15" E	30.22		
L74	N50° 20' 19" E	20.88		
L75	N05° 50' 43" E	16.99		
L76	S84° 12' 59" E	4.98		
L77	N05° 50' 43" E	27.44		
L78	N05° 50' 43" E	14.19		

Line	Direction	Length	Chord	Chord Bearing
L1	N84° 09' 22" W	34.53		
L2	S12° 52' 42" W	159.37		
L3	S23° 50' 43" W	94.76		
L4	N23° 50' 43" E	94.76		
L5	N12° 52' 42" E	159.37		
L6	N84° 10' 33" E	2.62		
L7	S84° 10' 33" E	43.07		
L8	S36° 25' 21" W	9.00		
L9	S03° 08' 24" W	9.00		
L10	S84° 09' 22" E	34.53		
L11	S05° 47' 01" W	100.37		
L12	S15° 51' 52" W	34.37		
L13	N84° 10' 02" W	14.48		
L14	S05° 21' 35" W	22.49		
L15	N19° 55' 23" E	30.25		
L16	N05° 47' 01" E	8.21		
L17	S88° 14' 13" W	58.81		
L18	N05° 47' 01" E	9.89		
L19	N05° 47' 01" E	9.89		
L20	S74° 40' 11" E	58.81		

Line	Direction	Length	Chord	Chord Bearing
L41	N05° 55' 19" E	31.00		
L42	N11° 59' 31" E	19.41		
L43	N12° 52' 42" E	10.39		
L44	S73° 23' 52" E	5.50		
L45	N85° 09' 17" W	11.50		
L46	N23° 50' 43" E	9.95		
L47	S73° 23' 52" E	27.08		
L48	S05° 47' 01" W	8.39		
L49	N84° 09' 22" W	36.39		
L50	N05° 47' 01" E	67.65		
L51	N84° 51' 37" E	73.36		
L52	N05° 47' 01" E	5.00		
L53	N84° 12' 59" W	11.00		
L54	N05° 47' 01" E	8.00		
L55	S05° 50' 43" W	11.00		
L56	S74° 59' 42" E	5.50		
L57	S84° 12' 04" E	8.72		
L58	S75° 22' 31" E	11.51		
L59	N05° 47' 01" E	7.25		
L60	S74° 53' 00" E	44.70		

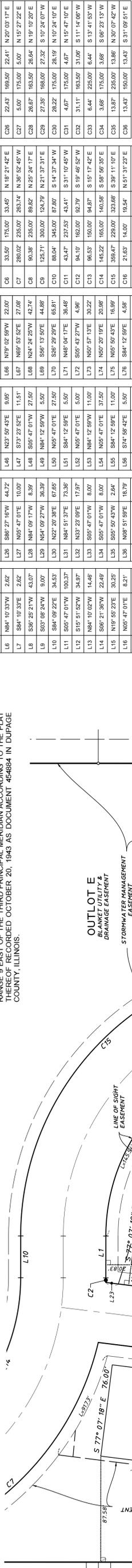
Line	Direction	Length	Chord	Chord Bearing
L1	N84° 09' 22" W	34.53		
L2	S12° 52' 42" W	159.37		
L3	S23° 50' 43" W	94.76		
L4	N23° 50' 43" E	94.76		
L5	N12° 52' 42" E	159.37		
L6	N84° 10' 33" E	2.62		
L7	S84° 10' 33" E	43.07		
L8	S36° 25' 21" W	9.00		
L9	S03° 08' 24" W	9.00		

P.I.N. No. 04-33-401-007
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 04-33-401-014
 04-33-401-015
 04-33-401-016
 04-33-401-017
 04-33-401-018
 04-33-401-019
 04-33-401-020

FINAL PLAT OF LEXINGTON TRACE

BEING A SUBDIVISION OF LOTS 42, 43, 44, 45, 56, 57, 58, 59, 61 AND 62 IN ROBERT BARTLETT'S GREEN ACRES BEING A SUBDIVISION IN THE EAST HALF RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT 464884 IN DUPAGE COUNTY, ILLINOIS.

SCALE: 1" = 40'



Line	Direction	Length
L1	N84°09'22"W	34.53
L2	S12°52'42"E	158.37
L3	S23°50'43"W	94.76
L4	N23°50'43"E	94.76
L5	N12°52'42"E	158.37
L6	N84°10'33"W	2.62
L7	S84°10'33"E	2.62
L8	S30°25'21"W	45.07
L9	S03°08'24"W	9.00
L10	S84°09'22"E	34.53
L11	S05°47'01"W	100.37
L12	S15°51'52"W	34.97
L13	N84°10'02"W	14.49
L14	S05°21'36"W	22.49
L15	N19°55'23"E	30.25
L16	N19°55'23"E	30.25
L17	S88°14'13"W	59.61
L18	N05°47'01"E	9.89
L19	N05°47'01"E	9.89
L20	S74°40'11"E	59.61

Line	Direction	Length
L21	N05°55'19"E	31.00
L22	N11°59'31"E	19.41
L23	N12°52'42"E	10.39
L24	S05°51'59"W	10.35
L25	N05°47'00"E	7.25
L26	S86°27'16"W	44.72
L27	N05°47'01"E	10.00
L28	N84°09'17"W	8.39
L29	N54°09'27"W	36.39
L30	N22°20'38"E	67.65
L31	N84°51'37"E	73.36
L32	N33°23'09"E	17.97
L33	S05°47'01"W	11.00
L34	S05°47'01"W	8.00
L35	S05°50'43"W	2.64
L36	N05°51'59"E	18.79
L37	S84°12'04"E	8.72
L38	S05°47'05"W	50.92
L39	N05°47'01"E	7.25
L40	S74°40'11"E	44.70

Line	Direction	Length
L41	S23°50'43"W	4.95
L42	N66°09'17"W	2.83
L43	S03°50'43"E	4.95
L44	S73°23'52"E	5.50
L45	N66°09'17"W	11.50
L46	N23°50'43"E	9.95
L47	S73°23'52"E	11.51
L48	N84°09'17"W	27.50
L49	N84°12'59"W	5.50
L50	N05°47'01"E	27.50
L51	S84°12'59"E	5.50
L52	N05°47'01"E	5.00
L53	N84°12'59"W	11.00
L54	N05°47'01"E	37.50
L55	S84°12'59"E	11.00
L56	S74°56'42"E	5.50
L57	N84°01'14"W	5.50
L58	S75°22'31"E	11.51
L59	N05°47'01"W	5.33
L60	N84°01'14"W	11.50

Line	Direction	Length
L61	N05°47'01"E	7.26
L62	N84°12'59"W	2.83
L63	S03°50'43"E	36.80
L64	S28°52'52"W	31.89
L65	N05°47'01"E	70.63
L66	N79°02'59"W	22.00
L67	N69°53'52"E	27.08
L68	N24°24'25"W	42.74
L69	S05°50'43"E	42.74
L70	S05°29'29"E	65.81
L71	N05°04'17"E	36.48
L72	S05°43'27"W	4.96
L73	N65°57'13"E	30.22
L74	N65°20'19"E	20.88
L75	N05°50'43"E	16.99
L76	S84°12'59"E	4.58
L77	N05°50'43"E	27.44
L78	N05°50'43"E	14.19

Curve	Length	Radius	Chord	Chord Bearing
C1	248.89	199.00	224.74	N 59°11'10"W
C2	3.80	235.00	3.80	S 83°41'32"E
C3	43.07	225.00	43.00	S 18°21'42"W
C4	55.17	175.00	54.94	S 14°46'52"W
C5	70.93	225.00	70.63	S 14°46'52"E
C6	33.50	175.00	33.45	N 18°21'42"E
C7	280.50	235.00	263.74	N 35°52'45"W
C8	90.38	235.00	88.82	N 25°24'17"E
C9	125.71	300.00	124.79	N 21°37'31"E
C10	89.04	345.00	87.80	S 14°37'34"W
C11	43.47	237.53	43.41	S 31°10'45"W
C12	84.10	162.00	92.79	S 19°46'52"W
C13	96.53	150.00	94.87	S 15°17'42"E
C14	145.22	165.00	140.58	S 58°56'35"E
C15	358.47	229.00	326.88	S 59°11'10"E
C16	21.63	14.00	18.54	N 51°31'23"E
C17	191.47	63.50	126.75	N 89°21'30"W
C18	37.70	288.00	37.69	S 12°07'59"W
C19	8.72	3.00	5.96	S 67°22'20"E
C20	50.73	178.00	50.69	N 21°13'36"E

Curve	Length	Radius	Chord	Chord Bearing
C21	25.74	300.00	25.73	N 10°38'16"E
C22	10.37	175.00	10.37	N 14°34'36"E
C23	26.96	175.00	26.92	S 19°26'00"W
C24	27.52	150.00	27.49	S 09°49'36"W
C25	23.12	175.00	23.11	S 20°03'36"W
C26	22.43	169.50	22.41	N 20°03'17"E
C27	5.00	175.00	5.00	N 15°27'22"E
C28	26.67	163.50	26.64	N 19°10'29"E
C29	27.35	168.00	27.32	S 10°24'07"W
C30	26.22	175.00	26.19	N 10°24'19"E
C31	4.67	175.00	4.67	N 15°47'10"E
C32	31.11	163.50	31.06	S 11°4'06"W
C33	6.44	225.00	6.44	S 19°41'59"W
C34	3.68	175.00	3.68	S 09°29'15"W
C35	13.87	235.00	13.86	N 30°07'42"W
C36	13.43	150.00	13.43	S 31°09'51"E

REVISED 03/21/2019
 REVISED 12/10/2018
 REVISED 10/12/2018
 REVISED 05/15/2018
 REVISED 02/22/2018
 REVISED 12/12/2017
 ORIGINALLY PREPARED 08/22/2017

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HERETOFORE DEDICATED TO THE ILLINOIS DEPT. OF TRANSPORTATION
 PER DOC. NO. R1932-321382 RECORDED JANUARY 13, 1932
 LAND HEREBY DEDICATED, GRANTED, CONVEYED
 AND WARRANTED FROM THE STATE OF
 ILLINOIS, DEPARTMENT OF THE STATE OF
 TRANSPORTATION

BARKLEY AVENUE
 ESTES STREET

P.I.N. No. 04-33-401-007
 04-33-401-008
 04-33-401-009
 04-33-401-010
 04-33-401-011
 04-33-401-012
 04-33-401-013
 04-33-401-014
 04-33-401-015
 04-33-401-016
 04-33-401-017
 04-33-401-018
 04-33-401-019
 04-33-401-020

FINAL PLAT OF LEXINGTON TRACE

BEING A SUBDIVISION OF LOTS 42, 43, 44, 45, 56, 57, 58, 59, 61 AND 62 IN ROBERT BARTLETT'S GREEN ACRES BEING A SUBDIVISION IN THE EAST HALF OF SECTION 18, TOWNSHIP 33 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 20, 1943 AS DOCUMENT 454884 IN DUPAGE COUNTY, ILLINOIS.

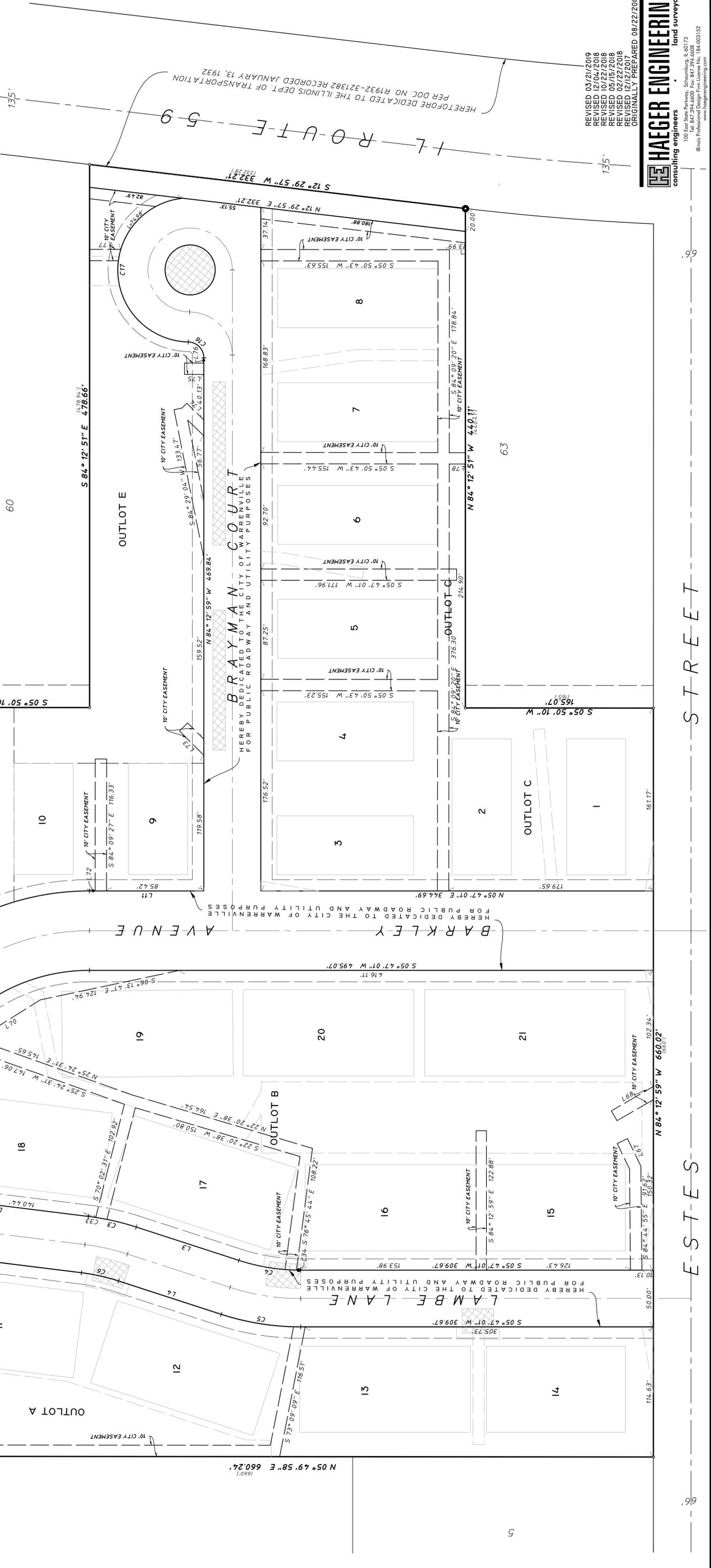


Line	Direction	Length
L1	N84°10'33\"	2.62
L2	S12°52'42\"	159.37
L3	S23°50'43\"	94.76
L4	N23°50'43\"	94.76
L5	N12°52'42\"	159.37
L6	N84°10'33\"	2.62
L7	S84°10'33\"	2.62
L8	S36°25'21\"	100.37
L9	S03°08'24\"	9.00
L10	S84°09'22\"	34.33
L11	S05°47'01\"	100.37
L12	S15°51'52\"	34.97
L13	N84°10'27\"	14.46
L14	S06°21'36\"	22.49
L15	N19°55'23\"	30.25
L16	N05°47'01\"	8.21
L17	S86°14'13\"	58.61
L18	N05°47'01\"	9.89
L19	N05°47'01\"	9.89
L20	S74°40'11\"	58.61
L21	N06°55'19\"	31.00
L22	N11°59'31\"	18.41
L23	N12°52'42\"	10.39
L24	S85°51'59\"	16.35
L25	N05°47'00\"	7.25
L26	S86°27'16\"	44.72
L27	N05°47'01\"	10.00
L28	N84°09'17\"	8.39
L29	N64°09'27\"	36.39
L30	N22°20'38\"	67.65
L31	N84°51'37\"	73.36
L32	N33°23'09\"	17.97
L33	S05°47'01\"	8.00
L34	S05°47'01\"	8.00
L35	S05°50'43\"	2.64
L36	N08°51'59\"	18.79
L37	S84°12'04\"	8.72
L38	S05°47'56\"	50.92
L39	N05°47'01\"	7.25
L40	S74°53'00\"	44.70
L41	S23°50'43\"	4.95
L42	N66°09'17\"	5.50
L43	N23°50'43\"	4.95
L44	S73°23'52\"	5.50
L45	N66°09'17\"	11.50
L46	N23°50'43\"	9.85
L47	S73°23'52\"	11.51
L48	S05°47'01\"	27.50
L49	N84°12'59\"	5.50
L50	N05°47'01\"	27.50
L51	S84°12'59\"	5.50
L52	N05°47'01\"	5.00
L53	N84°12'59\"	11.00
L54	S05°47'01\"	37.50
L55	S84°12'59\"	11.00
L56	S74°58'42\"	5.50
L57	N84°01'14\"	5.50
L58	S75°22'31\"	11.51
L59	S05°47'01\"	5.33
L60	N84°01'14\"	11.50
L61	N05°47'01\"	27.50
L62	N84°12'59\"	44.88
L63	S26°29'29\"	65.81
L64	N48°04'17\"	36.48
L65	S05°43'27\"	4.95
L66	N05°47'01\"	11.00
L67	N69°53'52\"	27.08
L68	N24°24'25\"	42.74
L69	S66°13'50\"	44.88
L70	S26°29'29\"	65.81
L71	N48°04'17\"	36.48
L72	S05°43'27\"	4.95
L73	N05°47'01\"	11.00
L74	N69°53'52\"	27.08
L75	N24°24'25\"	42.74
L76	S66°13'50\"	44.88
L77	S26°29'29\"	65.81
L78	N48°04'17\"	36.48
L79	S05°43'27\"	4.95
L80	N05°47'01\"	11.00
L81	N69°53'52\"	27.08
L82	N24°24'25\"	42.74
L83	S66°13'50\"	44.88
L84	S26°29'29\"	65.81
L85	N48°04'17\"	36.48
L86	S05°43'27\"	4.95
L87	N05°47'01\"	11.00
L88	N69°53'52\"	27.08
L89	N24°24'25\"	42.74
L90	S66°13'50\"	44.88
L91	S26°29'29\"	65.81
L92	N48°04'17\"	36.48
L93	S05°43'27\"	4.95
L94	N05°47'01\"	11.00
L95	N69°53'52\"	27.08
L96	N24°24'25\"	42.74
L97	S66°13'50\"	44.88
L98	S26°29'29\"	65.81
L99	N48°04'17\"	36.48
L100	S05°43'27\"	4.95

