3

PLAT

TEMPORARY RECEIPT
GEORGE R. RUDOLPH
Recorder of Deeds
Du Page County
Wheaton, Illinois

Date 11-6-79

Check	Cash
$93.00	

RECEIVED FROM Vlg of Glen Ellyn
Maryknoll Estates Owners Assoc

TITLE ~~Glen Ellyn Vlg of~~ Decl. of Covenants & Maryknoll Estates Owners Assoc. Exhibits F thru I (48 pgs)

DESCRIPTION Lts 1 thru 115 both inclusive & 235 & Lts ABC, and D in Maryknoll pt. N½ Sec. 24 Twp. 39 Rng. 10

DATE OF INSTRUMENT Oct. 12 1979

MAIL TO Village of Glen Ellyn
535 Duane St.
Attn: Wm. Allen
Glen Ellyn, Il. 60137

Copies _____ Certified _____ CHARGE _____

Accompanying Papers Declaration

RECORDER
DU PAGE COUNTY
1979 NOV -7 AM 10 15

R79-100933

George R. Rudolph

BOOK 95
PAGE 19

Received—Map & Zoning Dept.

By _____

Date _____

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3

RECORDER
DU PAGE COUNTY

R79-100933

1979 NOV -7 AM 10:15

George T. Rudolph

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

MARYKNOLL ESTATES OWNERS ASSOCIATION

GLEN ELLYN, DU PAGE COUNTY, ILLINOIS

A delineation of the property described in this instrument appears on PLAT BOOK NO. 95 PAGE 19

This Declaration, made this 12th day of October, 1979, by the American National Bank and Trust Company of Chicago, not individually but solely as Trustee under a Trust Agreement dated September 12, 1978 and known as Trust Number 43856 (hereinafter referred to as "Declarant").

W I T N E S S E T H:

WHEREAS, Declarant, is the Owner in fee simple of certain real estate located in the Village of Glen Ellyn, County of DuPage, State of Illinois which is legally described in Exhibit "A" attached hereto and incorporated herein by reference (hereinafter referred to as the "Development Tract"); and

WHEREAS, The Developer as hereinafter defined, desires to construct or cause to be constructed on the Development Tract, a community of 115 single family residences to be owned and maintained by Declarant and each grantee or other successor in interest of the Declarant, together with certain other amenities and recreational and other facilities located thereon, all as hereinafter set forth for the use and benefit of the Owners and Occupants of Residential Buildings located on the Development Tract; and

WHEREAS, Declarant desires that any conveyance of all or any portion of the Development Tract be subject to certain protective covenants, conditions, restrictions, reservations, easements, liens and charges as hereinafter set forth, all of which are declared to be in furtherance of Declarant's desire to promote the orderly development of the Development Tract, to protect and preserve the values, desirability, attractiveness and harmonious and proper use of the Development Tract, to provide for the maintenance of the open spaces, community facilities, parking areas, private roads and other common facilities and to facilitate the proper administration thereof; and

WHEREAS, Declarant has deemed it desirable, for the efficient preservation of the values and amenities in the Development Tract to create an agency to which is delegated and assigned the powers of maintaining and administering the Development Tract and the facilities and improvements thereon, and enforcing the covenants and conditions and restrictions herein contained and collecting and disbursing the assessments and charges hereinafter created;

NOW, THEREFORE, Declarant hereby declares that all of the Development Tract shall be held, sold, conveyed, transferred, occupied, mortgaged and encumbered subject to the terms, provisions, covenants, restrictions, conditions, reservations, easements, liens and charges hereinafter set forth, all of which are declared to be for the purposes of enhancing and protecting the value, desirability, attractiveness and harmonious and proper

Exhibits attached hereto which depict the Maryknoll PUD are as follows
Exhibit F - Landscape Plan
Exhibit G - Stage I Engineering
Exhibit H - Stage II Engineering
Exhibit I - Retention Basin

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pd

Return To:
Village of Glen Ellyn
535 Duane St.
Glen Ellyn, Ill 60137

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use of and administration of the Development Tract. These easements covenants, restrictions, provisions, conditions, reservations, liens and charges shall run with the real property which comprises the Development Tract and shall be binding upon all the parties having or acquiring any right, title or interest in the Development Tract or any part thereof, and shall inure to the benefit of each owner thereof.

ARTICLE I

DEFINITIONS

For the purpose of brevity and clarity, certain words and terms used in this Declaration are defined as follows:

Association	The Maryknoll Estates Owners Association, an Illinois not-for-profit corporation, its successors and assigns.
Development Tract	The property hereinabove referred to and legally described in Exhibit "A" which by this Declaration is submitted to the terms, conditions, covenants, restrictions, reservations, easements, liens and charges herein described.
Residential Building	Any single family residence constructed on the Development Tract.
Common Areas	Those portions of the Development Tract legally described in Exhibit "B" attached hereto and by this reference incorporated herein and the property legally described in Exhibit "C" but only to the extent provided in Article XII hereof.
Board	The Board of Directors of the Maryknoll Estates Owners Association.
Member	Every person or entity which holds membership in the Homeowners Association.
Owner	The person or persons or entity whose estates or interests, individually or collectively, aggregate fee simple ownership of a Residential Building and their successors and assigns. For the purpose of this Declaration unless otherwise specifically provided herein, the word "Owner" shall include any trust and beneficiary of a trust, shareholder of a corporation, or partner of a partnership holding legal title to a Residential Building and the Declarant as to all unsold Residential Buildings which are or will be constructed on the Development Tract.
Person	A natural individual, corporation, partnership, or other entity capable of holding title to real property.

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Occupant	A person or persons, other than an Owner, in lawful possession of one or more Residential Buildings.
Declarant	The American National Bank and Trust Company of Chicago, not individually but solely as Trustee under a Trust Agreement dated September 12, 1978 and known as Trust Number 43856.
Developer	Arlingdale Development Group.

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ARTICLE II

COMMON AREAS

1. Developer shall select and improve or cause to be improved one or more portions of the Common Areas of the Development Tract for use as parking areas, nature trails, private streets and roads, walkways, and for such other recreational and common beneficial purposes as shall be determined by Developer. The Common Areas as herein described shall include at least but shall not be limited to the Common Areas described in that certain Annexation Agreement recorded in the Office of the Recorder of Deeds of DuPage County, Illinois as Document No. R78-91263.

2. At any time after the recording of this Declaration, Declarant may, but in any event, not later than the first to occur of the completion and occupancy of the last Residential Building on the Development Tract, or five years from the date hereof, the Declarant shall convey the Common Areas to an Illinois not-for-profit corporation (hereinafter the "Association") to be formed and conducted as hereinafter described for the use and benefit of all Owner and Occupants of the Development Tract, their guests and invitees.

3. Until Developer has completed its development and sale of the Residential Buildings on the Development Tract, the Developer shall have the right to improve the Common Areas as Developer, in its discretion, deems appropriate; provided, however, that all costs and expenses thereof shall be borne by the Developer.

ARTICLE III

THE ASSOCIATION

1. At any time before or after the recording of this Declaration, but in any event not later than the completion and occupancy of the first Residential Building on a portion of the Development Tract, Developer shall organize an Illinois not-for-profit corporation to be known as the "MARYKNOLL ESTATES OWNERS ASSOCIATION". or a name similar thereto, which corporation shall hold record title to the Common Areas, subject to the limitations set forth in Section 2 of Article II. The purpose of the Association shall be to perform all of the functions provided

herein and to effect that purpose the Association shall be the governing organization for the maintenance, repair, replacement, administration and operation of the Common Areas and for the levying and collection of assessments to provide funds as they may be required from time to time for such purposes and shall have and possess all such powers as shall be necessary or appropriate for the accomplishment of such duties and functions.

2. Each Owner and each Occupant of a Residential Building in the Development Tract shall have the right and easement of ingress, egress and enjoyment in and to the Common Areas and the recreational facilities and other amenities thereon. The rights and easements aforesaid of the Owners and Occupants shall be subject to the terms and provisions of this Declaration, the Association's Articles of Incorporation, By-Laws and the rules and regulations adopted from time to time by the Board.

3. All funds collected by the Association shall be held and expended for the purposes designated herein and in its Articles of Incorporation and in the By-Laws. All such funds (except for such special assessments as may be levied against less than all of the members and for such adjustments as may be required to reflect delinquent or prepaid assessments and except for such funds as are collected in fulfillment of the provisions of Article XII) shall be deemed to be held for the benefit, use and account of each of the Members in the ratio that the number of Residential Buildings owned by him bears to the total number of Residential Buildings in the Development Tract.

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ARTICLE IV

MEMBERSHIP IN THE ASSOCIATION

1. Upon the formation of the Association, each person or entity who is an Owner (as that term is hereinabove defined) of a Residential Building in the Development Tract shall be a Member of the Association, which membership shall be appurtenant to said Residential Building, and each purchaser of any Residential Building by acceptance of the deed therefor, covenants and agrees to become and remain a Member of the Association whether or not it shall be provided in any such deed or other conveyance; provided, however, that any such person or entity who holds such interest merely as security for the performance of an obligation shall not be a Member.

2. Membership in the Association shall automatically terminate upon the sale, transfer or other disposition of a Member's title interest in any Residential Building in the Development Tract, at which time the new Owner of such title interest shall automatically become a Member thereof; provided, however, that such termination shall not relieve or release any former Owner from any liability or obligations incurred under or in any way connected with the Association during the period of such former Owner's membership in the Association. Furthermore, such termination shall not impair any rights or remedies which the Board, the Association or others may have against such former Owner and Member arising out of or in any way connected with such ownership and membership and the covenants and obligations incident thereto. Such membership may not be sold or

transferred other than in conjunction with the sale or transfer of the title interest in the Residential Building to which it is appurtenant. No Member shall have any right or power to disclaim, terminate or withdraw from his membership in the Association or from any of his obligations as such member by non-use of the Common Areas, abandonment of his Residential Building, or for any other reason.

3. Ownership of a Residential Building in the Development Tract shall be the sole qualification for membership and there shall be one membership for each Residential Building.

ARTICLE V

CLASSES OF VOTING MEMBERSHIPS

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The Association shall have two classes of voting membership.

Class A. Class A Members shall be all those Owners of Residential Buildings with the exception of the Declarant. There shall be only one person with respect to each Residential Building who shall be entitled to vote as a Class A Voting Member at any meeting of the Members of the Association. Such person shall be known in this Declaration and referred to as a "Class A Voting Member." Such Class A Voting Member may be the Owner of or one of a group composed of all of the Owners of a Residential Building or may be some person designated by such Owner or Owners to act as proxy on his or their behalf and who need not be an Owner. The vote of the Class A Voting Member shall be exercised as determined by the various Owners themselves but in no event shall more than one vote be cast with respect to any one Residential Building. The designation of the Class A Voting Member shall be made in writing to the Board and shall be revocable at any time by actual notice of the death or judicially declared incompetence of any designator or by written notice to the Board by the designator. Any or all of such Owners may be present at any meeting of the Voting Members and (those constituting a group acting as a unit) may vote or take any other action as a Class A Voting Member either in person or by proxy. The Board shall have the right to suspend the voting rights of any Class A Voting Member for any period during which any assessment levied by the Association against his Residential Building remains unpaid.

Class B. The Class B Voting Member shall be the Declarant who may also vote by proxy. The Class B Voting Member shall be entitled to two votes for each one of the 115 Residential Buildings proposed to be constructed on the Development Tract in accordance with the Final Plan therefore approved by the Village of Glen Ellyn in which it does hold or will hold when such Residential Building is constructed, the interest required for membership by this Declaration; provided, however, that Declarant's Class B Voting Membership shall cease and shall be converted to Class A Voting Membership on the happening of any of the following events, whichever occurs earlier:

(a) When the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B Membership; or

(b) Five (5) years from the date hereof; or

(c) Whenever the Declarant shall so elect.

Amendments to this Article V shall only be effective upon unanimous written consent of all Class A Voting Members and all Class B Voting Members, if any.

ARTICLE VI

COVENANT FOR MAINTENANCE ASSESSMENTS

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1. Declarant, for each Residential Building owned by or to be constructed by the Declarant on the Development Tract, hereby covenants, and each Owner of any Residential Building located on the Development Tract by acceptance of the deed or other conveyance therefor, whether or not it shall be so expressed in any such deed or other conveyance, is deemed to covenant and agree to pay to the Association all annual and special assessments or charges levied pursuant to the provisions of this Declaration, which assessments shall be fixed, established and collected from time to time as hereinafter provided.

2. The annual and special assessments, together with interest for delinquent payments as hereinafter described and costs of collection thereof as hereinafter provided shall be a charge and a continuing lien upon the Residential Building against which each such assessment is made. Each such assessment together with interest for delinquent payments as hereinafter described and costs of collection thereof shall also be the personal obligation of the Owner of any Residential Building at the time when the assessments fell due. The personal obligation of each Owner shall not pass to his successors in title unless expressly assumed.

