

# UNOFFICIAL COPY



Doc#: 1328219110 Fee: \$114.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/09/2013 04:37 PM Pg: 1 of 39

## AMENDED AND RESTATED IMPROVEMENT & MAINTENANCE AGREEMENT

THIS AMENDED AND RESTATED IMPROVEMENT & MAINTENANCE AGREEMENT made and entered into this 28<sup>th</sup> day of May, 2013, by and between the VILLAGE OF LA GRANGE PARK, a municipal corporation of the State of Illinois, having its principal offices at 447 N. Catherine Ave, La Grange Park, Illinois 60526 (hereinafter called "VILLAGE") and McNaughton Development, Inc. (hereinafter called "DEVELOPER").

WITNESSETH:

WHEREAS, on or about January 7, 2013, DEVELOPER, as applicant, filed an application for subdivision plat approval with respect to the property legally described on Exhibit "A", attached hereto which is, by this reference, incorporated herein ("SUBJECT REALTY") so as to permit the construction of nine lot single-family subdivision and related improvements; and

WHEREAS, the VILLAGE approved the nine (9) lot single family subdivision and the VILLAGE and DEVELOPER, on February 26, 2013, executed an Improvement and Maintenance Agreement to insure the completion of certain improvements in accordance with applicable

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VILLAGE ordinances and/or agreements between the VILLAGE and DEVELOPER; and

WHEREAS, on May 2, 2013, before recordation of the Plat of Subdivision, DEVELOPER filed an amended Plat of Subdivision for an eight (8) lot subdivision, with reconfigured easements, a copy of which is attached hereto as Exhibit "B" and which is, by this reference, incorporated herein, and which plat has been approved by the Plan Commission of the VILLAGE (the "Plat of Subdivision"); and

WHEREAS, the VILLAGE is willing to approve the Plat of Subdivision, provided that DEVELOPER and VILLAGE execute this Amended and Restated Improvement and Maintenance Agreement (referred to below as the "Agreement").

NOW, THEREFORE, it is mutually agreed as follows:

1. DEVELOPER shall furnish, or cause to be furnished, at its own cost and expense, all the necessary materials, labor and equipment to complete the following improvements on the SUBJECT REALTY (the "IMPROVEMENTS" or individually, the "IMPROVEMENT"):

- A. Street Paving including base and binder course, curb and gutter.
- B. Street Paving, surface course.
- C. Storm Sewer Facilities (including any detention/retention facilities) and related structures.
- D. Water Distribution Facilities (and all appurtenances thereto).
- E. Sanitary Sewer Facilities (and all appurtenances thereto).
- F. Parkway Landscaping on east perimeter of Finsbury Lane.

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- G. Parkway Landscaping on the west and north perimeter of Finsbury Lane.
- H. Front Yard Trees.
- I. Street Signage.
- J. Erosion Control.
- K. Site Grading and Earth Moving.
- L. Sidewalks.
- M. Any and all restoration work attendant to any of the above.

all in a good and workmanlike manner and in accordance with all pertinent ordinances and regulations of the VILLAGE and/or other agreements between the VILLAGE and DEVELOPER, and the Plans and Specifications for such IMPROVEMENTS shown on Exhibit "C" attached hereto, which Plans and Specifications have been prepared by DesignTek Engineering, Inc. 9500 Bormet Drive, Suite 304, Mokena, Illinois, identified as Job No. 12-0004, consisting of two (2) sheets, dated January 17, 2013 and revised through May 10, 2013, known as the Final Subdivision Plat of Heatherdale Subdivision ("PLAT"), and DesignTek Engineering, Inc. 9500 Bormet Drive, Suite 304, Mokena, Illinois, identified as Job No. 12-0031, consisting of twelve (12) sheets, dated February 7, 2013, and revised through April 24, 2013, known as Final Engineering Plans for Heatherdale Subdivision ("IMPROVEMENT PLANS"), which Plans and Specifications have heretofore been approved by the VILLAGE, together with any amendments thereto approved by the VILLAGE. Any utilities and services to be installed in or under the streets shall be installed prior to paving.

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2. Attached hereto as Exhibit "D" is a complete cost estimate for the construction of the IMPROVEMENTS. The DEVELOPER shall submit a Letter of Credit or Surety Bond naming VILLAGE as beneficiary ("SECURITY") issued by a sound financial institution authorized to transact business and maintaining an authorized agent for service in the State of Illinois. Such SECURITY shall be presentable by the VILLAGE at the counter of a financial institution in the State of Illinois. Such SECURITY shall contain such terms and provisions as may be acceptable to the Village Attorney of the VILLAGE and shall be deposited with the VILLAGE prior to issuance of a building permit for the PROJECT by the VILLAGE.

Said SECURITY shall be in a principal amount of not less than one hundred ten percent (110%) of the DEVELOPER'S engineer's estimate, as approved by the Village Engineer, of the costs of all IMPROVEMENTS to be constructed upon the SUBJECT REALTY.

The SECURITY may provide for its reduction from time to time, based upon the Village Engineer's recommendation to the Village Manager of the value of any of the IMPROVEMENTS installed. The Village Engineer's recommendation shall not be subject to question by the DEVELOPER. In no event shall the SECURITY be reduced to an amount less than one hundred ten percent (110%) of the Village Engineer's estimate of the cost of completion of all remaining IMPROVEMENTS. Any language in the SECURITY with respect to its reduction shall be subject to the approval of the Village Attorney. In no event shall the Village Engineer's recommendation for a reduction to the SECURITY or the Village Manager's authorization for such reduction constitute final acceptance of any of the IMPROVEMENTS.

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3. All work related to the IMPROVEMENTS shall be subject to inspection by the Village Engineer, and his approval thereof shall be a condition precedent to the payout of funds to contractors or subcontractors. The approval provided for in this paragraph shall not constitute final acceptance of any or all of the IMPROVEMENTS.

4. The DEVELOPER shall furnish to the VILLAGE at the same time the SECURITY is required to be submitted, evidence of liability insurance in the amount of at least \$1,000,000/\$2,000,000 with a \$5,000,000 umbrella policy covering the construction activities of the DEVELOPER contemplated by this Agreement. Such insurance shall be written by a company rated by Best Reporting Service A VI or better. Such certificate of insurance shall be deposited before the commencement of any work by the DEVELOPER. The policy shall provide a thirty (30) day "prior notice of termination" provision in favor of the VILLAGE. Should the DEVELOPER allow such liability insurance to terminate prior to the final acceptance of all of the IMPROVEMENTS, the VILLAGE may have recourse against the SECURITY for funds sufficient to cause the liability insurance to remain in effect until the final acceptance of all of the IMPROVEMENTS.

5. The DEVELOPER, by its execution of this Agreement, agrees to indemnify, hold harmless, defend, pay costs of defense, and pay any and all claims or judgments which may hereafter accrue against the VILLAGE, or its agents, servants and employees, arising out of any of the DEVELOPER'S construction activities contemplated by this Agreement.

6. DEVELOPER shall cause all IMPROVEMENTS identified in paragraph 1 of this Agreement to be completed in accordance with the following schedule:

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(i) Items A, C, D, E, F, I, J and K shall be completed prior to issuance of a certificate of occupancy for the first single-family home or prior to the issuance of building permit for the third single-family home, whichever occurs first.

(ii) Items G, H, L and M shall be completed for each single-family home prior to issuance of a certificate of occupancy for the respective home.

(iii) Items B and M shall be completed prior to the issuance of a certificate of occupancy for the 8<sup>th</sup> single-family home.

Notwithstanding any provision contained herein to the contrary, all IMPROVEMENTS shall be completed no later than two years from and after the date of this Agreement.

If work relating to the IMPROVEMENTS is not completed within the time prescribed herein, the VILLAGE shall have the right, but not the obligation, to obtain completion of the IMPROVEMENTS by drawing on the SECURITY in addition to any other available remedies.

7. Upon completion of any IMPROVEMENT and, further, upon the submission to the VILLAGE of a certificate from the engineering firm employed by DEVELOPER stating that the said IMPROVEMENT has been completed in conformance with this Agreement, the VILLAGE Code, the final engineering Plans and Specifications relative thereto, any applicable agreements and all State and Federal laws and standards, the Village Engineer shall, within thirty (30) days after the VILLAGE receives the aforesaid certification from the DEVELOPER'S engineer, either (i) recommend to the VILLAGE'S corporate authorities final acceptance of said IMPROVEMENT, or (ii) designate in writing

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to DEVELOPER all corrections or alterations which shall be required to obtain a recommendation of final acceptance of said IMPROVEMENT, specifically citing sections of the final engineering Plans and Specifications, the VILLAGE Code or this Agreement, any applicable agreement or State or Federal law or standard, relied upon by said Village Engineer. Should the Village Engineer reject any IMPROVEMENT, or any portion or segment thereof, for a recommendation of final acceptance, the DEVELOPER shall cause to be made to such IMPROVEMENT such corrections or modifications as may be required by the Village Engineer. The DEVELOPER shall cause the IMPROVEMENTS to be submitted and resubmitted as herein provided until the Village Engineer shall recommend final acceptance of same to the corporate authorities of the VILLAGE and the corporate authorities shall finally accept same. No IMPROVEMENT shall be deemed to be finally accepted until the corporate authorities shall, by appropriate resolution, finally accept same.

Upon completion and as a condition of final acceptance by the VILLAGE, DEVELOPER agrees to convey and transfer those IMPROVEMENTS which are deemed to be public improvements to the VILLAGE by appropriate Bill(s) of Sale.

8. The DEVELOPER guarantees that the workmanship and materials furnished under the final Plans and Specifications and used in said IMPROVEMENTS will be furnished and performed in accordance with well-known established practices and standards recognized by engineers in the trade. All IMPROVEMENTS shall be new and of the best grade of their respective kinds for the purpose.

All materials and workmanship shall be guaranteed by the DEVELOPER for a period

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of twelve (12) months from the date of final acceptance.

To partially secure the DEVELOPER'S guarantee, at the time or times of final acceptance by the VILLAGE of the installation of any IMPROVEMENT in accordance with this Agreement, the VILLAGE shall retain a portion of the SECURITY in the amount of ten percent (10%) of the actual cost of the IMPROVEMENT finally accepted by the VILLAGE. This SECURITY shall be held by the VILLAGE for a period of twelve (12) months after the IMPROVEMENT is finally accepted.

The DEVELOPER shall make or cause to be made at its own expense, any and all repairs which may become necessary under and by virtue of this contract guarantee and shall leave the IMPROVEMENT in good and sound condition, satisfactory to the VILLAGE and the Village Engineer, at the expiration of the guarantee period. In said event and at the expiration of such period, said SECURITY shall be returned to the DEVELOPER.

If during said guarantee period, any IMPROVEMENT shall require any repairs or renewals, in the opinion of the Village Engineer, necessitated by reason of settlement of foundation, structure or backfill, or other defective workmanship or materials, the DEVELOPER shall, upon notification by the Village Engineer of necessity for such repairs or renewals, make such repairs or renewals, at its own cost and expense. Should the DEVELOPER fail to make such repairs or renewals within the time specified in such notification, the VILLAGE may cause such work to be done, either by contract or otherwise, and the VILLAGE may draw upon said SECURITY to pay the entire cost or expense thereof, including attorneys' fees and consultants' costs. Should such cost



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or expense exceed the amount set forth in said SECURITY, the DEVELOPER will remain liable for any additional cost or expense incurred in the correction process.

9. The DEVELOPER shall furnish the VILLAGE with copies of lien waivers showing that all persons who have done work, or have furnished materials under this Agreement and are entitled to a lien therefore under any laws of the State of Illinois, have been fully paid or are no longer entitled to such lien.

10. The DEVELOPER shall be responsible for the maintenance of the IMPROVEMENTS until such time as they are finally accepted by the VILLAGE. This maintenance shall include routine maintenance, as well as emergency maintenance such as sewer blockages and water main breaks. Such maintenance shall be sufficient to render the IMPROVEMENTS required by paragraph 1 of this Agreement, compliant with the Plans and Specifications identified by said paragraph at the time of their final acceptance by the VILLAGE.

11. DEVELOPER shall be responsible for any and all damage to the IMPROVEMENTS which may occur during the construction of the PROJECT irrespective of whether the IMPROVEMENTS damaged have or have not been finally accepted hereunder, except in the event that the damage is caused by acts of negligence by the Village or its authorized agents. DEVELOPER shall replace and repair damage to the IMPROVEMENTS installed within, under or upon the SUBJECT REALTY resulting from construction activities by DEVELOPER, its successors or assigns and its employees, agents, contractors or subcontractors during the term of this Agreement, but shall not be deemed hereby to have released any other party from liability or obligation in this regard. DEVELOPER shall

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have no obligation with respect to damage resulting from ordinary use, wear and tear occurring after final acceptance with respect to IMPROVEMENTS deemed to be public improvements.

