ORDINANCE 8043
PAMPHLET

BOT 22-01:14, 101, 104 AND 112 E. 20TH STREET
NORBURY CROSSINGS SUBDIVISION, ANNEXATION AGREEMENT

PUBLISHED IN PAMPHLET FORM THIS 8TH DAY OF APRIL, 2022, BY ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS.

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8043

AN ORDINANCE AUTHORIZING THE EXECUTION OF AN ANNEXATION AGREEMENT

(BOT 22-01: 14, 101, 104 and 112 E. 20th Street)

(See also Ordinance No. (s)_____)

WHEREAS, it is in the best interest of the Village of Lombard, DuPage County, Illinois that a certain Annexation Agreement (hereinafter the "Agreement") pertaining to the property located at 14, 101, 104 and 112 E. 20th Street, Lombard, Illinois to be entered into; and,

WHEREAS, the Agreement has been drafted and a copy is attached hereto and incorporated herein as Exhibit "A"; and,

WHEREAS, the developer and the legal owners of the lots of record, which are the subject of said Agreement, are ready, willing and able to enter into said Agreement and to perform the obligations as required thereunder; and,

WHEREAS, the statutory procedures provided in Chapter 65 ILCS 5/11-15.1-1 through 5/11-15.1-5, as amended, for the execution of said Agreement have been complied with; a hearing on said Agreement having been held, pursuant to proper notice, by the President and Board of Trustees on March 3, 2022.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That the Village President and Village Clerk be and hererby are authorized to sign and attest to the Agreement attached hereto and marked Exhibit "A", by and between the Village of Lombard; and,

SECTION 2: This ordinance is limited and restricted to the property generally located at 14, 101, 104 and 112 E. 20th Street, Lombard, Illinois, and legally described as follows:

PARCEL 1
TRACT 26 AND THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FRED'K H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2
TRACT 24 AND TRACT 25 EXCEPT THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FRED'K H. BARLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 20 AND THE EAST 50 FEET OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3
ALSO THE NORTH ½ OF TRACT 19 IN FREDERICK H. BARTLETT'S FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 06-20-301-017, 06-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

SECTION 3: This ordinance shall be in full force and effect from and after its passage and approval as provided by law.

Passed on first reading this 17th day of March, 2022.

First reading waived by action of the Board of Trustees this _____ day of _____, 2022.

Passed on second reading this 7th day of April, 2022, pursuant to a roll call vote as follows:

Ayes: Village President Giagnorio, Trustee LaVaque, Puccio, Dudek, Honig, Militello, and Bachner

Nays: None.

Absent: None.

Approved by me this 7th day of April, 2022.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this 8th day of April, 2022.

Elizabeth Brezinski, Village Clerk

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Keith Giagnorio, personally known to me to be the President of the Village of Lombard, and Elizabeth Brezinski, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7th day of April, 2022.

Commission expires October 7, 2025

Notary Public

OFFICIAL SEAL
SHEILA YORK
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/7/25

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that Robert H. Mueller being the President of United Home Builders, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President of United Home Builders, Inc., they signed and delivered the said instrument as President of United Homebuilders, Inc., and Owner of the Subject Properties.

Given under my hand and seal this 5TH day of APRIL, 2022.

ANNA PAPKE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 08, 2025

Notary Public

Space above reserved for Recorder's use

ANNEXATION AGREEMENT DATED April 7, 2022
FOR THE
NORBURY CROSSINGS SUBDIVISION, LOMBARD, IL

Parcel Nos.: 06-20-301-017, 06-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

Common Addresses: 14, 101, 104 and 112 E. 20th Street, Lombard, Illinois

AFTER RECORDING RETURN TO:

Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148

NORBURY CROSSINGS SUBDIVISION ANNEXATION AGREEMENT

THIS ANNEXATION AGREEMENT (the "Agreement") is made and entered into this _____ day of _____ 2022, by and between the **VILLAGE OF LOMBARD**, a municipal corporation (the "Village") and; Robert H. Mueller, President of United Home Builders, Inc. (collectively the "Owner"). The Village and the Owner are hereinafter sometimes referred to herein individually as a "Party," and collectively as the "Parties".

WITNESSETH:

WHEREAS, the Owner is the legal owner of record of the Properties legally described in **EXHIBIT A,** attached hereto and made a part hereof (the "Subject Properties"); and

WHEREAS, Owner proposes to develop the Subject Properties; and

WHEREAS, the Subject Properties are adjacent to and contiguous to the existing corporate boundaries of the Village; and

WHEREAS, the Village desires to annex the Subject Properties and the Owner desires to have the Subject Properties annexed to the Village, and each of the Parties desire to obtain assurances from the other Party as to certain provisions of the zoning and other ordinances of the Village for the Subject Properties when the Subject Properties has been annexed, and to other matters covered by this Agreement for a period of twenty (20) years from and after the execution of this Agreement; and

WHEREAS, the Subject Properties are an approximate 6.63-acre parcel of land and there are zero (0) electors residing thereon; and

WHEREAS, all owners of record of, and at least fifty-one percent (51%) of the electors residing on the Subject Properties have signed a petition for annexation of the Subject Properties to the Village, (the "Annexation Petition"); and

WHEREAS, an application has heretofore been filed with the Village Clerk for zoning of the Subject Properties as set forth herein; and

WHEREAS, said application was forwarded to the Plan Commission of the Village; and

WHEREAS, a public hearing was held on January 24, 2022, for the purpose of considering, upon the annexation of the Subject Properties, a rezoning from the R-0 Single Family Residence District to the R-2 Single-Family Residence District under Chapter 155 of the Lombard Village Code, (the "Zoning Ordinance") and a conditional use for a planned development and companion variances and deviations as set forth herein, for the Subject Properties legally described in **EXHIBIT A** attached hereto and made part hereof; with zoning relief of a map amendment for the Subject Properties, and the Plan Commission has submitted to the President and Board of Trustees of the Village (the "Corporate Authorities") its findings of fact and recommendations with respect to said application; and

WHEREAS, a public hearing pursuant to proper notice, on this Agreement, was held by

the Corporate Authorities on _____, 2022; and

WHEREAS, the Parties wish to enter into a binding agreement with respect to the said annexation, zoning and development of the Subject Properties, and for other related matters, pursuant to the provisions of Division 15.1 of Article 11 of Act 5 of Chapter 65 of the Illinois Compiled Statutes, and upon the terms and conditions contained in this Agreement; and

WHEREAS, all public hearings and other actions required to be held or taken prior to the adoption and execution of this Agreement, in order to make the same effective, have been held or taken, including all hearings and actions required in connection with amendments to and classifications under the Zoning Ordinance and Chapter 154 of the Lombard Village Code (the "Subdivision Ordinance"), such public hearings and other actions having been held pursuant to public notice as required by law and in accordance with all requirements of law prior to adoption and execution of this Agreement; and

WHEREAS, the Corporate Authorities of the Village and the Owner deem it to be to the mutual advantage of the Parties and in the public interest that the Subject Properties be annexed to and developed as a part of the Village as hereinafter provided; and

WHEREAS, the development of the Subject Properties as provided herein will promote the sound planning and development of the Village as a balanced community and will be beneficial to the Village; and

WHEREAS, the Corporate Authorities of the Village have examined the proposed uses by the Owner and have determined that said uses and the development of the Subject Properties in accordance with this Agreement comply with the Comprehensive Plan of the Village;

NOW THEREFORE, in consideration of the foregoing and the mutual promises herein set forth, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged by the Parties, the Parties hereto agree as follows:

1. **INCORPORATION OF RECITALS.** The foregoing recitals are incorporated in this Agreement as if fully recited herein.

2. **DEVELOPMENT OF SUBJECT PROPERTIES.** The Subject Properties shall be developed in accordance with the terms of this Agreement and the exhibits attached hereto and made a part hereof. To the extent that any exhibit attached hereto and made a part of this Agreement is labeled as preliminary, the final documents shall be in substantial compliance with the preliminary documents attached hereto. The existing single-family homes may remain on the Subject Properties until Owner is prepared to develop the Subject Properties.

3. **ANNEXATION.** Subject to the provisions of 65 ILCS 5/7-1-1 et seq, as soon as reasonably practical, the Parties agree to do all things necessary or appropriate to cause the Subject Properties to be duly and validly annexed to the Village. The Parties shall cause such annexation to be effected pursuant to the provisions of 65 ILCS 5/7-1-8.

4. **ZONING.** Upon annexation of the Subject Properties to the Village as set forth herein, the Corporate Authorities shall, without further public hearings, immediately rezone and

classify the Subject Properties as referenced in **Exhibit A** from the R0 Single Family Residence District to the R2 Single-Family Residence District, with a conditional use for a planned development with the following variations and deviations as follows:

a. Pursuant to Section 154.507(D) of Village Code, approve variations for stormwater outlots as follows:
   i. For Outlot A, a variation to allow an outlot with a frontage width of zero feet abutting an improved public street, where 20 feet is required;

   ii. For Outlot C, a variation to allow an outlot with a frontage width of 10 feet abutting an improved public street, where 20 feet is required; and

   iii. For Outlot D, a variation to allow an outlot with a frontage width of 12 feet abutting an improved public street, where 20 feet is required.

b. Pursuant to Section 155.407(D) of Village Code, approve deviations for lot area as follows:
   i. For Lot 1, allow a lot area of 6,766 square feet, where 7,500 square feet is required;
   ii. For Lot 2, allow a lot area of 6,906 square feet where 7,500 square feet is required;
   iii. For Lot 7, allow a lot area of 6,644 square feet where 7,500 square feet is required;
   iv. For Lot 9, allow a lot area of 7,444 square feet where 7,500 square feet is required;
   v. For Lot 15, allow a lot area of 6,824 square feet where 7,500 square feet is required;
   vi. For Lot 16, allow a lot area of 6,477 square feet where 7,500 square feet is required;

c. Pursuant to Section 155.407(E) of Village Code, approve deviations for lot width as follows:
   i. For Lot 1, allow a lot width of 58 feet where 60 feet is required;
   ii. For Lot 9, allow a lot width of 51.3 feet where 60 feet is required;

d. Pursuant to Section 155.407(F)(1) of Village Code, approve a deviation to allow a minimum front yard setback of 30 feet for Lots 1 through 19, irrespective of the front yard setback of existing single-family dwellings on abutting lots;

e. Pursuant to Section 155.407(H) of Village Code, approve deviations for open space as follows:
   i. For Lots 1, 2, 7, 9, 15 and 16, approve deviations for minimum open space in order to allow 3,750 square feet of lot coverage, with the remaining lot area being provided as open space.

5. SITE PLAN APPROVAL. The Owner shall develop the Subject Properties in full compliance with the plans and specifications entitled "Site Improvement Plans Norbury Crossing", prepared by Woolpert, dated January 17, 2020, and last revised January 4, 2022,

attached hereto as **EXHIBIT B** and made part hereof (the "Plans and Specifications"), both subject to changes based upon final engineering. In addition, the Subject Properties shall be landscaped in full compliance with Village Code. Said landscaping shall be amended to incorporate any additional planting modifications as required by the Village as part of final engineering review and approval, and as conditioned within any Ordinance approving any requested planned development.

6. PLAT OF SUBDIVISION. The Village agrees to approve a preliminary and final plat of subdivision of the Subject Properties substantially in conformance of the plat attached hereto as **EXHIBIT C,** and made part hereof.

7. WATER UTILITIES.

A. Village represents and warrants to Owner as follows:

(1) That it owns and operates a water distribution system within the Village.

(2) That the Village has sufficient capacity to provide and will provide potable water to the Subject Properties, such service to be substantially the same as provided to other attached single-family residential areas in the Village being provided with water by the Village in terms of quantity, pressure, quality and cost.

B. Owner, at Owner's sole expense, shall install water main extensions in accordance with the Subdivision Ordinance and substantially in compliance with the Plans and Specifications. The Parties agree that Owner shall pay all Village water connection charges as required by the Lombard Village Code (the "Village Code") at the time of connection.

C. Owner shall grant or dedicate all easements reasonably required by the Village for the construction of the necessary water main extensions serving the Subject Properties.

8. SANITARY SEWER FACILITIES.

A. Village represents and warrants to Owner as follows:

(1) That it owns and operates a sanitary sewer system within the Village.

(2) That the Village system has sufficient capacity to provide and will provide sanitary sewer service to the Subject Properties, such service to be substantially the same as provided to other attached single-family residential areas in the Village being provided with sanitary sewer by the Village.

B. Owner, at Owner's sole expense, shall install sanitary sewer extensions necessary to serve the Subject Properties in accordance with the Plans and

Specifications. The parties agree Owner shall pay all Village sanitary sewer connection charges as required by the Village Code at the time of connection.

C. Owner shall grant or dedicate all easements reasonably required by the Village for the construction of the necessary sanitary sewer extensions serving the Subject Properties.

9. STORM DRAINAGE FACILITIES.

A. Storm drainage facilities, and retention and/or detention areas (the "Storm Drainage Facilities") shall be provided and constructed by Owner, at Owner's sole expense, substantially in accordance with the Plans and Specifications within the Subject Properties.

In addition, the Storm Drainage Facilities shall be maintained by the Owner and/or any subsequent owner(s) of record of the Subject Properties. Such Storm Drainage Facilities shall be maintained by the Owner during the course of development, and thereafter shall be maintained by either the Owner or by the subsequent owner(s) of record of the Subject Properties, all in accordance with a Declaration of Covenants to be recorded on the Subject Properties, which Declaration of Covenants shall provide the Village with the right, but not the duty, to go upon any portion of the Storm Drainage Facilities to maintain and/or repair or replace such Storm Drainage Facilities if they are not suitably maintained so that they remain fully operational, and if the Village takes, after thirty (30) day written notice to the Owner, in its reasonable discretion, any such action, such Declaration of Covenants shall provide that the owner(s) of the Subject Properties shall immediately upon demand reimburse the Village for all reasonable expenses incurred by the Village against the particular portion of the Subject Properties, and if not promptly paid, the Declaration of Covenants shall provide the Village the right to record a lien for any such unpaid expenses against the Subject Properties or any portion thereof, and to foreclose on any such lien. Prior written notice shall not be required in emergency situations, as determined in the sole discretion of the Village. In regard to the Storm Drainage Facilities, provisions specified by the Village's Director of Community Development shall be set forth on the final Plat of Subdivision and in a Declaration of Covenants to be recorded relative to the Subject Properties, with said Declaration of Covenants clearly indicating that the language cannot be amended or deleted from said Declaration of Covenants, without the prior written consent of the Village. Notwithstanding the forgoing, the Owner obligations shall cease upon conveyance of the Storm Drainage Facilities to the association created by the Declaration of Covenants, at which time said obligations shall be the obligations of the then current owner(s) of the Subject Properties.

10. DEVELOPMENT AGREEMENT. The Owner and the Village shall enter into a development agreement governing development of the Subject Properties,

substantially in the form as set forth in **EXHIBIT D**, attached hereto and made part hereof, (the "Development Agreement").

11. UNDERGROUND UTILITIES. All electrical, telephone, cable television and natural gas distribution facilities installed by Owner, except electrical transformers and meters for natural gas and electricity, shall be installed underground or located within buildings.

12. EASEMENTS. Owner shall provide all easements for public utilities, drainage and cable television as depicted on **EXHIBIT C**, attached hereto and made part hereof, and as required by final engineering plans.

13. EASEMENT FOR OUTLOT A. Owner will provide a cross-access easement in a form acceptable to the Village in order to provide access to Outlot A. If Owner provides cross-access to Outlot A via property not under Owner's control, the cross-access easement agreement between the Owner and all other relevant parties shall be finalized and recorded with DuPage County Recorder of Deeds prior to or concurrent with the submittal of the final plat of subdivision for approval by the Village Board. The cross-access easement providing access to Outlot A shall be referenced on the final plat of subdivision. The Owner may also satisfy the cross-access provisions to Outlot A through a proposed easement for cross-access on an abutting lot contiguous to a proposed public right-of-way and as depicted and identified on the Final Plat of Subdivision. Said cross-access easement shall be at least ten (10') feet in width, with further recorded covenants and restrictions stating that all buildings, structures and landscaping (excluding grass) shall not be placed within the easement area.

14. RECAPTURE AGREEMENT. In the event that a recapture agreement is entered into by the Parties, relative to any water or sanitary sewer mains extensions constructed by the Owner, the recapture agreement shall be in the form as attached hereto as **EXHIBIT E**, and made part hereof.

15. FEES. In consideration of the impact of the development of the Subject Properties on the Village, and in consideration of water mains, sanitary sewer mains and storm sewer mains previously installed by the Village to assist in the serving of the Subject Properties with water and sewers, Owner agree to pay all applicable permit (including, but not limited to building permit) and utility connection fees as required by the Village Code at the time of application for the respective permits.

16. REASONABLENESS OF FEES AND CHARGES. The Parties agree that the connection charges, fees, contributions, dedications and easements required by this Agreement are reasonable in amount, where applicable, and are reasonably related to and made necessary by the development of the Subject Properties.

17. DEDICATION OF PUBLIC IMPROVEMENTS. When Owner has completed all required public improvements, in accordance with the Village's Subdivision Ordinance regulations, and said public improvements have been inspected and approved by the Village Engineer, the Village shall accept said public improvements subject to the two (2) year maintenance guaranty provisions of the Subdivision Ordinance.

18. FINAL ENGINEERING APPROVAL. All public improvements required to be constructed hereunder or under the Subdivision Ordinance of the Village shall be paid for, constructed and installed by the Owner in accordance with final engineering plans approved by the Director of Community Development.

19. REMOVAL OF STREET IMPROVEMENTS. Developer agrees to pay the costs and facilitate the removal of any surplus asphalt or curbing within the Norbury Avenue right-of-way immediately north of Lot 1 and Wetland Area A of the Subject Properties (i.e. the hammerhead adjacent to Lot 18 and Outlot B in the Yorkshire Woods Subdivision). The surplus asphalt and curbing shall be removed at such time that Norbury Avenue has been extended to 20th Street. The impacted areas shall be regraded and sodded.

20. ANNEXATION TO THE HELEN PLUM MEMORIAL LIBRARY DISTRICT. The Owner agrees to petition the Helen Plum Memorial Library District to have the Properties annexed to the Helen Plum Memorial Library District upon its annexation to the Village.

21. ANNEXATION TO THE LOMBARD PARK DISTRICT. The Owner agrees to petition the Lombard Park District to have the Properties annexed to the Lombard Park District upon its annexation to the Village.

22. PLAN COMMISSION CONDITIONS OF APPROVAL. The Owner agrees to comply with the conditions of approval tied to the Plan Commission's recommendation of approval for PC 22-01, as follows:

1. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;

2. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;

3. The cross-access easement providing access to Outlot A shall be finalized and recorded with DuPage County prior to submittal of the final plat of subdivision for approval by the Village Board, with said cross-access easement referenced on the final plat of subdivision; and

4. This approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

23. YORKSHIRE WOODS LANDSCAPE ISLAND IMPROVEMENTS. The Village and Developer recognize that the Yorkshire Woods Homeowner's Association, an association consisting of owners of single family residential properties located immediately north of the Subject Property, is seeking to have a new landscape island placed within the existing Norbury Avenue publicly dedicated right-of-way under jurisdictional control of the Village. The final location and design specifications of the proposed landscape island shall be solely determined by and approved by the Village. The Developer shall not be responsible for the design nor construction of the landscape island. However, should the

Village approve a landscape island plan, the Developer shall take reasonable efforts to facilitate and accommodate the Village's and/or Yorkshire Woods Homeowner's Association's contractors to undertake the construction of the landscape island. Said cooperation shall include coordinating construction activity as set forth within Section 19 above or any other required public improvements to be undertaken by the Developer within the Norbury Avenue right-of-way.

24. GENERAL PROVISIONS.

A. **Notices.** Notice or other writings which either Party is required to, or may wish to, serve upon the other Party in connection with this Agreement shall be in writing and shall be delivered personally or sent by registered or certified mail, return receipt requested, postage prepaid, addressed as follows:

If to the Village or Corporate Authorities:	President and Board of Trustees Village of Lombard 255 East Wilson Avenue Lombard, Illinois 60148
With Copies to:	Village Manager Village of Lombard 255 East Wilson Avenue Lombard, Illinois 60148
	Director of Community Development Village of Lombard 255 East Wilson Avenue Lombard, Illinois 60148
	Jason A. Guisinger Anne M. Skrodzki Klein, Thorpe and Jenkins, Ltd. 20 North Wacker Drive, Suite 1660 Chicago, Illinois 60606
If to the Owner:	Robert H. Mueller, President United Home Builders, Inc. 738 S. Elizabeth Street Lombard, IL 60148
	Andrew J. Draus, Attorney 53 E. St. Charles Road Villa Park, IL 60181

or to such other address as any part may from time to time designate in a written notice to the other parties.

B. **Continuity of Obligations.**

1. The provisions of this Agreement, except as to various covenants running with the land and the obligation to provide such and the further exception set forth below in this subsection, obligating Owner, shall not be binding upon the successors in title to the Owner who have purchased individual dwellings or improved individual lots as the ultimate consumers thereof (namely the individuals who actually own and reside in the attached single-family residences to be built on said lots). The provisions of this Agreement shall be binding, however, on any builders who purchase any of the lots for eventual resale to the ultimate consumers thereof. Notwithstanding the foregoing, the provisions relating to Storm Drainage Facilities in Sections ____ in regard to special assessments shall be binding on the ultimate consumers and any builders and shall be considered and are hereby declared as covenants running with the land.

2. In the event of any sale or conveyance by Owner of the Subject Properties or any portion thereof, including Outlots A, B, C and/or D (Stormewater Management and Detention Areas), but excluding any sale or conveyance by Owner of any individual attached single-family residences while Owner is acting in the regular course of its business of a developer selling or transferring such dwellings to the ultimate consumers thereof, Owner shall notify the Village in writing, within thirty (30) working days after the closing of such sale or conveyance, of any and all successors in title to all or any portion of the Subject Properties. Such written notice shall include identification of the names(s) of such successor(s), the date of such sale or conveyance, and a copy of the title opinion identifying the grantee, the real estate sold or conveyed, and such other information as is usually and customarily included in a title opinion for the sale or conveyance or real estate. Failure to give timely notice shall not constitute a default hereunder, but shall be governed by the remaining provisions of this subsection 25B.

3. Upon the condition that the requirements of this subsection 25B have been met, this Agreement shall inure to the benefit of and shall be binding upon Owner successors in any manner in title, and shall be binding upon the Village and the successor Corporate Authorities of the Village and any successor municipality. In the event that the requirements of this subsection 25B have not been met, this Agreement shall be binding upon, but shall not inure to the benefit of Owner successors in any manner in title until such time as Owner has given the Village the notice required by this subsection.

4. Notwithstanding any provision of this Agreement to the contrary, including but not limited to the sale or conveyance of all or any part of the Subject Properties by Owner in accordance with subsection

25B(2) above, the Owner shall at all times during the term of this Agreement remain liable to Village for the faithful performance of all obligations imposed upon Owner by this Agreement until such obligations have been fully performed or until Village, in the exercise of its reasonable discretion, has otherwise released Owner from any and all such obligations.

5. Except as otherwise provided in this subsection 25B, all the terms and conditions of this Agreement shall constitute covenants running with the land.

C. **Court Contest.** In the event the annexation of the Subject Properties, the classification of the Subject Properties for zoning purposes or other terms of this Agreement are challenged in any court proceeding, the period of time during which such litigation is pending, including (without limitation) the appeal time therefor, shall not be included, if allowed by law, in calculating the twenty (20) year period mentioned in subsection 25T below.

D. **Remedies.** The Village and Owner, and their successors and assigns, covenant and agree that in the event of default of any of the terms, provisions or conditions of this Agreement by either Party, or their successors or assigns, which default exists uncorrected for a period of thirty (30) days after written notice to the Party to such default, the Party seeking to enforce said provision shall have the right of specific performance and if said Party prevails in a court of law, it shall be entitled to specific performance. It is further expressly agreed by and between the Parties hereto that the remedy of specific performance herein given shall not be exclusive of any other remedy afforded by law to the Parties, or their successor or successors in title.

E. **Dedication of Public Lands.** In no event, including (without limitation) the exercise of the authority granted in Section 5/11-12-8 of Division 11 of Act 5 of Chapter 65 of the Illinois Compiled Statutes, shall the Corporate Authorities require that any part of the Subject Properties be designated for public purposes, except as otherwise provided in this Agreement or except as may be consented to in writing by Owner.

F. **Conveyances.** Nothing contained in this Agreement shall be construed to restrict or limit the right of Owner to sell or convey all or any portion of the Subject Properties, whether improved or unimproved, except as otherwise specifically set forth herein.

G. **Survival of Representation.** Each of the Parties agrees that the representations, warranties and recitals set forth in the preambles to this Agreement are material to this Agreement and the parties hereby confirm and admit their truth and validity and hereby incorporate such representations, warranties and recitals into this Agreement and the same shall continue during the period of this Agreement.

H. **Captions and Paragraph Headings.** The captions and paragraph headings used herein are for convenience only and are not part of this Agreement and shall not be used in construing it.

J. **Reimbursement to Village for Legal and Other Fees and Expenses.**

1. To the Effective Date of Agreement. The Owner concurrently with annexation and zoning of the Subject Properties or so much thereof as required, shall reimburse the Village for the following expenses incurred in the preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the Subject Properties:

   (a) the costs incurred by the Village for engineering services;

   (b) all reasonable attorneys' fees incurred by the Village in connection with this Agreement and the annexation and zoning of the Subject Properties; and

   (c) miscellaneous Village expenses, such as legal publication costs, recording fees and copying expenses.

2. From and After Effective Date of Agreement. Except as provided in this subsection upon demand by Village made by and through its Director of Community Development, Owner from time to time shall promptly reimburse Village for all reasonable expenses and cost incurred by Village in the administration of this Agreement, including engineering fees, attorneys' fees and out-of-pocket expenses.

   Such costs and expenses incurred by Village in the administration of the Agreement shall be evidenced to the Owner upon its request, by a sworn statement of the Village; and such mutually agreed upon costs and expenses may be further confirmed by the Owner at either's option from additional documents designated from time to time by the Owner relevant to determining such costs and expenses.

   Notwithstanding the foregoing, Owner shall in no event be required to reimburse Village or pay for any expenses or costs of Village as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by Village ordinances or otherwise.

3. In the event that any third party or parties institute any legal proceedings against the Owner and/or the Village, which relate to the terms of this Agreement, then, in that event, the Owner, on notice from Village shall assume, fully and vigorously, the entire defense

of such lawsuit and all expenses of whatever nature relating thereto; provided, however:

(a) Owner shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the Village.

(b) If the Village, in its reasonable discretion, determines there is, or may probably be, a conflict of interest between Village and Owner and/or Developer, on an issue of importance to the Village having a potentially substantial adverse effect on the Village, then the Village shall have the option of being represented by its own legal counsel. In the event the Village exercises such option, then Owner shall reimburse the Village, from time to time on written demand from the Director of Community Development and notice of the amount due, for any expenses, including but not limited to court costs, reasonable attorneys' fees and witnesses' fees, and other expenses of litigation, incurred by the Village in connection wherewith.

4. In the event the Village institutes legal proceedings against Owner for violation of this Agreement and secures a judgment in its favor, the court having jurisdiction thereof shall determine and include in its judgment against Owner all expenses of such legal proceedings incurred by Village, including but not limited to the court costs and reasonable attorneys' fees, witnesses' fees, etc., incurred by the Village in connection therewith (and any appeal thereof). Owner may, in its sole discretion, appeal any such judgment rendered in favor of the Village against Owner.

K. **No Waiver or Relinquishment of Right to Enforce Agreement.** Failure of either Party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other Properties imposed, shall not constitute or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

L. **Village Approval or Direction.** Where Village approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the Village unless otherwise expressly provided herein or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met unless such requirements are inconsistent with this Agreement.

M. **Recording.** A copy of this Agreement and any amendment thereto shall be recorded by the Village at the expense of the Owner.

N. **Authorization to Execute.** The officers of Owner executing this Agreement warrant that they have been lawfully authorized by Owners Board of Directors to execute this Agreement on behalf of said Owner. The President and Clerk of the Village hereby warrant that they have been lawfully authorized by the Corporate Authorities to execute this Agreement. The Owner and Village shall deliver to each other upon request copies of all bylaws, joint venture agreements, resolutions, ordinances or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective entities.

O. **Amendment.** This Agreement sets forth all promises, inducements, agreements, conditions and understandings between the Owner and the Village relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them. This Agreement may be amended by the Village and the Owner of record of a portion of the Subject Properties as to the provisions applying thereto, without the consent of the Owners of other portions of the Subject Properties.

P. **Counterparts.** This Agreement may be executed in two (2) or more counterparts, each of which taken together, shall constitute one and the same instrument.

Q. **Conflict Between the Text and Exhibits.** In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

R. **Definition of Village.** When the term Village is used herein it shall be construed as referring to the Corporate Authorities of the Village unless the context clearly indicates otherwise.

S. **Execution of Agreement.** This Agreement shall be signed last by the Village and the President of the Village shall affix the date on which he/she signs this Agreement on Page 1 hereof, which date shall be the effective date of this Agreement.

T. **Terms of Agreement.** This Agreement shall be in full force and effect for a term of twenty (20) years from and after date of execution of this Agreement.

U. **Venue.** The Parties hereto agree that for purposes of any lawsuit(s) between them concerning this Agreement, its enforcement, or the subject matter thereof, venue shall be in DuPage County, Illinois, and the laws of the State of Illinois shall govern the cause of action.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to this Agreement on the day and year first above written.

VILLAGE OF LOMBARD

By: _____
Keith Giagnorio
Village President

ATTEST:

_____
Elizabeth Brezinski
Village Clerk

DATED: 4/7/22

OWNER
Robert H. Mueller
President of United Home Builders, Inc.
738 S. Elizabeth Street
Lombard, IL 60148

Sign Name: _____

Print Name: ROBERT H. MUELLER

Title: PRESIDENT

ATTEST:

Sign Name: _____

Print Name: _____

Title: _____

DATED: APRIL 5, 2022

ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Keith Giagnorio, personally known to me to be the President of the Village of Lombard, and Elizabeth Brezinski, personally known to me to be the Village Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Village Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 7th day of April, 2022.

Commission expires October 7, 2025.

Notary Public

OFFICIAL SEAL
SHEILA YORK
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/7/25

STATE OF ILLINOIS)

) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that Robert H. Mueller being the President of United Home Builders, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President of United Home Builders, Inc., they signed and delivered the said instrument as President of United Homebuilders, Inc., and Owner of the Subject Properties.

Given under my hand and seal this 5TH day of APRIL, 2022.