Line	Direction	Length
L1	N84°10'33\"	2.62
L2	S12°52'42\"	159.37
L3	S23°50'43\"	94.76
L4	N23°50'43\"	94.76
L5	N12°52'42\"	159.37
L6	N84°10'33\"	2.62
L7	S84°10'33\"	2.62
L8	S36°25'21\"	100.37
L9	S03°08'24\"	9.00
L10	S84°09'22\"	34.33
L11	S05°47'01\"	100.37
L12	S15°51'52\"	34.97
L13	N84°10'27\"	14.46
L14	S06°21'36\"	22.49
L15	N19°55'23\"	30.25
L16	N05°47'01\"	8.21
L17	S86°14'13\"	58.61
L18	N05°47'01\"	9.89
L19	N05°47'01\"	9.89
L20	S74°40'11\"	58.61
L21	N06°55'19\"	31.00
L22	N11°59'31\"	18.41
L23	N12°52'42\"	10.39
L24	S85°51'59\"	16.35
L25	N05°47'00\"	7.25
L26	S86°27'16\"	44.72
L27	N05°47'01\"	10.00
L28	N84°09'17\"	8.39
L29	N64°09'27\"	36.39
L30	N22°20'38\"	67.65
L31	N84°51'37\"	73.36
L32	N33°23'09\"	17.97
L33	S05°47'01\"	8.00
L34	S05°47'01\"	8.00
L35	S05°50'43\"	2.64
L36	N08°51'59\"	18.79
L37	S84°12'04\"	8.72
L38	S05°47'56\"	50.92
L39	N05°47'01\"	7.25
L40	S74°53'00\"	44.70
L41	S23°50'43\"	4.95
L42	N66°09'17\"	5.50
L43	N23°50'43\"	4.95
L44	S73°23'52\"	5.50
L45	N66°09'17\"	11.50
L46	N23°50'43\"	9.85
L47	S73°23'52\"	11.51
L48	S05°47'01\"	27.50
L49	N84°12'59\"	5.50
L50	N05°47'01\"	27.50
L51	S84°12'59\"	5.50
L52	N05°47'01\"	5.00
L53	N84°12'59\"	11.00
L54	S05°47'01\"	37.50
L55	S84°12'59\"	11.00
L56	S74°58'42\"	5.50
L57	N84°01'14\"	5.50
L58	S75°22'31\"	11.51
L59	S05°47'01\"	5.33
L60	N84°01'14\"	11.50
L61	N05°47'01\"	27.50
L62	N84°12'59\"	44.88
L63	S26°29'29\"	65.81
L64	N48°04'17\"	36.48
L65	S05°43'27\"	4.95
L66	N05°47'01\"	11.00
L67	N69°53'52\"	27.08
L68	N24°24'25\"	42.74
L69	S66°13'50\"	44.88
L70	S26°29'29\"	65.81
L71	N48°04'17\"	36.48
L72	S05°43'27\"	4.95
L73	N05°47'01\"	11.00
L74	N69°53'52\"	27.08
L75	N24°24'25\"	42.74
L76	S66°13'50\"	44.88
L77	S26°29'29\"	65.81
L78	N48°04'17\"	36.48
L79	S05°43'27\"	4.95
L80	N05°47'01\"	11.00
L81	N69°53'52\"	27.08
L82	N24°24'25\"	42.74
L83	S66°13'50\"	44.88
L84	S26°29'29\"	65.81
L85	N48°04'17\"	36.48
L86	S05°43'27\"	4.95
L87	N05°47'01\"	11.00
L88	N69°53'52\"	27.08
L89	N24°24'25\"	42.74
L90	S66°13'50\"	44.88
L91	S26°29'29\"	65.81
L92	N48°04'17\"	36.48
L93	S05°43'27\"	4.95
L94	N05°47'01\"	11.00
L95	N69°53'52\"	27.08
L96	N24°24'25\"	42.74
L97	S66°13'50\"	44.88
L98	S26°29'29\"	65.81
L99	N48°04'17\"	36.48
L100	S05°43'27\"	4.95

Curve	Length	Radius	Chord Bearing
C1	249.59	159.00	N 39° 11' 10\"
C2	10.37	175.00	S 83° 41' 52\"
C3	43.07	226.00	S 16° 21' 42\"
C4	55.17	175.00	S 14° 46' 52\"
C5	70.93	226.00	N 44° 46' 52\"
C6	33.50	175.00	N 18° 21' 42\"
C7	5.00	175.00	N 15° 27' 22\"
C8	90.38	235.00	N 25° 24' 17\"
C9	125.71	300.00	N 21° 31' 1\"
C10	88.04	345.00	S 14° 37' 54\"
C11	43.47	237.53	S 31° 10' 45\"
C12	94.10	162.00	S 19° 46' 52\"
C13	86.53	180.00	S 15° 17' 42\"
C14	145.22	140.58	S 58° 56' 35\"
C15	395.47	229.00	S 39° 11' 10\"
C16	21.83	14.00	N 51° 31' 23\"
C17	191.47	63.50	N 26° 21' 30\"
C18	37.70	288.00	S 12° 07' 39\"
C19	8.72	3.00	S 67° 22' 20\"
C20	50.73	178.00	N 21° 19' 36\"

Curve	Length	Radius	Chord Bearing
C21	25.74	300.00	N 10° 36' 18\"
C22	10.37	175.00	S 83° 41' 52\"
C23	26.85	175.00	S 19° 26' 09\"
C24	27.62	159.00	S 09° 49' 39\"
C25	231.2	175.00	S 20° 03' 36\"
C26	22.43	169.50	N 28° 05' 11\"
C27	5.00	175.00	N 15° 27' 22\"
C28	27.35	168.00	N 19° 24' 07\"
C29	26.67	163.50	N 19° 10' 20\"
C30	28.22	175.00	N 17° 24' 10\"
C31	4.67	175.00	N 15° 14' 06\"
C32	31.11	163.50	S 11° 14' 06\"
C33	6.44	225.00	S 15° 17' 42\"
C34	3.68	175.00	S 19° 41' 53\"
C35	13.87	235.00	N 30° 07' 42\"
C36	13.43	150.00	S 31° 09' 51\"



REVISED 03/21/2019
 REVISED 10/16/2018
 REVISED 10/22/2018
 REVISED 05/15/2018
 REVISED 02/22/2018
 REVISED 12/12/2017
 ORIGINALLY PREPARED 08/12/2017

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EXHIBIT E
ENGINEERING REVIEW MEMO



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ENGINEERING RESOURCE ASSOCIATES
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Warrenville, IL 60555

MEMORANDUM

Date: February 27, 2019

To: Tim Burda, PE
Project Manager
Haeger Engineering

From: Kristine Hocking, P.E., CFM
Senior Civil Engineer
City of Warrenville

Marty Michalisko, P.E., CFM
Project Manager
ERA

Erin Pande, PWS, CFM
Ecological Services Director
ERA

Re: Lexington Trace
Butterfield Road and Illinois Route 59
Final Engineering Plan Review

We have completed our fourth review of final engineering for the proposed Lexington Trace development with regards to the DuPage County Stormwater and Flood Plain Ordinance, as well as Warrenville's Subdivision Control and Ordinance. We have reviewed the following documents related to this project:

1. Final Plat of Lexington Trace, latest revision date December 4, 2018, prepared by Haeger Engineering, LLC.
2. Site Improvement Plans for Lexington Trace, latest revision date of December 21, 2018, prepared by Haeger Engineering, LLC.
3. Final Landscape Plan Lexington Trace, dated December 17, 2018, prepared by Gary Weber Associates, JEN Land LLC., Haeger Engineering.
4. Photometric plan, dated October 15, 2018, prepared by Sternberg Lighting.
5. City Easement Exhibit, dated October 22, 2018, prepared by Haeger Engineering, LLC.
6. Engineer's Estimate of Public Construction Cost, latest revision date of December 21, 2018, prepared by Haeger Engineering, LLC.
7. Water Resource Management Plan, dated May 16, 2018, prepared by Haeger Engineering, LLC.
8. Wetland (B) Delineation Report, latest revision date May 15, 2018, prepared by Gary Weber Associates, Inc.
9. Wetland (Gentile) Delineation Report, dated December 13, 2017, prepared by Gary Weber Associates, Inc.
10. Specifications for Landscape Work, dated December 20, 2018, prepared by Gary Weber Associates, Inc.
11. Monument Lighting Plan, dated December 5, 2018, prepared by PG enlighten.

12. Structural Calculations for Modular Block Retaining Wall, dated December 20, 2018, prepared by Highland Engineering PC.
13. Structural Plans for Modular Block Retaining Wall, dated December 20, 2018, prepared by Highland Engineering PC.

REVIEW COMMENTS

The Lexington Final Plat has been stamped “APPROVED WITH CONDTIONS” and any comments should be addressed prior to City Council action:

1. See the Community Development Staff Report for comments.

The Lexington Plat of Easement has been stamped “APPROVED”.

The Lexington Site Improvement Plans has been stamped “APPROVED WITH CONDITIONS” and the following comments should be addressed as part of the building permit process:

1. The shop drawings and calculations for the retaining wall have been provided, however the wall needs an embedment depth of at least 1’ 6” (see markup).
2. Provide a separate lighting plan sheet that includes the following information:
 - a. **New Comment:** Coordinate with IDOT to see if they would approve the decorative light in the ROW. We are also okay with a 30’ ‘beacon’ style light if IDOT suggests. Ideally this light would be in the IDOT ROW to light up the entrance as much as possible. If IDOT pushed back, then shift the light on Barkley near 56 as far north in the median as possible within the site.
 - b. **New Comment:** Reverse the location of lighting on Barkley to the other side of the road.
 - c. **New Comment:** The southernmost light on Barkley should be moved slightly south to the stop bar on Estes so that the stop sign can be mounted to the pole.
 - d. **New Comment:** The street light controller should be moved to Barkley between Lambe and Brayman.
 - e. **New Comment:** For the southern most light on Barkley, be sure that the system can be expanded to the south (add a sweep coming out of the pole to the south).
 - f. General notes for the electrical work shall be provided within the general notes section of the plans.
 - g. Include the attached details in the plans.
 - h. A separate lighting layout plan should be provided or additional detail shall be provided for the lighting system in the Utility Plan. Information such as conduit, electrical cable routing, controller and electrical service shall be shown.
 - i. Lighting plans should include a one-line diagram.
 - j. The lighting controller and/or service connection needs to be shown and schematic details included.
 - k. The lighting system needs to be differentiated from ComEd’s primary electrical system.

- l. Please describe the electrical conduit layout routings. Are junction boxes intended at each location where the conduit shows a tee?
 - m. For light locations at the end of a proposed circuit, the contractor shall install at least two conduit sleeve in both directions in the concrete foundation.
 - n. **New Comment:** Add a note in the general notes that underground splicing is not permitted.
 - o. **New Comment:** Check to ensure that light pole foundations do not conflict with underground utilities.
 - p. **New Comment:** Update C10.4 Decorative Street Light details with the attached.
3. **New Comment:** Check landscaping trees to ensure they don't conflict with underground utilities. Centerline of trees should be a minimum 4' away from the centerline of the utility. This issue is mostly directed at the street trees on Estes, but it occurs in some other areas of the development.
 4. **New Comment:** The crosswalk on Barkley Avenue at Butterfield Road should be asphalt, not concrete.
 5. **New Comment:** Add curb across the townhome driveways along Barkley and Brayman Court. The curb can be traditional, backpitched or flat depending on drainage.
 6. **New Comment:** Shift the manholes and sanitary sewer from 1E to 1D on the east side of Lambe Lane to be at least 4' from the edge of sidewalk or provide TBF.
 7. **New Comment:** The sidewalk on the north side of Estes is shown next to or on top of the existing utility poles. Shift the sidewalk away from the poles or relocate the poles.
 8. **New Comment:** The sanitary sewer on the north side of Estes is 3' away from the sidewalk. According to City Code which references IDOT standards, if the utility trench (assumed to be 4' wide) is within 2 feet of the pavement (or within four feet to the centerline of the utility), then trench backfill is required. Either shift the sidewalk away from the sanitary sewer a foot (if poles are to be relocated) or add a note that trench backfill is required. If the sidewalk cannot be shifted and trench backfill is required, then shift the sanitary sewer north at least a foot to provide maximum distance from the gas line.
 9. **New Comment:** The watermain should be a 12" PVC pipe along Barkley from the existing 12" watermain south of Estes and 10" on Route 56 that connects to the existing 10" pipe.
 10. **New Comment:** The water line leading to FH 6, in the cul-de-sac of Brayman Court should have two 45 degree bends, rather than a 90 degree bend.
 11. **New Comment:** The 4" water services for buildings 1 and 2 that cross Barkley Avenue should be straight, with no bends in them.
 12. **New Comment:** The fire hydrant locations should be adjusted so they are in the parkway, 2' from the front of sidewalk.

13. **New Comment:** The valves on the 4" water services should be moved close to the water main.
14. **New Comment:** Update the City Standard Specifications with the attached.
15. **New Comment:** C10.0 "Typical Sanitary Manhole", change callout from "...W/Rolling Meadows Sanitary" to "Sanitary".
16. **New Comment:** C10.1 "Sanitary Manhole Type A", add a callout for MacWrap at sections in manhole per new City standard specifications.
17. **New Comment:** C10.2 "Portland Cement Concrete Sidewalk", update the callout to match the City Code requirement "Fiberized concrete shall be Class SI with a minimum 6.1 bag mix, in accordance with section 1020 of the "Standard Specifications for Road and Bridge Construction", latest edition, published by the Illinois Department of Transportation, and ASTM C-1116, and shall include fibrous reinforcement. Fibrous reinforcement is one-half inch (1/2") length synthetic fiber, added at a rate of 1.5 pounds per cubic yard of concrete"
18. **New Comment:** Place the stop signs on the street light poles if possible.
19. **New Comments:** Use IDOT ADA Ramp detail template to update ADA detail sheets. Coordinate with the City.
20. Provide the IDOT permit when approved. The IDOT approved plans shall be provided to the City.

The Lexington Trace Stormwater Report has been stamped "**APPROVED WITH CONDITIONS**" and the following comments should be addressed during the permitting process:

1. As a reminder three of the buildings are proposed within Zone A floodplain. Upon completion and review and approval of as-built drawings for the floodplain and compensatory storage and approval of the LOMR-F, the City will then be able to issue the building permit for the proposed structures as the adjacent grades will then be outside the limits of the floodplain.
2. Provide IDNR consultation termination letters.
3. Provide USACE jurisdictional determinations.
4. Provide the wetland delineation for the City owned parcel in the SW corner of Route 56/59. This will be reviewed once it has been received from the City. **Partially Addressed. Based on the provided "Wetland Determination Report, Warrenville Parcel" we have the following additional comments:**
 - a. Please include a full delineation report for the Wetland found to be present on the City owned lot. The report does not include:
 - i. Data forms within and outside of the wetland;
 - ii. Floristic Quality Assessment;
 - iii. MDNR;

- iv. USFW Memo; and
 - v. IDNR Ecocat signoff; and
 - vi. Buffer width determination.
- b. Per section 15-87 of the Ordinance, the applicant must demonstrate that the development or hydraulic alteration will not cause an indirect wetland impact unless one (1) of the following exceptions apply: The wetlands occur at or below the OHWM of a waterway on which the hydraulics will not be changed; or, the development is a streambank stabilization project; or, the Director or Administrator in a complete waiver community concurs that there is no potential for adverse impact. Additionally; A development or hydraulic alteration is considered to have an indirect impact if one (1) of the following limitations are exceeded: An increase or decrease in the high water level of more than three (3) inches in the 2.03-inch, 2.51-inch, and 3.04-inch, twenty-four-hour rainfall events; or changes in the wetland's draw down time resulting in an increase or decrease of greater than forty-eight (48) hours from the peak elevation to the normal water level. The draw down times must be calculated for the 2.03-inch, 2.51-inch, and 3.04-inch, twenty-four-hour rainfall event for both the existing and proposed conditions; or an increase in the duration of inundation of more than twenty percent (20%) from existing to proposed conditions for the 5.51- and 7.58-inch, twenty-four-hour rainfall event. A minimum increase of forty-eight (48) hours is allowed for these storm events.
- c. In the event that direct or indirect impacts are proposed to the Warrenville Parcel Wetland as a part of proposed storm sewer improvements, please provide an impact plan for this area on the appropriate plan sheets and a description of the impacts in the Stormwater Report;
- d. Provide a planting, maintenance and monitoring plan for any mitigation or buffer restoration proposed on the landscape plan sheets as well as within the maintenance and monitoring plan. This should include performance criteria.
- e. Revise the cost estimate to incorporate planting, maintaining and monitoring any mitigation associated with this area if proposed.

The Lexington Trace Final Landscape Plan has been stamped “**APPROVED WITH CONDITIONS**” and the following comments should be addressed during the permitting process:

1. **New Comment:** The areas to be disturbed for the storm sewer installation within the City owned parcel at the SW corner of Route 59 and 56 must be restored.
2. **New Comment:** Update the utility layer to the current design. Check to make sure the tree placement doesn't conflict with the utility design. No trees are to be placed within 4' of underground City utilities.

The Lexington Trace Public Improvements EOPCC has been stamped “**APPROVED WITH CONDITIONS**” and the following comments should be addressed during the permitting process:

1. Update the unit cost for 8” sanitary to be \$70/foot.
2. Update the unit cost for watermain for items E1-E5 to \$38, \$39, \$58, \$68, \$85 respectively.
3. Revise the 10” and 12” watermain quantities per comment #9 on Page #3.

Fees – Required Prior to Recording of Plat

1. Submit a revised EOPCC.
2. Stormwater Management Review Fee: \$10,000 is required per City code section 8-5-3. **\$2500 is due.**
3. Stormwater Inspection Fee: \$500 plus 2.5% of EOPCC for Public Improvements (Stormwater Management & Erosion Control). **\$26,570.78, based upon the 12/21/2018 EOPCC.**
4. Final Engineering Review and Inspection: Based upon the EOPCC for Public Improvements (Non-Stormwater Management/Erosion Control). **\$103,130.91, based upon the 12/21/2018 EOPCC. This doesn’t acknowledge the fees that may be waived under the Redevelopment Agreement.**
5. Development Security: 110% of the total EOPCC for Public and Stormwater Improvements. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond. **\$3,816,384.72, based upon the 12/21/2018 EOPCC.**
6. Satisfy the recapture agreement obligations under City Ordinance O2017-11.