12. The DEVELOPER shall seed any lots where construction does not commence 12 months after the lot is graded. Should the DEVELOPER fail to seed graded lots after 12 months passes, the VILLAGE shall draw upon the SECURITY to complete this requirement. If the VILLAGE draws upon the SECURITY for this purpose, the DEVELOPER shall increase the amount of the SECURITY by the amount that is utilized by the VILLAGE within thirty (30) days of written notice to the DEVELOPER. If the DEVELOPER fails to increase the SECURITY within 30 days of written notice, no additional building permits will be issued for the PROJECT until this requirement is met.

13. Pursuant to Section 154.42 of the VILLAGE'S storm water management ordinance, and in light of the mitigating circumstances that all lots drain off-site and away from existing residences in the area, the VILLAGE has agreed to accept and the DEVELOPER has agreed to pay a fee-lieu-of on-site storm water management ("Fee") of \$93,000. 50% of the total Fee (\$46,500) has been paid by DEVELOPER. The remaining 50% of the Fee shall be paid in eight equal installments, each 1/8<sup>th</sup> (\$5,812.50) to be paid prior to issuance of a building permit for construction of a home on each of the eight (8) subdivided lots; provided, however, that all unpaid installments of the Fee shall be paid no later than two (2) years from the date of execution of this Agreement; and further provided, that if DEVELOPER applies for a permit to build one home on more than one lot, the DEVELOPER shall pay the number of installments which correspond to the number of lots on which the home is being built.

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14. The VILLAGE agrees to freeze the building permit fees at the amounts in place at the time this Agreement is executed for a period of time not to exceed two (2) years from the date of execution of this Agreement.

15. In exchange for providing an additional water main connection between the PROJECT and an existing water main stub on Timber Lane, the VILLAGE hereby agrees to reimburse the DEVELOPER for the cost of the materials associated with making said connection in accordance with the IMPROVEMENT PLANS and in an amount not to exceed the approved DEVELOPER's engineers estimate.

16. The rights and remedies of the VILLAGE as provided herein, in the ordinances of the VILLAGE and/or in any agreements between the VILLAGE and DEVELOPER regarding the PROJECT, shall be cumulative and concurrent, and may be pursued singularly, successively, or together, at the sole discretion of the VILLAGE, and may be exercised as often as occasion therefore shall arise. Failure of the VILLAGE, for any period of time or on more than one occasion, to exercise such rights and remedies shall not constitute a waiver of the right to exercise the same at any time thereafter or in the event of any subsequent default. No act of omission or commission of the VILLAGE, including specifically any failure to exercise any right, remedy or recourse, shall be deemed to be a waiver or release of the same; any such waiver or release to be effected only through a written document executed by the VILLAGE and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as a waiver or release of any subsequent event or as a bar to any subsequent exercise of the VILLAGE'S

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rights or remedies hereunder. Except as otherwise specifically required, notice of the exercise of any right or remedy granted to the VILLAGE is not required to be given.

17. From and after the date on which the Village Manager notifies the DEVELOPER, in writing, that the DEVELOPER is in default of any of its obligations under this Agreement, the DEVELOPER shall pay to the VILLAGE, upon demand, all of the VILLAGE'S fees, costs and expenses incurred in enforcing the provisions of this Agreement against DEVELOPER, including, without limitation, engineers' and attorneys' fees, costs and expenses, and, if any litigation is filed as part of such enforcement, any court costs and filing fees.

18. This Agreement shall be binding upon and inure to the successors and assigns of the parties to this Agreement. Notwithstanding the foregoing, this Agreement shall not be assigned by either party hereto without the prior written consent of the other party to this Agreement. Written consent shall not be unreasonably withheld.

19. The invalidity of any provision of this Agreement shall not impair the validity of any other provision. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable, that provision will be deemed severable and this Agreement may be enforced with that provision severed or as modified by the court.

20. This Agreement sets forth an agreement of the parties insofar as it specifically contradicts, modifies or amplifies any provision of the VILLAGE Code. To the extent that this Agreement does not address an applicable provision of the VILLAGE Code, the VILLAGE Code shall continue to control the parties' activities contemplated by this Agreement regardless of the fact

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that the VILLAGE Code has not been addressed within the specific terms of this Agreement.

21. This Agreement shall be in full force and effect from the date set forth above until two (2) years from and after the date on which the last of the IMPROVEMENTS has been finally accepted.

22. This Agreement shall be interpreted and construed in accordance with the laws of the State of Illinois.

23. All notices hereunder shall be in writing and must be served either personally or by registered or certified mail to:

A. VILLAGE at:

Village of La Grange Park  
447 N. Catherine Avenue  
LA GRANGE PARK, Illinois 60526

B. DEVELOPER at:

McNaughton Development, Inc.  
115220 Jackson Street, Suite 101  
Burr Ridge, IL 60527

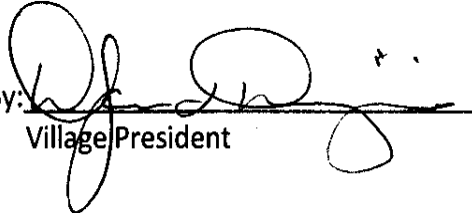
24. This Agreement is executed in multiple counterparts, each of which shall be deemed to be and shall constitute one and the same instrument.

25. This Agreement shall be recorded and shall be a covenant running with the land. All subsequent owners of any undeveloped portion of land shall be liable for performance of monetary and non-monetary obligations contained herein.


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IN WITNESS WHEREOF, the parties hereto have set their hands and seals on the date first above written.

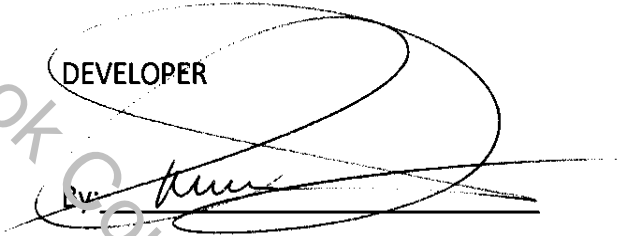
VILLAGE OF LA GRANGE PARK, an Illinois municipal corporation,

By:   
Village President

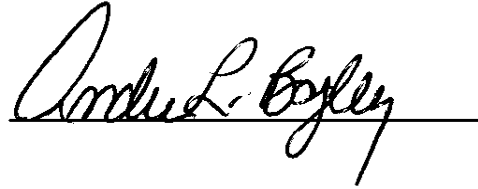
ATTEST:

  
Village Clerk

DEVELOPER



ATTEST:



Property of Cook County Clerk's Office

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STATE OF ILLINOIS )

) SS.

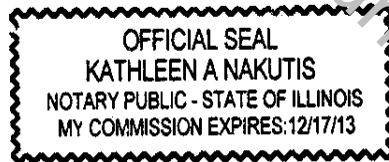
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL R MCNAUGHTON, PRESIDENT of MCNAUGHTON DEVELOPMENT, and \_\_\_\_\_, \_\_\_\_\_ of said corporation, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such \_\_\_\_\_ and \_\_\_\_\_, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth; and the said \_\_\_\_\_ then and there acknowledged that he, as custodian of the corporate seal of said corporation, did affix the corporate seal of said corporation to said instrument, as his own free and voluntary act and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 14<sup>TH</sup> day of MAY \_\_\_\_\_, 2013.



Notary Public



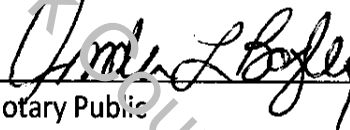
Cook County Clerk's Office

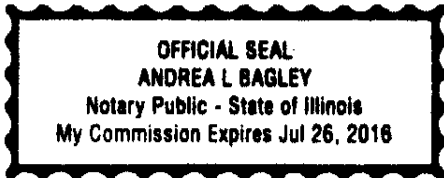
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STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dr. James L. Discipio of the VILLAGE OF LA GRANGE PARK, and Amanda Seidel, Village Clerk of said Village, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Village President and Village Clerk, respectively appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes therein set forth; and the said Village Clerk then and there acknowledged that she, as custodian of the corporate seal of said Village, did affix the corporate seal of said Village to said instrument, as her own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 28<sup>th</sup> day of MAY,  
2013.

  
\_\_\_\_\_  
Notary Public



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## EXHIBIT "A"

Legal Description

SUBJECT REALTY

Property of Cook County Clerk's Office

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PARCEL 1: THE NORTH 500 FEET (EXCEPT THE EAST 174.625 FEET THEREOF AND EXCEPT THE WEST 16.5 FEET OF THE NORTH 230 FEET THEREOF AND EXCEPT THE WEST 89 FEET OF THE SOUTH 270 FEET THEREOF AND EXCEPT THE FOLLOWING: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 30 ACRES WITH THE WEST LINE OF SAID EAST 174.625 FEET; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 174.625 FEET A DISTANCE OF 86.13 FEET TO A POINT OF BEGINNING; THENCE WEST, PARALLEL WITH SAID NORTH LINE OF THE SOUTH 30 ACRES, A DISTANCE OF 20 FEET; THENCE SOUTH, PARALLEL WITH SAID WEST LINE OF THE EAST 174.625 FEET, A DISTANCE OF 73.87 FEET; THENCE SOUTHWESTERLY TO A POINT IN A LINE 230 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 30 ACRES, SAID POINT BEING 50 FEET WEST OF SAID WEST LINE OF THE EAST 174.625 FEET (AS MEASURED ON SAID PARALLEL LINE); THENCE WEST PARALLEL WITH SAID NORTH LINE OF THE SOUTH 30 ACRES TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 89 FEET OF ABOVE DESCRIBED TRACT; THENCE SOUTH ON SAID EAST LINE 270 FEET TO THE SOUTH LINE OF SAID NORTH 500 FEET; THENCE EAST ON SAID SOUTH LINE OF THE NORTH 500 FEET, BEING ALSO THE NORTHLINE OF SHERWOOD VILLAGE UNIT NO. 2 SUBDIVISION, A DISTANCE OF 88.51 FEET TO SAID WEST LINE OF THE EAST 174.625 FEET; THENCE NORTH ON SAID WEST LINE, A DISTANCE OF 413.87 FEET TO THE POINT OF BEGINNING) OF THE WEST HALF OF THAT CERTAIN TRACT OF LAND DESCRIBED AS THE WEST 20 ACRES (EXCEPT THE EAST 4-1/8 ACRES THEREOF) OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE WEST 89 FEET (EXCEPT THE EAST 72.5 FEET OF THE NORTH 230 FEET THEREOF) OF THE NORTH 500 FEET (EXCEPT THE EAST 174.625 FEET THEREOF) OF THE WEST HALF OF THAT CERTAIN TRACT OF LAND DESCRIBED AS THE WEST 20 ACRES (EXCEPT THE EAST 4-1/8 ACRES THEREOF) OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF THE NORTH 500 FEET (EXCEPT THE EAST 174.625 FEET THEREOF) OF THE WEST HALF OF THAT CERTAIN TRACT OF LAND DESCRIBED AS THE WEST 20 ACRES (EXCEPT THE EAST 4-1/8 ACRES THEREOF) OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 30 ACRES WITH THE WEST LINE OF SAID EAST 174.625 FEET; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 174.625 FEET, A DISTANCE OF 86.13 FEET TO A POINT OF BEGINNING; THENCE WEST, PARALLEL WITH SAID NORTH LINE OF THE SOUTH 30 ACRES, A DISTANCE OF 20 FEET; THENCE SOUTH, PARALLEL WITH SAID WEST LINE OF THE EAST 174.625 FEET, A DISTANCE OF 73.87 FEET; THENCE SOUTHWESTERLY TO A POINT IN A LINE 230 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF THE SOUTH 30 ACRES, SAID POINT BEING 50 FEET WEST OF SAID WEST LINE OF THE EAST

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174.625 FEET (AS MEASURED ON SAID PARALLEL LINE); THENCE WEST PARALLEL WITH SAID NORTH LINE OF THE SOUTH 30 ACRES TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 89 FEET OF ABOVE DESCRIBED TRACT; THENCE SOUTH ON SAID EAST LINE 270 FEET TO THE SOUTH LINE OF SAID NORTH 500 FEET; THENCE EAST ON SAID SOUTH LINE OF THE NORTH 500 FEET, BEING ALSO THE NORTHLINE OF SHERWOOD VILLAGE UNIT NO. 2 SUBDIVISION, A DISTANCE OF 88.51 FEET TO SAID WEST LINE OF THE EAST 174.625 FEET; THENCE NORTH ON SAID WEST LINE, A DISTANCE OF 413.87 FEET TO THE POINT OF BEGINNING.

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## EXHIBIT "B"

Final Plat of Subdivision

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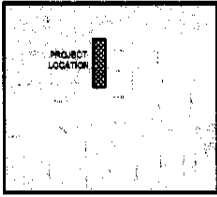
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## FINAL SUBDIVISION PLAT OF HEATHERDALE

BEING A SUBDIVISION OF PART OF THE WEST 20 ACRES OF THE SOUTH 40 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER SECTION 28, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS.