3. All costs of operating, maintaining, improving and managing the Common Areas including the Association's share of the costs of maintaining the property legally described in Exhibit "C" as more particularly described in Article XII and including any necessary reserves for contingencies and replacements, shall be paid by the levying of assessments by the Board of the Association in the manner hereinafter set forth. Assessments thus levied by the Association shall be used exclusively for the purpose of promoting the recreation, health, safety and welfare of the Members of the Association and in particular the improvement and maintenance of the Common Areas, services and facilities devoted for these purposes and related to the use and enjoyment of the Common Areas and to provide funds for the Association to carry on the duties and obligations as set forth herein, and in its Articles of Incorporation and its By-Laws.

4. From and after October 1st of the year immediately following the conveyance of the first Residential Building to an Owner, the annual assessment may be increased, effective January 1st of each year thereafter by the Board without a vote of the Membership, provided that any such increase shall not be more than eight (8%) percent of the previous year's assessment exclusive of any increases in real property taxes on the Common Areas.

5. From and after October 1st of the year immediately following the conveyance of the first Residential Building to an Owner, the annual assessment may be increased by the Board in an amount greater than that provided for in Section 4 of this Article VI for the next succeeding twelve (12) calendar months commencing January 1st and at the end of each such period for each succeeding period of twelve (12) months, provided that any such change shall have the assent of two-thirds (2/3) of the votes of each Class of Voting Members voting in person or by proxy, at a meeting duly called for such purpose, written notice of which shall be sent to all Members not less than ten (10) days nor more than forty (40) days in advance of the meeting, setting forth the purpose of the meeting. The limitations hereof shall not apply to any change in the maximum and basis of the assessments undertaken as an incident to a merger or consolidation in which the Association is authorized to participate under the provisions of the General Not-for-Profit Corporation Act of the State of Illinois or under its Articles of Incorporation.

6. If general real estates taxes on the Common Areas as shown by the tax bills received by the Association each year shall exceed the amounts estimated for such taxes in the budget previously used in determining the annual assessments for such year, or in the event any special assessment is levied on the Common Areas the amount of which has not been estimated in the annual budget, the Board shall, (anything hereinabove to the contrary, notwithstanding) without a vote of the Voting Members, either increase the annual assessment by an amount sufficient to pay such taxes or special assessments or levy a special assessment to provide funds for the payment of such increase in taxes, in such manner and upon such terms as the Board shall determine.

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7. The Board may, after consideration of current maintenance costs and future reserves and needs of the Association, fix and actual assessment for any year at a lesser amount than provided for herein.

8. In addition to the annual assessments authorized above for current expenditures and reserves, the Association may levy in any assessment year, a special assessment, applicable to that year only, for the purpose of defraying, in whole or in part, the cost of any construction or reconstruction, unexpected repair or replacement of any capital improvements located in or upon the Common Areas including but not limited to the necessary fixtures and personal property related thereto, provided, however, that any such assessment shall have the assent of two-thirds of each class of its Voting Membership, voting in person or by proxy, at a meeting duly called for this purpose, written notice of which meeting shall be sent to all members not less than ten (10) days nor more than forty (40) days in advance of the meeting setting forth the purpose of the meeting.

9. Both annual and special assessments must be fixed at a uniform rate for all Residential Units except as otherwise specifically provided for herein.

10. At the first meeting called as provided in Sections 5 and 8 hereof, the presence at the meeting of Members or of proxies entitled to cast sixty (60%) percent of all the votes of each class of Voting Members shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called subject to the notice of requirements set forth in Sections 5 and 8 and the required quorum at any such subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting.

ARTICLE VII

ASSESSMENTS - MAINTENANCE FUND

1. Each year on or before November 1, the Board shall estimate the total amount necessary to pay the cost of taxes, wages, materials, insurance, services and supplies which will be required during the ensuing calendar year for the rendering of all services provided for herein, together with a reasonable amount considered by the Board to be necessary for a reserve for contingencies and replacements and the Board shall, on or before November 15, notify each Owner in writing as to the amount of such estimate, together with a reasonable itemization thereof. The annual budget shall also take into account the estimated net cash income if any, available from the operation or use of the Common Areas. Said "estimated cash requirement" shall be assessed to the Owners on the basis of one equal portion of the total "estimated cash requirement" for each Residential Building owned by said Owner. On or before January 1st of the ensuing calendar year, and on first day of each and every month of said year, each Owner, jointly and severally, shall be personally liable for and obligated to pay to the Board or as it may direct one-twelfth (1/12) of the assessment payment for that Owner's Residential Building pursuant to this paragraph. On or before April 1st of each calendar year following the initial meeting, the Board shall supply all Members an itemized accounting of the maintenance expenses for the preceding calendar year actually incurred and paid, together with a tabulation of the amounts collected pursuant to the estimates provided, and showing the net amount over or short of the actual expenditures plus reserves. Any amount accumulated in excess of the amount required for actual expenses and reserves shall be credited according to each Owner's share of the total assessment to the next monthly installments due from each Owner under the current year's estimate, until exhausted. Any net shortage shall be added according to each Owner's share of the total assessments to the installments due in the succeeding six (6) months after rendering of the accounting.

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2. The Board shall build up and maintain a reasonable reserve for contingencies and replacements. Extraordinary expenditures not included in the actual estimate which may become necessary during the year shall be charged first against such reserve and if such reserve proves inadequate for whatever reason caused including non-payment of any Owner's assessment, the Board may at any time levy a further assessment, which shall be effective with the next monthly maintenance payment which is due more than ten (10) days after the delivery or mailing of such notice of further assessment. All Owners shall be personally liable and obligated to pay their respective adjusted monthly assessment.

3. When the first Board elected hereunder takes office, it shall determine the estimated cash requirements of the Association as hereinabove defined for the period commencing thirty (30) days after said election and ending on December 31 of the calendar year in which said election occurs. Assessments shall be levied against the Owners during such period as provided herein.

4. The failure or delay of the Board to prepare or serve the annual or adjusted estimate on the Owners shall not constitute a waiver or release in any manner of such Owners' obligation to pay the assessments herein described including the maintenance costs and necessary reserves for the Association as herein provided, whenever the same shall be determined, and in the absence of the annual estimate or adjusted estimate each Owner shall continue to pay the monthly assessment at the then existing monthly rate established for the previous period until the monthly assessment which is due more than ten (10) days after such new or annual adjusted estimate shall have been mailed or delivered.

5. The Board shall keep full and correct books of account in chronological order of the receipts and expenditures affecting the Association, specifying and itemizing the maintenance and repair expenses of the Association and any other expenses incurred. Such records and the vouchers authorizing the payment therefor shall be available for inspection by any Owner or any representative of any Owner duly authorized in writing at such reasonable time or times during normal business hours as may be requested by the Owner. Upon ten (10) days' notice to the Board and payment of a reasonable fee, any Owner shall be furnished a statement of his account setting forth the amount of any unpaid assessments or any other charges due and owing from such Owner.

6. All funds collected hereunder shall be held and expended for the purposes designated herein (except for such special assessments as may be levied hereunder against less than all Owners and such adjustments as may be required to reflect delinquent or prepaid assessments) and shall be deemed to be held for the benefit, use and account of the Owners in the proportion which their share of the total assessment bears to the whole assessment.

7. If an Owner is in default in the monthly payment of the aforesaid charges or assessments for thirty (30) days, the same shall be deemed delinquent and the Board may assess a service charge of one and one-half (1 1/2%) percent of the balance of the aforesaid charges and assessments in default for thirty (30) days for each month, or part therof, that said balance, or any part thereof, remains unpaid. In addition to any remedies provided by law or in this Declaration, if an Owner is in default in the monthly payment of the aforesaid charges or assessments for sixty (60) days, all other monthly payments of charges and assessments due for the calendar year in which such default occurs shall accelerate and become immediately due and payable, which amounts, together with the costs of collection and reasonable attorneys' fees hereinafter provided for shall thereupon become a continuing lien on the Residential Building of the delinquent Owner and shall bind said property in the hands of the then Owner, his heirs, designees, executors, administrators, personal representatives, successors and assigns. The personal obligation of the then Owner to pay such assessments, interest and costs of collection, however, shall remain his personal obligation for the statutory period and shall not pass to his successors in title unless expressly assumed. Sale or transfer of any Residential Building shall not affect the continuing lien on such Residential Building for the amount of any unpaid assessments.

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8. If such delinquent and accelerated assessments are not paid within fifteen (15) days after demand by the Board, the Board may bring an action at law against the Owner personally obligated to pay the same to enforce collection thereof, or, at its election, foreclose the lien against the Residential Building against which such assessment is made and in either event, all interest, costs and reasonable attorneys' fees of any such action shall be added to the amount of such assessment. To the extent permitted by this Declaration or any decision or any statute or law now or hereafter effective, the amounts of any delinquent or unpaid charges or assessments, and interest, costs and fees as hereinabove provided shall be and become, when payable, a lien or charge upon the Residential Building against which such assessment is made and may be foreclosed by an action brought in the name of the Board as in the case of the foreclosure of liens against real estate.

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9. No Owner may waive or otherwise escape liability for the assessments provided for herein by the non-use of the Common Areas, abandonment of his Residential Building, or for any other reason. In addition thereto, the Board may deny to the Owner the use and enjoyment of any of the Common Areas and facilities thereon except for the purposes of ingress and egress to his Residential Building and for parking until the delinquent assessment is paid together with all interest, costs and other sums set forth above which the Association is entitled to receive.

10. The lien and the assessments provided for herein shall be subordinate to the lien of any first mortgage or trust deed which is or has been placed upon any Residential Building subject to assessment; provided, however, that such subordination shall apply only to the assessments which have become due and payable prior to the sale of such Residential Building pursuant to a decree of foreclosure of any such mortgage or trust deed, or prior to the date said encumbrancer takes possession of said Residential Building or accepts a conveyance of such Residential Building in lieu of foreclosure. Such sale or deed of conveyance in lieu of foreclosure shall not relieve such Residential Building from liability for any assessments thereafter becoming due nor from the lien of such subsequent assessment.

11. Each Residential Building proposed to be constructed on the Development Tract (whether actually constructed or not) for the period prior to the time when said Residential Building is first sold and conveyed by the Declarant shall be exempt from the assessments, charges and liens created herein. Declarant shall pay with respect to each such Residential Building, that portion of the actual current operating expenses of the Association attributable to said Residential Buildings exclusive of any reserves or contingency funds required to be established hereunder but in no event shall Declarant be liable for payments of any amounts in excess of forty (40%) percent of the monthly assessment paid by each Owner other than the Declarant, reduced by the actual amount of any portion of such assessment attributable to any reserves or contingency funds. Such exemption with respect to any such unconveyed Residential Building shall continue until either the time of closing of the sale or conveyance of such Residential Building by the Declarant or the occupancy of such Residential Building for residential purposes, whichever is earlier. The Declarant's obligation for its payment as herein described shall become due on the annual assessment dates, but shall not be payable until the expenditure of funds is required to meet the current operating expenses of the Association.

12. Upon conveyance of a Residential Building by the Declarant to an Owner or its occupancy for residential purposes which Residential Building was theretofore entitled to the above-described exemption, such exemption shall terminate and such Residential Building and the Owner thereof shall thereafter be subject to the full amount of the assessment as set forth in this Article VII prorated from the date of such conveyance.

13. It is further understood that the following portions of the Development Tract subject to this Declaration shall be exempt from the assessments created herein:

(a) all properties dedicated to and accepted by a local public authority and properties granted to or used by any utility company;

(b) all properties owned by a charitable or not-for-proft organization exempt from taxation by the laws of the State of Illinois so long as they are not used as a dwelling; and

(c) Residential Buildings used as models or offices.

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14. Any encumbrancer may from time to time request in writing a written statement from the Board setting forth the unpaid assessments with respect to the Residential Building covered by such encumbrance and unless the request shall be complied with within twenty (20) days, all unpaid assessments which became due prior to the date of the making of such request shall be subordinate to the lien of such encumbrance.

15. Amendment to this Article VII shall only be effective upon unanimous written consent of all Owners and their mortgagees which consent shall be filed of record in the Office of the Recorder of DuPage County, Illinois.

ARTICLE VIII

RIGHT IN AND USE OF COMMON AREAS

1. The Declarant hereby covenants for itself, and its successors and assigns, that it will convey fee simple title to all Common Areas to the Association, free and clear of all mortgage, mechanic's and other liens and encumbrances designed to secure the payment of money within the time periods hereinabove set forth.