Attachments:

1. Updated City of Warrenton Standard Specifications
2. Structural Shop Drawing markup
3. City of Warrenton Decorative Street Light Details

CITY OF WARRENVILLE STANDARD SPECIFICATIONS

WATER MAIN, SANITARY SEWER AND STORM SEWER

WATER MAIN

1. All open cut water main shall be polyvinyl chloride plastic (PVC) pressure pipe per AWWA specification C-900, Class 150 (DR-18). The above pipe and fittings shall be furnished with elastomeric gasket joints conforming to ASTM F477. Trench Backfill shall be utilized to twelve inches (12") above the top of the PVC water main.
2. All water main installed by horizontal directional drilling shall be PVC per AWWA specification C-900 with CertaLok joints. Assembly and installation of pipe shall be in accordance with the manufacturer's instructions. All material specifications shall be submitted to the City and approved prior to installation.
3. One ¼" diameter stainless steel wires or a Soloshot 845 EHS tracer wire as manufactured by Copperhead or approved equal 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.
4. Fittings shall be ductile iron, 250 psi pressure rating, cement mortar lined with restrained push-on joint or mechanical joint with MEGALUG retainer glands, or approved equal.
5. Water Main Bolts shall be stainless steel ASTM 304.
6. Restrained Joints - All fittings shall have restrained joints. All water main piping in casing shall have restrained joints. Restrained joints shall be push joint with a field lock gasket or a mechanical joint with MEGALUG retainer glands, or approved equal. All bends, tees, and dead end piping must be restrained a minimum of 24' in both directions of the fitting. Thrust cement blocking of all fittings, hydrants, and dead end piping is required.
7. Pressure connections - Pressure tapping sleeves shall be all stainless steel.
8. All valves shall be resilient wedge gate valves installed in a precast concrete vault. Valves shall be Mueller, Waterous, or Clow manufacture. All bolts shall be stainless steel.
9. Valve vaults shall be pre-cast concrete units. For water mains 8-inch diameter or less, the vault shall be 48-inch inside diameter. For water mains 10-inch diameter and greater, the vault shall be 60-inch inside diameter.
10. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "WATER" shall be cast in the cover.
11. Casing - Spacers All joints within the casing shall be restrained. Spacers shall be installed on all pipe in casing. Spacers shall be bolt on style with a shell made in two sections of heavy t-304 stainless steel. Casing shall be filled with pea gravel or sand and sealed at both ends.

12. All ductile iron pipes and fittings are required to be encased in 8-mil polyethylene conforming to AWWA C-105.
13. It shall be the responsibility of the contractor to obtain and supply certification for all materials. Shop drawings shall be submitted to and approved by the City before installation.
14. Depth of bury for water main to be 5'-6" (minimum).
15. Installation shall conform to "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.

FIRE HYDRANTS

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

WATER SERVICES

1. For water services 2-inch diameter and less shall be Type “K” copper only with a minimum size of one-inch (1”) diameter.
2. Brass shall be Mueller or Ford. All brass is preferred to have compression fittings. Compression fittings must be of the stainless full circle ring retainage. No set screws are allowed. Flair fitting are 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.
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 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. Rungs / steps shall be installed in manholes unless specifically prohibited.

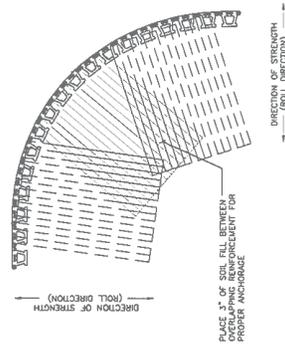
7. The minimum size structure shall be a 2-foot diameter precast concrete inlet, unless conditions warrant a different structure.
8. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word “STORM” shall be cast in the cover.
9. Allowable curb and parkway castings for inlets and catch basins:
 - a. When a barrier curb is present, use a Neenah R-3275 frame and grate (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).
 - b. For some slope conditions when a barrier type curb is present, a Neenah R-3065-L frame and grate may be used (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).
 - c. When roll curb is present, use a Neenah R-3501-P frame and grate.
 - d. In lawn areas, use beehive type grate, Neenah R-4340-B.
 - e. In lawn areas where a lot of trees are present, in public right-of-way and in ditches, use stool type grate, Neenah R-4342.
 - f. When applicable in parking lots or lawn areas, use round grate Neenah R-2502-A.

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

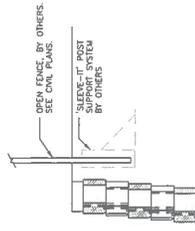
REVIEWED
 REVISE AND RESUBMIT
 REJECTED
 FURNISH AS CORRECTED

Corrections or comments made on the shop drawings during this review do not relieve contractor from compliance with requirements of the drawings and specifications. This check is only for review of the general conformance with the design concept of the project and physical contract documents. The contractor is responsible for: Confirming and coordinating all materials and dimensions relating to fabricating and techniques of construction; coordinating this or her work with that of all other trades and performing all work in a safe and satisfactory manner.

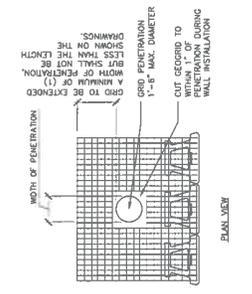
Engineering Resource Assoc., Inc.
 Date: *1-23-2019*
 By: *Chris Sellen*



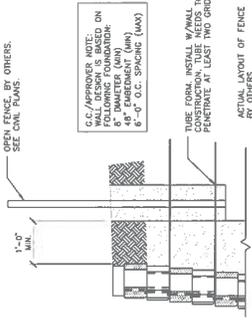
GEOSYNTHETIC PLACEMENT - OUTSIDE CURVE
 NO SCALE



'SLEEVE-IT' DETAIL (ALTERNATE)
 NO SCALE

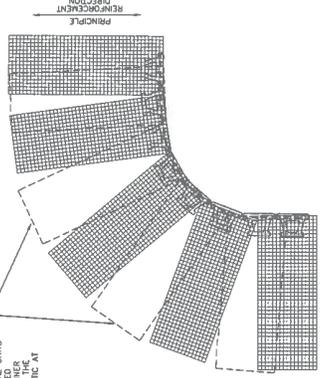


NOTE: CUT SUCCESSIVE LAYERS OF GEOWEB AROUND PROPOSED FENCE POST INSTALLATION. CHECK FENCE DESIGN FOR EMBEDMENT DEPTH OF FENCE POST.



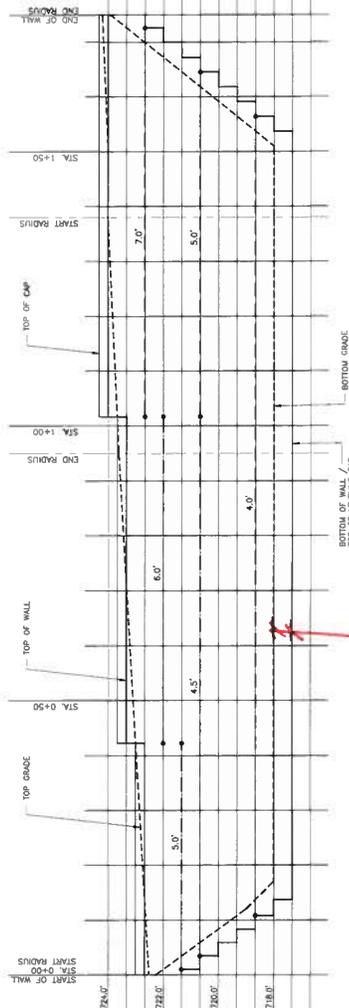
OPEN FENCE DETAIL
 NO SCALE

PLACE ADDITIONAL REINFORCEMENT UNITS TO THE OUTSIDE OF THE PREVIOUS LAYER OF GEOSYNTHETIC AT PLACEMENT ELEVATION IN A MANNER THAT IMMEDIATELY ABOVE THE SPECIFIED PREVIOUS LAYER OF GEOSYNTHETIC AT PLACEMENT ELEVATION.

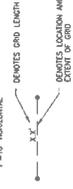


GEOSYNTHETIC PLACEMENT - INSIDE CURVE
 NO SCALE

REINFORCED CONTRACTOR NOTE:
 REINFORCED WALL LENGTHS AND STAKES TO BEAS, 600', ETC., SHALL BE PER EXISTING WALL LOCATION, WITH REINFORCED ENGINEERING DRAWINGS INDICATED.



RETAINING WALL
 SCALE: 1"=10' VERTICAL
 1"=10' HORIZONTAL



SEE TYPICAL REINFORCED RETAINING WALL SECTION 8" MINIMUM EMBEDMENT



DATE: 12/20/18
 EXP. DATE: 11/20/20

THE SEGMENTAL RETAINING WALL DESIGN SHOWN IN THESE DRAWINGS IS BASED ON THE INFORMATION DESIGNATED IN THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION RELYING ON EXTENDING THIS PROJECT, OR USE ON ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION BY HIGHLAND ENGINEERING PC. THE SOLE RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THIS PROJECT IS ON THE CONTRACTOR AND AUTHORITY OF LIABILITY OF LEGAL PROPOSER IS ON-GROUND CONDITIONS, ETC.

NO.	DATE	REVISION

HIGHLAND ENGINEERING PC
 CONSULTING & FORENSIC ENGINEERS
 200 WESTMINSTER SQUARE, SUITE 200
 HAMILTON, ILLINOIS 61840
 (618) 952-0000 • WWW.HIGHLANDENGINEERINGPC.COM
 PROFESSIONAL REGISTERED ENGINEER # 061-00268

SKS
 SERVICE CONSTRUCTION SUPPLY, INC.
 44 W. 452 ROUTE 20
 HAMILTON, ILLINOIS 61840
 (618) 953-3350 • FAX: (618) 953-3397

PROJECT: LEXINGTON TRACE
 WARRENVILLE, ILLINOIS
 SHEET NO.: **SAW2**
 DATE: 12/20/18
 JOB NO.: 1840 S&C
 DESIGNED BY: TBL

DESIGN DATA

CODES AND STANDARDS
 THE PROJECT SHALL CONFORM TO THE FOLLOWING CODES & STANDARDS:
 "INTERNATIONAL BUILDING CODE", 2015 EDITION, BY INTERNATIONAL CODE COUNCIL WITH
 "INTERNATIONAL SOILS AND FOUNDATIONS CODE", 2015 EDITION, BY INTERNATIONAL CODE COUNCIL WITH
 "DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS", LATEST EDITION, BY NATIONAL
 CONCRETE MASONRY ASSOCIATION (NCMA).
 "DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS", LATEST EDITION, BY NATIONAL
 CONCRETE MASONRY ASSOCIATION (NCMA).

DESIGN LOADS
 DEAD LOAD SURCHARGE: 0 PSF
 LIVE LOAD SURCHARGE: 50 PSF, 200 LB (POINT)
 OPEN FENCE: APPLIED 36" A.F.C.

DESIGN CRITERIA
 MATERIAL STABILITY: GEOSOID PULLOUT: 1.5
 SOIL-GRID INTERACTION COEFFICIENT: 1.0X
 PERCENT OF GEOSOID COVERAGE: 100%

FACTORS OF SAFETY
 FACTOR OF SAFETY AGAINST OVERTURNING: 1.5
 FACTOR OF SAFETY AGAINST SLIDING: 2.0
 FACTOR OF SAFETY FOR UNCERTAINTIES: 1.5

WALL PARAMETERS

FRACTION	CONCRETE	UNIT WEIGHT
REINFORCED BACKFILL	28	0 PSF
FOUNDATION SOIL	28	120 PSF
FOUNDATION SOIL	28	0 PSF
FOUNDATION SOIL	28	120 PSF

COMPOSITIONAL OF FILL MATERIALS

U.S. 1" INCH NUMBER	PERCENT PASSING
NO. 100	100
NO. 40	0-80
NO. 20	0-50
NO. 10	0-5

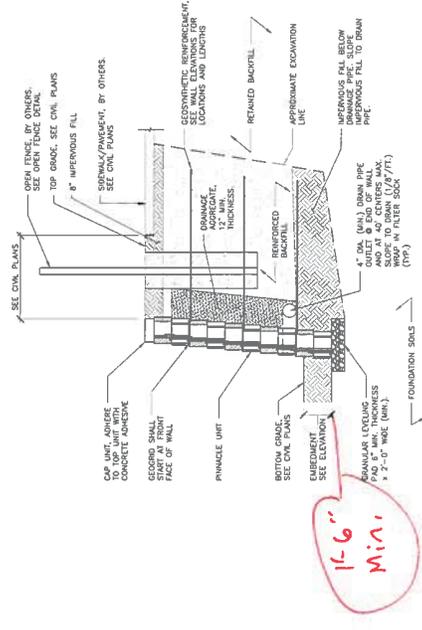
REINFORCED BACKFILL
 REINFORCED BACKFILL SHALL CONSIST OF SUITABLE SITE SOILS, MEETING THE
 REQUIRED SOIL PARAMETERS NOTED, REFER TO OWNER'S GEOTECHNICAL ENGINEER FOR
 SOILS DATA NOTED ABOVE. REINFORCED BACKFILL SHALL BE REINFORCED BACKFILL
 MODULAR CONCRETE UNITS AS SHOWN IN THIS DRAWING.

GEOSOID REINFORCEMENT
 THE GEOSOID REINFORCEMENT IS 3200 AS MANUFACTURED BY STIMACOR

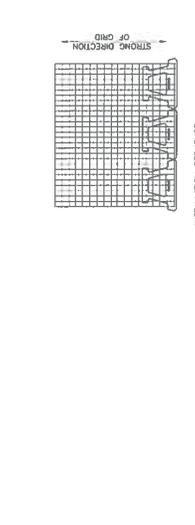
GENERAL
 THIS SHOP/DESIGN DRAWING IS BASED ON CIVIL SHEET 08.1 AS PREPARED BY HAGER
 AND ASSOCIATES, INC. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 INFORMATION AS PROVIDED BY SERVICE CONSTRUCTION SUPPLY.
 THE SOILS DATA NOTED ABOVE ARE ASSUMED FOR DESIGN PURPOSES. THE OWNER'S
 GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR ENSURING THE DATA NOTED ABOVE IS
 ACCURATE AND SUFFICIENT FOR DESIGN PURPOSES. THE OWNER'S GEOTECHNICAL
 ENGINEER SHALL BE CONSULTED FOR INTERPRETATION OF THE DATA NOTED ABOVE
 AND FOR ANY CHANGES TO THE DESIGN. THE OWNER'S GEOTECHNICAL ENGINEER
 SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS
 PRIOR TO CONSTRUCTION. VERIFY ALL WALL ELEVATIONS AND STOPS IN WALL ELEVATIONS
 WITH OTHER TRADE CONTRACTORS AND WITH DESIGN DRAWINGS PREPARED
 BY OTHERS.
 THE CONTRACTOR SHALL COORDINATE EXISTING CONSTRUCTION AND/OR ADJACENT
 CONSTRUCTION WITH OTHER TRADE CONTRACTORS AND WITH DESIGN DRAWINGS PREPARED
 BY OTHERS.
 THE CONTRACTOR SHALL VERIFY ALL WALL ELEVATIONS AND STOPS IN WALL ELEVATIONS
 WITH OTHER TRADE CONTRACTORS AND WITH DESIGN DRAWINGS PREPARED
 BY OTHERS.
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 WITH OTHER TRADE CONTRACTORS AND WITH DESIGN DRAWINGS PREPARED
 BY OTHERS.
 THE CONTRACTOR SHALL VERIFY ALL WALL ELEVATIONS AND STOPS IN WALL ELEVATIONS
 WITH OTHER TRADE CONTRACTORS AND WITH DESIGN DRAWINGS PREPARED
 BY OTHERS.

MATERIALS
 SOILS
 ALL MATERIALS SHALL BE FREE FROM ORGANIC OR DELETERIOUS MATERIALS.
 MATERIAL PASSING THE NO. 200 SIEVE SHALL NOT HAVE A LIQUID LIMIT GREATER THAN
 40 NOR A PLASTICITY INDEX GREATER THAN 20 UNLESS APPROVED IN WRITING BY THE
 OWNER.
 SOILS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
 FOUNDATION SOILS SHALL HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF.
 MODULAR CONCRETE UNITS
 MODULAR CONCRETE UNITS SHALL BE MANUFACTURED BY SERVICE CONSTRUCTION SUPPLY
 WALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
 GEOSOID REINFORCEMENT
 GEOSOID REINFORCEMENT SHALL BE MANUFACTURED BY STIMACOR
 SUBSTITUTION OF THIS GEOSOID IS PROHIBITED. INSTALL THE GRID WITH THE STRONG
 SIDE OF THE GEOSOID TOWARD THE WALL IN ACCORDANCE WITH THE
 MANUFACTURER'S INSTRUCTIONS.

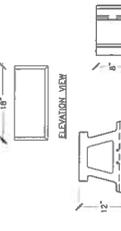
THE SEGMENTAL RETAINING WALL DESIGN SHOWN IN THESE DRAWINGS IS BASED ON THE INFORMATION DESIGNATED BY THE OWNER. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ENGINEER IS NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO THE OWNER. THE ENGINEER IS NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO THE OWNER. THE ENGINEER IS NOT PROVIDING ANY DESIGN OR CONSTRUCTION SERVICES TO THE OWNER.



