

SITE DEVELOPMENT PLANS FOR



WARRENVILLE, IL 01

28231 DIEHL RD
WARRENVILLE, IL 60555

PROJECT NUMBER:
104.094

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EXISTING UTILITY INFORMATION:	
WATER	CITY OF WARRENVILLE - PUBLIC WORKS DEPARTMENT 3S346 MIGNIN DR WARRENVILLE, IL 60555 630-393-9050
ELECTRIC	COMED 4300 WINFIELD RD WARRENVILLE, IL 60555 7-800-334-7661
SEWER	CITY OF WARRENVILLE - PUBLIC WORKS DEPARTMENT 3S346 MIGNIN DR WARRENVILLE, IL 60555 630-393-9050
STORM WATER	CITY OF WARRENVILLE - PUBLIC WORKS DEPARTMENT 3S346 MIGNIN DR WARRENVILLE, IL 60555 630-393-9050
GAS	NICOR 1844 FERRY RD NAPERVILLE, IL 60563 1-888-642-6748
CABLE	AT&T 2435 W SCHAUMBURG RD SCHAUMBURG, IL 60194 1-800-288-2020



FIRM LICENSE NO. 63620661

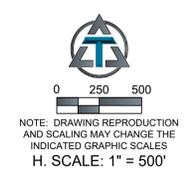


ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.094

REVISION:
02-09-2026 BID SET

7 BREW COFFEE
WARRENVILLE, IL 01
28231 DIEHL RD
WARRENVILLE, IL 60555



C0.0
COVER SHEET

DATE: FEBRUARY 9, 2026

CIVIL LEGENDS

ABBREVIATIONS

Table with 2 columns: Abbreviation and Description. Includes BC (BACK OF CURB), CC (STANDARD CATCH CURB), CL (CENTER LINE), CMP (CORRUGATED METAL PIPE), EP (EDGE OF PAVEMENT), FES (FLARED END SECTION), FL (FLOW LINE), GT (GUTTER INVERT), GY (GUY WIRE), HDPE (HIGH DENSITY POLYETHYLENE), INV (INVERT), LF (LINEAR FEET), MC (MOUNTABLE CURB), PVC (POLYVINYL CHLORIDE PIPE), RW (RIGHT-OF-WAY), RCP (REINFORCED CONCRETE PIPE), SC (SPILL CURB), TB (TOP OF BASE ROCK), TC (TOP OF CURB), TGV (TOP OF GRAVEL), TG (TOP OF GROUND), TP (TOP OF PAVEMENT), TS (TOP OF SIDEWALK), TW (TOP OF WALL), EX TC (EXISTING TOP OF CURB), EX TP (EXISTING TOP OF PAVEMENT), EX TS (EXISTING TOP OF SIDEWALK), and a symbol for DIRECTION OF SHEET FLOW.

SYMBOLS:

Table with 2 columns: Symbol and Description. Includes MARKER STONE, RIGHT OF WAY MARKER, IRON PIN FOUND, IRON PIN SET, CUT CROSS, CONTROL POINT, BENCHMARK, SANITARY SEWER MANHOLE, SANITARY CLEANOUT, STORM CLEANOUT, STORM SEWER AREA INLET, STORM SEWER CURB INLET, STORM SEWER MANHOLE, FLARED END SECTION, TELEPHONE MANHOLE, TELEPHONE RISER, POWER POLE, GUY ANCHOR, LIGHT POLE, ELECTRIC BOX, GAS METER, GAS VALVE, WATER METER, WATER VALVE, FIRE HYDRANT, WELL, IRRIGATION VALVE, SPRINKLER HEAD, AIR CONDITIONING UNIT, MAILBOX, POST, and SIGN.

LINETYPES:

Table with 2 columns: Linetype and Description. Includes PL (PROPERTY LINE), RW (RIGHT OF WAY LINE), LL (LOTLEASE LINE), S (SANITARY SEWER LINE), FM (SANITARY SEWER FORCE MAIN), ST (STORM SEWER LINE), FL (FLOW LINE), OHE (OVERHEAD ELECTRIC LINE), UE (UNDERGROUND ELECTRIC LINE), G (GAS LINE), W (WATER LINE), IR (IRRIGATION WATER LINE), C (COMMUNICATIONS LINE), T (TELEPHONE LINE), FO (FIBER OPTIC LINE), O (CHAIN LINK FENCE), X (BARBED WIRE FENCE), (WOOD FENCE), 1000 (EXISTING MAJOR CONTOUR), 1001 (EXISTING MINOR CONTOUR), 1000 (PROPOSED MAJOR CONTOUR), 1001 (PROPOSED MINOR CONTOUR), TREE LINE, FEMA FLOODPLAIN, FEMA FLOODWAY, LIMIT OF DISTURBANCE, COMPOST FILTER SOCK, and DIRECTION OF SHEET FLOW.

PROJECT CONTROL

BENCHMARKS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE. NAD 83 FOR HORIZONTAL VALUES AND NAVD88 FOR VERTICAL VALUES.

SURVEY NOTES:

THE BOUNDARY LINES SHOWN HEREON ARE BASED ON A SURVEY PERFORMED AUGUST 19, 2025 BY MANHARD CONSULTING, IL LICENSED PROFESSIONAL LAND SURVEYOR NO. 4017 AND IS NOT A PRODUCT OF TOTH & ASSOCIATES.

CONTROL POINT TABLE

Table with 5 columns: POINT NUMBER, NORTHING, EASTING, ELEVATION, DESCRIPTION. Lists control points CP 1 through CP 401 with their respective coordinates and descriptions like 'X" IN CONCRETE' or 'BM 1'.

FLOOD PLAN INFORMATION:

FEMA PANEL #: 170430D141J - EFFECTIVE DATE: AUGUST 01, 2019. FEMA ZONE - X: THE SUBJECT PROPERTY IS NOT WITHIN THE 100 YEAR FLOOD ZONE.

DEVELOPER:

WHO BREW, LLC. CONTACT: CHRIS GEORGE. PHONE: (847) 372-2586. EMAIL: CHRISGEORGE@WHOBREWLLC.COM



FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:

NAME: MATTHEW STEVEN MILLER

LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104,094

REVISION:

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GENERAL CIVIL NOTES

- 1. THE GENERAL NOTES ON THE DRAWINGS ARE INTENDED TO SUPPLEMENT THE GENERAL CONDITIONS AND TECHNICAL SPECIFICATIONS...
2. CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THESE DRAWINGS...
3. ALL TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)...
4. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT...
5. EXISTING UNDERGROUND UTILITIES IN THE VICINITY OF THE WORK TO BE DONE ARE INDICATED ON THE DRAWINGS ONLY...
6. THE CONTRACTOR SHALL NOT CHANGE OR DEViate FROM THE PLANS WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE OWNER AND ENGINEER...
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND OWNER WILL PAY ALL FEES AS REQUIRED BY PERMITS FOR THIS CONSTRUCTION...
8. ALL WORK WITHIN ROAD RIGHT OF WAY SHALL CONFORM TO EITHER THE LOCAL JURISDICTION OR THE STATE DEPARTMENT OF TRANSPORTATION REQUIREMENTS...
9. ALL TRENCHES CROSSING THROUGH PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED CRUSHED STONE MATERIAL...
10. ALL WORK AND MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE OWNER OR THE OWNER'S REPRESENTATIVE...
11. ANY ESTIMATES OF QUANTITIES ARE FOR INFORMATIONAL PURPOSES ONLY...
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR KEEPING THE PUBLIC STREETS IN THE VICINITY OF THE JOB CLEAN AND FREE OF ROCKS, SOIL AND DEBRIS...
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESTORATION OF THE RIGHT OF WAY AND FOR DAMAGED IMPROVEMENTS SUCH AS CURBS, SIDEWALKS, STREET LIGHT AND TRAFFIC SIGNAL JUNCTION BOXES...
14. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTROL EROSION AND SILTATION DURING ALL PHASES OF CONSTRUCTION AS OUTLINED IN THE EROSION CONTROL PLAN...
15. THE CONTRACTOR SHALL CLEAN OUT ALL INLETS, PIPES AND MANHOLES OF DEBRIS AND SEDIMENTATION AT THE COMPLETION OF SITE WORK...
16. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTION OF ALL PROPERTY CORNERS...
17. THE CONTRACTOR SHALL HAVE ONE (1) SIGNED COPY OF THE APPROVED PLANS, AND ONE (1) COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS...
18. THE CONTRACTOR IS OBLIGATED TO INSPECT FOR EXISTING CONDITIONS AND/OR INSTALLATIONS AND AVAILABLE INFORMATION PRIOR TO SUBMITTING A BID...

DEMOLITION NOTES

JOB CONDITIONS

- 1. THE OWNER ASSUMES NO RESPONSIBILITY FOR THE ACTUAL CONDITION OF ANY STRUCTURES TO BE DEMOLISHED.
2. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED FROM THE PROJECT SITE AT THE APPROVAL OF THE OWNER...
3. THE USE OF EXPLOSIVES WILL NOT BE PERMITTED ON THIS PROJECT.
4. THE CONTRACTOR SHALL CONDUCT THE DEMOLITION OPERATIONS AND REMOVAL OF DEBRIS TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS AND OTHER ADJACENT OCCUPIED AND USED FACILITIES.
5. THE CONTRACTOR SHALL INSURE SAFE PASSAGE OF PERSONS AROUND THE DEMOLITION AREA...
6. PROVIDE INTERNAL AND EXTERNAL SHORING, BRACING OR SUPPORT TO PREVENT MOVEMENT, SETTLEMENT OR COLLAPSE OF ANY STRUCTURES...
7. MAINTAIN EXISTING UTILITIES INDICATED TO STAY IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION OPERATIONS...

DEMOLITION

- 1. POLLUTION CONTROLS: USE WATER SPRINKLING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN AIR...
2. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT AND DEBRIS CAUSED BY DEMOLITION OPERATIONS...
3. BREAK UP AND REMOVE CONCRETE SLABS ON GRADE, UNLESS OTHERWISE SHOWN TO REMAIN.
4. BELOW-GRADE CONSTRUCTION: DEMOLISH FOUNDATION WALLS AND OTHER BELOW GRADE CONSTRUCTION...
5. FILLING VOIDS: COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION AS OUTLINED BELOW.
6. USE SATISFACTORY SOIL MATERIALS AS DEFINED IN THE GEOTECHNICAL ENGINEERING REPORT...
7. PRIOR TO PLACEMENT OF FILL MATERIAL, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST OR FROZEN MATERIAL...
8. PLACE FILL MATERIAL IN HORIZONTAL LAYERS AT DEPTHS AND MOISTURE CONTENTS AS RECOMMENDED BY THE GEOTECHNICAL ENGINEERING REPORT...
9. AFTER FILL PLACEMENT AND COMPACTION, GRADE THE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE FLOW TO SURFACE STRUCTURES.
10. ALL TREES INDICATED TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE STATE PARKS AND WILDLIFE'S WILD HABITAT ASSESSMENT PROGRAM...

DISPOSAL OF DEMOLISHED MATERIALS

- 1. REMOVE FROM SITE ACCUMULATED VEGETATION, DEBRIS, RUBBISH AND OTHER MATERIAL RESULTING FROM THE DEMOLITION OPERATION.
2. BURNINGS OF COMBUSTIBLE MATERIALS FROM DEMOLISHED STRUCTURES AND VEGETATION WILL NOT BE PERMITTED ON SITE.
3. REMOVAL: TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES, VEGETATION, PAVEMENT AND BASE ROCK AND LEGALLY DISPOSE OFF SITE.

PROTECTION OF EXISTING STRUCTURES AND VEGETATION

- 1. CONTRACTOR SHALL INSTALL 6" STEEL FENCE POSTS, DRIVEN 18" INTO THE GROUND, AT 10' ON CENTER AT TREE DRIP LINES AND INSTALL 4" TENAX ORANGE WARNING BARRIER OR EQUAL, ATTACHED AS RECOMMENDED BY THE MANUFACTURER...
2. COORDINATE THE INSTALLATION OF THE STORM SEWER WITH THE INSTALLATION OF THE POTABLE WATER, COMMUNICATION, ELECTRIC AND SANITARY SEWER TO AVOID CONFLICTS.
3. EARTHWORK SHALL BE PLACED TO FINISH GRADE IN THE IMMEDIATE AREA OF UTILITIES PRIOR TO CONSTRUCTION OF UTILITIES TO INSURE PROPER DEPTH OF COVER FOR UTILITIES.

SEDIMENT & EROSION CONTROL NOTES

- 1. THE EROSION CONTROL PLAN SHOWS THE LOCATION AND DETAILS FOR PRIMARY EROSION CONTROLS TO BE CONSTRUCTED...
2. INITIAL SEDIMENT CONTROLS SHOWN ON THE EROSION CONTROL PLAN MUST BE INSTALLED PRIOR TO ANY OTHER WORK.
3. THE CONTRACTOR SHALL CLEAN ALL STREETS BOTH INTERIOR AND ADJACENT TO THE SITE, AS NEEDED AFTER EACH RAINFALL AND AT THE END OF CONSTRUCTION.
4. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST DURING CONSTRUCTION AND SHALL WATER CONSTRUCTION AREAS WHENEVER CONDITIONS WARRANT.
5. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING SILT FROM STORM DRAINS, INLETS, CULVERTS, ETC. PRIOR TO APPROVAL OF CONSTRUCTION.
6. ALL DISTURBED AREAS NOT RECEIVING OTHER PERMANENT STABILIZATION SUCH AS PAVEMENT, ROOFS, SOD AND ETC., SHALL BE SEEDED AND MULCHED...
7. IF APPLICABLE THE CONTRACTOR SHALL CONFORM TO ALL REQUIREMENTS AS PUT FORTH IN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP)...
8. STONES OR BouldERS MEASURING GREATER THAN 12" IN ANY DIMENSION SHALL NOT BE PLACED IN THE UPPER 3 FEET OF THE FILL...
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADDRESSING AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO WET SOILS AND OTHER CONDITIONS...
10. CONTRACTOR SHALL FINISH GRADE EARTH SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
11. CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS...
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES...
13. NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS...
14. ALL DISTURBED AREAS, NOT RECEIVING PERMANENT STABILIZATION, SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDBED SUITABLE TO RECEIVE SEED...
15. THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THIS PROJECT TO PREVENT PONDING OR EROSION ON THIS SITE OR ADJACENT UNDISTURBED AREAS.
16. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
17. PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
18. IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES...

UTILITY CONSTRUCTION NOTES

- 1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT...
2. ALL TRENCHES CROSSING PAVED AREAS OR AREAS TO BE PAVED SHALL BE BACKFILLED FULL DEPTH WITH COMPACTED BEDDING MATERIAL...
3. ALL UTILITY CONSTRUCTION AND MATERIALS SHALL BE IN CONFORMANCE WITH CITY AND LOCAL FIRE DEPARTMENT REQUIREMENTS AND STANDARD PLANS AND SPECIFICATIONS.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS NOT OBTAINED BY THE OWNER.
5. INSTALL TRACER WIRE WITH ALL SANITARY SEWER AND POTABLE WATER UTILITIES AS REQUIRED...
6. ALL HDPE PIPE, JOINTS AND FITTINGS SHALL BE ADS N-12 OR EQUAL...
7. COORDINATE THE INSTALLATION OF THE STORM SEWER WITH THE INSTALLATION OF THE POTABLE WATER, COMMUNICATION, ELECTRIC AND SANITARY SEWER TO AVOID CONFLICTS.
8. EARTHWORK SHALL BE PLACED TO FINISH GRADE IN THE IMMEDIATE AREA OF UTILITIES PRIOR TO CONSTRUCTION OF UTILITIES TO INSURE PROPER DEPTH OF COVER FOR UTILITIES.
9. ALL MATERIALS TO BE SUPPLIED AND LABOR TO BE DONE BY CONTRACTOR SHALL BE COMPLETED AS A PART OF THIS WORK...
10. ALL UTILITY SERVICE LINES SHALL BE KEPT IN SERVICE AND PROTECTED DURING CONSTRUCTION OPERATIONS...
11. ANY RELOCATION OF UTILITY SERVICE LINES THAT ARE REQUIRED TO COMPLETE THE PROJECT IS TO BE COMPLETED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE AND IS TO BE CONSIDERED SUBSIDIARY TO OTHER PROJECT COSTS.
12. ALL WATER, SEWER, FIBER OPTIC CABLE, GAS SERVICE AND OTHER UTILITY REQUIREMENTS SHALL BE COORDINATED WITH THE APPROPRIATE LOCAL UTILITY PROVIDERS PRIOR TO INSTALLATION...
13. IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES...

SITE GRADING NOTES

- 1. THE EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE AND MAY NOT INCLUDE ALL UTILITIES PRESENT...
2. CONTRACTOR SHALL USE CAUTION AROUND ALL EXISTING UTILITIES LOCATED ON SITE...
3. SEDIMENT AND EROSION CONTROLS IN CONFORMANCE WITH THE EROSION CONTROL PLAN AND THE APPLICABLE SPECIFICATIONS SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF SITE GRADING ACTIVITIES.
4. CONTRACTOR SHALL STRIP THE TOPSOIL FROM ALL AREAS TO BE DISTURBED AND STOCKPILE IT IN A LOCATION CHOSEN BY THE OWNER...
5. THE SUBGRADE FOR THE PROJECT SITE SHALL BE COMPACTED TO 95% STANDARD PROCTOR AS DETERMINED BY ASTM-D698...
6. STONES OR BouldERS MEASURING GREATER THAN 12" IN ANY DIMENSION SHALL NOT BE PLACED IN THE UPPER 3 FEET OF THE FILL...
7. CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO WET SOILS AND OTHER CONDITIONS...
8. CONTRACTOR SHALL NOTIFY THE OWNERS OR THEIR REPRESENTATIVE FOR INSPECTION PRIOR TO PLACEMENT OF CRUSHED STONE BASE AND ALSO PRIOR TO PLACEMENT OF PAVEMENT MATERIALS.
9. THE CONTOURS, SPOT ELEVATIONS AND BUILDING FLOOR ELEVATIONS SHOWN ARE TO FINISH GRADE FOR SURFACE OF PAVEMENT...
10. CONTRACTOR SHALL FINISH GRADE EARTH SLOPES AS SHOWN TO NO STEEPER THAN 1 FOOT VERTICAL TO 3 FEET HORIZONTAL.
11. CONTRACTOR SHALL GRADE LANDSCAPED AREAS AT A MINIMUM OF 1% TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND SIDEWALKS...
12. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING ALL EARTHWORK QUANTITIES...
13. NO CLASSIFICATION OF EXCAVATED MATERIALS WILL BE MADE UNLESS OTHERWISE SPECIFIED IN THE PROJECT DOCUMENTS...
14. ALL DISTURBED AREAS, NOT RECEIVING PERMANENT STABILIZATION, SHALL HAVE 4" OF TOPSOIL REPLACED, TO LEAVE A SMOOTH SEEDBED SUITABLE TO RECEIVE SEED...
15. THE CONTRACTOR SHALL GRADE ALL AREAS DISTURBED DURING THE COMPLETION OF THIS PROJECT TO PREVENT PONDING OR EROSION ON THIS SITE OR ADJACENT UNDISTURBED AREAS.
16. ALL ITEMS REMOVED SHALL BE DISPOSED OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH REQUIREMENTS OF LOCAL AUTHORITIES.
17. PRIOR TO MOVING OFF THE PROJECT SITE, THE CONTRACTOR SHALL NOTIFY THE ENGINEER TO MAKE A FINAL REVIEW OF THE CONSTRUCTION SITE.
18. IN THE EVENT THAT BLASTING IS PERMITTED ON THE PROJECT, THE CONTRACTOR SHALL COMPLY WITH ALL LAWS, ORDINANCES, APPLICABLE SAFETY CODE REQUIREMENTS AND REGULATIONS RELATIVE TO THE HANDLING, STORAGE AND USE OF EXPLOSIVES...

SAFETY NOTICE TO CONTRACTOR

- 1. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE...
2. THE DUTY OF THE ENGINEER OR OWNER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES...

UTILITY DISCLAIMER

- 1. INFORMATION SHOWN ON THESE DRAWINGS CONCERNING TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE...
2. DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.

USE OF CONSTRUCTION DOCUMENTS

- 1. DRAWINGS AND SPECIFICATIONS ARE PROVIDED AS A SERVICE...
2. DRAWING REPRODUCTION AND SCALING MAY ALTER THE INDICATED GRAPHIC SCALES.

GEOTECHNICAL ENGINEERING REPORT RECOMMENDATIONS

- 1. A GEOTECHNICAL ENGINEER'S REPORT HAD BEEN COMPLETED BY G2 CONSULTING GROUP, DATED NOVEMBER 13, 2025, FOR THIS SITE...
2. THE CONTRACTOR IS RESPONSIBLE FOR ADDRESSING AND CORRECTING UNSUITABLE SOIL CONDITIONS RELATED TO WET SOILS AND OTHER CONDITIONS...

CITY OF WARRENVILLE EROSION CONTROL NOTES

- 1. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE INSTALLED AND FUNCTIONAL BEFORE THE SITE IS OTHERWISE DISTURBED...
2. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, IT SHALL BE SURROUNDED BY SILT FENCE...
3. ALL FLARED END SECTIONS SHALL BE PROTECTED BY SEDIMENT TRAPS AND/OR PERFORATED RISER PIPES...
4. WATER PUMPED FROM THE SITE SHALL BE FILTERED THROUGH THE USE OF A SILT BAG...
5. A SPECIFIC AREA SHALL BE DESIGNATED AS A CONCRETE WAS LOCATION AND SHALL BE SURROUNDED BY SILT FENCE.
6. ALL SOIL, MUD AND CONSTRUCTION DEBRIS WASHED, TRACKED OR OTHERWISE DEPOSITED ON STREET PAVEMENT SHALL BE REMOVED IMMEDIATELY AND A WASH-DOWN FACILITY SHALL BE PROVIDED...
7. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE...
8. SEED WITH MULCH OR EROSION BLANKET OR SOD, SHALL BE PLACED ON ALL DISTURBED AREAS WITHIN 7 DAYS OF TOP SOIL PLACEMENT AND FINAL GRADING...