2. Every Owner shall have the right and easement of ingress and egress in, through, over and across the Common Areas and the right and easement of enjoyment in and to the Common Areas and any recreational facilities located thereon and such rights and easements shall be appurtenant to and shall pass with the title conveyed to every Residential Building subject to, however, the terms and provisions of this Declaration, the Articles of Incorporation and By-Laws of the Association and such rules and regulations as may be adopted from time to time by the Association, including but not limited to:

(a) the right of the Association to limit the number of guests of Owners and Occupants;

(b) the right of the Association to charge reasonable admissions and other fees for the use of any recreational facilities situated in the Common Areas;

(c) the right of the Association in accordance with the Articles of Incorporation and By-Laws to borrow money for the purpose of improving the Common Areas and facilities thereon and in aid thereof to mortgage all or any portion of the Common Areas provided that the rights of such mortgagee shall be subordinate to the rights of the Members hereunder;

(d) the right of the Association to suspend the voting rights and the right to use the Common Areas except for ingress and egress and parking of any Owner for any period during which any assessments levied by the Association remain unpaid;

(e) the right of the Association to suspend the right of the use of the recreational facilities of any Owner for a period not to exceed thirty (30) days for any infractions of its published rules and regulations;

(f) the right of the Association to dedicate or to transfer all or any part of the Common Areas (and any or all of the property legally described in Exhibit "C" with the concurrence of the Maryknoll Townhome Owners Association) to any public agency, authority or utility for such purposes and subject to such conditions as may be agreed to by the Members. No such dedication or transfer shall be effective unless an instrument signed by Voting Members entitled to cast two-thirds (2/3) of the Class A Membership vote and two-thirds (2/3) of the Class B Membership vote, if any, has been recorded, agreeing to such dedication and transfer and unless written notice of the proposed action is sent to every member not less than ten (10) days nor more than forty (40) days in advance of such action. No such dedication or transfer shall deprive any Owner of the rights of ingress and egress to his Residential Building or of rights to park in parking spaces specifically assigned to such Owner.

3. All easements herein described are easements appurtenant running with the land and shall at all times inure to the benefit of and be binding on Declarant and all its grantees and their respective heirs, personal representatives, successors, or assigns and any Owner, purchaser, mortgagee or other person having any interest in the Development Tract or any part or portion thereof, perpetually in full force and effect. Reference in the respective deeds of conveyance, or in any mortgages, or trust deeds, or other evidence of obligation, to the covenants, conditions, restrictions, and easements herein described shall be sufficient to create and reserve such covenants, conditions, restrictions, and easements to the respective grantees, mortgagees, or trustees of any portion of the Development Tract as fully and completely as though said covenants, conditions, restrictions, and easements were fully recited and set forth in their entirety in such documents.

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4. The Declarant and Board of the Association shall have the right at any time and from time to time to grant to Illinois Bell Telephone Company, Commonwealth Edison Company, Northern Illinois Gas Company, the Village of Glen Ellyn and all other public or private utilities serving the Development Tract such easements as may be necessary or desirable to install, lay, construct, renew, operate and maintain conduits, cables, pipes, mains, poles, ducts, wires and other equipment and utility facilities in and through the Common Areas for the purpose of providing the Residential Buildings and the Common Areas with utility service, provided that all such services shall be placed underground, if possible, and further provided that no easements shall extend to any area either now or hereafter improved with a permanent structure so long as such improvement shall have been made prior to the time of the location of said conduits, cables, pipes, poles, mains, ducts, wires and other equipment and facilities on the Development Tract or on the property legally described in Exhibit "C".

ARTICLE IX

ARCHITECTURAL CONTROL

No building, fence, wall or other structure or improvement shall be commenced, erected or maintained and no trees, shrubs, ivy, vines or other foliage shall be planted or maintained upon the Development Tract or on the property legally described in Exhibit "C", nor shall any exterior addition or change or alteration be made on any Residential Building or other building or structure located on the Development Tract or on the property legally described in Exhibit "C" until the plans and specifications showing the nature, kind, shape, height, materials and location of the same shall have been submitted to and approved in writing as to harmony of exterior design and location in relation to surrounding structures and topography by the Board or by an Architectural Control Committee composed of three or more representatives appointed by the Board. In the event the Board, or its designated Committee, fails to approve or disapprove such design and locations within thirty (30) days after such plans and specifications have been submitted to it, approval will not be required and this Article will have been deemed to have been complied with.

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The foregoing provisions of this Article IX and of Article X shall not apply to any building, fence, wall or other structure or improvement, or shrubs, trees, vine or other foliage constructed, planted or maintained by the Developer and its successors and assigns as part of its improvement of the Development Tract and the construction of Residential Buildings thereon.

ARTICLE X

BUILDING USE AND RESTRICTIONS

1. The Development Tract and the property legally described in Exhibit "C" is hereby restricted to residential and accessory uses in conjunction therewith, and such recreational activities as are compatible with any recreational facilities located

thereon and no part of the Development Tract or on the property legally described in Exhibit "C" shall be used for other than the residential and related purposes for which the property was designed and the recreational purposes commonly associated with the nature of the amentities located thereon.

2. All lots in the Development Tract shall be used for private residence purposes only, and no building shall be erected, reerected or maintained on any lot in the Development Tract except one Residential Building designed by or based on plans prepared by a licensed architect and erected for occupancy by one family, and a private garage containing no more than three parking spaces for the sole use of the Owners or Occupants of the Residential Building. Other accessory buildings and structures may be erected in such manner and location as approved in writing by the Board or the Architectural Review Committee herein created in Article IX.

3. The value of each Residential Building erected in the Development Tract shall be commensurate with the value of other Residential Buildings previously erected in the Development Tract or approved for construction therein as herein provided. No garage or other structure shall be erected or maintained in front of any Residential Building excepting a garage which is an integral part thereof or the location of which in front of any Residential Building is dictated by the topographical conditions prevailing on said lot.

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4. No buildings other than one single Residential Building shall at any time hereafter be erected, occupied, sold or used on any part of or portion of any lot in the Development Tract; provided, however, that when and after any Residential Building is so erected and occupied, the Owner thereof may also erect such private garages, and other appurtenant buildings as may be deemed necessary for the sole and exclusive use of the Owner. All such outbuildings shall be constructed only of materials permitted for the Residential building and shall conform and be harmonious with the design and color of the Residential Building and shall be subject to the provisions of Article IX hereof.

5. Each Residential Building shall be built on a full concrete foundation above the grade line. All sanitary facilities shall be inside each Residential Building and shall conform to all State, County, Municipal and other applicable health regulations. Any and all frame Residential Buildings constructed on any lot in the Development Tract shall have at least two coats of paint placed thereon before said Residential Building shall be occupied or used and shall be repainted as frequently as necessary to maintain a presentable appearance.

6. No trailer, recreational vehicle, tent, shack, shed, garage, barn or outbuilding shall be erected or placed on any lot to be used as a temporary or permanent residence or storage nor shall any residence of a temporary character be permitted. The storage of one unoccupied house trailer, recreational vehicle, or one boat and one boat trailer on any lot in the Development Tract for convenience only in connection with recreational activities of the Owner shall be permitted, provided such storage is effected in such manner that it is not offensive to other property owners in the Development Tract or visible from the street.

7. No fence, wall, hedge, shrub or other planting shall be erected or maintained on any lot in the Development Tract whch unreasonably restricts or blocks the view from an adjoining lot, which materially impairs the continuity of the general landscaping plan of the Development Tract or which obstructs the view at any corner or intersection so as to constitute a hazard to vehicular or pedestrian traffic. For this purpose, a hedge or fence shall be maintained at no greater height than five (5) feet, and no wall or fence shall be erected or placed within the front setback lines of any lot, unless said wall or fence shall be ornamental and a desirable feature and shall not in any manner impair the general scheme of the Development Tract. The Architectural Review Committee, may, in its discretion, approve minor projections above the restricted heights for architecutural features. Any wall or fence erected on any lot in accordance with the foregoing must be properly maintained in a good state of repair and appearance at all times.

8. No lines or wires for communication or for the transmission of electric current or power shall be constructed, placed or permitted to be placed anywhere in the Development Tract other than within Residential Buildings or structures appurtenant to any Residential Building or attached to their walls, unless the same shall be contained in conduits or approved cables constructed, placed and maintained underground in the easements provided therefor.

9. The Owners of lots in the Development Tract shall be responsible for the maintenance of parkways located between their lot lines and edges of street pavements on which said lot faces.

10. All landscaping shall be regularly trimmed and cut and kept in a neat, sightly condition. No weeds, underbrush or other unsightly growth shall be permitted to grow or remain upon any lot in the Development Tract and no refuse piles or unsightly objects shall be allowed to be placed or suffered to remain anywhere thereon; and in the event that any Owner shall fail or refuse to keep said lot free of weeds, underbrush or refuse piles or other unsightly growths or objects, then the Declarant or the Declarant's designated agents or the designated agents of the Association as herein established may enter upon said lot and remove the same at the expense of the Owner thereof and such entry shall not be deemed to be a trespass.

11. The use of any garage, carport, driveway, or parking area which may be in front or adjacent to or part of any lot as a parking place for commercial vehicles is prohibited. The parkway located between the pavement and the lot line of each lot shall not be used for the parking of private or commercial vehicles or boats, recreational vehicles or trailers. The term "commercial vehicles" shall include all automobiles, station wagons, trucks and vehicular equipment which shall bear signs or have printed on any part whereof any reference to any commercial undertaking or enterprise. The habitual violation of the parking regulations set forth in this paragraph shall be deemed a nuisance. No inoperable motor vehicles shall be permanently parked on any portion of the Development Tract, nor shall any wrecking or dismantling operations be permitted, except within the garage which serves the Residential Building on the lot.

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12. There shall be not more than one nameplate on each lot. A nameplate shall be not more than 48 square inches in area, and contain the name of the Owner or the address of the Residential Building, or both. It may be located on the door of the Residential Building or the wall adjacent thereto, or upon the wall of an accessory building or structure, or freestanding in the front or side yard, provided that the height of the nameplate is not more than 12 inches above the adjoining ground grade.

13. There shall be nothing placed on the outside walls of any Residential Building or other improvement located on the Development Tract and no signs (except as specifically permitted herein) radio or television antennas, billboards or other objects of unsightly appearance or nuisances shall be erected, placed or permitted to remain on any Residential Building or any lot or any other portion of the Development Tract nor shall any Residential Building or other building or any portion of the Development Tract or the improvements located thereon be used in any way or for any purpose which may endanger the health and well being or unreasonably disturb the Residents of the Development Tract; provided, however, that one "For Rent" or "For Sale" sign of not more than 4 feet square may be maintained on any Residential Building located on the Development Tract.

14. No commercial activities of any kind whatsoever shall be conducted in any Residential Building or on any portion of the Development Tract except activities intended primarily to serve the Owners and Occupants of the Development Tract. None of the foregoing restrictions shall apply to commercial signs or other advertising related to the sales activities of the Developer during the construction and sales period for the Development Tract or by the Association solely in furtherance of its powers and purposes set forth herein and in its Articles of Incorporation By-Laws and rules and regulations, as the same may be amended from time to time. The Developer and its successors and assigns shall have the right to maintain its sales and office facilities on the Development Tract and temporary model Residential Buildings on the Development Tract during the construction and sales period for the Development Tract.

15. No animals, rabbits, livestock, fowl, poultry, or reptiles of any kind shall be raised, bred or kept in any Residential Building located in the Development Tract or in any of the Common Areas of the Development Tract except that dogs, cats or other domesticated household pets may be kept in the individual Residential Buildings subject to such rules and regulations as may be adopted by the Board, provided that they are not kept, bred, or maintained for any commercial purpose. No portion of the Common Areas shall be used for the exercise or sanitary purposes of any such household pets and each Resident of the Development Tract shall keep any such pets within his Residential Building and the lot on which said Residential Building is located. Any such pet causing or creating a nuisance or unreasonable disturbance or allowed to run at large shall be permanently barred and removed from the Development Tract upon three (3) days written notice from the Board.

16. No unlawful, noxious, or offensive activity shall be carried on in any Residential Building or in any part of the Common Areas, nor shall anything be done therein either willfully or negligently, which may become an annoyance or nuisance to any Resident of the Development Tract.

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17. No clotheslines, sheets, blankets or laundry of any kind or any other articles shall be hung out or exposed in any part of the Development Tract. The Development Tract shall be kept free and clear of rubbish, debris and other unsightly material. No trash, garbage or other waste shall be kept in the Common Areas but shall be kept solely in the respective Residential Buildings located on the Development Tract in enclosed sanitary containers and shall be disposed of in a clean, sightly, healthy and sanitary manner. Trash, garbage and other waste shall not be placed outside of any Residential Building prior to sundown of the day before collection and then only in enclosed sanitary containers.

18. No industry, business, trade, occupation or profession of any kind, whether commercial, religious, educational or otherwise designed for profit, altruism or exploitation or otherwise shall be conducted, maintained or permitted in any portion of the Development Tract except as otherwise permitted by the terms of this Declaration.

19. There shall be no obstruction of any walkways or any other open spaces or any recreational facilities or areas within the Development Tract or on the property legally described in Exhibit "C", nor shall any garbage cans, baby carriages, motorcycles, minibikes, snowmobiles, bikes, tricycles, playpens, wagons, toys, vehicles, benches, tables, chairs or other objects which constitute an obstruction or are unsightly be placed or stored in any portion of the Development Tract or on the property legally described in Exhibit "C" except in garages or other approved structures appurtenant to a Residential Building without the prior written consent of the Board, and then only subject to such rules and regulations as may be adopted by the Board from time to time.