TYPICAL REINFORCED RETAINING WALL SECTION
 4.3' BATTER
 NO SCALE



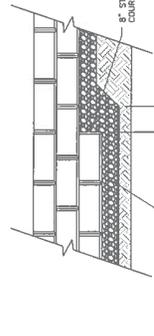
GRID & BLOCK CONNECTION
 NO SCALE



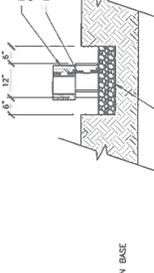
PINNACLE UNIT
 NO SCALE



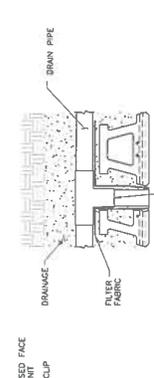
PINNACLE CAP UNIT
 NO SCALE



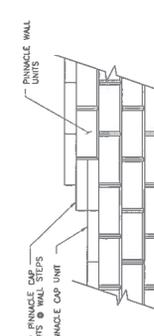
BASE COURSE STEPPING DETAIL
 NO SCALE



LEVELING PAD DETAIL
 NO SCALE



DRAIN PIPE THROUGH WALL DETAIL
 NO SCALE



CAP STEPPING DETAIL
 NO SCALE

DATE 12/29/18
EXP. DATE 11/29/20

PROJECT LEXINGTON TRACE
WARRENVILLE, ILLINOIS

SHEET NO. 12/29/18
JOB NO. 184015K3
DATE 12/29/18
DECIDED BY TML
SRWI

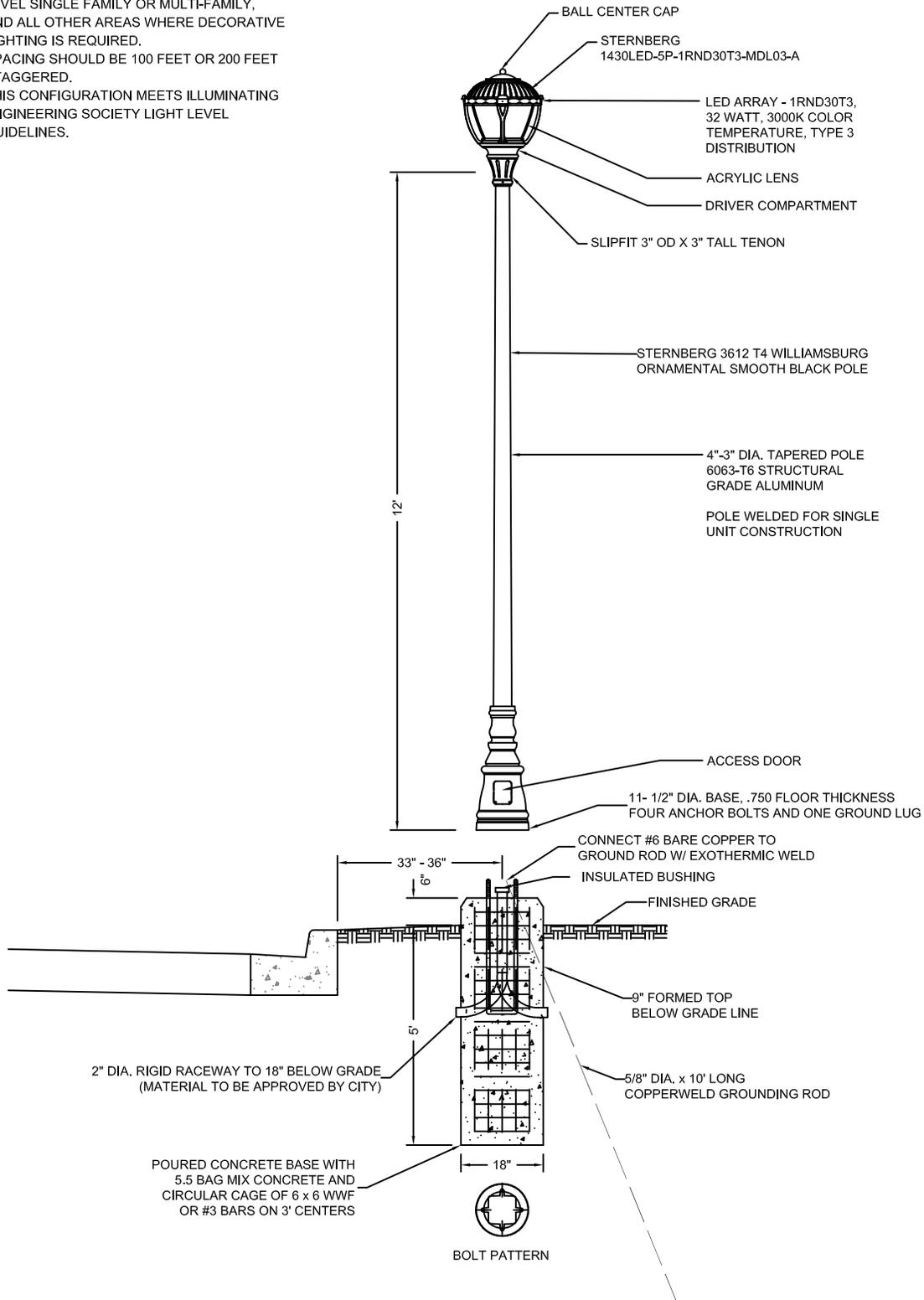
HE ENGINEERING PC
 Consulting & Forensic Engineers
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 Phone: 954-990-0000
 www.he-engineering.com

STKS
 SERVICE CONSTRUCTION SUPPLY, INC.
 44 W. 452 ROUTE 20
 HAMPSHIRE, ILLINOIS 60140
 (847) 885-3350 FAX: (847) 885-3397

NO.	DATE	REVISION

NOTES:

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



City of Warrenville Standard

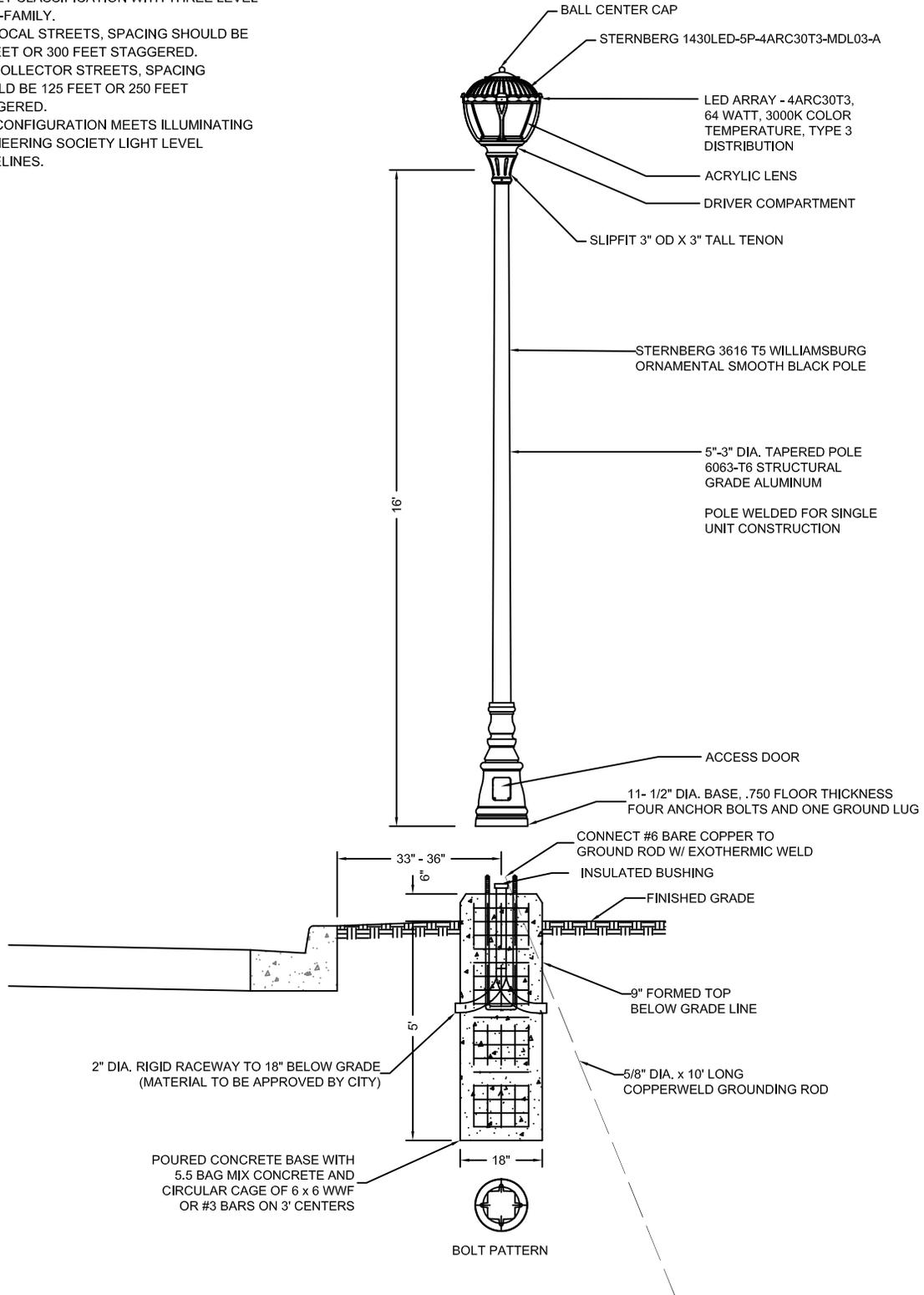
SL-01-12-32W

12' Ornamental Street Light Detail (32W)

DRAWN: KMH
REV:10-11-2018

NOTES:

1. APPLICABLE FOR LOCAL OR COLLECTOR STREET CLASSIFICATION WITH THREE LEVEL MULTI-FAMILY.
2. FOR LOCAL STREETS, SPACING SHOULD BE 150 FEET OR 300 FEET STAGGERED.
3. FOR COLLECTOR STREETS, SPACING SHOULD BE 125 FEET OR 250 FEET STAGGERED.
4. THIS CONFIGURATION MEETS ILLUMINATING ENGINEERING SOCIETY LIGHT LEVEL GUIDELINES.



City of Warrenville Standard

SL-01-16-64W

16' Ornamental Street Light Detail (64W)

DRAWN: KMH
REV:10-05-2018

EXHIBIT F

DECLARATION REVIEW COMMENTS

Declaration for Lexington Trace Townhomes Review Comments

1. Amend the following definition of Common Area as follows:

- COMMON AREA: Those portions of the Premises which are designated as Common Area in Exhibit B hereto from time to time and all improvements thereto and landscaping thereon. The Common Area shall generally consist of all portions of the Premises located outside of the Homes and improvements located thereon, including, without limitation, wetland and naturalized landscaping, ~~landscaped outlots in the right-of-way~~, monument signage, private storm sewers, sidewalks, screening fencing, ~~perpendicular parking in the right-of-way~~, park features, private drives and driveways, cluster mailboxes, bioswales and rain gardens, and the Right-of-Way Landscaped Islands and Right-of-Way Parking Areas depicted on Exhibit [redacted] hereto.

2. Amend the definition of Ordinance as follows:

- ORDINANCE: That certain City Ordinance No. _____, an “Ordinance Approving the Final PUD Plan and Final Plat of Subdivision for Lexington Trace”, as it may be amended from time to time.

3. Add a new definition for Parking Areas as follows:

- RIGHT-OF-WAY PARKING AREAS. The parking areas labeled Right-of-Way Parking Areas on Exhibit [redacted] attached hereto which maintained by the Association.

4. Add a new definition for Right-of-Way Landscaped Islands as follows:

- RIGHT-OF-WAY LANDSCAPED ISLANDS. The landscaped islands located within the dedicated right-of-way owned by the City, maintained by the Association and depicted on Exhibit [redacted].

5. Amend Section 2.14 as follows:

- OWNERSHIP OF COMMON AREA. Those portions of the Common Area, if any, which are part of a Parcel shall be owned by the Owner of the Parcel. Those portions of the Common Area consisting of Right-of-Way Landscaped Islands shall be dedicated to and owned by the City. Those portions of the Common Area which are not part of a Parcel nor part of a Right-of-Way Landscaped Islands shall be conveyed to the Association free of mortgages no later than ninety (90) days after such portion is made subject hereto.

6. Add a new Section 2.17 as follows:

- 2.17 RIGHT OF THE MUNICIPALITY:

The City shall be a third-party beneficiary of the Declaration and is granted to right and power, but not the obligation, to bring a suit to enjoin performance by the Association of its duties and obligations. The covenants set forth in this Declaration are for the benefit of the Association as well as the City. The City shall have the right and power, but not the duty, to enforce them. Failure of the City to enforce one or more of these covenants which shall remain in full force and effect so long as the Premises remains improved as set forth in the Ordinance. The City, in its sole discretion, may elect to enforce the covenants of this Declaration if the Association fails to enforce or in any manner breaches these covenants. Any and all costs, including reasonable attorney fees and costs, including expert witness fees, incurred by the City in the enforcement of this Declaration shall be payable by the Association to the City and shall be enforceable as a lien against the Common Areas owned by the Association. Where any of the covenants in the Declaration are inconsistent with the provisions of this paragraph, this paragraph shall control.

7. Amend Section 3.02(a)(ii) as follows:

- (ii) Maintenance, repair and replacement of improvements installed by the Declarant or the Association on the Common Area (including City Easements and Stormwater Management Easement Areas depicted in Exhibit E hereto and the Right-of-Way Landscaped Islands and Right-of-Way Parking Areas depicted in Exhibit [redacted] hereto), including without limitation, wetland and naturalized landscaping, ~~landscaped outlots in the right-of-way~~, monument signage, private storm sewers, sidewalks, screening fencing, ~~perpendicular parking in the right-of-way~~, park features, private drives and driveways, cluster mailboxes, bioswales and rain gardens.

8. Add a new Section 3.2(d) as follows:

- 3.02(d) In the event the City determines, in its sole and absolute discretion, that prior maintenance of the Common Area is not being performed at any time in accordance with City requirements or the Association's obligations under this Declaration, the City, after 30 days prior written notice to the Association, may, but shall not be obligated to, enter upon Common Area for the purpose of performing maintenance and repair work on and to the Common Area. The City may enter the Common Area and perform such work as should have been undertaken by the Association without notice to the Association in an emergency (e.g. where personal injury or material damage to property may be probable). In the event that the City shall cause to be performed any work pursuant to this paragraph, the City shall have the right to charge the Association an amount sufficient to defray the entire cost of such work or action, including reasonable administrative costs, either before or after such cost is incurred. If the amount so charged is not paid by the Association within 30 days following a demand in writing sent to the Association by the City for such payment, such charge, together with interest

and costs of collection, shall become a lien upon the Premises and the City shall have the right to collect such charge, with interest and costs, and to enforce such lien as in foreclosure proceedings as permitted by law.

9. Amend Section 3.06(a) as follows:

- (a) No alternations, additions or improvements shall be made to the Common Area without the prior approval of the Manager; **provided, however, that no alterations, additions or improvements shall be made to the Right-of-Way Landscaped Islands or Right-of-Way Parking Areas without approval of the City.**

10. Amend Section 9.03 as follows:

- 9.03 **CONSTRUCTION ON PREMISES:** In connection with the construction of improvements to any part of the Premises, the Declarant, its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Homes or the Common Area which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Premises; **provided however that, in accordance with Section 3.06(a) of this Declaration, the Association must obtain approval from the City prior to making any material alterations, additions or improvements to any part of the Right-of-Way Landscaped Islands or the Right-of-Way Parking Areas.**

11. Incorporate by reference the Landscape Covenant Agreement and Long Term Landscape Maintenance Plan.
12. Document the home owner association responsibility to maintain turf in the parkway areas, including mowing and fertilizing.
13. Attach all referenced exhibits to the Declaration.

EXHIBIT G

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The City of Warrenville, Illinois ("**City**");

WHEREAS, Chicago Title Land Trust Company, as trustee under a trust agreement dated March 20, 1977 and known as Trust No. 520, the beneficiary of which is the Gentile Family Limited Partnership ("**Gentile Property Owner**"), is the owner of a portion ("**Gentile Property**") of an approximately 19 acre parcel of real property located south of Butterfield Road, west of Route 59 and north of Estes Street, in the City of Warrenville, and legally described in **Exhibit A** to the Ordinance, as defined herein ("**Developer Property**"); and

WHEREAS, FNBC Bank and Trust, formerly known as State Bank of Illinois and as West Chicago State Bank, as trustee under a trust agreement dated April 21, 1983 and known as Trust No. 1-952, the beneficiaries of which are Mark Anderson and Michael Anderson, (collectively, "**Anderson Property Owner**") is the owner of the remaining portion of the Developer Property that is not owned by the Gentile Property Owner ("**Anderson Property**"; the Anderson Property and the Gentile Property collectively are the Developer Property); and

WHEREAS, the City owns a 1.78-acre parcel of property also located south of Butterfield Road, west of Route 59 and north of Estes Street, adjacent to the Developer Property, also legally described in **Exhibit A** ("**City Property**"); and

WHEREAS, Lexington Homes, LLC, an Illinois limited liability company ("**Applicant**"), is the contract purchaser of the Developer Property and the City Property and desires to own and develop, through itself or its affiliate, Lexington Trace, LLC ("**Developer**"), the Developer Property and the City Property (collectively, the "**Property**") with (i) 21 townhouse buildings containing a total of 106 townhouse units (each a "**Townhouse Building**"); (ii) a stormwater detention facility/wetland improvements (collectively "**Stormwater Facilities**"); (iii) private open space including a pocket park and overlook area; (iv) landscaping and monument signs; and (v) associated dedicated public rights-of-way (collectively, (i) through (v) are the "**Proposed Development**"); and

WHEREAS, on August 7, 2017, the City Council adopted Ordinance No. O2017-47, approving (i) a preliminary planned development plan for the Property; (ii) a preliminary plat of subdivision for the Property; (iii) a variation from street width requirements for certain streets within the Proposed Development pursuant to the Subdivision Control Ordinance for the City of Warrenville ("**Subdivision Control Ordinance**"); and (iv) certain modifications and variations from the Warrenville Zoning Ordinance within the Proposed Development ("**Zoning Ordinance**"); and

WHEREAS, in order to construct the Proposed Development on the Property, pursuant to the applicable sections of the Warrenville Zoning Ordinance ("**Zoning Ordinance**") and the Subdivision Control Ordinance for the City of Warrenville ("**Subdivision Control Ordinance**"), the Applicant, with the consent of the Gentile Property Owner and the Anderson Property Owner, filed an application with the City for approval of: (i) a final planned unit development plan for the Property ("**Final PUD Plan**"); (ii) a special use permit for a planned unit development plan for the Property ("**Special Use Permit**"); and (iii) a final plat of subdivision for the Property ("**Final Plat of Subdivision**") (collectively, (i) through (iii) are the "**Requested Approvals**"); and

WHEREAS, Ordinance No. O2019-____, adopted by the City Council on _____, 2019 ("**Ordinance**"), approved the Requested Approvals; and

WHEREAS, Section 8 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Applicant and Developer have filed, within 90 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Applicant and the Developer do hereby agree and covenant as follows:

1. The Applicant and Developer each hereby unconditionally agrees to, accept, and consent to, and will abide by, each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.

2. The Applicant and the Developer each acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right, provided that the notice to the Applicant and Developer required by Section 6 of the Ordinance is given.

3. The Applicant and the Developer each acknowledges and agrees that the City is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's granting of the Requested Approvals or its adoption of the Ordinance, and that the City's approvals do not, and will not, in any way, be deemed to insure, the Applicant and the Developer against damage or injury of any kind and at any time.

4. The Applicant and the Developer each hereby agrees to hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with (a) the City's review and approval of any plans and issuance of any permits, (b) the City's adoption of the Ordinance granting the Requested Approvals, (c) the development, maintenance and use of its obligations under this Unconditional Consent and Agreement, and (d) the performance by the Applicant and the Developer of their obligations under this Unconditional Consent and Agreement.

[signatures on following page]

LEXINGTON HOMES, LLC

By: _____

Name: _____

Its: _____

SUBSCRIBED and **SWORN** to
before me this _____ day of
_____, 20__.

Notary Public

LEXINGTON TRACE, LLC

By: _____

Name: _____

Its: _____

SUBSCRIBED and **SWORN** to
before me this _____ day of
_____, 20__.

Notary Public

LEXINGTON HOMES – LEXINGTON TRACE TOWNHOUSE SUBDIVISION

February 28, 2019

Project Number

2017-0423

Applicant

Lexington Homes, LLC

Subject Property Location

South of Butterfield Road, west of Route 59, north of Estes Street

Property Owners

Michael Anderson (Anderson Property), Patrick Collins (Gentile Property), City of Warrentville

Zoning

PUD, R-2 Medium-Low Density Single Family Residential District

Existing Land Use

Undeveloped/Vacant Single Family Home

Comprehensive Plan

Multi-Family, Townhomes, and Open Space

Approvals Sought

1. Final Plat of Subdivision
2. Final PUD

Submittals

See Exhibit A



LOCATION MAP

PROJECT DESCRIPTION

The Applicant is requesting approval of a Final Plat of Subdivision and Final Planned Unit Development (PUD) Special Use Permit, which together would allow 20.86 acres of land located south and west of the Route 59/Route 56 intersection to be developed with a 106-unit townhouse project. The proposed name of the subdivision is Lexington Trace.

BACKGROUND

The Preliminary Plat of Subdivision and Preliminary PUD for this project were approved by the City on August 7, 2017, by Ordinance #2017-47. The Preliminary Plat/PUD Ordinance included a series of conditions the Applicant is required to address during of the Final Plat/PUD review and approval process and/or during construction.