ANNA PAPKE
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 08, 2025

Notary Public

SCHEDULE OF EXHIBITS

EXHIBIT A:	Legal Description of Subject Properties
EXHIBIT B:	Plans & Specifications
EXHIBIT C:	Preliminary Plat of Subdivision
EXHIBIT D:	Development Agreement
EXHIBIT E:	Recapture Agreement

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTIES

____, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-20-301-01706-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

PARCEL 1:

TRACT 26 AND THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FREDK H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 AND THE EAST 50 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

TRACT 24 AND TRACT 25 EXCEPT THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FREDK H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 AND THE EAST 50 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

ALSO THE NORTH 1/2 OF TRACT 19 IN FREDERICK H. BARTLETT'S FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 288,995.53 SQ. FT. (6.63 ACRES)

PROPERTY COMMONLY KNOWN AS: 14, 104, 101 & 112 EAST 20TH STREET, LOMBARD, ILLINOIS.

EXHIBT B
PLANS & SPECIFICATIONS

SITE IMPROVEMENT PLANS
NORBURY CROSSING

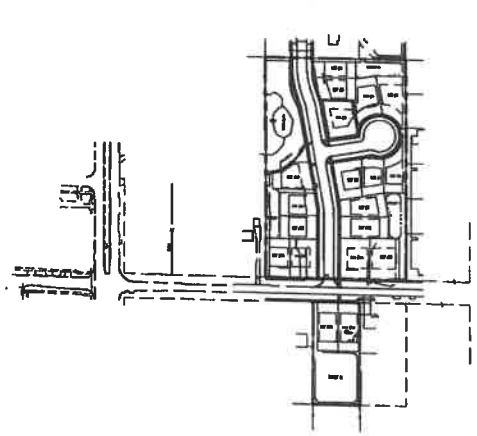
EAST 20TH STREET
LOMBARD, ILLINOIS
SEPTEMBER 2019

UNITED HOME BUILDERS, INC.

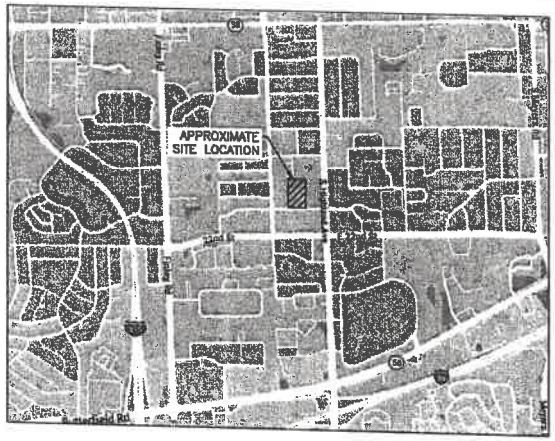
738 S. ELIZABETH STREET, LOMBARD, IL 60148

WOOLPERT
1515 South Meyers Road
Suite 600
Oakbrook Terrace, IL 60181
630.434.9080
FAX: 630.495.3731

SITE PLAN



VICINITY MAP



SHEET INDEX

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0	-	12/20/21	C001 ..... GENERAL NOTES
0	-	12/20/21	C100 ..... OVERALL DEMO PLAN
0	-	12/20/21	C101 ..... EXISTING CONDITIONS – DEMO PLAN
0	-	12/20/21	C102 ..... EXISTING CONDITIONS – DEMO PLAN
0	-	12/20/21	C103 ..... EXISTING CONDITIONS – DEMO PLAN
0	-	12/20/21	C200 ..... OVERALL SITE PLAN
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0	-	12/20/21	C202 ..... SITE PLAN
0	-	12/20/21	C203 ..... SITE PLAN
0	-	12/20/21	C300 ..... OVERALL GRADING PLAN
0	-	12/20/21	C301 ..... GRADING PLAN
0	-	12/20/21	C302 ..... GRADING PLAN
0	-	12/20/21	C303 ..... GRADING PLAN
0	-	12/20/21	C304 ..... OFF-SITE GRADING PLAN
0	-	12/20/21	C305 ..... OVERALL EROSION CONTROL PLAN
0	-	12/20/21	C306 ..... EROSION CONTROL PLAN
0	-	12/20/21	C307 ..... EROSION CONTROL PLAN
0	-	12/20/21	C308 ..... EROSION CONTROL PLAN
0	-	12/20/21	C309 ..... EROSION CONTROL DETAILS
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0	-	12/20/21	C401 ..... UTILITY PLAN
0	-	12/20/21	C402 ..... UTILITY PLAN
0	-	12/20/21	C403 ..... UTILITY PLAN
0	-	12/20/21	C404 ..... STORM SEWER PROFILES
0	-	12/20/21	C405 ..... SANITARY SEWER PROFILES
0	-	12/20/21	C406 ..... WATER MAIN PROFILES
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0	-	12/20/21	C700 ..... VILLAGE OF LOMBARD DETAILS
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0	-	12/20/21	C702 ..... VILLAGE OF LOMBARD DETAILS
0	-	12/20/21	C703 ..... VILLAGE OF LOMBARD DETAILS
0	-	12/20/21	C704 ..... VILLAGE OF LOMBARD DETAILS

SUPPLEMENTAL DRAWINGS

0	-	09/22/21	E101 ..... TRUCK TURNING EXHIBIT
0	-	09/22/21	WL5 ..... LIGHTING PLAN
0	-	09/22/21	E101 ..... DRAINAGE AREA EXHIBIT

DRAWING INDEX LEGEND

Call Before You Dig
Simply Call 811

No.	DATE	REVISION
	01/12/20	ISSUED FOR PERMIT

PROJECT No.: 080220

C000

Layout Tab Name: C001 GENERAL NOTES, Images: , Xrefs: 080220-TBLK.dwg
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GENERAL NOTES

MASS GRADING

STORM SEWER

STORM SEWER CONT.

SANITARY SEWER

PAVEMENT

WATERMAIN

WATERMAIN CONT.

EROSION CONTROL

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

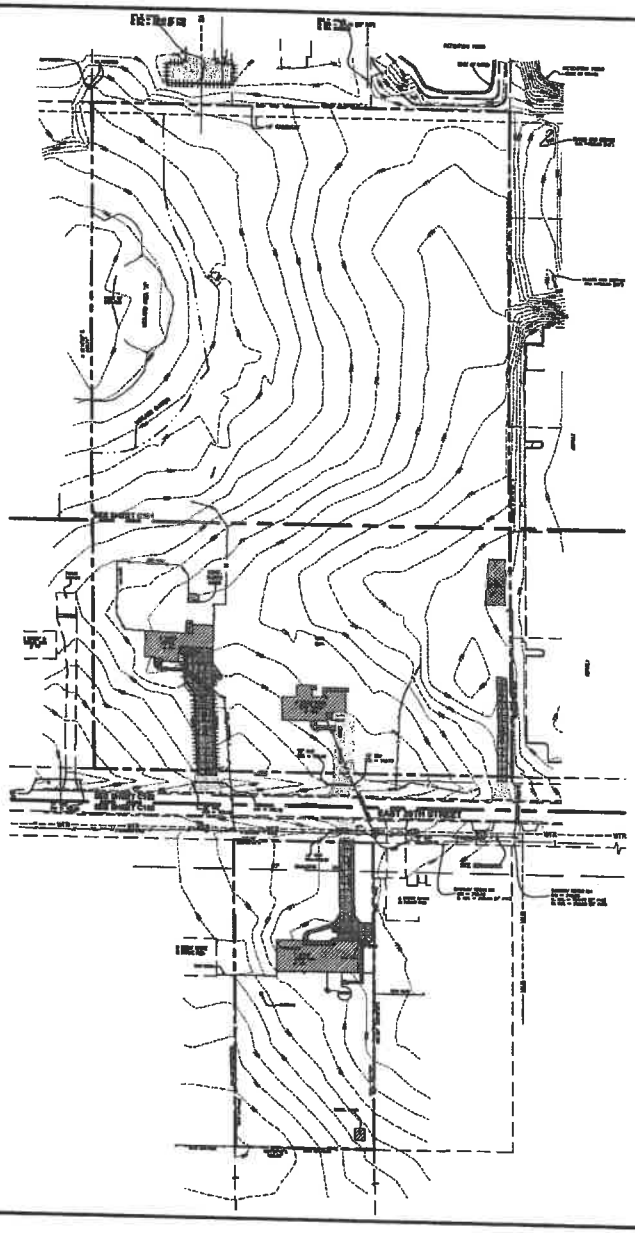
GENERAL NOTES

SHEET NO. C001

WOOLPERT
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

PROJECT No: 080220
DATE 01/17/20
DES. JL
DR. BH
CKD. JC

No.	DATE	REVISION



EXISTING LEGEND

- STORM MANHOLE
- CURB INLET
- CATCH BASIN
- FIRE HYD.
- WATER VALVE
- WATER MANHOLE
- SPRINKLER CONTROL VALVE
- GAS METER
- ELEC. TRANSFORMER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CLEANOUT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PULL BOX
- SANITARY MANHOLE
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- SAN — SANITARY
- WTR — WATER
- EXISTING CURB (AND GUTTER)
- 10 TOP OF CASTING
- MATCHLINE
- PROPERTY BOUNDARY

N

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION – 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig

Simply Call 811

0 50 100 150

GRAPHIC SCALE IN FEET

REVISION		
No.	DATE	

PROJECT No: 080220
DATE 01/17/20
DES. JL
DR. JH
CKD. JC

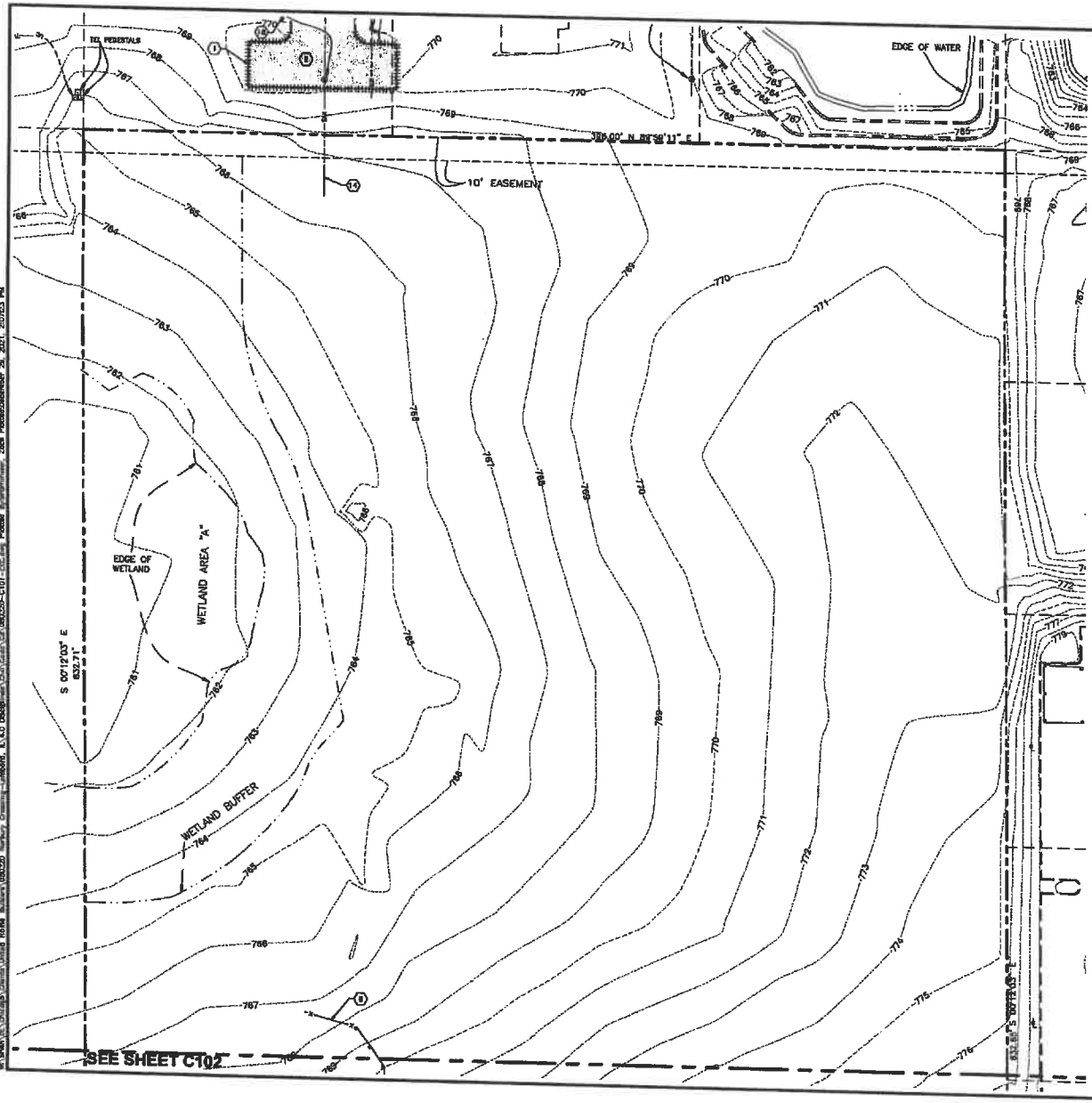
WOOLPERT
1915 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

OVERALL EXISTING CONDITIONS - DEMO PLAN

SHEET NO.
C100



EXISTING LEGEND

- STORM MANHOLE
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DEMOLITION LEGEND

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2. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT FULL DEPTH
3. SAWCUT AND REMOVE EXISTING CONCRETE FULL DEPTH
4. REMOVE EXISTING GRAVEL/WOOD CHIPS
5. REMOVE EXISTING BUILDING AND ASSOCIATED FOUNDATIONS
6. REMOVE EXISTING FENCE
7. REMOVE EXISTING DECK WITH GAZEBO
8. REMOVE EXISTING SANITARY STRUCTURE
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12. EXISTING WELL TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH DUPAGE COUNTY REQUIREMENTS
13. EXISTING FENCE TO REMAIN
14. EXISTING SANITARY TO REMAIN
15. REMOVE TO NEXT ADJACENT SIDEWALK JOINT
16. REMOVE EXISTING TREE
17. REMOVE EXISTING SHRUB
18. APPROXIMATE LOCATION OF EXISTING LIGHT POLE TO REMAIN

DEMOLITION NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PRIOR OR CONSTRUCTION.
2. CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR CROSSING THE SITE TO SERVICE ADJACENT PROPERTIES. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS, DURING OCCUPIED HOURS, EXCEPT WHEN PERMITTED BY OTHERS.
4. DEMOLISH AND COMPLETELY REMOVE FROM SITE, EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED. COORDINATE WITH UTILITY COMPANIES FOR SHUT-OFF OF SERVICES, IF LINES ARE ACTIVE.
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10. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.

BENCHMARK:-

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig
JULIE
Simply Call 811

N

No.	DATE	REVISION

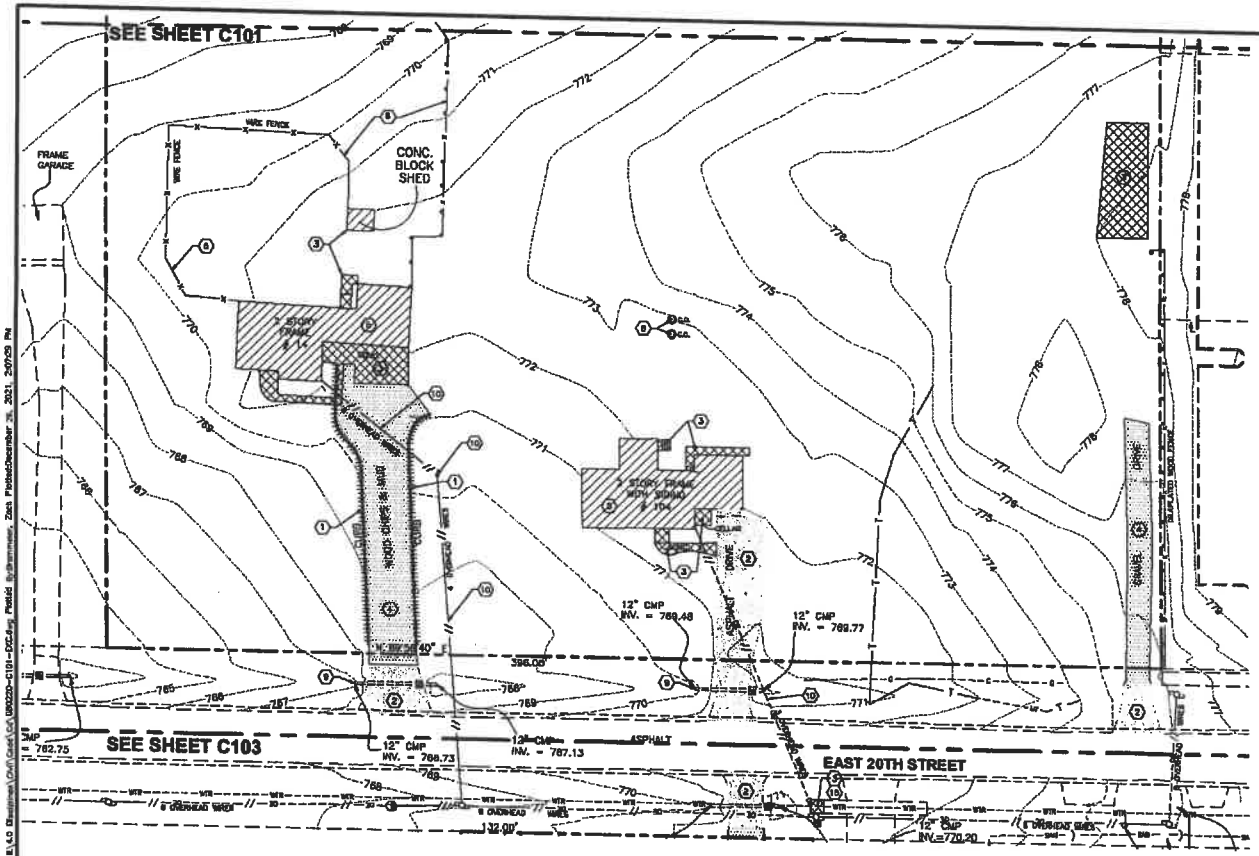
PROJECT No: 080220
DATE 01/17/20
DES. JL
DR. ZM
CKD. JC

WOOLPERT
1915 South Meyers Road
Suite 550
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.5721

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
26TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

EXISTING CONDITIONS - DEMO PLAN

SHEET NO.
C101



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No.	DATE	REVISION

PROJECT No: 080220
DATE 01/17/20
DES. A.
DR. DH.
CKD. JE

WOOLPERT
1905 South Meyers Road
Suite 350
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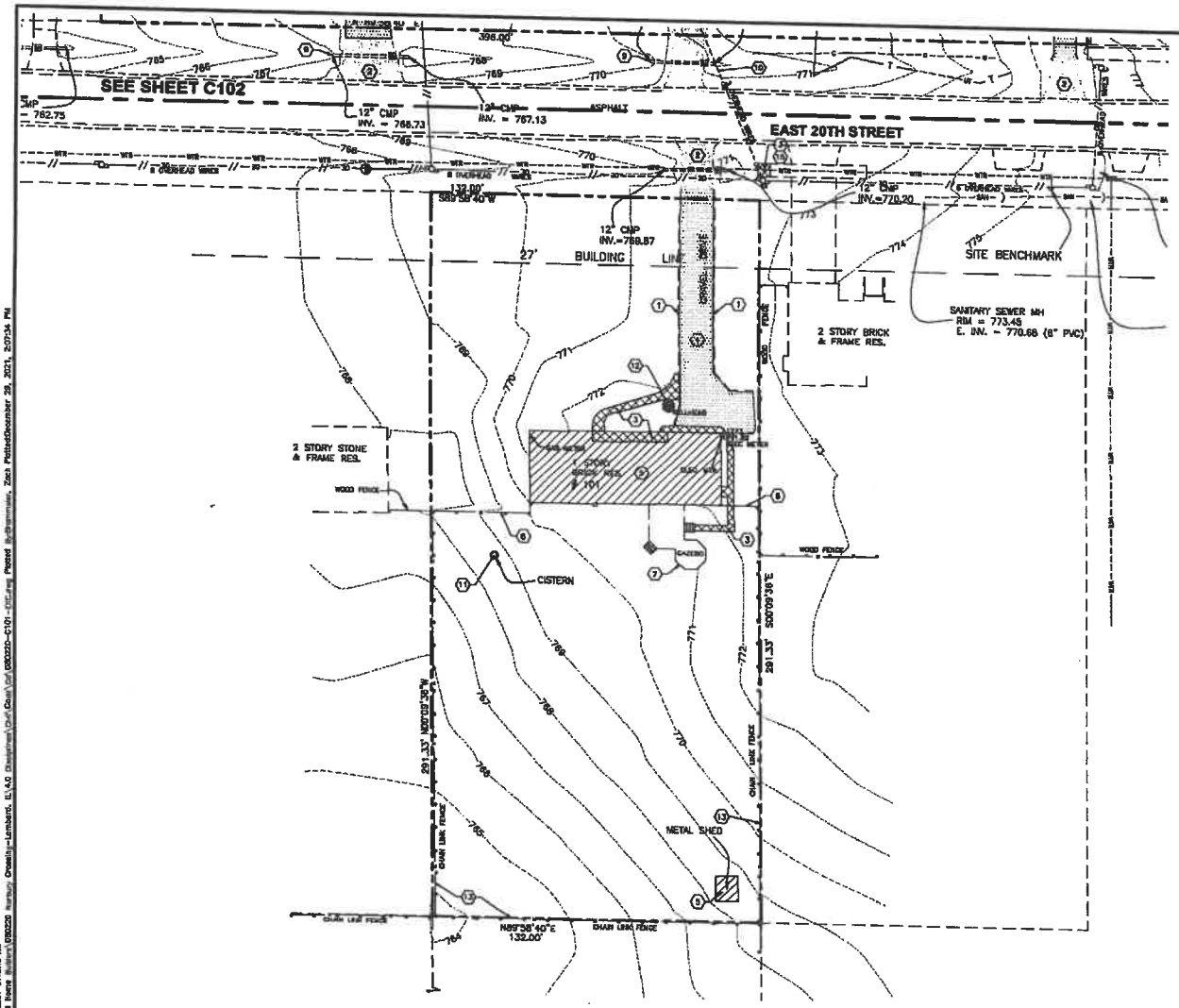
630.424.5900
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

EXISTING CONDITIONS - DEMO PLAN

SHEET NO.
C101



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- WATER VALVE
- WATER MANHOLE
- SPRINKLER CONTROL VALVE
- GAS METER
- ELEC. TRANSFORMER
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CLEANOUT
- UTILITY POLE
- LIGHT POLE
- GUY WIRE
- TELEPHONE PEDESTAL
- TRAFFIC SIGNAL PULL BOX
- SANITARY MANHOLE
- SIGN
- UE — UNDERGROUND ELECTRIC
- G — UNDERGROUND GAS
- SD — STORM
- SAN — SANITARY
- W — WATER
- EXISTING CURB (AND GUTTER)
- TC TOP OF CASTING
- MATCHLINE
- PROPERTY BOUNDARY

N

DEMOLITION LEGEND

1. SAWCUT AND REMOVE EXISTING CURB AND GUTTER
2. SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT FULL DEPTH
3. SAWCUT AND REMOVE EXISTING CONCRETE FULL DEPTH
4. REMOVE EXISTING GRAVEL/WOOD CHIPS
5. REMOVE EXISTING BUILDING AND ASSOCIATED FOUNDATIONS
6. REMOVE EXISTING FENCE
7. REMOVE EXISTING DECK WITH GAZEBO
8. REMOVE EXISTING SANITARY STRUCTURE
9. REMOVE EXISTING STORM SEWER
10. REMOVE EXISTING ELECTRIC LINES/POLES
11. REMOVE EXISTING CISTERN
12. EXISTING WELL TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH DUPAGE COUNTY REQUIREMENTS
13. EXISTING FENCE TO REMAIN
14. EXISTING SANITARY TO REMAIN
15. REMOVE TO NEXT ADJACENT SIDEWALK JOINT
16. REMOVE EXISTING TREE
17. REMOVE EXISTING SHRUB
18. APPROXIMATE LOCATION OF EXISTING LIGHT POLE TO REMAIN

DEMOLITION NOTES

1. EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
2. CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR CROSSING THE SITE TO SERVICE ADJACENT PROPERTIES. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS, DURING OCCUPIED HOURS, EXCEPT WHEN PERMITTED BY OTHERS.
4. DEMOLISH AND COMPLETELY REMOVE FROM SITE, EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED. COORDINATE WITH UTILITY COMPANIES FOR SHUT-OFF OF SERVICES, IF LINES ARE ACTIVE.
5. EXISTING PAVEMENT AND CONCRETE PAVEMENTS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
6. MATERIAL CREATED AS A RESULT OF BUILDING DEMOLITION SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
8. PAVEMENT DAMAGED DUE TO THE REMOVAL OF EXISTING CURB SHALL BE SAWCUT, REMOVED AND REPLACED IN KIND.
9. A FULL DEPTH SAWCUT SHALL BE PROVIDED IN ALL AREAS WHERE PROPOSED PAVEMENT OR CURB AND GUTTER MEETS EXISTING PAVEMENT.
10. CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NW0088 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 9, 2017.

Call Before You Dig
JULIE
Simply Call 811

No.	DATE	REVISION

PROJECT No: 080220
DATE 10/11/20
DES. A
DR. BH
CHD. JE

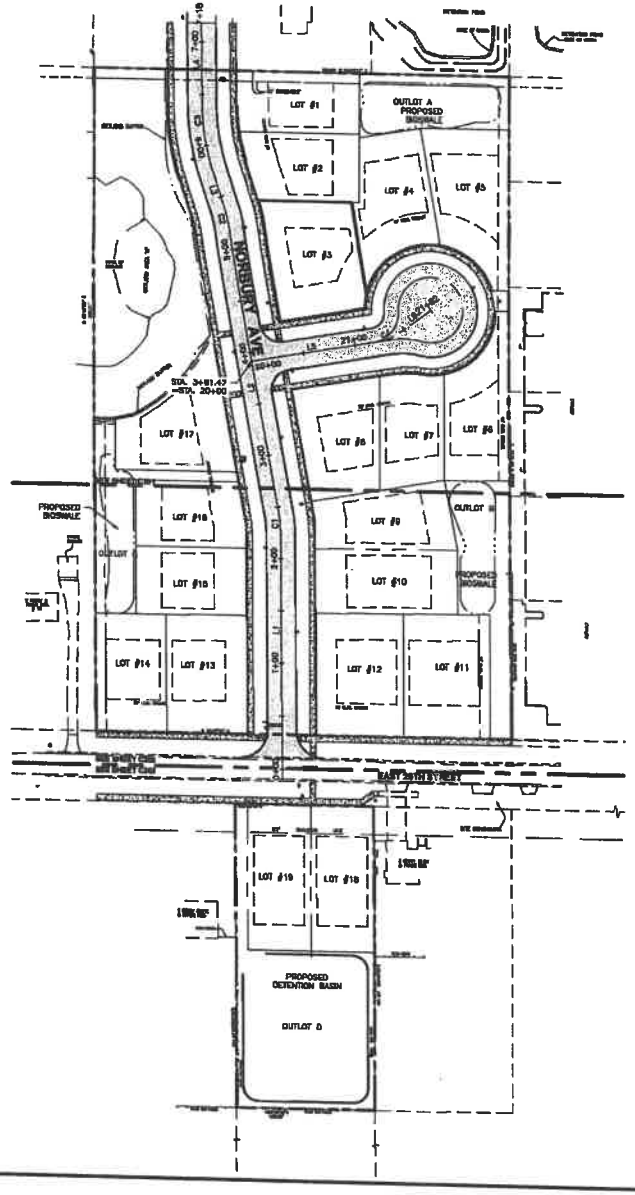
1815 South Meyers Road
Suite 550
Oakbrook Terrace, IL 60181
630.424.5080
FAX: 630.495.3731
WOOLPERT

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

2011TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

EXISTING CONDITIONS - DEMO PLAN

SHEET NO.
C103



SITE LEGEND

- INDICATES RESIDENTIAL DRIVEWAY PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES RESIDENTIAL STREET PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE PAVEMENT/SIDEWALK–SEE DETAILS FOR PAVEMENT COMPOSITION
- LIGHT POLES
- EXISTING CURB AND GUTTER
- POSITIVE SLOPED CURB
- PROPERTY BOUNDARY

N

CURVE TABLE

NUMBER	RADIUS	LENGTH	DELTA	PI STATION	PC STATION	PT STATION
C1	130.00	92.85	8° 44' 22"	3+33.51	2+22.31	3+15.30
C2	142.00	18.45	7° 26' 47"	5+02.56	5+18.79	5+38.21
C3	200.00	81.44	18° 22' 38"	9+08.30	8+77.23	9+39.50
C4	60.00	35.32	27° 07' 39"	21+36.49	21+18.08	21+53.37

LINE TABLE

NUMBER	LENGTH	BEARING	START STATION	END STATION
L1	222.21	S0° 11' 23.03"E	0+00.00	2+22.31
L2	274.58	N0° 05' 03.05"E	3+15.30	5+18.79
L3	88.19	N17° 45' 38.37"E	5+38.21	6+77.23
L4	79.87	N0° 01' 50.04"E	9+39.50	7+17.87
L5	118.00	N87° 54' 23.04"E	20+00.00	21+18.08
L6	38.42	N0° 05' 38.53"E	21+53.37	21+91.79

LOT INFORMATION

LOT NUMBER	LOT SIZE	LOT WIDTH
1*	6,768 SF	58 FT
2	8,066 SF	60 FT
3	8,373 SF	66.4 FT
4	8,317 SF	68 FT
5	8,837 SF	70.6 FT
6	7,833 SF	61.5 FT
7	6,944 SF	62 FT
8	6,157 SF	74.4 FT
9*	7,444 SF	51.3 FT
10	8,432 SF	63 FT
11	8,716 SF	62.6 FT
12	8,884 SF	63.1 FT
13	8,605 SF	78.6 FT
14	7,548 SF	87.3 FT
15	6,924 SF	60 FT
16	6,477 SF	63 FT
17	7,582 SF	66.8 FT
18	6,936 SF	60 FT
19	6,367 SF	60 FT

* INDICATES A VARIANCE IS NEEDED FOR THE REQUIRED LOT WIDTH

NOTE:
LOT WIDTHS WERE MEASURED PER THE DEFINITION IN VILLAGE CODE SECTION 155.502.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 776.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig
JULIE
Simply Call 811

0 50 100 150
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 0192-0

DATE 01/17/20
DES. JL
DR. JH
CKD. JL

WOOLPERT
1515 South Meyers Road
Suite 550
Oakbrook Terrace, IL 60181
630.424.3960
FAX: 630.853.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

26TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

OVERALL SITE PLAN

SHEET NO.
C200

Layout Tab Name: C201 SITE PLAN, Images: lombard aerial.jpg: , Xrefs: 080220-X.dwg: 080220-DIGL.dwg: genDevAlRy_2d.dwg: 2017surveyrev4_2d.dwg: 080220-P.dwg: 080220-TBLK.dwg
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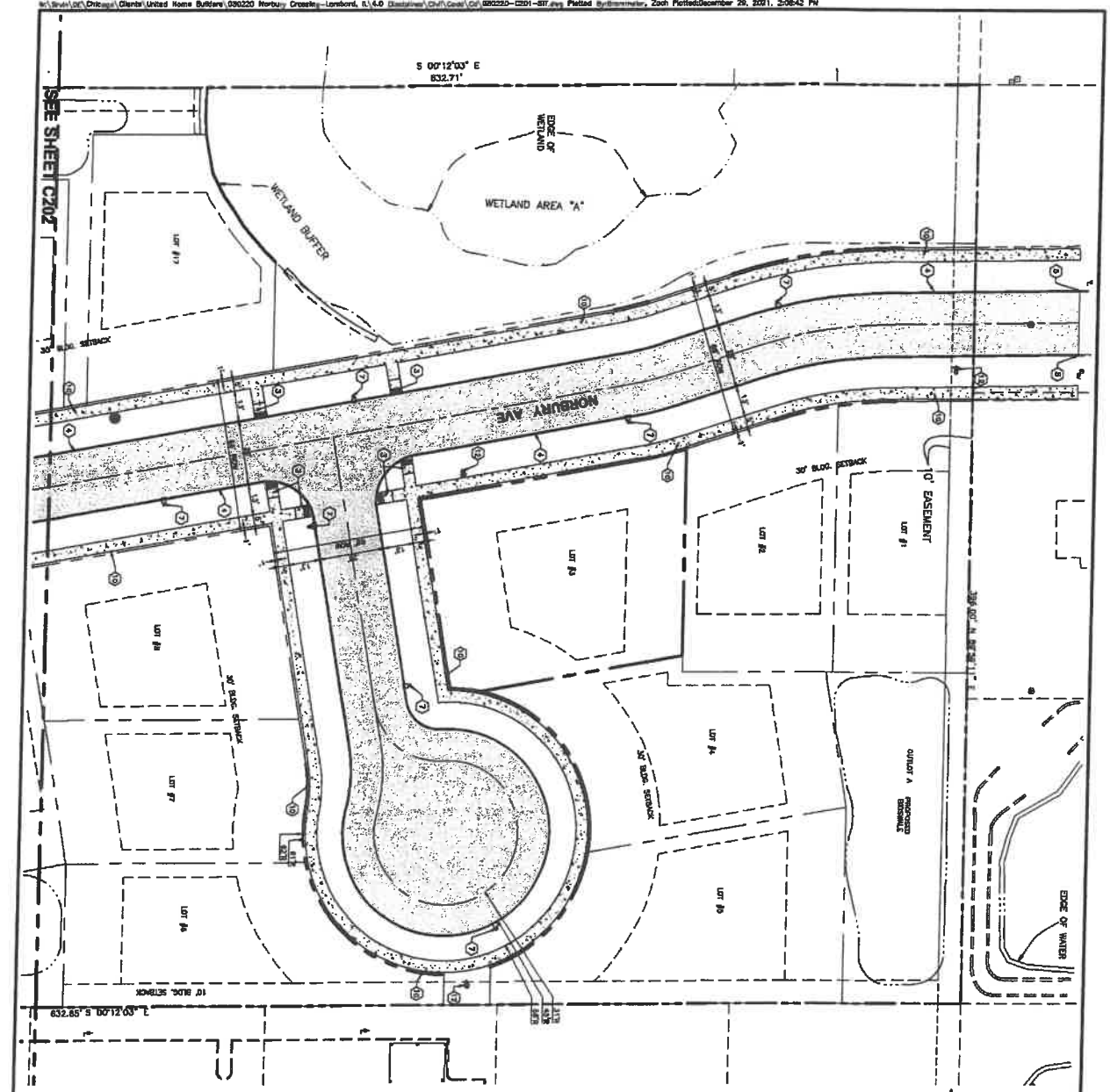


SITE LEGEND

- INDICATES REGIONAL STREET PAVEMENT-SEE DETAILS FOR PAVEMENT CONFIGURATION
- INDICATES NEW CONCRETE PAVEMENT/SIDEWALK-SEE DETAILS FOR PAVEMENT CONFIGURATION
- LIGHT POLE
- EXISTING CURB AND GUTTER
- PROPOSED SLOPED CURB
- PROPERTY BOUNDARY

SITE KEY NOTES

NO.	DESCRIPTION
1	"STOP" SIGN, R1-1
2	24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3	ACCESSIBLE RAMP WITH DETECTABLE WARNING
4	CURB AND GUTTER
5	BEGIN/END PROPOSED CURB AND GUTTER. SMOOTH EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
6	TIE OF CURB INSTALLED AT EXISTING EDGE OF PAVEMENT
7	STREET LIGHT POLE
8	NOT USED
9	NOT USED
10	CONCRETE 6" WALK
11	NOT USED
12	FIRE HYDRANT
13	RETAINING WALL

SITE NOTES

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB UNLESS OTHERWISE NOTED. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CURB & GUTTER SHALL BE B612, "MODIFIED", UNLESS NOTED OTHERWISE. (SEE DETAILS).
4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. THE DETENTION BASIN AND BIOSWALES SHALL BE SEEDED USING CARDINO NATIVE PLANT NURSERY'S STORMWATER SEED MIX.

BENCHMARK:

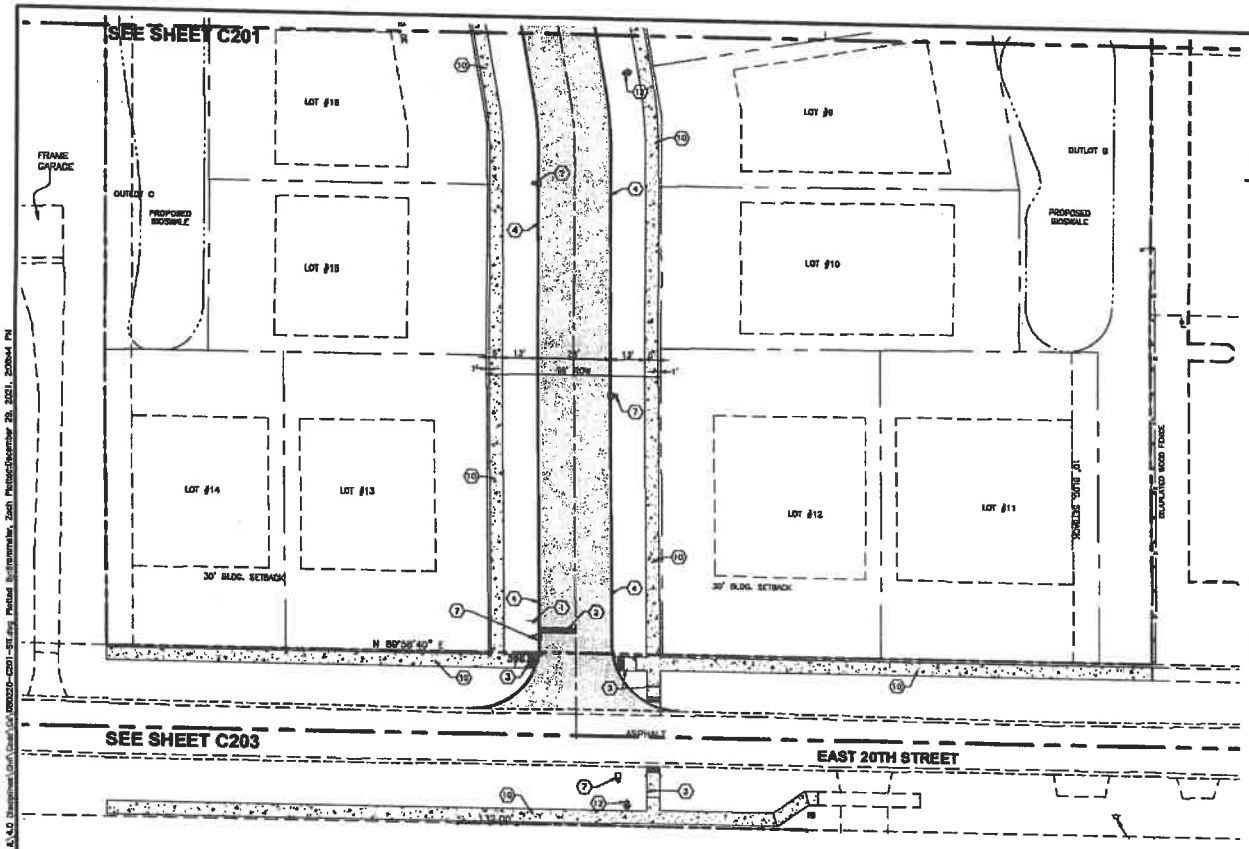
THE BASIS OF ELEVATIONS HEREON IS NAVD88 - FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.
ELEVATION = 776.43

THE EXISTING CONTOURS SHOWN ARE BASED UPON A SURVEY PREPARED BY GUTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call 2 Business Days
Simply Call 811
GRAPHIC SCALE IN FEET
0 20 40 80

N

SHEET NO.	SITE IMPROVEMENT PLANS NORBURY CROSSINGS	WOOLPERT	PROJECT No: 080220	No.	DATE	REVISION
C201	29TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE. LOMBARD, DUPAGE COUNTY, ILLINOIS	1915 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 630.424.9080 FAX: 630.495.3731	DATE 01/17/20			
	SITE PLAN		DES. JL			
			DR. DH			
			CKD. JG			



SITE LEGEND

- INDICATES RESIDENTIAL STREET PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE PAVEMENT/SIDEWALK–SEE DETAILS FOR PAVEMENT COMPOSITION
- LIGHT POLES
- EXISTING CURB AND GUTTER
- POSITIVE SLOPED CURB
- PROPERTY BOUNDARY

SITE KEY NOTES

NO.	DESCRIPTION
1	"STOP" SIGN, R1-1
2	24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3	ACCESSIBLE RAMP WITH DETECTABLE WARNING
4	CURB AND GUTTER
5	BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
6	TOE OF CURB INSTALLED AT EXISTING EDGE OF PAVEMENT
7	STREET LIGHT POLE
8	NOT USED
9	NOT USED
10	CONCRETE 5' WALK
11	NOT USED
12	FIRE HYDRANT
13	RETAINING WALL

SITE NOTES

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. THE DETENTION BASIN AND BIOSWALES SHALL BE SEEDED USING CARDNO NATIVE PLANT NURSERY'S STORMWATER SEED MIX.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig
Simply Call 811

0 20 40 80
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 080220
DATE 01/17/20
DES. JA
DR. DH
CKD. JE

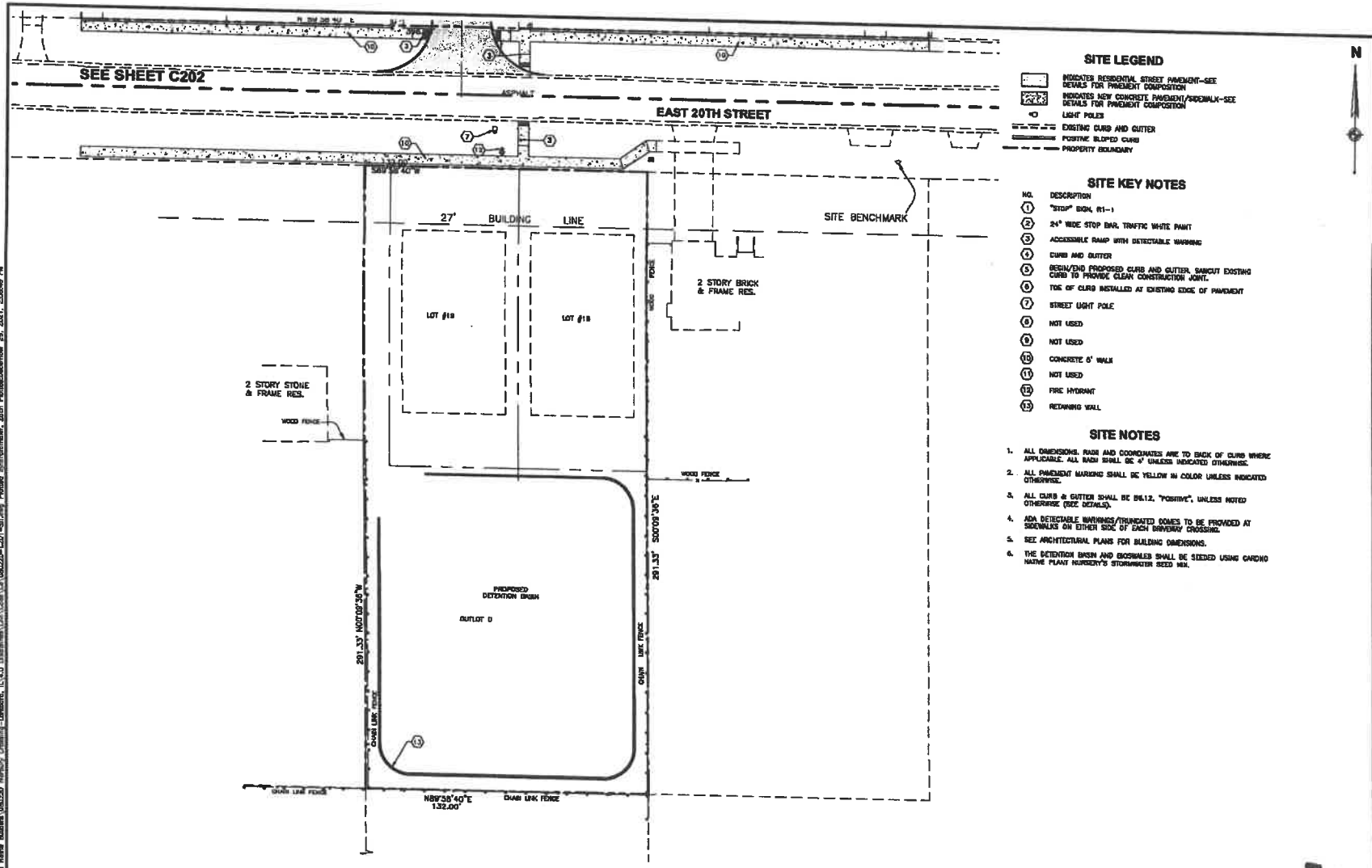
WOLLPERT
1915 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.5900
FAX: 630.465.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

SITE PLAN

SHEET NO.
C202



SITE LEGEND

- INDICATES RESIDENTIAL STREET PAVEMENT-SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE PAVEMENT/SIDEWALK-SEE DETAILS FOR PAVEMENT COMPOSITION
- LIGHT POLES
- EXISTING CURB AND GUTTER
- POSITIVE SLOPED CURB
- PROPERTY BOUNDARY

SITE KEY NOTES

NO.	DESCRIPTION
1	"STOP" SIGN, R1-1
2	24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3	ACCESSIBLE RAMP WITH DETECTABLE WARNING
4	CURB AND GUTTER
5	BEGIN/END PROPOSED CURB AND GUTTER, SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
6	TOE OF CURB INSTALLED AT EXISTING EDGE OF PAVEMENT
7	STREET LIGHT POLE
8	NOT USED
9	NOT USED
10	CONCRETE 5' WALK
11	NOT USED
12	FIRE HYDRANT
13	RETAINING WALL

SITE NOTES

1. ALL DIMENSIONS, RADII AND COORDINATES ARE TO BACK OF CURB WHERE APPLICABLE. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
2. ALL PAVEMENT MARKING SHALL BE YELLOW IN COLOR UNLESS INDICATED OTHERWISE.
3. ALL CURB & GUTTER SHALL BE B6.12, "POSITIVE", UNLESS NOTED OTHERWISE (SEE DETAILS).
4. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
5. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. THE DETENTION BASIN AND BIOSWALES SHALL BE SEEDED USING CARDNO NATIVE PLANT NURSERY'S STORMWATER SEED MIX.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION – 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

GRAPHIC SCALE IN FEET: 0 20 40 60

Call Before You Dig — Simply Call 811

No.	DATE	REVISION

PROJECT No: 080220
DATE: 01/17/20
DES. JL
DR. ZH
CKD. JS

WOOLPERT
1915 South Meyers Road
Suite 550
Oakbrook Terrace, IL 60181
630.620.8890
FAX: 630.620.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20711 STREET BETWEEN MAIN ST. AND MIDPLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

SITE PLAN

SHEET NO.
C203

Layout Tab Name: C203 SITE PLAN, Image: lombard orthophoto: Xrefs: 080220-X.dwg; 080220-RIS.dwg; gentilesURV_24.dwg; 2017survey-v4_24.dwg; 080220-P.dwg; 080220-TBLK.dwg
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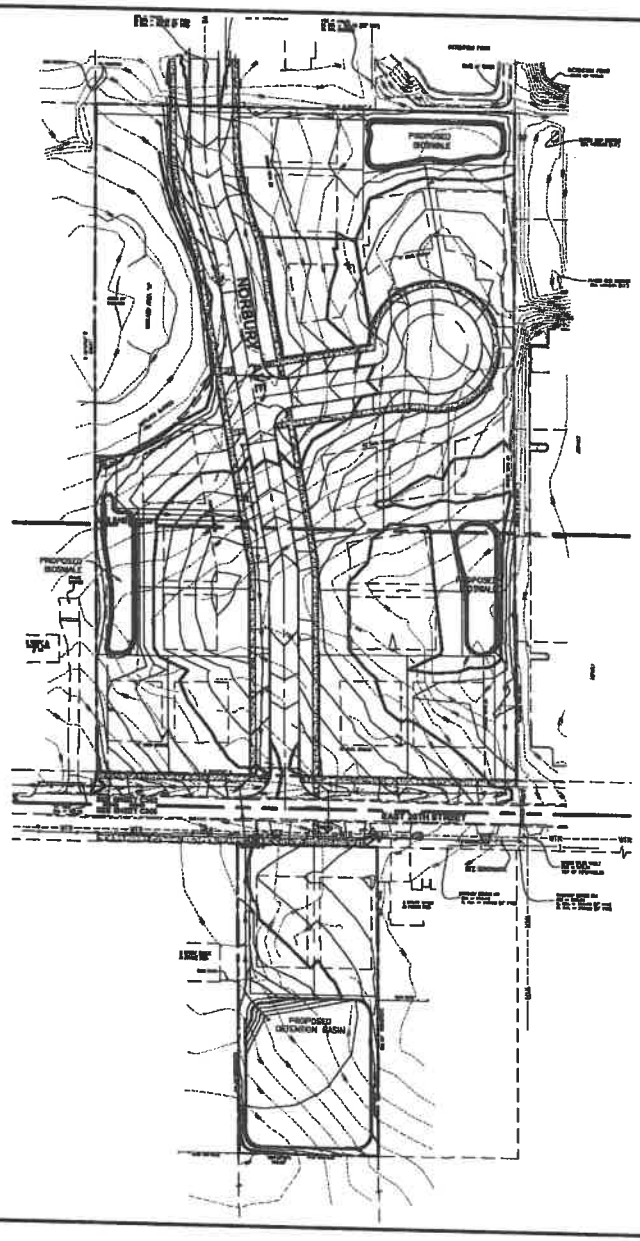

GRADING LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- 803 — EXISTING 1' CONTOUR
- 810 — EXISTING 5' CONTOUR
- 803 — PROPOSED 1' CONTOUR
- 810 — PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- CENTERLINE DRAINAGE SWALE
- CONSTRUCTION LIMITS
- DIRECTION OF FLOW
- OVERLAND FLOW ROUTE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- 1 / C700 — INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- 1-C — PROPOSED STORM STRUCTURE CALLOUT

NOTE: 3:1 IS THE MAXIMUM ALLOWABLE SLOPE IN NON PAVED AREAS

N

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS HAV066 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig
JULIE
Simply Call 811

0 50 100 150
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 200370
DATE 01/17/20
DES. JL
DR. JH
CKD. JL

WOOLPERT
1515 South Meyers Road
Suite 650
Oakbrook Terrace, IL 60181
630.495.0080
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

26TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

OVERALL GRADING PLAN

SHEET NO.
C300

Layout Tab Name: C300 OVERALL GRADING PLAN, Images: hardcard vertical.jpg , Xrefs: 080220-X.dwg; 080220-XREF.dwg; geotechnical.dwg; 2017survey-xs.dwg; 080220-Pxrefs; 080220-TBLK.dwg
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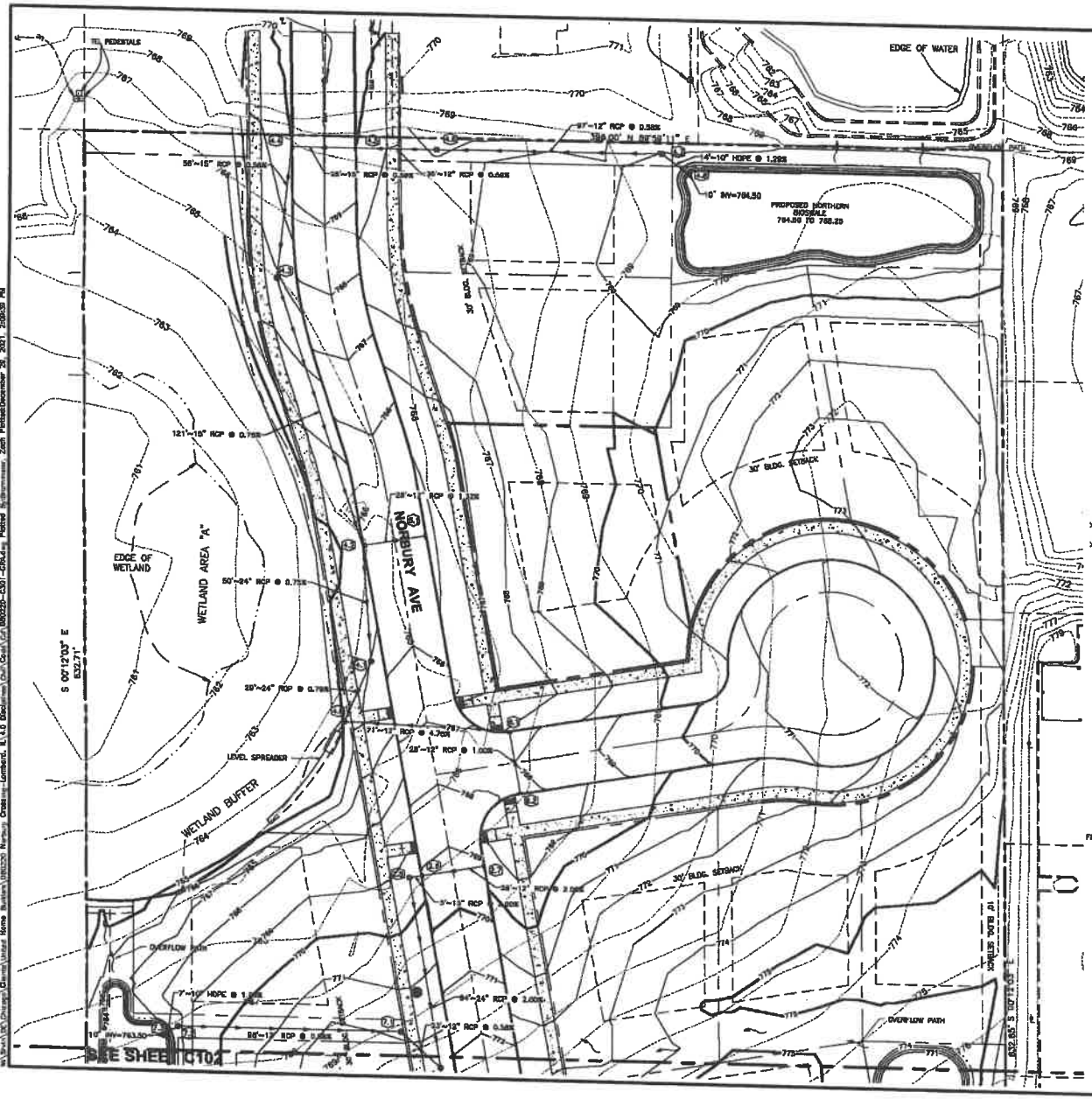


GRADING LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- 803 — EXISTING 1' CONTOUR
- 810 — EXISTING 5' CONTOUR
- 803 — PROPOSED 1' CONTOUR
- 810 — PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- CENTERLINE DRAINAGE SWALE
- CONSTRUCTION LIMITS
- DIRECTION OF FLOW
- OVERLAND FLOW ROUTE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- PROPOSED STORM STRUCTURE CALLOUT

PROPOSED ELEVATIONS LEGEND

- ELEVATION AT TOP OF CURB
- ELEVATION AT FLOW LINE
- ELEVATION AT TOP OF PAVEMENT
- ELEVATION AT GRADE
- ELEVATION AT TOP OF WALK
- TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- ELEVATION TO MATCH EXISTING GRADE

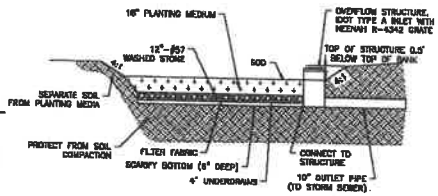
EXISTING ELEVATIONS LEGEND

- 800.00 TC — TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- 800.00 — SPOT ELEVATION

REQUIRED DETENTION VOLUMES

NORTHERN BIOSWALE (A)	11,158 CU. FT.
EASTERN BIOSWALE (B)	7,158 CU. FT.
WESTERN BIOSWALE (C)	8,363 CU. FT.
DETENTION POND (D)	77,070 CU. FT.

NOTE: THE BIOSWALES VOLUMES INCLUDE A 40% VOID SPACE IN THE BIOSWALE MEDIA



BIOSWALE BASIN TYPICAL SECTION

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig — JULIE — Simply Call 811

GRAPHIC SCALE IN FEET: 0 20 40 60

N

No.	DATE	REVISION

PROJECT No: 080220
DATE: 01/17/20
DES. A.
DR. JH.
CHD. JE.

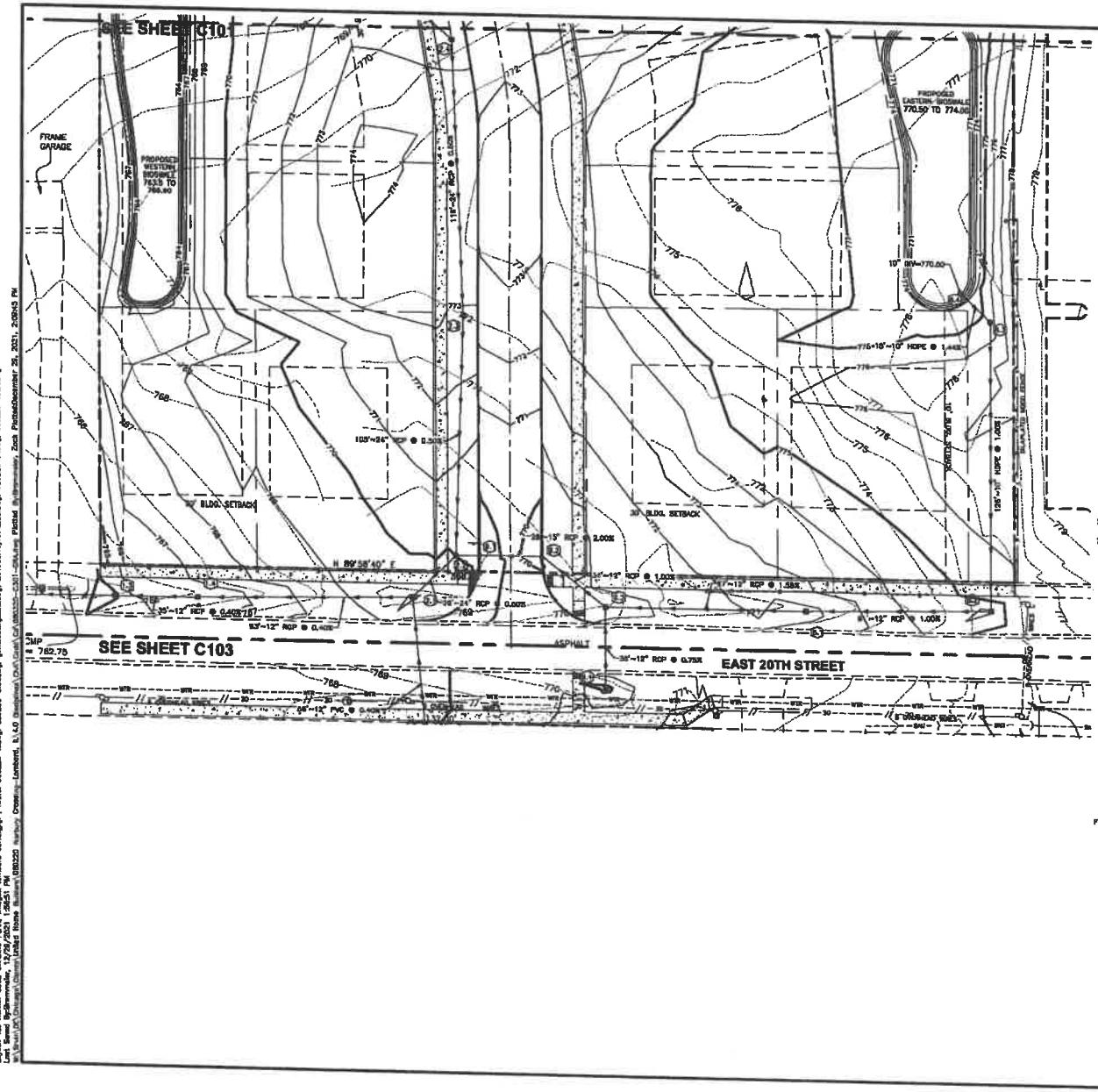
1915 South Meyers Road
Suite 350
Oakbrook Terrace, IL 60181
630.916.5900
FAX: 630.855.3731
WOOLPERT

SITE IMPROVEMENT PLANS NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

GRADING PLAN

SHEET NO. C301



GRADING LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- 763 EXISTING 1' CONTOUR
- 810 EXISTING 5' CONTOUR
- 763 PROPOSED 1' CONTOUR
- 810 PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- CENTERLINE DRAINAGE SWALE
- CONSTRUCTION LIMITS
- DIRECTION OF FLOW
- OVERLAND FLOW ROUTE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- PROPOSED STORM STRUCTURE CALLOUT

PROPOSED ELEVATIONS LEGEND

- ELEVATION AT TOP OF CURB
- ELEVATION AT FLOW LINE
- ELEVATION AT TOP OF PAVEMENT
- ELEVATION AT GRADE
- ELEVATION AT TOP OF WALK
- TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- ELEVATION TO MATCH EXISTING GRADE

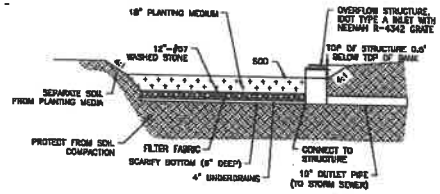
EXISTING ELEVATIONS LEGEND

- 800.00 TC TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- 800.00 SPOT ELEVATION

N

REQUIRED DETENTION VOLUMES	
NORTHERN BIOSWALE (A)	11,156 CU. FT.
EASTERN BIOSWALE (B)	7,156 CU. FT.
WESTERN BIOSWALE (C)	8,363 CU. FT.
DETENTION POND (D)	77,070 CU. FT.