20. Each Owner and Occupant hereby waives and releases any and all claims which he may have against any other Owner, Occupant, the Declarant, Developer, the Officers and members of the Board, and their respective employees and agents, for damages to the Common Areas, the Residential Buildings or to any personal property located in any Residential Building or the Common Areas caused by fire or other casualty to the extent that the same is covered by insurance.

21. If, due to the act or neglect of any Owner, Occupant or a member of his family or household pet or a guest, invitee, or other authorized occupant or visitor of such Owner or Occupant damage shall be caused to the Common Areas or maintenace, repairs or replacement shall be required which would otherwise be at the common expense of the Association, then such Owner or Occupant shall pay for such damage and such maintenance, repair or replacement as may be determined by the Board, to the extent not covered by insurance.

22. Nothing in this Article shall be construed to prevent or prohibit an Owner or Occupant from maintaining his professional or personal library, or keeping his personal or business or professional records or accounts or handling his personal business or professional telephone calls, or conferring with business or professional associates, clients, or customers, in his Residential Building.

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23. All streets, driveways, parking areas, sewer and water facilities and services and sidewalks in the Development Tract shall at all times be kept and maintained in a clean, safe condition and in good repair and free from all defects, snow, ice or other obstructions and debris.

24. There shall be no parking on any street or driveway in the Common Areas between the hours of 2:00 a.m. and 6:00 a.m., without the permission of the Board.

ARTICLE XI

DAMAGE OR DESTRUCTION AND RESTORATION

In the event any portion of the Common Areas is taken by eminent domain proceedings or conveyed in lieu thereof or in the event any of the improvements located on the Common Areas or any portion thereof shall suffer damage or destruction from any cause, including condemnation, the proceeds of any policy or policies insuring against any such loss or damage and payable by reason thereof, or any condemnation award received shall be applied in the following order:

1. In accordance with the terms and conditions of any instrument or agreement constituting a lien or other security interest in the Common Areas or any improvements located thereon.

2. If the balance of such insurance proceeds or award is sufficient to do so, then so much of the balance of such proceeds or award then remaining as is necessary shall be applied to the repair, restoration or reconstruction of such improvements and the acquisition, if possible, of an equal amount of land in order to restore the improvements and the integrity of the parcel of land comprising the Common Areas to substantially the same condition existing prior to the damage, destruction or taking.

3. Any funds then remaining shall be distributed to the Members of the Association in the same proportion as their share of the Maintenance Assessments of the Association and any such distribution to the Members shall be first applied to any delinquent assessments, except that any funds thus remaining on account of any damage, destruction or taking of the property legally described in Exhibit "C" shall be held by the Association and the Maryknoll Townhome Owners Association to be used for the purposes set forth in Article XII hereof. In the event the balance of such proceeds or award is insufficient to complete restoration or repair as aforesaid, then the use or disposition of such funds or the levying of a special assessment to raise additional funds shall be determined by a three-quarters (3/4) vote of each class of Voting Members of the Association at a meeting duly called in accordance with the terms of this Declaration and the By-Laws of the Association.

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ARTICLE XII

COVENANTS FOR MAINTENANCE OF RETENTION AREAS

1. In conjunction with the improvement of the Development Tract, the Developer will construct or cause to be constructed on the real property legally described in Exhibit "C" certain storm water retention facilities which will benefit the Development Tract and certain other residential properties adjacent thereto and legally described in Exhibit "D". It is the desire and intention of Declarant and the Developer that, to the extent such storm water retention facilities are not maintained by any governmental or other entity, the owners from time to time of the properties legally described in Exhibits "A" and "D" will share the costs and expenses attendant to the upkeep, management, repair, maintenance, preservation, improvement and restoration of such storm water retention facilities in the manner and proportion hereinafter set forth.

2. At such time as the Declarant conveys the Common Areas to the Association as provided in Article II, Section 2 hereof, the Declarant shall convey to the Association and the Maryknoll Townhome Owners Association as tenants in common the property legally described in Exhibit "C". Upon conveyance thereof said property shall be treated for all purposes hereunder as part of the Common Areas as that term is herein defined except as otherwise specifically provided in this Article XII.

3. Each year on or before October 15 the Officers and Directors of the Association shall consult with the Officers and Directors of the Maryknoll Townhome Owners Association which is the Association charged with the upkeep, maintenance and preservation of the property legally described in Exhibit "D" for the purpose of determining the costs and expenses which will be incurred by the two Associations for the upkeep, repair, maintenance, preservation, improvement and restoration of the land and storm water retention facilities located on the property legally described in Exhibit "C" for the following fiscal year of the Association.

4. The Association shall bear one-half (1/2) of the costs and expenses so determined as described in Section 3 of this Article XII, and shall include the amount thereof in its annual budget and shall levy an assessment for such amounts in the manner described in Articles VI and VII hereof. In those years during which the Association is not responsible for the actual administration, upkeep and so forth of the property legally described in Exhibit "C" as herein provided in Section 5, it shall remit to the Maryknoll Townhome Owners Association all funds collected for such purposes.

5. The Association shall be responsible for the actual administration and upkeep, maintenance, repair and restoration of the property legally described in Exhibit "C" during even numbered years and the Maryknoll Townhome Owners Association shall be so responsible during odd numbered years, in each case using the funds collected by both Associations for that purpose as herein provided.

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6. The Association and the Maryknoll Townhome Owners Association shall, through their respective officers, jointly execute and be responsible for the performance of all contracts, agreements and undertakings relative to the administration, upkeep, maintenance, management, repairs, improvements, preservation and restoration of the properties jointly owned by the two Associations.

7. In the event that during any year the amounts of money budgeted, assessed and collected by the two Associations is insufficient for any reason to pay the costs and expenses of the administration, upkeep, maintenance, repairs, improvements, management, preservation and restoration of the properties jointly owned by the two Associations, whether caused by unforeseen or extraordinary events or otherwise, the two Associations shall be jointly and severally liable for funding their respective shares of such deficiency from their own funds, by means of special assessment if necessary. If there occurs in any years a surplus of funds collected for the purpose of this Article XII, such surplus shall be used during the following year for such purposes and the amount thereof shall be taken into consideration when the costs and expenses for the following year are determined as hereinabove provided in Section 3.

ARTICLE XIII

RIGHTS OF THE MUNICIPALITY

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1. The Declarant until such time as it has conveyed title to the Common Areas to the Association, pursuant to the provisions hereof, and thereafter, the Association shall have an obligation to maintain the Common Areas and any buildings or other structures thereon in compliance with all applicable laws and ordinances of the Village of Glen Ellyn and all governmental bodies having jurisdiction over the Common Areas, as such laws and ordinances may be amended and enforced from time to time during the term of this Declaration (as the same may be amended or extended), including, without limitation, the obligation:

(i) to maintain all Common Areas free from accumulation of debris and growth of weeds,

(ii) to maintain all buildings and structures on the Common Areas in accordance with applicable building safety and other codes and ordinances,

(iii) to maintain all storm water drainage facilities and all storm water detention/retention facilities on the Common Areas (except those which the Village or any other governmental body has agreed to maintain so long as the Village or such other governmental body is obligated to maintain the same) in good operating condition so as to function substantially as contemplated by the plans and specifications heretofore filed with and approved by said Village,

(iv) otherwise to maintain the Common Areas in such manner as to be not detrimental to the health, safety and welfare of the residents of the Village of Glen Ellyn and of the residents and members of the Association and the Owners of lots in the Development Tract.

In the event that the Declarant or the Association (as the case may be) defaults in the performance of any obligation under the foregoing provisions of this paragraph, said Village shall have the right (but not the obligation) after thirty (30) days written notice to the Declarant or the Association (as the case may be) specifying the nature of such default, to enter upon the Common Areas and cause such default to be cured, either directly or through individual contractors engaged by said Village in connection therewith, and shall upon demand be reimbursed by the Declarant or the Association (as the case may be) and shall, together with interest thereon and costs of collection as herein provided with respect to the Members' assessments, become a continuing lien on the Residential Buildings and the Common Areas until paid (subject and subordinate, however, to the lien of any mortgage or trust deed of the type referred to in the Declaration) and the Declarant and the Association covenant to levy assessments for the payment thereof under the applicable provisions in this Declaration.

2. There is hereby granted to the Village and its designated agents, contractors and employees the right and easement to enter upon the Common Areas for the purpose of constructing, unrenewing maintaining, repairing and replacing the storm water control structures which the Village has undertaken to construct, renew, maintain, repair and replace as more fully set forth in Document No. R79-44769 recorded in the Office of the Recorder of Deeds of DuPage County, Illinois.

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ARTICLE XIV

GENERAL PROVISIONS

1. These covenants, conditions and restrictions shall run with and be binding upon the entire Development Tract and on the property legally described in Exhibit "C" and shall be binding upon the Association and upon all persons owning, leasing, subleasing or occupying the Development Tract and on the property legally described in Exhibit "C" or any portion thereof, their respective heirs, executors, administrators, personal representatives, successors and assigns. These covenants, conditions and restrictions may be enforced by the Association which shall have the right to expend Association monies in pursuance thereof and may also be enforced by any Member. If these covenants, conditions and restrictions are enforced by appropriate proceedings by any Member, such Member if successful in such enforcement may be reimbursed by the Association for all or any part of the costs incurred, but such reimbursement shall be solely at the discretion of the Board.

2. At all times after the incorporation of the Maryknoll Estates Owners Association and prior to the time established by this Declaration and the By-Laws for the election of the initial Board, the rights, titles, powers, privileges, trusts, duties, functions and obligations vested in or imposed upon the Board by this Declaration, the Articles of Incorporation and the By-Laws shall be held and performed by the Developer.

3. Upon written request to the Board, the holder of any duly recorded mortgage or trust deed against the Common Areas or against any Residential Building shall be given a copy of any and all notices submitted or required by the terms of this Declaration to be given to the Owners.

4. No covenants, restrictions, conditions, obligations, or provisions contained in this Declaration shall be deemed to have been abrogated or waived by reason or any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

5. The invalidity of any covenant, restriction, condition, limitation or any other provision of this Declaration, or any part of the same, shall not impair or affect in any manner the validity, enforceability or effect of the rest of this Declaration which shall remain in full force and effect.

6. If any of the covenants, conditions or restrictions created by this Declaration would otherwise be unlawful or void for any violation of:

(a) the rule against perpetuities or some analogous statutory provision,

(b) rule restricting restraints on alienation, or

(c) any other statutory or common law rules imposing time limits,

then such provisions shall continue only until twenty-one (21) years after the death of the survivor of the now living lawful descendants of the encumbent President of the Village of Glen Ellyn and the encumbent President of the United States.

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7. In the event of any conflict between the provisions of this Declaration and the terms and provisions of that certain Annexation Agreement recorded in the Office of the Recorder of Deeds of DuPage County, Illinois as Document No. R78-91263, the terms and provisions of said Annexation Agreement shall be controlling.

8. The Provisions of the Declaration shall be liberally construed to effectuate its purpose for creating a uniform plan of operation for a first-class development. In the event of any dispute or disagreement between any Members and/or the Board relating to the interpretation or application of the provisions of this Declaration or the By-Laws, the determination thereof by the Board shall be final and binding upon each and all of the Members of the Association.

9. The provisions of Article V, Article VI, Article VII Article XII, Article XIII, and this Section 8 of Article XIV of this Declaration may be changed, modified or rescinded by instrument in writing setting forth such change, modification or rescission, signed and acknowledged by the Board, all Members of the Association, and all mortgagees having bona fide liens of record against the Common Areas. Additionally, no amendment to Article XIII or other portions of this Declaration which would have the effect of amending Article XIII shall be made without the prior written consent of the Village of Glen Ellyn. Other

provisions of this Declaration may be changed, modified or rescinded on or after five (5) years from the date hereof by an instrument in writing setting forth such change, modification or rescission, signed and acknowledged by the Board, the Members of the Association having at least three-fourths (3/4) of the total vote and containing an affidavit by an Officer of the Board certifying that a copy of the change, modification or rescission has been mailed by certified mail to all motgagees having bona fide liens of record against the Common Areas, not less than ten (10) days prior to the date of such affidavit. Such change, modification or rescission shall be effective upon the recordation of such instrument in the Office of the Recorder of Deeds of DuPage County, Illinois, provided, however, that no provision in this Declaration may be changed, modified or rescinded so as to conflict with the provisions of the law.