C0.1 GENERAL NOTES

DATE: FEBRUARY 9, 2026



**CITY OF WARRENVILLE STANDARD SPECIFICATIONS
WATER MAIN, SANITARY SEWER AND STORM SEWER**

WATER MAIN

- 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.
- 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.
- Copper clad steel (SSC) blue tracer wire shall be installed directly over the center of the water main in the trench with a maximum separation of four inches (4") above the pipe. The tracer wire will be installed with the water main and attached to all in-line valves, hydrant valves, hydrants and service lines to insure signal conductivity along all portions of the new main. Connections shall be DryConn 3-way Direct Bury Lug OR Copperhead Mainline-to-Service Connector 3WB-01.
 - For open trench, a Copperhead High Strength 1230 wire shall be used.
 - For directional boring, a Copperhead Extra High Strength 1245 shall be used.
 - For pipe bursting, a Copperhead SoloShot Xtreme Strength 7x7 stranded PBX-50 shall be used.
 - For fire hydrants, tracer wire shall terminate at trace wire access box. Copperhead T3-75-F shall be used.
- 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.
- Water Main Bolts shall be stainless steel ASTM 304.
- 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.
- Pressure connections - Pressure tapping sleeves shall be all stainless steel.
- 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.

Revision Date: December 22, 2025

N:\Engineering Specs\City of Warrenville Standard Specifications.doc



- 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.
- Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "WATER" shall be cast in the cover.
- 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.
- All ductile iron pipes and fittings are required to be encased in 8-mil polyethylene conforming to AWWA C-105.
- 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.
- Depth of bury for water main to be 5'-6" (minimum).
- Installation shall conform to "Standard Specifications for Water and Sewer Main Construction in Illinois" latest edition.

FIRE HYDRANTS

- Hydrant shall be FM approved and UL listed, shall conform to AWWA C-502, and shall have breakaway safety flanges.
- Hydrants shall be Mueller Centurion, Waterous WB67-250, or Clow Medallion.
- All bolts shall be stainless steel from and including the breakaway flange to the inlet on the hydrant shoe.
- All hydrants shall have a bronze cross arm / top plate.
- 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.
- Main Valve opening shall be five and one quarter inch (5-1/4") in diameter, compression type, with a brass drain valve.
- 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.
- Hydrants shall have a minimum working pressure of 175 psi.
- Hydrants shall open in a counter-clockwise direction, as indicated by an arrow and the word "OPEN" on the dome.
- 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

Revision Date: December 22, 2025

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

- For water services 2-inch diameter and less shall be Type "K" copper OR ADS potable water service tubing (CTS) pipe SDR 9. Pipe requirements of ASTM D2737, AWWA C901 and NSF Standard 14 and 61. Pipe dimensions shall meet Copper Tubing Size (CTS) standards. Minimum service size of one-inch (1") diameter. Non-copper services will require copper clad steel (SSC) blue tracer wire. See Watermain specifications for types.
- Brass shall be AY McDonald (preferred), Mueller or Ford. All brass is to have compression fittings. Compression fittings must be of the stainless full circle ring retainage. No set screws are allowed. Flair fitting are NOT acceptable.
- 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.
- Tapping saddle at minimum shall be epoxy coated ductile with two stainless steel bands. All stainless steel saddles are acceptable. Manufactured in USA.
- All repair clamps shall be full circle stainless steel.
- Depth of bury for water services to be 5'-6" (minimum) to 6'-6" (maximum).

SANITARY SEWER

- All sanitary sewer, sanitary sewer service pipe and associated fittings shall be SDR 26 ASTM D-2241 with ASTM D-3139 pressure rated joints or equivalent.
- Sanitary sewer services shall be a minimum of six inches (6") in diameter. Cleanout should be provided (preferred outside of home).
- A minimum of six inches (6") of crushed stone bedding shall be installed below sewer pipes. A minimum of twelve inches (12") of crushed stone cover shall be installed above sewer pipes.
- All sanitary sewers shall be air tested, mandrel tested, and televised, including private commercial lines from the inspection manhole to the public sanitary sewer. Copies of video documentation and reports shall be provided to the City.
- Newly constructed sanitary manholes shall be vacuum tested for leakage. Manhole frame and adjusting rings shall be installed prior to vacuum testing. Leaks shall be repaired from the exterior of the manhole.
- Sanitary sewer manholes shall have openings for pipe connections precast into the wall of the structure. Kor-N-Seal, or other approved equal watertight flexible rubber coupling conforming to ASTM C-923 with stainless steel bands shall be provided at each pipe connection.

Revision Date: December 22, 2025

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- When connecting to an existing manhole, the hole must be cored and a Kor-N-Seal, or other approved equal watertight flexible rubber coupling conforming to ASTM C-923 with stainless steel bands shall be provided. A new flow line shall be cored through the existing bench or the existing bench shall be removed and repoured if necessary. The internal connection shall be dressed up with non-shrink grout of the strength and water-tightness quality as specified in the ASTM standards
- 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 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.
 - Core the existing main and make the connection with an INSERTA TEE connection or an approved equal
- Sanitary manholes shall be pre-cast concrete units. For sanitary sewers eighteen inches (18") or less, the manhole shall be forty-eight inches (48") inside diameter. For sanitary sewers twenty-one inches (21") diameter or larger, the manhole shall be sixty inches (60") inside diameter.
- Frames shall conform to Neenah Foundry R-1772-C, East Jordan 1020 or approved equal. Frames shall be set in butyl rope. Lids shall be solid with a self-sealing watertight gasket and concealed pickhole. The word "Sanitary" shall be cast onto the lid. Any manhole within a floodplain shall have a watertight, bolt-down frame and lid, Neenah R-1916-F or approved equal.
- A maximum of eight inches (8") of adjusting rings is permitted. A maximum of two (2) rings is permitted. For manholes located in paved areas adjusting rings shall be precast concrete and set in butyl rope. For manholes located in landscaped areas adjusting rings shall be Cretex Pro-Ring foam (34" O.D. x 24" I.D.) adjoined with Chemlink M-1 universal adhesive and sealant or other approved adhesive or sealant.
- All commercial and industrial buildings shall have an inspection manhole.
- Manhole sections shall be sealed with a double layer of butyl rope. Exterior joints between manhole sections shall be sealed with a 6"-9" wide band of rubber and mastic conforming to ASTM C-877.
- Sanitary manholes shall have a poured concrete bench.
- Plastic steps, spaced 1'-4" O.C., shall be installed in manholes unless specifically prohibited.
- Adaptor-Seal, Infi-Shield, Canusa (Wrapid Seal) or approved equal external chimney seals are required for all frames and adjusting rings. A three inch (3") monolithic "lip" shall be provided at the top cone section to facilitate installation of the external chimney seal. Installation of all chimney seals should be observed by the City prior to backfilling.
- No ground water will be allowed to enter the sanitary sewer during or after construction.

STORM SEWER

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

Revision Date: December 22, 2025

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- 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.
- 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.
- Rings / steps shall be installed in manholes unless specifically prohibited.
- The minimum size structure shall be a 2-foot diameter precast concrete inlet, unless conditions warrant a different structure.
- Frames and lids shall conform to Neenah Foundry R-1713 or approved equal and the word "STORM" shall be cast in the cover.
- Allowable curb and parkway castings for inlets and catch basins:
 - 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).
 - 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).
 - When roll curb is present, use a Neenah R-3501-P frame and grate.
 - In lawn areas, use beehive type grate, Neenah R-4340-B.
 - 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.
 - 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.

Revision Date: December 22, 2025

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FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.094

REVISION:

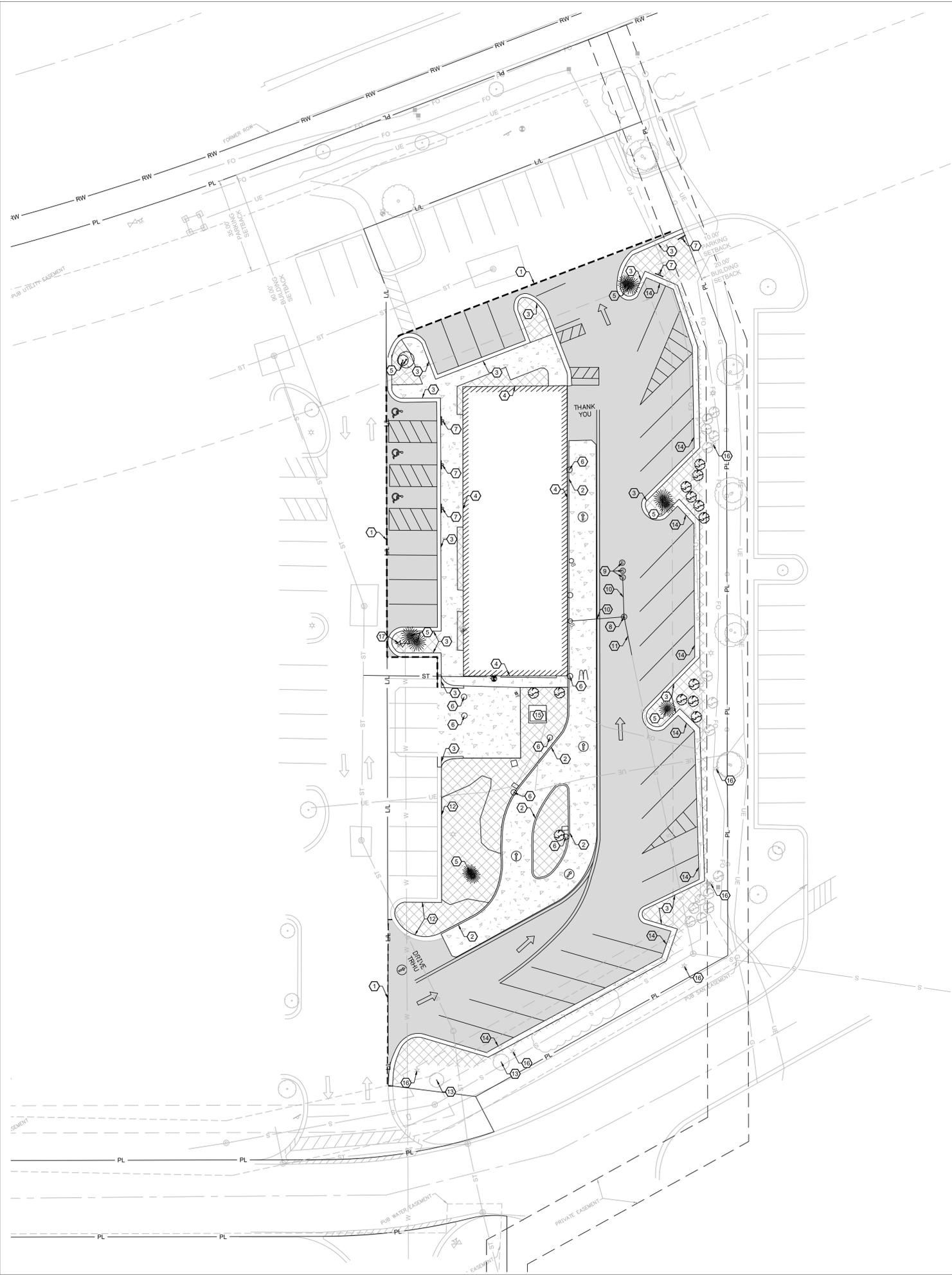
02-09-2026 BID SET

7 BREW COFFEE
WARRENVILLE, IL 01
28231 DIEHL RD
WARRENVILLE, IL 60555



C0.2
CITY NOTES

DATE: FEBRUARY 9, 2026



HATCH LEGEND:

-  = REMOVE 14,200 S.F. ± OF ASPHALT PAVEMENT.
-  = REMOVE 5,614 S.F. ± OF CONCRETE AREA.
-  = REMOVE 4,560 S.F. ± OF LANDSCAPE AREA.

KEY NOTES:

- ① SAW CUT CLEAN EDGE FOR PAVEMENT REMOVAL. PROTECT EDGE OF PAVEMENT DURING CONSTRUCTION.
- ② REMOVE 587 L.F. ± OF CONCRETE CURB.
- ③ REMOVE 461 L.F. ± OF CONCRETE CURB AND GUTTER.
- ④ REMOVE BUILDING, BUILDING FOUNDATION, UTILITIES ASSOCIATED WITH THE BUILDING AND ANY UNSUITABLE MATERIALS UNDER THE BUILDING STRUCTURE. CONTRACTOR TO REMOVE EXISTING MATERIALS AND REPLACE WITH COMPACTED SUITABLE MATERIALS IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- ⑤ REMOVE TREE.
- ⑥ REMOVE BOLLARDS, TYPICAL.
- ⑦ REMOVE SIGN, POST, AND FOUNDATION.
- ⑧ REMOVE SANITARY SEWER MANHOLE.
- ⑨ REMOVE GREASE INTERCEPTOR.
- ⑩ REMOVE PVC SEWER LINE.
- ⑪ REMOVE 14 L.F. ± OF PVC SEWER LINE FROM EXISTING MANHOLE.
- ⑫ EXISTING CURB AND GUTTER TO REMAIN.
- ⑬ EXISTING TREE, DO NOT DISTURB.
- ⑭ REMOVE 287 L.F. ± OF CONCRETE WALK.
- ⑮ EXISTING TRANSFORMER WITH CONCRETE BASE. REMOVE AND RELOCATE, SEE SHEET C4.1.
- ⑯ EXISTING LIGHT POLE, DO NOT DISTURB.
- ⑰ EXISTING FIRE HYDRANT TO BE DISCONNECTED AND RELOCATED. SEE SHEET C4.1 FOR RELOCATION.



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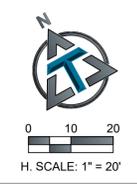
PROJECT NUMBER: 104.094

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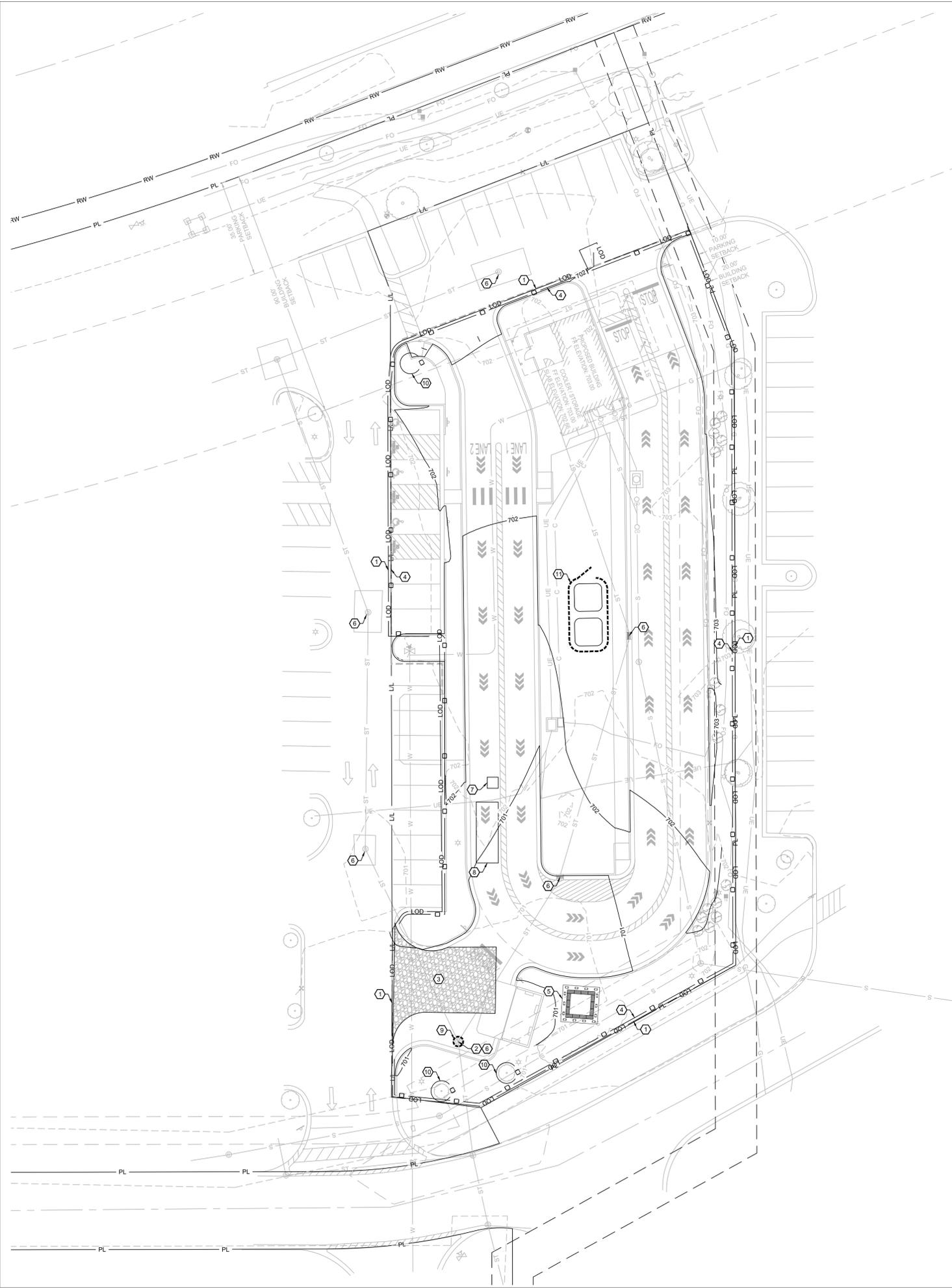
**7 BREW COFFEE
 WARRENVILLE, IL 01**

28231 DIEHL RD
 WARRENVILLE, IL 60555



C1.1
 DEMOLITION PLAN

DATE: FEBRUARY 9, 2026



- KEY NOTES:**
- ① LIMITS OF DISTURBANCE = 0.75 ACRES.
 - ② PROPOSED OUTFALL.
 - ③ TEMPORARY CONSTRUCTION ENTRANCE PER DETAIL 1.01, SHEET C7.1.
 - ④ 771 L.F. ± OF SILT FENCE PER DETAIL 1.08, SHEET C7.1.
 - ⑤ CONCRETE WASHOUT PER DETAIL 1.03, SHEET C7.1. SHOWN LOCATION IS APPROXIMATE.
 - ⑥ INLET PROTECTION BAG/FILTER PER DETAIL IUM-861D, SHEET C7.2.
 - ⑦ PORTABLE RESTROOM. SHOWN LOCATION IS APPROXIMATE.
 - ⑧ ROLL-OFF DUMPSTER. SHOWN LOCATION IS APPROXIMATE.
 - ⑨ 12 L.F. ± OF COMPOST FILTER SOCK AROUND AREA INLET, PER STORM INLET PROTECTION DETAIL 1.06, SHEET C7.1.
 - ⑩ EXISTING TREE TO REMAIN, PROTECT PER DETAIL 1.05, SHEET C7.1.
 - ⑪ SOIL STOCKPILES. PROTECT STOCKPILES WITH COMPOST FILTER SOCK. SHOWN LOCATION IS APPROXIMATE.

PHASING TABLE:

PHASE	CONSTRUCTION ACTIVITIES	BEST MANAGEMENT PRACTICES INSTALLED
PHASE 1 (PRE - CONSTRUCTION)	INSTALLATION OF PRE-CON BMP'S	- TREE PROTECTION - CONSTRUCTION ENTRANCE - PERIMETER CONTROL (SILT FENCE)
PHASE 2	CLEARING	- RETAIN TOPSOIL - STOCK PILE PROTECTION - DUST CONTROL
PHASE 3	CONSTRUCTION	- CONCRETE WASHOUT PIT - CONSTRUCTION ENTRANCE - TEMPORARY SEEDING
PHASE 4 (FINAL STABILIZATION)	FINAL STABILIZATION OF ALL DISTURBED AREAS	- HYDROSEED - SEED / STRAW



FIRM LICENSE NO. 63620661

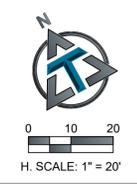
**PRELIMINARY
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LICENSE NO. IL #PE 062 065164

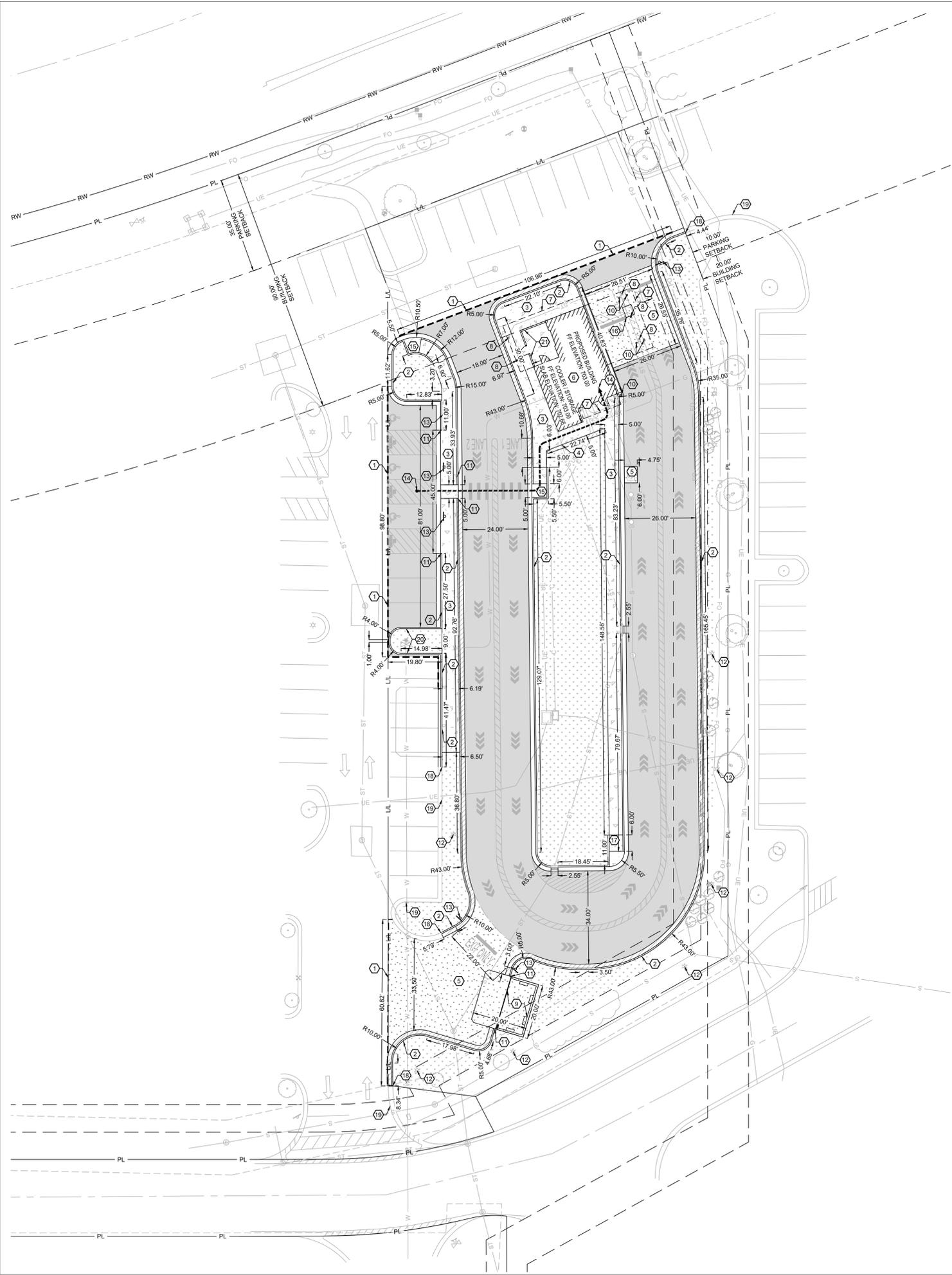
PROJECT NUMBER: 104.094
REVISION:
02-09-2026 BID SET

**7 BREW COFFEE
WARRENVILLE, IL 01**

28231 DIEHL RD
WARRENVILLE, IL 60555



C1.2
EROSION CONTROL PLAN
DATE: FEBRUARY 9, 2026



- HATCH LEGEND:**
- = ASPHALT PAVEMENT
PER DETAIL 2.06, SHEET C7.1.
 - = SPILL CURB
PER DETAIL 2.01, SHEET C7.1.
 - = CONCRETE SIDEWALK
PER SIDEWALK DETAIL 2.02, SHEET C7.1.
 - = CONCRETE PAVEMENT
PER CONCRETE PAVEMENT DETAIL 2.03 AND 2.08, SHEET C7.1.
 - = LANDSCAPE AREA
REFER TO LANDSCAPE PLAN.