NOTE: THE BIOSWALES VOLUMES INCLUDE A 40% VOID SPACE IN THE BIOSWALE MEDIA



BIOSWALE BASIN TYPICAL SECTION

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig
JULIE
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0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 060220
DATE: 01/17/20
DES. JL
DR. JL
CKD. JS

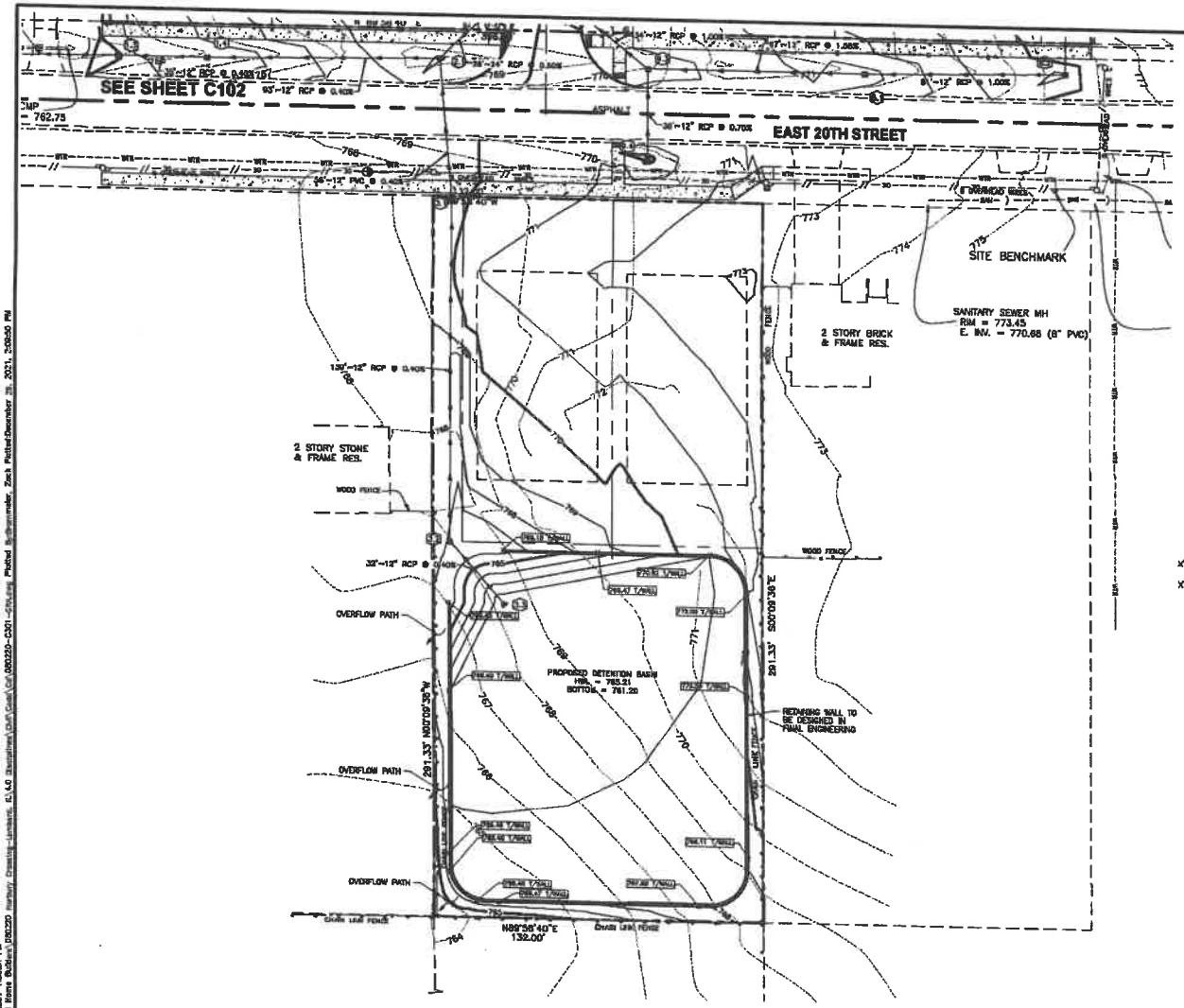
WOOLPERT
1915 South Meyers Road
Suite 520
Oakbrook Terrace, IL 60181
630.268.5000
FAX: 630.268.5731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

GRADING PLAN

SHEET NO.
C302



GRADING LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- 803 EXISTING 1' CONTOUR
- 810 EXISTING 5' CONTOUR
- 803 PROPOSED 1' CONTOUR
- 810 PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- CENTERLINE DRAINAGE SWALE
- CONSTRUCTION LIMITS
- DIRECTION OF FLOW
- OVERLAND FLOW ROUTE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- 1 / C700 INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- 1.2 PROPOSED STORM STRUCTURE CALLOUT

PROPOSED ELEVATIONS LEGEND

- ELEVATION AT TOP OF CURB
- ELEVATION AT FLOW LINE
- ELEVATION AT TOP OF PAVEMENT
- ELEVATION AT GRADE
- ELEVATION AT TOP OF WALK
- TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- ELEVATION TO MATCH EXISTING GRADE

EXISTING ELEVATIONS LEGEND

- 800.00 TC TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- 800.00 SPOT ELEVATION

N

REQUIRED DETENTION VOLUMES

NORTHERN BIOSWALE (A)	11,158 CU. FT.
EASTERN BIOSWALE (B)	7,158 CU. FT.
WESTERN BIOSWALE (C)	6,343 CU. FT.
DETENTION POND (D)	77,070 CU. FT.

NOTE: THE BIOSWALES VOLUMES INCLUDE A 40% VOID SPACE IN THE BIOSWALE MEDIA

BENCHMARK:

THE BASE OF ELEVATIONS HEREON IS NAV088 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 776.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig
JULIE
Simply Call 811

0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 080220
DATE 01/17/20
DES. AJ
DR. DH
CKD. AE

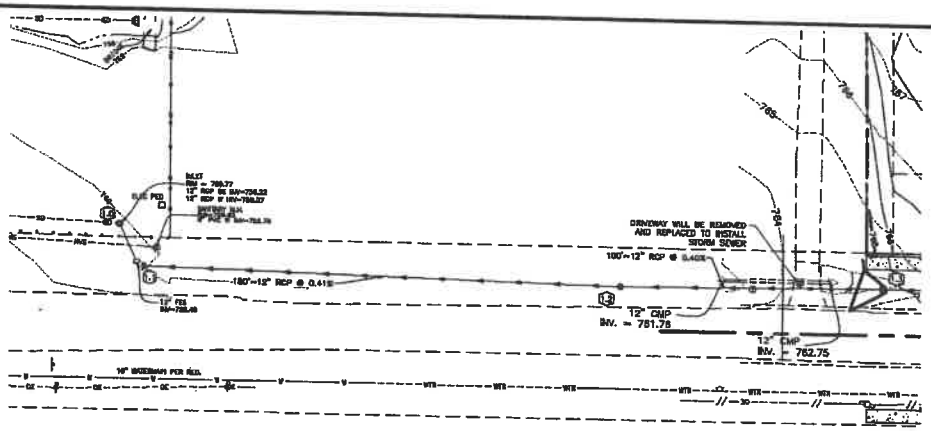
WOOLPERT
1915 South Meyers Road
Suite 550
Oakbrook Terrace, IL 60181
630.243.5080
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

GRADING PLAN

SHEET NO.
C303



GRADING LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- CENTERLINE DRAINAGE SWALE
- CONSTRUCTION LIMITS
- DIRECTION OF FLOW
- OVERLAND FLOW ROUTE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- PROPOSED STORM STRUCTURE CALLOUT

PROPOSED ELEVATIONS LEGEND

- ELEVATION AT TOP OF CURB
- ELEVATION AT FLOW LINE
- ELEVATION AT TOP OF PAVEMENT
- ELEVATION AT GRADE
- ELEVATION AT TOP OF WALK
- TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- ELEVATION TO MATCH EXISTING GRADE

EXISTING ELEVATIONS LEGEND

- 800.00 TC — TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- 800.00 — SPOT ELEVATION

N

STORM STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	FRAME	RIM/GRATE	INVERT
1.0	DIL CATCH BASIN	EXISTING	760.77	12" = 758.22 (SE)
1.1	12" FLARED END SECTION	IDOT STANDARD	760.22	12" = 758.82 (E)
1.2	3' MANHOLE	IDOT TYPE 1	760.51	12" = 759.24 (E) 12" = 759.24 (W)
1.3	CATCH BASIN TYPE C	IDOT TYPE B	764.83	12" = 759.74 (E) 12" = 759.74 (W)
1.4	CATCH BASIN TYPE C	IDOT TYPE B	765.99	12" = 759.88 (E) 12" = 759.88 (W)
2.1	RESTRICTOR MANHOLE	IDOT TYPE B	768.91	24" = 761.49 (NE) 12" = 760.23 (W) 12" = 760.23 (S)
2.2	4' MANHOLE	IDOT TYPE 1	770.01	24" = 761.62 (N) 15" = 763.72 (E) 24" = 761.62 (SW)
2.3	4' MANHOLE	IDOT TYPE 1	772.58	24" = 762.14 (S) 24" = 762.14 (N)
2.4	5' MANHOLE	IDOT TYPE 1	772.52	24" = 762.74 (N) 24" = 762.74 (S) 12" = 762.74 (NW)
2.5	4' MANHOLE	IDOT TYPE 1	769.34	24" = 764.41 (S) 15" = 764.41 (E)
2.6	CATCH BASIN TYPE C	NEENAH R-3277A	769.57	12" = 764.51 (E) 15" = 764.51 (W)
2.7	IDOT TYPE A INLET	NEENAH R-3277A	768.81	12" = 765.07 (W)
3.1	4' MANHOLE	IDOT TYPE 1	769.69	12" = 760.47 (S) 12" = 760.47 (N)
3.2	4' MANHOLE	IDOT TYPE 1	768.84	12" = 761.02 (SE) 12" = 761.02 (N)
3.3	12" FLARED END SECTION	IDOT STANDARD	763.81	12" = 761.15 (NW)
4.0	CATCH BASIN TYPE A	IDOT TYPE 1	765.10	24" = 760.53 (NE) 24" = 760.53 (SW) 12" = 761.18 (E)
4.1	4' MANHOLE	IDOT TYPE 1	768.03	24" = 763.78 (SW) 24" = 763.78 (N)
4.2	4' MANHOLE	NEENAH R-3277A	765.69	15" = 761.13 (N) 24" = 761.13 (S) 12" = 761.13 (E)
4.3	4' MANHOLE	IDOT TYPE 1	767.68	15" = 763.03 (N) 15" = 762.04 (S)

STORM STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	FRAME	RIM/GRATE	INVERT
4.4	4' MANHOLE	NEENAH R-3277A	766.93	15" = 763.38 (E) 15" = 763.38 (S)
4.5	IDOT TYPE B INLET	NEENAH R-3277A	765.97	15" = 763.54 (W) 12" = 763.54 (E)
4.6	IDOT TYPE B INLET	IDOT TYPE B	767.40	12" = 763.75 (E) 12" = 763.75 (W)
4.7	IDOT TYPE B INLET	IDOT TYPE 1	768.86	10" = 764.32 (SE) 12" = 764.32 (W)
4.8	IDOT TYPE A INLET	NEENAH R-4342	767.75	10" = 764.50 (NW)
5.1	IDOT TYPE A INLET	NEENAH R-3277A	765.73	12" = 761.50 (W)
5.1	IDOT TYPE B INLET	NEENAH R-3277A	765.10	12" = 764.62 (S) 12" = 764.54 (W)
5.2	IDOT TYPE A INLET	NEENAH R-3277A	766.20	12" = 764.90 (N)
7.1	IDOT TYPE B INLET	IDOT TYPE 1	771.84	12" = 762.87 (W) 12" = 762.87 (SE)
7.2	IDOT TYPE B INLET	IDOT TYPE 1	767.91	12" = 763.42 (E) 10" = 763.42 (SW)
7.3	IDOT TYPE A INLET	NEENAH R-4342	766.40	10" = 763.50 (NE)
8.1	CATCH BASIN TYPE C	IDOT TYPE B	771.81	12" = 768.17 (E) 12" = 768.17 (W)
8.2	CATCH BASIN TYPE C	IDOT TYPE B	773.86	10" = 768.88 (N) 12" = 768.98 (W)
8.3	IDOT TYPE B INLET	IDOT TYPE 1	775.82	10" = 770.24 (NW) 10" = 770.24 (N)
8.4	IDOT TYPE A INLET	NEENAH R-4342	773.50	10" = 770.50 (SE)
9.1	IDOT TYPE B INLET	NEENAH R-3277A	770.28	15" = 765.89 (E) 15" = 765.89 (W)
9.2	IDOT TYPE B INLET	NEENAH R-3277A	770.32	15" = 766.45 (N) 12" = 766.45 (SE)
9.3	4' MANHOLE FLAT TOP LID 8" RIM	IDOT TYPE B	770.41	12" = 766.79 (S) 12" = 766.79 (NW) 12" = 766.79 (E)
9.4	IDOT TYPE A INLET	IDOT TYPE B	769.72	12" = 767.05 (N)

NOTES:
1. FOR RESTRICTOR MANHOLE SEE VILLAGE OF LOMBARD, STORM 19 DETAIL (RESTRICTOR MANHOLE)
2. IF GRATE IS NOT SPECIFIED OPEN, THEN IT IS A CLOSED GRATE.

REQUIRED DETENTION VOLUMES

NORTHERN BIOSWALE (A)	11,158 CU. FT.
EASTERN BIOSWALE (B)	7,158 CU. FT.
WESTERN BIOSWALE (C)	8,363 CU. FT.
DETENTION POND (D)	77,070 CU. FT.

NOTE: THE BIOSWALE'S VOLUMES INCLUDE A 40% VOID SPACE IN THE BIOSWALE MEDIA

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 4, 2017.

Call Before You Dig
JULIE
Simply Call 811

0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 080220
DATE 01/17/20
DES. JL
DR. JH
CKD. JC

1915 South Meyers Road
Suite 250
Oakbrook Terrace, IL 60181
630.624.5060
FAX: 630.495.3731
WOOLPERT

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

207TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

OFF-SITE GRADING PLAN

SHEET NO.
C304

Layout Tab Name: C304 OFF-SITE DRAINE PLAN, Image: lombard_eng.jpg - Xrefs: 080220-X.dwg; 080220-DEL.dwg; gentile-BTM_X4.dwg; 2017wwgrev4_X4.dwg; 080220-P.dwg; 080220-TBLK.dwg
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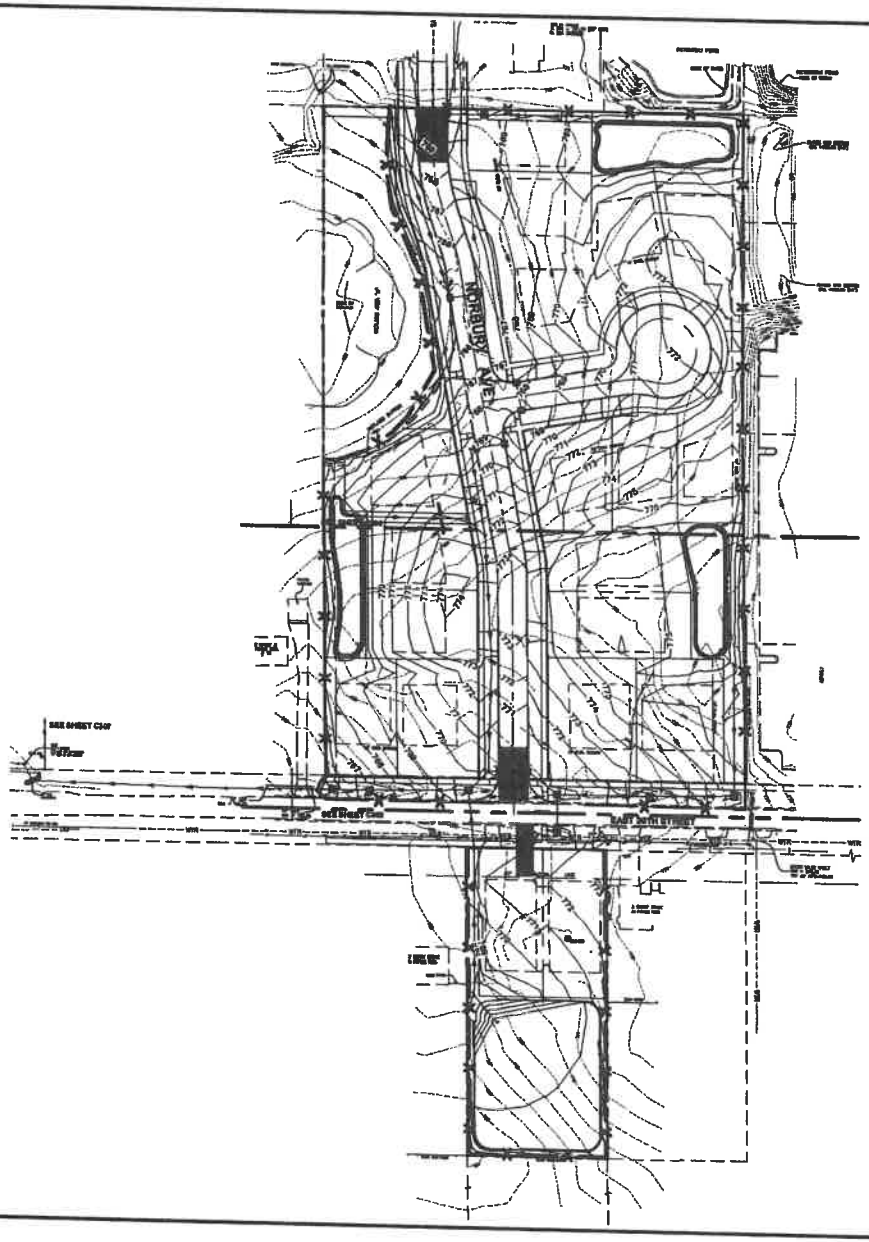

EROSION CONTROL LEGEND

- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CURB INLET PROTECTION
- RIP RAP (SEE DETAIL)
- DITCH CHECK

N

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 9, 2017.

0 20 40 80
GRAPHIC SCALE IN FEET

Call Before You Dig
JULIE
Simply Call 811

No.	DATE	REVISION

PROJECT No: 080220
DATE 01/17/20
DES. JL
DR. JH
CKD. JC

WOOLPERT
1515 South Weyers Road
Suite 550
Oakbrook Terrace, IL 60181
630.424.0060
FAX: 630.455.3751

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND INGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

OVERALL EROSION CONTROL PLAN

SHEET NO.
C305

Layout Tab Name: C305 OVERALL EROSION CONTROL PLAN, Image: lombard overlayer - Xrefs: 080220-X.dwg; 080220-DXC.dwg; geotheutility_3d.dwg; 2017survey-v4_3d.dwg; 080220-P.dwg; 080220-TBLK.dwg
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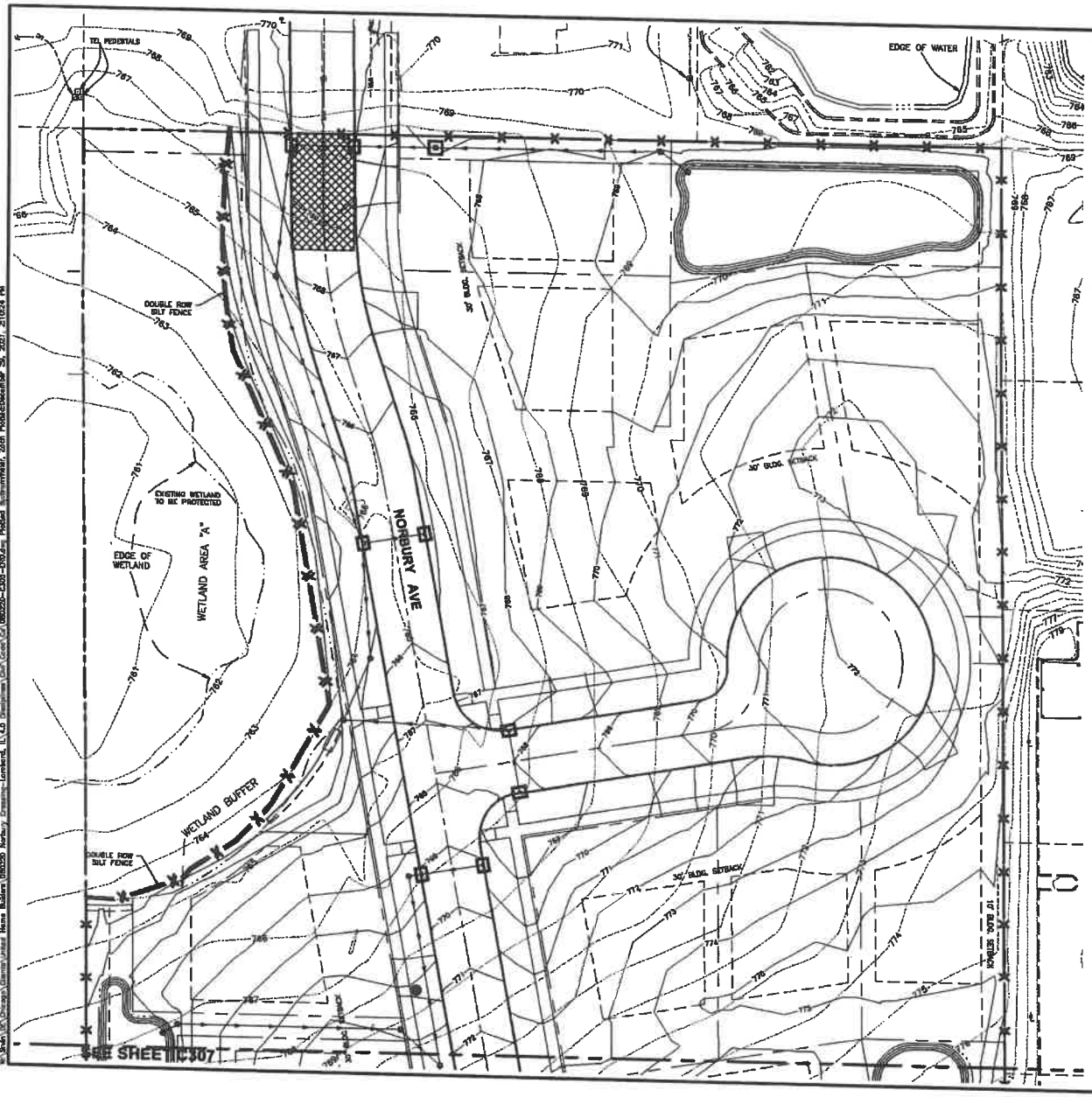


EROSION CONTROL LEGEND

- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CURB INLET PROTECTION
- RIP RAP (SEE DETAIL)
- DITCH CHECK

N

EROSION CONTROL NOTES

1. SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
2. INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS BEEN PAVED AND ALL ISLANDS/GRASS AREAS HAVE BEEN MULCHED/SEEDED.
3. CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND PILOTS OR IS DEPOSITED ON-SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
4. EROSION CONTROL DEVICES AS SHOWN ARE THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
6. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. INSTALL ADDITIONAL CONTROL MEASURES IF DEEMED NECESSARY BY ONSITE INSPECTION.
9. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
10. INLET PROTECTION SHALL BE AN INLET PROTECTOR MANUFACTURED BY MAR-MAC OR IPF INLET FILTER OR APPROVED EQUAL.
11. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.
12. ALL RIP RAP TO BE MIN. 8" DIAMETER (IDOT GRADATION 3).
13. SIDE SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. EROSION CONTROL BLANKET SHALL BE TYPE SC150, STRAW/FIBER EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN COMPANY, OR AN ENGINEER APPROVED EQUAL.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

1. INSTALL PERIMETER SE/SC MEASURES SUCH AS SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE.
2. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. MAINTENANCE FOR SE/SC MEASURES MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 0.5-INCH OR GREATER RAINFALL EVENT.
3. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET AND OUTLET PROTECTION (SEE DETAIL)
4. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET
5. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
6. INSTALL CONCRETE AND ASPHALT PAVEMENT
7. REMOVE ALL TEMPORARY SE/SC MEASURES

AREA SUMMARY

TOTAL SITE AREA = 8.63 ACRES
DISTURBED AREA = 5.86 ACRES

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 - FIRE HYDRANT BOLT SIZE DRAWING FOR LOCATION.

ELEVATION = 772.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 4, 2017.

Call Before You Dig
TULLE
Simply Call 811

0 20 40 80
GRAPHIC SCALE IN FEET

REV.	DATE	REVISION

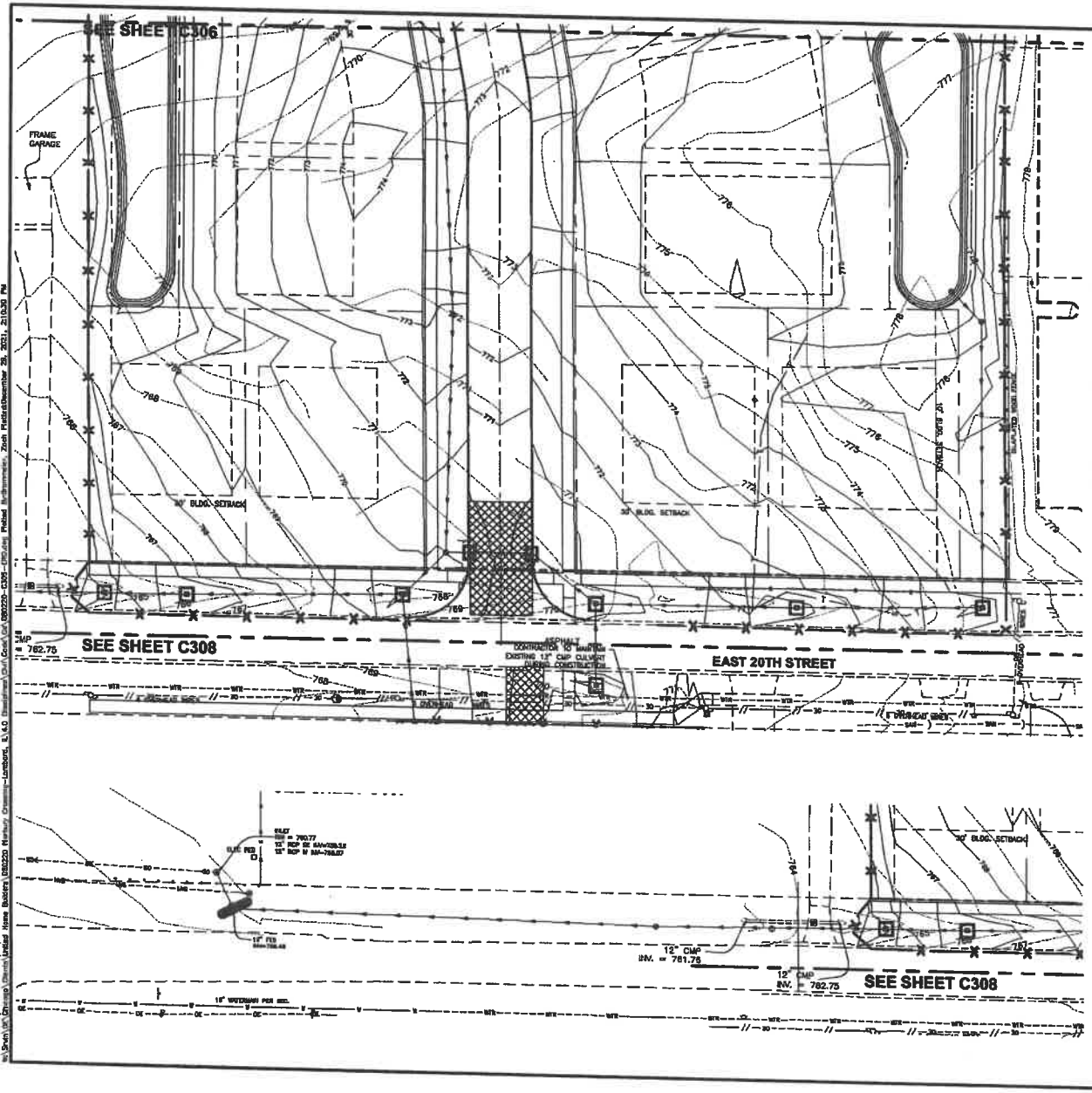
PROJECT No: 2017-0220
DATE 01/17/20
DES. JL
DR. JH
CKD. JC

WOOLPERT
1515 South Meyers Road
Suite 550
Oakbrook Terrace, IL 60181
630.424.5000
FAX: 630.953.1731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
29TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

EROSION CONTROL PLAN

SHEET NO.
C306



EROSION CONTROL LEGEND

- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CURB INLET PROTECTION
- RIP RAP (SEE DETAIL)
- DITCH CHECK

N

EROSION CONTROL NOTES

1. SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
2. INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS BEEN PAVED AND ALL ISLANDS/GRASS AREAS HAVE BEEN MULCHED/SEEDED.
3. CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND INLETS OR IS DEPOSITED ON-SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
4. EROSION CONTROL DEVICES AS SHOWN ARE THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
6. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. INSTALL ADDITIONAL CONTROL MEASURES IF DEEMED NECESSARY BY ONSITE INSPECTION.
9. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
10. INLET PROTECTION SHALL BE AN INLET PROTECTOR MANUFACTURED BY MAR-MAC OR IPF INLET FILTER OR APPROVED EQUAL.
11. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.
12. ALL RIP RAP TO BE MIN. 8" DIAMETER (IDOT GRADATION 3).
13. SIDE SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. EROSION CONTROL BLANKET SHALL BE TYPE SC150. STRAW/FIBER EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN COMPANY, OR AN ENGINEER APPROVED EQUAL.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

1. INSTALL PERIMETER SE/SC MEASURES SUCH AS SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE.
2. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. MAINTENANCE FOR SE/SC MEASURES MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 0.5-INCH OR GREATER RAINFALL EVENT.
3. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET AND OUTLET PROTECTION (SEE DETAIL)
4. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET
5. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
6. INSTALL CONCRETE AND ASPHALT PAVEMENT
7. REMOVE ALL TEMPORARY SE/SC MEASURES

AREA SUMMARY

TOTAL SITE AREA = 8.63 ACRES
DISTURBED AREA = 5.99 ACRES

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig
JULIE
Simply Call 811

0 20 40 80
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 080220
DATE 01/17/20
DES. J.
DR. JL
CKD. JL