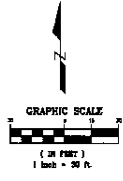
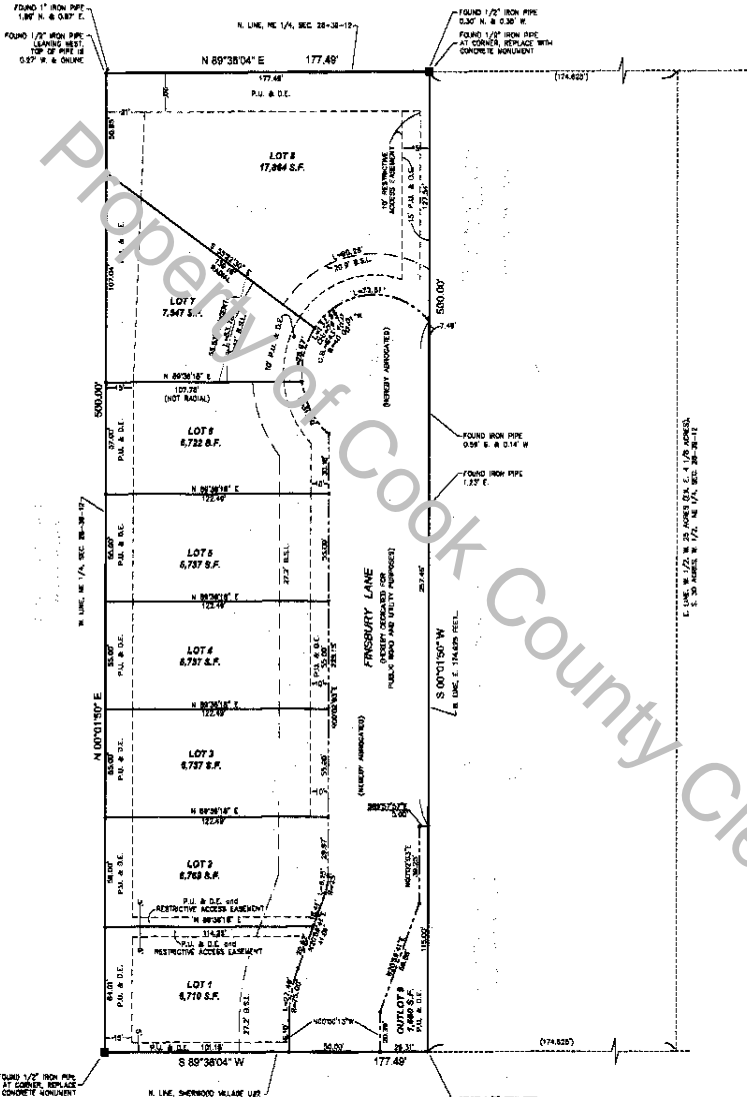
PARCEL IDENTIFICATION NUMBER	
15-28-203-085-0000	
15-28-203-086-0000	
15-28-203-087-0000	



VICINITY MAP  
NOT TO SCALE

### SITE DATA

Gross Area: 88,754 Square Feet or 2.04 Acres  
Right of Way Dedication: 21,318 Square Feet or 0.49 Acres



**BASIS OF BEARING**  
ASSUME THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 28-59-12 TO BE N. 00°01'50" E.

### ABBREVIATIONS

- FD: FOUND
- (100.00): RECORD DIMENSION
- 100.10: MEASURED DIMENSION
- FIR: FOUND IRON PIPE
- FIR: FOUND IRON ROD OR PIN
- P.U.E.: PUBLIC UTILITY EASEMENT
- D.E.: DRAINAGE EASEMENT
- B.S.L.: BUILDING SETBACK LINE
- S.F.: SQUARE FEET
- L: ARC DIMENSION
- R: RADIUS DIMENSION
- CDL: CHORD DIMENSION
- C: CHORD BEARING
- N: NORTH
- S: SOUTH
- E: EAST
- W: WEST

### LEGEND

- FIP: FOUND IRON PIPE
- FIR: FOUND IRON ROD
- SP: SET 5/8" x 24" IRON PIPE
- SWN: SET WAG. NAIL
- CON: CONCRETE MONUMENT
- : BOUNDARY LINE
- : LOT LINE
- : RIGHT-OF-WAY LINE
- : CENTERLINE
- : EXISTING EASEMENT LINE
- : PROPOSED EASEMENT LINE

NORTHERN ILLINOIS GAS COMPANY (NIGOR)  
GAS EASEMENT HEREBY ABROGATED

- GENERAL NOTES**
- ALL AREAS ARE PLUS OR MINUS.
  - ALL EASEMENTS ARE HEREBY GRANTED, UNLESS OTHERWISE NOTED.
  - ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF.
  - THE FRONT SETBACK OF 37.2' FOR LOTS 1 THRU 8 WAS ESTABLISHED BY OBTAINING THE AVERAGE SETBACK DISTANCE FOR THE EXISTING HOUSES ON THE WEST SIDE OF FINSBURY IN SHERWOOD VILLAGE UNIT #2.
  - THE FRONT SETBACK OF 30.8' FOR LOT 8 WAS ESTABLISHED BY OBTAINING THE AVERAGE SETBACK DISTANCE FOR THE EXISTING HOUSES ON THE NORTH SIDE OF PINE TREE LANE IN BREZINA WOODS ADD. TO LA GRANGE PARK.
  - THIS SUBDIVISION IS ZONED AS R1-A. CONSULT THE VILLAGE OF LA GRANGE PARK ZONING ORDINANCE PRIOR TO ERRECTING ANY PERMANENT BUILDING OR STRUCTURE.
  - OUTLOT 9 IS A NON-BUILDABLE, NON-CONFORMING LOT AND IS ALSO A PUBLIC UTILITY & DRAINAGE EASEMENT. SAID OUTLOT SHALL BE MAINTAINED BY THE CURRENT AND SUBSEQUENT OWNERS.

AVERAGE SETBACK CALCULATIONS	
1810 FINSBURY LANE	28.37
1811	28.15
1812	28.15
1822	28.21
1823	28.30
1830	28.30
AVERAGE SETBACK	27.18

AVERAGE SETBACK CALCULATIONS	
301 PINE TREE LANE	21.84
205	19.86
208	21.33
212	22.07
217	22.41
221	22.24
AVERAGE SETBACK	20.82

NORTHERN ILLINOIS GAS COMPANY (NIGOR)  
STATE OF ILLINOIS )  
COUNTY OF ) 33

This is to certify that I, \_\_\_\_\_, an authorized representative of NIGOR Gas, formerly Northern Illinois Gas Company, have reviewed this plat of subdivision, hereon drawn and hereby approve abrogating the certain gas line easements, as shown hereon and described in the easement document recorded Document Number 18492569 in the Recorder's Office of Cook County.

Dated at \_\_\_\_\_ Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

NIGOR Representative \_\_\_\_\_

FINAL PLAT OF SUBDIVISION	
SHEET NO. 1 of 2	PROJECT NAME HEATHERDALE
DRAWN BY PROJECT MANAGER: S.L.	DRAWN BY PROJECT MANAGER: S.L.
DATE 11-28-20	SCALE 1" = 30'
PREPARED FOR: <b>McNAUGHTON DEVELOPMENT</b> 11520 JACOBSON STREET, SUITE 101 CHICAGO, ILLINOIS 60648 (773) 326-4600	
8500 Belmont Drive, Suite 304 Mokena, Illinois 60448 708-326-0815 708-326-4600	



# UNOFFICIAL COPY

## FINAL SUBDIVISION PLAT OF HEATHERDALE

BEING A SUBDIVISION OF PART OF THE WEST 20 ACRES OF THE SOUTH 30 ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER SECTION 28, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE VILLAGE OF LA GRANGE PARK, COOK COUNTY, ILLINOIS.

Submitted by:  
Village of La Grange Park  
447 N. Catherine Avenue La Grange  
Park, Illinois 60526  
708-534-0241

Return the original Plat to:  
Village of La Grange Park  
447 N. Catherine Avenue La Grange  
Park, Illinois 60526  
708-534-0241

Send all Survey Tax bills to:  
MACHICOST S LLC - Surveys II  
11 S. 233 Jackson Street  
Burr Ridge, Illinois 60527  
630-325-3400

PARCEL IDENTIFICATION NUMBER
15-25-203-085-0000
15-25-203-086-0000
15-25-203-087-0000

### OWNERS CERTIFICATE

State of Illinois } SS  
County of Cook }

This is to certify that MACHICOST S LLC - Surveys II is the owner of the land described in the annexed plat and has caused the same to be surveyed and subdivided as indicated thereon, for the purposes therein set forth, and does hereby acknowledge and accept the same under the style and title thereon indicated.

The undersigned hereby dedicates for public use the lands shown on this annexed plat for thoroughfares, streets, alleys, and public services, and hereby also reserves for and grants easements for public use and for the installation of various public utilities as designated and/or as stated in the utility easement provisions, and for such other uses and purposes as designated and/or stated in any and all other easement provisions, which are stated hereon.

To the best of our knowledge, the property described herein lies within Grade School District #102, High School District #204 and Community College District #094.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

By: \_\_\_\_\_ Attest: \_\_\_\_\_

Title: \_\_\_\_\_ Title: \_\_\_\_\_

Address: \_\_\_\_\_

### NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

I, \_\_\_\_\_ a Notary Public in and for the said County and State aforesaid, do hereby certify that \_\_\_\_\_ (Title) and \_\_\_\_\_ (Title) \_\_\_\_\_ of MACHICOST S LLC - Surveys II, personally known to me to be the same persons whose names are subscribed to the foregoing certificate of owners, appeared before me this day in person and acknowledged the execution of this instrument in their capacity for the uses and purposes therein set forth as of said Company.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Notary Public \_\_\_\_\_

### PLAN COMMISSION AND VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

Under the authority provided by 65 Illinois Compiled Statutes Act 5, Article 11, Division 12 and ordinances adopted by the Village Board of the Village of La Grange Park, this annexed plat was given approval by the Village of La Grange Park and shall be recorded only by the Village Clerk, or the Village Clerk's designee.

Approved by the Plan Commission at a meeting held \_\_\_\_\_

Approved by the Village Board at a meeting held \_\_\_\_\_

### VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

I, \_\_\_\_\_ Village Engineer of the Village of La Grange Park, Illinois, hereby certify that the land improvements described in the plat and the plans and specifications thereupon meet the minimum requirements of said Village and have been approved by all public authorities having jurisdiction thereof.

Dated at La Grange Park, Cook County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

### CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

I, \_\_\_\_\_ Village Treasurer of the Village of La Grange Park, do hereby certify that there are no delinquent or unpaid current or delinquent special assessments or any other delinquencies thereon that have been appraised against the tract of land included in the plat.

Dated at La Grange Park, Cook County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Village Treasurer \_\_\_\_\_

### VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

I, \_\_\_\_\_ Village Clerk of the Village of La Grange Park, Illinois, hereby certify that this plat was presented to and by resolution duly approved by the Board of Trustees of said Village at its meeting held on the \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_, and that the required bond or other guarantee has been posted for the completion of the improvements required by the regulations of said Village.

In witness whereof I have hereunto set my hand and seal of the Village of La Grange Park, Illinois this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Village Clerk \_\_\_\_\_

### DRAINAGE CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF COOK }

To the best of our knowledge and belief, the drainage of surface waters will not be changed by the construction of such annexed plats or any part thereof; and that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public streets or drains and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the annexed plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 20\_\_\_\_

Registered Professional Engineer \_\_\_\_\_ Owner or Attorney \_\_\_\_\_

License No. \_\_\_\_\_

SPACE RESERVED FOR THE COOK COUNTY RECORDER AND COUNTY CLERK

### PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS

A permanent and exclusive easement is hereby reserved for use granted to the Village of La Grange Park for all public utility and other purposes of any kind... The easements herein shall be subject to the terms and conditions set forth in the following sections...

### RECORDED ACCESS EASEMENT PROVISIONS

Each easement herein is hereby reserved for use granted to the Village of La Grange Park and its successors and assigns in its sole right, sole use, and benefit for all purposes related to the Village of La Grange Park... The easements herein shall be subject to the terms and conditions set forth in the following sections...

### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS  
COUNTY OF WILL }

This is to certify that I, Steven J. Loub, an Illinois Professional Land Surveyor, No. 033-003180, have surveyed and subdivided the following described property:

Parcel 1: The north 500 feet (except the east 174.825 feet thereof) and except the east 18.5 feet of the north 230 feet thereof and except the east 89 feet of the south 170 feet thereof and except the following... Parcel 2: The east 89 feet (except the east 72.5 feet of the north 230 feet thereof) of the north 300 feet (except the east 174.825 feet thereof) of the west half of that certain tract of land described as follows...