- KEY NOTES:**
- ① MATCH EXISTING PAVEMENT.
 - ② CONCRETE CURB & GUTTER PER DETAIL 2.01, SHEET C7.1.
 - ③ SIDEWALK PER DETAIL 2.02, SHEET C7.1.
 - ④ EDGE OF CONCRETE SLAB TO BE THICKENED CONCRETE PER STOOP/WALK EDGE DETAIL 2.04, SHEET C7.1.
 - ⑤ CONCRETE PAVEMENT PER CONCRETE PAVEMENT DETAILS 2.03 & 2.08, SHEET C7.1.
 - ⑥ COOLER, INSTALLED ON 4" RECESSED CONCRETE PAD WITH THICKENED EDGE PER STRUCTURAL PLANS.
 - ⑦ BUILDING CANOPY OUTLINE.
 - ⑧ CANOPY COLUMN LOCATION, TYPICAL.
 - ⑨ TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
 - ⑩ 3" PIPE BOLLARD, TYPICAL PER DETAIL 2.10, SHEET C7.1.
 - ⑪ CURB TRANSITION PER DETAIL 2.15, SHEET C7.1.
 - ⑫ EXISTING LIGHT POLE, TO REMAIN.
 - ⑬ SIGN, SEE SHEET C6.1.
 - ⑭ ACCESSIBLE PATH FROM PARKING TO BUILDING.
 - ⑮ MODIFIED TYPE 2 ADA CURB RAMP PER DETAIL 2.12, SHEET C7.1.
 - ⑯ CANVAS CRAFT WARMING HUT, PER ARCHITECTURAL PLANS.
 - ⑰ TYPE 4 ADA CURB RAMP PER DETAIL 2.14, SHEET C7.1.
 - ⑱ CONNECT TO EXISTING CURB.
 - ⑲ EXISTING CURB AND GUTTER, DO NOT DISTURB.
 - ⑳ CONCRETE CURB PER DETAIL 2.20, SHEET C7.1.
 - ㉑ SITE SCREEN WALL, SEE ARCHITECTURAL PLANS.

PROPOSED USE:
RESTAURANT WITH DRIVE THRU.

ZONING:
ZONING DISTRICT: S-D SPECIAL DEVELOPMENT DISTRICT - COMMERCIAL
CENTER USE AREA

PARKING REQUIREMENTS: DRIVE THROUGH FACILITY
REQUIRED: 5 PER 1000 S.F. OF FLOOR AREA = 5 STALLS REQUIRED.
PROVIDED: 26 STALLS, 23 STANDARD AND 3 ADA.

DRIVE-THRU QUEUE STACKING REQUIREMENTS:
REQUIRED: 20 STACKING SPACES.
PROVIDED: 48 STACKING SPACES.

BUILDING AND LOT DATA:

PROJECT FOOTPRINT	34,438 S.F.	=	0.79 ACRES
PROPOSED BUILDING (1 STORY) - RETAIL		=	748 S.F.
CONSTRUCTION TYPE: V-B			

QUANTITIES:

CURB & GUTTER	=	1,260 L.F.
ASPHALT PAVEMENT	=	13,619 S.F.
7-INCH CONCRETE PAVEMENT	=	2,733 S.F.
4-INCH CONCRETE SIDEWALK	=	2,835 S.F.
LANDSCAPING	=	6,718 S.F.

STORMWATER NOTES:

PRE-PROJECT IMPERVIOUS AREA	= ±	30,768 S.F.	
PRE-PROJECT PERVIOUS AREA	= ±	8,353 S.F.	
TOTAL	= ±	39,121 S.F.	
POST-PROJECT IMPERVIOUS AREA	= ±	28,485 S.F.	NET REDUCTION IN IMPERVIOUS AREA = ± 2,283 S.F.
POST-PROJECT PERVIOUS AREA	= ±	10,636 S.F.	
TOTAL	= ±	39,121 S.F.	

NOTES:
IMPERVIOUS AND PERVIOUS SURFACE CALCULATIONS ARE BOUNDED BY PROPERTY LOT LEASE LINES.



FIRM LICENSE NO. 63620661

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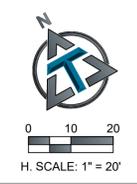
ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.094

REVISION:
02-09-2026 BID SET

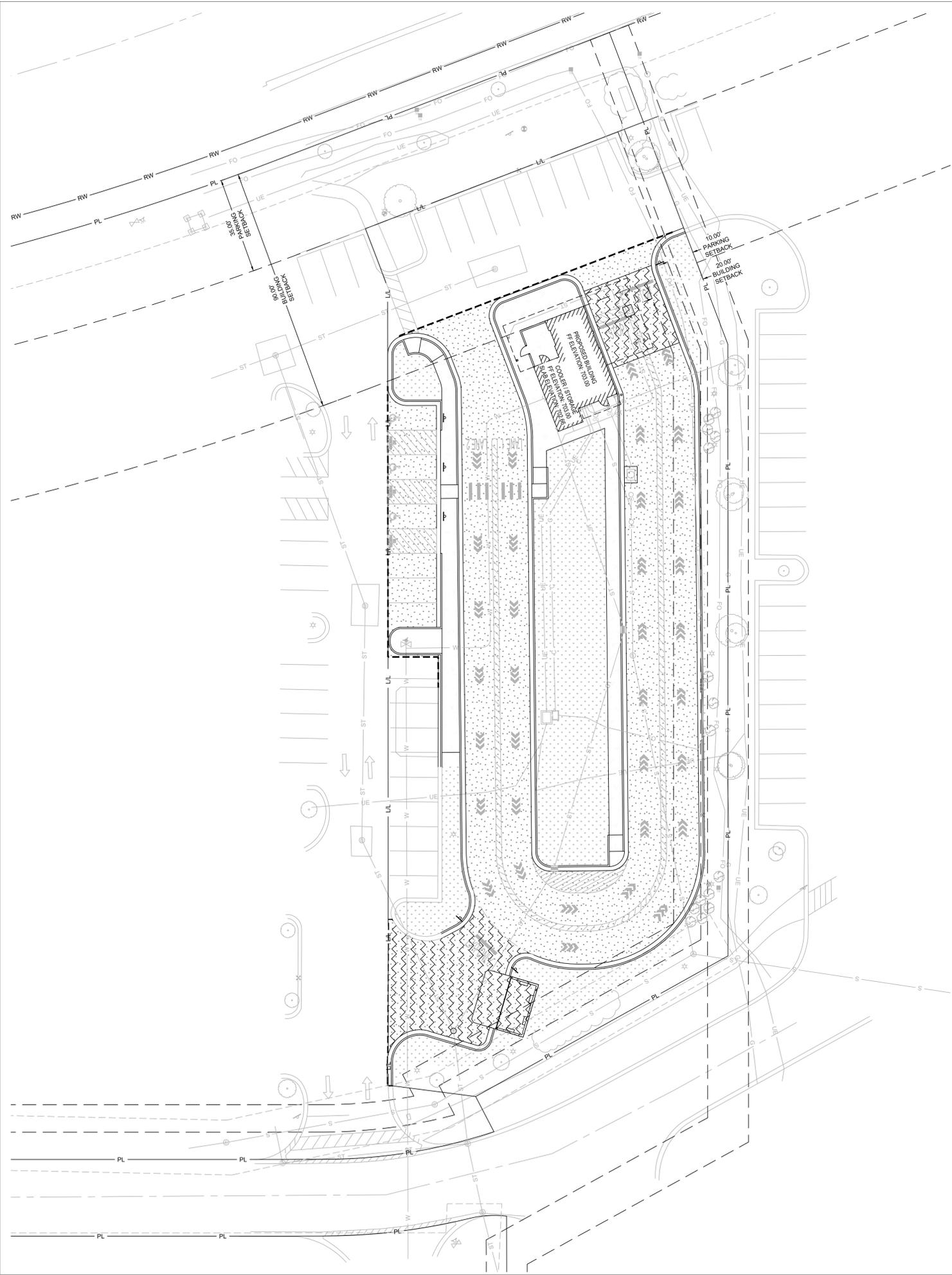
**7 BREW COFFEE
WARRENVILLE, IL 01**

28231 DIEHL RD
WARRENVILLE, IL 60555



C2.1
SITE PLAN

DATE: FEBRUARY 9, 2026



- HATCH LEGEND:**
-  CONCRETE SIDEWALK PER DETAIL 2.02, SHEET C7.1, 318 SY
 -  LIGHT DUTY CONCRETE PAVEMENT PER DETAIL 2.03 AND 2.07, SHEET C7.1, 1,539 SY
 -  HEAVY DUTY CONCRETE PAVEMENT PER DETAIL 2.03 AND 2.08, SHEET C7.1, 301 SY
 -  LANDSCAPE AREA. REFER TO LANDSCAPE PLAN.



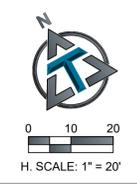
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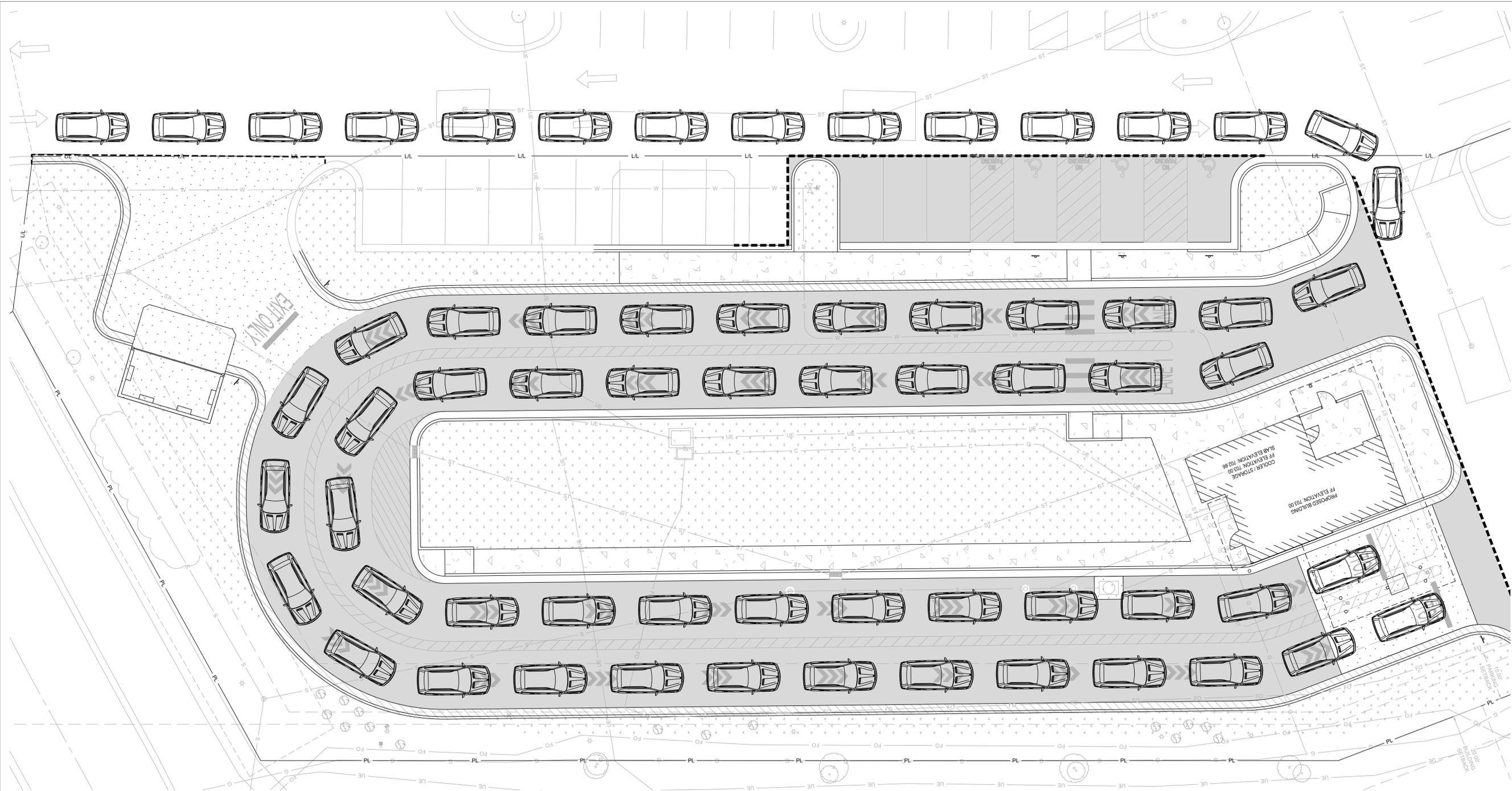
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 28231 DIEHL RD
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C2.2
 CONCRETE ALTERNATE PLAN
 DATE: FEBRUARY 9, 2026



- HATCH LEGEND:**
- = ASPHALT PAVEMENT
 - = SPILL CURB
 - = CONCRETE SIDEWALK
 - = CONCRETE PAVEMENT
 - = LANDSCAPE AREA

PARKING:
 PROVIDED: 16 STALLS, 13 STANDARD AND 3 ADA.

DRIVE-THRU QUEUE STACKING:
 STACKING PROVIDED IN LANE 1 AND 2 = 45 VEHICLES
 OVERFLOW STACKING PROVIDED = 18 VEHICLES
 TOTAL STACKING AVAILABLE = 63 VEHICLES
 STACKING REQUIRED PER TRAFFIC STUDY = 37 VEHICLES



FIRM LICENSE NO. 63620661

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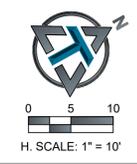
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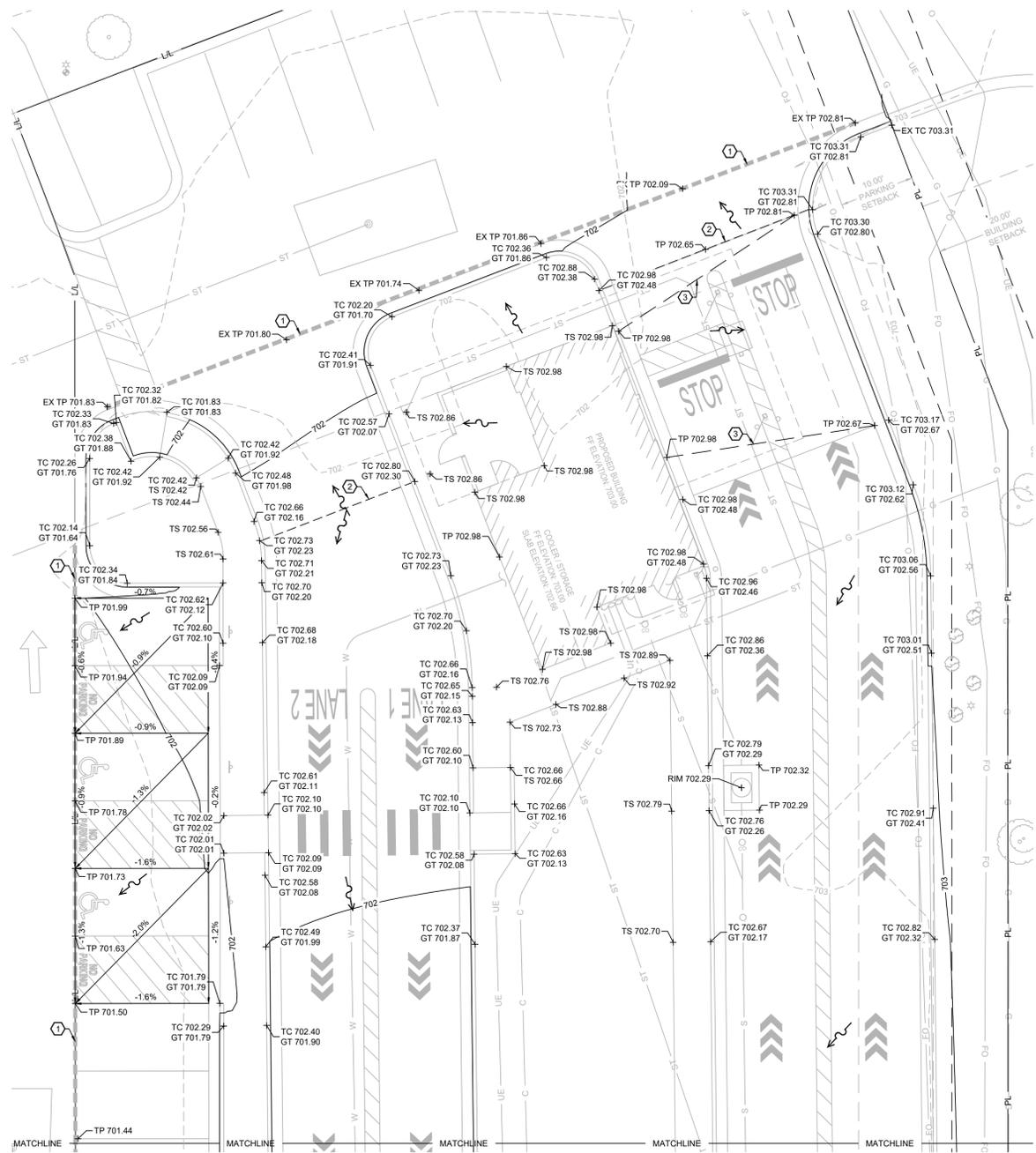
**7 BREW COFFEE
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C2.3
 OVERFLOW STACKING
 EXHIBIT

DATE: FEBRUARY 9, 2026

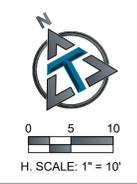
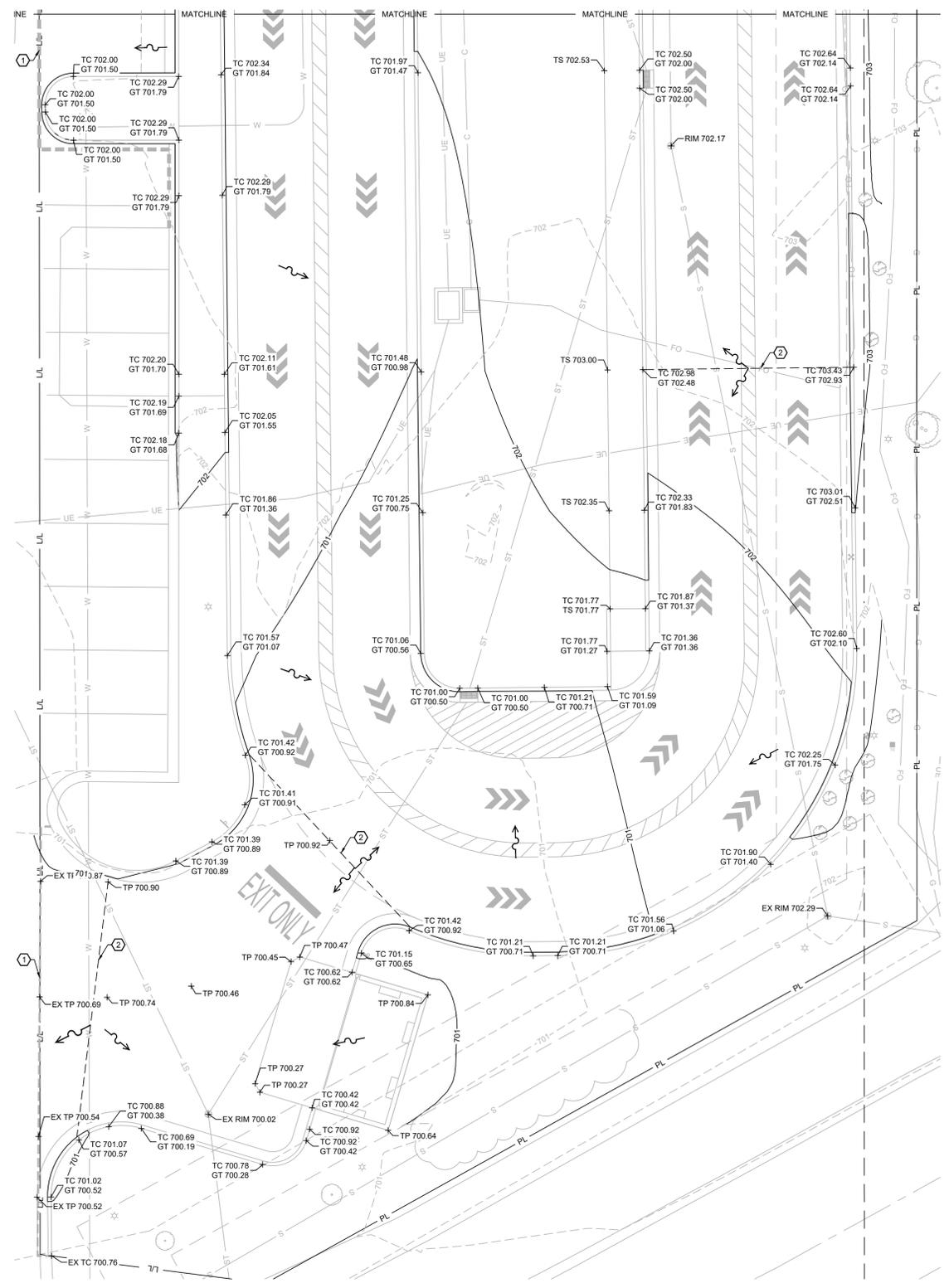


KEY NOTES:

- ① MATCH EXISTING ELEVATION.
- ② HIGH POINT IN PAVEMENT.
- ③ CENTERLINE OF GRADE BREAK IN PAVEMENT.