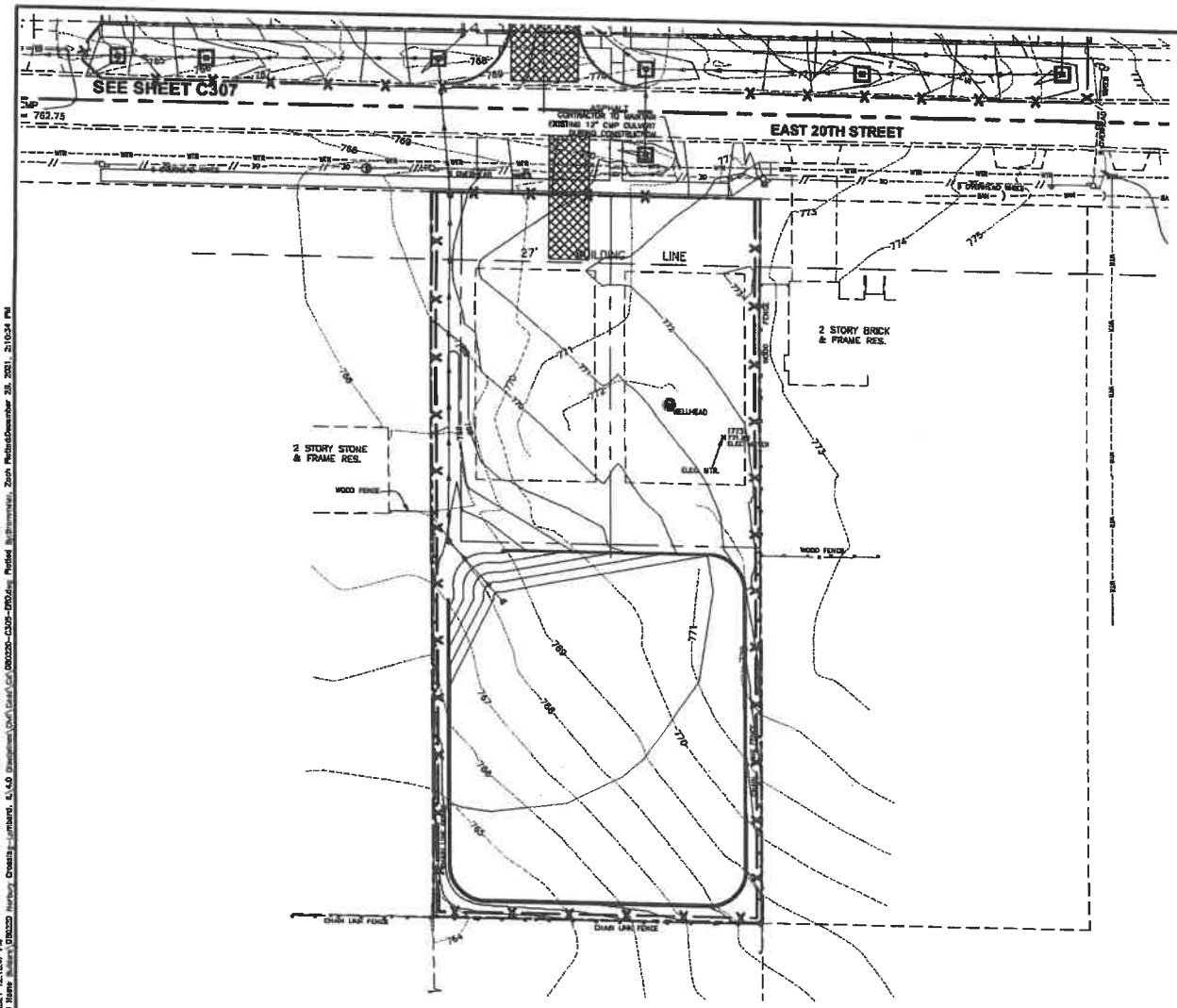
WOLLPERT
1915 South Meyers Road
Suite 350
Oakbrook Terrace, IL 60181
630.620.9000
FAX: 630.620.9731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

EROSION CONTROL PLAN

SHEET NO.
C307



EROSION CONTROL LEGEND

- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY CONSTRUCTION ENTRANCE
- INLET PROTECTION
- CURB INLET PROTECTION
- RIP RAP (SEE DETAIL)
- DITCH CHECK

N

EROSION CONTROL NOTES

1. SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE MUNICIPAL ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
2. INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS BEEN PAVED AND ALL ISLANDS/GRASS AREAS HAVE BEEN MULCHED/SEEDED.
3. CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND INLETS OR IS DEPOSITED ON-SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
4. EROSION CONTROL DEVICES AS SHOWN ARE THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
6. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. INSTALL ADDITIONAL CONTROL MEASURES IF DEEMED NECESSARY BY ONSITE INSPECTION.
9. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
10. INLET PROTECTION SHALL BE AN INLET PROTECTOR MANUFACTURED BY MAR-MAC OR FP INLET FILTER OR APPROVED EQUAL.
11. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.
12. ALL RIP RAP TO BE MIN. 6" DIAMETER (IDOT GRADATION 3).
13. SIDE SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. EROSION CONTROL BLANKET SHALL BE TYPE SC150. STRAW/FIBER EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN COMPANY, OR AN ENGINEER APPROVED EQUAL.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

1. INSTALL PERIMETER SE/SC MEASURES SUCH AS SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE.
2. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. MAINTENANCE FOR SE/SC MEASURES MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 0.5-INCH OR GREATER RAINFALL EVENT.
3. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET AND OUTLET PROTECTION (SEE DETAIL)
4. PERMANENTLY STABILIZE DETENTION BASINS WITH SEED AND EROSION CONTROL BLANKET
5. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE
6. INSTALL CONCRETE AND ASPHALT PAVEMENT
7. REMOVE ALL TEMPORARY SE/SC MEASURES

AREA SUMMARY

TOTAL SITE AREA = 6.63 ACRES
DISTURBED AREA = 5.98 ACRES

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 775.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig
Simply Call 811

0 20 40 60
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 080220
DATE 01/17/20
DES. A.
DR. DH.
CKD. JR.

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WOOLPERT

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

EROSION CONTROL PLAN

SHEET NO.
C308

EROSION CONTROL REQUIREMENTS FOR COMPLIANCE WITH EPA'S GENERAL PERMIT FOR CONSTRUCTION

1. THE EROSION CONTROL MEASURES INCLUDED IN THE STORM WATER POLLUTION PREVENTION PLAN (GRADING/EROSION CONTROL PLAN AND EROSION CONTROL DETAILS) SHALL BE INSTALLED PRIOR TO INITIAL LAND DISTURBANCE ACTIVITIES OR AS SOON AS PRACTICAL. SEDIMENT SHALL BE PREVENTED FROM DISCHARGING FROM THE PROJECT SITE BY INSTALLING AND MAINTAINING SILT FENCE, STRAW BALES, SEDIMENT BASINS, ETC. AS SHOWN ON THIS PLAN. IF SHOWN ON THESE PLANS, ENERGY-DISSIPATION DEVICES OR EROSION CONTROL AT THE OUTFALL OF THIS STORM SEWER SYSTEM SHALL BE INSTALLED AT THE TIME OF THE CONSTRUCTION OF THE OUTFALL.
2. THE CONTRACTOR SHALL CONTROL WASTES, GARBAGE, DEBRIS, WASTEWATER, AND OTHER SUBSTANCES ON THE SITE IN SUCH A WAY THAT THEY SHALL NOT BE TRANSPORTED FROM THE SITE BY THE ACTION OF WINDS, STORM WATER RUNOFF, OR OTHER FORCES. PROPER DISPOSAL OR MANAGEMENT OF ALL WASTES AND UNUSED BUILDING MATERIAL, APPROPRIATE TO THE NATURE OF THE WASTE OR MATERIAL IS REQUIRED. COMPLIANCE IS REQUIRED WITH ALL STATE OR LOCAL REGULATIONS REGARDING WASTE DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEMS.
3. PUBLIC OR PRIVATE ROADWAYS SHALL BE KEPT CLEARED OF ACCUMULATED SEDIMENT. BULK CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING THE AREA WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE POINT OF LIKELY ORIGIN OR OTHER SUITABLE LOCATION. SEDIMENT SHALL BE REMOVED AT THE END OF EACH WORKDAY.
4. ALL ON-SITE STORM DRAIN INLETS SHALL BE PROTECTED AGAINST SEDIMENTATION WITH STRAW BALES, FILTER FABRIC, OR EQUIVALENT BARRIERS AS SHOWN ON THESE PLANS.
5. EXCEPT AS PREVENTED BY INCLEMENT WEATHER CONDITIONS, ALL DISTURBED AREAS TO REMAIN INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED BY SEEDING, SODDING, MULCHING, COVERING, OR BY OTHER EQUIVALENT EROSION CONTROL MEASURES WITHIN SEVEN (7) DAYS. PERMANENT SOIL STABILIZATION SHALL BE PROVIDED WITHIN 7 DAYS AFTER FINAL GRADE IS ESTABLISHED.
6. THIS EROSION CONTROL PLAN SHALL BE IMPLEMENTED ON ALL DISTURBED AREAS WITHIN THE CONSTRUCTION SITE. ALL MEASURES INCLUDING EROSION CONTROL PRACTICES SHALL BE INSTALLED UNDER THE GUIDANCE OF QUALIFIED PERSONNEL EXPERIENCED IN EROSION CONTROL AND FOLLOWING THE PLANS AND SPECIFICATIONS INCLUDED HEREIN.
7. DURING THE PERIOD OF CONSTRUCTION ACTIVITY, ALL SEDIMENT BASINS AND OTHER EROSION CONTROL MEASURES SHALL BE MAINTAINED BY THE CONTRACTOR. AT COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE THE TRANSFER OF MAINTENANCE RESPONSIBILITIES, IF REQUIRED, WITH THE OWNER. MAINTENANCE SHALL BE IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL, 1987, AND THE STORMWATER POLLUTION PREVENTION PLAN FOR THIS PROJECT.
8. ALL EROSION CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY NPDES PERMIT FOR GENERAL CONSTRUCTION AND ALL PRACTICES WILL MEET OR EXCEED THOSE DETAILED IN THE ILLINOIS URBAN MANUAL.
9. EXISTING VEGETATION SHALL BE PROTECTED AS MUCH AS PRACTICAL.
10. ALL EROSION AND SEDIMENT CONTROLS SHALL BE INSPECTED IN ACCORDANCE WITH THE CONDITIONS OF APPLICABLE NPDES PERMITS.
11. ALL TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE REMOVED AND DISPOSED OF WITHIN THIRTY DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY PRACTICES ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE PERMANENTLY STABILIZED TO PREVENT FURTHER EROSION.
12. THIS EROSION CONTROL PLAN MUST BE RETAINED ON-SITE AT ALL TIMES DURING THE PERIOD OF CONSTRUCTION.
13. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (I.E. PERIMETER SILT FENCE). STOCKPILES TO REMAIN IN PLACE FOR 21 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
14. ACCESS TO THE CONSTRUCTION SITE SHALL BE LIMITED TO THE STABILIZED CONSTRUCTION ENTRANCE ONLY.
15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.
16. ANY SEDIMENT REACHING THE STORM SEWER SYSTEM SHALL BE REMOVED FROM THE SEWER AND NOT FLUSHED DOWNSTREAM.
17. ANY ERODED SEDIMENT CAPTURED IN DETENTION, RETENTION, OR DEPRESSION STORAGE AREAS SHALL BE REMOVED BY THE APPLICANT BEFORE PROJECT COMPLETION.
18. WIND EROSION AND CONTROLLING DUST ON THE PROJECT SITE SHALL BE ADDRESSED BY USING THE FOLLOWING METHODS (OR APPROVED EQUAL):
    a. FREQUENT WATERING OF EXCAVATION AND FILL AREAS.
    b. PROVIDE GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.
19. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.
20. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING				A								
DORMANT SEEDING												
TEMPORARY SEEDING				C								
SODDING				E**								
MULCHING												

A = KENTUCKY BLUEGRASS @ 90 LBS/AC. MIXED WITH PERENNIAL RYEGRASS @ 30 LBS/AC.
B = KENTUCKY BLUEGRASS @ 130 LBS/AC MIXED WITH PERENNIAL RYEGRASS @ 40 LBS/AC. PLUS 3 TON/AC. STRAW MULCH
C = SPRING OATS @ 100 LBS/AC.
D = WHEAT OR CEREAL RYE @ 150 LBS/AC
E = SOD
F = STRAW MULCH @ 2 TONS/AC.
* = IRRIGATION NEEDED DURING JUNE AND JULY
** = IRRIGATION NEEDED FOR 2-3 WEEKS AFTER APPLYING SOD

REF. = SCS "WATER MANAGEMENT AND SEDIMENT CONTROL FOR URBANIZING AREAS".

TYPICAL SOIL PROTECTION DETAIL

1 C309

GENERAL STAPLE RECOMMENDATIONS

SLOPE GRADIENT

1 STAPLE PER SQ. YD.
1 1/2 STAPLE PER SQ. YD.
2 STAPLE PER SQ. YD.
3 1/2 STAPLE PER SQ. YD.

NOTE:
1. CHANNEL LINING UTILIZE STAPLE PATTERN "C" WITH ADDITIONAL STAPLES ON SIDE SLOPES AT PROJECTED WATER LINE.
2. STAPLE PATTERNS APPLY TO ALL NORTH AMERICAN GREEN EROSION CONTROL BLANKETS. STAPLE PATTERNS MAY VARY DEPENDING UPON SOIL TYPE AND AVERAGE RAINFALL.
3. AT SLOPE LENGTHS GREATER THAN 300 FEET OR WHERE DRAINAGE OVER LARGE AREAS IS DIRECTED ONTO THE BLANKETS, STAPLE PATTERN "E" SHOULD BE UTILIZED.
4. EROSION CONTROL MAT SHALL BE PLACED ON ALL DISTURBED AREAS

EROSION CONTROL MAT INSTALLATION GUIDE DETAIL

2 C309

ROLLED EROSION CONTROL PRODUCTS

3 C309

FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SPECIFICATION AND SPECIFICATION DRAWING

FLEXSTORM CATCH IT

5 C309

STABILIZED CONSTRUCTION ENTRANCE PLAN

PLAN VIEW

SECTION A-A

SIDE ELEVATION

SECTION B-B

NRCS

6 C309

3D VIEW

FRONT VIEW

TOP VIEW

SILT BOX DETAIL

GENERAL NOTES:
1. SILT BOX SHALL BE MAINTAINED UNTIL THE AREA TRIBUTARY TO THE STRUCTURE HAS STABILIZED GROUND COVER, AS DETERMINED BY THE VILLAGE ENGINEER.
2. ALLOWABLE FOR BOTH PAVED AND NON-PAVED AREAS IN THE FLEXSTORM "CATCH IT" OR OTHER APPROVED EQUIVALENT DROP-IN STRUCTURE DESIGNED TO CATCH SEDIMENT WITH AN OVERFLOW ALLOWANCE. REMOVABLE FILTER BAGS SHALL BE CLEANED OUT/REPLACED AS NEEDED DUE TO STORM EVENTS.
3. SILT BOX ONLY TO BE USED FOR NON-PAVED AREAS.
4. FILTERGOR FILTERGOX™ IS ALSO ALLOWED, AS LONG AS INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

OPEN LID SEDIMENT PROTECTION — VILLAGE OF LOMBARD — STORM 14 — 3 C309

GENERAL NOTES:
1. SILT FENCE SHALL BE MAINTAINED UNTIL THE AREA TRIBUTARY TO THE STRUCTURE HAS STABILIZED GROUND COVER, AS DETERMINED BY THE VILLAGE ENGINEER.
2. FILTERGOR FILTERGOX™ IS ALSO ALLOWED, AS LONG AS INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

SILT FENCE INSTALLATION — VILLAGE OF LOMBARD — STORM 16 — 8 C309

No.	DATE	REVISION

PROJECT No: 0010120
DATE: 01/17/20
DES.: A.
DR.: JH.
CKD.: JS

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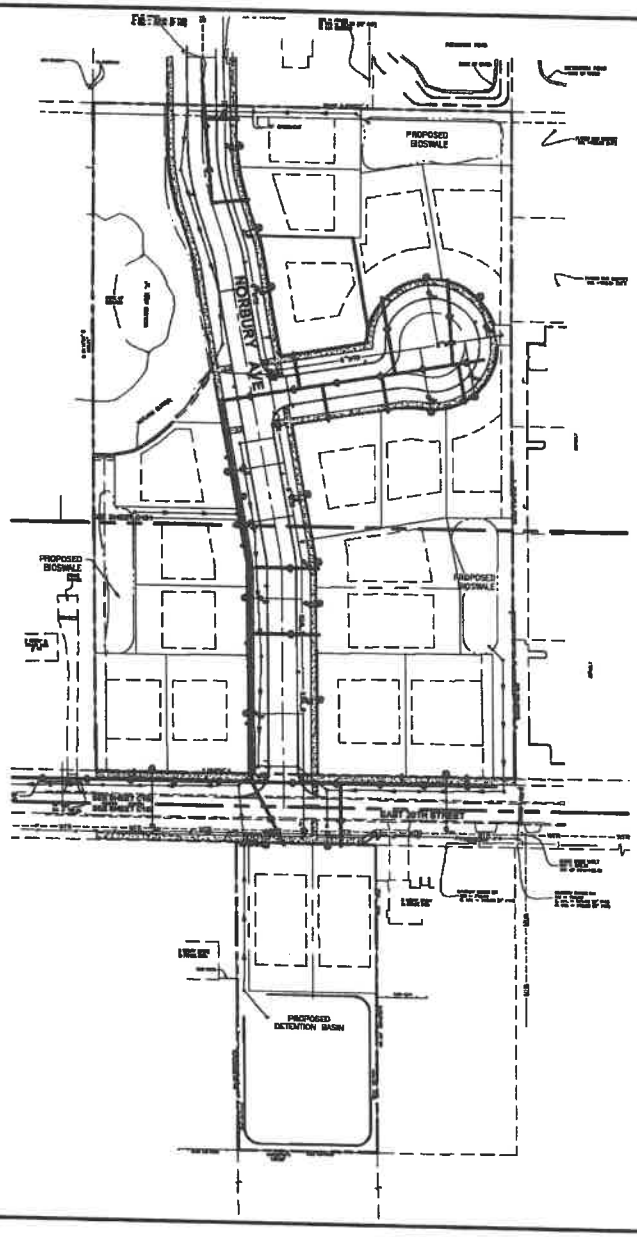
SITE IMPROVEMENT PLANS NORBURY CROSSINGS

27TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

EROSION CONTROL DETAILS

SHEET NO.
C309



UTILITY LEGEND

- PROPOSED BOUNDARY
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED GAS
- PROPOSED TELEPHONE
- PROPOSED OVERHEAD TELEPHONE
- PROPOSED CABLE
- PROPOSED CONDUIT
- PROPOSED FIBEROPTIC
- PROPOSED UNDERDRAIN
- CONSTRUCTION LIMITS
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED VALVE VAULT
- PROPOSED ELECTRICAL MANHOLE
- PROPOSED TELEPHONE MANHOLE
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- LIGHT POLES
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- PROPOSED WATER MAIN STRUCTURE CALLOUT
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N

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

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GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 080220
DATE 01/17/20
DES. JL
DR. JH
CKD. JC

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FAX: 630.495.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

26TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

OVERALL UTILITY PLAN

SHEET NO.
C400

Layout Tab Name: C400 OVERALL UTILITY PLAN, Images: lombard solid.jpg - Xrefs: 080220-X.dwg; 080220-00G.dwg; gentileAdRy_24.dwg; 2017survey-v4_24.dwg; 080220-P.dwg; 080220-TBL.dwg
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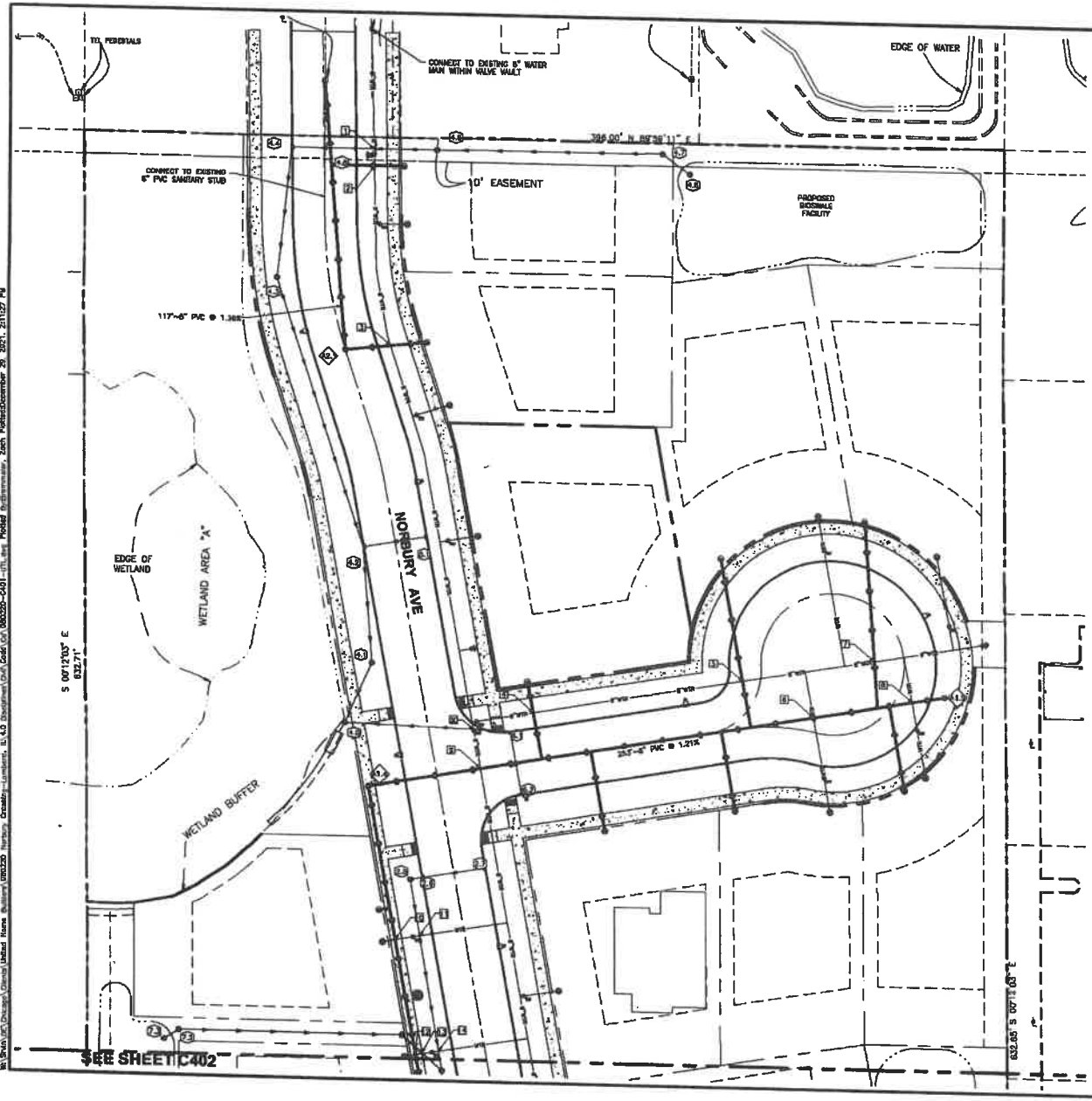

UTILITY LEGEND

- PROPOSED BOUNDARY
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- WTR — PROPOSED WATER MAIN
- UE — PROPOSED ELECTRIC
- OE — PROPOSED OVERHEAD ELECTRIC
- G — PROPOSED GAS
- UT — PROPOSED TELEPHONE
- OT — PROPOSED OVERHEAD TELEPHONE
- F — PROPOSED FIBEROPTIC
- PROPOSED UNDERDRAIN
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED VALVE VAULT
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N

UTILITY NOTES

1. 2-4" SCHEDULE 40 PVC CONDUIT FOR LOCATIONS UNDER PROPOSED PAVEMENT. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR ELECTRIC SERVICE AND TRANSFORMER LOCATION.
2. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR NATURAL GAS SERVICE.
3. 1-4" SCHEDULE 40 PVC CONDUIT FOR LOCATIONS UNDER PROPOSED PAVEMENT. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR TELEPHONE SERVICE.
4. ALL BUILDING SANITARY SERVICES TO BE 6" PVC SDR 26 AT 1.00% UNLESS OTHERWISE SPECIFIED.
5. ALL BUILDING WATER SERVICES TO BE 1" TYPE K COPPER.
6. A PERMIT IS REQUIRED FROM THE VILLAGE'S PUBLIC WORKS DEPARTMENT (630/620-5748) FOR ALL UTILITIES. THIS APPLIES TO ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, COMED, NICOR GAS, SBC, AND AT&T CABLE. IN THE PUBLIC RIGHT-OF-WAY, TO THE EXTENT POSSIBLE, SERVICES SHALL RUN PARALLEL AND PERPENDICULAR TO THE ROAD CENTERLINE (A DEVIATION OF FIVE DEGREES FROM PARALLEL AND PERPENDICULAR IS ALLOWED). A MINIMUM OF 10-FEET HORIZONTAL SEPARATION SHALL BE GIVEN FROM THE VILLAGE'S WATER AND SEWER SERVICES.
7. BURIED ELECTRICAL CABLES (HIGH & LOW VOLTAGE) ON PRIVATE PROPERTY SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE. CONDUIT INSTALLED UNDER A ROADWAY SHALL BE RIGID GALVANIZED STEEL PIPE.
8. STREET LIGHT POLES THROUGHOUT SHALL BE SPUN ALUMINUM POLES WITH LED LUMINAIRES.

UTILITY CROSSINGS

1. FINISH GRADE = 769.41'
   12" STM B/PIPE = 763.42
   8" WTR T/PIPE = 761.62 — 1.80'
2. FINISH GRADE = 767.73
   8" SAN B/PIPE = 762.14
   8" WTR T/PIPE = 760.48 — 1.66'
3. FINISH GRADE = 770.56
   12" STM B/PIPE = 766.35
   8" WTR T/PIPE = 764.38 — 1.97'
4. FINISH GRADE = 770.38
   8" WTR B/PIPE = 763.63
   8" SAN T/PIPE = 760.34 — 3.29'
5. FINISH GRADE = 769.02
   16" DI. WTR B/PIPE = 762.60
   12" STM T/PIPE = 761.42 — 0.84' **
   * CONTRACTOR TO VERIFY EX. WATER LINE SIZE AND DEPTH
6. FINISH GRADE = 767.05
   12" STM B/PIPE = 763.63
   8" WTR T/PIPE = 760.20 — 3.42'

** PROVIDE WATER MAIN PROTECTION

ALL OTHER UTILITY CROSSINGS ARE CROSSING INDIVIDUAL SERVICE LINES, AND THEREFORE THERE IS NOT DATA FOR THE CROSSINGS AT THIS TIME. ALL SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" OF CLEARANCE AT ALL CROSSINGS.

BENCHMARK:

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DES. A
DR. DH
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SITE IMPROVEMENT PLANS
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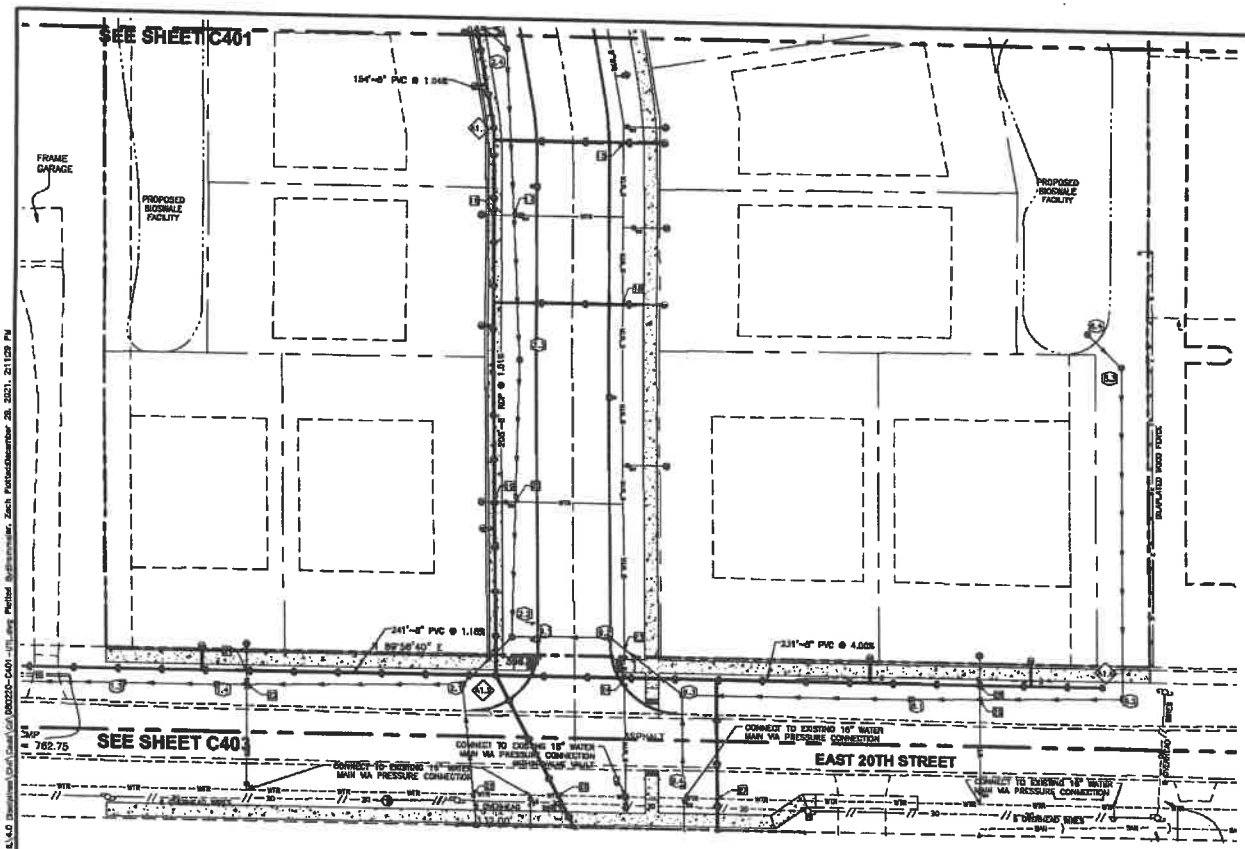
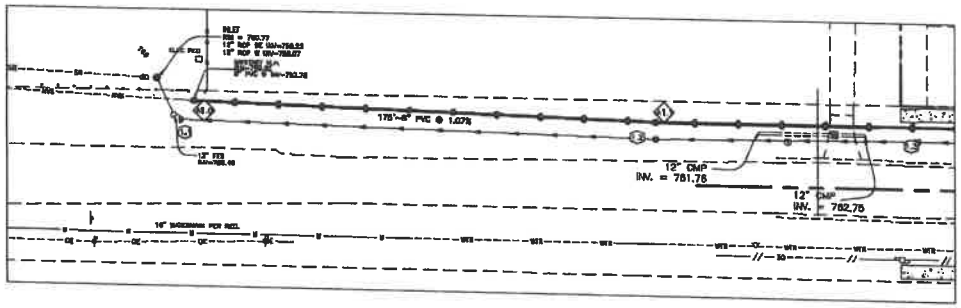
LOMBARD, DUPAGE COUNTY, ILLINOIS

UTILITY PLAN

SHEET NO.
C401





UTILITY LEGEND

- PROPOSED BOUNDARY
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- PROPOSED WATER MAIN
- PROPOSED ELECTRIC
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- PROPOSED UNDERDRAIN
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED WALVE
- PROPOSED WALVE VAULT
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5. ALL BUILDING WATER SERVICES TO BE 1" TYPE K COPPER.
6. A PERMIT IS REQUIRED FROM THE VILLAGE'S PUBLIC WORKS DEPARTMENT (630/620-5740) FOR ALL UTILITIES. THIS APPLIES TO ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, COMED, NICOR GAS, SBC, AND AT&T CABLE. IN THE PUBLIC RIGHT-OF-WAY, TO THE EXTENT POSSIBLE, SERVICES SHALL RUN PARALLEL AND PERPENDICULAR TO THE ROAD CENTERLINE (A DEVIATION OF FIVE DEGREES FROM PARALLEL AND PERPENDICULAR IS ALLOWED). A MINIMUM OF 10-FEET HORIZONTAL SEPARATION SHALL BE GIVEN FROM THE VILLAGE'S WATER AND SEWER SERVICES.
7. BURIED ELECTRICAL CABLES (HIGH & LOW VOLTAGE) ON PRIVATE PROPERTY SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE. CONDUIT INSTALLED UNDER A ROADWAY SHALL BE RIGID GALVANIZED STEEL PIPE.
8. STREET LIGHT POLES THROUGHOUT SHALL BE SPUN ALUMINUM POLES WITH LED LUMINAIRES.