10. This Declaration is executed by American National Bank and Trust Company of Chicago as TRUSTEE as aforesaid, in the exercise of the power and authority conferred upon and vested in it as such TRUSTEE (and American National Bank and Trust Company of Chicago warrants that it possesses full power and authority to execute this instrument). It is expressly understood and agreed by every person, firm or corporation hereafter claiming and interest under this Declaration that American National Bank and Trust Company of Chicago as TRUSTEE aforesaid, and not personally, has joined in the execution of this Declaration for the purpose of subjecting the titleholding interest and the trust estate under said Trust Number 43856 to the terms of this Declaration; and that any and all obligations, duties, covenants and agreements of every nature herein set forth by American National Bank and Trust Company of Chicago as TRUSTEE as aforesaid, are intended to be kept, performed and discharged by the beneficiary under said Trust Number 43856 or its successors or assigns, and not American National Bank and Trust Company of Chicago, either personally or as such TRUSTEE; and further that no duty shall rest upon American National Bank and Trust Company of Chicago either personally or as such TRUSTEE, to sequester Trust assets, rentals, avails or proceeds of any kind, or otherwise to see to the fulfillment or discharge of any obligation express or implied, arising under the terms of this Declaration, except where said TRUSTEE is acting pursuant to direction as provided by the terms of said Trust Number 43856 and after the TRUSTEE has first been supplied with funds for that purpose. In the event of a conflict between the terms of this paragraph and of the remainder of the Declaration or any question of apparent liability or obligation resting upon said TRUSTEE, the exculpatory provisions hereof shall be controlling.

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IN WITNESS WHEREOF, the said American National Bank and Trust Company of Chicago as TRUSTEE, as aforesaid and not individually, has caused its corporate seal to be affixed hereunto and has caused its name to be signed to these presents by its _____ President and attested by its _____ Secretary this 12th day of October, A.D., 1979.

American National Bank and
Trust Company of Chicago,
as TRUSTEE, as aforesaid, and
not individually

By: _____
President

Attest: _____
ASSISTANT Secretary

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF ~~[illegible]~~ Cook)

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____ J.M. WHELAN, President of American National Bank and Trust Company of Chicago and L. WOODS, Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____, President and _____, Secretary, respectively, appeared before me this day in person and acknowledged to me that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth, and the said _____, Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, A.D., 197____.

Suzanne Goldstein Baker
Notary Public

My Commission Expires:

_____

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STATE OF ILLINOIS)
) SS
COUNTY OF ~~[illegible]~~ COOK)

I, _____, a Notary Public in and for the County and State aforesaid, do hereby certify that _____ J.M. WHELAN VICE, President of American National Bank and Trust Company of Chicago and L. WOODS _____, Secretary of said Bank, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such _____, President and _____, Secretary, respectively, appeared before me this day in person and acknowledged to me that they signed and delivered said instrument as their own free and voluntary act and as the free and voluntary act of said Bank for the uses and purposes therein set forth, and the said _____, Secretary did also then and there acknowledge that he, as custodian of the corporate seal of said Bank, did affix the corporate seal of said Bank to said instrument as his own free and voluntary act and the free and voluntary act of said Bank, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this _____ day of _____, A.D., 197____.

Suzanne Goldstein Baker
Notary Public

My Commission Expires:
MY COMMISSION EXPIRES JULY 28, 1982
_____

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MORTGAGEE'S CONSENT

Continental Illinois National Bank and Trust Company of Chicago, a national banking association, as holder of the following described Mortgage which encumbers some or all of the property legally described in Exhibits "A", "B", "C" and "D" attached hereto and made a part hereof, to wit:

Date of Mortgage	Date of Recording	Document No.
June 6, 1979	June 22, 1979	R79-52589

hereby consents to the execution and recording of the above and foregoing Declaration of Covenants, Conditions and Restrictions and hereby submits the aforesaid Mortgage to the provisions of the above and foregoing Declaration.

IN WITNESS WHEREOF, the said Continental Illinois National Bank and Trust Company of Chicago has caused its Corporate Seal to be affixed hereunto and has caused its name to be signed to these presents by its Vice President and attested by its Real Estate Officer ~~Secretary~~ this 10th day of October, 1979.

CONTINENTAL ILLINOIS NATIONAL BANK AND TRUST COMPANY OF CHICAGO

By: [signature]
Vice President

JOHN E. HAUSMANN
VICE PRESIDENT

Attest: [signature]
~~Secretary~~ Real Estate Officer

(SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, J. R. Swee, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that John E. Hausmann, Vice President of Continental Illinois National Bank and Trust Company of Chicago, and A. Cadry Genena, Real Estate Officer ~~Secretary~~ of said Continental Illinois National Bank and Trust Company of Chicago, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Real Estate Officer ~~Secretary~~ 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 Continental Illinois National Bank and Trust Company of Chicago for the uses and purposes therein set forth; and the said Real Estate Officer ~~Secretary~~ did also then and there acknowledge that he, as custodian of the said Corporate Seal of said Continental Illinois National Bank and Trust Company of Chicago, affixed said Corporate Seal to said instrument as his own free and voluntary act and the free and voluntary act of said Continental Illinois National Bank and Trust Company of Chicago, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 10th day of October, 1979.

J. R. Swee
Notary Public

My Commission Expires:
Sept. 4, 1983

(SEAL)

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25.

EXHIBIT "A"

Lots 1 through 115, both inclusive, Lot 235 and Lots A, B, C, and D in Maryknoll, being a subdivision of part of the North half of Section 24, Township 39 North, Range 10, East of the Third Principal Meridian in DuPage County, Illinois according to the Plat thereof, recorded in the Office of the Recorder of Deeds of DuPage County, Illinois on 11-7-79, ~~1979~~ as Document No. R79- 100922.

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EXHIBIT "B"

Lots A, B, C, D and 235 in Maryknoll, being a subdivision of part of the North half of Section 24, Township 39 North, Range 10, East of the Third Principal Meridian in DuPage County, Illinois according to the Plat thereof, recorded in the Office of the Recorder of Deeds of DuPage County, Illinois on Nov. 7, 1979 as Document No. R79-100932

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EXHIBIT "C"

Lot 235 in Maryknoll, being a subdivision of part of the North half of Section 24, Township 39 North, Range 10, East of the Third Principal Meridian in DuPage County, Illinois according to the Plat thereof, recorded in the Office of the Recorder of Deeds of DuPage County, Illinois on Nov. 7, 1979 as Document No. R79-166932

R79-100933

8

EXHIBIT "D"

Lots 117 through 234, both inclusive, Lot 235 and Lots E and F in Maryknoll, being a subdivision of part of the North half of Section 24, Township 39 North, Range 10, East of the Third Principal Meridian in DuPage County, Illinois according to the Plat thereof, recorded in the Office of the Recorder of Deeds of DuPage County, Illinois on Nov. 7, 1979 as Document No. R79-100932.

R79-100933

4

PLAT

TEMPORARY RECEIPT
GEORGE R. RUDOLPH
Recorder of Deeds
Du Page County
Wheaton, Illinois

Date 11-6-79

	Check	Cash
RECEIVED FROM Vlg of Glen Ellyn	50.00	

Maryknoll Townhome ~~Homeowners~~ Owners Assoc

TITLE ~~Glen Ellyn Vlg of~~ Decl. of Covenants Maryknoll Townhome Owners Assoc. (Exhibit E, 7 pgs.)

DESCRIPTION Lts 117 thru 234, both inclusive, L 2354

Lts E + F in Maryknoll pt N 1/2 Sec. 24 Twp. 39 Rng. 10

DATE OF INSTRUMENT Sept. 12, 1979

MAIL TO Village of Glen Ellyn Attn: William Allen
535 Duane St. Glen Ellyn, Il. 60137

Copies _____ Certified _____ CHARGE _____

Accompanying Papers Declaration

RECORDER
DU PAGE COUNTY
1979 NOV -7 AM 10 15

R79-100934

BOOK 95
PAGE 20

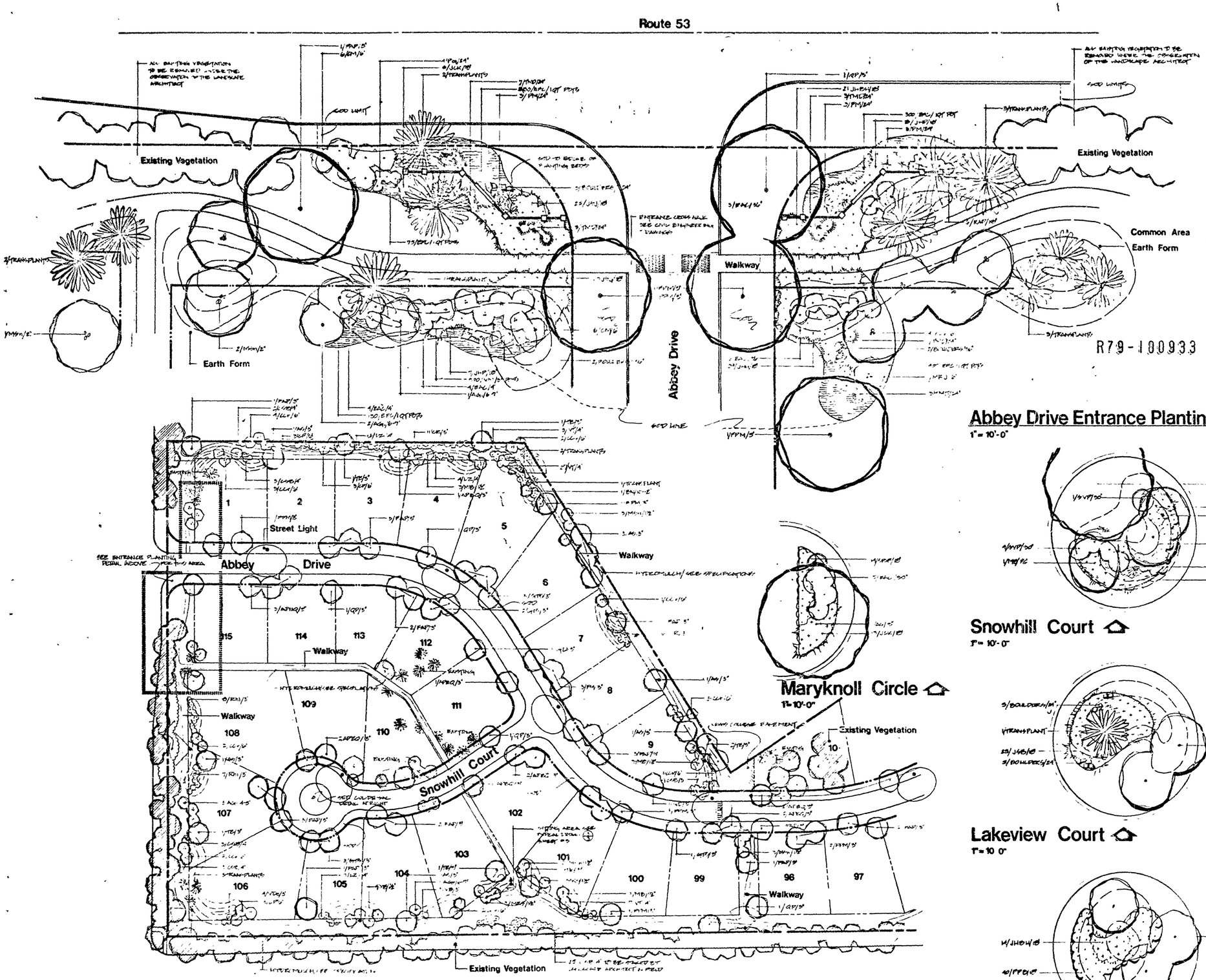
George R. Rudolph

Received—Map & Zoning Dept.

By _____

Date _____

Book 95
Page 19

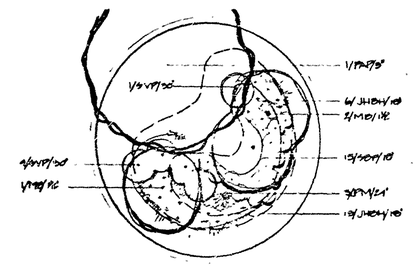


For Details of this Declaration
See Doc. R79-100933

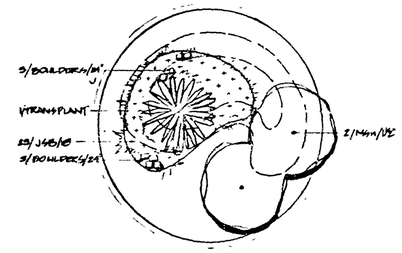
RECORDER
DU PAGE COUNTY
1979 NOV -7 AM 10:15

R79-100933

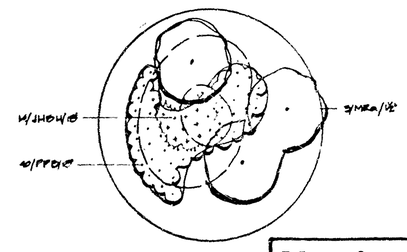
Abbey Drive Entrance Planting
1" = 10'-0"



Snowhill Court
1" = 10'-0"



Lakeview Court
1" = 10'-0"



Oakwood Court
1" = 10'-0"

Exhibit F

Maryknoll Circle
1" = 10'-0"

Single Family/Section 'A'
1" = 50'-0"

General Notes

1. Grading Contractor shall place all topsoil for berms within the open space. Landscape Contractor to spread, shape and fine grade berms as per grading plans prepared by Camcom, Ltd.
2. The Grading Contractor and Home Builder shall clear only those trees marked by the Landscape Architect for removal
3. The Grading and Landscape Contractors shall follow the special grading details for grading around trees as shown on the grading plans prepared by Camcom, Ltd
4. The Grading Contractor and Home Builder shall not fill or dispose of excess spoil from utilities trenches on wooded lots unless shown on the plans or approved by Camcom, Ltd.
5. When constructing homes the builder shall clear only those trees necessary to be removed for construction of homes and appurtenances.
6. All contractors shall not operate heavy equipment in those areas of the site where either stakes or snow-fences have been placed to protect the natural environment.
7. Delivery of concrete and materials for utilities, streets and foundations shall be made along the rights-of-way. There shall be no deliveries made through the rear of wooded lots. Landscape Architect or Engineer shall be contacted for approval if a situation exists that will not allow access to the property.