Parcel 3: The part of the north 500 feet (except the east 174.825 feet thereof) of the west half of that certain tract of land described as follows: Commencing at the intersection of the north line of said south 30 acres with the west line of said east 174.825 feet; thence south along said west line of the east 174.825 feet to a distance of 86.13 feet to a point of beginning; thence east, parallel with said west line of the east 174.825 feet, a distance of 73.87 feet; thence southwesterly to a point in a line 330 feet north of and parallel with said north line of the south 30 acres, said point being 90 feet west of said west line of the east 174.825 feet (as measured on said parallel line); thence east, parallel with said west line of the east 174.825 feet, a distance of 16.13 feet; thence south, parallel with said west line of the east 174.825 feet, a distance of 73.87 feet; thence southwesterly to a point in a line 330 feet north of and parallel with said north line of the south 30 acres, said point being 90 feet west of said west line of the east 174.825 feet (as measured on said parallel line); thence east, parallel with said west line of the east 174.825 feet, a distance of 16.13 feet; thence south, parallel with said west line of the east 174.825 feet, a distance of 73.87 feet; thence south to said west line of the east 174.825 feet, a distance of 86.13 feet to the point of beginning, all in Cook County, Illinois.

as shown by the Annexed Plat which is a correct representation of said survey and subdivision.

I further certify that this Subdivision lies within the corporate limits of the Village of La Grange Park, Illinois, which has adopted a Municipal Plan and is exercising special powers authorized by Article 11, Division 12 of the Illinois Municipal Code, as now and hereafter amended, and that all requirements created by the Village of La Grange Park relative to plats and subdivisions have been complied with in the preparation of this plat.

I further certify that no pipes will be set out at all corners except where concrete monuments are indicated upon the completion of the first grading, and that the plat herein does not correctly represent said survey and subdivision. This property is in Zone "C" (area of 0.28 chance flood) and zone "D" (area determined to be outside the 0.28 chance flood) as defined by the Federal Emergency Management Agency's Flood Insurance Rate Map of Cook County and Unincorporated Areas, Community Panel No. 436 of 832, Map Number 170J31C04783, map revised August 19, 2008.

I further hereby grant permission to a representative of the Village of La Grange Park to record this plat. Said representative shall show proper identification and provide this surveyor with a recorded copy of said plat. Dimensions are given in feet and decimal parts thereof and all curve lengths shown are arc dimensions.

Given under my hand and seal at Mokena, Illinois, this 7th day of \_\_\_\_\_ A.D., 2013  
Steven J. Loub  
Illinois Professional Land Surveyor No. 033-003180  
License expires on November 30, 2014



PROJECT NO.	12-10004
SHEET NO.	2 of 2
PROJECT NAME	HEATHERDALE
DATE SUBMITTED	01-08-2013
DATE APPROVED	01-27-2013
DRAWN BY	SJA
CHECKED BY	SJA
SCALE	1" = 30'
DATE FIELD WORK COMPLETED	10/27/2012
DATE DRAWING COMPLETED	01/27/2013
DATE REVISIONS COMPLETED	
DATE FINAL REVISIONS COMPLETED	

NO.	DATE	DESCRIPTION	BY	DATE
1	01/27/2013	PRELIMINARY PLAT	SJA	01/27/2013
2	02/07/2013	FINAL PLAT	SJA	02/07/2013
3	02/07/2013	FINAL PLAT	SJA	02/07/2013
4	02/07/2013	FINAL PLAT	SJA	02/07/2013
5	02/07/2013	FINAL PLAT	SJA	02/07/2013

PREPARED BY	MGNAUGHTON DEVELOPMENT
15020 JACKSON STREET, SUITE 101	
ELSTON, ILLINOIS 60627	
815-325-3400	

SCDD Borealis Drive, Suite 304	
Mokena, Illinois 60448	
708-325-4861/voicemail	
708-325-4862/fax	

OWNER	COMMITTEE MEMBER/REGISTRAR
REGISTERED PROFESSIONAL ENGINEER	REGISTERED PROFESSIONAL LAND SURVEYOR

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## EXHIBIT "C"

Plans and Specifications

IMPROVEMENTS

Property of Cook County Clerk's Office







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### GENERAL NOTES

1. The CONTRACTOR shall be responsible for performance of the work.
2. The CONTRACTOR shall be responsible for the performance of the work.
3. All CONTRACTORS shall be responsible for the safety, which shall be the responsibility of the CONTRACTOR.
4. The CONTRACTOR shall be responsible for the safety, which shall be the responsibility of the CONTRACTOR.
5. The CONTRACTOR shall be responsible for the safety, which shall be the responsibility of the CONTRACTOR.
6. The CONTRACTOR shall be responsible for the safety, which shall be the responsibility of the CONTRACTOR.
7. The CONTRACTOR shall be responsible for the safety, which shall be the responsibility of the CONTRACTOR.
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9. The CONTRACTOR shall be responsible for the safety, which shall be the responsibility of the CONTRACTOR.
10. The CONTRACTOR shall be responsible for the safety, which shall be the responsibility of the CONTRACTOR.

### SPECIAL PROVISIONS

1. EARTHWORK MEASUREMENTS
  - 1) Earthwork measurements shall be made by the CONTRACTOR.
  - 2) Earthwork measurements shall be made by the CONTRACTOR.
  - 3) Earthwork measurements shall be made by the CONTRACTOR.
  - 4) Earthwork measurements shall be made by the CONTRACTOR.
  - 5) Earthwork measurements shall be made by the CONTRACTOR.
2. PAVING MEASUREMENTS
  - 1) Paving measurements shall be made by the CONTRACTOR.
  - 2) Paving measurements shall be made by the CONTRACTOR.
  - 3) Paving measurements shall be made by the CONTRACTOR.
  - 4) Paving measurements shall be made by the CONTRACTOR.
  - 5) Paving measurements shall be made by the CONTRACTOR.
3. CONCRETE MEASUREMENTS
  - 1) Concrete measurements shall be made by the CONTRACTOR.
  - 2) Concrete measurements shall be made by the CONTRACTOR.
  - 3) Concrete measurements shall be made by the CONTRACTOR.
  - 4) Concrete measurements shall be made by the CONTRACTOR.
  - 5) Concrete measurements shall be made by the CONTRACTOR.
4. MEASUREMENTS
  - 1) Measurements shall be made by the CONTRACTOR.
  - 2) Measurements shall be made by the CONTRACTOR.
  - 3) Measurements shall be made by the CONTRACTOR.
  - 4) Measurements shall be made by the CONTRACTOR.
  - 5) Measurements shall be made by the CONTRACTOR.

### UNDERGROUND MEASUREMENTS

1. UNDERGROUND MEASUREMENTS
  - 1) Under measurements shall be made by the CONTRACTOR.
  - 2) Under measurements shall be made by the CONTRACTOR.
  - 3) Under measurements shall be made by the CONTRACTOR.
  - 4) Under measurements shall be made by the CONTRACTOR.
  - 5) Under measurements shall be made by the CONTRACTOR.
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  - 2) Measurements shall be made by the CONTRACTOR.
  - 3) Measurements shall be made by the CONTRACTOR.
  - 4) Measurements shall be made by the CONTRACTOR.
  - 5) Measurements shall be made by the CONTRACTOR.

### STANDARD SPECIFICATIONS

1. The Standard Specifications for Highway Construction shall be the basis of construction.
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4. The Standard Specifications for Highway Construction shall be the basis of construction.
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 <b>DEI</b> DESIGN/TEK ENGINEERING, INC. CONSULTING AND SPECIAL ENGINEERING 9600 BORNHART DRIVE, SUITE 304 MCKEAN, ILLINOIS 60448 (708) 325-4861 IL Prof. Lic. No.: 184-003740	<b>FINAL ENGINEERING PLAN</b> <b>FOR</b> <b>HEATHERDALE SUBDIVISION</b> <b>LAGRANGE PARK, ILLINOIS</b>	<b>MCAUGHTON DEVELOPMENT, INC.</b> 11 S. 220 JACKSON STREET BURN RIDGE, ILLINOIS (630) 325-3400	REVISIONS <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION													
2 OF 12															

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### 3. UNDERGROUND IMPROVEMENTS (Continued)

- b. Where shown and specified (Continued)
  - 3) Where:
    - a) Grout material, except where noted, shall conform to the requirements of ASTM C-261, Class IV.
    - b) Polypropylene fibers shall be of the type recommended by the manufacturer and shall be added to the grout at the rate of 0.05% by volume.
    - c) Where shown,
      - 1) As required, the grout shall be placed in a continuous layer.
      - 2) Where shown, the grout shall be placed in a continuous layer.
- 4) Where shown, the grout shall be placed in a continuous layer.
- 5) Where shown, the grout shall be placed in a continuous layer.

### c. Storm Sewer

- 1) Material and Test:
  - a) Material shall be:
    - 1) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).
    - 2) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).
  - b) Material shall be:
    - 1) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).
    - 2) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).
- 2) Joints and Seal:
  - a) Joints shall be:
    - 1) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).
    - 2) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).
- 3) Installation:
  - a) Installation shall be:
    - 1) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).
    - 2) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).

### d. Trench and Road Construction

- 1) Trench and Road Construction:
  - a) Trench and Road Construction shall be:
    - 1) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).
    - 2) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).
- 2) Trench and Road Construction:
  - a) Trench and Road Construction shall be:
    - 1) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).
    - 2) Manufactured pipe (MPP) having a minimum stiffness of  $3 \times 10^6$  lb./in. (210,000 N/m).

### REVISIONS

NO.	DATE	DESCRIPTION
1	10/15/20	As shown
2	10/15/20	As shown
3	10/15/20	As shown
4	10/15/20	As shown
5	10/15/20	As shown