ABBREVIATIONS:

- FES FLARED END SECTION
- FL FLOW LINE
- GT GUTTER
- INV INVERT
- R/W RIGHT-OF-WAY
- SC SPILL CURB
- TC TOP OF CURB
- TG TOP OF GROUND
- TP TOP OF PAVEMENT
- TS TOP OF SIDEWALK
- TW TOP OF WALL
- BW BOTTOM OF WALL
- EX TC EXISTING TOP OF CURB
- EX TP EXISTING TOP OF PAVEMENT
- EX TS EXISTING TOP OF SIDEWALK
- DIRECTION OF SHEET FLOW



FIRM LICENSE NO. 63620661

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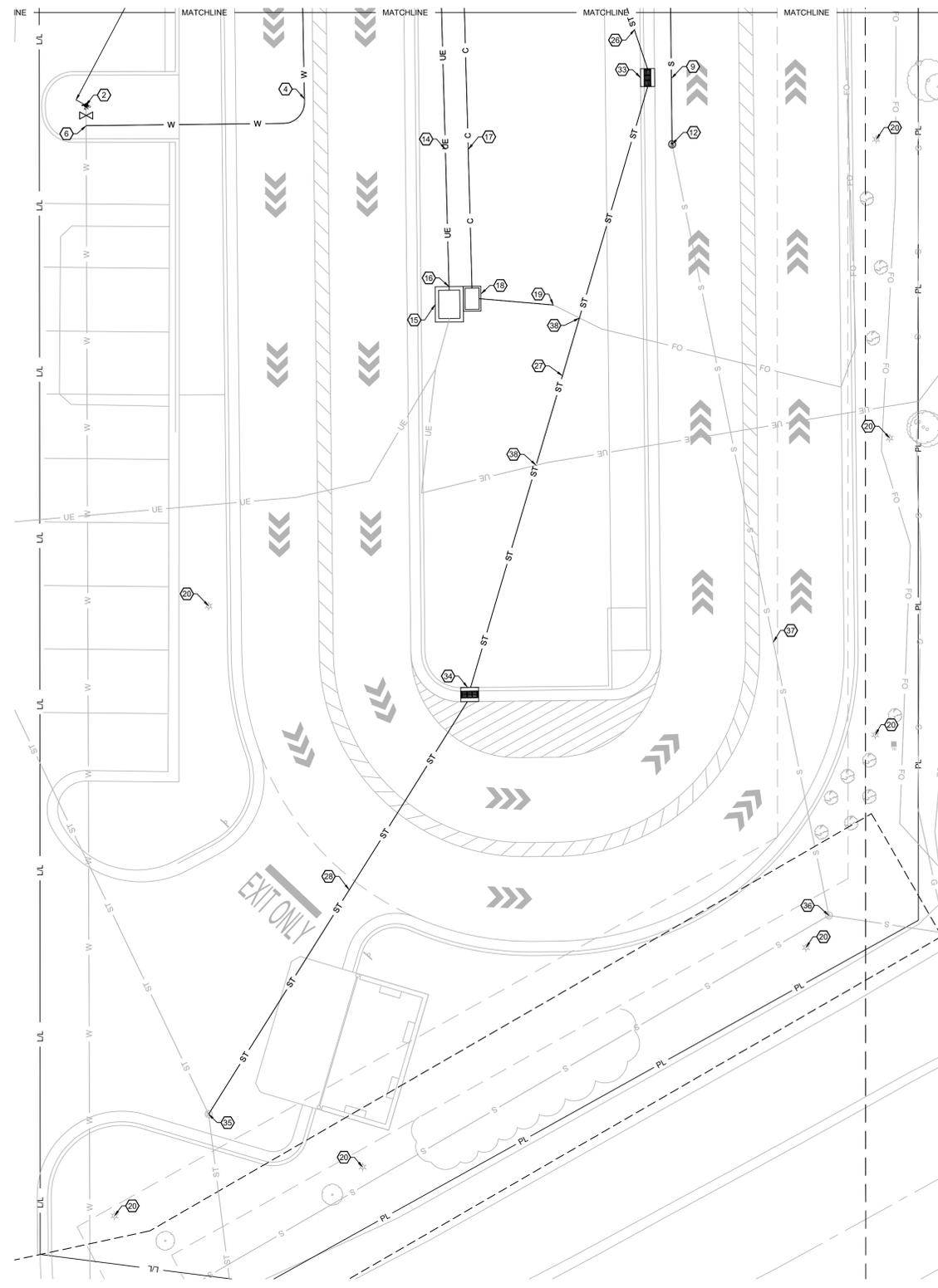
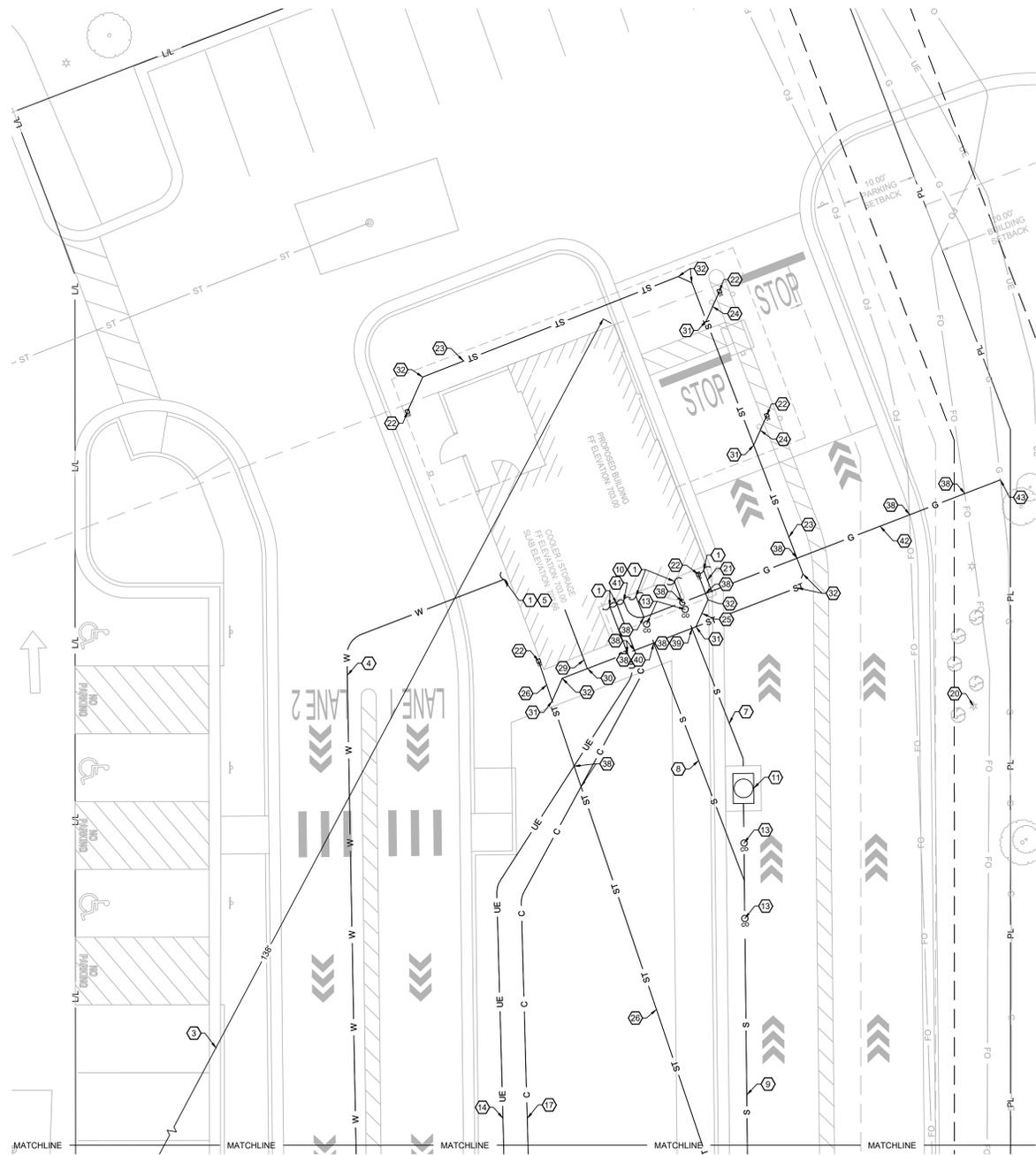
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C3.1
GRADING PLAN

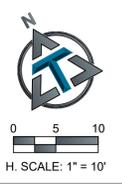
DATE: FEBRUARY 9, 2026



KEY NOTES:

- 1 CONTINUATION OF UTILITY TO BUILDING.
- 2 RELOCATE EXISTING FIRE HYDRANT AND VALVE SUCH THAT EXISTING WATER LINE TERMINATES DIRECTLY INTO THE HYDRANT. NO WATER PIPE SHALL EXTEND PAST THE HYDRANT.
- 3 DISTANCE TO NEAREST FIRE HYDRANT.
- 4 159 L.F. ± OF 1-INCH TYPE K COPPER WATER LINE FROM CONNECTION TO BUILDING PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 5 WATER METER AND BACKFLOW PREVENTION SYSTEM AS REQUIRED BY THE WATER UTILITY PROVIDER. METER TO BE INSTALLED INSIDE THE BUILDING.
- 6 CONNECTION OF WATER SERVICE TO BE COORDINATED WITH WATER PROVIDER.
- 7 30 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 8 40 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A MINIMUM SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 9 65 L.F. ± OF 6-INCH SDR-26 PVC SEWER SERVICE AT A SLOPE OF 1% PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 10 SANITARY CONNECTION INV = 698.00.
- 11 125 GALLON SCHIER CB-75 GREASE INTERCEPTOR WITH H-20 RATED CAST IRON COVER. PER MEP PLANS. RIM = 702.29. 6-INCH INV IN = 697.70. 6-INCH INV OUT = 695.45.
- 12 SANITARY MANHOLE PER CITY DETAIL, SHEET C7.2. RIM ELEVATION = 702.16. 6-INCH INV(NE) IN = 696.80. CALCULATED EXISTING 8-INCH PVC PIPE INV(S) OUT = 695.65.
- 13 SEWER LATERAL CLEAN OUT PER DETAIL 4.02, SHEET C7.2.
- 14 BURIED ELECTRIC LINE. SEE MEP PLANS.
- 15 RELOCATED PAD MOUNTED TRANSFORMER. COORDINATE WITH ELECTRIC UTILITY PROVIDER. SEE MEP PLANS.
- 16 ELECTRIC UTILITY POINT OF CONNECTION. CONTRACTOR TO COORDINATE WITH ELECTRIC UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF ELECTRIC SERVICE LINE. LOCATION SHOWN IS APPROXIMATE.
- 17 (2) 2-INCH COMMUNICATIONS CONDUITS WITH PULLWIRE.
- 18 COMMUNICATIONS PULL BOX. COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER.
- 19 COMMUNICATION UTILITY POINT OF CONNECTION. CONTRACTOR TO COORDINATE WITH COMMUNICATIONS UTILITY PROVIDER TO DETERMINE FINAL LOCATION PRIOR TO INSTALLATION OF COMMUNICATION SERVICE LINE. LOCATION SHOWN IS APPROXIMATE.
- 20 EXISTING LIGHT POLE.
- 21 6 L.F. ± OF 2-INCH DIA. SCH. 40 PVC SLUMP PUMP DISCHARGE LINE. TERMINATE DISCHARGE LINE THROUGH FACE OF CURB.
- 22 DOWNSPOUT CONNECTION PER DETAIL 4.06, SHEET C7.2. SEE ARCHITECTURAL PLANS.
- 23 124 L.F. ± 8-INCH PVC SDR26 DOWNSPOUT HEADER STORM LINE AT MINIMUM 1% SLOPE. PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 24 4 L.F. ± 8-INCH PVC SDR26 DOWNSPOUT HEADER STORM LINE AT MINIMUM 1% SLOPE. PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 25 8 L.F. ± 8-INCH PVC SDR26 DOWNSPOUT HEADER STORM LINE AT MINIMUM 1% SLOPE. PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 26 76 L.F. ± 8-INCH PVC SDR26 DOWNSPOUT HEADER STORM LINE AT MINIMUM 1% SLOPE. PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 27 89 L.F. ± 12-INCH PVC SDR26 STORM LINE AT 1% SLOPE. PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 28 69 L.F. ± 12-INCH PVC SDR26 STORM LINE AT 1.5% SLOPE. PER PIPE INSTALLATION DETAIL 4.01, SHEET C7.2.
- 29 2 L.F. ± 3/4-INCH PVC FROM COOLER PAD TO 8-INCH PVC SDR 26 STORM LINE PER DETAIL 4.07, SHEET C7.2.
- 30 CUT 3/4-INCH PVC DRAIN LINE INTO 8-INCH PVC SDR26 ROOF DRAIN SYSTEM.
- 31 N-12 8-INCH X 8-INCH X 8-INCH PLAIN END CORRUGATED HDPE WYE.
- 32 45° BEND, TYPICAL.
- 33 COMBINATION INLET PER DETAIL 4.03, SHEET C7.2. RIM ELEV = 702.00. 8-INCH PVC SDR26 (N) INV IN = 698.45, 12-INCH PVC SDR26 (SW) INV OUT = 698.25.
- 34 COMBINATION INLET PER DETAIL 4.03, SHEET C7.2. RIM ELEV = 700.30. 12-INCH PVC SDR26 (NE) INV IN = 697.35, 12-INCH PVC SDR26 (SW) INV OUT = 697.15.
- 35 EXISTING AREA INLET. RIM ELEV = 700.02. 12-INCH PVC SDR26 (NE) INV IN = 696.45. EXISTING 15-INCH RCP (SE) INV IN = 696.17, EXISTING 24-INCH RCP (SW) INV OUT = 694.72.
- 36 EXISTING SANITARY MANHOLE. RIM ELEV = 702.29. EXISTING 8-INCH PVC (NE) INV IN = 694.54, EXISTING 8-INCH PVC (W) INV IN = 694.54. EXISTING 8-INCH PVC (SE) INV OUT = 693.04.
- 37 EXISTING 8-INCH PVC SANITARY LINE.
- 38 UTILITY CROSSING. CONTRACTOR TO COORDINATE DEPTH IN FIELD.
- 39 6-INCH SANITARY INV = 697.93, 8-INCH STORM INV = 700.82.
- 40 6-INCH SANITARY INV = 697.93, 8-INCH STORM INV = 700.78.
- 41 GAS METER LOCATION.
- 42 COORDINATE WITH GAS UTILITY PROVIDER FOR INSTALLATION OF GAS SERVICE LINE.
- 43 CONNECTION OF GAS SERVICE TO BE COORDINATED WITH GAS PROVIDER.

EXISTING UTILITY INFORMATION:		
WATER	CITY OF WARRENVILLE - PUBLIC WORKS DEPARTMENT	STORM WATER
	35346 MIGNIN DR WARRENVILLE, IL 60555 630-393-9050	CITY OF WARRENVILLE - PUBLIC WORKS DEPARTMENT 35346 MIGNIN DR WARRENVILLE, IL 60555 630-393-9050
ELECTRIC	COMED	GAS
	4300 WINFIELD RD WARRENVILLE, IL 60555 7-800-334-7861	NICOR 1844 FERRY RD NAPERVILLE, IL 60563 1-888-642-6748
SEWER	CITY OF WARRENVILLE - PUBLIC WORKS DEPARTMENT	CABLE
	35346 MIGNIN DR WARRENVILLE, IL 60555 630-393-9050	AT&T 2435 W SCHAUMBURG RD SCHAUMBURG, IL 60194 1-800-288-2020



FIRM LICENSE NO. 63620661
**PRELIMINARY
 NOT RELEASED
 FOR CONSTRUCTION**

ENGINEER OF RECORD:
 NAME: MATTHEW STEVEN MILLER
 LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.094
 REVISION:
 02-09-2026 BID SET

**7 BREW COFFEE
 WARRENVILLE, IL 01**
 28231 DIEHL RD
 WARRENVILLE, IL 60555

C4.1
 UTILITY PLAN
 DATE: FEBRUARY 9, 2026

LANDSCAPE REQUIREMENTS

CANTERA DEVELOPMENT CONTROL REGULATIONS

CODE REQUIREMENT	THE REGULATIONS AND DEFINITIONS CONTAINED IN THE WARRENVILLE LANDSCAPE ORDINANCE SHALL APPLY, EXCEPT THAT THE CANTERA SPECIAL DEVELOPMENT DISTRICT REGULATIONS SHALL SUPERSEDE THE REGULATIONS OF THE LANDSCAPE ORDINANCE WHERE THERE IS A CONFLICT.
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RIGHT-OF-WAY LANDSCAPING

CODE REQUIREMENT	CANTERA DEVELOPMENT REGULATIONS (VI)(C)(2)(g) REQUIRE THAT ALL PUBLIC AND PRIVATE STREETS BE IMPROVED WITH STREET TREES NOT LESS THAN THREE INCHES IN CALIPER. ONE STREET TREE SHALL BE PROVIDED PER 40 FEET OF STREET LENGTH ON EACH SIDE OF THE STREET
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REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
III LF DIEHL ROAD FRONTAGE (NORTH OF PROPERTY BOUNDARY)	-	NO RIGHT-OF-WAY LANDSCAPING REQUIRED ALONG DIEHL ROAD FRONTAGE IS NORTH OF PROPERTY BOUNDARY	-
138 LF DODGE DRIVE FRONTAGE	138 ÷ 40 = 3.45	4 TREES REQUIRED ALONG DODGE DRIVE	3 EXISTING TREES TO REMAIN + 1 PROPOSED TREE

INTERIOR PARKING LOT LANDSCAPING

CODE REQUIREMENT	CANTERA DEVELOPMENT REGULATIONS (VI)(C)(3)(g) REQUIRE THAT 10% OF THE INTERIOR PARKING AREA BE DEVOTED TO LANDSCAPING. PLANTING ISLANDS AND/OR PENINSULAS SHALL BE LOCATED NOT LESS THAN EVERY 10 SPACES AND AT THE END OF EVERY ROW PARKING
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WARRENVILLE ZONING REGULATIONS 6(2)(g) REQUIRE NOT LESS THAN 10% OF THE INTERIOR OF A PARKING LOT SHALL BE DEVOTED TO LANDSCAPING. LANDSCAPING AREAS LOCATED ALONG THE PERIMETER OF A PARKING LOT SHALL NOT BE INCLUDED TOWARD SATISFYING THIS REQUIREMENT.

6(2)(c) THE PRIMARY LANDSCAPING MATERIALS USED IN PARKING LOTS SHALL BE SHADE TREES. TREES SHALL BE PLANTED WITH A SPACING OF NOT LESS THAN 15 FEET AND SO THAT AT LEAST ONE TREE IS LOCATED IN THE AREA OCCUPIED BY EACH 20 PARKING SPACES. ONE SHADE TREE SHALL BE PROVIDED FOR EVERY 120 SQUARE FEET OF LANDSCAPED AREA. EACH PLANTING AREA SHALL CONTAIN AT LEAST ONE SHADE TREE.

REQUIREMENT AREA	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
17,952 SF PARKING LOT	17,952 × 0.10 = 1,795	1,795 SF PARKING LOT PLANTING AREA REQUIRED	4,604 SF INTERIOR PARKING LOT LANDSCAPE SPACE PROVIDED
1,745 SF PARKING LOT PLANTING AREA REQUIRED	1,745 ÷ 120 = 14.95	15 SHADE TREES REQUIRED	15 PROPOSED TREES

FOUNDATION LANDSCAPING

CODE REQUIREMENT	PER CANTERA DEVELOPMENT REGULATIONS (VI)(C)(3) NO STANDARDS FOR FOUNDATION PLANTING ARE HEREBY ESTABLISHED, BUT THE CITY RETAINS THE AUTHORITY TO REQUIRE FOUNDATION LANDSCAPING THROUGH THE PLAN REVIEW PROCESS
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REQUIREMENT	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
NO FOUNDATION LANDSCAPING REQUIRED	-	NO FOUNDATION LANDSCAPING REQUIRED	SHRUBS PLANTED ALONG SOUTH EDGE OF SIDEWALK ABUTTING BUILDING IN LIEU OF FOUNDATION LANDSCAPING.