Tree Transplanting Contractor Notes

Relocate those evergreens (4'-6' spruce & pine) as shown within dotted outlines on lots 55, 56, 57, 58 and 68 to new locations as staked by Landscape Architect.

All plants indicated as transplants on these plans shall be selected and tagged on site by the Landscape Architect. Plants to be guyed and staked as per specification. All plants shall be watered twice after transplanting. After second watering the Owner will assume the responsibility

1 of 48 pgs.

Maryknoll Planting
Phase 1 / Single Family

Davis/Siska and Associates, Ltd.
Landscape Architects A.S.L.A.

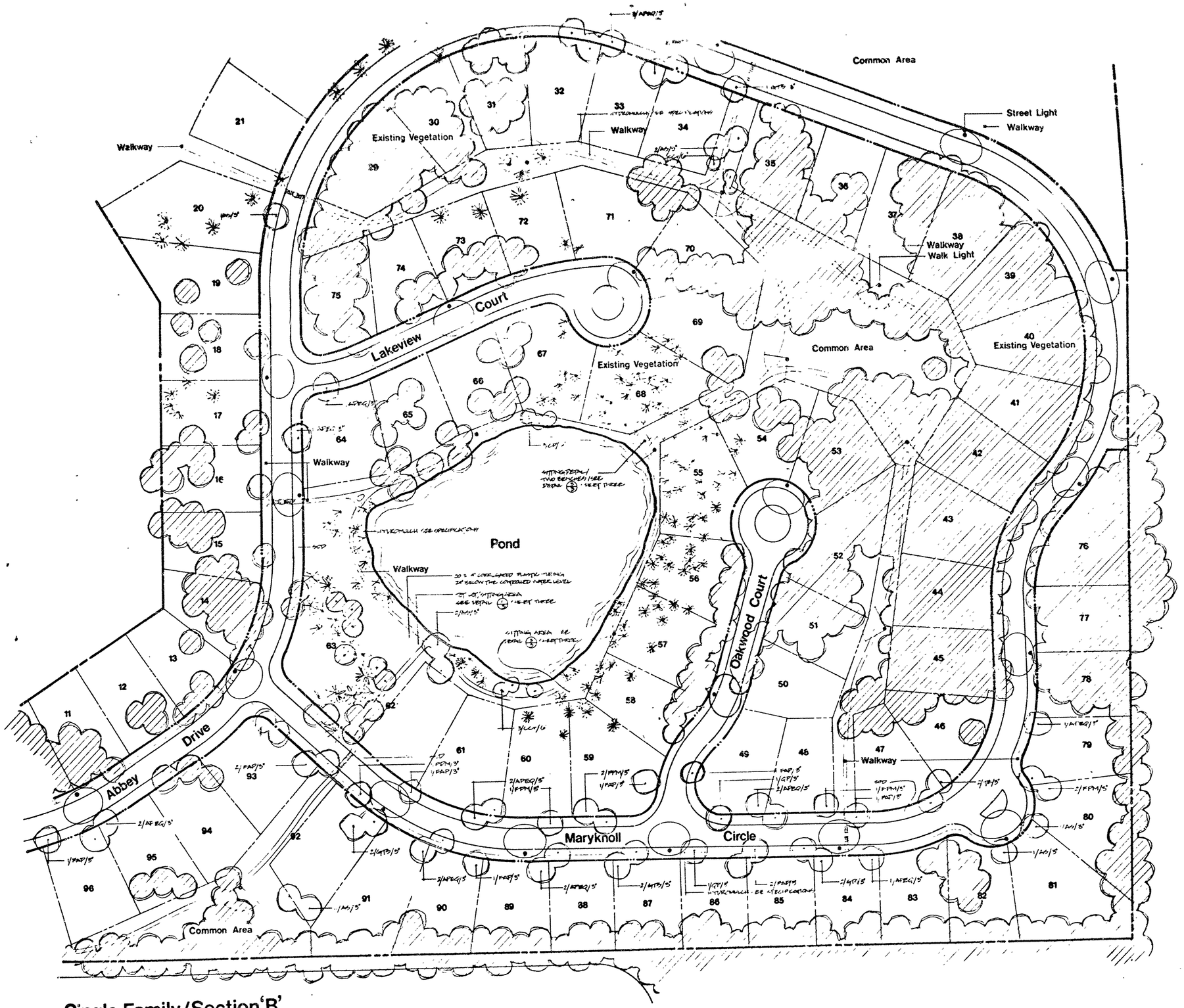
Glen Hill Office Park • 799 Roosevelt Road
Building 4 • Suite 305b
Glen Ellyn • Illinois • 60137 • 312 469-7566

Scale 1"=50'-0"
Drawn by MS
Approved by [illegible]
Date 6/5/78
Revisions

1

PORTIONS OF THIS DOCUMENT ARE ILLEGIBLE AT TIME OF RECORDING

R19-100933



Single Family/Section 'B'

1" = 50'-0"

General Notes:

1. Grading Contractor shall place all topsoil for berms within the open space Landscape Contractor to spread, shape and fine grade berms as per grading plans prepared by Comcon, Ltd
2. The Grading Contractor and Home Builder shall clear only those trees marked by the Landscape Architect for remove
3. The Grading and Landscape Contractors shall follow the special grading details for grading around trees as shown on the grading plans prepared by Comcon, Ltd
4. The Grading Contractor and Home Builder shall not fill or dispose of excess spoil from utilities trenches on wooded lots unless shown on the plans or approved by Comcon, Ltd.
5. When constructing homes the builder shall clear only those trees necessary to be removed for construction of homes and appurtenances
6. All contractors shall not operate heavy equipment in those areas of the site where either stakes or snow-fences have been placed to protect the natural environment.
7. Delivery of concrete and materials for utilities, streets and foundations shall be made along the rights-of-way. There shall be no delivery as made through the rear of wooded lots. Landscape Architect or Engineer shall be contacted for approval if a situation exists that will not allow access to the property.

Tree Transplanting Contractor Notes

Relocate those evergreens (4'-6' spruce & pine) as shown within dotted outlines on lots 55, 56, 57, 58 and 68 to new locations as staked by Landscape Architect.

All plants indicated as transplants on these plans shall be selected and tagged on site by the Landscape Architect. Plants to be guyed and staked as per specification. All plants shall be watered twice after transplanting. After second watering the Owner will assume the responsibility

2 of 48 pgs.

Maryknoll Planting

Phase 1 / Single Family

Davis/Siska and Associates, Ltd.
Landscape Architects ASLA
Glen Hill Office Park • 799 Roosevelt Road
Building 4 • Suite 301b
Glen Ellyn • Illinois • 60137 • 312 469 7586

Scale 1"=50'-0"
Drawn by MA
Approved by JSA
Date 3/5/78
Revisions

2

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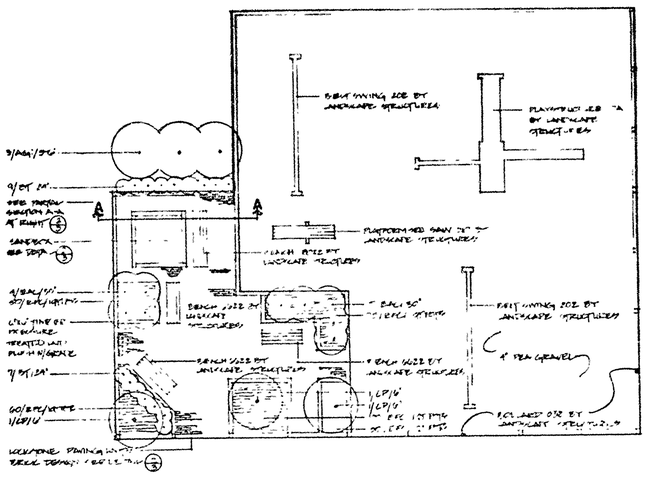
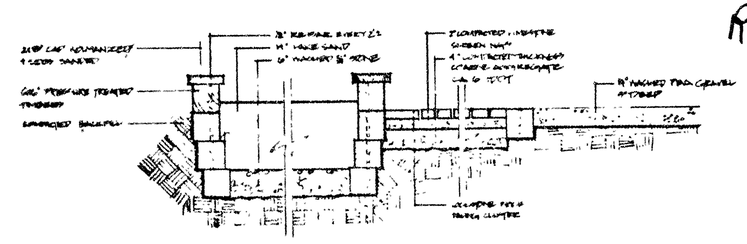
R79-100933

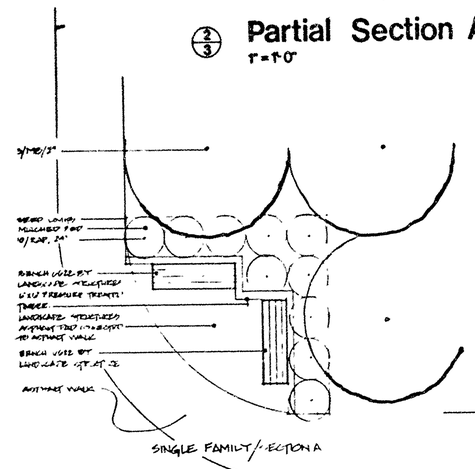


1/3 **Tot Lot**
1/8 =1'-0"

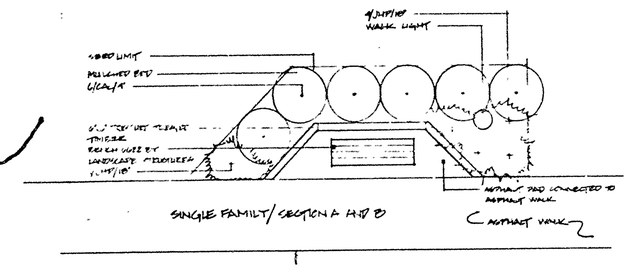


SANDBOX BRICK PAVER TOT LOT MULCH

2/3 **Partial Section A-A**
1"=1'-0"



SINGLE FAMILY/SECTION A



SINGLE FAMILY/SECTION A AND B

3/3 **Typical Sitting Areas**
1/4"=1'-0

3 of 48 pgs.