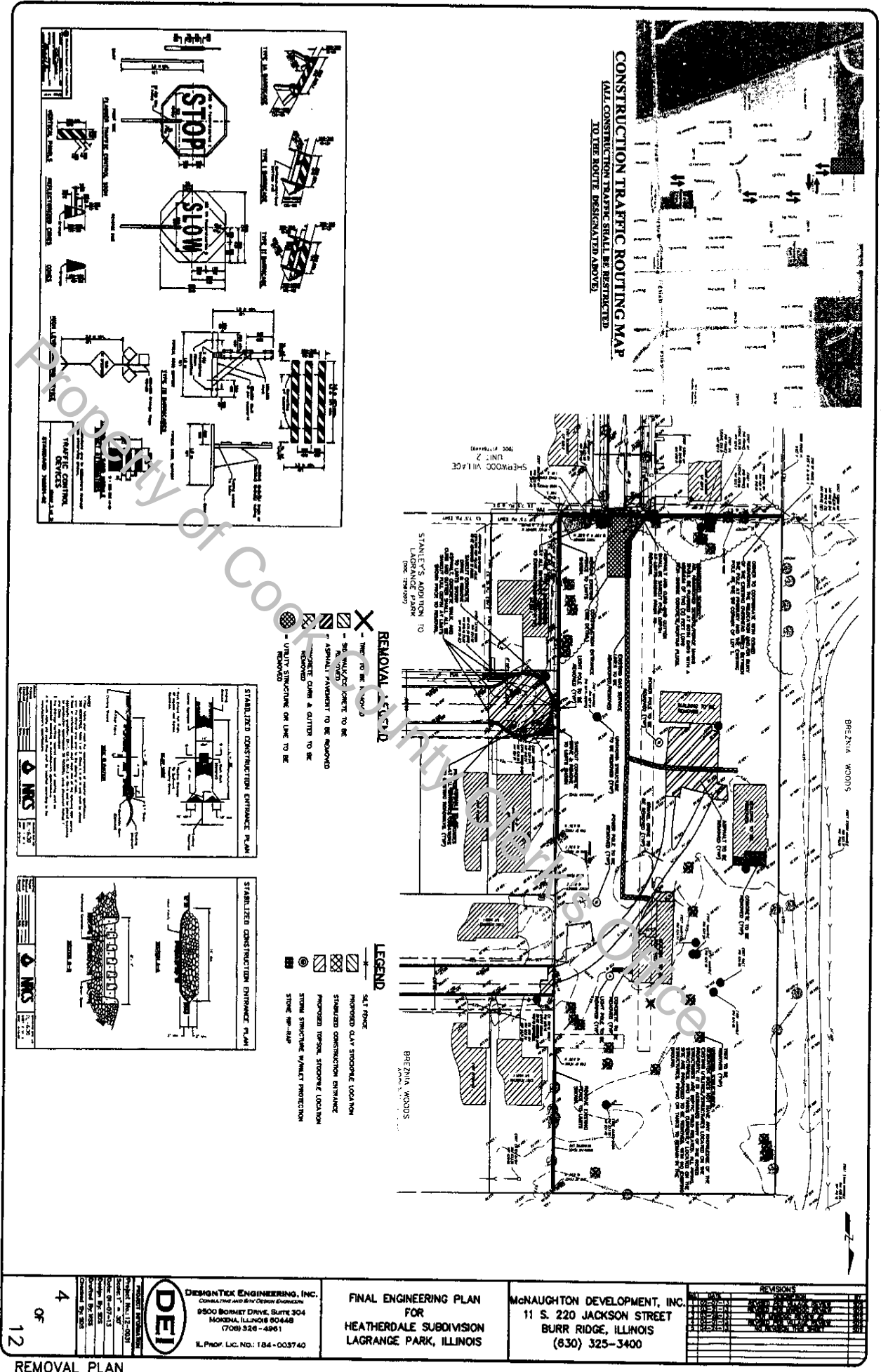
- 1. The final Level Survey shall be checked and certified by a Licensed Professional Engineer (LPE) registered in the State of Illinois. The LPE shall certify that the survey data is accurate and reliable for the construction of the project.
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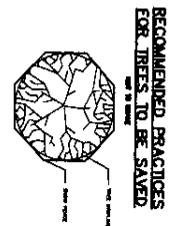
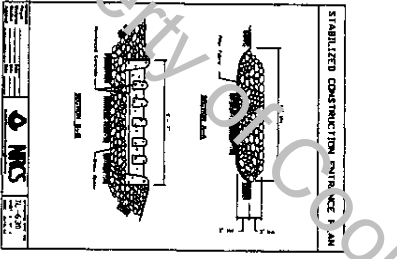
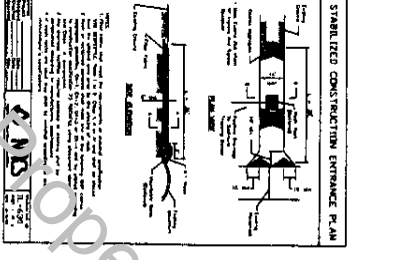
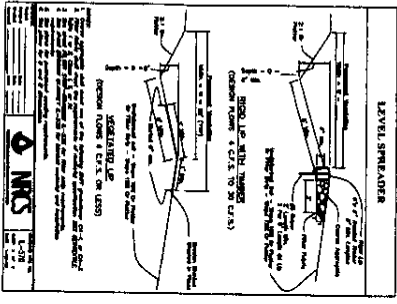
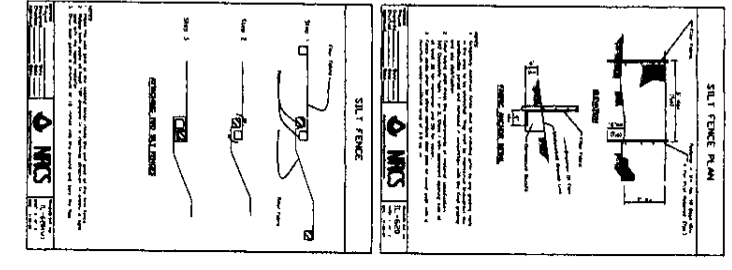
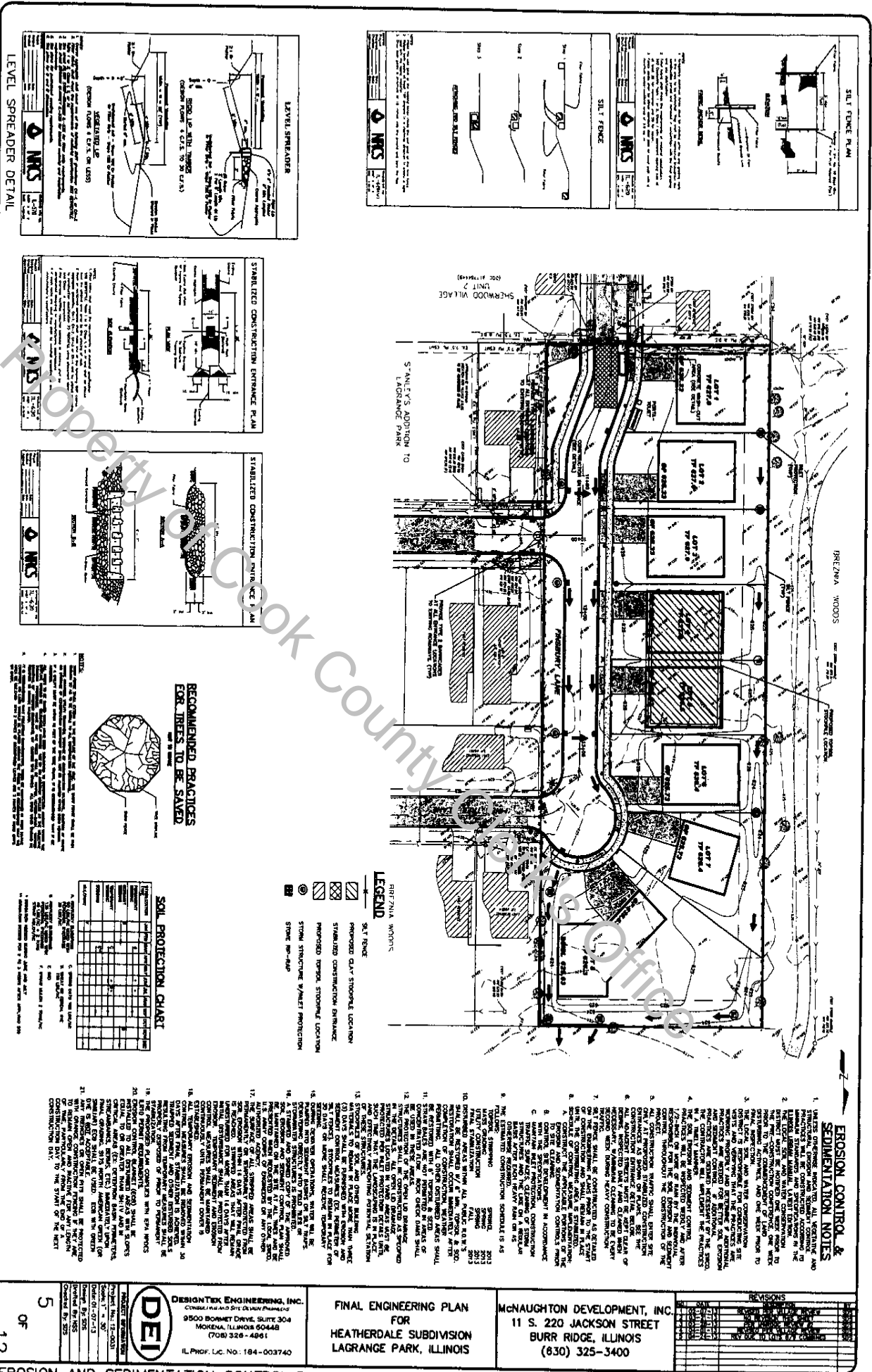
 <p><b>DESIGNTEK ENGINEERING, INC.</b>          9500 BURNETT DRIVE, SUITE 304          MOKENA, ILLINOIS 60448          (708) 326-4991          R. PROF. LIC. NO.: 184-003740</p>	<p><b>FINAL ENGINEERING PLAN</b>          FOR  <b>HEATHERDALE SUBDIVISION</b>  <b>LAGRANGE PARK, ILLINOIS</b></p>	<p><b>MCAUGHTON DEVELOPMENT, INC.</b>          11 S. 220 JACKSON STREET          BURR RIDGE, ILLINOIS          (830) 325-3400</p>
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**NOTES:**

1. All dimensions are in feet and inches.
2. All elevations are in feet above mean sea level.
3. All materials shall be as specified in the schedule of materials.
4. All work shall be done in accordance with the specifications.
5. All work shall be done in accordance with the specifications.
6. All work shall be done in accordance with the specifications.
7. All work shall be done in accordance with the specifications.
8. All work shall be done in accordance with the specifications.
9. All work shall be done in accordance with the specifications.
10. All work shall be done in accordance with the specifications.

**SOIL PROTECTION CHART**

Area	Soil Type	Stabilization Method	Construction Entrance
1	CLAY	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
2	SILT	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
3	SAND	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
4	GRAVEL	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
5	ROCK	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
6	DIRTY	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
7	POSSIBLY CONTAMINATED	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
8	UNDESIRABLE	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
9	NON-PRODUCTIVE	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
10	PROBABLELY PRODUCTIVE	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
11	PRODUCTIVE	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
12	UNDESIRABLE	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
13	DIRTY	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
14	POSSIBLY CONTAMINATED	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
15	SAND	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
16	SILT	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
17	CLAY	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
18	GRAVEL	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
19	ROCK	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
20	DIRTY	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
21	UNDESIRABLE	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
22	NON-PRODUCTIVE	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
23	PROBABLELY PRODUCTIVE	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE
24	PRODUCTIVE	CLAY STOPPING	STABILIZED CONSTRUCTION ENTRANCE

- LEGEND**
- SILT FENCE
  - PROPOSED CLAY STOPPING LOCATION
  - ▨ STABILIZED CONSTRUCTION ENTRANCE
  - ▨ UNPAVED TOPSOIL STOPPING LOCATION
  - STONE STRUCTURE/WALLET PROTECTION

**EROSION CONTROL & SEDIMENTATION NOTES**

1. UNLESS OTHERWISE SPECIFIED, ALL VEGETATION AND PRACTICES SHALL BE CONSIDERED ACCORDING TO THE ILLINOIS EROSION CONTROL ACT AND THE ILLINOIS EROSION CONTROL REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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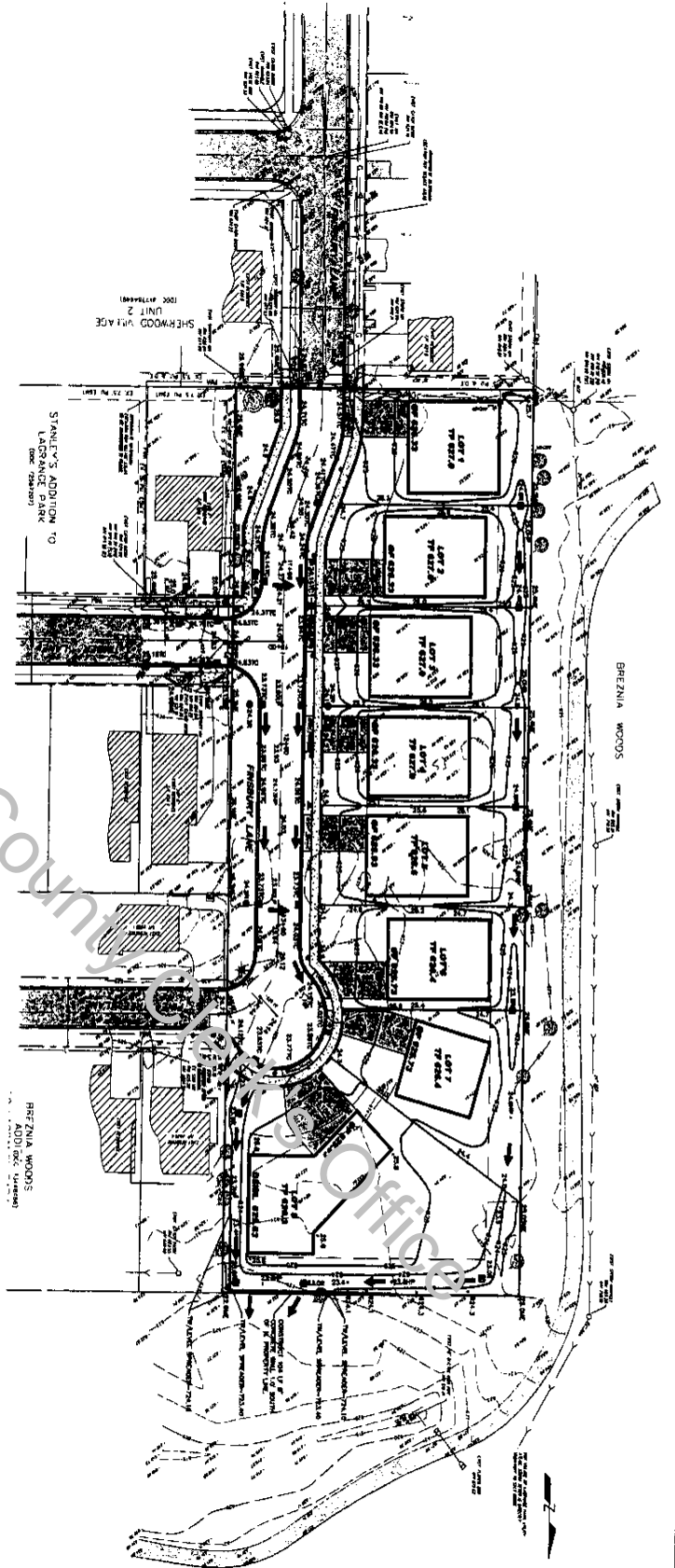
**DEI**  
DESIGN TEK ENGINEERING, INC.  
CONSULTING AND SITE DESIGN PROFESSIONALS  
9500 BOMMET DRIVE, SUITE 304  
MOKENA, ILLINOIS 60448  
(708) 528-4961  
IL PROF. LIC. NO.: 184-003740

**FINAL ENGINEERING PLAN FOR HEATHERDALE SUBDIVISION LAGRANGE PARK, ILLINOIS**

**MCAUGHTON DEVELOPMENT, INC.**  
11 S. 220 JACKSON STREET  
BURR RIDGE, ILLINOIS  
(630) 325-3400

REVISIONS	DATE	DESCRIPTION

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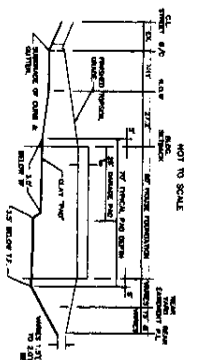


### GRADING/PAD NOTES

1	1"	10'
2	1"	20'
3	1"	40'
4	1"	80'

BRICKWORK SHALL BE CONSTRUCTED ON GRADING AS SHOWN UNLESS OTHERWISE NOTED.  
 ALL CONCRETE SHALL BE CAST ON GRADING AS SHOWN UNLESS OTHERWISE NOTED.  
 ALL FOUNDATION ELEVATIONS SHALL BE TO THE TOP OF FOUNDATION ELEVATION UNLESS OTHERWISE NOTED.  
 ALL FINISH GRADE ELEVATIONS SHALL BE TO THE FINISH GRADE UNLESS OTHERWISE NOTED.  
 ALL FINISH GRADE ELEVATIONS SHALL BE TO THE FINISH GRADE UNLESS OTHERWISE NOTED.  
 ALL FINISH GRADE ELEVATIONS SHALL BE TO THE FINISH GRADE UNLESS OTHERWISE NOTED.