UTILITY CROSSINGS

1. FINISH GRADE = 789.41'
   12" STM B/PIPE = 783.42
   8" WTR T/PIPE = 781.82 — 1.60'
2. FINISH GRADE = 787.73
   9" SAN B/PIPE = 782.14
   8" WTR T/PIPE = 780.48 — 1.66'
3. FINISH GRADE = 770.56
   12" STM B/PIPE = 768.30
   8" WTR T/PIPE = 764.38 — 1.97'
4. FINISH GRADE = 770.38
   6" WTR B/PIPE = 763.83
   8" SAN T/PIPE = 760.34 — 3.26'
5. FINISH GRADE = 769.62
   16" EX. WTR B/PIPE = 762.00
   12" STM T/PIPE = 761.42 — 0.64' **
   * CONTRACTOR TO VERIFY EX. WATER LINE SIZE AND DEPTH
6. FINISH GRADE = 767.05
   12" STM B/PIPE = 763.62
   8" WTR T/PIPE = 760.20 — 3.42'

** PROVIDE WATER MAIN PROTECTION

ALL OTHER UTILITY CROSSINGS ARE CROSSING INDIVIDUAL SERVICE LINES, AND THEREFORE THERE IS NOT DATA FOR THE CROSSINGS AT THIS TIME. ALL SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" OF CLEARANCE AT ALL CROSSINGS.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 - FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig
JULIE
Simply Call 811

0 20 40 80
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 080220
DATE 01/11/20
DES. JA
DR. DH
CKD. JG

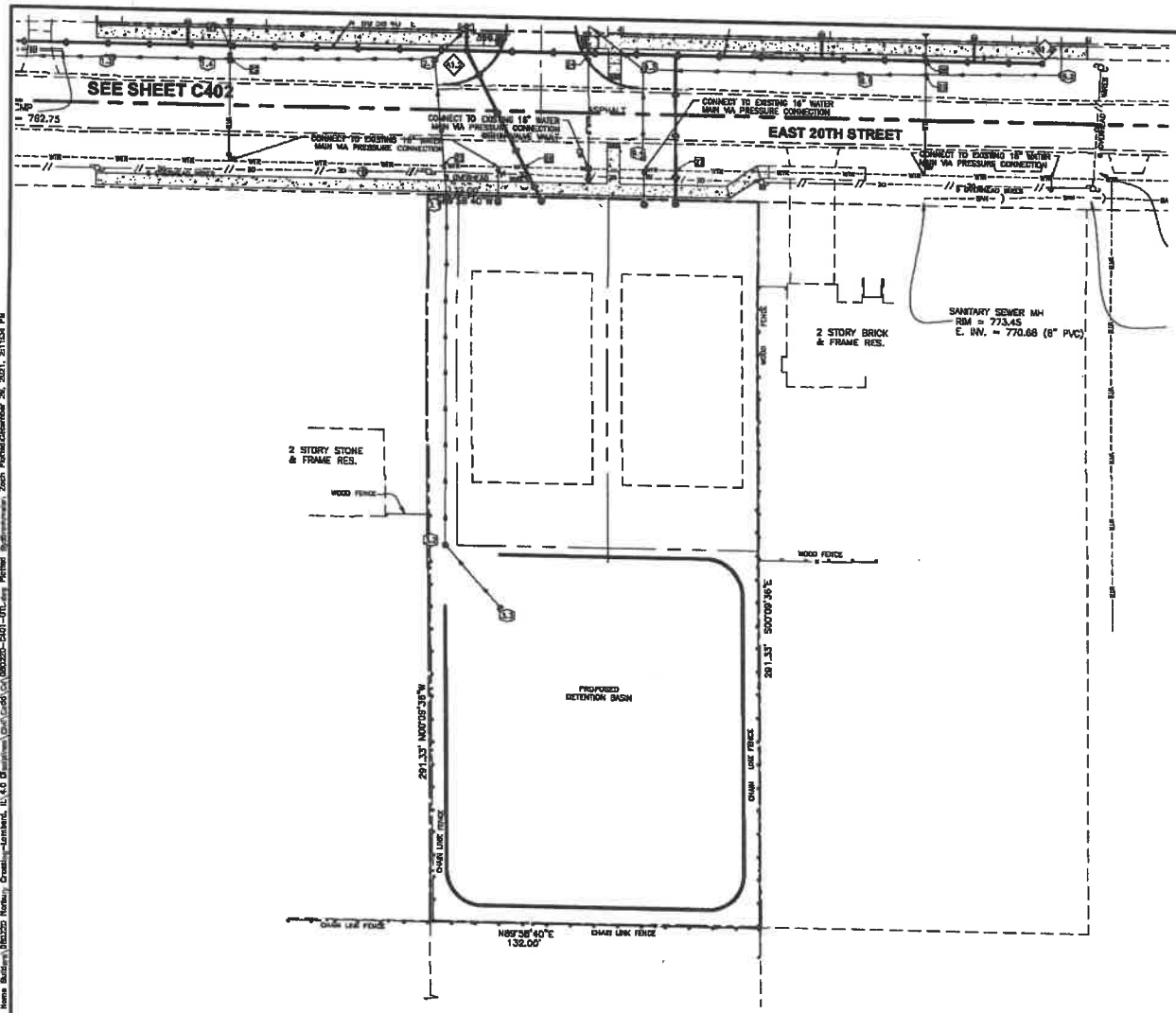
WOLPERT
1915 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9000
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

UTILITY PLAN

SHEET NO.
C402



UTILITY LEGEND

- PROPOSED BOUNDARY
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC
- PROPOSED OVERHEAD ELECTRIC
- PROPOSED GAS
- PROPOSED TELEPHONE
- PROPOSED OVERHEAD TELEPHONE
- PROPOSED FIBEROPTIC
- PROPOSED UNDERDRAIN
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEAN OUT
- PROPOSED FIRE HYDRANT
- PROPOSED VALVE
- PROPOSED VALVE VAULT
- PROPOSED ELECTRICAL MANHOLE
- PROPOSED TELEPHONE MANHOLE
- PROPOSED WATER PROTECTION AREA
- LIGHT POLES
- INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- PROPOSED SANITARY STRUCTURE CALLOUT
- PROPOSED STORM STRUCTURE CALLOUT
- PROPOSED WATER MAIN STRUCTURE CALLOUT
- PROPOSED UTILITY CROSSING CALLOUT

N

UTILITY NOTES

1. 2-4" SCHEDULE 40 PVC CONDUIT FOR LOCATIONS UNDER PROPOSED PAVEMENT. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR ELECTRIC SERVICE AND TRANSFORMER LOCATION.
2. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR NATURAL GAS SERVICE.
3. 1-4" SCHEDULE 40 PVC CONDUIT FOR LOCATIONS UNDER PROPOSED PAVEMENT. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR TELEPHONE SERVICE.
4. ALL BUILDING SANITARY SERVICES TO BE 6" PVC SDR 26 AT 1.00% UNLESS OTHERWISE SPECIFIED.
5. ALL BUILDING WATER SERVICES TO BE 1" TYPE K COPPER.
6. A PERMIT IS REQUIRED FROM THE VILLAGE'S PUBLIC WORKS DEPARTMENT (630/620-5748) FOR ALL UTILITIES. THIS APPLIES TO ALL UTILITIES INCLUDING, BUT NOT LIMITED TO, COMED, NICOR GAS, SBC, AND AT&T CABLE. IN THE PUBLIC RIGHT-OF-WAY, TO THE EXTENT POSSIBLE, SERVICES SHALL RUN PARALLEL AND PERPENDICULAR TO THE ROAD CENTERLINE (A DEVIATION OF FIVE DEGREES FROM PARALLEL AND PERPENDICULAR IS ALLOWED). A MINIMUM OF 10-FEET HORIZONTAL SEPARATION SHALL BE GIVEN FROM THE VILLAGE'S WATER AND SEWER SERVICES.
7. BURIED ELECTRICAL CABLES (HIGH & LOW VOLTAGE) ON PRIVATE PROPERTY SHALL COMPLY WITH THE NATIONAL ELECTRIC CODE. CONDUIT INSTALLED UNDER A ROADWAY SHALL BE RIGID GALVANIZED STEEL PIPE.
8. STREET LIGHT POLES THROUGHOUT SHALL BE SPUN ALUMINUM POLES WITH LED LUMINARIES.

UTILITY CROSSINGS

[1] 12" STM — FINISH GRADE = 769.41'; B/PIPE = 763.42; 8" WTR — T/PIPE = 761.82 — 1.60'

[2] 8" SAN — FINISH GRADE = 767.73; B/PIPE = 762.14; 8" WTR — T/PIPE = 760.48 — 1.66'

[3] 12" STM — FINISH GRADE = 770.56; B/PIPE = 766.35; 8" WTR — T/PIPE = 764.38 — 1.97'

[4] 8" WTR — FINISH GRADE = 770.38; B/PIPE = 763.83; 8" SAN — T/PIPE = 760.34 — 3.49'

[5] 16" DI. WTR — FINISH GRADE = 768.62; B/PIPE = 763.08; 12" STM — T/PIPE = 761.42 — 0.64' **

* CONTRACTOR TO VERIFY EX. WATER LINE SIZE AND DEPTH

[6] 12" STM — FINISH GRADE = 767.05; B/PIPE = 763.62; 8" WTR — T/PIPE = 760.20 — 3.42'

** PROVIDE WATER MAIN PROTECTION

ALL OTHER UTILITY CROSSINGS ARE CROSSING INDIVIDUAL SERVICE LINES, AND THEREFORE THERE IS NOT DATA FOR THE CROSSINGS AT THIS TIME. ALL SERVICE LINES SHALL BE INSTALLED WITH A MINIMUM OF 18" OF CLEARANCE AT ALL CROSSINGS.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS HW065 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 775.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig — JULIE — Simply Call 811

0 20 40 80
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 20-0123
DATE: 01/11/22
DES. JL
DR. JR
CKD. JS

WOOLPERT
1915 South Meyers Road
Suite 500
Oakbrook Terrace, IL 60181
630.424.5000
FAX: 630.653.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

UTILITY PLAN

SHEET NO.
C403

Layout Tab Name: C404 STM PROFILES, Images: lombard aerial.jpg , Xrefs: 080220-X.dwg; 080220-DIGL.dwg; gentleu6Rly_2d.dwg; 2017surveyrev4_2d.dwg; 080220-P.dwg; 080220-TBLX.dwg; 080220-C.dwg
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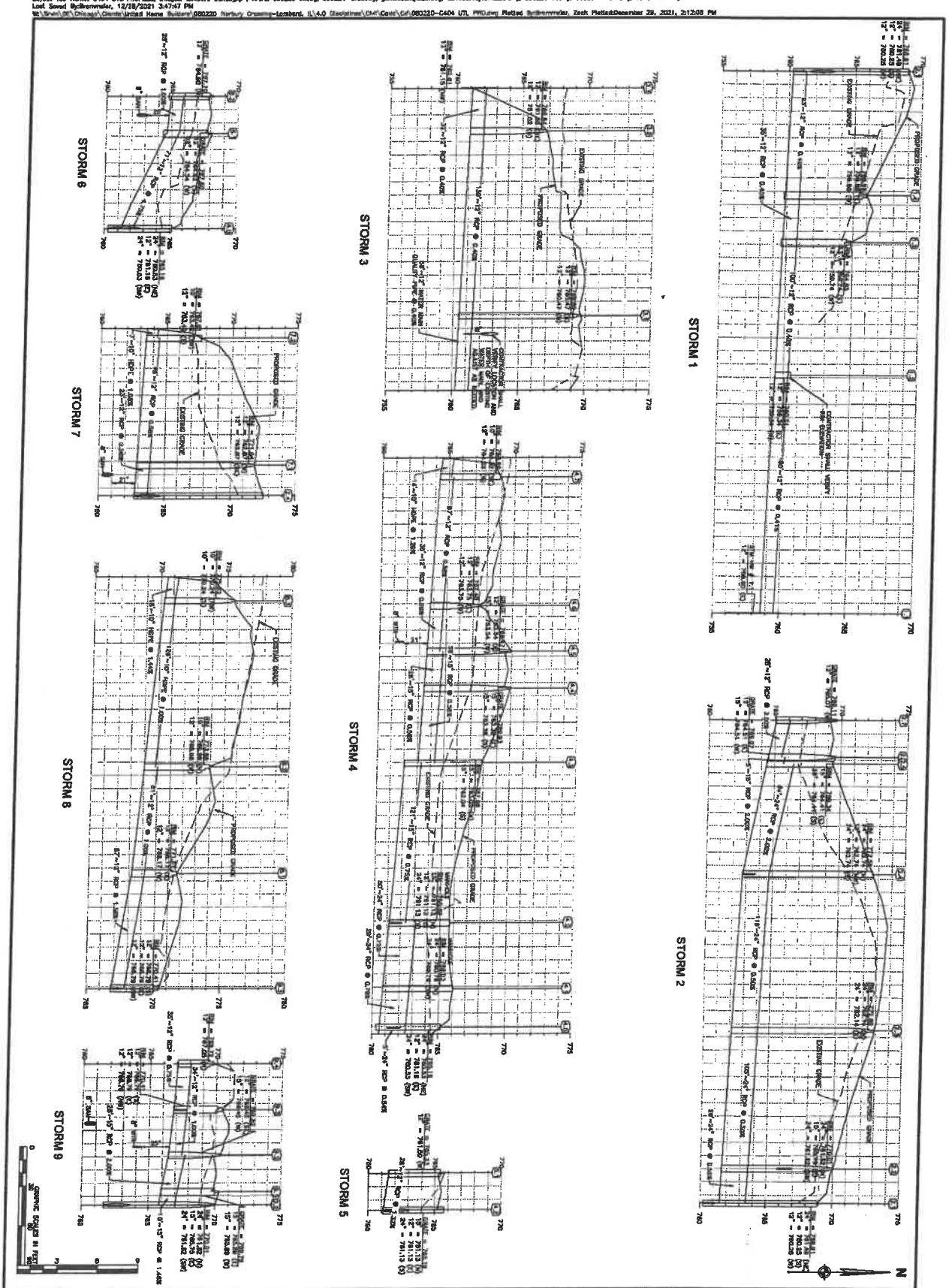


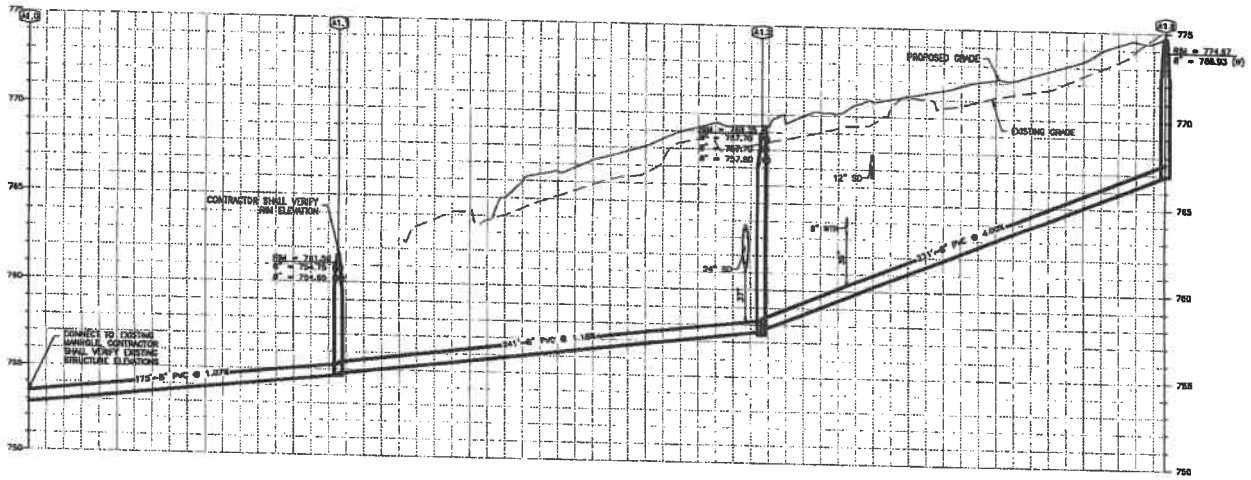
SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
28TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

STORM SEWER PROFILES

SHEET NO. C404

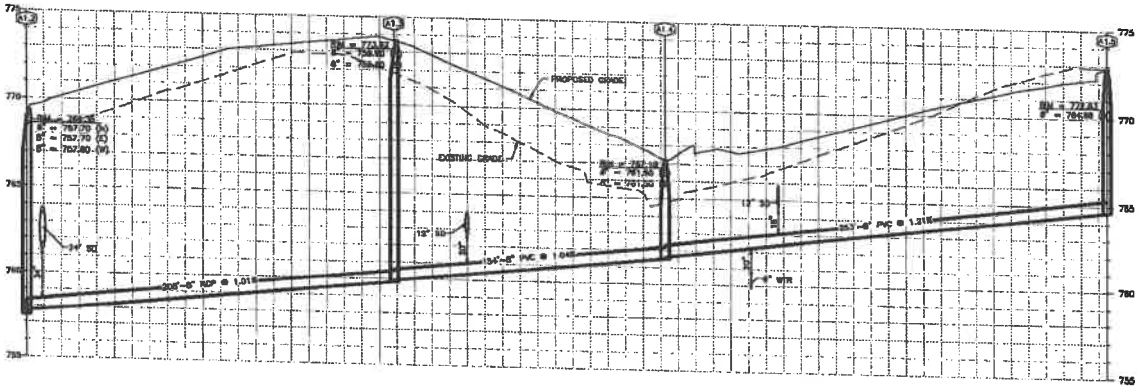
WOLDPERT
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

PROJECT No: 080220	No.	DATE	REVISION
DATE 01/17/20			
DES. JL			
DR. DI			
CKD. JK			

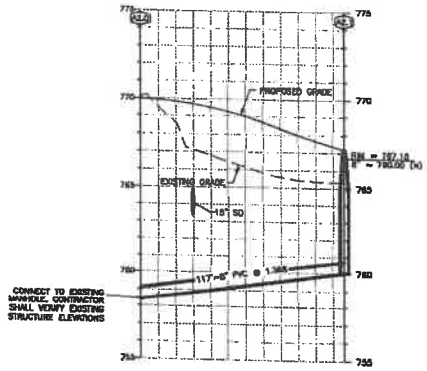


SANITARY A

SANITARY STRUCTURE TABLE			
STRUCTURE ID	DESCRIPTION	RIM	INVERT
A1.0	CONNECT TO EXISTING SANITARY MANHOLE	753.80	8" = 752.78 (E)
A1.1	SANITARY MANHOLE	761.56	8" = 754.75 (E) 8" = 754.85 (W)
A1.2	SANITARY MANHOLE	769.35	8" = 757.70 (N) 8" = 757.70 (E) 8" = 757.80 (W)
A1.3	SANITARY MANHOLE	773.32	8" = 759.80 (S) 8" = 759.80 (N)
A1.4	SANITARY MANHOLE	767.18	8" = 761.80 (E) 8" = 761.80 (S)
A1.5	SANITARY MANHOLE	772.83	8" = 764.88 (W)
A1.6	SANITARY MANHOLE	774.87	8" = 766.93 (W)
A2.0	DL SANITARY MANHOLE	769.32	8" = 756.41 (S) 8" = 756.36 (N)
A2.1	SANITARY MANHOLE	767.15	8" = 760.00 (N)



SANITARY B



SANITARY C

GRAPHIC SCALES IN FEET

N

No.	DATE	REVISION

PROJECT No: 0017.22
DATE 01/17/22
DES. A
DR. JR
CKD. JE

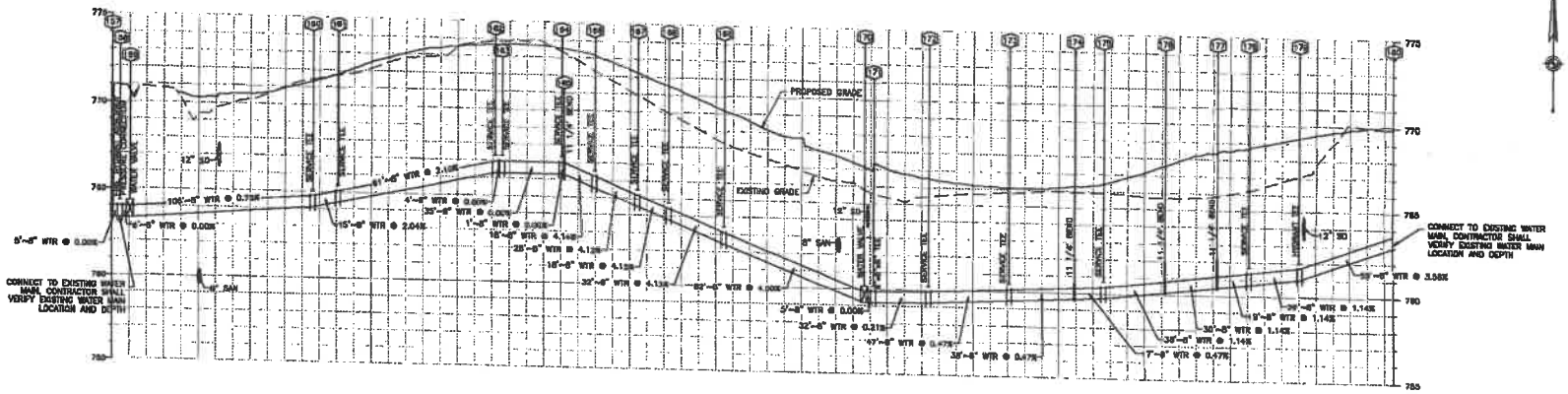
WOOLPERT
1915 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.5080
FAX: 630.495.3731

SITE IMPROVEMENT PLANS NORBURY CROSSINGS

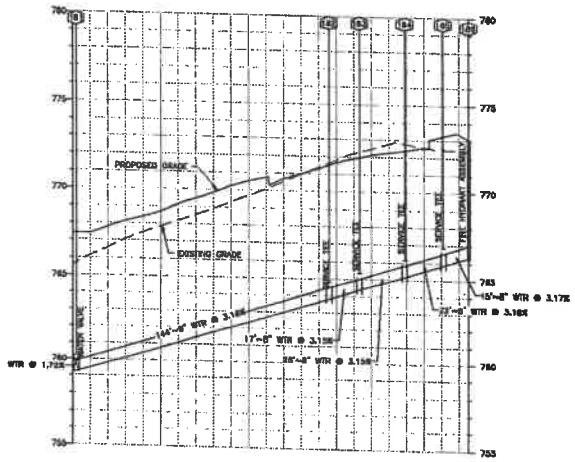
27TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

SANITARY SEWER PROFILES

SHEET NO.
C405



WATER MAIN A



WATER MAIN B

WATER STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	INVERT
157	FIRE HYDRANT ASSEMBLY	8" = 763.33 (N)
158	PRESSURE CONNECTION	6" = 763.33 (S) 8" = 763.33 (N)
159	WATER VALVE	6" = 763.33 (S) 8" = 763.33 (N)
160	SERVICE TEE	6" = 764.12 (S) 8" = 764.12 (N)
161	SERVICE TEE	6" = 764.42 (S) 8" = 764.42 (N)
162	SERVICE TEE	6" = 765.33 (S) 8" = 765.33 (N)
163	SERVICE TEE	6" = 765.33 (S) 8" = 765.33 (N)
164	SERVICE TEE	6" = 765.33 (S) 8" = 765.33 (N)
165	11 1/4° BEND	6" = 765.33 (S) 8" = 765.33 (N)
166	SERVICE TEE	6" = 765.60 (S) 8" = 765.60 (N)
167	SERVICE TEE	6" = 764.56 (S) 8" = 764.56 (N)
168	SERVICE TEE	6" = 763.81 (S) 8" = 763.81 (N)
169	SERVICE TEE	6" = 762.48 (S) 8" = 762.48 (N)
170	WATER VALVE	6" = 759.20 (S) 8" = 759.20 (N)
171	8"X8"X8" TEE	6" = 759.20 (S) 8" = 759.20 (N) 6" = 759.20 (E)

WATER STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	INVERT
172	SERVICE TEE	6" = 759.27 (S) 8" = 759.27 (N)
173	SERVICE TEE	6" = 759.49 (S) 8" = 759.49 (N)
174	11 1/4° BEND	6" = 759.67 (S) 8" = 759.67 (N)
175	SERVICE TEE	6" = 759.75 (S) 8" = 759.75 (N)
176	11 1/4° BEND	6" = 760.18 (S) 8" = 760.18 (N)
177	11 1/4° BEND	6" = 760.51 (S) 8" = 760.51 (N)
178	SERVICE TEE	6" = 760.72 (S) 8" = 760.72 (N)
179	HYDRANT TEE	6" = 761.06 (S) 8" = 761.06 (N)
180	NULL STRUCTURE	8" = 763.00 (N)
181	WATER VALVE	6" = 758.23 (W) 8" = 758.23 (E)
182	SERVICE TEE	6" = 763.81 (E) 8" = 763.81 (W)
183	SERVICE TEE	6" = 764.36 (W) 8" = 764.36 (E)
184	SERVICE TEE	6" = 765.18 (W) 8" = 765.18 (E)
185	SERVICE TEE	6" = 765.87 (W) 8" = 765.87 (E)
186	FIRE HYDRANT ASSEMBLY	8" = 766.33 (W)

GRAPHIC SCALES IN FEET
0 30 60 90

No.	DATE	REVISION

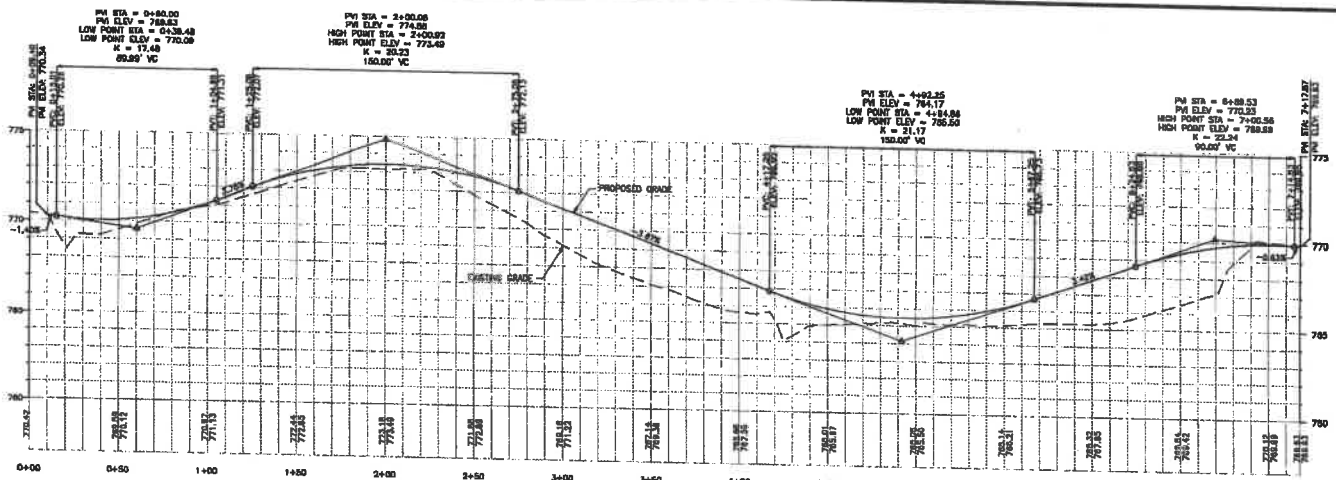
PROJECT No: 080220
DATE: 01/17/20
DES. JA.
DR. JH.
CKD. JE

WOOLPERT
1915 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.5000
FAX: 630.455.5731

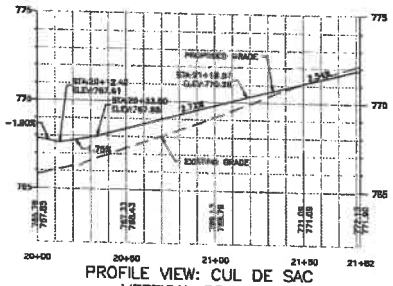
SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

WATER MAIN PROFILES

SHEET NO.
C406



PROFILE VIEW: NORBURY AVENUE
VERTICAL SCALE: 3
DATUM: 760.00



PROFILE VIEW: CUL DE SAC
VERTICAL SCALE: 3
DATUM: 765.00

GRAPHIC SCALES IN FEET

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION – 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY CENTILE AND ASSOCIATES AND DATED FEBRUARY 3, 2017.