PROJECT INFO

Subject Property

Cumulative Area: 20.86 acres

Proposed Subdivision

21 buildings

106 townhouse units (5.1 units/acre)

ROW dedication

Outlots for Stormwater

Management, open space, wetland mitigation

A formal public hearing for the current requests is not required under the provisions of the City of Warrenville Zoning Ordinance. The Plan Commission is responsible for making recommendations to the City Council on Final Plat/PUD approval requests.

Ordinance #2017-47, minutes and agenda back up information from all past Plan Commission and City Council meetings regarding this project are available on the City website at www.warrenville.il.us and upon request from the Community Development Department.

ANALYSIS

The revised application documents listed on attached Exhibit A have been distributed to the Plan Commission with the March 7, 2019, Plan Commission meeting agenda packets and posted on the City website under

Business/Private Development Projects/Lexington Trace Subdivision at <https://www.warrenville.il.us/index.aspx?nid=641> .

The Warrenville Fire Protection District has reviewed the proposal and provided its review comments in the January 21, 2019, Memo, attached as Exhibit B.

Overview of the Lexington Trace Subdivision: The proposed subdivision consists of 21 townhouse buildings, with four to six dwelling units per building. The total number of townhouse units proposed is 106.

Parking: Each dwelling unit would have four parking spaces, including two in an attached garage and two in the driveway in front of the garage. Eleven additional parallel parking spaces are proposed along the north edge of the Brayman Court right-of-way. Eight perpendicular parking spaces are proposed along Lambe Lane. On-street parking spaces would be available along one side of Barkley Avenue and the improved section of Estes Street. The mid-block sidewalk connection proposed between Lambe Lane and Brayman Court would provide residents and visitors of homes on Lambe Lane a convenient access to the on-street parking provided on Barkley Avenue and Brayman Court. In total, the proposed project provides approximately 4.17 designated parking spaces per unit, which exceeds the parking requirements contained in the Warrenville Zoning Ordinance.

Building Setbacks: The proposed townhouse building setbacks illustrated on the Final PUD plans are in compliance with the minimum building setback requirements established under Preliminary PUD Ordinance #2017-47.

Subdivision Amenities:

- 12.5 acres of private open space, including enhancements to existing wetlands, newly created wetlands, and naturalized stormwater management detention areas provided throughout the proposed subdivision

- Pocket park with benches
- Overlook area with pergola and seating
- Extensive project entrance landscaping and sign monuments

Building Design and Materials: Two different types of townhome buildings are planned in this project. Buildings proposed east of Barkley Avenue would have three stories of living space either fully or partially above grade, and rear-loaded garages. The buildings proposed west of Barkley Avenue would have two stories of living space above grade, basements, and front-loaded garages. All buildings would be constructed with a mixture of different premium-grade vinyl siding materials, composite trim details on all building facades, and extensive masonry details. Details of the exterior color/materials are illustrated on Lexington Trace Exterior Color Packages prepared by BSB Design, dated January 31, 2018, revised February 4, 2019.

Utilities: City sewer and water mains would be extended to serve all new housing units proposed in this subdivision and adjacent off-site properties.

Stormwater Management: An extensive and interconnected system of naturalized detention ponds, wetland mitigation and floodplain compensatory storage improvements are proposed.

Site Circulation and Access: Access to the subdivision would be provided off Estes Street and Route 56. As part of the project, the Applicant would construct the interconnection of Barkley Avenue from Route 56 to Estes Street as a new 31-foot wide (back of curb to back of curb) City street. Twenty-one foot wide (back of curb to back of curb) Lambe Lane and Brayman Court (not including road area that would be expanded to account for 11 parallel parking spaces) would be constructed to provide access to many of the units in the project. An access easement would be provided on the northeast end of Brayman Court to serve the adjacent, vacant, residentially zoned/planned property to the north. Estes Street would be improved with concrete curb and gutter, storm sewers, and expanded to a 25-foot width (back of curb to back of curb) between the proposed Estes Street/Barkley Avenue intersection and the west edge of the project.

Sidewalk/Trail Improvements: Five-foot concrete sidewalks are proposed along both sides of Lambe Lane and Brayman Court, the west side of Barkley Avenue, the north side of Estes Street, south side of Butterfield Road between Barkley Avenue and Route 59, and along the Route 59 frontage of the site. A ten-foot wide asphalt trail is proposed along the east side of Barkley Avenue. These proposed improvements are consistent with the requirements and recommendations contained in the City's Subdivision Control Ordinance and Sidewalk and Bikeway Implementation Plans.

Approved PUD Variations/Exceptions: A number of PUD variation and exceptions from the Zoning Ordinance were approved with the Preliminary PUD plans and documents for the Lexington Trace subdivision project by Ordinance #2017-47. The proposed Final PUD plans are consistent with the previously approved Preliminary PUD plans and related special approvals. No new variations or expectations have been requested.

I. FINAL PLAT OF SUBDIVISION

Overview of Proposed Plat of Subdivision: The Final Plat of Subdivision for Everton prepared by Haeger Engineering, dated December 4, 2018, is generally consistent with the Preliminary Plat of Subdivision and associated Subdivision Ordinance relief approved under City Ordinance #2017-47. The Final Plat of Subdivision reflects revisions made by the Applicant to address Ordinance #2017-47 approval conditions and illustrates the creation of the following lots and road right-of-way (ROW) dedications:

- 21 lots for 106 townhome units;
- Nine outlots to accommodate the private open space/common area, stormwater management detention areas and parking areas (Outlots G and I);
- A 70-foot wide City street ROW for the extension of Barkley Avenue from Route 56 to Estes Street (the ROW is 83-foot wide at Route 56);
- 50-foot wide City street ROWs for Lambe Lane and Brayman Court; and
- A 20-foot wide ROW dedication to the Illinois Department of Transportation along the Route 59 frontage of the Subject Property.

Staff Review and Recommendations:

Staff's detailed review comments and recommended Final Plat/Final PUD approval conditions are outlined in Section III of the Analysis component of this Staff Report.

Based on staff's detailed review of the various application documents listed on attached Exhibit A, staff recommends the Plan Commission recommends City Council approval of the Final Plat of Subdivision prepared by Haeger Engineering, dated December 4, 2018, subject to the Applicant revising the Plat and addressing all conditions outlined in Section III of the Analysis component of this Staff Report prior to City execution and recording of the plat.

II. PUD APPROVAL CRITERIA

In recommending approval or conditional approval of a Revised Preliminary/Final Plan for a Planned Unit Development (PUD) and Site Specific Amendment, the Zoning Ordinance and the Cantera Development Control Regulations require 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 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 (staff's and Applicant's response is provided below 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.

The site plan incorporates two well defined neighborhoods for two different types of townhome products. The two product types are situated on the property in a manner that provides an effective transition to existing and future anticipated adjacent land uses. The proposed architecture contains a high degree of detailing and quality materials with additional aesthetic enhancements for key building elevation locations.

The proposed development provides coordinated vehicular, bicycle, and pedestrian access and connectivity, enhances existing wetland areas, and creates a centralized engineered stormwater management system. The stormwater engineering plans incorporate extensive use of Best Management Practices with a focus on preserving and sustaining the existing wetlands and creating a storm water management system that acknowledges existing neighborhood drainage issues and improves the management of stormwater runoff and drainage for the overall area.

The landscape design includes naturalized native plantings around storm water management basins and an extensive amount and variety of new landscape materials throughout the development to create diversity in height, color and texture. The proposed level of landscaping meets, and in many cases, exceeds minimum requirements of the Zoning Ordinance. The landscaping design is both aesthetically pleasing and functional, providing a desirable transitional landscape buffer and screening along the established single family residential neighborhood adjacent to the west. Site amenities include a pocket park and a scenic overlook.

If implemented in substantial conformance with the submitted final PUD plans and all conditions and recommendations outlined in this Staff Report, the proposed final PUD represents a more creative approach and incorporates a higher standard of design and amenity than could be achieved under otherwise applicable Zoning and Subdivision Ordinance regulations.

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.

The proposed development is consistent with the Preliminary PUD plans and documents approved by City Ordinance #2017-47 and complies with the applicable subdivision design standards and zoning requirements.

Provided the final PUD plans and documents listed in this report are implemented in accordance with the conditions and recommendations outlined in this report, the proposed project will satisfy the Planned Unit Development requirements set forth in the Warrenville Zoning Ordinance and would result in a creative and high quality integrated residential development.

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 proposed project is located in the Southwest District and is consistent with the goals and objectives contained in the Southwest District Plan, which was adopted by the City as a component of its Comprehensive Plan in May of 2016.

4. PUBLIC WELFARE

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

The PUD will serve to promote and improve the public health, safety, morals, or general welfare of the community by consolidating multiple properties into a unified development, extending roadways in a manner that provides improved and safer access to the area, extending City utilities to serve a neighborhood that does not currently have access to these utilities, and by addressing long-standing drainage issues in the area.

If the proposed final PUD is approved and implemented in conformance with the recommendations and conditions outlined in this report, the project would not be detrimental to the health, safety and welfare of the general public.

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.

If the project is implemented in substantial conformance with the submitted final PUD documents and recommendations and conditions outlined in this report, the proposed development will not be injurious to the use and enjoyment, or materially impair the value of nearby properties.

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.

The PUD has been designed to protect, preserve, and sustain the natural features of the property to the greatest extent practical. The engineering design of the proposed development works with the existing grade where possible. The development incorporates extensive Best Management Practices into the proposed stormwater management system, and enhances the existing wetlands, which will improve water filtration and create an amenity for the subdivision and surrounding area.

If the project is implemented in substantial conformance with the submitted final PUD documents and recommendations and conditions outlined in this Staff Report, it would be respectful of the existing environmental character of the area.

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 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.

The PUD provides public streets, private drives, sidewalks, bicycle paths, and off-street parking appropriate to the planned land uses and in a manner consistent with applicable City code requirements and staff recommendations. Together, these improvements will support safe and efficient vehicular and pedestrian circulation to, from, and within the proposed project.

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.

Approximately 60% of the site is dedicated to common open space, which includes a scenic overlook area, a pocket park, and enhanced wetland areas that will be available for resident recreational use and enjoyment. Larger setbacks along the western property line and Route 59 are provided. Open space between buildings is adequate to allow light and air, emergency vehicle access, protection of privacy and the appropriate separation and orientation to the perimeter of the PUD. The amount of landscaping illustrated on the proposed final PUD Landscape Plan meets or exceeds the minimum requirements of the Warrenville Zoning Ordinance. These attributes are consistent with the higher standards of design and amenity required in 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 association, 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.

The submitted Declaration of Lexington Trace Townhomes establishes the governing rules, ownership and maintenance obligations for the common space and other important subdivision elements. Once the Declaration is revised to clearly address all comments and recommendations outlined in this Staff Report and approved by the City Attorney, it will be recorded with the DuPage County Recorder's Office together with the Final Plat of Subdivision.

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.

The proposed final PUD plans illustrate residential development consistent with the Southwest District Plan's anticipated land use and intensity for the Subject Property. It is not expected that the proposed development will have an undue effect or inordinately high demand on City, Fire Protection District, School, Police, or Public Works services.

11. PHASING

Each development phase of the PUD can, together with any phases that precede 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.

No specific phasing is proposed for the subdivision. Per the Applicant, construction activities would be phased in a manner that logically takes into account available utilities, emergency access, and stormwater design to serve the development. The overall project will be built in one phase.

It is important to note that the Plan Commission makes recommendations to the City Council on Special Use Permit PUD approval requests.

Based on the above-noted findings, staff recommends the Plan Commission recommends City Council approval of the requested Final PUD plans for Lexington Trace Subdivision project, subject to the conditions outlined in Section III of the Analysis component of the February 28, 2019, Staff Report.

III. STAFF RECOMMENDED APPROVAL CONDITIONS

Staff recommends the following conditions be attached to any positive Plan Commission recommendation on the final plat and PUD approvals for Lexington Trace subdivision:

1. **Documents:** The development shall be consistent with the plans and documents listed on the attached Exhibit A and revised to address the approval conditions outlined in this Staff Report.
2. **Plat of Subdivision:** The Plat of Subdivision shall be revised to address the following comments prior to being recorded by the City with the DuPage County Records Office:
 - a. Update note #1 of the plat to clarify that the proposed zoning of the Subject Property is R-2, PUD.
 - b. Remove Outlots D and H (landscape islands) and Outlots G and I (parking in the ROW) and all notes associated with these outlots. These areas shall be part of the ROW to be dedicated to the City.
 - c. Highlight with hatching or shading, the areas on the Plat currently shown as Outlots D, H, G and I and add a note to read as follows: "Maintenance of improvements within these areas is the responsibility of the Subdivision Owners Association in accordance with the Decalration for Lexington Trace Townhomes and Revocable Right Of Way Permit and Covenant Agreement, both recorded concurrently with this Plat."
 - d. Update Surveyor's License expiration date to current.
 - e. Remove County Engineer Certificate.
3. **Revocable Right Of Way Permit and Covenant Agreement:** The Applicant shall submit Revocable Right Of Way Permit and Covenant Agreement, which would allow the construction and document the associations ongoing maintenance responsibilities for private parking cut-outs on Lambe Lane and Braymen Court, median and cul-de-sac landscaping, and stormwater management improvements within the proposed dedicated City ROW's in accordance with the approved final PUD plans for Lexington Trace

Subdivision. Such Revocable Right Of Way Permit and Covenant Agreement shall be recorded by the City concurrently with the final Plat of Subdivision.

4. **Civil Engineer Review:** The Applicant shall comply with the review comments and recommendations outlined in the review memo from the City Consulting and City Senior Civil Engineer, dated February 27, 2019, attached as Exhibit C.
5. **Landscape Covenant Agreement:** A Landscape Covenant Agreement satisfying the requirements of Section 11.B. 4 of the Zoning Ordinance shall be prepared, executed and recorded with the DuPage County Recorder's Office prior to the first Certificate of Occupancy issuance for this project. The approval Final PUD Landscape Plan shall be referenced in and become part of the Landscape Covenant Agreement.
6. **Exterior Building Elevations:** Exterior Building Elevations shall be consistent with the Lexington Trace Exterior Color Packages prepared by BSB Design, dated January 31, 2018.
7. **Declaration for Lexington Trace Townhomes:** The Applicant shall revise the proposed Declaration for Lexington Trace Townhomes prepared by Brian Meltzer to incorporate and/or update provisions to address comments outlined in attached Exhibit D to the satisfaction of City staff and City Attorney prior to the City recording of the document and the final Plat of Subdivision for the project.
8. **Monument Signs Illumination:** The illumination of the proposed monument signs shall comply with the Warrenville Sign Ordinance requirements. The proposed signs shall be equipped with programmable timers and shall not be illuminated between hours of 11 pm and 7 am.
9. **Warrenville Fire Protection District Review:** The Applicant shall address and comply with City-adopted, code-supported comments outlined in the Warrenville Fire Protection District's review memo dated January 21, 2019, attached as Exhibit B.
10. **Fees and Security Guaranteeing Completion of Public Improvements:** Unless otherwise approved by the City Council in a separate City Assistance/Redevelopment Agreement, the Applicant shall pay/submit all applicable review and inspection fees and the required security guaranteeing completion of public improvements prior to recording of Final Plat of Subdivision and Ordinance approving the Final PUD for this project.
11. **Recapture Agreement:** Unless otherwise approved by the City Council in a separate City Assistance/Redevelopment Agreement, the Applicant shall satisfy the recapture agreement obligations under City Ordinance O2017-11 prior to the City issuance of any permits for this project.
12. **DuPage County Traffic Impact Fee:** Required DuPage County Traffic Impact Fees must be paid in conjunction with the City's issuance of individual building permits in this project.
13. **IDOT Permit:** A permit to perform work within Route 59 is required from IDOT. A copy of the IDOT-issued permit shall be provided to City staff prior to commencement of such work.
14. **School, Park and Library Contributions:** The Applicant shall pay all required school, park and library contributions for the subdivision at the time of building permit issuance for each building.

CONCLUSION

Based on the information and findings outlined in this Staff Report, staff recommends the Plan Commission pass the following motions:

- 1. The Plan Commission recommends City Council approval of the Final Plat of Subdivision prepared by Haeger Engineering, dated December 4, 2018, subject to the Applicant revising the Plat and addressing all conditions outlined in Section III of the Analysis component of the February 28, 2019 Staff Report;***
- 2. The Plan Commission recommends City Council special use permit approval of the Final PUD plans for the Lexington Trace Subdivision project as listed on Exhibit A attached to the February 28, 2019, Staff Report and subject to the conditions outlined in Section III of the Analysis component of the same Staff Report.***

ATTACHMENTS

EXHIBIT A: List of PUD Documents

EXHIBIT B: Warrenville Fire Protection District review Memo, dated January 21, 2019

EXHIBIT C: Civil Engineer Review Memo dated February 27, 2019.

EXHIBIT D: Declaration for Lexington Trace Townhomes Review Comments

EXHIBIT A

List of Submitted Final PUD/Plat of Subdivision Documents

1. Final PUD Application Form D, 5 pages, submitted by Haeger Engineering LLC, dated 8-21-17
2. Final PUD Site Plan, 1 sheet, prepared by Haeger Engineering LLC, dated 5-11-18
3. Final Plat of Lexington Trace, 4 sheets, prepared by Haeger Engineering, dated 12-4-18
4. Site Improvement Plans, 61 sheets, prepared by Haeger Engineering, dated 12-21-18
5. Photometric Plan, 5 sheets, prepared by Sternberg Lighting, dated 10-15-18
6. Exterior Color Packages, 15 pages, prepared by BSB Design, dated 1-31-18; updated 2-4-19
7. Declaration for Lexington Trace Townhomes, 61 pages, prepared by Meltzer, Purtill & Stelle LLC, submitted 5-16-18
8. Fiscal & Economic Impacts Report, 34 pages, prepared by Johnson Research Group, Inc., dated June 2018
9. Final Landscape Plan, 15 sheets, prepared by Gary R. Weber Associates, Inc., dated 12-21-18
10. Common Area Maintenance Specifications, 4 pages, prepared by Gary R. Weber Associates, Inc., dated 12-20-18
11. Specifications for Landscape Work, 21 pages, prepared by Gary R. Weber Associates, Inc., dated 12-20-18
12. Engineer's Estimate of Public Construction Cost, 5 pages, prepared by Haeger Engineering, dated 12-21-18
13. Final City Response, 10 pages, prepared by Haeger Engineering, dated 12-21-18
14. Monument Lighting, 1 sheet, prepared by PG Enlighten, dated 12-5-18
15. Structural Calculations for Modular Block Retaining Wall, 43 pages, prepared by Highland Engineering PC, dated 12-20-18
16. Retaining Wall Plan, 2 sheets, prepared by Highland Engineering PC, dated 12-20-18
17. Water Resource Management Plan, 1 sheet, prepared by Gary R. Weber Associates, Inc., dated 5-16-18
18. Wetland Delineation Report, 44 pages, prepared by Gary R. Weber Associates, Inc., dated 5/14/18
19. DuPage Stormwater Submittal, 1093 pages, prepared by Haeger Engineering, dated 5-11-18
20. Plat of Easement, 1 page, prepared by Haeger Engineering, dated 12-14-17
21. Roadway Improvement Plans, 23 pages, prepared by Haeger Engineering, dated 11-1-18



WARRENVILLE FIRE PROTECTION DISTRICT
FIRE PREVENTION BUREAU

3S472 Batavia Rd ❖ Warrenville, IL 60555 ❖ 630.393.2175 ❖ 630.393.4608 (fax)

FIRE MARSHAL:
Lee Westrom

Asst. FIRE MARSHAL
Carl Voda

FIRE CHIEF:
Dennis L. Rogers Jr.