PERIMETER PARKING LOT LANDSCAPING

CODE REQUIREMENT	WARRENVILLE ZONING REGULATIONS 6(3)(g)(i) REQUIRE FRONT AND CORNER SIDE YARDS ACROSS FROM NON-RESIDENTIAL PROPERTY SHALL HAVE CONTINUOUS LANDSCAPING ACHIEVED WITH A PLANTING RATE EQUAL TO 1 SHRUB EVERY 5 LF ACROSS 100% OF THE STREET FRONTAGE. SHRUBS SHALL BE INSTALLED AT A HEIGHT OF NO LESS THAN 2.5' AND SHALL REACH A MATURE HEIGHT OF AT LEAST 4'
	6(3)(g)(ii) PARKING LOTS ABUTTING NON-RESIDENTIAL PROPERTY SHALL HAVE CONTINUOUS LANDSCAPING ACHIEVED WITH A PLANTING RATE EQUAL TO 1 SHRUB EVERY 10 LF ACROSS 50% OF THE PROPERTY LINE ABUTTING THE PARKING LOT. SHRUBS SHALL BE INSTALLED AT A HEIGHT OF NO LESS THAN 2.5' AND SHALL REACH A MATURE HEIGHT OF AT LEAST 4'

REQUIREMENT	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
III LF DIEHL ROAD FRONTAGE (NORTH OF PROPERTY BOUNDARY)	-	NO RIGHT-OF-WAY LANDSCAPING REQUIRED, DIEHL ROAD FRONTAGE IS NORTH OF PROPERTY BOUNDARY	-
136 LF SOUTH PARKING LOT FRONTAGE	136 ÷ 10 = 13.6	14 SHRUBS SPACED AT 5' MAX ACROSS 50% OF PROPERTY BOUNDARY	23 SHRUBS
267 LF EAST PARKING LOT FRONTAGE	267 ÷ 10 = 26.7	27 SHRUBS SPACED AT 5' MAX ACROSS 50% OF PROPERTY BOUNDARY	23 SHRUBS
211 LF WEST PARKING LOT FRONTAGE	211 ÷ 10 = 21.1	22 SHRUBS SPACED AT 5' MAX ACROSS 50% OF PROPERTY BOUNDARY	12 SHRUBS PROVIDED, PLACEMENT OF ADDITIONAL SHRUBS PRECLUDED BY SIDEWALK

PERIMETER LANDSCAPING

CODE REQUIREMENT	CANTERA DEVELOPMENT REGULATIONS (VI)(C)(5)(g) REQUIRE ONE 3" CALIPER SHADE TREE OR 4' TALL EVERGREEN TREE PER 20' OF FRONTAGE AND SHRUB MASSES AT A RATE OF NOT LESS THAN ONE SHRUB PER 5 LF OF FRONTAGE WITHIN REQUIRED FRONT YARD AREAS ALONG PRINCIPAL ARTERIAL STREETS
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REQUIREMENT	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
NO FRONTAGE ALONG PRINCIPAL ARTERIAL STREETS	-	NO PERIMETER LANDSCAPING REQUIRED	-

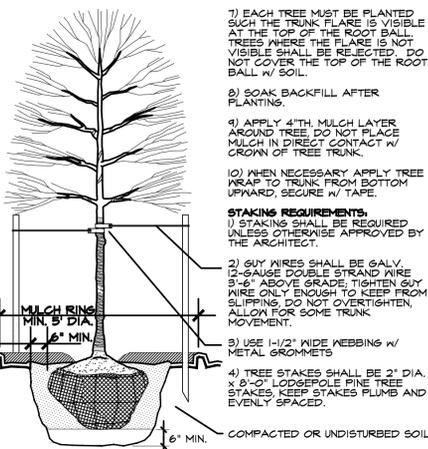
REFUSE DISPOSAL AREAS

CODE REQUIREMENT	WARRENVILLE ZONING REGULATIONS L(1) REQUIRE TALL SHRUBS, EVERGREEN TREES AND OTHER PLANTINGS TO SOFTEN THE AESTHETIC IMPACT OF REFUSE DISPOSAL AREAS ON ADJACENT PROPERTIES AND FROM ADJACENT PUBLIC RIGHTS-OF-WAY.
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REQUIREMENT	CALCULATION	PLANTING REQUIRED	PLANTING PROVIDED
PROVIDE TALL SHRUBS AND EVERGREEN TREES ALONG REFUSE DISPOSAL AREA AT SOUTH END OF PROPERTY	-	PROVIDE TALL SHRUBS ALONG REFUSE DISPOSAL AREA AT SOUTH END OF PROPERTY	EXISTING JUNIPER HEDGE TO REMAIN, SUPPLEMENT WITH EVERGREEN TREES AND ORNAMENTAL GRASS PLANTINGS AS SHOWN.

DECIDUOUS TREE PLANTING NOTES:

- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS & UNBROKEN OR DEAD BRANCHES. SOME INTERIOR TANGS & LATERAL BRANCHES MAY BE PRUNED IF REQUIRED. DO NOT REMOVE THE TERMINAL BUDS OF THE BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
- MARK THE NORTH SIDE OF THE TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
- BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.
- PLANTING DEPTH OF ROOTBALL SHALL BE EQUAL TO ITS ORIGINAL PLANTING DEPTH AT NURSERY. PLACE ROOTBALL ON UNEXCAVATED OR TAMPED SOIL. TYP. SCARIFY HOLE & BACKFILL WITH SOIL EXCAVATED FROM HOLE & SPECIFIED AMENDMENTS.
- SET TOP OF ROOT BALL 1-2 INCHES HIGHER THAN SURROUNDING GRADE.
- REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM THE UPPER 1/3 OF THE ROOTBALL.

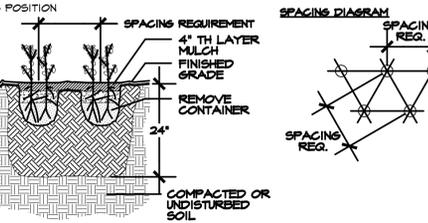


2 DECIDUOUS TREE PLANTING

SCALE: N.T.S.

PERENNIAL PLANTING NOTES:

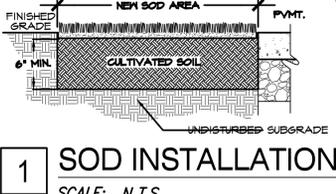
- BREAK UP EXISTING TOPSOIL TO A DEPTH OF 24"
- PROVIDE NEW TOPSOIL TO A DEPTH OF 18"
- THOROUGHLY MIX PEAT IN TOP 3-4" OF SOIL
- DO NOT ALLOW PERENNIALS TO DRY OUT. KEEP MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING.
- PLACE PLANT IN VERTICAL PLUMB POSITION
- DIG HOLE AS DEEP AS INITIAL ROOT SYSTEM
- BACKFILL W/ SOIL AND PACK FIRMLY BY HAND. ADD ROOT STIMULATOR PER MANUFACTURER'S RECOMMENDATIONS. WATER THOROUGHLY TO FINISH PACKING SOIL AROUND ROOTS.
- APPLY 4" TH LAYER OF MULCH ON PERENNIAL PLANT BED. DO NOT COVER PLANTS



4 PERENNIAL PLANTING

SCALE: N.T.S.

- EACH TREE MUST BE PLANTED SUCH THAT TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL W/ SOIL.
- SOAK BACKFILL AFTER PLANTING.
- APPLY 4" TH. MULCH LAYER AROUND TREE. DO NOT PLACE MULCH IN DIRECT CONTACT W/ CROWN OF TREE TRUNK.
- WHEN NECESSARY APPLY TREE WRAP TO TRUNK FROM BOTTOM UPWARD. SECURE W/ TAPE.
- WHEN NECESSARY APPLY TREE WRAP TO TRUNK FROM BOTTOM UPWARD. SECURE W/ TAPE.
- STAKING REQUIREMENTS:
 - STAKING SHALL BE REQUIRED UNLESS OTHERWISE APPROVED BY THE ARCHITECT.
 - GUY WIRES SHALL BE GALV. 12-GAUGE DOUBLE STRAND WIRE 3-6" ABOVE GRADE. TIGHTEN GUY WIRE ONLY ENOUGH TO KEEP FROM SLIPPING. DO NOT OVERTIGHTEN. ALLOW FOR SOME TRUNK MOVEMENT.
 - USE 1/2" WIDE WEBBING W/ METAL GROMMETS.
 - TREE STAKES SHALL BE 2" DIA. 8-10' LONG. STAKES KEEP STAKES PLUMB AND EVENLY SPACED.

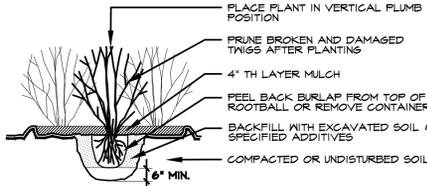


1 SOD INSTALLATION

SCALE: N.T.S.

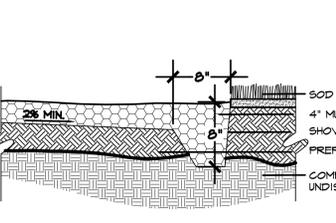
SHRUB PLANTING NOTES:

- SET SHRUB AT SAME DEPTH AT WHICH IT GROWN IN THE FIELD OR CONTAINER
- PRUNE THIN & SHAPE SHRUBS IN ACCORDANCE W/ STANDARD HORTICULTURAL PRACTICE
- BALL OF PLANT TO BE KEPT MOIST AND PROTECTED FROM DAMAGE PRIOR TO PLANTING. ADD ROOT STIMULATOR TO SURFACE IMMEDIATELY AFTER PLANTING AS PER MANUFACTURER'S RECOMMENDATIONS.
- WHEN BACKFILL IS 2/3 COMPLETE, WATER THOROUGHLY UNTIL NO MORE IS ABSORBED.



3 SHRUB PLANTING

SCALE: N.T.S.



5 SHOVEL-CUT EDGING

SCALE: N.T.S.

LANDSCAPE NOTES

- THE LANDSCAPE CONTRACTOR SHALL READ ALL LANDSCAPE PLANS, SPECIFICATIONS AND VISIT THE PROJECT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO BIDDING THIS PROJECT.
- ANY AND ALL QUESTIONS CONCERNING THE LANDSCAPE PLANS AND SPECIFICATIONS SHALL BE DIRECTED TO THE LANDSCAPE ARCHITECT.
- ALL TREE SAUCERS AND PLANTING BEDS ARE TO BE MULCHED WITH A MINIMUM OF 4" DOUBLE-GROUND HARDWOOD MULCH (COLOR DYED DARK BROWN) UNLESS NOTED OTHERWISE ON LANDSCAPE PLAN. LANDSCAPE CONTRACTOR TO PROVIDE MULCH SAMPLE TO ARCHITECT FOR REVIEW PRIOR TO INSTALLATION. WHERE PLANTING BEDS ARE ADJACENT TO WALKS AND CURBS THE SOIL LEVEL SHALL BE 3" LOWER TO ALLOW FOR MULCH LAYER. WHERE SOD IS INDICATED, ITS THICKNESS SHALL ALSO BE ACCOUNTED FOR SO THAT THE SOIL SURFACE IN THE SOD IS 1/2" BELOW THE HARDSCAPE SURFACE.
- THE LANDSCAPE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES (INCLUDING THOSE INDICATED ON THE PLAN) PRIOR TO INSTALLATION OF PLANT MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING, MULCHING, AND OTHER REQUIREMENTS OF PLANT MATERIALS WHILE THEY ARE TEMPORARILY STORED ON OR OFF SITE.
- THE LANDSCAPE CONTRACTOR SHALL COORDINATE LAYOUT OF TREES AND INSTALLATION OF PLANT MATERIAL WITH LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
- ALL PLANT MATERIAL IS DELINEATED AT MATURE SIZE
- ALL LANDSCAPE MATERIAL SHALL MEET THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-1996) PER THE AMERICAN ASSOCIATION OF NURSERYMEN.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INGEST ALL PLANT MATERIAL AT THE NURSERY PRIOR TO SELECTION OR DIGGING, AT THE OWNER'S REQUEST.
- CONDUCT PLANTING UNDER FAVORABLE WEATHER CONDITIONS DURING EITHER THE SPRING PLANTING SEASON, MARCH 1 TO JUNE 1 OR THE FALL PLANTING SEASON, SEPTEMBER 30 UNTIL FREEZING OF THE GROUND. DURING THE FALL PLANTING SEASON, CONIFEROUS MATERIAL PLANTING SHALL BE CONDUCTED AUGUST 15 TO OCTOBER 1. DEVIATION FROM THE ABOVE PLANTING DATES WILL ONLY BE PERMITTED WITH APPROVAL IN WRITING BY THE LANDSCAPE ARCHITECT.
- ROOT STIMULATOR SHALL BE APPLIED TO ALL PLANT MATERIALS WITH THE EXCEPTION OF LAWN AREAS. APPLY PER THE MANUFACTURER'S SPECIFICATIONS.
- THE LANDSCAPE CONTRACTOR SHALL RESTORE FINISH GRADES IN ALL PLANTING AREAS (PER GRADING PLANS) WHICH MAY HAVE BEEN DISTURBED DURING PLANTING OPERATIONS.
- THE PLANTING SOIL MIXTURE FOR ALL TREE PLANTINGS SHALL INCLUDE SOIL EXCAVATED FROM THE HOLE. RATIO 50% VIRGIN SOIL + 50% AMENDED TOP SOIL.
- MULCH, STAKES, GUY WIRE, PRE-EMERGENT HERBICIDES, ETC. SHALL BE SUBSIDIARY TO INDIVIDUAL PLANTS.
- LABEL EACH TREE AND SHRUB WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LESSED DESIGNATION OF BOTH BOTANICAL AND COMMON NAME. LABEL EACH ORNAMENTAL GRASS, GROUNDCOVER, PERENNIAL AND ANNUAL WITH THE LABEL PROVIDED BY THE ORIGINAL GROWER OF THE PLANT. LABELS SHALL NOT BE REMOVED UNTIL AFTER PROVISIONAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
- LOOSEN SOIL FOR ALL PLANTING ISLANDS AND SHRUB/PERENNIAL BEDS TO A DEPTH OF 12"
- TOPSOIL SHALL BE FERTILE NATURAL TOPSOIL, TYPICAL OF THE LOCALITY, OBTAINED FROM WELL DRAINED AREAS. STOCKPILED TOPSOIL MAY BE USED. IT SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OR GLASS AND SHALL BE FREE OF STONES, LUMPS, STICKS, PLANTS OR THEIR ROOTS, TOXIC SUBSTANCES OR OTHER EXTRANEIOUS MATTER THAT MAY BE HARMFUL TO PLANT GROWTH OR WOULD INTERFERE WITH FUTURE MAINTENANCE. TOPSOIL PH RANGE SHALL BE 5.5 TO 7.0.
- THERE SHALL BE NO ADDITIONS, DELETIONS OR SUBSTITUTION OF PLANT MATERIAL SPECIES WITHOUT THE WRITTEN APPROVAL BY THE OWNER OR LANDSCAPE ARCHITECT. ANY SUBSTITUTION THAT HAS NOT BEEN APPROVED SHALL BE REMOVED AND REPLACED WITH THE CORRECT PLANT AT LANDSCAPE CONTRACTOR'S EXPENSE.
- THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR THE COLLECTION, REMOVAL, AND PROPER DISPOSAL OF ANY AND ALL DEBRIS GENERATED DURING THE INSTALLATION OF THE LANDSCAPE CONSTRUCTION.
- MULCH SHALL BE EVENLY SPREAD OVER ALL SURFACES INDICATED ON THE LANDSCAPE PLAN.
- SOD LAWN AT ALL DISTURBED AREAS OUTSIDE OF BUILDINGS, PAVEMENT AND LANDSCAPE BEDS, INCLUDING THOSE NOT NECESSARILY INDICATED ON THIS PLAN.
- ALL PLANTS SHALL BE WARRANTIED BY THE INSTALLER FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION. THE INSTALLER SHALL REPAIR OR REPLACE PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SEE SHEET C51 FOR IRRIGATION SYSTEM REQUIREMENTS.

LANDSCAPE MAINTENANCE SCHEDULE

- JANUARY**
- DURING WINTER DROUGHT PERIODS WHEN TEMPS ARE ABOVE FREEZING, WATER NEWLY PLANTED TREES AND SHRUBS, ESPECIALLY EVERGREENS.
- FEBRUARY**
- DURING WINTER DROUGHT PERIODS WHEN TEMPS ARE ABOVE FREEZING, WATER NEWLY PLANTED TREES AND SHRUBS, ESPECIALLY EVERGREENS.
 - PRUNE SUMMER FLOWERING SHRUBS AND HEDGES. SPRING BLOOMING SHRUBS SUCH AS LILAC AND FORSYTHIA MAY BE PRUNED IMMEDIATELY AFTER FLOWERING.
 - TRIM BACK ORNAMENTAL GRASSES
 - APPLY PRE-EMERGENT GRASS CONTROL HERBICIDE TO COOL SEASON TURFGRASS.
- MARCH**
- DURING WINTER DROUGHT PERIODS WHEN TEMPS ARE ABOVE FREEZING, WATER NEWLY PLANTED TREES AND SHRUBS, ESPECIALLY EVERGREENS.
 - FERTILIZE TREES AND SHRUBS AS NEEDED.
 - APPLY MULCH TO TREE/SHRUB BEDS ALANDSCAPE BEDS TO CONTROL WEEDS AND REDUCE NEED FOR WATERING. MAINTAIN A MINIMUM 3" MULCH DEPTH.
- APRIL**
- INSPECT IRRIGATION SYSTEM AND REPLACE WORN OR BROKEN PARTS.
 - WATER NEW TRANSPLANTS AND NEWLY PLANTED SHRUBS AND TREES UNLESS RAINFALL IS ABUNDANT.
 - MOW LAWN TO A HEIGHT OF 3-4" ON A WEEKLY AS NEEDED BASIS.
 - EDGE CURB & WALKS.
 - FERTILIZE LAWN AREAS.
- MAY**
- SWEEP OR BLOW CLEAN ALL WALKWAYS AND CURBS ON A WEEKLY BASIS.
 - REPLACE MULCH WHICH HAS BEEN WASHED OUT WITH SPRING RAINS. SMOOTH MULCH LAYER IF IT HAS BEEN DISTURBED.
 - PRUNE OUT ANY WINTER-DAMAGED BRANCHES OR PLANTS THAT HAVE NOT BEGUN TO GROW BY EARLY MAY.
 - ACTIVATE IRRIGATION SYSTEM AFTER LAST FREEZE OF THE SEASON
 - CONTINUE TO WATER PLANTINGS DEEPLY AS NEEDED. ENSURE ALL LAWN AND LANDSCAPE BEDS RECEIVE AT LEAST ONE INCH OF WATER PER WEEK, WHETHER BY NATURAL OR SUPPLEMENTAL MEANS
 - INSPECT LANDSCAPE BEDS FOR WEEDS. HAND PULL AS NEEDED.
 - NUTSEDGE PLANTS BECOME VISIBLE DURING THIS MONTH. APPLY HERBICIDE WHICH WORKS ON NUTSEDGE.
 - MOW LAWN TO A HEIGHT OF 3-4" ON A WEEKLY AS NEEDED BASIS.
 - EDGE CURB & WALKS.
- JUNE**
- VIGOROUS, UNWANTED LIMBS SHOULD BE REMOVED OR SHORTENED ON NEW TREES. WATCH FOR FORKS IN THE MAIN TRUNK AND REMOVE THE LEAST DESIRABLE LEADER AS SOON AS IT IS NOTICED.
 - CONTINUE TO WATER PLANTINGS DEEPLY AS NEEDED. ENSURE ALL LAWN AND LANDSCAPE BEDS RECEIVE AT LEAST ONE INCH OF WATER PER WEEK, WHETHER BY NATURAL OR SUPPLEMENTAL MEANS.
 - INSPECT LANDSCAPE BEDS FOR WEEDS. HAND PULL AS NEEDED.
 - MOW LAWN TO A HEIGHT OF 3-4" ON A WEEKLY AS NEEDED BASIS.
 - EDGE CURB & WALKS.
 - FERTILIZE LAWN AREAS.
- JULY**
- CONTINUE TO WATER PLANTINGS DEEPLY AS NEEDED. APPLY AT LEAST ONE INCH OF WATER PER WEEK.
 - PRUNE BACK ANY GROUNDCOVER OVERHANGING CURBS OR SIDEWALKS.
 - INSPECT LANDSCAPE BEDS FOR WEEDS. HAND PULL AS NEEDED.
 - MOW LAWN TO A HEIGHT OF 3-4" ON A WEEKLY AS NEEDED BASIS.
 - EDGE CURB & WALKS.
- AUGUST**
- CONTINUE TO WATER PLANTINGS DEEPLY AS NEEDED. ENSURE ALL LAWN AND LANDSCAPE BEDS RECEIVE AT LEAST ONE INCH OF WATER PER WEEK, WHETHER BY NATURAL OR SUPPLEMENTAL MEANS
 - CHECK PLANTS FOR SIGNS OF WATER STRESS, NUTRIENT DIFFICULTY OR DISEASE.
 - DIVIDE AND REPLANT SPRING BLOOMING PERENNIALS.
 - HEDGES AND SHRUBS CAN BE PRUNED, IF NECESSARY, ABOUT MID-AUGUST.
 - FERTILIZE YOUNG TREES AND SHRUBS.
 - INSPECT LANDSCAPE BEDS FOR WEEDS. HAND PULL AS NEEDED.
 - MOW LAWN TO A HEIGHT OF 3-4" ON A WEEKLY AS NEEDED BASIS.
 - EDGE CURB & WALKS.
- SEPTEMBER**
- CONTINUE TO WATER PLANTINGS DEEPLY AS NEEDED. ENSURE ALL LAWN AND LANDSCAPE BEDS RECEIVE AT LEAST ONE INCH OF WATER PER WEEK, WHETHER BY NATURAL OR SUPPLEMENTAL MEANS
 - MOW LAWN TO A HEIGHT OF 3-4" ON A WEEKLY AS NEEDED BASIS.
 - INSPECT LANDSCAPE BEDS FOR WEEDS. HAND PULL AS NEEDED.
 - AERATE LAWN AS NEEDED.
 - FERTILIZE LAWN AREAS
- OCTOBER**
- REMOVE LEAVES AND LITTER FROM PARKING LOTS AND TURF AREAS OR MOW WITH MULCHING MOWER.
 - PRUNE BACK ANY GROUNDCOVER OVERHANGING CURBS OR SIDEWALKS.
 - CONTINUE TO WATER PLANTINGS DEEPLY AS NEEDED. ENSURE ALL LAWN AND LANDSCAPE BEDS RECEIVE AT LEAST ONE INCH OF WATER PER WEEK, WHETHER BY NATURAL OR SUPPLEMENTAL MEANS
 - MOW LAWN TO A HEIGHT OF 3-4" ON A WEEKLY AS NEEDED BASIS.
 - EDGE CURB & WALKS.
 - WINTERIZE IRRIGATION SYSTEM PRIOR TO FIRST FREEZE.
- NOVEMBER**
- REMOVE LEAVES FROM COOL-SEASON GRASSES OR MOW WITH A MULCHING MOWER.
 - REMOVE AUTUMN LEAVES FROM TREE, SHRUB, AND FLOWER BEDS.
 - PRUNE MOST TREES. REMOVE CONFLICTING AND CROWDED BRANCHES, DEAD LIMBS, DOUBLE-LEADERS AND UNSIGHTLY BRANCHES
 - REMOVE DISEASED PLANT MATERIAL FROM THE LANDSCAPE TO REDUCE DISEASE PROBLEMS NEXT YEAR.
 - DURING WINTER DROUGHT PERIODS WHEN TEMPS ARE ABOVE FREEZING, WATER NEWLY PLANTED TREES AND SHRUBS, ESPECIALLY EVERGREENS.
- DECEMBER**
- CONTINUE WITH LEAF REMOVAL AS NEEDED.
 - CONTINUE PRUNING TREES AND SHRUBS.
 - DURING WINTER DROUGHT PERIODS WHEN TEMPS ARE ABOVE FREEZING, WATER NEWLY PLANTED TREES AND SHRUBS, ESPECIALLY EVERGREENS.