### TYPICAL PAD SECTION



1. EXISTING CONDUITS TO CUT SLABS & WEIR SHALL BE RELOCATED TO AVOID INTERFERENCE WITH FINISH GRADE.  
 ALL FINISH GRADE ELEVATIONS SHALL BE TO THE FINISH GRADE UNLESS OTHERWISE NOTED.

Property of Cook County Engineering Office

<p>6 OF 12</p>	<p><b>DEI</b>                  DESIGNTEK ENGINEERING, INC.                  CONSULTING AND SITE DESIGN ENGINEERS                  9500 BONNET DRIVE, SUITE 304                  NOKENA, ILLINOIS 60449                  (708) 926-4061                  IL PROF. LIC. NO.: 184-003740</p>	<p><b>FINAL ENGINEERING PLAN</b>                  FOR                  HEATHERDALE SUBDIVISION                  LAGRANGE PARK, ILLINOIS</p>	<p><b>MCAUGHTON DEVELOPMENT, INC.</b>                  11 S. 220 JACKSON STREET                  BURR RIDGE, ILLINOIS                  (630) 325-3400</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION						
NO.	DATE	DESCRIPTION											

GRADING PLAN



# UNOFFICIAL COPY

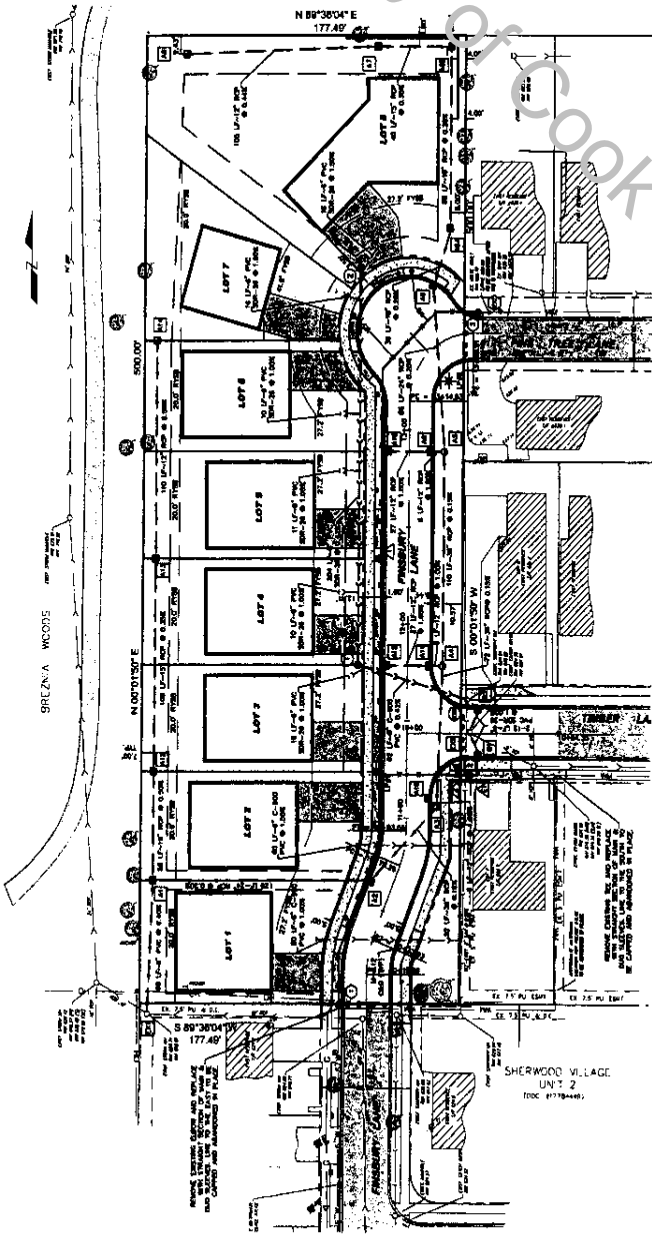
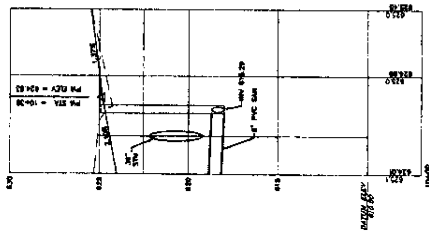
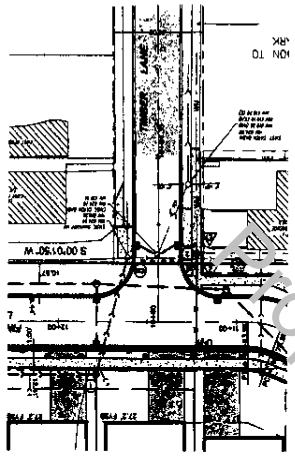
PLAN & PROFILES

8 OF 12

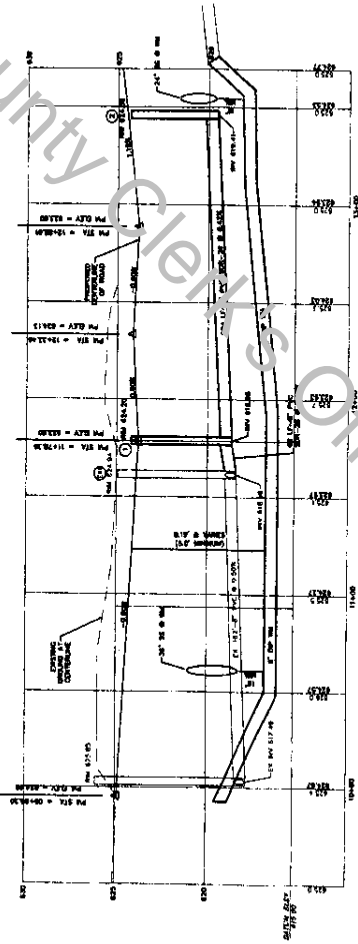
**DEI**  
 DESIGN/TEK ENGINEERING, INC.  
 9300 BOWMET DRIVE, SUITE 304  
 MOKENA, ILLINOIS 60449  
 (708) 326-4881  
 IL Prof. Lic. No.: 184-003740  
 8  
 08/13/2009  
 Project No.: 13-0001  
 Scale: 1" = 30'  
 Date: 01-07-13  
 Design By: SJS  
 Drawn By: SJS  
 Checked By: SJS

FINAL ENGINEERING PLAN  
 FOR  
 HEATHERDALE SUBDIVISION  
 LAGRANGE PARK, ILLINOIS

McNAUGHTON DEVELOPMENT, INC.  
 11 S. 220 JACKSON STREET  
 BURR RIDGE, ILLINOIS  
 (830) 325-3400



**FINSBURY LANE**  
 STA. 9+30.00 - 13+69.89



MCAUGHTON DEVELOPMENT, INC.  
11 S. 220 JACKSON STREET  
BURR RIDGE, ILLINOIS  
(630) 325-3400

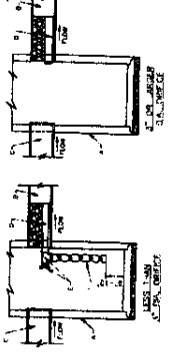
FINAL ENGINEERING PLAN  
FOR  
HEAVERDALE SUBDIVISION  
LAGRAVE PARK, ILLINOIS

DESIGNER: THE ENGINEERING FIRM  
2900 SOMERSET DRIVE SUITE 504  
MORRISVILLE, ILLINOIS 60458  
(708) 528-4861  
II. PROF. LIC. NO.: 184-003740



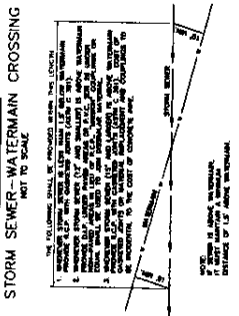
PROJECT NUMBER:  
SHEET 1 OF 30  
DATE 01-07-13  
DRAWN BY: SSS  
CHECKED BY: SSS  
APPROVED BY: SSS

RESTRICTOR DETAIL  
NOT TO SCALE



- A. RESTRICTOR SHALL BE A 4" PVC PIPE.
- B. RESTRICTOR SHALL BE 4" FROM THE TOP OF THE MANHOLE.
- C. RESTRICTOR SHALL BE 4" FROM THE BOTTOM OF THE MANHOLE.
- D. RESTRICTOR SHALL BE 4" FROM THE SIDE OF THE MANHOLE.
- E. RESTRICTOR SHALL BE 4" FROM THE END OF THE PIPE.
- F. RESTRICTOR SHALL BE 4" FROM THE END OF THE PIPE.
- G. RESTRICTOR SHALL BE 4" FROM THE END OF THE PIPE.
- H. RESTRICTOR SHALL BE 4" FROM THE END OF THE PIPE.

DETAIL "A"  
STORM SEWER-WATERMAIN CROSSING



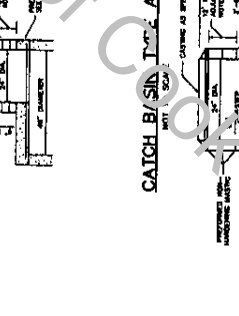
1. THE CROSSING SHALL BE PROVIDED WITH TWO LENGTHS OF 18" DIA. (18" DIA. MINIMUM) PRECAST CONCRETE PIPES WITH A 4" DIA. (4" DIA. MINIMUM) PRECAST CONCRETE MANHOLE.
2. THE CROSSING SHALL BE PROVIDED WITH TWO LENGTHS OF 18" DIA. (18" DIA. MINIMUM) PRECAST CONCRETE PIPES WITH A 4" DIA. (4" DIA. MINIMUM) PRECAST CONCRETE MANHOLE.
3. THE CROSSING SHALL BE PROVIDED WITH TWO LENGTHS OF 18" DIA. (18" DIA. MINIMUM) PRECAST CONCRETE PIPES WITH A 4" DIA. (4" DIA. MINIMUM) PRECAST CONCRETE MANHOLE.
4. THE CROSSING SHALL BE PROVIDED WITH TWO LENGTHS OF 18" DIA. (18" DIA. MINIMUM) PRECAST CONCRETE PIPES WITH A 4" DIA. (4" DIA. MINIMUM) PRECAST CONCRETE MANHOLE.

CAST IRON STEPS  
FOR STORM STRUCTURES  
NOT TO SCALE



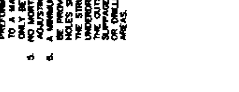
1. CAST IRON STEPS SHALL BE MECHANICALLY COMPACTED TO THE EXISTING STRUCTURE.
2. STEPS SHALL BE MECHANICALLY COMPACTED TO THE EXISTING STRUCTURE.
3. STEPS SHALL BE MECHANICALLY COMPACTED TO THE EXISTING STRUCTURE.
4. STEPS SHALL BE MECHANICALLY COMPACTED TO THE EXISTING STRUCTURE.