DATE: January 21, 2019

TO: Lexington Homes LLC

ATTN: John Agenlian

TEL 773-457-8563 Email jagenlian@lexinbtonchicago.com

and

Gentile Property

3417 N Hamilton Av

Chicago, Il 60618

ATTN: Patrick Collins

TEL 312-914-2540 Email patrickjcollins3233@gmail.com

and

Anderson Property

11930 VFW Rd.

Eaton Rapids Mi. 48821

ATTN: Michael Anderson

TEL 517-663-3624 Email nucleus9@gmail.com

and

Haeger Engineering LLC

100 E State Pkwy.

Schaumburg, Il 60173

ATTN: Tom J.

TEL: 847-394-6600 EMAIL: tom-j@haegerengineering.com

CITY OF WARRENVILLE: TEL: 630-393-9050

ATTN: Debra, City of Warrenville E-mail dswinden@warrenville.il.us

TO: Ron Mentzer, Dir of Comm Development E-mail rmentzer@warrenville.il.us

CC: Natalia Domovessova – City Planner E-mail Nataliad@warrenville.il.us

CC Dale Engebretson E-mail dengebretson@warrenville.il.us

Please make sure Contractors' and Sub-Contractors' names are current and on file at the WFPD

FROM: Warrenville Fire Protection District

TEL: 630-393-2175 FAX: 630-393-4608

Fire Marshal Lee Westrom EMAIL westroml@warrenvillefire.com

Asst. Fire Marshal Carl Voda EMAIL vodac@warrenvillefire.com

SUBJECT & LOCATION: Lexington Trace

SW Corner of Estes, Butterfield & Route 59

Warrenville, IL 60555

RE: City Permit #n/a

SITE PLANS

Invoice #FP19-05 (Lexington Homes) *payment of invoice due upon receipt*

(X) Approved after all parties are in agreement to comply with items listed in this review. (sign below)

() Not Approved (see below)

This review is based upon and limited to the information presented on the drawings and/or material submitted. Matters not presented within the construction documents submitted nor items not requested for review, which are required for the granting of permits, are assumed to be reviewed and inspected by others and not to be considered as part of this review unless otherwise herein specifically requested. No responsibility is accepted, implied, or extended to, for and/or resulting from construction in any phase, form, or matter.

Fire Inspector's Review:

- The Warrenville FPD acknowledges the City of Warrenville's insistence of a 21' wide Cul De Sac (Braymon Ct.), but the Warrenville Fire Protection District holds to its recommendation of a 26' wide roadway due to many 3 story Townhomes in three courts. This is based on IFC 2015, section 503, 503.1.2, 503.2.4, 503.2.5, 503.4, and Appendix D, specifically D103.3, D105.1, D105.2. This is a Cul De Sac, accessed by Barclay only, and in the case of a delivery truck, broke down vehicle, illegally parked vehicle, or any other reason in the path, there is no other access to these buildings. The structures are 3 story and beyond the reach of ground ladders, so Aerial Apparatus will be needed for Victim Rescue, Ventilation, and Fire Suppression.
- The WFPD will require a turning radius study in and out of Braymon Court for our Tower Ladder. WFPD code amendment 18-04.
- All Townhomes shall have Automatic Fire Sprinklers NFPA 13D per IRC section R313.
- Open flame cooking appliances shall not be allowed following IFC 2015 section 308, and must be stated in all Lease and HOA agreements, specifically 308.1.4.
- A "No Parking" enforcement agreement shall be established with the City of Warrenville Police Department per WFPD ordinance 18-04, code amendment section 503.4.2.
- Page C7.7, Estes St. does not show a fire hydrant stub on submitted drawing, between Lambe Ln. and Barclay Av.

Any questions - please contact Fire Marshal Lee Westrom or Assistant Fire Marshal Carl Voda – 630-393-2175

Call Fire Inspectors (630-393-2175) for assistance on items not made clear. It shall be the responsibility of the Build-out Contractor to notify all sub-contractors of the requirements in this REVIEW. Other fees may be assessed for noncompliance.

New Codes: International Building Code – 2015 ED.
International Fire Code – 2015 ED
Life Safety Code – 2015 ED

WHEN IN RECEIPT OF THIS REVIEW ALL PARTIES PLEASE SIGN AND RETURN:

- in agreement with the information presented in this REVIEW
- have discrepancies with the information in this REVIEW

SIGNATURE : _____ DATE: _____

NAME OF COMPANY: _____

PRINT NAME OF PERSON SIGNING AGREEMENT _____
& RETURN TO WFPD FIRE PREVENTION OFFICE F 630-393-4608, Email Fairbanksb@warrenvillefire.com

Please contact this office if you do not receive all copies or if any of these transmissions are not clear. 630-393-2175



City of Warrenville
3S258 Manning Avenue
Warrenville, IL 60555

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



EXHIBIT C
ENGINEERING RESOURCE ASSOCIATES
3s701 West Avenue, Suite 150
Warrenville, IL 60555

MEMORANDUM

Date: February 27, 2019

To: Tim Burda, PE
Project Manager
Haeger Engineering

From: Kristine Hocking, P.E., CFM
Senior Civil Engineer
City of Warrenville

Marty Michalisko, P.E., CFM
Project Manager
ERA

Erin Pande, PWS, CFM
Ecological Services Director
ERA

Re: Lexington Trace
Butterfield Road and Illinois Route 59
Final Engineering Plan Review

We have completed our fourth review of final engineering for the proposed Lexington Trace development with regards to the DuPage County Stormwater and Flood Plain Ordinance, as well as Warrenville's Subdivision Control and Ordinance. We have reviewed the following documents related to this project:

1. Final Plat of Lexington Trace, latest revision date December 4, 2018, prepared by Haeger Engineering, LLC.
2. Site Improvement Plans for Lexington Trace, latest revision date of December 21, 2018, prepared by Haeger Engineering, LLC.
3. Final Landscape Plan Lexington Trace, dated December 17, 2018, prepared by Gary Weber Associates, JEN Land LLC., Haeger Engineering.
4. Photometric plan, dated October 15, 2018, prepared by Sternberg Lighting.
5. City Easement Exhibit, dated October 22, 2018, prepared by Haeger Engineering, LLC.
6. Engineer's Estimate of Public Construction Cost, latest revision date of December 21, 2018, prepared by Haeger Engineering, LLC.
7. Water Resource Management Plan, dated May 16, 2018, prepared by Haeger Engineering, LLC.
8. Wetland (B) Delineation Report, latest revision date May 15, 2018, prepared by Gary Weber Associates, Inc.
9. Wetland (Gentile) Delineation Report, dated December 13, 2017, prepared by Gary Weber Associates, Inc.
10. Specifications for Landscape Work, dated December 20, 2018, prepared by Gary Weber Associates, Inc.
11. Monument Lighting Plan, dated December 5, 2018, prepared by PG enlighten.

12. Structural Calculations for Modular Block Retaining Wall, dated December 20, 2018, prepared by Highland Engineering PC.
13. Structural Plans for Modular Block Retaining Wall, dated December 20, 2018, prepared by Highland Engineering PC.

REVIEW COMMENTS

The Lexington Final Plat has been stamped “APPROVED WITH CONDTIONS” and any comments should be addressed prior to City Council action:

1. See the Community Development Staff Report for comments.

The Lexington Plat of Easement has been stamped “APPROVED”.

The Lexington Site Improvement Plans has been stamped “APPROVED WITH CONDITIONS” and the following comments should be addressed as part of the building permit process:

1. The shop drawings and calculations for the retaining wall have been provided, however the wall needs an embedment depth of at least 1’ 6” (see markup).
2. Provide a separate lighting plan sheet that includes the following information:
 - a. **New Comment:** Coordinate with IDOT to see if they would approve the decorative light in the ROW. We are also okay with a 30’ ‘beacon’ style light if IDOT suggests. Ideally this light would be in the IDOT ROW to light up the entrance as much as possible. If IDOT pushed back, then shift the light on Barkley near 56 as far north in the median as possible within the site.
 - b. **New Comment:** Reverse the location of lighting on Barkley to the other side of the road.
 - c. **New Comment:** The southernmost light on Barkley should be moved slightly south to the stop bar on Estes so that the stop sign can be mounted to the pole.
 - d. **New Comment:** The street light controller should be moved to Barkley between Lambe and Brayman.
 - e. **New Comment:** For the southern most light on Barkley, be sure that the system can be expanded to the south (add a sweep coming out of the pole to the south).
 - f. General notes for the electrical work shall be provided within the general notes section of the plans.
 - g. Include the attached details in the plans.
 - h. A separate lighting layout plan should be provided or additional detail shall be provided for the lighting system in the Utility Plan. Information such as conduit, electrical cable routing, controller and electrical service shall be shown.
 - i. Lighting plans should include a one-line diagram.
 - j. The lighting controller and/or service connection needs to be shown and schematic details included.
 - k. The lighting system needs to be differentiated from ComEd’s primary electrical system.

- l. Please describe the electrical conduit layout routings. Are junction boxes intended at each location where the conduit shows a tee?
 - m. For light locations at the end of a proposed circuit, the contractor shall install at least two conduit sleeve in both directions in the concrete foundation.
 - n. **New Comment:** Add a note in the general notes that underground splicing is not permitted.
 - o. **New Comment:** Check to ensure that light pole foundations do not conflict with underground utilities.
 - p. **New Comment:** Update C10.4 Decorative Street Light details with the attached.
3. **New Comment:** Check landscaping trees to ensure they don't conflict with underground utilities. Centerline of trees should be a minimum 4' away from the centerline of the utility. This issue is mostly directed at the street trees on Estes, but it occurs in some other areas of the development.
 4. **New Comment:** The crosswalk on Barkley Avenue at Butterfield Road should be asphalt, not concrete.
 5. **New Comment:** Add curb across the townhome driveways along Barkley and Brayman Court. The curb can be traditional, backpitched or flat depending on drainage.
 6. **New Comment:** Shift the manholes and sanitary sewer from 1E to 1D on the east side of Lambe Lane to be at least 4' from the edge of sidewalk or provide TBF.
 7. **New Comment:** The sidewalk on the north side of Estes is shown next to or on top of the existing utility poles. Shift the sidewalk away from the poles or relocate the poles.
 8. **New Comment:** The sanitary sewer on the north side of Estes is 3' away from the sidewalk. According to City Code which references IDOT standards, if the utility trench (assumed to be 4' wide) is within 2 feet of the pavement (or within four feet to the centerline of the utility), then trench backfill is required. Either shift the sidewalk away from the sanitary sewer a foot (if poles are to be relocated) or add a note that trench backfill is required. If the sidewalk cannot be shifted and trench backfill is required, then shift the sanitary sewer north at least a foot to provide maximum distance from the gas line.
 9. **New Comment:** The watermain should be a 12" PVC pipe along Barkley from the existing 12" watermain south of Estes and 10" on Route 56 that connects to the existing 10" pipe.
 10. **New Comment:** The water line leading to FH 6, in the cul-de-sac of Brayman Court should have two 45 degree bends, rather than a 90 degree bend.
 11. **New Comment:** The 4" water services for buildings 1 and 2 that cross Barkley Avenue should be straight, with no bends in them.
 12. **New Comment:** The fire hydrant locations should be adjusted so they are in the parkway, 2' from the front of sidewalk.

13. **New Comment:** The valves on the 4" water services should be moved close to the water main.
14. **New Comment:** Update the City Standard Specifications with the attached.
15. **New Comment:** C10.0 "Typical Sanitary Manhole", change callout from "...W/Rolling Meadows Sanitary" to "Sanitary".
16. **New Comment:** C10.1 "Sanitary Manhole Type A", add a callout for MacWrap at sections in manhole per new City standard specifications.
17. **New Comment:** C10.2 "Portland Cement Concrete Sidewalk", update the callout to match the City Code requirement "Fiberized concrete shall be Class SI with a minimum 6.1 bag mix, in accordance with section 1020 of the "Standard Specifications for Road and Bridge Construction", latest edition, published by the Illinois Department of Transportation, and ASTM C-1116, and shall include fibrous reinforcement. Fibrous reinforcement is one-half inch (1/2") length synthetic fiber, added at a rate of 1.5 pounds per cubic yard of concrete"
18. **New Comment:** Place the stop signs on the street light poles if possible.
19. **New Comments:** Use IDOT ADA Ramp detail template to update ADA detail sheets. Coordinate with the City.
20. Provide the IDOT permit when approved. The IDOT approved plans shall be provided to the City.

The Lexington Trace Stormwater Report has been stamped "APPROVED WITH CONDITIONS" and the following comments should be addressed during the permitting process:

1. As a reminder three of the buildings are proposed within Zone A floodplain. Upon completion and review and approval of as-built drawings for the floodplain and compensatory storage and approval of the LOMR-F, the City will then be able to issue the building permit for the proposed structures as the adjacent grades will then be outside the limits of the floodplain.
2. Provide IDNR consultation termination letters.
3. Provide USACE jurisdictional determinations.
4. Provide the wetland delineation for the City owned parcel in the SW corner of Route 56/59. This will be reviewed once it has been received from the City. **Partially Addressed. Based on the provided "Wetland Determination Report, Warrenville Parcel" we have the following additional comments:**
 - a. Please include a full delineation report for the Wetland found to be present on the City owned lot. The report does not include:
 - i. Data forms within and outside of the wetland;
 - ii. Floristic Quality Assessment;
 - iii. MDNR;

- iv. USFW Memo; and
 - v. IDNR Ecocat signoff; and
 - vi. Buffer width determination.
- b. Per section 15-87 of the Ordinance, the applicant must demonstrate that the development or hydraulic alteration will not cause an indirect wetland impact unless one (1) of the following exceptions apply: The wetlands occur at or below the OHWM of a waterway on which the hydraulics will not be changed; or, the development is a streambank stabilization project; or, the Director or Administrator in a complete waiver community concurs that there is no potential for adverse impact. Additionally; A development or hydraulic alteration is considered to have an indirect impact if one (1) of the following limitations are exceeded: An increase or decrease in the high water level of more than three (3) inches in the 2.03-inch, 2.51-inch, and 3.04-inch, twenty-four-hour rainfall events; or changes in the wetland's draw down time resulting in an increase or decrease of greater than forty-eight (48) hours from the peak elevation to the normal water level. The draw down times must be calculated for the 2.03-inch, 2.51-inch, and 3.04-inch, twenty-four-hour rainfall event for both the existing and proposed conditions; or an increase in the duration of inundation of more than twenty percent (20%) from existing to proposed conditions for the 5.51- and 7.58-inch, twenty-four-hour rainfall event. A minimum increase of forty-eight (48) hours is allowed for these storm events.
- c. In the event that direct or indirect impacts are proposed to the Warrenville Parcel Wetland as a part of proposed storm sewer improvements, please provide an impact plan for this area on the appropriate plan sheets and a description of the impacts in the Stormwater Report;
- d. Provide a planting, maintenance and monitoring plan for any mitigation or buffer restoration proposed on the landscape plan sheets as well as within the maintenance and monitoring plan. This should include performance criteria.
- e. Revise the cost estimate to incorporate planting, maintaining and monitoring any mitigation associated with this area if proposed.

The Lexington Trace Final Landscape Plan has been stamped “**APPROVED WITH CONDITIONS**” and the following comments should be addressed during the permitting process:

1. **New Comment:** The areas to be disturbed for the storm sewer installation within the City owned parcel at the SW corner of Route 59 and 56 must be restored.
2. **New Comment:** Update the utility layer to the current design. Check to make sure the tree placement doesn't conflict with the utility design. No trees are to be placed within 4' of underground City utilities.

The Lexington Trace Public Improvements EOPCC has been stamped “APPROVED WITH CONDITIONS” and the following comments should be addressed during the permitting process:

1. Update the unit cost for 8” sanitary to be \$70/foot.
2. Update the unit cost for watermain for items E1-E5 to \$38, \$39, \$58, \$68, \$85 respectively.
3. Revise the 10” and 12” watermain quantities per comment #9 on Page #3.

Fees – Required Prior to Recording of Plat

1. Submit a revised EOPCC.
2. Stormwater Management Review Fee: \$10,000 is required per City code section 8-5-3. **\$2500 is due.**
3. Stormwater Inspection Fee: \$500 plus 2.5% of EOPCC for Public Improvements (Stormwater Management & Erosion Control). **\$26,570.78, based upon the 12/21/2018 EOPCC.**
4. Final Engineering Review and Inspection: Based upon the EOPCC for Public Improvements (Non-Stormwater Management/Erosion Control). **\$103,130.91, based upon the 12/21/2018 EOPCC. This doesn’t acknowledge the fees that may be waived under the Redevelopment Agreement.**
5. Development Security: 110% of the total EOPCC for Public and Stormwater Improvements. This can be a cash bond, Letter of Credit, or a Performance and Payment Surety Bond. **\$3,816,384.72, based upon the 12/21/2018 EOPCC.**
6. Satisfy the recapture agreement obligations under City Ordinance O2017-11.

Attachments:

1. Updated City of Warrenton Standard Specifications
2. Structural Shop Drawing markup
3. City of Warrenton Decorative Street Light Details

CITY OF WARRENVILLE STANDARD SPECIFICATIONS

WATER MAIN, SANITARY SEWER AND STORM SEWER

WATER MAIN

1. All open cut water main shall be polyvinyl chloride plastic (PVC) pressure pipe per AWWA specification C-900, Class 150 (DR-18). The above pipe and fittings shall be furnished with elastomeric gasket joints conforming to ASTM F477. Trench Backfill shall be utilized to twelve inches (12") above the top of the PVC water main.
2. All water main installed by horizontal directional drilling shall be PVC per AWWA specification C-900 with CertaLok joints. Assembly and installation of pipe shall be in accordance with the manufacturer's instructions. All material specifications shall be submitted to the City and approved prior to installation.
3. One ¼" diameter stainless steel wires or a Soloshot 845 EHS tracer wire as manufactured by Copperhead or approved equal 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.
4. Fittings shall be ductile iron, 250 psi pressure rating, cement mortar lined with restrained push-on joint or mechanical joint with MEGALUG retainer glands, or approved equal.
5. Water Main Bolts shall be stainless steel ASTM 304.
6. Restrained Joints - All fittings shall have restrained joints. All water main piping in casing shall have restrained joints. Restrained joints shall be push joint with a field lock gasket or a mechanical joint with MEGALUG retainer glands, or approved equal. All bends, tees, and dead end piping must be restrained a minimum of 24' in both directions of the fitting. Thrust cement blocking of all fittings, hydrants, and dead end piping is required.
7. Pressure connections - Pressure tapping sleeves shall be all stainless steel.
8. All valves shall be resilient wedge gate valves installed in a precast concrete vault. Valves shall be Mueller, Waterous, or Clow manufacture. All bolts shall be stainless steel.
9. Valve vaults shall be pre-cast concrete units. For water mains 8-inch diameter or less, the vault shall be 48-inch inside diameter. For water mains 10-inch diameter and greater, the vault shall be 60-inch inside diameter.
10. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "WATER" shall be cast in the cover.
11. Casing - Spacers All joints within the casing shall be restrained. Spacers shall be installed on all pipe in casing. Spacers shall be bolt on style with a shell made in two sections of heavy t-304 stainless steel. Casing shall be filled with pea gravel or sand and sealed at both ends.