FIRM LICENSE NO.



ENGINEER OF RECORD:

NAME:

LICENSE NO.

PROJECT NUMBER: 104.094

REVISION:

02-09-2026 BID SET

7 BREW COFFEE
WARRENVILLE, IL 01
28231 DIEHL RD
WARRENVILLE, IL 60555



C5.2
LANDSCAPE NOTES & DETAILS

DATE: FEBRUARY 5, 2026



TOTAL LANDSCAPE AREA = ± 33,250 S.F.
0.76 AC



FIRM LICENSE NO. 63620661



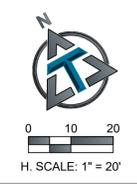
ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

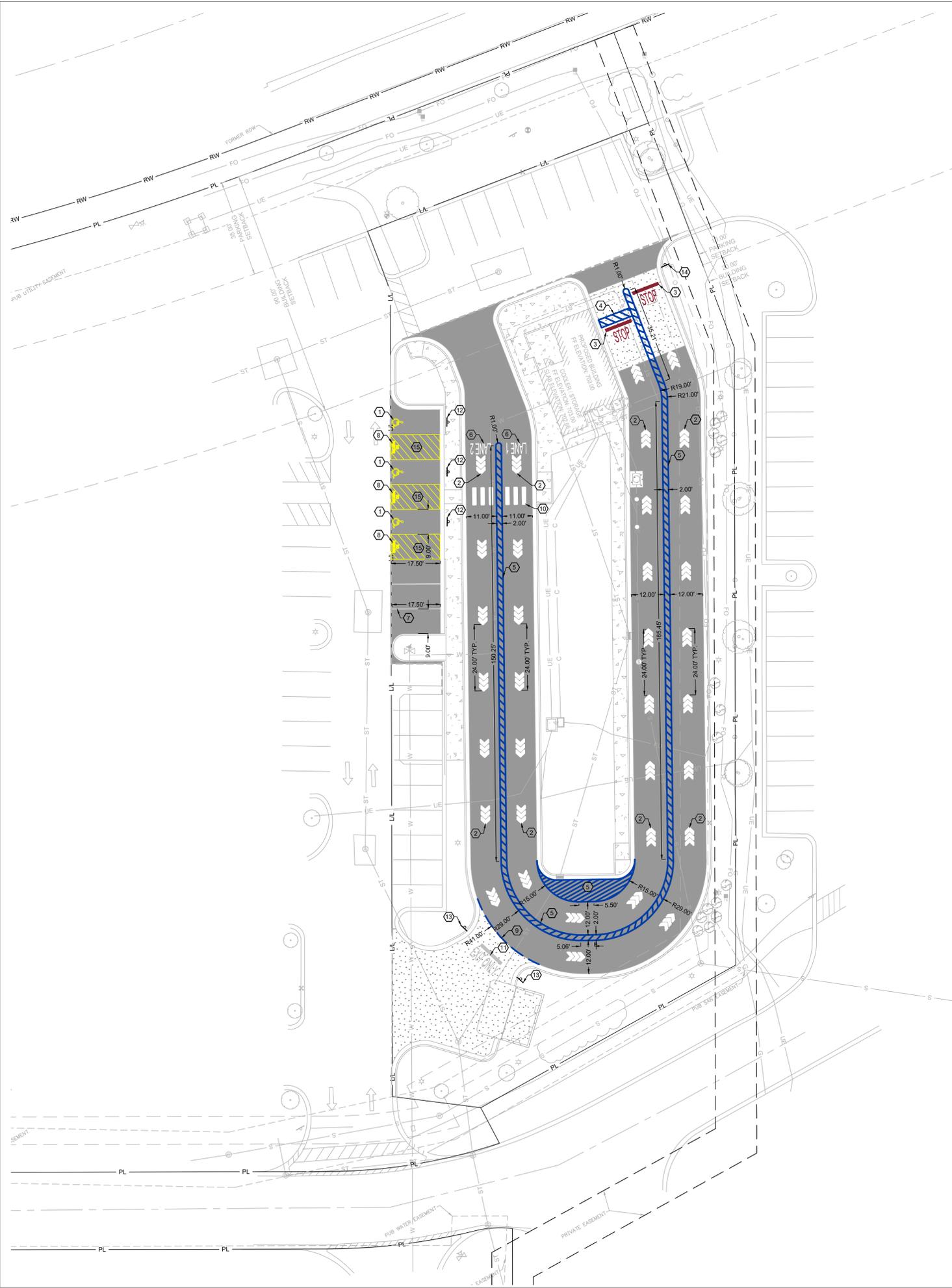
PROJECT NUMBER: 104.094
REVISION:

02-09-2026 BID SET

7 BREW COFFEE
WARRENVILLE, IL 01
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WARRENVILLE, IL 60555

C5.3
DEVELOPMENT LANDSCAPE
EXHIBIT
DATE: FEBRUARY 9, 2026

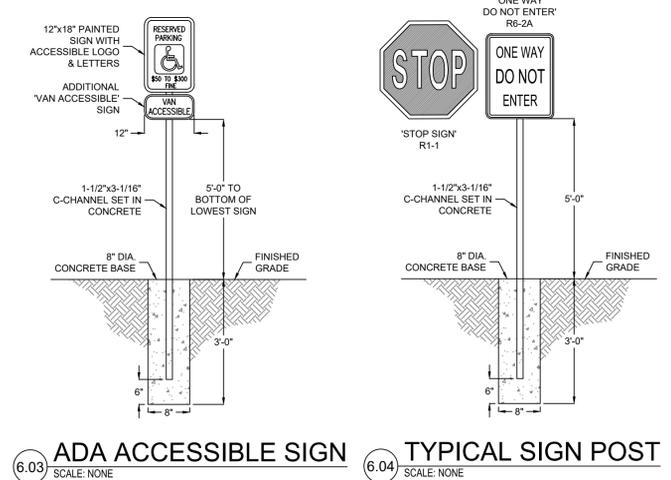
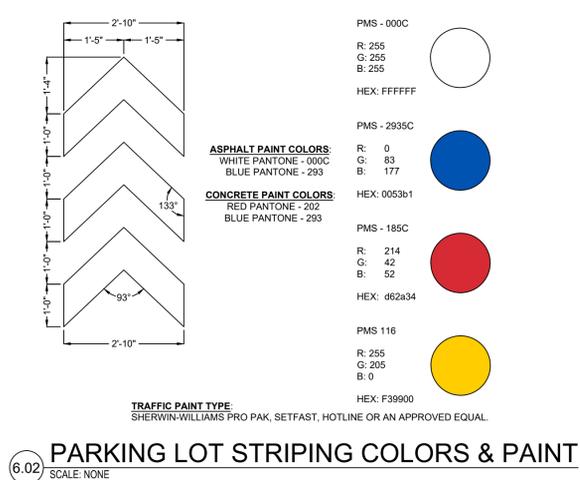




HATCH LEGEND:

- [Hatched Box] = ASPHALT PAVEMENT
- [Dotted Box] = CONCRETE SIDEWALK
- [Stippled Box] = CONCRETE PAVEMENT

- KEY NOTES:**
- ① YELLOW PAINTED ADA ACCESSIBLE PARKING SYMBOL PER DETAIL 6.01, THIS SHEET.
 - ② SOLID WHITE TRIPLE ARROW PAVEMENT MARKER, PER DETAIL 6.02, THIS SHEET.
 - ③ 12-INCH SOLID RED STOP BAR WITH 48-INCH TALL "STOP" TEXT PAINTED IN RED.
 - ④ 4-INCH SOLID BLUE CROSS WALK MARKER ALIGNED WITH SLIDING DOOR PANEL AT FRONT OPENING.
 - ⑤ 4-INCH SOLID BLUE PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.
 - ⑥ 48-INCH TALL "LANE # PAINTED IN WHITE.
 - ⑦ 4-INCH SOLID WHITE PAVEMENT MARKER FOR PARKING, TYPICAL.
 - ⑧ 12-INCH TALL "NO PARKING" TEXT PAINTED IN BLUE WITH 2-INCH STROKE.
 - ⑨ 4-INCH DASHED BLUE PAVEMENT MARKER.
 - ⑩ CROSS WALK PAVEMENT MARKING, 12-INCH WIDE BY 6-FEET LONG SOLID WHITE PAINT SPACED EVERY 3-FEET. ORIENT THE STRIPES IN THE DIRECTION SHOWN PARALLEL TO THE DIRECTION OF TRAFFIC.
 - ⑪ 12-INCH SOLID WHITE STOP BAR WITH 48-INCH TALL "EXIT ONLY" TEXT PAINTED IN WHITE.
 - ⑫ ADA VAN ACCESSIBLE SIGN PER DETAIL 6.03, THIS SHEET.
 - ⑬ "ONE WAY DO NOT ENTER" SIGN PER DETAIL 6.04, THIS SHEET.
 - ⑭ "STOP" SIGN PER DETAIL 6.04, THIS SHEET.
 - ⑮ 4-INCH SOLID YELLOW PAVEMENT MARKER, TYPICAL. MIDLINES SPACE AT 24" O.C.



Julie
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TOOTH & ASSOCIATES
1500 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
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FIRM LICENSE NO. 63620661

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FOR CONSTRUCTION**

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.094

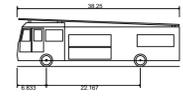
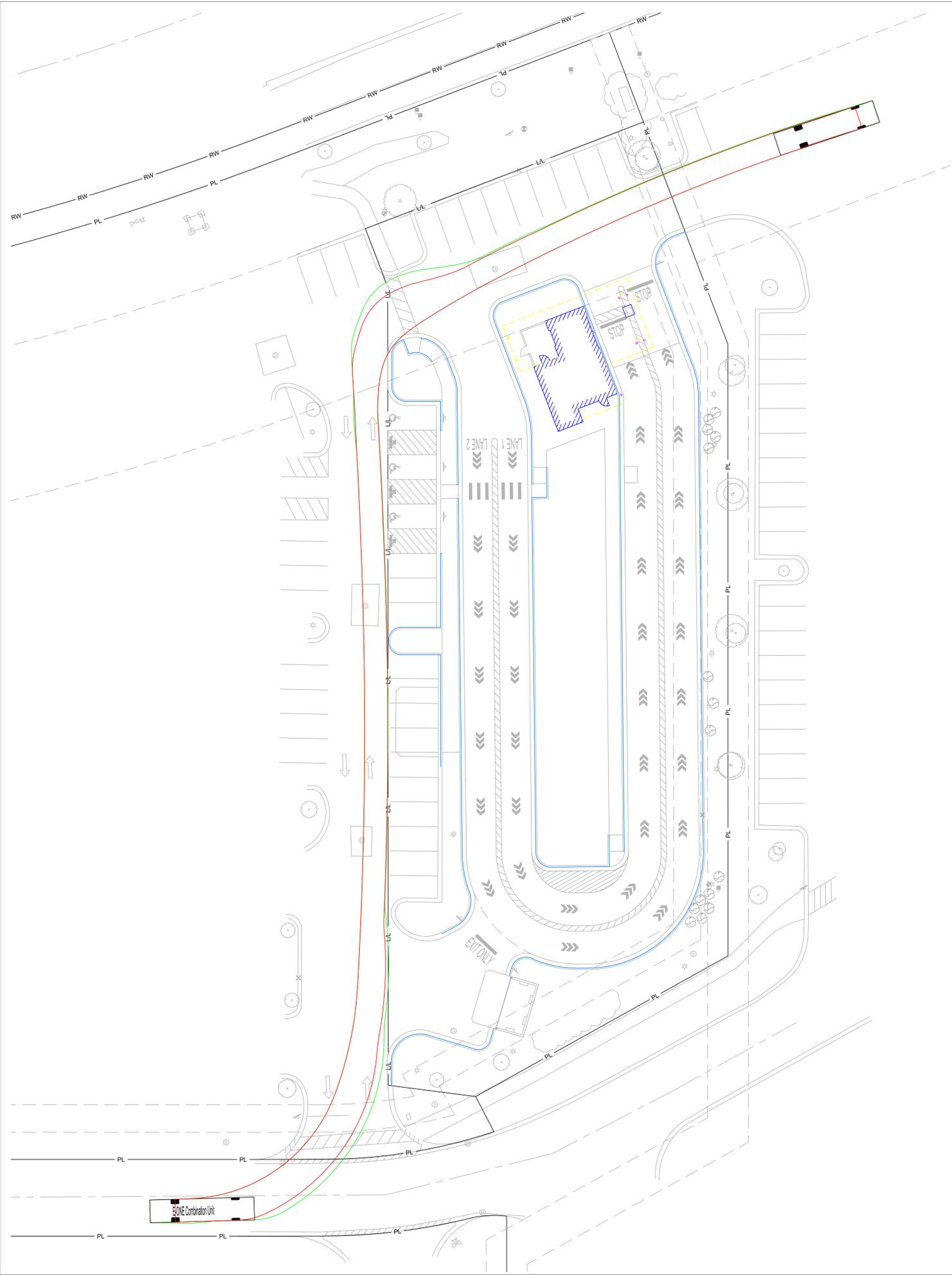
REVISION:
02-09-2026 BID SET

**7 BREW COFFEE
WARRENVILLE, IL 01**

28231 DIEHL RD
WARRENVILLE, IL 60555

C6.1
STRIPING PLAN

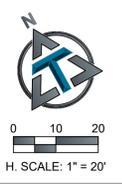
DATE: FEBRUARY 9, 2026



E-ONE Combination Unit
 Overall Length 38'2 1/2"
 Overall Width 8'3 3/4"
 Overall Body Height 11'2 1/2"
 Min Body Ground Clearance 1'3 3/4"
 Track Width 8'3 3/4"
 Lock-to-lock time 6'0 1/2"
 Max Wheel Angle 45.00°

HATCH LEGEND:
 — VEHICLE
 — VEHICLE BODY ENVELOPE PATH
 — VEHICLE WHEEL TRACK

E-ONE Combination Unit



FIRM LICENSE NO. 63620661

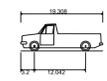
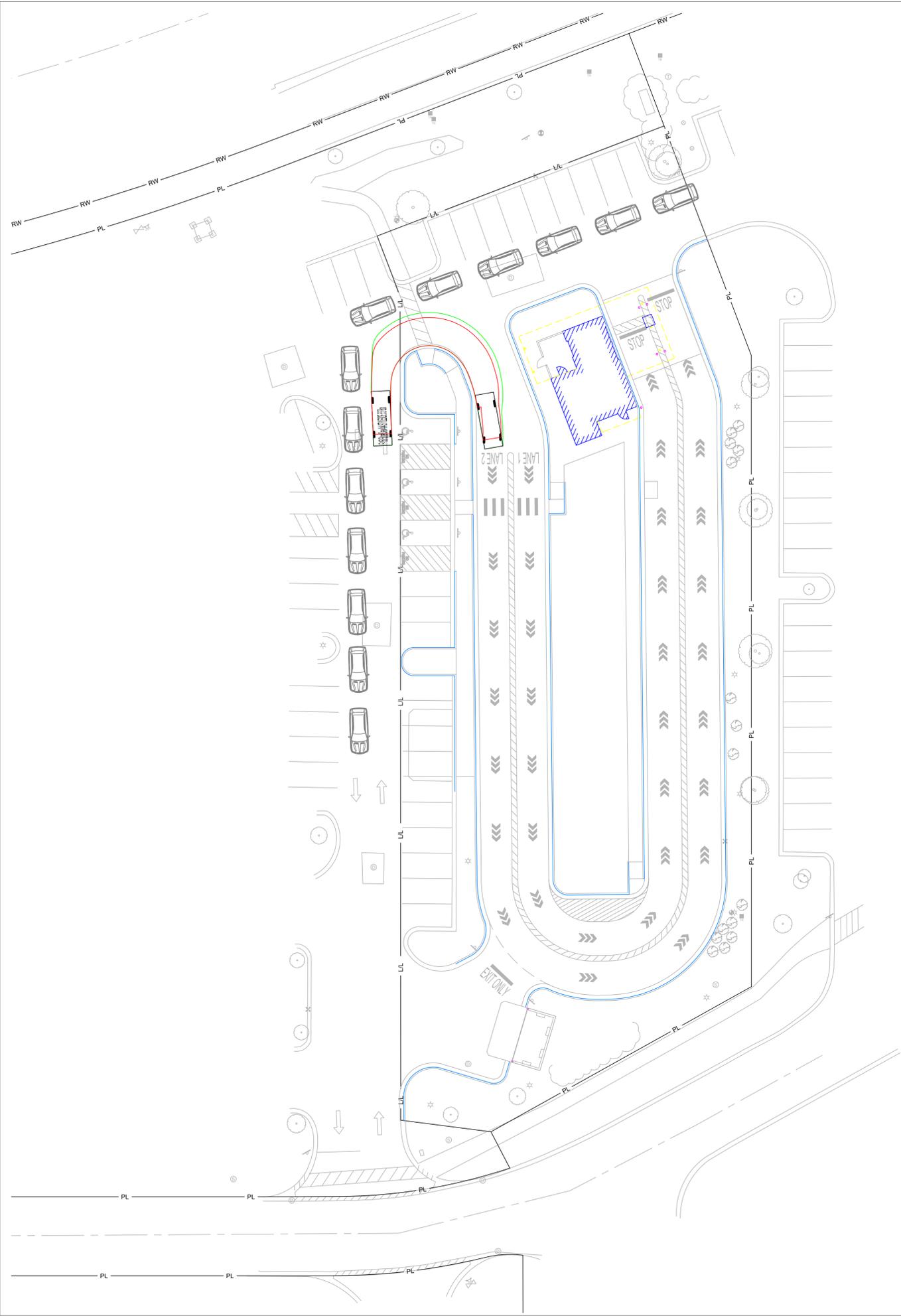
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PROJECT NUMBER: 104.094
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 02-09-2026 BID SET

**7 BREW COFFEE
 WARRENVILLE, IL 01**
 28231 DIEHL RD
 WARRENVILLE, IL 60555

C6.2
 FIRE TRUCK
 SWEEP PATH ANALYSIS
 DATE: FEBRUARY 9, 2026



F-150 SuperCrew 4x4 STYLESIDE 5.5' Box	19.308ft
Overall Length	6.575ft
Overall Width	6.350ft
Overall Body Height	0.750ft
Min Body Ground Clearance	6.575ft
Track Width	4.000ft
Lock-to-lock time	23.500ft
Curb to Curb Turning Radius	

- HATCH LEGEND:**
- VEHICLE
 - VEHICLE BODY ENVELOPE PATH
 - VEHICLE WHEEL TRACK



FIRM LICENSE NO. 63620661

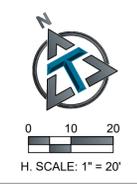


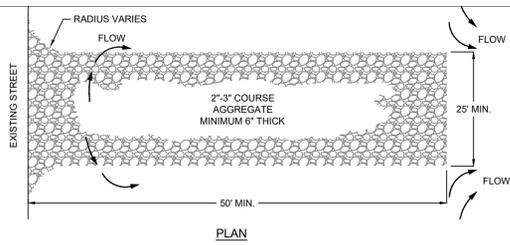
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 WARRENVILLE, IL 01**
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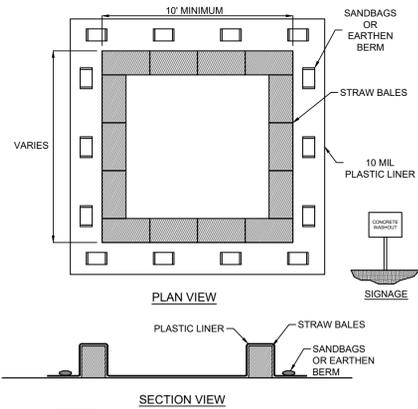
C6.3
 PICK-UP TRUCK
 SWEEP PATH ANALYSIS
 DATE: FEBRUARY 9, 2026





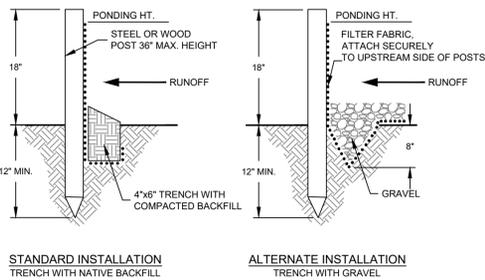
NOTES:
 1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
 2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
 3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

1.01 TEMPORARY CONSTRUCTION ENTRANCE
 SCALE: NONE

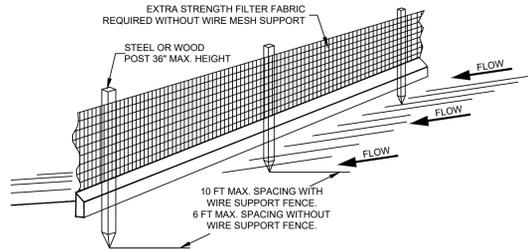


NOTES:
 1. WASHOUT CONTAINMENT SHALL BE INSTALLED FOR DURATION OF CONCRETE WORK AND RETAIN CONCRETE AND OTHER WASHOUT LIQUIDS UNTIL EVAPORATION OR REMOVAL BY PUMP.
 2. CONTAINMENT SHALL BE SIZED FOR EXPECTED WASHOUT VOLUMES.
 3. AVOID PLACING NEAR STORM DRAINS, STREAMS, SINKHOLES, OUTFALLS OR OTHER LOW AREAS WHERE WATER POND OR FLOWS.
 4. OTHER APPROVED LEAK-PROOF CONTAINMENT IS ACCEPTABLE.
 5. TRAPS SHALL BE ROUTINELY MAINTAINED AT 75% CAPACITY AND REPLACED AS NECESSARY TO PERFORM.
 6. THE WASHOUT PIT SHALL BE COVERED BEFORE PREDICTED RAIN EVENTS TO PREVENT OVERFLOW.
 7. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

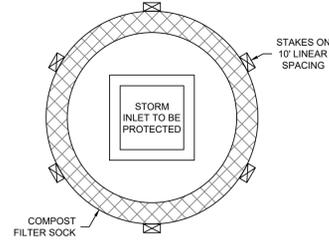
1.03 CONCRETE WASHOUT
 SCALE: NONE



NOTES:
 1. INSPECT AND REPAIR FENCE AFTER EACH RAINFALL EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
 2. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
 3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.