Call Before You Dig
Simply Call 811

No.	DATE	REVISION

PROJECT No: 080220
DATE 01/17/20
DES. JL
DR. JH
CKD. JE

WOOLPERT
1915 South Meyers Road
Suite 850
Oakbrook Terrace, IL 60181
630.424.0060
FAX: 630.455.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

ROADWAY PROFILES

SHEET NO.
C500

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SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

DETAILS

SHEET NO. **C700**

WOOLPERT
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.3000
FAX: 630.495.3731

PROJECT No: 080220			
DATE 01/17/20	No.	DATE	REVISION
DES. JL			
DR. DH			
CKD. JC			

Layout Tab Name: C701 DETAILS, Images: , Xrefs: 080220-TBLK.dwg
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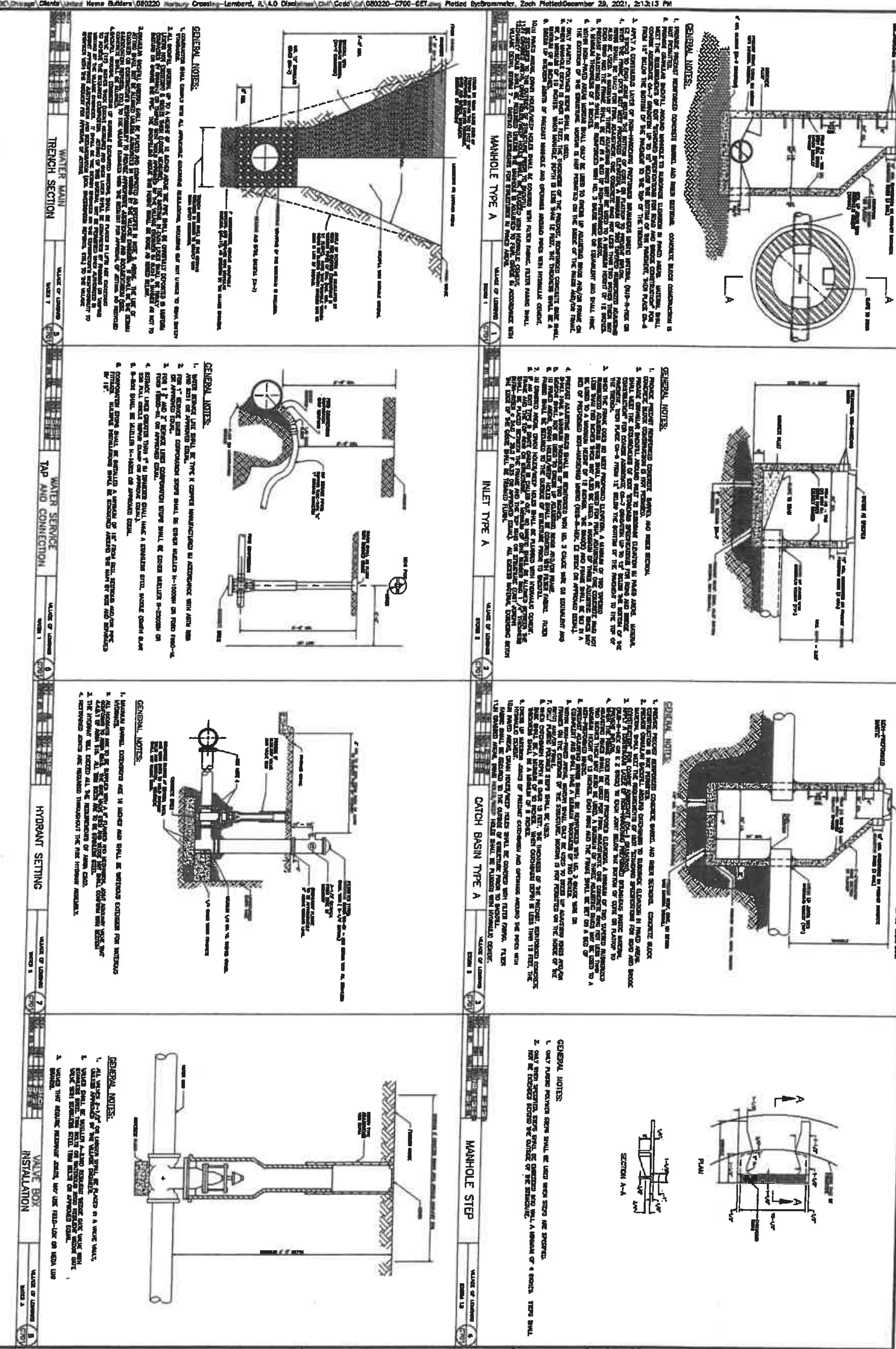
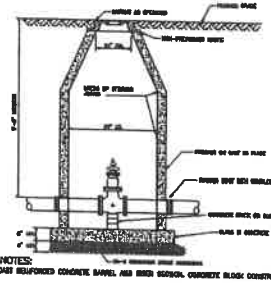


SHEET NO. C701	SITE IMPROVEMENT PLANS NORBURY CROSSINGS 20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE. LOMBARD, DUPAGE COUNTY, ILLINOIS DETAILS	WOOLPERT	1815 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 630.424.9080 FAX: 630.495.3731	PROJECT No: 080220 DATE 01/17/20 DES. JL DR. DH CKD. JG

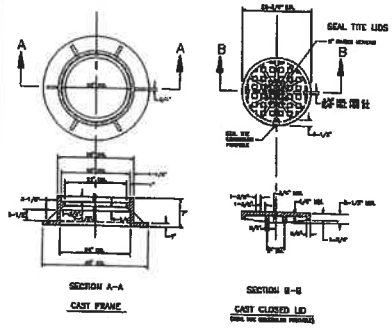
No.	DATE	REVISION



GENERAL NOTES:

1. PRIMARY PRECAST REINFORCED CONCRETE BARREL AND RISER SECTION. CONCRETE BLOCK CONSTRUCTION IS NOT PERMITTED.
2. PROVIDE TRENCH BACKFILL, CA-6 BEDDING, AROUND MANHOLE TO ELIMINATE ELEVATION IN PAVED AREAS.
3. APPLY A CONTINUOUS LAYER OF NON-HARDENING PRETORNED BITUMINOUS MASTIC MATERIAL (MIN-R-KEM OR E Z STICK).
4. WHEN THE FRAME DOES NOT MEET THE PROPOSED ELEVATION, ADJUSTING RINGS SHALL BE USED FOR FINAL ADJUSTMENT. A MINIMUM OF 2 ADJUSTING RINGS MAY BE USED TO A MAXIMUM HEIGHT OF 12 INCHES. CONCRETE BRICK AND LIMITED USE OF HIGH STRENGTH PRECAST CONCRETE RINGS WITH A PRECAST CONTOUR AS ACCEPTABLE. FOUNDATION RINGS AND WALLS ARE NOT ALLOWED. RINGS MUST BE MADE APPROVED. CONCRETE RINGS MAY NOT BE MORE THAN 2 INCHES THICK. EACH RING SHALL BE SEALED BETWEEN THE FRAME PER THE PRODUCT MANUFACTURER'S SPECIFICATIONS WITH THE APPROVAL OF THE ENGINEER.
5. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GAUGE WIRE OR EQUIVALENT AND SHALL HAVE A MINIMUM THICKNESS OF 2 INCHES.
6. WITH NON-PAVED AREAS, MORTAR SHALL ONLY BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAME ON THE EXTERIOR OF THE STRUCTURE. MORTAR IS NOT PERMITTED ON THE INSIDE OF THE RINGS AND/OR FRAME.
7. STEPS SHALL NOT BE PROVIDED, UNLESS SPECIFIED.
8. DRESS UP INTERIOR JOINTS WITH HYDRAULIC CEMENT.
9. VALVE MUST ALIGN WITH CENTER OF VAULT OPENING.
10. COVER MUST BE CONCENTRIC WITH VALVES 12" AND SMALLER.
11. BUTTERFLY VALVES REQUIRE ECCENTRIC CONES.
12. ALL VALVE VAULTS REQUIRE RUBBER BOOTS WITH STAINLESS STEEL STRAPS WITH THE EXCEPTION OF PRESSURE CONNECTION VALVE VAULTS. (SEE WATER DETAIL 10).
13. OUTSIDE OF PAINED AREAS, A CHASELY SEALING SYSTEM PER VILLAGE DETAIL SANITARY 5 SHALL BE INSTALLED.

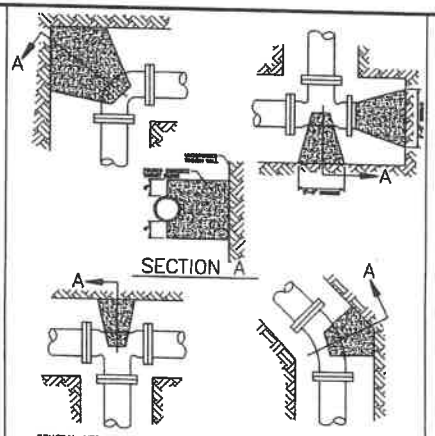
WATER TIGHT VALVE VAULT — VILLAGE OF LOMBARD — WATER 4 — C702 — 1



GENERAL NOTES:

1. DUCTILE IRON CASTING SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
2. ALL FRAMES AND COVERS SHALL HAVE A MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES IN THE COVER SHALL NOT BE OPEN.
3. THE MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
4. DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN 1022 OR NEENAH FOUNDRY 1772.
5. WATERPROOF, BOTTOMED FRAME AND COVER SHALL BE USED IN ANY LOCATION SUBJECT TO INUNDATION. (NEENAH R-1616-C, EAST JORDAN 1063 WT OR APPROVED EQUAL).
6. LIDS SHALL BE "VOLUNTIC" OR "SELF-SEALING" WITH A FACTORY INSTALLED GASKET.

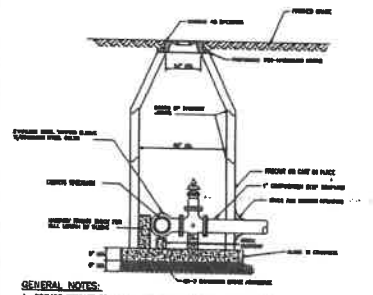
VALVE VAULT FRAME AND COVER — VILLAGE OF LOMBARD — WATER 5 — C702 — 2



GENERAL NOTES:

1. THRUST BLOCKING IS USED TO PREVENT MOVEMENT OF LINES UNDER PRESSURE BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE VILLAGE ENGINEER. CONCRETE SHALL BE CLASS B AND BE A MINIMUM OF THIRTEEN (13) INCHES THICK PLUS THE SIZE OF THE MATERIAL. IT SHALL BE PLACED BETWEEN SOLID GROUND AND FITTINGS. FITTINGS WILL BE ACCESSIBLE FOR REPAIRS. THRUST BLOCK SHALL BE PLACED AT RIGHT ANGLE TO THE PIPE OR NONE. THE AREA OF BEARING SHALL BE SUFFICIENT TO RESIST THE APPLIED FORCES. USE OF 90 DEGREE BENDS REQUIRE APPROVAL FROM THE VILLAGE ENGINEER PRIOR TO INSTALLATION.
2. USE OF WOOD MATERIAL FOR THRUST BLOCKING IS STRICTLY PROHIBITED.

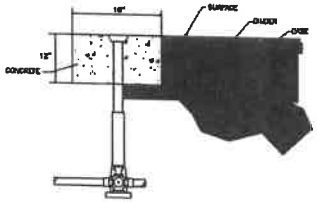
THRUST BLOCK INSTALLATION — VILLAGE OF LOMBARD — WATER 6 — C702 — 3



GENERAL NOTES:

1. PRIMARY PRECAST REINFORCED CONCRETE BARREL AND RISER SECTION.
2. PROVIDE TRENCH BACKFILL, CA-6 BEDDING, AROUND MANHOLE TO ELIMINATE ELEVATION IN PAVED AREAS. MATERIAL SHALL MEET THE REQUIREMENTS OF MOST "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" COVERS ACCORDING CA-7 GRADATION UP TO 12" BELOW THE BOTTOMOF THE PAVEMENT. THEN PLACE CA-6 FROM 12" BELOW THE BOTTOM OF THE PAVEMENT TO THE TOP OF THE TRENCH.
3. APPLY A CONTINUOUS LAYER OF NON-HARDENING PRETORNED BITUMINOUS MASTIC MATERIAL (MIN-R-KEM OR E Z STICK) TO EACH JOINT TO PREVENT LEAKS.
4. WHEN THE FRAME DOES NOT MEET PROPOSED ELEVATION, A MINIMUM OF TWO INCHES ADJUSTING RINGS SHALL BE USED FOR FINAL ADJUSTMENT. ONE CONCRETE RING NOT LESS THAN TWO INCHES THICK MAY ALSO BE USED. A MAXIMUM OF THREE ADJUSTING RINGS MAY BE USED TO A MAXIMUM HEIGHT OF 12 INCHES. BAR SHIMS AND FRAME SHALL BE SET ON A BED OF PREFORMED NON-HARDENING MASTIC (MIN-R-KEM OR EQUIVALENT).
5. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GAUGE WIRE OR EQUIVALENT.
6. MORTAR SHALL NOT BE USED TO DRESS UP ADJUSTING RINGS AND/OR FRAME.
7. PLASTIC POLYMER STEPS SHALL NOT BE INSTALLED, UNLESS APPROVED BY THE VILLAGE ENGINEER OR MR/VOC REGIONAL.
8. DRESS UP INTERIOR JOINTS WITH HYDRAULIC CEMENT.
9. VALVE MUST ALIGN WITH CENTER OF VAULT OPENING.
10. COVER MUST BE CONCENTRIC WITH VALVES 12" AND SMALLER.
11. BUTTERFLY VALVES REQUIRE ECCENTRIC CONES.

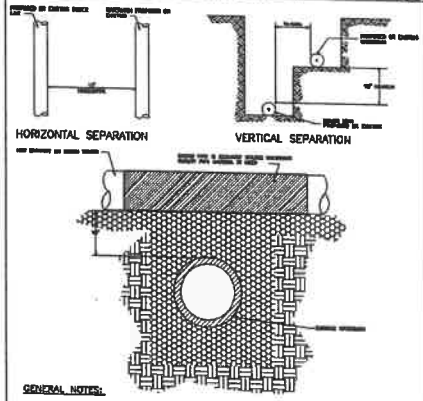
TYPICAL PRESSURE CONNECTION IN VAULT — VILLAGE OF LOMBARD — WATER 10 — C702 — 4



GENERAL NOTES:

1. CONCRETE COLLAR AROUND B-BOX WHEN B-BOX FALLS IN ASPHALT PAVEMENT.

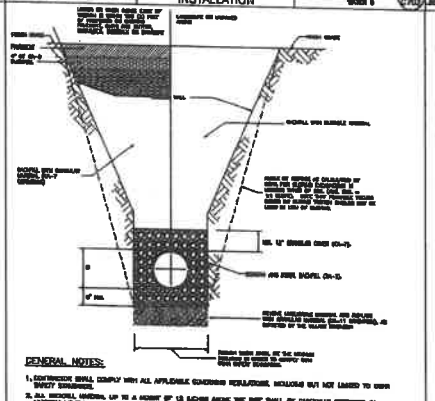
B-BOX ENCASEMENT — VILLAGE OF LOMBARD — WATER 11 — C702 — 5



GENERAL NOTES:

1. WHEN THE MINIMUM 10 FEET HORIZONTAL SEPARATION CANNOT BE ACHIEVED, AN 18 INCH VERTICAL SEPARATION MAY BE PERMITTED. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR ALL PORTIONS OF THE WATERMAIN THAT ARE WITHIN 10 HORIZONTAL FEET OF ANY SEWER OR DRAIN.
2. WHEN THE WATERMAIN MUST PASS UNDER A SEWER OR DRAIN, BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT DUCTILE IRON PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE MEETING WATERMAIN STANDARDS. (SEE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS).
3. WHEN THE WATERMAIN CROSSES UNDER A SEWER, A MINIMUM OF 18 INCH OF SEPARATION, OR WHEN CONSTRUCTED BY THE CHANGE IN SEWER GRADE, A SEPARATION TO PREVENT SETTLING AND BREAKAGE OF THE WATER MAIN. REFER TO THE VILLAGE OF LOMBARD "CONCRETE SADDLE SUPPORT" DETAIL.

WATER AND SEWER SEPARATION — VILLAGE OF LOMBARD — SANITARY 6 — C702 — 6



GENERAL NOTES:

1. EXCAVATION SHALL COMPLY WITH ALL APPLICABLE EXCAVATION REGULATIONS, INCLUDING BUT NOT LIMITED TO OSHA SAFETY STANDARDS.
2. ALL BACKFILL MATERIAL UP TO A DEPTH OF 12 INCHES ABOVE THE PIPE SHALL BE CAREFULLY DEPOSITED IN LOOSE LAYERS NOT EXCEEDING 8 INCHES THICK (LOOSE MEASURE). THE MATERIAL IN EACH LAYER SHALL BE CAREFULLY COMPACTED BY TAMPERS OR TAMPING BARS HAVING A MINIMUM WEIGHT OF 25 POUNDS AND A FACE AS NEAR TO CIRCULAR AS POSSIBLE. THE PIPE. THE BACKFILLING AROUND THE PIPE SHALL BE DONE AS NEAR BELOW.
3. BANKLINE BACKFILL MATERIAL SHALL BE PLACED AND COMPACTED AS SPECIFIED IN NOTE 2, ABOVE. THE USE OF JETTING SHALL NOT BE ALLOWED UNLESS APPROVED IN WRITING BY THE VILLAGE ENGINEER. IF SHALL BE THE SEWER OWNER OR CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROPRIATE JOINTERING AND CONSTRUCTION (SEWER, MAINTENANCE REPORTS, ETC) TO THE VILLAGE ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.
4. BACKFILL MATERIAL CONSISTED OF SUITABLE EXCAVATED MATERIAL SHALL BE PLACED IN LIFTS NOT EXCEEDING THIRTY (12) INCHES THICK (LOOSE MEASURE) AND EACH LAYER SHALL BE COMPACTED BY TAMPERS OR TAMPING TO ACHIEVE VILLAGE ENGINEER. IF SHALL BE THE SEWER OWNER OR CONTRACTOR'S RESPONSIBILITY TO SUBMIT APPROPRIATE JOINTERING AND CONSTRUCTION (SEWER, MAINTENANCE REPORTS, ETC) TO THE VILLAGE ENGINEER WITH THE REQUEST FOR APPROVAL OF JETTING.

SANITARY SEWER TRENCH SECTION — VILLAGE OF LOMBARD — SANITARY 8 — C702 — 7

GENERAL NOTES CONT:

5. BANKLINE BACKFILL FOR BEDDING AND BLOCKING SHALL BE GRAVEL, CRUSHED GRAVEL OR STONE MEETING THE REQUIREMENTS OF THE MOST "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" FOR COARSE AGGREGATE OF THE GRADATION SPECIFIED. NO RECYCLED CONCRETE SHALL BE ALLOWED.
6. MINIMUM COVER OVER THE TOP OF PIPE SHALL BE THIRTY (12) INCHES BELOW FINISHED SUBGRADE IN PAVED AREAS AND THIRTY (12) INCHES BELOW FINISHED GRADE IN LANDSCAPED AREAS.
7. THE BEDDING THICKNESS SHALL BE EQUAL TO ONE-QUARTER (1/4) OF THE OVERALL DIAMETER OF THE PIPE BUT NOT LESS THAN SIX (6) INCHES.

SANITARY SEWER TRENCH SECTION — VILLAGE OF LOMBARD — SANITARY 8A — C702 — 8

No.	DATE	REVISION

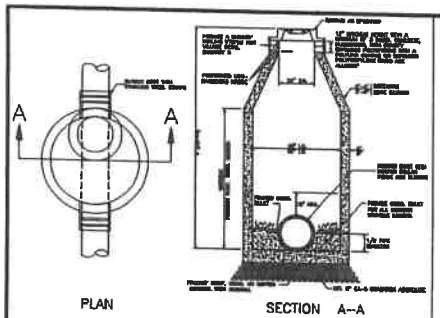
PROJECT No: 080230
DATE 01/17/20
DES. AJ
DR. DH
CKD. JK

WOLPERT
1915 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.5000
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS
26TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

DETAILS

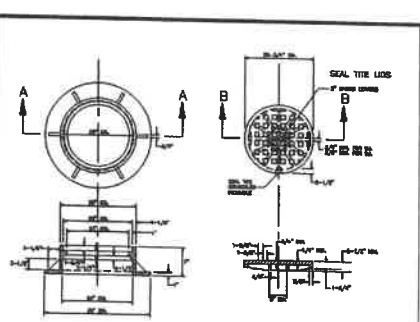
SHEET NO.
C702



GENERAL NOTES:

1. PRECAST PRESTRESSED CONCRETE RINGS AND BRICK SECTION REDUCER SLAB COMBINATION IS NOT PERMITTED.
2. PROVIDE CA-6 GRANULAR CUSHION AROUND MANHOLE TO MAINTAIN ELEVATION IN PAVED AREAS.
3. APPLY A CONTINUOUS LINER OF NON-SHRINKING PREFORMED STRAINING BASED MATERIAL, [illegible] TO 12 FEET TO EACH JOINT.
4. WHEN THE PIPE SIZES NOT MEET THE PREFORMED CONTOUR, ADDITIONAL RINGS SHALL BE USED FOR FINAL ADJUSTMENT. A MINIMUM OF 3 ADJUSTING RINGS MAY BE USED TO A MAXIMUM HEIGHT OF 12 INCHES. CONCRETE, ELASTOMERIC RING CONCRETE PREFERRED WITH A PREFORMED SEALING AN ENHANCED POLYPROPYLENE RINGS MAY BE USED. ALL RINGS MUST BE MORE APPROVED. CONCRETE RINGS MAY BE AS LESS THAN 3 INCHES THICK. EACH RING SHALL BE SEALED UNDERNEATH THE FRAME FOR THE PURPOSE. MANUFACTURER SPECIFICATIONS MUST THE APPROVAL OF THE ENGINEER.
5. PRECAST ADJUSTING RINGS SHALL BE REINFORCED WITH NO. 3 GRADE WIRE OR EQUIVALENT AND SHALL HAVE A MINIMUM THICKNESS OF 3 INCHES.
6. MORTAR SHALL NOT BE USED TO BACK UP ADJUSTING RINGS AND/OR FRAME.
7. WHEN REQUIRED, FLUSHED POLYMER WITH SHALL BE USED. WORK SHALL NOT EXTEND BEYOND THE CURBS OF THE STRUCTURE.
8. WHEN MANHOLE DEPTH IS GREATER THAN 12 FEET, THE THICKNESS OF THE BASE SHALL BE A MINIMUM OF 10 INCHES. WHEN MANHOLE DEPTH IS LESS THAN 12 FEET, THE THICKNESS SHALL BE A MINIMUM OF 8 INCHES.
9. [illegible] OF STEPPED JOINTS WITH THE MANHOLE CHAMBER.
10. DURING OF FULL DEPTH MORTAR AREAS, SANITARY MANHOLES SHALL BE CONSTRUCTED WITH A CHEMICAL SEALING TENSION SUPER TO MEANS SEAL, SIKADUCT 2.

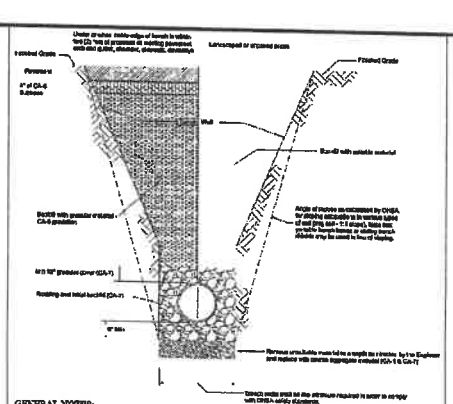
SANITARY MANHOLE — VILLAGE OF LOMBARD — SANITARY 1 — 1 C703



GENERAL NOTES:

1. CASTLE IRON CASTING SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
2. ALL FRAMES AND COVERS SHALL HAVE A MACHINED HORIZONTAL AND VERTICAL BEARING SURFACES. PICK HOLES IN THE COVER SHALL NOT BE OPEN.
3. THE MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
4. DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN IRON WORKS, INC. 1022 OR MEEHAN FOUNDRY 1272 FURNISHED WITH TYPE F CONCEALED PICK HOLES.
5. WATERTIGHT, BOLTDOWN FRAME AND COVER SHALL BE USED IN ANY LOCATION SUBJECT TO INUNDATION. (MEEHAN 6-1216, EAST JORDAN 1062 WT WITH TYPE A CLOSED PICK HOLES OR APPROVED EQUAL).
6. LIDS SHALL BE "WATERTIGHT" OR "SELF-SEALING" WITH A FACTORY INSTALLED GASKET.

SANITARY MANHOLE FRAME AND COVER — VILLAGE OF LOMBARD — SANITARY 2 — 2 C703



GENERAL NOTES:

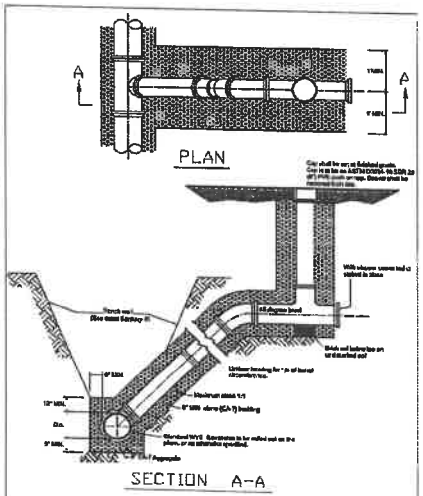
[illegible]

STORM SEWER TRENCH SECTION — VILLAGE OF LOMBARD — STORM 1A — 3 C703

GENERAL NOTES CONT:

[illegible]

STORM SEWER TRENCH SECTION — VILLAGE OF LOMBARD — STORM 1A — 4 C703

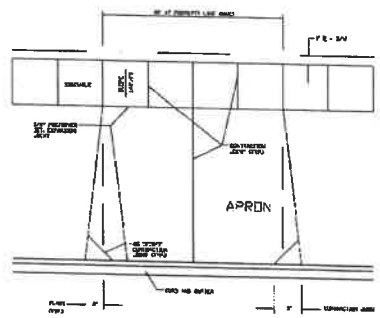


RISER W/CLEANOUT SERVICE LATERAL — VILLAGE OF LOMBARD — SANITARY 1 — 5 C703

GENERAL NOTES:

1. The open ends shall be protected from debris entering the lateral.
2. Maximum slope shall be less than 1 to 1 when it is necessary to secure backfill in undisturbed earth.
3. When the service connection requires boring an existing main, a sewer saddle from Cascade Water Works (CSWRPT-2003-06/C) shall be used. Any substitution requires approval from the Village Engineer.
4. Sewer tee and clean-out riser shall be PVC (SDR 26/ ASTM D3034-13). For clean-outs located within landscaped area, the contractor shall use "1215 DWV bushing and G108 cap manufactured by Plastic Trends, Inc. (ASTM 2654-16). Gasket shall be removed from cap.
6. Clean outs shall not be located in driveway aprons or sidewalk unless approved by the Village Engineer. If a local the contractor shall use schedule 40 DWV PVC hub adapter and the rubber NPT plug (ASTM D3853-2) or ASTM D1785-15a1) and an EJ Irmco (2800) and M (2015). Equivalent fittings from other manufacturers are acceptable at the discretion of the Village Engineer. Only written acceptance will constitute approval of a substitution fitting. Geometric standards cannot be varied.

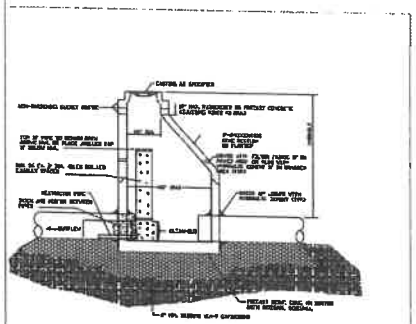
SANITARY RISER FOR SERVICE LATERAL — VILLAGE OF LOMBARD — SANITARY 4A — 6 C703



GENERAL NOTES:

1. APRONS SHALL NOT EXCEED 30 FEET IN WIDTH MEASURED AT THE RIGHT-OF-WAY LINE.
2. ALL AGGREGATE SUB-BASE SHALL BE MECHANICALLY COMPACTED.
3. MINIMUM THICKNESS FOR APRONS: 6" P.C. CONCRETE ON 6" COMPACTED AGGREGATE SUB-BASE CA-6 GRADATION, OR 3" BITUMINOUS SURFACE ON 6" COMPACTED AGGREGATE SUB-BASE CA-6 GRADATION.
4. SIDEWALK SHALL EXTEND THROUGH THE DRIVEWAY.
5. DRIVEWAYS SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 6%.
6. DRIVEWAY APRONS SHALL HAVE A MINIMUM SLOPE OF 2% AND A MAXIMUM SLOPE OF 6%.
7. PATCHES ARE NOT ALLOWED IN NEW APRONS.

RESIDENTIAL DRIVEWAY APRON — VILLAGE OF LOMBARD — PAVEMENT 6 — 7 C703



GENERAL NOTES:

1. RESTRICTOR PIPE MATERIAL SHALL BE SCHEDULE 40 PVC PIPE.
2. [illegible]
3. [illegible]
4. [illegible]

RESTRICTOR DETAIL — VILLAGE OF LOMBARD — STORM 1B — 8 C703

No.	DATE	REVISION

PROJECT No: 0001720
DATE: 01/17/20
DES. A.
DR. JH.
CKD. JS.