Maryknoll Planting
Phase 1 / Single Family

Davis/Siska and Associates, Ltd.
Landscape Architects ASLA
Glen Hill Office Park • 799 Roosevelt Road
Building 4 • Suite 305b
Glen Ellyn • Illinois • 60137 • 312 469 7580

Scale
Drawn by
Approved by
Date
Revisions

3

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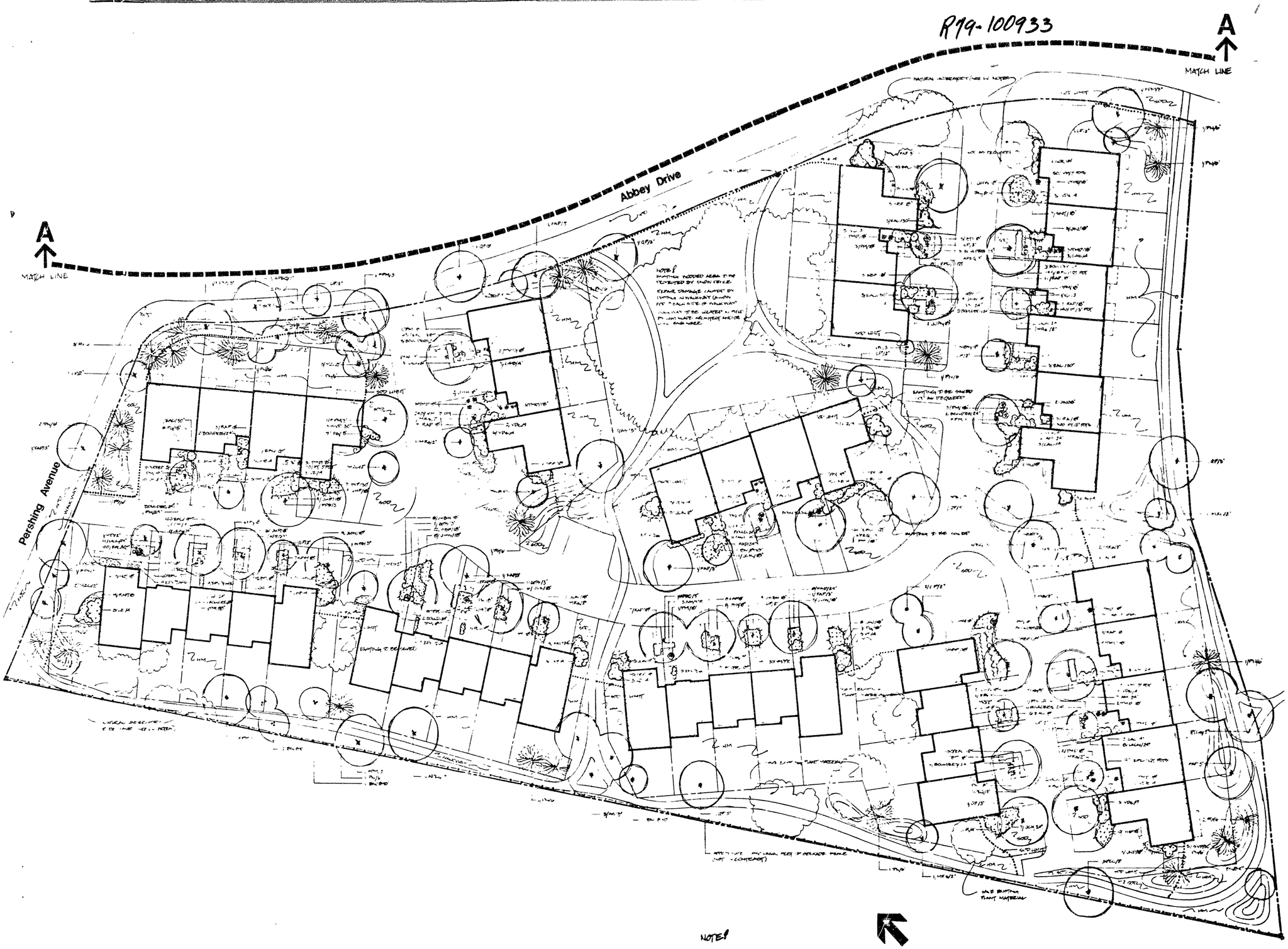
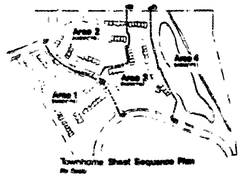
Gary R. Riegel

R79-100933





Townhome Sheet Sequence Plan

4 of 48 pgs.

Maryknoll Planting

Phase 2 / Townhome

Davis/Siska and Associates, Ltd.
Landscape Architects A.S.L.A.

AREA 1/PLANTING

Scale 1"=20'-0"
Drawn by
Approved by
Date
Revisions

4

PORTIONS OF THIS DOCUMENT ARE ILLEGIBLE AT TIME OF RECORDING

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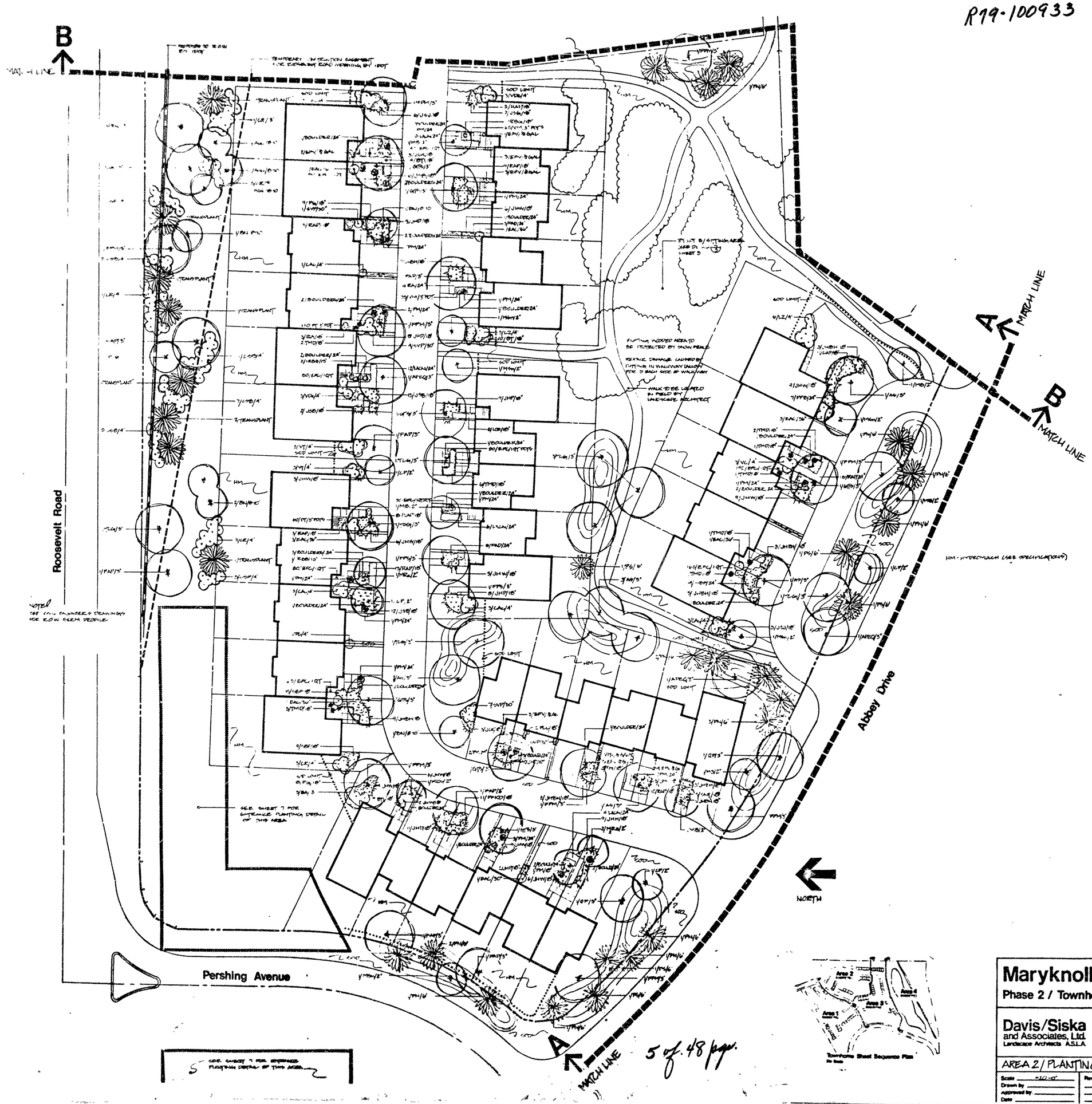

5 of 48 pgs.

Townhome Sheet Sequence Plan

Maryknoll Planting

Phase 2 / Townhome

Davis/Siska and Associates, Ltd.
Landscape Architects A.S.L.A.

AREA 2 / PLANTING

Scale 1/10-0"
Drawn by
Approved by
Date
Revisions

5

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R79-100933

6 of 48 pgs.

Maryknoll Planting

Phase 2 / Townhome

Davis/Siska and Associates, Ltd.
Landscape Architects A.S.L.A.

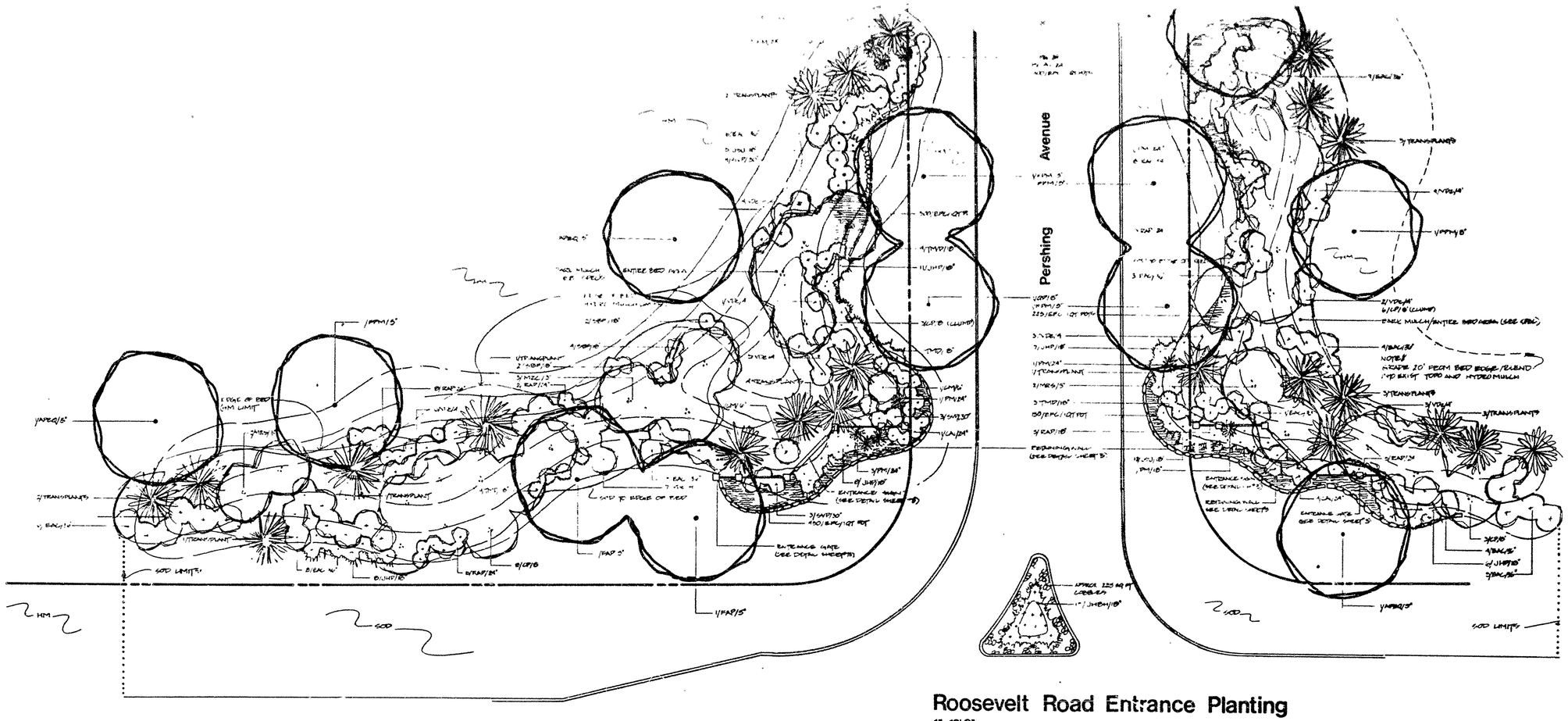
AREA 3/ PLANTING

Scale
Drawn by
Approved by
Date
Revisions

6

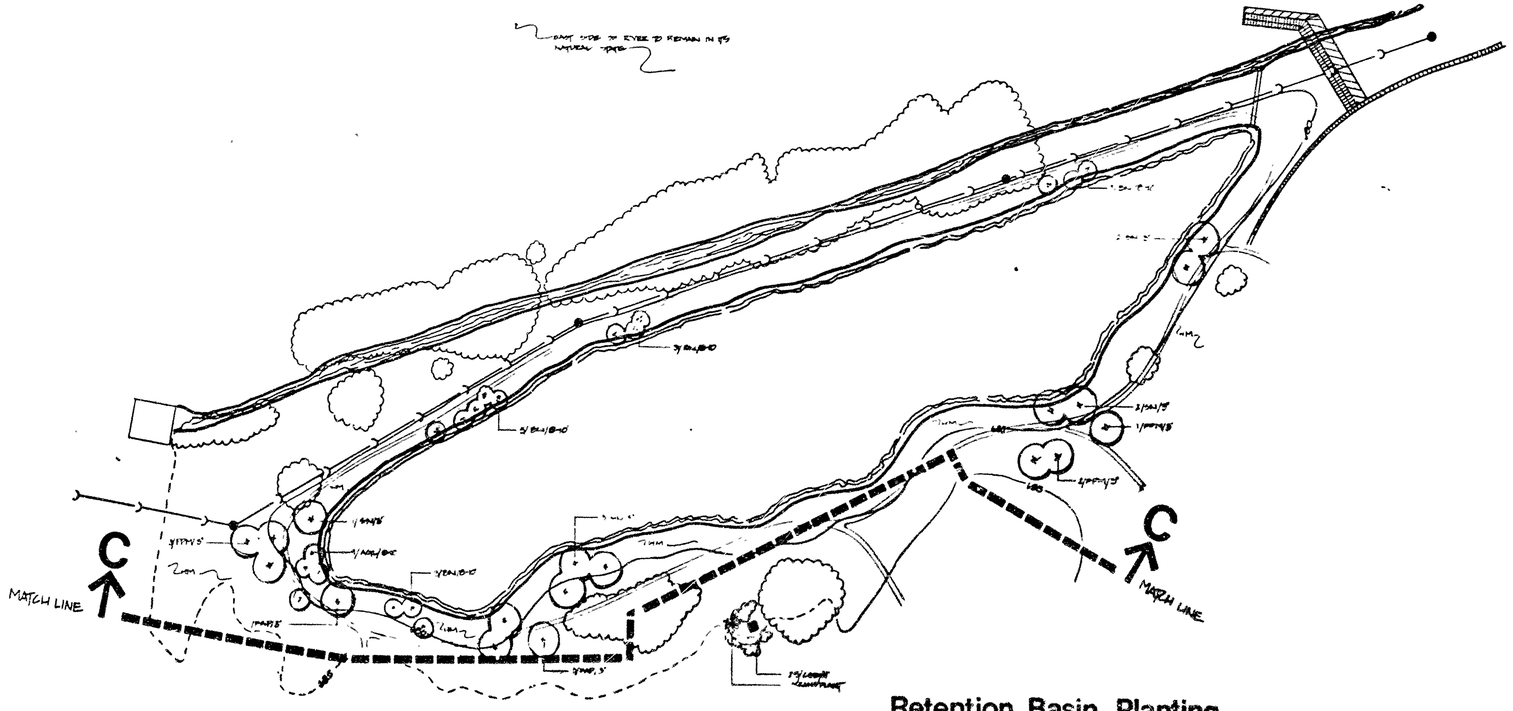
PORTIONS OF THIS DOCUMENT ARE ILLEGIBLE AT TIME OF RECORDING

R99-100933



Roosevelt Road Entrance Planting

1"=10'-0"



Retention Basin Planting

1"=50'-0"

7 of 48 pages

Maryknoll Planting

Phase 2 / Townhome

Davis/Siska and Associates, Ltd.
Landscape Architects A.S.L.A.