STORM MANHOLE TYPE A  
NOT TO SCALE



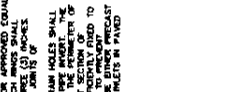
1. PROVIDE SELECT GRANULAR RADICAL CA-11 AROUND INLET TO EXTERIOR LEVEL.
2. ALTERNATE MANHOLE TOP IN PAVED AREAS SHALL BE CAST IN PLACE WITH NON-DRAINING CURBS TO FORM (OR TOP OF STRUCTURE).
3. PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING HOLE WITH NON-DRAINING CURBS TO FORM (OR TOP OF STRUCTURE).
4. PRECAST CONCRETE MANHOLES SHALL BE SET IN A BED OF SAND OR SAND-LIKE MATERIAL TO A MAXIMUM HEIGHT OF THREE INCHES. TWO (2) INCH ADJUSTING HOLES SHALL BE USED TO DRESS UP INTERIOR JOINTS OF MANHOLES.
5. A MINIMUM OF FOUR (4) TWO (2) INCH DIAMETER DRAIN HOLES SHALL BE PROVIDED TO THE INSIDE OF THE MANHOLE.
6. THE HOLES SHALL BE DISTRIBUTED EQUALLY AROUND THE SECTION OF MANHOLE WITHIN FOUR (4) FEET BY ONE (1) FOOT SECTION.
7. THE HOLES SHALL BE DISTRIBUTED EQUALLY AROUND THE SECTION OF MANHOLE WITHIN FOUR (4) FEET BY ONE (1) FOOT SECTION.
8. THE HOLES SHALL BE DISTRIBUTED EQUALLY AROUND THE SECTION OF MANHOLE WITHIN FOUR (4) FEET BY ONE (1) FOOT SECTION.
9. THE HOLES SHALL BE DISTRIBUTED EQUALLY AROUND THE SECTION OF MANHOLE WITHIN FOUR (4) FEET BY ONE (1) FOOT SECTION.
10. THE HOLES SHALL BE DISTRIBUTED EQUALLY AROUND THE SECTION OF MANHOLE WITHIN FOUR (4) FEET BY ONE (1) FOOT SECTION.

TRENCH SECTION FOR STORM SEWER  
NOT TO SCALE



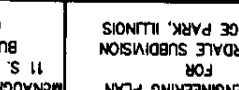
1. ALL TRENCHES SHALL BE MECHANICALLY COMPACTED TO THE EXISTING STRUCTURE.
2. TRENCHES SHALL BE MECHANICALLY COMPACTED TO THE EXISTING STRUCTURE.
3. TRENCHES SHALL BE MECHANICALLY COMPACTED TO THE EXISTING STRUCTURE.
4. TRENCHES SHALL BE MECHANICALLY COMPACTED TO THE EXISTING STRUCTURE.

E-1 SLAB TOP  
NOT TO SCALE



1. PROVIDE SELECT GRANULAR RADICAL CA-11 AROUND CATCH BASIN TO EXTERIOR LEVEL.
2. ALTERNATE MANHOLE TOP IN PAVED AREAS SHALL BE CAST IN PLACE WITH NON-DRAINING CURBS TO FORM (OR TOP OF STRUCTURE).
3. PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING HOLE WITH NON-DRAINING CURBS TO FORM (OR TOP OF STRUCTURE).
4. PRECAST CONCRETE MANHOLES SHALL BE SET IN A BED OF SAND OR SAND-LIKE MATERIAL TO A MAXIMUM HEIGHT OF THREE INCHES. TWO (2) INCH ADJUSTING HOLES SHALL BE USED TO DRESS UP INTERIOR JOINTS OF MANHOLES.
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10. THE HOLES SHALL BE DISTRIBUTED EQUALLY AROUND THE SECTION OF MANHOLE WITHIN FOUR (4) FEET BY ONE (1) FOOT SECTION.

CATCH BASIN TYPE A  
NOT TO SCALE



1. PROVIDE SELECT GRANULAR RADICAL CA-11 AROUND CATCH BASIN TO EXTERIOR LEVEL.
2. ALTERNATE MANHOLE TOP IN PAVED AREAS SHALL BE CAST IN PLACE WITH NON-DRAINING CURBS TO FORM (OR TOP OF STRUCTURE).
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4. PRECAST CONCRETE MANHOLES SHALL BE SET IN A BED OF SAND OR SAND-LIKE MATERIAL TO A MAXIMUM HEIGHT OF THREE INCHES. TWO (2) INCH ADJUSTING HOLES SHALL BE USED TO DRESS UP INTERIOR JOINTS OF MANHOLES.
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10. THE HOLES SHALL BE DISTRIBUTED EQUALLY AROUND THE SECTION OF MANHOLE WITHIN FOUR (4) FEET BY ONE (1) FOOT SECTION.

SLAB TOP  
NOT TO SCALE



1. PROVIDE SELECT GRANULAR RADICAL CA-11 AROUND CATCH BASIN TO EXTERIOR LEVEL.
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10. THE HOLES SHALL BE DISTRIBUTED EQUALLY AROUND THE SECTION OF MANHOLE WITHIN FOUR (4) FEET BY ONE (1) FOOT SECTION.

CATCH BASIN TYPE C  
NOT TO SCALE



1. PROVIDE SELECT GRANULAR RADICAL CA-11 AROUND CATCH BASIN TO EXTERIOR LEVEL.
2. ALTERNATE MANHOLE TOP IN PAVED AREAS SHALL BE CAST IN PLACE WITH NON-DRAINING CURBS TO FORM (OR TOP OF STRUCTURE).
3. PROVIDE A SMOOTH TRANSITION BETWEEN THE CASTING AND ADJUSTING HOLE WITH NON-DRAINING CURBS TO FORM (OR TOP OF STRUCTURE).
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10. THE HOLES SHALL BE DISTRIBUTED EQUALLY AROUND THE SECTION OF MANHOLE WITHIN FOUR (4) FEET BY ONE (1) FOOT SECTION.





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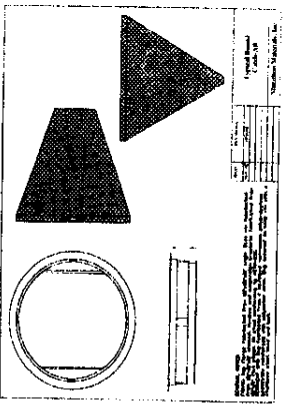
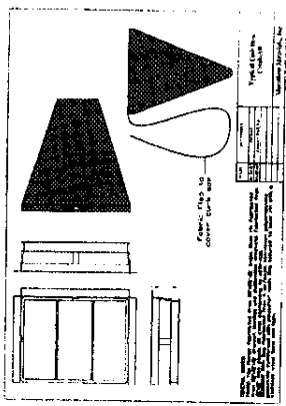
DETAILS-3

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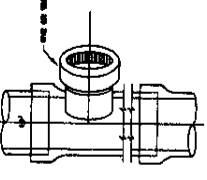
**DEI**  
 DEIGANTER ENGINEERING, INC.  
 9500 BOWMAN DRIVE, SUITE 304  
 MOKENA, ILLINOIS 60448  
 (708) 325-4901  
 IL PROF. LIC. NO.: 184-003740

**FINAL ENGINEERING PLAN**  
 FOR  
 HEATHERDALE SUBDIVISION  
 LAGRANGE PARK, ILLINOIS

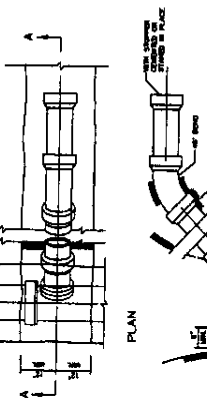
MCNAUGHTON DEVELOPMENT, INC.  
 11 S. 220 JACKSON STREET  
 BURR RIDGE, ILLINOIS  
 (630) 325-3400



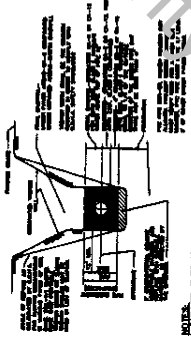
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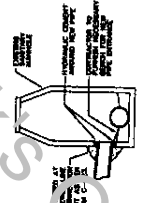
### SANITARY SERVICE RISER



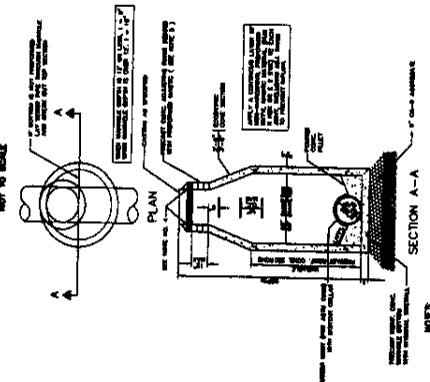
### TRENCH SECTION FOR PVC SANITARY SEWER



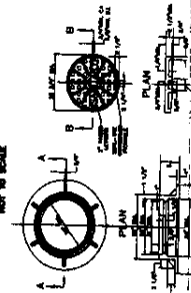
### CONNECT TO EXIST. SANITARY MANHOLE



### SANITARY MANHOLE



### SANITARY MANHOLE FRAME & COVER



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DETAILS-4

12 OF 12

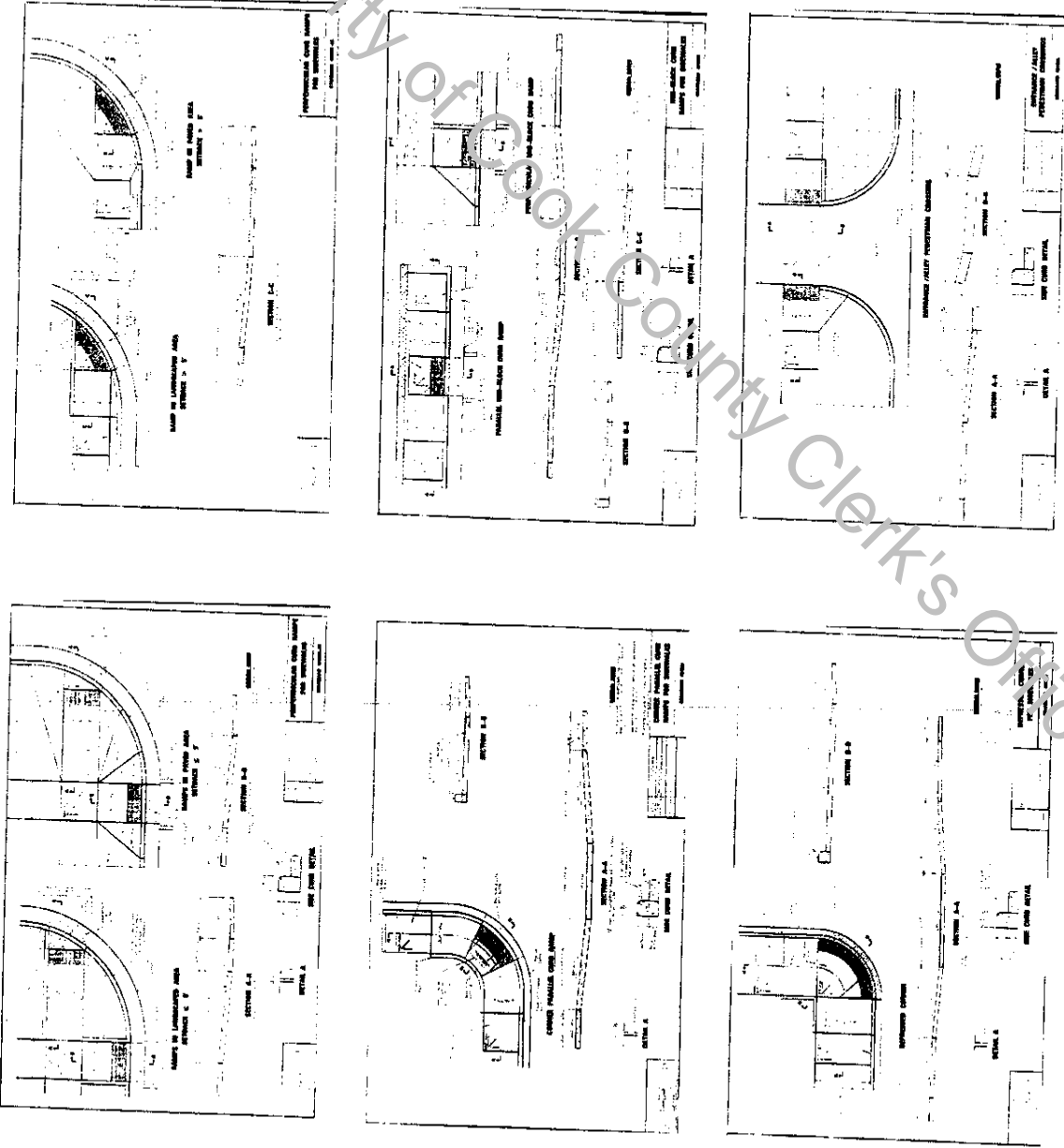


DESIGN/TEAM ENGINEERING, INC.  
Civil, Mechanical and Electrical Engineering  
8500 BOWMETT DRIVE, SUITE 304  
MCKINNA, ILLINOIS 60448  
(708) 328-4981  
IL Prof. Lic. No.: 184-008740