1915 South Meyers Road
Suite 550
Oakbrook Terrace, IL 60181
PH: 630.953.9000
FAX: 630.953.3731
WOLDPERT

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

DETAILS

SHEET NO.
C703

Layout Tab Name: C704 DETAILS, Images: , Xrefs: 080220-TBLK.dwg
Last Saved By:Brommeier, 12/20/2021 10:54:50 AM
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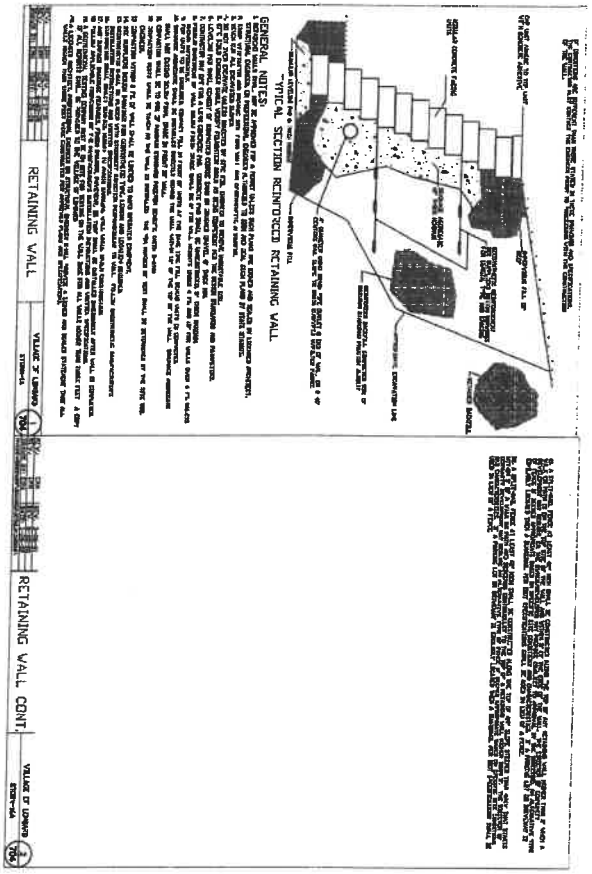
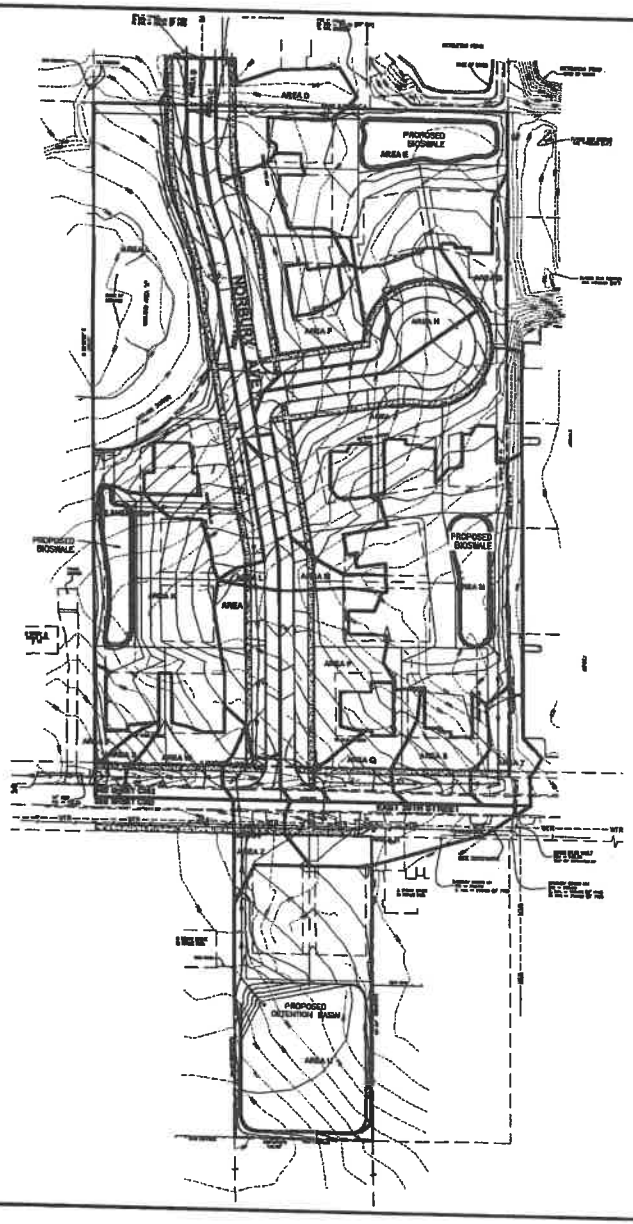


SHEET NO. C704	SITE IMPROVEMENT PLANS NORBURY CROSSINGS 20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE. LOMBARD, DUPAGE COUNTY, ILLINOIS C704 DETAILS	WOOLPERT 1915 South Meyers Road Suite 550 Oakbrook Terrace, IL 60181 630.424.9080 FAX: 630.495.3731	PROJECT No: 080220 DATE 01/17/20 DES. JL DR. JH CKD. JE	No.	DATE	REVISION



GRADING LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- 803 — EXISTING 1' CONTOUR
- 810 — EXISTING 5' CONTOUR
- 803 — PROPOSED 1' CONTOUR
- 810 — PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- CENTERLINE DRAINAGE SWALE
- CONSTRUCTION LIMITS
- DIRECTION OF FLOW
- OVERLAND FLOW ROUTE
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED FLARED END SECTION
- PROPOSED CLEANOUT
- BENCHMARK
- POSITIVE SLOPED CURB
- NEGATIVE SLOPED CURB
- 1 / C700 — INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
- 1.2 — PROPOSED STORM STRUCTURE CALLOUT

NOTE: 3:1 IS THE MAXIMUM ALLOWABLE SLOPE IN NON PAVED AREAS

N

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD88 – FIRE HYDRANT BOLT SEE DRAWING FOR LOCATION.

ELEVATION = 778.43

THE EXISTING CONDITIONS SHOWN ARE BASED UPON A SURVEY PREPARED BY GENTILE AND ASSOCIATES AND DATED FEBRUARY 5, 2017.

Call Before You Dig
Simply Call 811

0 50 100 150
GRAPHIC SCALE IN FEET

No.	DATE	REVISION

PROJECT No: 080220
DATE 01/17/20
DES. JL
DR. JL
CKD. JE

WOOLPERT
1915 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.243.5900
FAX: 630.953.3731

SITE IMPROVEMENT PLANS
NORBURY CROSSINGS

20TH STREET BETWEEN MAIN ST. AND HIGHLAND AVE.
LOMBARD, DUPAGE COUNTY, ILLINOIS

DRAINAGE EXHIBIT

SHEET NO.

Layout Tab Name: DRAINAGE AREA EXHIBIT Images attached xrefs/dgn : Xrefs: 080220-XLdwg; 080220-BGL.dwg; geotiffsutility_3d.dwg; 2017survey-v4_3d.dwg; 080220-P.dwg; 080220-TB3.dwg
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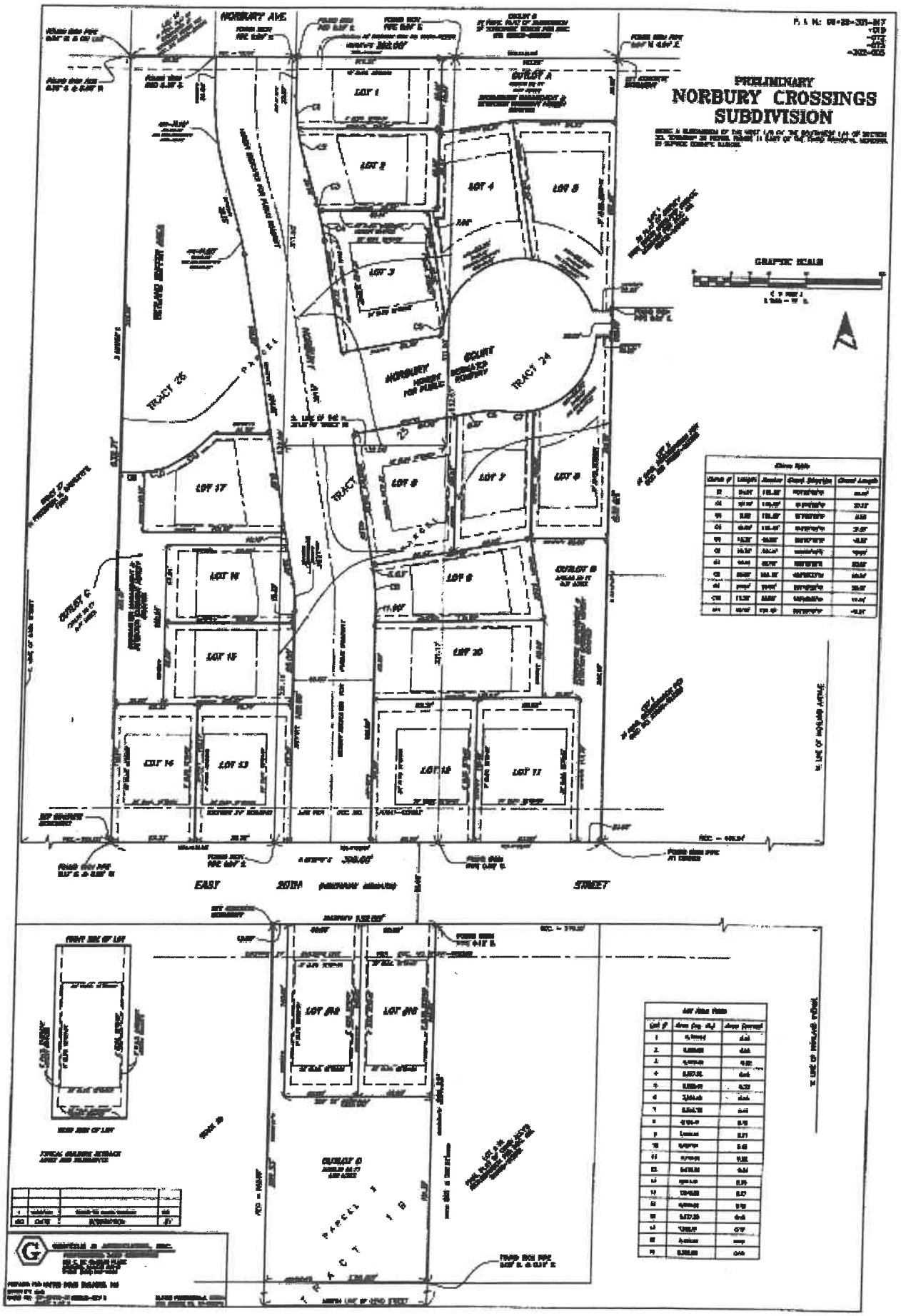
Drawing:C:\Users\jlopez\Desktop\Norbury Crossings-Lombard, IL\AD Drawings\Draft\Civil\080220-DRAINAGE EXHIBIT.dwg Plotted By:Hernandez, Zach Plotted:December 20, 2021, 2:13:50 PM
Plotted Name: Bulletin\080220 Norbury Crossings-Lombard, IL.pc3

EXHIBIT C
PRELIMINARY PLAT OF SUBDIVISION


PRELIMINARY
NORBURY CROSSINGS
SUBDIVISION
NORBURY AVE
GRAPHIC SCALE
TRACT 26
TRACT 24
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
LOT 13
LOT 14
LOT 15
LOT 16
LOT 17
LOT 18
LOT 19
LOT 20
EAST 20TH
STREET
PARCEL 1B
TRACT 1B

PRELIMINARY

NORBURY CROSSINGS SUBDIVISION

P. I. N.: 06-[illegible]

VILLAGE CLERK

VILLAGE COLLECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

EXHIBIT D

DEVELOPMENT AGREEMENT

AN AGREEMENT RELATING TO THE APPROVAL OF A MAJOR DEVELOPMENT, THE MAKING OF REQUIRED PUBLIC IMPROVEMENTS, AND PROVIDING FUNDS THEREFOR FOR _____ LOMBARD, IL

This Development Agreement (the "Agreement"), made and entered into this __ day of ___, 2022 by and between United Home Builders, Inc., and Robert H. Mueller, President of United Home Builders, Inc. (collectively the "Owner"), and the VILLAGE OF LOMBARD, a municipal corporation, located in DuPage County, Illinois, (the "Village"). The Village and the Owner are hereinafter sometimes referred to herein individually as a "Party", and collectively as the "Parties".

WITNESSETH:

Whereas, the Owner is developing real estate situated within the corporate limits of the Village, legally described in **EXHIBIT A** attached and made a part hereof (hereinafter referred to as the "Subject Properties"); and,

Whereas, plans and specifications for the making of the required public improvements within the boundaries of and outside the boundaries of the aforesaid Subject Properties, as prepared by Woolpert, dated January 17, 2020, and last revised January 4, 2022, as approved by the Village, and copies thereof have been filed in the office of the Village Clerk of the said Village, which copies by reference thereto are hereby incorporated as a part hereof (hereinafter referred to as the "Public Improvements"); and,

Whereas, the Owner has entered into contracts or will enter into contracts for the work and Public Improvements required to be made within in conjunction with the development of the Subject Properties pursuant to Lombard Village Code (the "Village Code");

Now, Therefore, for and in consideration of the foregoing, premises and the mutual covenants and agreements hereinafter set forth, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Village and the Owner, the Village and the Owner agree as follows:

Section 1: Commencement of construction of the Public Improvements detailed herein may begin only after the Owner has delivered one or more Irrevocable Letters of Credit or a surety bond issued by a surety company licensed to do business in Illinois (hereinafter referred to as the "Public Improvement Security"), in a form satisfactory to the Village and issued by a bank or financial institution approved by the Village or a surety company approved by the State of Illinois, in an amount equal to 115% of the Owner's engineer's estimate of cost of construction as approved by the Village's engineer.

Section 2: The Owner agrees to cause to be made with due dispatch and diligence, such Public Improvements as are required under Chapter 154 of the Village Code. The Owner will,

when required to bring about progress in the work with due dispatch, take aggressive steps to enforce each contract connected with the construction of said Public Improvements, to the end that said Public Improvements will be duly and satisfactorily completed within the time or times herein mentioned. The Owner agrees that all work in the construction of said Public Improvements shall be done in a good, substantial and workmanlike manner, that all manufactured materials used therein shall be new and of good quality, that same shall at all times be subject to inspection by the Village, shall all be satisfactory to the Village and shall be subject to its approval. The Owner will at its expense furnish all necessary engineering services for said Public Improvements.

Section 3: The Public Improvements subject to the Public Improvement Security and engineering plans shall be completed within one year of the recording of the Annexation Agreement unless otherwise extended by amendment to this Agreement, consented to by the Corporate Authorities of the Village. All Public Improvement Security, assurances, guarantees, acceptances, and related matters shall comply with the Village Code. The construction of the Public Improvements by the Owner and issuance of approvals by the Village for the Subject Properties shall comply with the following schedule:

A. Sediment and Erosion Control

Sediment and Erosion control measures shall be implemented as per Chapter 154 of the Village Code prior to the issuance of building permits or authorization to proceed with mass grading or other improvements to the Subject Properties. Said measures shall be maintained during the entire construction process and shall be inspected and repaired as necessary after each significant rainfall. Failure to do so may result in the issuance of a stop work order for any outstanding Public Improvements or building permits.

B. Tree preservation measures

All necessary tree preservation measures including tagging of trees to be preserved and fencing around the tree drip lines shall be implemented prior to issuance of building permits, authorization to proceed with mass grading, or any other improvements to the Subject Properties.

C. Authorization to proceed with Public Improvements

Upon approval of the final engineering plans, receipt of all required fees, approval of the Public Improvement Security, recording of this Agreement and the Annexation Agreement, and completion of items "A" and "B" above, authorization to begin the Public Improvements will be given by the Village.

D. Construction of Storm Water Control System

The storm water detention pond and a storm water management system for that portion of the Subject Properties upon which construction activities have begun is to be operational prior to the issuance of any building permits. An operational storm water detention pond and storm water management system means that the

volume of the storm water detention pond is adequate for the flow being directed to it and the restrictor outlet is in place and that the system has been reviewed and approved by the Director of Community Development. Final grading and landscaping of the detention pond shall be completed in conjunction with final landscaping.

E. Issuance of Building Permits

1) Foundation-Only Permits

Foundation-only permits may be issued upon completion of adequate construction access to the corresponding building sites and the completion of underground utility work across the street frontage of the Subject Properties. Adequate access shall mean a maintained gravel access road.

2) Building Permits

Building permits may be issued upon provision of adequate emergency access to the building site (gravel sub base) and an operational fire hydrant within 300 feet of the Subject Properties.

F. Public Improvements, as set forth in the plans and specifications prepared by Woolpert, dated January 17, 2020, and last revised January 4, 2022, shallbe completed along 20th Street, the extended Norbury Avenue right-of-way, and the (name to be determined by the Village) right-of-way extending east from Norbury Avenue.

G. Certificates of Occupancy

Issuance of a Certificate of Occupancy for a dwelling unit shall be issued upon satisfactory completion of the following:

1) Inspection and approval by the Village's Building Division

2) Completion of the water distribution system including testing and chlorination. No occupancy permits for dwelling units shall be granted by the Village until the water distribution system has been looped (through the development). This requirement shall not apply to the sales office and model building;

3) Completion of the sanitary and storm sewer system to the dwelling units.

4) Substantial completion of the public street system to the subject building and either a turnaround capability for a fire truck or a gravel base through the development in a manner to provide two means of emergency access for each building. Substantial completion shall include curbs, gutter, street lights, and the base course of asphalt.

5) Sidewalks must be installed across the frontage of each of the respective lots of the development, with said sidewalks being required as part of the final

Certificate of Occupancy/Zoning Certificate for each respective lot. Sidewalks shall also be provided in front of the proposed outlots and Wetland Area A, with said sidewalks being required to be constructed prior to the issuance of the first Certificate of Occupancy/Zoning Certificate for a single-family house in the subdivision. In the event the first Certificate of Occupancy/Zoning Certificate is issued during winter conditions, sidewalks in front of the proposed outlots and Wetland Area A shall be provided no later than the following June 1.

6) Landscaping of the Subject Properties must be substantially completed. This includes parkway trees, final grading and ground cover. This condition may be waived by the Department of Community Development if a hardship exists on account of winter conditions provided a Public Improvement Security in favor of the Village is posted by the Owner.

7) Record drawings (as-builts) of the detention pond and of the sanitary and storm sewer and domestic water facilities required to serve that building shall be submitted and approved prior to the Certificate of Occupancy.

H. Reserved

1) Reserved

2) Reserved

J. Acceptance of Public Improvements

1) Final Record Drawings (as-builts), including final grading and all utilities, shall be submitted for the review and approval of the Director of Community Development prior to acceptance of the Public Improvements.

2) Engineer's Certification. The Design Engineer is to certify that the detention and Best Management Practices (BMPs) (if applicable) was constructed in accordance with Chapter 151 of the Village Code, and that the project was constructed substantially to plan.

3) All deficiencies described in the final punch list shall be satisfactorily completed and approved by the Directors of Public Works and Community Development

4) A maintenance guarantee in the form of a Public Improvement Security shall be submitted and approved. Said guarantee and Public Improvement Security shall comply with Chapter 154 of the Village Code.

5) The Public Improvements to be dedicated to the Village shall be accepted by the Corporate Authorities of the Village. Upon acceptance by the Corporate Authorities of the Village, the installation guarantee (Public Improvement Security) shall be returned to the Owner.

6) The maintenance guarantee Public Improvement Security, upon inspection and determination that no deficiencies exist, shall be returned at the time of its expiration.

Section 4: Construction Damage to Public Improvements:

Care shall be taken to avoid damage to existing public improvements, including utilities and curbs, during construction. Any existing public improvement damaged during construction shall be repaired to the satisfaction of the Village and in substantial compliance with this Agreement and all relevant Village codes and ordinances.

Section 5: Dedication of Public Improvements:

Upon approval and acceptances of the aforesaid Public Improvements by the Village, said Public Improvements shall become the Properties of the Village and subject to its control, and if deemed necessary or desirable by the Corporate Authorities of the Village, a formal dedication or conveyance to the Village shall be made by the Owner.

Section 6: Letter of Credit:

It is expressly understood that this Agreement is conditional upon and subject to the delivery to the Village of the document provided for in Section 1 above from the Financial Institution approved by the Village, and subject to the Corporate Authorities of the Village approving same and placing same on file.

Section 7: Notices:

All notices or demands to be given hereunder shall be in writing, and served by either personal service or the mailing of such notice or demand by Certified or Registered Mail. Said notices shall be provided to the Owner's Representative at:

Robert H. Mueller, President
United Home Builders, Inc.
738 S. Elizabeth Street
Lombard, IL 60148

and to the Village at:

Village of Lombard
255 East Wilson Avenue
Lombard, IL 60148
Attn: Director of Community Development

or to such other place for any of them as it may in writing designate. Service of any such notice shall be deemed given on the date of personal service or three (3) days from the date of mailing.

Section 8: Site Access

Owner (and its contractors) shall keep all streets which provide access to the Subject Properties reasonably clean from all mud, gravel and other debris, at all times during and after construction hours.

Section 9: Reserved

Section 10: Acceptance:

Public Improvements shall be accepted by the Corporate Authorities of the Village after certification by the Village Engineer and Director of Community Development that the Public Improvements are in compliance with previously approved plans, specifications, and relevant codes and ordinances. All required fees and procedures shall be provided prior to such acceptance. The Village shall not be liable for any damages that may occur on any dedicated road within a new subdivision that has not been accepted by the Village. The Owner shall hold the Village free and harmless and indemnify the Village, its agents, officers and, employees from any and all claims, damages, judgments, costs and settlements including, but not limited to attorneys' fees that may arise from construction, use, repair, or maintenance of said Public Improvements before they are accepted by the Village.

Section 11: Binding Effect and Term and Covenants Running with the Land:

This Agreement has been executed on behalf of the Village pursuant to action adopted by the Corporate Authorities of said Village at a meeting of said Corporate Authorities duly held on _____, 2022.

This Agreement has been executed by the Owner and shall be binding on the heirs and assigns of the Owner, but shall not be binding on a dwelling unit Owner subsequent to the issuance of an occupancy permit for that dwelling unit.

This Agreement shall automatically expire upon the expiration of the maintenance guarantee Public Improvement Security required at the time of acceptance of the Public Improvements as set forth in Section 3.J.4 above.

In witness thereof, the Village and the Owner hereto have caused these presents to be duly executed on their behalf respectively, all as of the day and year first above written.

By: _____
Robert H. Mueller, President of United Home Builders, Inc., as the legal owner of record

By: _____ PRESIDENT
Robert H. Mueller, President of United Home Builders, Inc., as the developer

Village of Lombard:

By: _____ (Village President)
Keith Giagnorio

Attest: _____ (Village Clerk)
Elizabeth Brezinski

EXHIBIT A (Development Agreement)

LEGAL DESCRIPTION

DEVELOPMENT AGREEMENT DATED ____ 2022 FOR _____, LOMBARD, ILLINOIS

_____, IN DUPAGE COUNTY, ILLINOIS.

Parcel Numbers: 06-20-301-01706-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

PARCEL 1:

TRACT 26 AND THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FREDK H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 AND THE EAST 50 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

TRACT 24 AND TRACT 25 EXCEPT THE NORTH 311.50 FEET (AS MEASURED ALONG THE EAST AND WEST LINES THEREOF) OF TRACT 25 IN FREDK H. BARTLETT'S HILLSDALE FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20 AND THE EAST 50 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

ALSO THE NORTH 1/2 OF TRACT 19 IN FREDERICK H. BARTLETT'S FARMS, A SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 20 AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 1941 AS DOCUMENT 422592, IN DUPAGE COUNTY, ILLINOIS.

TOTAL AREA: 288,995.53 SQ. FT. (6.63 ACRES)

PROPERTY COMMONLY KNOWN AS: 14, 104, 101 & 112 EAST 20TH STREET, LOMBARD, ILLINOIS.

EXHIBIT E

RECAPTURE AGREEMENT FORM

THIS RECAPTURE AGREEMENT (the "Agreement"), made and entered into this __ day of ___, 2022, by and between the VILLAGE OF LOMBARD, a municipal corporation of the County of DuPage, in the State of Illinois (the "VILLAGE) and United Home Builders, Inc., and Robert H. Mueller, President of United Home Builders, Inc. (collectively the "OWNER");

WITNESSETH

WHEREAS, the VILLAGE owns and operates a sanitary and storm sewer collection system, storm water system, and water distribution system; and,

WHEREAS, the VILLAGE has jurisdiction over the construction, maintenance and repair of local streets and traffic control; and,

WHEREAS, the Owner is the owner of the following described Properties (hereinafter referred to as ("SUBJECT SITE"):

_____, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 06-20-301-01706-20-301-019, 06-20-301-072, 06-20-301-073, 06-20-302-005

Commonly known as: 14, 101, 104 and 112 E. 20th Street, Lombard, IL 60148

and

WHEREAS, the Owner has developed the SUBJECT SITE in accordance with its zoning classification under the VILLAGE'S Zoning Ordinance for detached single-family home(s) residential uses; and,

WHEREAS, the Owner has constructed the following public utilities relative to the development of the SUBJECT SITE: sanitary sewer construction and stormwater drain construction (hereinafter referred to as the "PUBLIC UTILITY IMPROVEMENTS"); and,

WHEREAS, the construction of the PUBLIC UTILITY IMPROVEMENTS has been carried out and completed in strict compliance with all VILLAGE ordinances and codes, and plans and specifications approved by the VILLAGE; and,

WHEREAS, the cost for the aforesaid PUBLIC UTILITY IMPROVEMENTS is estimated at $_____, which final cost has been reviewed and will be approved by the VILLAGE; and,

WHEREAS, the construction of the aforesaid PUBLIC UTILITY IMPROVEMENTS by the OWNER will, in addition to benefiting the SUBJECT SITE, also benefit the Properties

located at 6, 10, 15, and 19 E. 20th Street, Lombard, Illinois (hereafter referred to as the "BENEFITED PROPERTIES") if and when said Properties connects to the sanitary sewer system of the Village; and,

WHEREAS, the OWNER should be reimbursed by the Owners of said BENEFITED PROPERTIES if and when said BENEFITED PROPERTIES connect to the Village's sanitary sewer system and stormwater drain system when it is developed; and,

WHEREAS, the OWNER agrees to convey the title to all of the aforesaid PUBLIC UTILITY IMPROVEMENTS to the VILLAGE by a legally proper Bill of Sale;

NOW, THEREFORE, for and in consideration of the foregoing and the mutual promises and agreements herein contained, including, but not limited to, the construction of the aforesaid PUBLIC UTILITY IMPROVEMENTS, the adequacy and sufficiency of which is hereby acknowledged, the VILLAGE and the OWNER agree as follows:

1. That OWNER will, at its sole expense has, complete the construction of all the aforesaid PUBLIC UTILITY IMPROVEMENTS in conformance with the plans and specifications prepared by Woolpert, dated January 17, 2020, and last revised January 4, 2022, and to be approved by the VILLAGE.

2. Upon acceptance of all of the aforesaid PUBLIC UTILITY IMPROVEMENTS by the VILLAGE, the OWNER shall convey to the VILLAGE, by a legally proper Bill of Sale, all of said PUBLIC UTILITY IMPROVEMENTS and appurtenances incidental thereto. Such conveyance shall be free and clear of all liens or encumbrances relative to said improvements. Upon acceptance of said PUBLIC UTILITY IMPROVEMENTS by the VILLAGE, the VILLAGE shall have complete control thereof including the determination of all future use and connections thereto, and shall be responsible for the operation, maintenance, repair and replacement of said PUBLIC UTILITY IMPROVEMENTS.

3. OWNER'S actual costs for said PUBLIC UTILITY IMPROVEMENTS is made up of the following:

Sanitary Sewer Construction	$_____
Stowmwater Drain Construction	$_____
TOTAL	$_____

Said $_____ is to be collected by the VILLAGE from the Owner(s) of said BENEFITED PROPERTIES if and when said Owner(s) apply to the VILLAGE for a building permit to develop said BENEFITED PROPERTIES, or any portion thereof, or at such time as said Owner(s) seek to connect to the sanitary sewers and stormwater drains constructed by OWNER.

4. It is further understood and agreed to that under no circumstances will the General Fund of the VILLAGE be in any way obligated for said amount to be reimbursed to OWNER, nor shall the VILLAGE be liable for its failure or neglect to collect said $ _____ from the Owner(s) of the BENEFITED PROPERTIES described in Exhibit "A". The VILLAGE is only obligated to pay OWNER from those funds the VILLAGE actually collects from the Owner(s) of said BENEFITED PROPERTIES.

5. This Agreement shall remain in full force and effect until the _____, 2032. After said date the BENEFITED PROPERTIES set forth in Exhibit "A" shall no longer be liable for payment of the $ _____.

6. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the OWNER and the VILLAGE, provided, however, that OWNER shall not assign its interests under this Agreement without the prior written consent of the VILLAGE.

7. The VILLAGE is hereby authorized to record this Agreement with the Recorder of Deeds of DuPage County, Illinois.

IN WITNESS WHEREOF, the OWNER and the VILLAGE have hereunto caused this Agreement to be executed in duplicate by their duly authorized representatives all on the day and year first above written.

VILLAGE OF LOMBARD

By: _____
Keith Giagnorio, Village President

(Corporate Seal)

ATTEST:

_____
Elizabeth Brezinski, Village Clerk

OWNER

By: _____

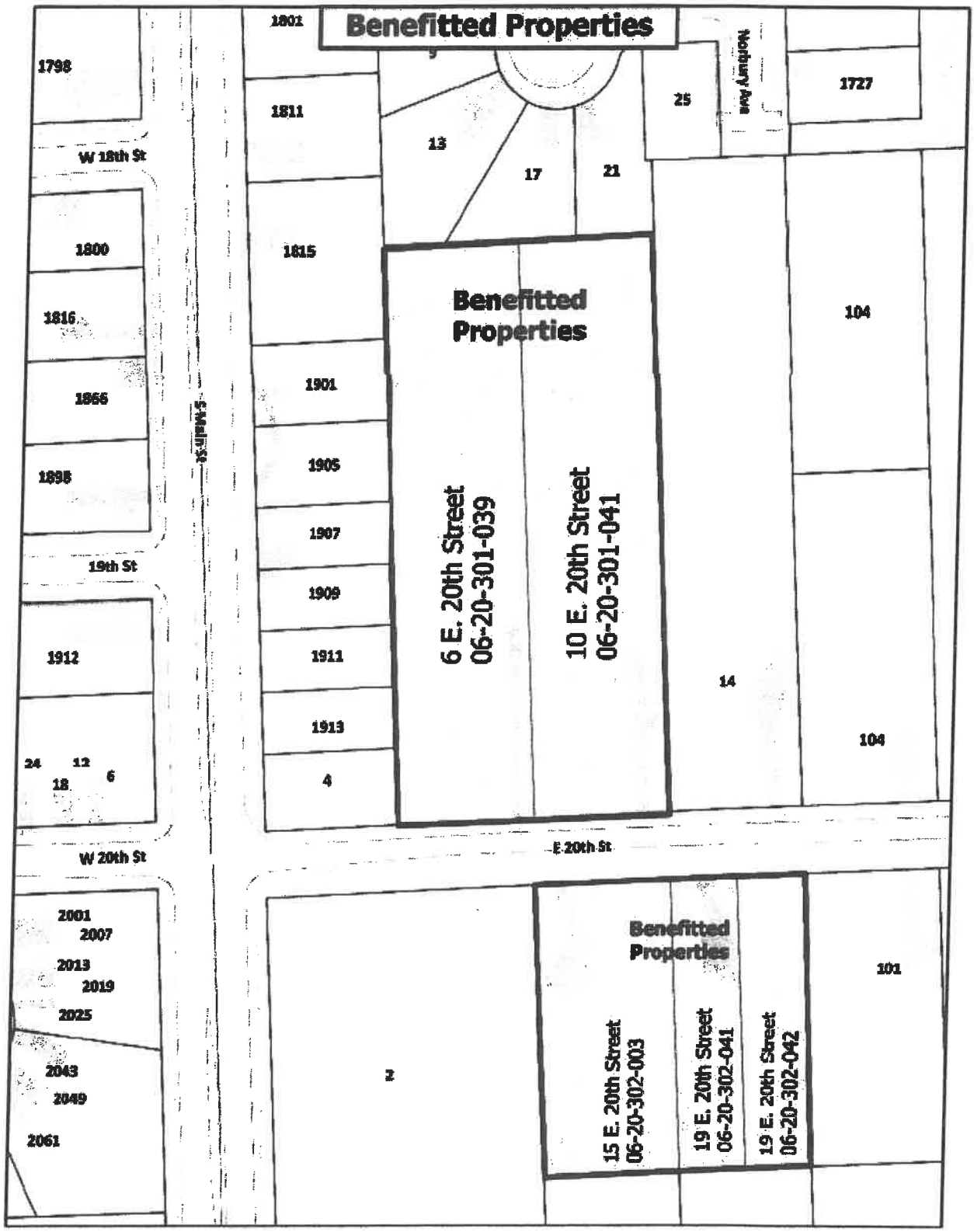



EXHIBIT A (Recapture Agreement)
BENEFITTED PROPERTIES