12. All ductile iron pipes and fittings are required to be encased in 8-mil polyethylene conforming to AWWA C-105.
13. It shall be the responsibility of the contractor to obtain and supply certification for all materials. Shop drawings shall be submitted to and approved by the City before installation.
14. Depth of bury for water main to be 5'-6" (minimum).
15. Installation shall conform to "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.

FIRE HYDRANTS

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

WATER SERVICES

1. For water services 2-inch diameter and less shall be Type “K” copper only with a minimum size of one-inch (1”) diameter.
2. Brass shall be Mueller or Ford. All brass is preferred to have compression fittings. Compression fittings must be of the stainless full circle ring retainage. No set screws are allowed. Flair fitting are 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.
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.

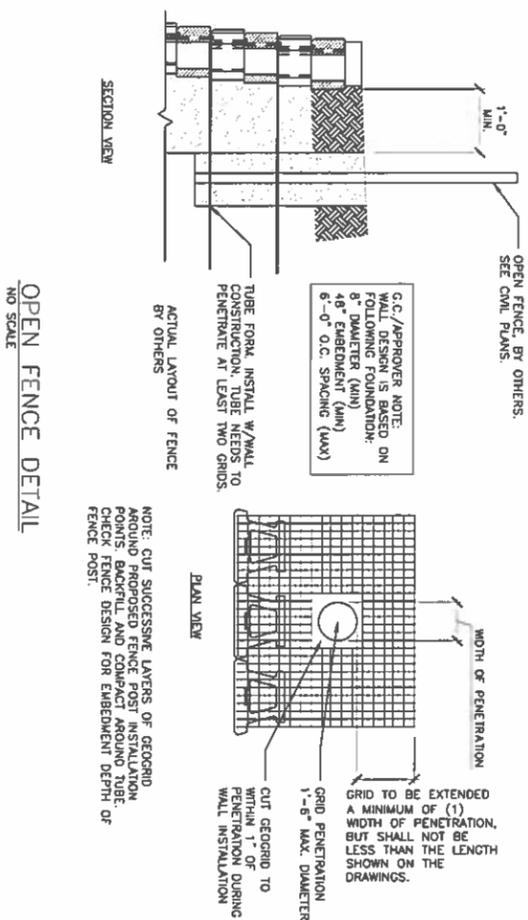
- b. Core the existing main and make the connection with an INSERTA TEE connection or an approved equal
7. Sanitary manholes shall be pre-cast concrete units. For sanitary sewers 18-inch diameter or less, the manhole shall be 48-inch inside diameter. For sanitary sewers 21-inch diameter and larger, the 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 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

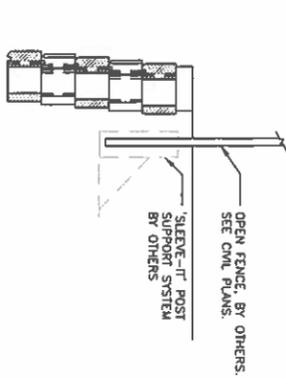
1. All storm sewers 18-inch diameter and less shall be PVC SDR26 with pipes and fittings meeting ASTM D-3034.
2. All RCP storm sewers shall be installed with rubber gasket joints.
3. The minimum storm sewer size allowed in the public right-of-way will be 10-inch diameter unless conditions warrant a smaller 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. Rungs / steps shall be installed in manholes unless specifically prohibited.

7. The minimum size structure shall be a 2-foot diameter precast concrete inlet, unless conditions warrant a different structure.
8. Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "STORM" shall be cast in the cover.
9. Allowable curb and parkway castings for inlets and catch basins:
 - a. When a barrier curb is present, use a Neenah R-3275 frame and grate (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).
 - b. For some slope conditions when a barrier type curb is present, a Neenah R-3065-L frame and grate may be used (for B-6.12 curb and gutter, widen gutter section to accommodate larger grate).
 - c. When roll curb is present, use a Neenah R-3501-P frame and grate.
 - d. In lawn areas, use beehive type grate, Neenah R-4340-B.
 - e. In lawn areas where a lot of trees are present, in public right-of-way and in ditches, use stool type grate, Neenah R-4342.
 - f. When applicable in parking lots or lawn areas, use round grate Neenah R-2502-A.

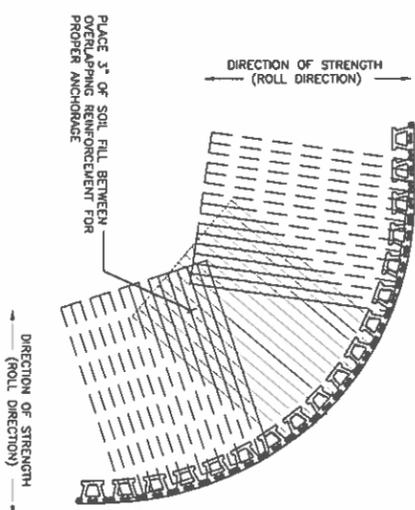
Round grates will not be allowed in the street. Equivalent substitutions may be permitted, if approved by Public Works.



OPEN FENCE DETAIL
NO SCALE

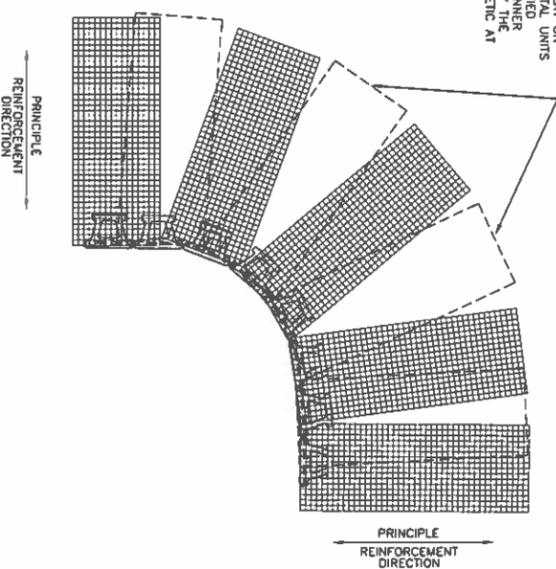


'SLEEVE-IT' DETAIL (ALTERNATE)
NO SCALE



GEOSYNTHETIC PLACEMENT - OUTSIDE CURVE
NO SCALE

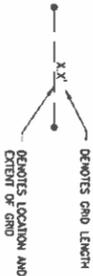
PLACE ADDITIONAL REINFORCEMENT ON EXISTING GEOSYNTHETIC REINFORCEMENT IMMEDIATELY ABOVE THE SPECIFIED PLACEMENT ELEVATION IN A MANNER THAT ELIMINATED GAPS LEFT BY THE PREVIOUS LAYER OF GEOSYNTHETIC AT THE SPECIFIED REINFORCEMENT ELEVATION.



GEOSYNTHETIC PLACEMENT - INSIDE CURVE
NO SCALE



RETAINING WALL
SCALE: 1"=2' VERTICAL
1"=10' HORIZONTAL



SEE TYPICAL REINFORCED RETAINING WALL SECTION
8" MINIMUM EMBEDMENT

REVISIONS/CONTRACTOR NOTE: EXISTING TO BEING, EAD, ETC. ARE BASED ON REFERENCED DRAWINGS. LAYOUT STAKING SHALL BE PER EXISTING WALL LOCATION. NOTIFY HIGHLAND ENGINEERING OF ANY DISCREPANCIES BETWEEN STAKED WALL AND THESE DRAWINGS IMMEDIATELY.

REVIEWED
 REVISE AND RESUBMIT
 REFLECTED
 FURNISH AS CORRECTED

Corrections or comments made on the shop drawings during this review do not relieve contractor from compliance with requirements of the drawings and specifications. This check is only for review of the general contract compliance with the design concept of the project and general compliance with the information given in the contract documents. The contractor is responsible for: Confirming and correlating all quantities and dimensions; selecting fabricate a processes and techniques of construction; coordinating his or her work with that of all other trades and performing all work in a safe and satisfactory manner.

Engineering Resource Assoc., Inc.
 Date: *Van Selder*
 By: *1-23-2019*

THE SCHEMATICAL, RETAINING WALL DESIGN SHOWN IN THESE DRAWINGS IS BASED ON THE INFORMATION DESIGNATED IN THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS INFORMATION. NO USE OR REUSE OF THIS PROJECT IS PROHIBITED. ANY ALTERATIONS OR USAGE WITHOUT THE WRITTEN PERMISSION OF HIGHLAND ENGINEERING, P.C. IS AT THE SOLE RISK OF OTHERS AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO HIGHLAND ENGINEERING, P.C.

NO.	DATE	REVISION

HIGHLAND ENGINEERING PC
 Consulting & Forensic Engineers
 700 INDUSTRIAL DRIVE, SUITE A - CALUMAS, ILLINOIS 60009
 PH: 815-990-9990 - WWW.HIGHLANDENGINEERING.COM
 PROFESSIONAL DESIGN FIRM # 184-00388

SKS
 SERVICE CONSTRUCTION SUPPLY, INC.
 44 W 452 ROUTE 20
 HAMPSHIRE, ILLINOIS 60140
 (847) 983-3350 - FAX: (847) 983-3397

PROJECT: LEXINGTON TRACE
 WARRENVILLE, ILLINOIS

DATE	SHEET NO.
12/20/18	SPW2
JOB NO. 18401.SKS	DESIGNED BY TML



DATE: 12/20/18
 EXP. DATE: 11/20/20

DESIGN DATA

CODES AND STANDARDS

THE PROJECT SHALL CONFORM TO THE FOLLOWING CODES & STANDARDS:
 INTERNATIONAL BUILDING CODE 2015 EDITION, BY INTERNATIONAL CODE COUNCIL WITH
 INTERNATIONAL SURVEILLANCE BOARD APPROVALS AND AMENDMENTS
 DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS - LATEST EDITION, BY NATIONAL
 CONCRETE MASONRY ASSOCIATION (NCMA)
 "SEGMENTAL RETAINING WALL INSTALLATION GUIDE", LATEST EDITION, BY NATIONAL
 CONCRETE MASONRY ASSOCIATION (NCMA).

DESIGN LOADS
 DEAD LOAD SURCHARGE: 0 PSF
 LIVE LOAD SURCHARGE: 100 PSF
 30 P.F., 200 LB (POINT)
 OPEN FENCE: APPLIED 50 A.F.T.G.

DESIGN CRITERIA
 INTERNAL STABILITY FACTORS
 FACTOR OF SAFETY AGAINST GEOGRID PULLOUT: 1.5
 SOIL-GRID INTERACTION COEFFICIENT: 0.8
 PERCENT OF GEOGRID COVERAGE: 100%
 EXTERNAL STABILITY FACTORS - REINFORCED
 FACTOR OF SAFETY FOR BASE SLIDING: 1.5
 FACTOR OF SAFETY AGAINST OVERTURNING: 2.0
 FACTOR OF SAFETY FOR UNCERTAINTIES: 1.5

MATERIALS

SOIL PARAMETERS	FRICTION ANGLE	COHESION	UNIT WEIGHT
REINFORCED BACKFILL	28°	0 PSF	120 PCF
RETAINED BACKFILL	28°	0 PSF	120 PCF
FOUNDATION SOIL	28°	0 PSF	120 PCF

GRADATION OF FILL MATERIALS

US. SIEVE NUMBER	PERCENT PASSING
1 INCH	100
3/4 INCH	75-100
NO. 4	0-60
NO. 40	0-30
NO. 200	0-5

REINFORCED BACKFILL
 REINFORCED BACKFILL SHALL CONSIST OF SUITABLE SITE SOILS, MEETING THE
 REQUIRED SOIL PARAMETERS NOTED. REFER TO OWNER'S GEOTECHNICAL ENGINEER FOR
 SUITABILITY OF SITE SOILS AS REINFORCED BACKFILL.

MODULAR CONCRETE UNITS
 THE SEGMENTAL RETAINING WALL UNITS ARE PINNACLE UNITS.
 GEORGRID REINFORCEMENT
 THE GEORGRID REINFORCEMENT IS S200 AS MANUFACTURED BY STRAVARIO

GENERAL
 THESE SHOP/DESIGN DRAWINGS ARE BASED ON CIVIL SHEET C01 AS PREPARED BY YACGER
 ENGINEERING WITH A REVISION DATE OF 05/11/2018. AND PRELIMINARY ELEVATION
 INFORMATION AS PROVIDED BY SERVICE KONSTRUCTION SUPPLY.

THE SOILS DATA NOTED ABOVE ARE ASSUMED FOR DESIGN PURPOSES. THE OWNER'S
 GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR ENSURING THE DATA NOTED ABOVE IS
 CORRECT PRIOR TO AND DURING CONSTRUCTION. HIGHLAND ENGINEERING, P.C. SHALL BE
 NOTIFIED IF CONDITIONS VARY.

THE OWNER'S GEOTECHNICAL ENGINEER SHALL BE CONSULTED FOR INTERPRETATION OF
 SUBSURFACE CONDITIONS, SUITABILITY OF DESIGN PARAMETERS OR INTERPRETATION OF
 SUBSURFACE GROUNDWATER CONDITIONS.

THE RETAINING WALL DESIGN ONLY CONSIDERS EXTERNAL STABILITY FOR BASE SLIDING AND
 OVERTURNING. THE OWNER'S GEOTECHNICAL ENGINEER SHALL REVIEW OTHER EXTERNAL
 STABILITY CONDITIONS, INCLUDING BUT NOT LIMITED TO, SLOPE STABILITY, SETTLEMENT
 AND LIQUIDATION. THE OWNER'S GEOTECHNICAL ENGINEER SHALL NOTIFY HIGHLAND
 ENGINEERING IMMEDIATELY IF ANY DESIGN CONSIDERATIONS CONTROL ANY ASPECT OF
 THE SEGMENTAL RETAINING WALL DESIGN.

THE CONTRACTOR SHALL VERIFY ALL WALL ELEVATIONS AND STEPS IN WALL ELEVATIONS
 PRIOR TO CONSTRUCTION.
 THE CONTRACTOR SHALL COORDINATE EXISTING CONSTRUCTION AND/OR ADJACENT
 CONSTRUCTION WITH OTHER TRADE CONTRACTORS AND WITH DESIGN DRAWINGS PREPARED
 BY OTHERS.

HIGHLAND ENGINEERING, P.C. SHALL NOT SUPERSEDE, DIRECT OR HAVE CONTROL OVER THE
 CONSTRUCTION WORK NOR SHALL IT HAVE AUTHORITY OVER OR RESPONSIBILITY FOR THE
 MEANS, METHODS, TECHNIQUES OR PROCEDURES OF CONSTRUCTION SELECTED BY THE
 CONTRACTOR.

ALL LOCAL, STATE AND FEDERAL REGULATIONS AND PROCEDURES REGARDING SAFETY ARE
 THE RESPONSIBILITY OF THE CONTRACTOR.

MATERIALS

SOILS
 ALL MATERIALS SHALL BE FREE FROM ORGANIC OR DELETERIOUS MATERIALS.
 MATERIAL PASSING THE NO. 200 SIEVE SHALL NOT HAVE A LIQUID LIMIT GREATER THAN
 40 NOR A PLASTICITY INDEX GREATER THAN 20 UNLESS APPROVED IN WRITING BY THE
 ENGINEER.

SOILS SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.

FOUNDATION SOILS SHALL HAVE A MINIMUM ALLOWABLE BEARING CAPACITY OF 2000 PSF.

MODULAR CONCRETE UNITS
 SUBSTITUTION OF THE SEGMENTAL RETAINING WALL UNITS IS PROHIBITED. INSTALL THE
 WALL IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

GEOGRID REINFORCEMENT
 SUBSTITUTION OF THE GEOGRID IS PROHIBITED. INSTALL THE GRID WITH THE STRONG
 DIRECTION OF THE GRID PERPENDICULAR TO THE WALL IN ACCORDANCE WITH THE
 MANUFACTURER'S INSTRUCTIONS.

THE SEGMENTAL RETAINING WALL DESIGN SHOWN IN THESE
 DRAWINGS IS BASED ON THE INFORMATION DESIGNATED IN THE
 DESIGN DATA. THE CONTRACTOR SHALL VERIFY THE DESIGN
 DATA AND THE INFORMATION PROVIDED IN THESE DRAWINGS
 BEFORE CONSTRUCTION. THE CONTRACTOR SHALL BE
 RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 AND FOR THE EXTENSION OF THIS PROJECT. THE CONTRACTOR
 ANOTHER PROJECT IS PERMITTED. ANY ALTERATIONS OR USAGE
 WITHOUT THE WRITTEN PERMISSION BY HIGHLAND ENGINEERING,
 P.C. IS AT THE SOLE RISK OF OTHERS AND WITHOUT LIABILITY
 OR LEGAL EXPOSURE TO HIGHLAND ENGINEERING, P.C.