FINAL ENGINEERING PLAN  
FOR  
HEATHERDALE SUBDIVISION  
LAGRANGE PARK, ILLINOIS

MCAUGHTON DEVELOPMENT, INC.  
11 S. 220 JACKSON STREET  
BURR RIDGE, ILLINOIS  
(830) 325-3400

NO.	REVISIONS
1	ISSUED FOR PERMITS
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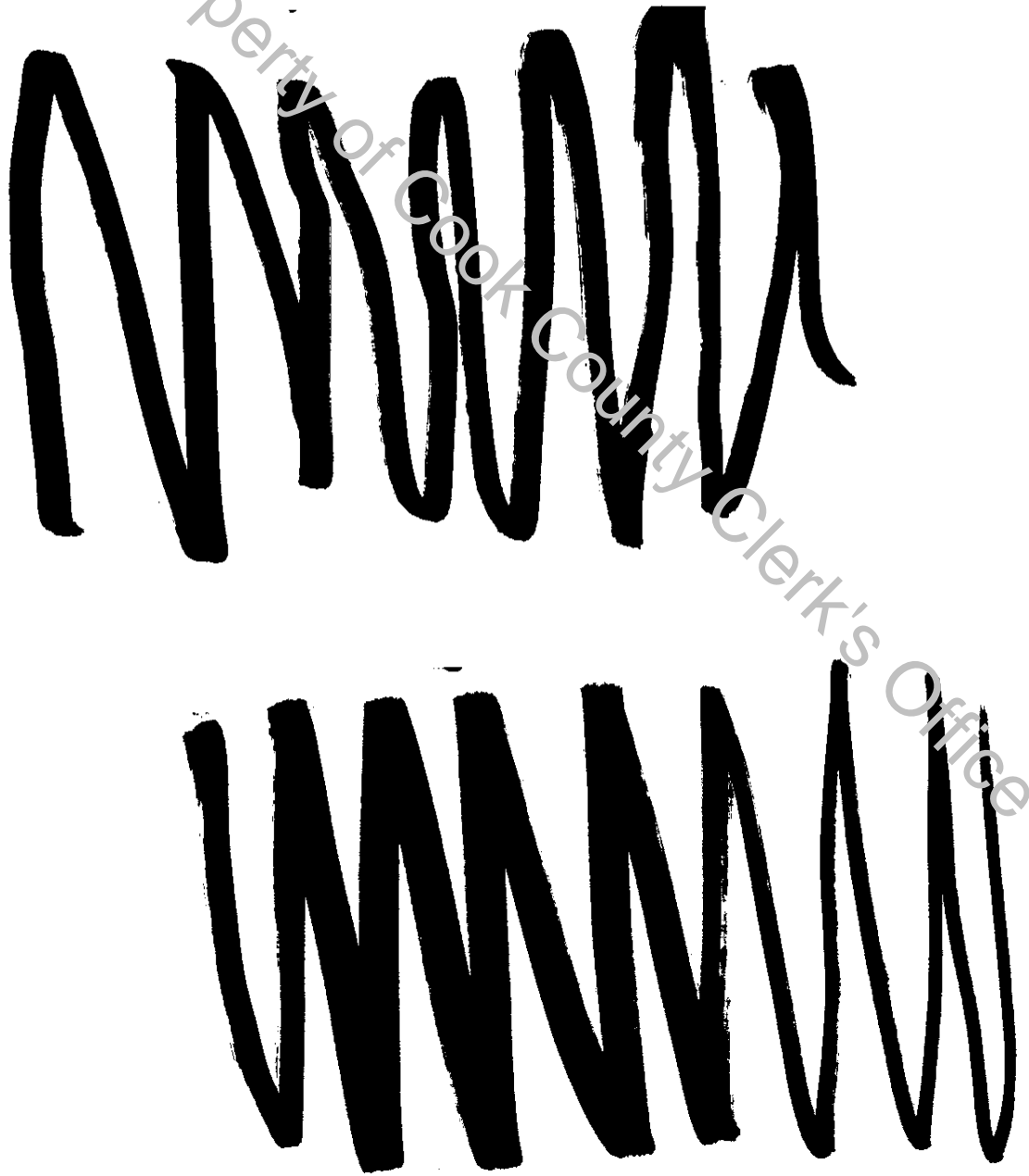
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## EXHIBIT "D"

Engineer's Estimate

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# UNOFFICIAL COPY

DEI Project # 12-0031

**FINAL ENGINEER'S OPINION OF**

November 20, 2012  
Revised 01/07/2013  
Revised 02/05/2013 with Watermain  
Revised 2/20/2013  
Revised 3/1/2013 (water main material value)

## **Heatherdale Subdivision**

**145 TIMBER LANE, LAGRANGE PARK**

PREPARED FOR:

**McNaughton Development**

**Burr Ridge, Illinois**

PREPARED BY:

**DesignTek Engineering, Inc.  
9500 Bormet Drive, Suite 304  
Mokena, Illinois 60448**

This Engineer's Opinion of Probable Construction Costs is based on Final Plans prepared by DesignTek

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Heatherdale Subdivision  
145 TIMBER LANE, LAGRANGE PARK

Rev March 1, 2013  
DEI Project # 12-0031

### FINAL ENGINEER'S OPINION OF

NO.	ITEM	UN	QUANTITY	UNIT COST	TOTAL AMOUNT
<b>GRADING AND EROSION CONTROL</b>					
1	Construction Entrance	SY	78	\$36.00	\$2,808.00
2	Silt Fence	LF	1,326	\$1.00	\$1,326.00
3	Topsoll Excavation (10" Avg)-To Stockpile	CY	2,678	\$2.15	\$5,757.70
4	Earth Excavation (ROW) To Pad Fill	CY	1,500	\$3.25	\$4,875.00
5	Earth Excavation (Rear Yards)-Pad Fill	CY	1,000	\$12.00	\$12,000.00
6	Inlet Protection	EA	10	\$400.00	\$4,000.00
7	Hauling Offsite	EA	1	\$30,000.00	\$30,000.00
8	Hydroseeding (ROW)	AC	0.2	\$4,500.00	\$900.00
<b>TOTAL GRADING</b>					<b>\$61,666.70</b>

<b>PAVING-Roadway</b>					
1	Curb & Gutter Removal	LF	151	\$5.75	\$868.25
2	Conc. Walk Removal	SF	424	\$4.00	\$1,696.00
3	Concrete Public Sidewalk	SF	3,275	\$4.15	\$13,591.25
4	Asphalt Pvmnt Removal (Full Dpth)	SY	494	\$6.00	\$2,964.00
5	4" Agg. Base, CA-6, Type B (Curb)	SY	300	\$5.20	\$1,560.00
6	8" Agg. Base, CA-6, Type B	SY	1,446	\$8.00	\$11,568.00
7	Bit. Mat'l, Prime Coat (0.3 GL/SY)	GL	434	\$1.40	\$607.32
8	Bit. Mat'l, Tack Coat (0.1 GL/SY)	GL	145	\$1.60	\$231.36
9	4.0" Bit. Conc. Binder Course, Cl. I	SY	1,446	\$17.50	\$25,305.00
10	2.0" Bit. Conc. Surface Course, Cl. I	SY	1,446	\$11.50	\$16,629.00
11	Fine Grading	SY	1,746	\$1.00	\$1,746.00
12	Geotextile Fabric	SY	1,746	\$2.50	\$4,365.00
13	M-3.12 (Rolled) Curb & Gutter (Includes Depressed C&G)	LF	902	\$12.00	\$10,824.00
14	Backfill curb	LF	902	\$1.00	\$902.00
<b>TOTAL PAVING</b>					<b>\$92,857.18</b>

<b>STREET LIGHTING</b>					
1	250 W. Street Light (25' Pole)	EA	2	\$4,500.00	\$9,000.00
<b>TOTAL STREET LIGHTING</b>					<b>\$9,000.00</b>

<b>SANITARY SEWER</b>					
1	8" Dia. PVC, SDR 26	LF	278	\$26.00	\$7,228.00
2	6" Dia. PVC Service Long	EA	2	\$1,875.00	\$3,750.00
3	6" Dia. PVC Service Short	EA	7	\$420.00	\$2,940.00
4	48" Dia. Manhole	EA	2	\$1,825.00	\$3,650.00
5	Connect to Existing Manhole	EA	1	\$1,650.00	\$1,650.00
6	Trench Backfill Material (main)	CY	65	\$22.00	\$1,430.00
7	Trench Backfill Material (serv)	CY	82	\$22.00	\$1,804.00
8	Sewer Testing	LF	280	\$3.20	\$896.00
<b>TOTAL SANITARY SEWER</b>					<b>\$23,348.00</b>

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WATER MAIN					
1	8" Dia. DIP	LF	405	\$45.00	\$18,225.00
2	Polyvinyl Wrapping	LF	405	\$1.50	\$607.50
3	Fire Hydrant w/Aux. Valve & Box	EA	1	\$3,600.00	\$3,600.00
4	1.5" Dia. Cu Water Serv. Short	EA	7	\$1,050.00	\$7,350.00
5	1.5" Dia. Cu Water Serv. Long	EA	2	\$1,285.00	\$2,570.00
6	1.5" Dia. Indiv. Valve and Box	EA	9	\$600.00	\$5,400.00
7	Trench Backfill Material (main)	CY	258	\$22.00	\$5,676.00
8	Trench Backfill Material (serv)	CY	20	\$22.00	\$440.00
9	8" Press. Conn. To 6" Main w/Valve & 60" Vault	EA	1	\$0.00	\$0.00
10	Main Testing (onsite)	LF	405	\$2.40	\$972.00
11	Added Main to Connect at Finsbury Labor	LF	60	\$19.00	\$1,140.00
12	Added Main to Connect at Finsbury Material	LF	60	\$26.00	\$1,560.00
13	8" Fittings with Mega Locks	EA	2	\$350.00	\$700.00
14	Added Polyvinyl Wrapping	LF	60	\$1.50	\$90.00
15	Added Test and Cleanout (Est. Off Site)	LF	460	\$2.40	\$1,104.00
16	Remove/ Replace Fire Hydr., Valve & Box	EA	1	\$4,200.00	\$4,200.00
17	Replace Pine Tree Valve	EA	1	\$600.00	\$600.00
18	Added Trench Backfill	CY	195	\$22.00	\$4,290.00
19	Disconnect Existing Loop 6" main & replace with Tees	EA	1	\$1,500.00	\$1,500.00
20	8" Valve w/ 48" Vault	EA	3	\$2,200.00	\$6,600.00
<b>TOTAL WATER MAIN</b>					<b>\$66,624.50</b>

STORM SEWER					
1	36" Dia. RCP	LF	303	\$48.00	\$14,544.00
2	24" Dia. RCP	LF	210	\$34.00	\$7,140.00
3	18" Dia. RCP	LF	0	\$29.00	\$0.00
4	15" Dia. RCP	LF	103	\$24.50	\$3,993.50
5	12" Dia. RCP	LF	315	\$23.00	\$7,245.00
6	4" Dia. PVC Sumpdrain (Stubs)	LF	90	\$10.00	\$900.00
7	72" Dia. Manhole	EA	3	\$1,985.00	\$5,955.00
8	60" Dia. Manhole	EA	0	\$2,000.00	\$0.00
9	48" Dia. Manhole	EA	2	\$1,425.00	\$2,850.00
10	60" Dia. Catch Basin	EA	1	\$1,760.00	\$1,760.00
11	60" Dia. Catch Basin w/Restrictor Pipe	EA	1	\$2,150.00	\$2,150.00
12	48" Dia. Catch Basin	EA	2	\$1,630.00	\$3,260.00
13	24" Dia. Inlet	EA	7	\$850.00	\$5,950.00
14	Connect to Exist. Manhole	EA	3	\$850.00	\$2,550.00
15	Trench Backfill Material	CY	64	\$22.00	\$1,408.00
16	Adjust Exist. Manhole Frame & Grate	EA	1	\$260.00	\$260.00
<b>TOTAL STORM SEWER</b>					<b>\$59,665.50</b>

MISCELLANEOUS					
1	Parkway Trees	EA	13	\$400.00	\$5,200.00
<b>TOTAL MISCELLANEOUS</b>					<b>\$5,200.00</b>

### SUMMARY

GRADING & EROSION CONTROL	\$61,666.70
PAVING (LAND DEVELOPMENT)	\$92,857.18
STREET LIGHTING	\$9,000.00
SANITARY SEWER	\$23,348.00
WATER MAIN	\$66,624.50
STORM SEWER	\$59,965.50
MISCELLANEOUS	\$5,200.00
<b>SUB-TOTAL</b>	<b>\$318,661.88</b>
<b>CONTINGENCY AT 10%</b>	<b>\$31,866.19</b>
<b>TOTAL</b>	<b>\$350,528.07</b>