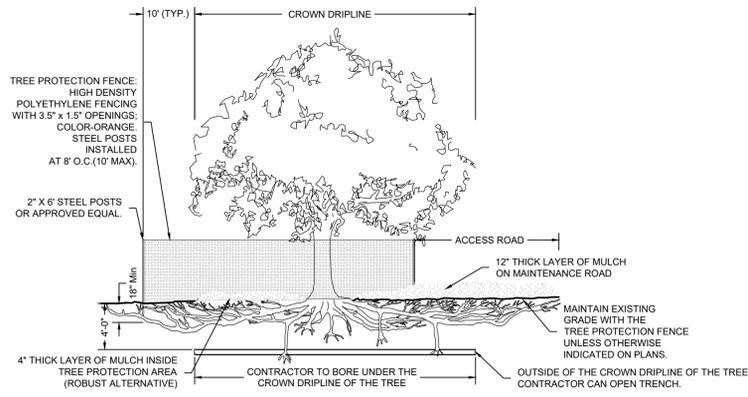


1.08 SILT FENCE DETAIL
 SCALE: NONE



INSTALL COMPOST FILTER SOCK FOR INLET PROTECTION. COMPOST FILTER SOCK TO SURROUND STORM INLET TO PROVIDE ADEQUATE PROTECTION FROM SEDIMENT, DEBRIS & INFILTRATION INTO INLET. SEE COMPOST FILTER SOCK DETAIL FOR INSTALLATION.

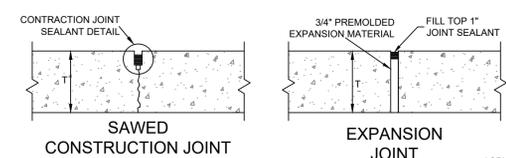
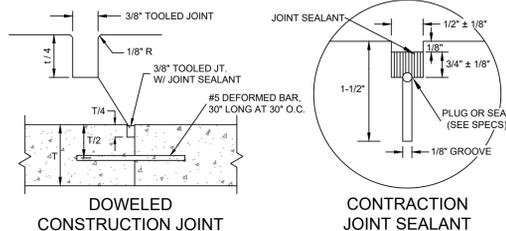
1.06 STORM INLET PROTECTION
 SCALE: NONE



NOTES:
 1- MAINTAIN TREE PROTECTION FENCING 10' BEYOND DRIPLINE (IN ALL DIRECTIONS).
 2- NO EQUIPMENT, MATERIALS, AND/OR DEBRIS SHALL BE STORED WITHIN THE TREE PROTECTION FENCING. THIS INCLUDES DURING FENCE INSTALLATION AND REMOVAL.
 3- NO PRUNING SHALL BE PERFORMED EXCEPT BY OR IN THE PRESENCE OF AND APPROVED ARBORIST.
 4- IF PROTECTION REQUIRES AN ACCESS ROAD WITHIN THE DRIPLINE OF A TREE, PROVIDE A MINIMUM 12" OF MULCH FOR THE ACCESS ROAD.
 5- IF CONSTRUCTION ACTIVITIES REQUIRE WORK TO CROSS THE DRIPLINE, BORE MINIMUM 4" BELOW GROUND SURFACE THE DISTANCE OF THE DRIPLINE. IF BORING 4" CANNOT BE ACHIEVED CONTACT ARBORIST IMMEDIATELY TO MONITOR WORK.

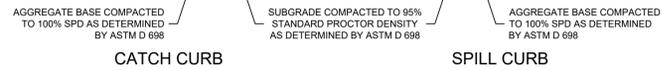
ROOT PRUNING NOTES:
 1- ROOT PRUNING SHOULD BE COORDINATED WITH THE TREE PROTECTION FENCING. IN SOME CASES, THAT FENCE LINE IS ON THE ROOT CUT, AND PROVISIONS FOR ROOT PRUNING MAY NEED TO BE ACCOMMODATED BEFORE FENCE IS ERECTED.
 2- CAREFULLY EXPOSE ROOTS WITHIN THE LIMITS OF CONSTRUCTION AND MARK FOR PRUNING. PROPOSED ROOT CUTS SHALL BE REVIEWED BY AND ARBORIST PRIOR TO TRENCHING, EXCAVATING, OR CUTTING TO DETERMINE THE IMPACT ON ANY STRUCTURAL CRITICAL ROOTS AND THE CLOSEST POINT TO THE TREES THAT SOIL MAY BE DISTURBED.
 3- ROOT PRUNING CAN BE ACCOMPLISHED WITH CIRCULAR SAWS OF VARYING TYPES AND/OR A ROTARY-TYPE STUMP GRINDER TO A DEPTH OF 18" OR TO THE MAXIMUM DEPTH OF THE REQUIRED GRADING CUT, WHICHEVER IS LESS, SAW BLADE AND GRINDER TEETH SHOULD BE SHARPENED PRIOR TO USE. TRENCHING MACHINES ARE NOT ALLOWED IN ROOT PRUNING OPERATIONS.
 4- ROOTS OVER 1-INCH IN DIAMETER MUST BE CLEANLY AND SHARPLY CUT WITH HAND SAW.
 5- PRUNING CUTS SHOULD BE FLUSH WITH THE SIDE OF THE TRENCH CLOSEST TO THE TREE. AN ARBORIST SHOULD REVIEW AND ROOTS OVER 2-INCHES IN DIAMETER ENCOUNTERED DURING EXCAVATION AND/OR CONSTRUCTION ACTIVITIES TO DETERMINE STRUCTURAL STABILITY OF THE TREE.

1.05 TREE PROTECTION FENCING
 SCALE: NONE



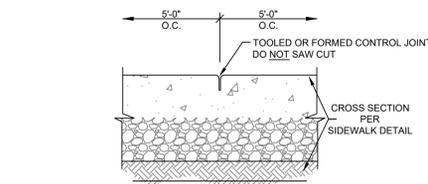
CONCRETE JOINT NOTES:
 1. CONSTRUCTION JOINTS SHALL BE PLACED AS REQUIRED BY THE CONTRACTOR.
 2. EXPANSION JOINTS SHALL BE PLACED WHERE CONCRETE ABUTS STRUCTURES OR EXISTING PAVEMENT AND AT 45 FEET ON CENTER, EACH DIRECTION (OR AS SHOWN ON PLAN).
 3. CONTRACTION JOINTS SHALL BE PLACED AT 15 FEET MINIMUM SPACING IN EACH DIRECTIONS.

2.03 CONCRETE PAVEMENT JOINTS
 SCALE: NONE

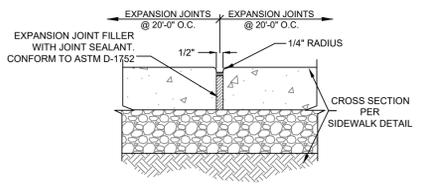


NOTES:
 1. EXPANSION JOINTS SHALL BE FORMED BY A ONE-HALF (1/2) INCH THICK PREFORMED JOINT FILLER, CUT TO THE CONFIGURATION OF THE FULL SIZE OF THE CURB AND GUTTER SECTION AND BEING SECURED SO THAT THEY ARE NOT MOVED BY DEPOSITING AND COMPACTING THE CONCRETE AT THESE JOINTS. THE EDGES OF THESE JOINTS SHALL BE ROUNDED WITH AN EDGING TOOL ONE-EIGHTH (1/8) INCH RADIUS.
 2. EXPANSION JOINTS SHALL BE PLACED WHERE CURBS AND GUTTER ABUTS OTHER STRUCTURES AND AT ALL TANGENT POINTS TO CURBS. EXPANSION JOINTS SHALL NOT BE SPACED MORE THAN 50 FEET APART ON STRAIGHT RUNS FOR HAND LAID CURBS AND NOT MORE THAN 100 FEET APART FOR MACHINE LAID CURB AND GUTTER PROVIDED THAT ONE-HALF (1/2) INCH THICK JOINT FILLER IS USED. ALL JOINTS SHALL BE FORMED AT RIGHT ANGLES TO THE ALIGNMENT OF THE CURB AND GUTTER.
 3. CONTRACTION JOINTS SHALL BE CONSTRUCTED BY INSERTING A REMOVABLE METAL TEMPLATE IN THE FRESH CONCRETE. THEY SHALL NOT BE SAW CUT. CONTRACTION JOINTS SHALL BE TO A DEPTH OF NOT LESS THAN ONE AND ONE-FOURTH (1-1/4) INCHES BELOW THE SURFACE AND TO A WIDTH NOT TO EXCEED THREE-EIGHTHS (3/8) INCH. CONTRACTION JOINTS SHALL BE LOCATED APPROXIMATELY 10 FEET APART.

2.01 CONCRETE CURB AND GUTTER
 SCALE: NONE

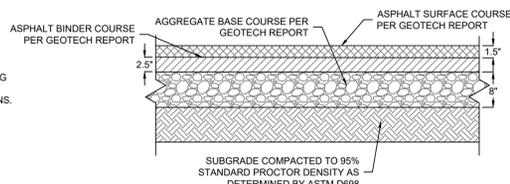


CONTROL JOINT

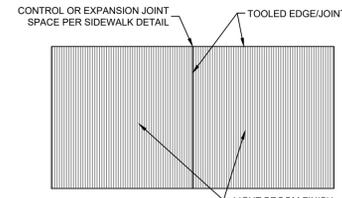


EXPANSION JOINT

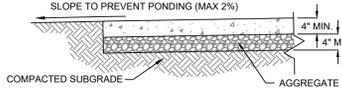
2.04 CONCRETE STOOP WALK EDGE
 SCALE: NONE



2.06 ASPHALT PAVEMENT
 SCALE: NONE



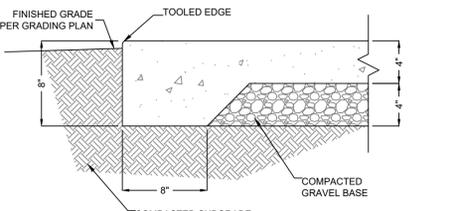
FINISH PLAN



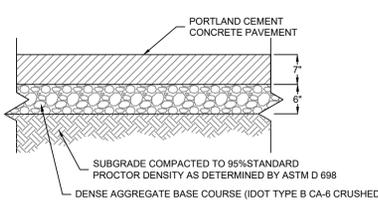
SECTION

NOTES:
 1. PROVIDE CONTROL JOINTS @ 5' O.C. MAX. OR WIDTH OF SIDEWALK. SEE JOINT DETAIL.
 2. PROVIDE EXPANSION JOINTS @ 20' O.C. MAX. & AS INDICATED ON SITE PLAN.
 3. WHERE WALK ABUTS ANOTHER WALK, CONCRETE CURBS, DRIVEWAYS AND SIMILAR STRUCTURES, PROVIDE 1/2" EXP. JOINT W/ FIBER BOARD AND SELF-LEVELING SEALANT.
 4. KEY ALL CONSTRUCTION JOINTS.
 5. PROVIDE NON-SLIP LIGHT BROOM FINISH.
 6. MAXIMUM SIDEWALK CROSS SLOPE SHALL BE 2%. MAXIMUM SLOPE OF SIDEWALK IN DIRECTION OF TRAVEL SHALL BE 5%.

2.02 SIDEWALK DETAILS
 SCALE: NONE

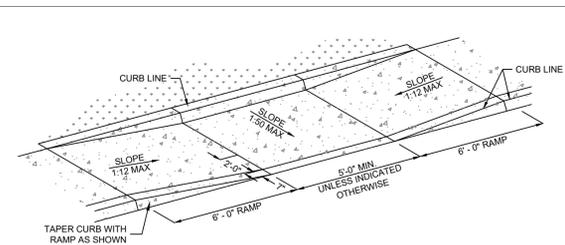


2.07 LIGHT DUTY CONCRETE PAVEMENT
 SCALE: NONE

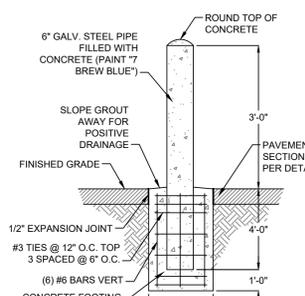


NOTES:
 1. SEE CONCRETE PAVEMENT JOINT DETAILS AND NOTES.
 2. CONCRETE SHALL HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI AND BE PLACED WITH A MAXIMUM SLUMP OF 4 INCHES PER GEOTECHNICAL ENGINEERING REPORT IF AVAILABLE.
 3. ALL MATERIALS SHALL MEET THE CURRENT DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

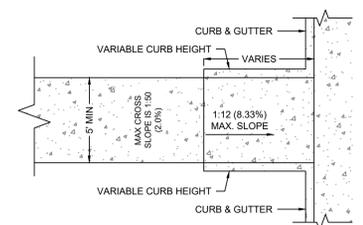
2.08 HEAVY DUTY CONCRETE PAVEMENT
 SCALE: NONE



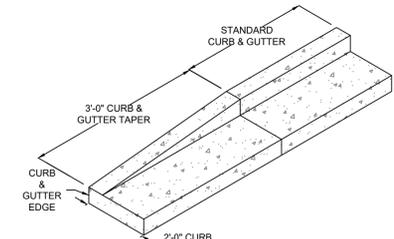
2.12 TYPE 2 CURB RAMP
 SCALE: NONE



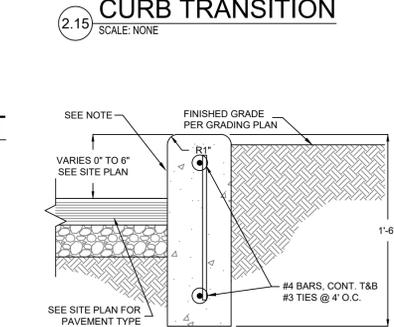
2.10 PIPE BOLLARD
 SCALE: NONE



2.14 TYPE 4 CURB RAMP
 SCALE: NONE



2.15 CURB TRANSITION
 SCALE: NONE



2.20 CONCRETE CURB
 SCALE: NONE

NOTES:
 1. CURB FACE SHALL HAVE A CLEAN, SMOOTH FINISH; FREE OF BUMPS, HONEYCOMB, AND VOIDS.



FIRM LICENSE NO. 63620661



ENGINEER OF RECORD:
 NAME: MATTHEW STEVEN MILLER
 LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.094

REVISION:

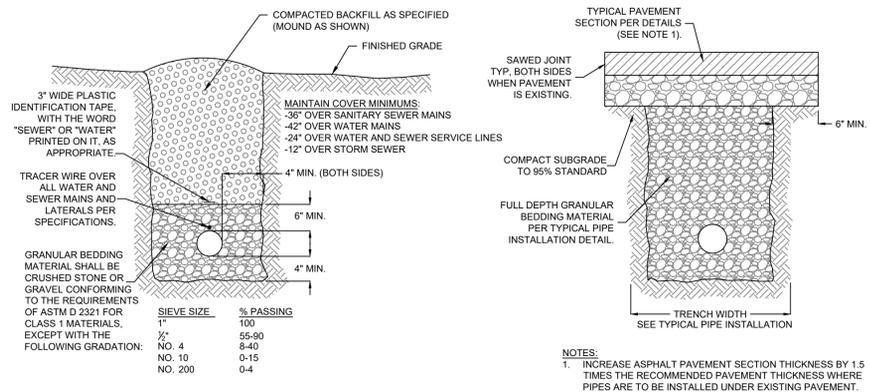
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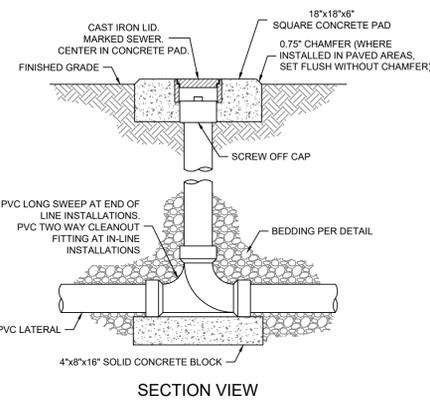


C7.1
 DETAILS

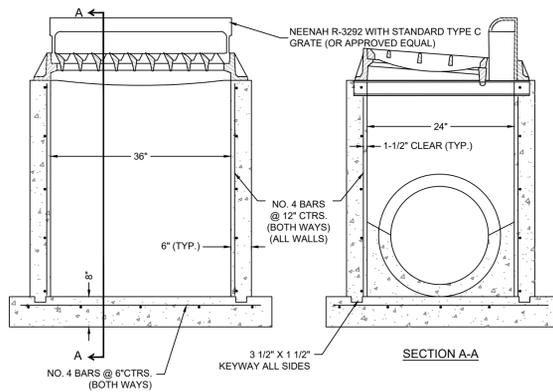
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4.01 PIPE INSTALLATION
SCALE: NONE

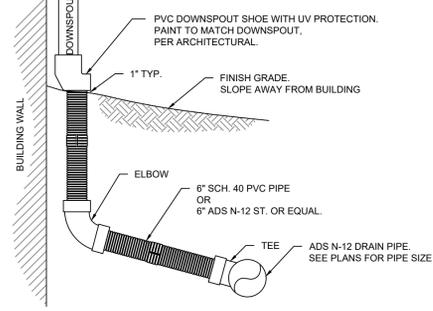


4.02 SANITARY SEWER CLEANOUT
SCALE: NONE

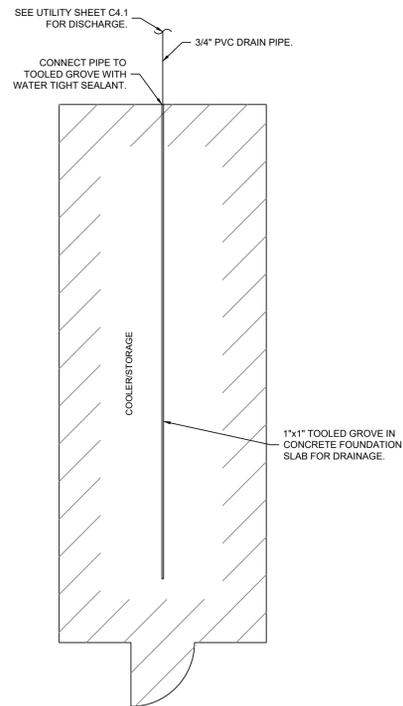


NOTES:
1. USE CLASS "A" CONCRETE (AE) THROUGHOUT.
2. FLOOR OF INLET SHALL BE SHAPED WITH NON-REINFORCED CLASS "A" CONCRETE (AE) INVERT TO PROVIDE SMOOTH FLOW.
3. BEVEL ALL EXPOSED EDGES WITH 3/4" TRIANGULAR MOLDING.

4.03 COMBINATION INLET
SCALE: NONE

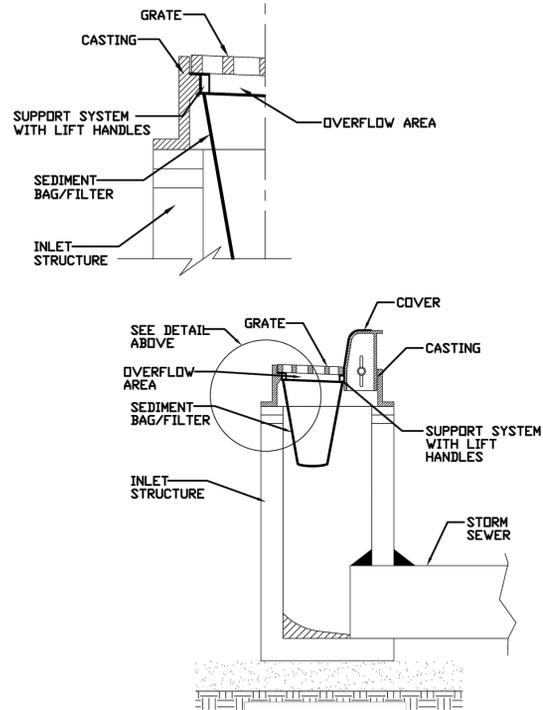


4.06 DOWNSPOUT CONNECTION
SCALE: NONE



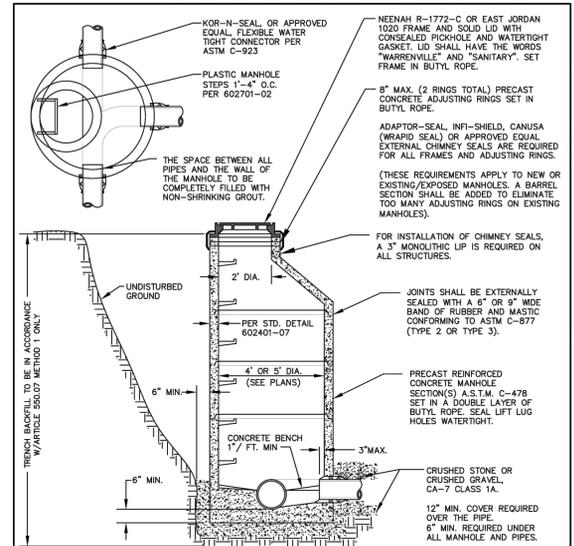
4.07 SLAB DRAINAGE
SCALE: NONE

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



Project	Date	Designed	Date	Checked	Date	Approved	Date

STANDARD DWG. NO.
IUM-561D
SHEET 1 OF 1
DATE 01-11-11

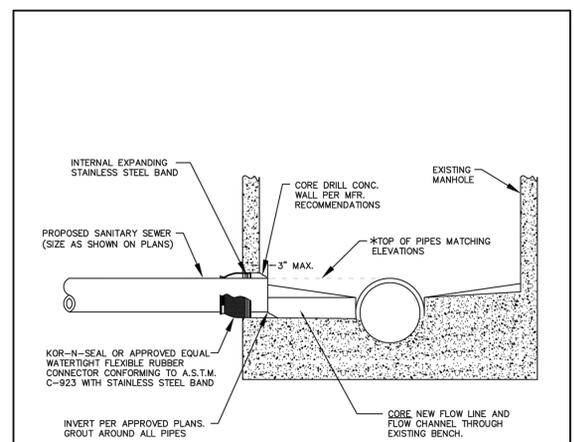


NOTES:
1. ALL NEW SANITARY MANHOLES SHALL BE TESTED FOR LEAKAGE BY VACUUM TESTING. MANHOLE FRAME AND ADJUSTING RINGS SHALL BE IN PLACE WHEN TESTING. LEAKS SHALL BE REPAIRED FROM EXTERIOR OF MANHOLE.
2. INVERTS OF INCOMING PIPE(S) SHALL BE DETERMINED BY MATCHING ELEVATIONS OF THE TOPS OF THE NEW AND OUTGOING PIPES.
3. ALL FLOW CHANNELS SHALL BE PRECAST INTO THE BENCH OR CORED.