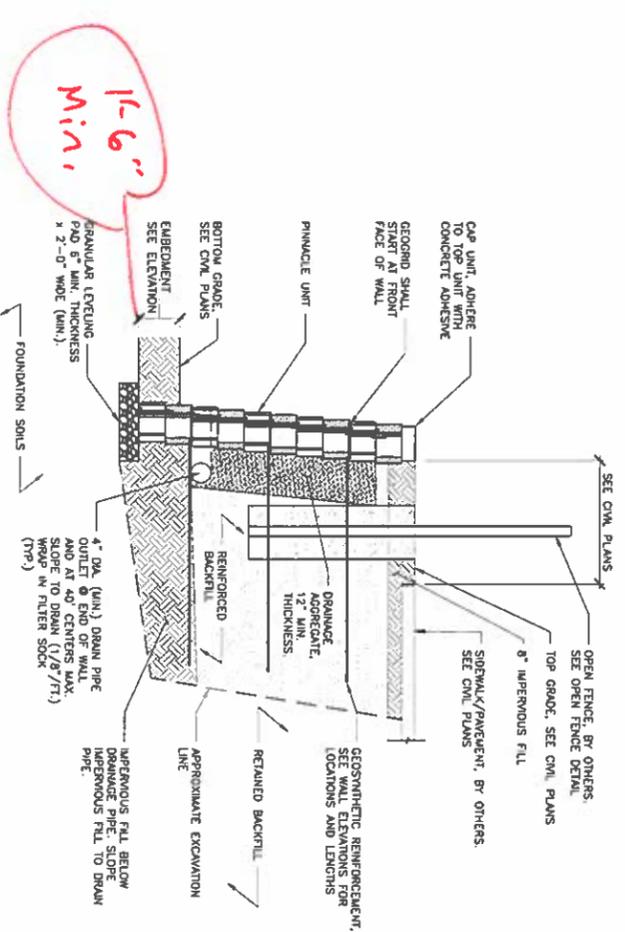
NO.	DATE	REVISION

HIGHLAND ENGINEERING PC
 Consulting & Forensic Engineers
 700 Industrial Park, Suite 1000, Alton, Illinois 62002
 Phone: (618) 462-1111, Fax: (618) 462-1112
 PROFESSIONAL DESIGN FIRM # 184-00282

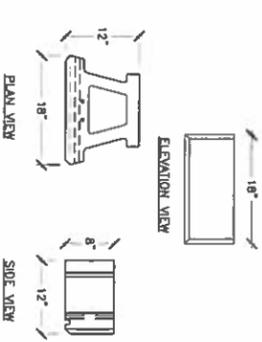
SKS
 SERVICE KONSTRUCTION SUPPLY, INC.
 44 W 432 ROUTE 20
 HARTSHIRE, ILLINOIS 60140
 (647) 983-3350 • FAX: (647) 983-3397

PROJECT: LEXINGTON TRACE
 WARRENVILLE, ILLINOIS

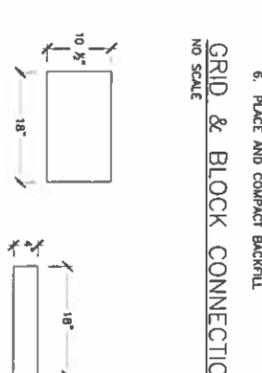
DATE: 12/20/18	SHEET NO.:
JOB NO.: 18401.SKS	DESIGNED BY: SRM/TML



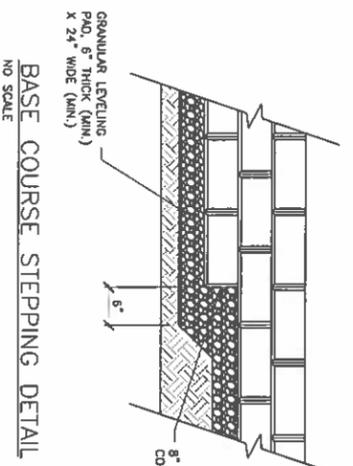
TYPICAL REINFORCED RETAINING WALL SECTION
 NO SCALE



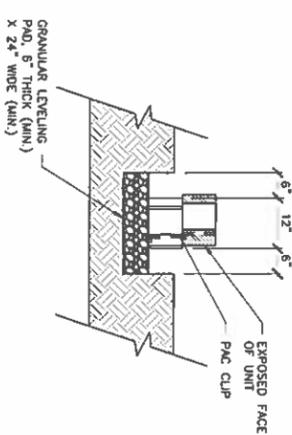
PINNACLE UNIT
 NO SCALE



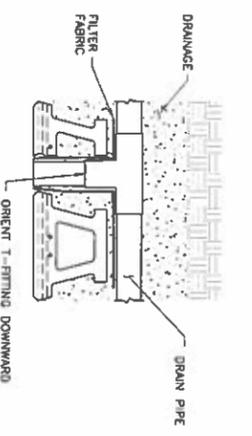
GRID & BLOCK CONNECTION
 NO SCALE



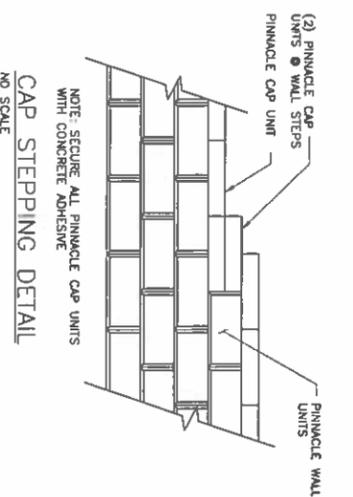
BASE COURSE STEPPING DETAIL
 NO SCALE



LEVELING PAD DETAIL
 NO SCALE



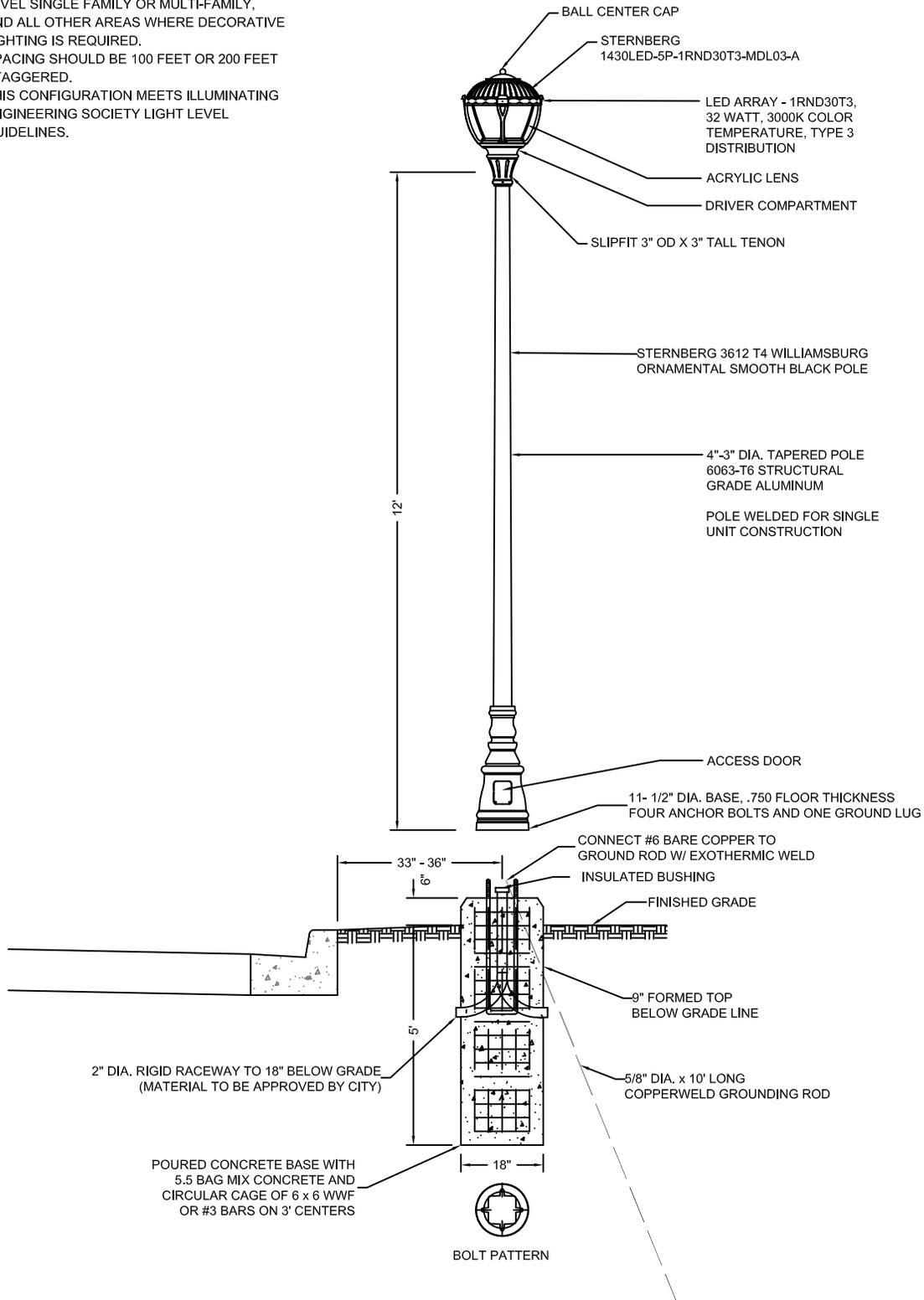
DRAIN PIPE THROUGH WALL DETAIL
 NO SCALE



CAP STEPPING DETAIL
 NO SCALE

NOTES:

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



City of Warrenville Standard

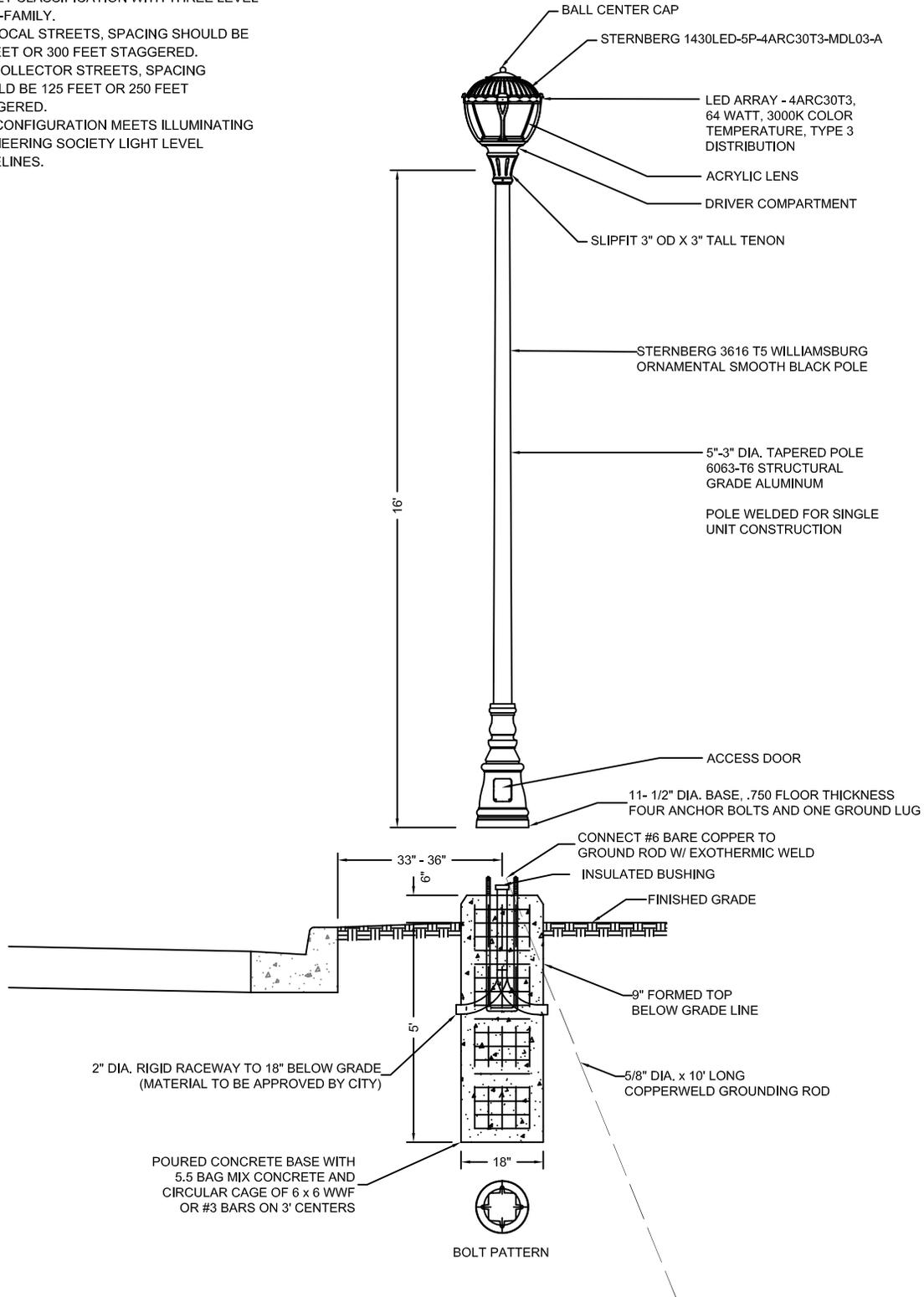
SL-01-12-32W

12' Ornamental Street Light Detail (32W)

DRAWN: KMH
REV:10-11-2018

NOTES:

1. APPLICABLE FOR LOCAL OR COLLECTOR STREET CLASSIFICATION WITH THREE LEVEL MULTI-FAMILY.
2. FOR LOCAL STREETS, SPACING SHOULD BE 150 FEET OR 300 FEET STAGGERED.
3. FOR COLLECTOR STREETS, SPACING SHOULD BE 125 FEET OR 250 FEET STAGGERED.
4. THIS CONFIGURATION MEETS ILLUMINATING ENGINEERING SOCIETY LIGHT LEVEL GUIDELINES.



City of Warrenville Standard

SL-01-16-64W

16' Ornamental Street Light Detail (64W)

DRAWN: KMH
REV:10-05-2018

Declaration for Lexington Trace Townhomes Review Comments

1. Amend the following definition of Common Area as follows:

- COMMON AREA: Those portions of the Premises which are designated as Common Area in Exhibit B hereto from time to time and all improvements thereto and landscaping thereon. The Common Area shall generally consist of all portions of the Premises located outside of the Homes and improvements located thereon, including, without limitation, wetland and naturalized landscaping, ~~landscaped~~ ~~outlots in the right-of-way~~, monument signage, private storm sewers, sidewalks, screening fencing, ~~perpendicular parking in the right-of-way~~, park features, private drives and driveways, cluster mailboxes, bioswales and rain gardens, and the Right-of-Way Landscaped Islands and Right-of-Way Parking Areas depicted on Exhibit [redacted] hereto.

2. Amend the definition of Ordinance as follows:

- ORDINANCE: That certain City Ordinance No. _____, an “Ordinance Approving the Final PUD Plan and Final Plat of Subdivision for Lexington Trace”, as it may be amended from time to time.

3. Add a new definition for Parking Areas as follows:

- RIGHT-OF-WAY PARKING AREAS. The parking areas labeled Right-of-Way Parking Areas on Exhibit [redacted] attached hereto which maintained by the Association.

4. Add a new definition for Right-of-Way Landscaped Islands as follows:

- RIGHT-OF-WAY LANDSCAPED ISLANDS. The landscaped islands located within the dedicated right-of-way owned by the City, maintained by the Association and depicted on Exhibit [redacted].

5. Amend Section 2.14 as follows:

- OWNERSHIP OF COMMON AREA. Those portions of the Common Area, if any, which are part of a Parcel shall be owned by the Owner of the Parcel. Those portions of the Common Area consisting of Right-of-Way Landscaped Islands shall be dedicated to and owned by the City. Those portions of the Common Area which are not part of a Parcel nor part of a Right-of-Way Landscaped Islands shall be conveyed to the Association free of mortgages no later than ninety (90) days after such portion is made subject hereto.

6. Add a new Section 2.17 as follows:

- 2.17 RIGHT OF THE MUNICIPALITY:

The City shall be a third-party beneficiary of the Declaration and is granted to right and power, but not the obligation, to bring a suit to enjoin performance by the Association of its duties and obligations. The covenants set forth in this Declaration are for the benefit of the Association as well as the City. The City shall have the right and power, but not the duty, to enforce them. Failure of the City to enforce one or more of these covenants which shall remain in full force and effect so long as the Premises remains improved as set forth in the Ordinance. The City, in its sole discretion, may elect to enforce the covenants of this Declaration if the Association fails to enforce or in any manner breaches these covenants. Any and all costs, including reasonable attorney fees and costs, including expert witness fees, incurred by the City in the enforcement of this Declaration shall be payable by the Association to the City and shall be enforceable as a lien against the Common Areas owned by the Association. Where any of the covenants in the Declaration are inconsistent with the provisions of this paragraph, this paragraph shall control.

7. Amend Section 3.02(a)(ii) as follows:

- (ii) Maintenance, repair and replacement of improvements installed by the Declarant or the Association on the Common Area (including City Easements and Stormwater Management Easement Areas depicted in Exhibit E hereto and the Right-of-Way Landscaped Islands and Right-of-Way Parking Areas depicted in Exhibit [redacted] hereto), including without limitation, wetland and naturalized landscaping, ~~landscaped outlots in the right-of-way~~, monument signage, private storm sewers, sidewalks, screening fencing, ~~perpendicular parking in the right-of-way~~, park features, private drives and driveways, cluster mailboxes, bioswales and rain gardens.

8. Add a new Section 3.2(d) as follows:

- 3.02(d) In the event the City determines, in its sole and absolute discretion, that prior maintenance of the Common Area is not being performed at any time in accordance with City requirements or the Association's obligations under this Declaration, the City, after 30 days prior written notice to the Association, may, but shall not be obligated to, enter upon Common Area for the purpose of performing maintenance and repair work on and to the Common Area. The City may enter the Common Area and perform such work as should have been undertaken by the Association without notice to the Association in an emergency (e.g. where personal injury or material damage to property may be probable). In the event that the City shall cause to be performed any work pursuant to this paragraph, the City shall have the right to charge the Association an amount sufficient to defray the entire cost of such work or action, including reasonable administrative costs, either before or after such cost is incurred. If the amount so charged is not paid by the Association within 30 days following a demand in writing sent to the Association by the City for such payment, such charge, together with interest

and costs of collection, shall become a lien upon the Premises and the City shall have the right to collect such charge, with interest and costs, and to enforce such lien as in foreclosure proceedings as permitted by law.

9. Amend Section 3.06(a) as follows:

- (a) No alternations, additions or improvements shall be made to the Common Area without the prior approval of the Manager; **provided, however, that no alterations, additions or improvements shall be made to the Right-of-Way Landscaped Islands or Right-of-Way Parking Areas without approval of the City.**

10. Amend Section 9.03 as follows:

- 9.03 **CONSTRUCTION ON PREMISES:** In connection with the construction of improvements to any part of the Premises, the Declarant, its agents and contractors, shall have the right, at the Declarant's own expense, (but shall not be obligated) to make such alterations, additions or improvements to any part of the Premises including, without limitation, the construction, reconstruction or alteration of any temporary or permanent improvements to any structure which shall contain Homes or the Common Area which the Declarant deems, in its sole discretion, to be necessary or advisable, and the landscaping, sodding or planting and replanting of any unimproved portions of the Premises; **provided however that, in accordance with Section 3.06(a) of this Declaration, the Association must obtain approval from the City prior to making any material alterations, additions or improvements to any part of the Right-of-Way Landscaped Islands or the Right-of-Way Parking Areas.**

11. Incorporate by reference the Landscape Covenant Agreement and Long Term Landscape Maintenance Plan.
12. Document the home owner association responsibility to maintain turf in the parkway areas, including mowing and fertilizing.
13. Attach all referenced exhibits to the Declaration.