TYPICAL MANHOLE TYPE A - 4' OR 5' DIA			
WARRENVILLE PUBLIC WORKS DEPARTMENT	SCALE: N.T.S.	FOLDER: EE-SA	DRAWING NUMBER: MH-08
	DATE: 10/20/25		DRAWN BY: SBL
			REVIS:

Printed: October 22, 2025 @ 7:58 AM By: Sarah Lunkin - Tab: MH-08

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NOTES:
* 1. TO ESTABLISH NEW INVERT, MATCH THE ELEVATION OF THE TOP OF INCOMING PIPE TO EXISTING OUTGOING PIPE(S). FOR EXISTING SEWERS 18" OR GREATER, SEE APPROVED PLANS.

PIPE EXISTING MANHOLE CONNECTION			
WARRENVILLE PUBLIC WORKS DEPARTMENT	SCALE: N.T.S.	FOLDER: EE-SA	DRAWING NUMBER: 5.07
	DATE: 10/20/25		DRAWN BY: SBL
			REVIS:

Printed: October 22, 2025 @ 7:58 AM By: Sarah Lunkin - Tab: STD 5.07

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FIRM LICENSE NO. 63620661

PRELIMINARY
NOT RELEASED
FOR CONSTRUCTION

ENGINEER OF RECORD:
NAME: MATTHEW STEVEN MILLER
LICENSE NO. IL #PE 062 065164

PROJECT NUMBER: 104.094

REVISION:

02-09-2026 BID SET

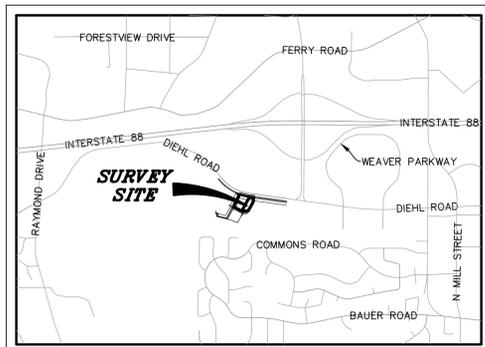
7 BREW COFFEE
WARRENVILLE, IL 01

28231 DIEHL RD
WARRENVILLE, IL 60555



C7.2
DETAILS

DATE: FEBRUARY 9, 2026



LOCATION MAP

NOT TO SCALE

INDEX TO SCHEDULE B

SCHEDULE B EXCEPTION TABLE					
EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	PLOTTABLE	LOCATED ON PROPERTY	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY PUBLIC RECORD	NO	N/A	NOT ADDRESSED BY SURVEY
2	N/A	ANY FACTS, RIGHTS, INTERESTS OR CLAIMS NOT SHOWN BY PUBLIC RECORD	NO	N/A	NOT ADDRESSED BY SURVEY
3	N/A	EASEMENTS, CLAIMS OF EASEMENT OR ENCUMBRANCES NOT SHOWN BY PUBLIC RECORDS	NO	UNKNOWN	IMPROVEMENTS SHOWN ON SURVEY
4	N/A	ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE DISCLOSED BY ACCURATE SURVEY AND NOT SHOWN BY PUBLIC RECORD	YES	YES	IMPROVEMENTS SHOWN ON SURVEY
5	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL NOT SHOWN BY PUBLIC RECORD	NO	N/A	NOT ADDRESSED BY SURVEY
6	N/A	LIEN OF REAL ESTATE TAXES, ASSESSMENTS, AND/OR WATER AND SEWER CHARGES	NO	N/A	NOT ADDRESSED BY SURVEY
7	N/A	ANY DEFECTS, LIENS, ENCUMBRANCES, OR ADVERSE CLAIMS APPEARING IN PUBLIC RECORD BETWEEN COMMITMENT DATE AND DATE SCHEDULE B, PART I REQUIREMENTS MET	NO	N/A	NOT ADDRESSED BY SURVEY
8	N/A	PROPERTY TAXES FOR THE YEAR(S) 2024, 2025 PIN: 24-02-326-054-0000	NO	N/A	NOT ADDRESSED BY SURVEY
9	N/A	EXISTING UNRECORDED LEASES	NO	N/A	NOT ADDRESSED BY SURVEY
10	R97-167985	GREAT LAKE AND FLOWAGE EASEMENT AREA MAINTENANCE AGREEMENT	YES	YES	NOTED ON SURVEY
10	R2006-136127	GREAT LAKE AND FLOWAGE EASEMENT AREA MAINTENANCE AGREEMENT AMENDMENT	YES	NO	NOTED ON SURVEY
11	R95-155521	TERMS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN THE DECLARATION OF COVENANTS, CONDITION AND RESTRICTIONS OF ORDINANCE APPROVING FINAL PUD PLATS AND FINAL PLAT	NO	YES	NO EASEMENTS GRANTED
12	R2000-010848	TERMS CONTAINED IN DECLARATION OF RESTRICTIVE COVENANT	NO	YES	NO EASEMENTS GRANTED
13	R2001-174661	TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE PERMANENT STORMWATER MANAGEMENT AND ACCESS EASEMENTS	YES	YES	NOTED ON SURVEY
14	R2002-092405	TERMS AND CONDITIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS	NO	YES	NOTED ON SURVEY
14	R2008-398321	PARTIAL ASSIGNMENT OF RIGHTS UNDER CANTERA DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS	NO	YES	NO EASEMENTS GRANTED
14	R2008-100721	RE-RECORDED PARTIAL ASSIGNMENT OF RIGHTS UNDER CANTERA DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS	NO	YES	NO EASEMENTS GRANTED
15	R2002-110199	TERMS AND CONDITIONS CONTAINED IN DECLARATION OF PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS	NO	YES	NO EASEMENTS GRANTED
16	R2003-078432	TERMS, PROVISIONS AND CONDITIONS CONTAINED IN DECLARATION OF EASEMENTS	YES	YES	SHOWN ON SURVEY
17	R2003-199155	COVENANTS AND RESTRICTIONS CONTAINED IN THE OPERATION AND EASEMENT AGREEMENT	NO	YES	SHOWN AND NOTED ON SURVEY
18	R2004-121594	TERMS AND CONDITIONS CONTAINED IN THE DECLARATION OF RESTRICTIVE COVENANTS	NO	YES	NO EASEMENTS GRANTED
19	R2003-195723	TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE CITY OF WARRENVILLE ORDINANCE NUMBER 2050, APPROVING REVISED PRELIMINARY PUD PLANS	NO	YES	NO EASEMENTS GRANTED
19	R2004-097239	AMENDED BY ORDINANCE NUMBER 2127	NO	YES	NO EASEMENTS GRANTED
19	R2007-205533	AMENDED BY ORDINANCE NUMBER 2400	NO	YES	NO EASEMENTS GRANTED
20	R97-024839	PUBLIC UTILITY EASEMENT CONTAINED IN THE PLAT	YES	YES	SHOWN ON SURVEY
20	R2003-195726	PUBLIC UTILITY EASEMENT SHOWN ON THE PLAT OF SUBDIVISION FOR CANTERA SUB-AREA "I" RESUBDIVISION	YES	YES	SHOWN ON SURVEY
21	R95-155521	BUILDING SETBACK LINE AS SHOWN ON THE PLAT OF CANTERA SUBAREA I	YES	YES	SHOWN ON SURVEY
22	R2003-195726	PUBLIC WATERMAIN EASEMENT AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	YES	YES	SHOWN ON SURVEY
23	R2003-195726	PUBLIC SANITARY SEWER EASEMENT AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	YES	YES	SHOWN ON SURVEY
24	R2003-195726	PARKING SETBACK LINE AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	YES	YES	SHOWN ON SURVEY
25	R2003-195726	SIDEWALK EASEMENT AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	YES	YES	SHOWN ON SURVEY
26	R2003-195726	CORNER SIGHT EASEMENT AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	YES	YES	SHOWN ON SURVEY
27	R2003-195726	TERMS, PROVISION AND CONDITIONS CONTAINED IN THE EASEMENT PROVISIONS AS SHOWN ON THE PLAT OF CANTERA SUBAREA I RESUBDIVISION	NO	YES	EASEMENTS SHOWN ON SURVEY
28	R2004-076142	PRIVATE UTILITY EASEMENT CONTAINED IN THE PLAT OF EASEMENT GRANT	YES	YES	SHOWN ON SURVEY
29	R2004-121594	TERMS, CONDITIONS AND RESTRICTIONS CONTAINED IN A DECLARATION OF RESTRICTIVE COVENANTS	NO	YES	NO EASEMENTS GRANTED
30	R2004-175203	TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN MEMORANDUM OF LEASE	NO	YES	NO EASEMENTS GRANTED
30	R2005-043518	SUPPLEMENT TO LEASE	NO	YES	NO EASEMENTS GRANTED
31	R2005-026033	TERMS, PROVISIONS AND CONDITIONS CONTAINED IN THE CITY OF WARRENVILLE TRAFFIC ENFORCEMENT AGREEMENT CANTERA LOTS 1-4, CAPRI DEVELOPMENT	NO	YES	NO EASEMENTS GRANTED
32	R2008-089292	ASSIGNMENT AND ASSUMPTION OF STORMWATER MANAGEMENT AREA MAINTENANCE OBLIGATIONS (SUBAREA I)	NO	YES	NO EASEMENTS GRANTED
33	R2003-078432 R2003-199155	TERMS, CONDITIONS AND PROVISIONS OF THE DOCUMENT CREATING THE EASEMENT DESCRIBED IN SCHEDULE A, TOGETHER WITH THE RIGHTS OF THE ADJOINING OWNERS IN AND TO THE CONCURRENT USE OF SAID EASEMENT	YES	YES	SHOWN ON SURVEY
34	N/A	NOTE REGARDING FURNISHED WITH PROPERLY EXCUTED ALTA STATEMENT	NO	N/A	NOT ADDRESSED BY SURVEY

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION PER TITLE

PARCEL 1:
LOT 4 IN CANTERA SUB-AREA "I" RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2003 AS DOCUMENT R2003-078432 FOR INGRESS AND EGRESS OVER, UPON AND ACROSS THE ACCESS AND UTILITIES EASEMENT AREA FOR USE OF THE DRIVEWAY IMPROVEMENTS FOR ACCESS TO AND FROM DIEHL ROAD FOR PEDESTRIANS AND MOTOR VEHICLES, MORE PARTICULARLY DESCRIBED THEREIN.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY OPERATION AND EASEMENT AGREEMENT DATED MAY 23, 2003 AND RECORDED MAY 28, 2003 AS DOCUMENT R2003-199155 FOR THE PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS ON LOT 8 AS SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE, AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAYS AND SIDEWALK AREAS ON LOT 8 AS SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE.

PARCEL 3:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY OPERATION AND EASEMENT AGREEMENT DATED MAY 23, 2003 AND RECORDED MAY 28, 2003 AS DOCUMENT R2003-199155 FOR THE PASSAGE AND PARKING OF VEHICLES OVER AND ACROSS THE PARKING AND DRIVEWAY AREAS ON LOT 8 AS SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE, AND FOR THE PASSAGE AND ACCOMMODATION OF PEDESTRIANS OVER AND ACROSS THE PARKING, DRIVEWAYS AND SIDEWALK AREAS ON LOT 8 AS SAME MAY FROM TIME TO TIME BE CONSTRUCTED AND MAINTAINED FOR SUCH USE.

SURVEYOR'S LEGAL DESCRIPTION OF PROPOSED LEASE PARCEL

THAT PART OF LOT 4 IN CANTERA SUB-AREA "I" RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 27, 2003 AS DOCUMENT R2003-195726, IN DU PAGE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89 DEGREES 52 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 105.93 FEET TO A BEND POINT IN SAID SOUTH LINE; THENCE NORTH 53 DEGREES 48 MINUTES 42 SECONDS WEST, A DISTANCE OF 32.29 FEET; THENCE NORTH 28 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 291.59 FEET; THENCE NORTH 07 DEGREES 50 MINUTES 39 SECONDS EAST, A DISTANCE OF 22.78 FEET TO A POINT 35.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 82 DEGREES 00 MINUTES 48 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 109.20 FEET TO THE EAST LINE OF SAID LOT 4; THENCE ALONG SAID EAST LINE FOR THE FOLLOWING TWO (2) COURSES: (1) SOUTH 07 DEGREES 59 MINUTES 09 SECONDS WEST, A DISTANCE OF 86.92 FEET; (2) THENCE SOUTH 28 DEGREES 52 MINUTES 03 SECONDS WEST, A DISTANCE OF 223.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.90 ACRES MORE OR LESS

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEYOR'S NOTES

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
- UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.
- THERE ARE A TOTAL OF 52 STRIPED PARKING SPACES FOR CARS, INCLUDING 3 OF WHICH ARE MARKED HANDICAPPED AND 49 OF WHICH ARE REGULAR. (PERTAINS TO TABLE A, ITEM 9)
- PIN NUMBERS AND NAMES OF ADJOINING OWNERS SHOWN WERE OBTAINED FROM DUPAGE COUNTY PARCEL VIEWER SITE ACCESSED ON OCTOBER 3rd, 2025. (PERTAINS TO TABLE A ITEM 13)
- AERIAL MAPPING HAS BEEN UTILIZED TO SUPPLEMENT THIS SURVEY AND TO PROVIDE THE LOCATIONS OF INTERNAL IMPROVEMENTS. THE AERIAL SURVEY WAS COMPLETED BY MANHARD CONSULTING LTD. ON THE DATE OF THE FIELD SURVEY AND EXCEEDS THE RECOMMENDED ACCURACIES AND TOLERANCES FOR ENGINEERING AND CONSTRUCTION PROJECTS PER THE FEDERAL GEOGRAPHIC DATA COMMITTEE GEOSPATIAL POSITIONING ACCURACY STANDARDS PART 4, STANDARDS FOR ARCHITECTURE, ENGINEERING, CONSTRUCTION AND FACILITY MANAGEMENT, TABLE A-3. (PERTAINS TO TABLE A, ITEM 15)
- THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS ON THE SURVEYED PROPERTY AT THE TIME OF SURVEY. (PERTAINS TO TABLE A, ITEM 16)
- THE ILLINOIS DEPARTMENT OF TRANSPORTATION HAS BEEN CONTACTED AND HAVE INDICATED THAT CURRENTLY THERE ARE NO PLANS TO CHANGE THE STREET RIGHTS-OF-WAY LINES FOR DIEHL ROAD. IN ADDITION, THERE WAS NO OBSERVABLE EVIDENCE OF STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. (PERTAINS TO TABLE A, ITEM 17)

SURVEY PREPARED FOR

TOTH & ASSOCIATES
1550 E REPUBLIC ROAD
SPRINGFIELD, MO 65804

PROPERTY AREA

117,156 SQUARE FEET (2.690 ACRES)

PROPERTY ADDRESS

28231 DIEHL RD., WARRENVILLE, IL
(PER TITLE COMMITMENT)

P.I.N.

07-02-405-006
(PER TITLE COMMITMENT)

TITLE NOTES

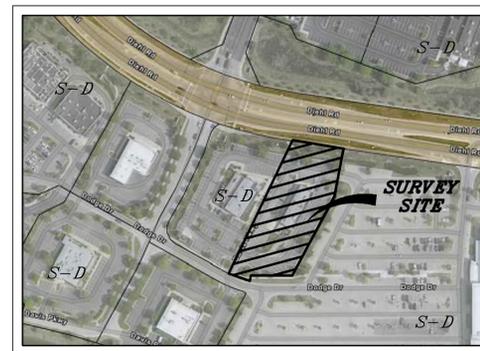
ATA NATIONAL TITLE GROUP, LLC TITLE INSURANCE COMPANY COMMITMENT NO. 25964215-IL WITH A COMMITMENT DATE OF JULY 10, 2025 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION 10): THE SURVEYED PROPERTY IS SUBJECT TO AN GREAT LAKE AND FLOWAGE EASEMENT AREA MAINTENANCE AGREEMENT RECORDED AS DOCUMENT R97-167985. SAID EASEMENT IS LOCATED WEST OF THE SURVEYED PROPERTY. (SEE DOCUMENT FOR PARTICULARS)

(EXCEPTION 10): THE SURVEYED PROPERTY IS NOT SUBJECT TO AN GREAT LAKE AND FLOWAGE EASEMENT AREA MAINTENANCE AGREEMENT AMENDMENT RECORDED AS DOCUMENT R2006-136127. SAID DOCUMENT AFFECTS LAND THAT IS LOCATED WEST OF THE SURVEYED PROPERTY. (SEE DOCUMENT FOR PARTICULARS)

(EXCEPTION 13): THE SURVEYED PROPERTY IS SUBJECT TO AN GREAT LAKE AND FLOWAGE EASEMENT AREA MAINTENANCE AGREEMENT RECORDED AS DOCUMENT R2001-174661. SAID EASEMENT IS LOCATED SOUTHWEST OF THE SURVEYED PROPERTY. (SEE DOCUMENT FOR PARTICULARS)

(EXCEPTION 14) THE SURVEYED PROPERTY IS SUBJECT TO A MEMORANDUM OF LEASE RECORDED AS DOCUMENT NO. R2002-092405. SAID DOCUMENT CONTAINS THE FOLLOWING EASEMENTS AND RESTRICTIONS:
A. COMMON AREA NON-EXCLUSIVE EASEMENTS:
UNLESS OTHERWISE NOTED ABOVE, THE EASEMENTS AND RESTRICTIONS CONTAINED WITHIN SAID DOCUMENT ARE BLANKET IN NATURE AND THEREFORE NOT PLOTTABLE.
(SEE DOCUMENTS FOR PARTICULARS.)



ZONING MAP

NOT TO SCALE

ZONE S-D DEFINITION PER CITY OF WARRENVILLE SPECIAL DEVELOPMENT DISTRICT

ZONING REFERENCE

THE SURVEYED PROPERTY IS LOCATED IN WARRENVILLE, ILLINOIS "S-D". THE INTENT OF THE DISTRICT IS TO PROVIDE APPROPRIATE AND FLEXIBLE ZONING FOR LARGE PARCELS TO BE DEVELOPED ACCORDING TO A SINGLE INTEGRATED PLAN FOR MIXED RESIDENTIAL, BUSINESS, AND INSTITUTIONAL USES, WITH THE FOLLOWING DEFINED RESTRICTIONS PER WARRENVILLE CITY CODE ORDINANCE CURRENT PASSED MAY 19, 2025 AND A ZONING MAP DATED FEBRUARY, 2024 (PERTAINS TO TABLE A, ITEM 6A)

- MINIMUM LOT AREA:
 - FOR SINGLE-FAMILY RESIDENTIAL: 10,000 SQUARE FEET
 - FOR MULTI-FAMILY RESIDENTIAL: 1 ACRE
 - FOR NON-RESIDENTIAL: 5 ACRES
- MAXIMUM FLOOR AREA RATIO: 0.5 (MAXIMUM FLOOR AREA RATIO IN AN SD DISTRICT SHALL BE A CUMULATIVE TOTAL OF ZERO POINT FIVE (0.5) FOR THE GROSS PROJECT AREA AS DETERMINED BY THE GENERAL SITE PLAN, FOR THE PURPOSES OF THIS DISTRICT, THE FLOOR AREA RATIO SHALL NOT INCLUDE FLOOR SPACE DEVOTED TO OFF-STREET PARKING AND LOADING. ALSO, FOR THE PURPOSE OF THIS DISTRICT, THE GROSS PROJECT AREA SHALL NOT INCLUDE THE AREAS CONTAINED WITHIN EXISTING OR PROPOSED DEDICATED ROAD RIGHTS-OF-WAY, BUT SHALL INCLUDE THE AREAS PRESERVED FOR OPEN SPACE.)
- MAXIMUM BUILDING HEIGHT: 60 FEET (HEIGHT UP TO 225 FEET MAY BE ALLOWED AS A SPECIAL USE)

THE COMPLETE ORDINANCE AND ZONING MAP CAN BE OBTAINED FROM THE CITY OF WARRENVILLE ZONING WEBSITE:
https://codeofordinance.com/codes/warrenville/atest/warrenville_1/0-0-0-19980
<https://warrenville.maps.arcgis.com/apps/inspector/index.html?appid=138b0c6e2174467a16c314413983cb>

UTILITY NOTES

- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
- UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON SOME OR ALL OF THE FOLLOWING:
 - ACTUAL FIELD OBSERVATIONS OF VISIBLE UTILITIES
 - ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE
 - GROUND MARKINGS BY ILLINOIS JULIE (DIG NUMBER A252270926)
 - UTILITY ATLAS FROM LOCAL MUNICIPALITIES
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE/SHE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS, OR WHEN THE SITE WAS COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- OTHER THAN VISIBLE OBSERVATIONS NOTED AND/OR SHOWN HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JULIE ONE-CALL SYSTEM AT 811 OR 1-800-892-0123.

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17043C0141J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)
 CERTIFIED TO: WHO BREW
 AND: MENARDS, INC., A WISCONSIN CORPORATION
 AND: ATA NATIONAL TITLE GROUP, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(a), 7(b)(1), 8, 9, 11(a), 13, 15, 16, 17, AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 19, 2025.

DATED THIS 6TH DAY OF NOVEMBER, A.D., 2025.

Christopher J. Salazar
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 4017
 EMAIL ADDRESS: CSALAZAR@MANHARD.COM
 LICENSE EXPIRES NOVEMBER 30, 2026



DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
 LICENSE EXPIRES APRIL 30, 2027

SHEET INDEX	
SHEET 1	LEGAL DESCRIPTION, TITLE NOTES, SURVEYOR'S NOTES AND CERTIFICATION
SHEET 2	EXISTING BOUNDARY, SITE IMPROVEMENTS, AND TIES
SHEET 3	EXISTING TOPOGRAPHIC INFORMATION
SHEET 4	EXISTING TOPOGRAPHIC INFORMATION WITH ORTHOPHOTO

DATE	
REVISIONS	



28231 DIEHL ROAD
 WARRENVILLE, ILLINOIS
 ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

PROJ. MGR.: CJS
 PROJ. ASSOC.: CJS
 DRAWN BY: NAL
 DATE: 08/19/25
 SCALE: N.T.S.

SHEET
1 OF **4**
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