PLANTING PLAN

7

PORTIONS OF THIS DOCUMENT ARE ILLEGIBLE AT TIME OF RECORDING

George R. Rhegel

35

R19-100933

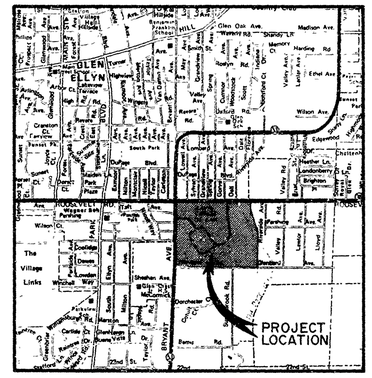
Maryknoll of Glen Ellyn

WATERMAIN •• SANITARY SEWER •• STREET •• STREET LIGHTING AND DRAINAGE IMPROVEMENTS

STAGE I

LEGEND

EXISTING	PROPOSED	
W	W	WATER MAIN (12' OFFSET R.O.W. UNLESS OTHERWISE NOTED)
		HYDRANT
		VALVE & VAULT - VALVE & BOX
		WATER SERVICE
		SANITARY SEWER (8' OFFSET R.O.W. UNLESS OTHERWISE NOTED)
		STORM SEWER (13' OFFSET R.O.W. UNLESS OTHERWISE NOTED)
		MANHOLE, TY.A CLOSED LID, UNLESS OTHERWISE NOTED.
		INLET, TY. A, UNLESS OTHERWISE NOTED (FR. & GR. AS NOTED)
		CATCH BASIN, TY.A, UNLESS OTHERWISE NOTED (FR. & GR. AS NOTED)
		SANITARY SERVICE
		END SECTION
		HEADWALL
B / C	A B / D C	A = DRAINAGE STRUCTURE TYPE OR SAN. MH NO. B = RIM ELEVATION (T/C FOR CURB INLETS) C = INVERT ELEVATION D = FRAME & GRATE TYPE
		P.V.C. CLASS 160 PIPE (SDR 26) AT WATERMAIN CROSSING



LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. STREET PAVEMENT DESIGN
3. GENERAL DRAINAGE PLAN
4. GENERAL SANITARY SEWER & WATERMAIN PLAN
5. STREET LIGHTING PLAN
6.-9. GRADING PLANS
10.-12. PLAN & PROFILE: ABBEY DRIVE
13.-14. PLAN & PROFILE: MARYKNOLL CIRCLE
15. PLAN & PROFILE: BAKER COURT, OAKWOOD COURT
16. PLAN & PROFILE: SNOWHILL COURT, ON-SITE SANITARY SEWER
17. PLAN & PROFILE: ON-SITE SANITARY SEWER
18. PLAN & PROFILE: PERSHING AVENUE
19. PLAN & PROFILE: ROUTE 53
20. PLAN & PROFILE: OFF-SITE WATERMAIN
21. PLAN & PROFILE: SEMINARY CIRCLE
22. PLAN & PROFILE: TOWNHOUSE DRIVEWAYS
23. STREET LIGHTING DETAILS
24.-26. STANDARD DETAILS

BENCH MARKS

1. CHISELED SQUARE ON THE NORTHWEST CORNER OF THE BRIDGE AT ROOSEVELT ROAD & ROUTE 53.
   ELEV. = 765.46 = 766.06 USGS DATUM (NATIONAL GEODETIC VERTICAL DATUM)

2. CHISELED SQUARE ON NORTHWEST CORNER OF JUNCTION CHAMBER 75± EAST OF CENTERLINE STATION 19+00 MARYKNOLL CIRCLE.
   ELEV. = 682.81 = 683.41 USGS DATUM (" " " ")

Exhibit G

I, RANDALL W. BUS, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION.
DATED THIS 19TH DAY OF DECEMBER, A.D. 19 78

Randall W. Bus
ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 62-32381

RANDALL W. BUS 62-32381 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

8 of 48 pgs.

PREPARED FOR
Arlingdale Development Corp.
2200 Stonington Avenue
Hoffman Estates, Ill. 60195

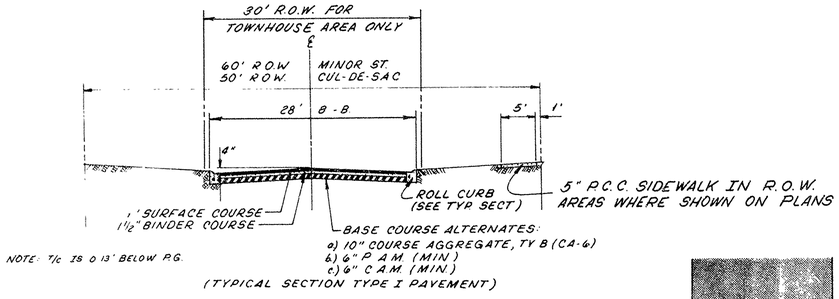
PREPARED BY
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
933 West Liberty Drive
Wheaton, Illinois 60187 Phone: 312/653-1030

REVISIONS

NO.	DATE	SHEETS	NO.	DATE	SHEETS
1	2-14-79 LCP	2, 6, 7, 9, 10, 13, 14, 17, 18, 20, 21			
2	4-26-79	2 THRU 19, 21, 22, 24			
3	5-18-79 JTM	2, 8, 9, 12, 18			
4	6-8-79 LCP	1-4, 6-8, 10-15, 18, 19, 21, 24			

JOB NO. 248.031
DATE: 12-19-78
DRN. BY: JTM & MEH
SHEET 1 OF 26

R19-100933



(TYPICAL SECTION TYPE I PAVEMENT)

MINOR AND CUL-DE-SAC STREETS

(CLASS IV ROAD)

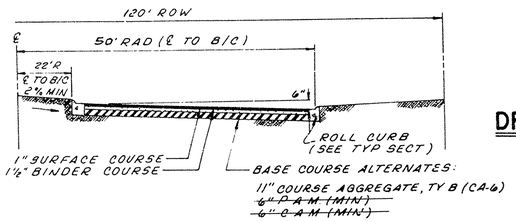
1999 A.D.T. < 400 VEHICLES/DAY I.B.R. = 2.5 D_p = 15 T_f = 0.011

D_T = 2.2 *

a) 11" Agg. Ty. B @ 0.13 = 1.43
2½" Bit. Conc. Cl. I @ 0.4 = 1.0
2.43 ≥ 2.2 *

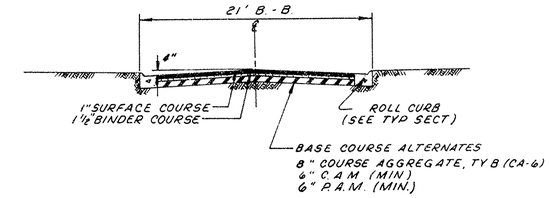
~~b) 6" P.A.M. @ 0.28 = 1.68~~
~~2½" Bit. Conc. Cl. I @ 0.4 = 1.00~~
~~2.68 ≥ 2.2 *~~

~~c) 6" C.A.M. @ 0.23 = 1.38~~
~~2½" Bit. Conc. Cl. I @ 0.4 = 1.00~~
~~2.38 ≥ 2.2 *~~



(TYPICAL SECTION TYPE I PAVEMENT)

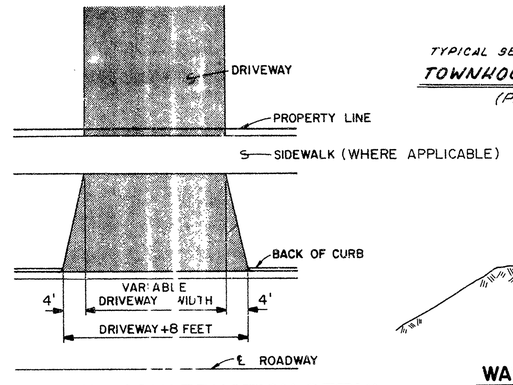
CUL-DE-SACS



TYPICAL SECTION TYPE I PAVEMENT

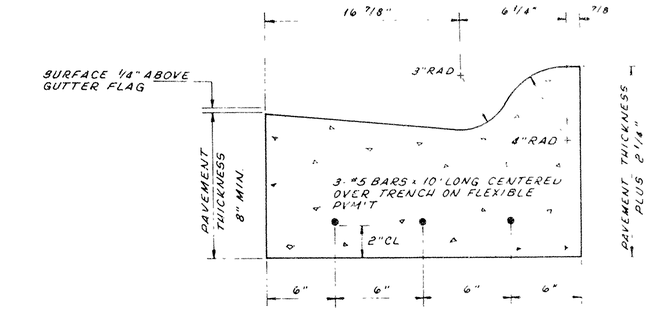
TOWNHOUSE AREA DRIVEWAYS

(PRIVATE)

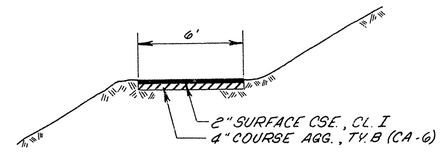


DRIVEWAY CONSTRUCTION DETAIL

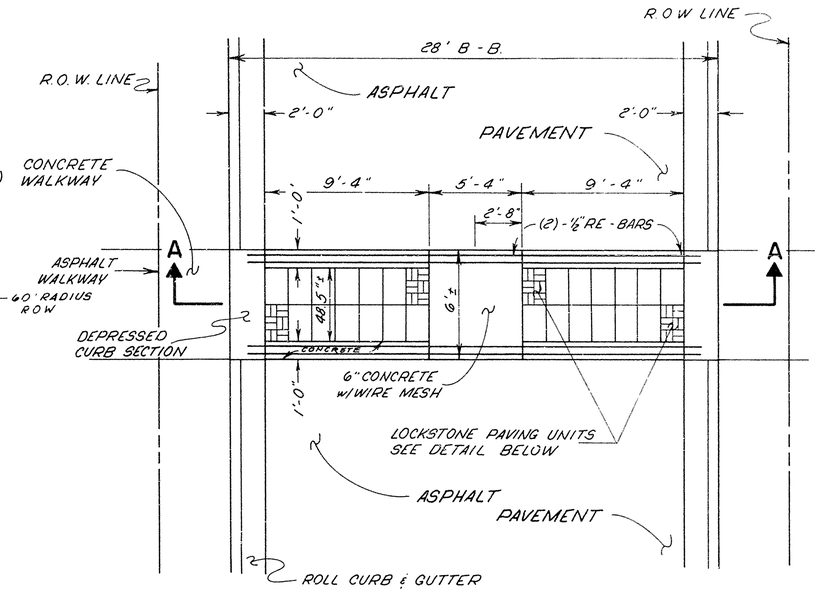
(TYPICAL)

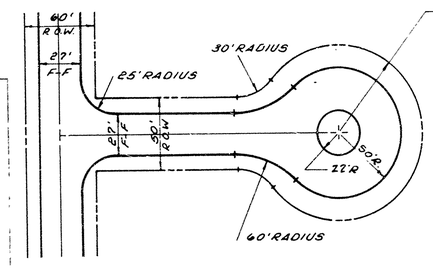


ROLL CURB & GUTTER

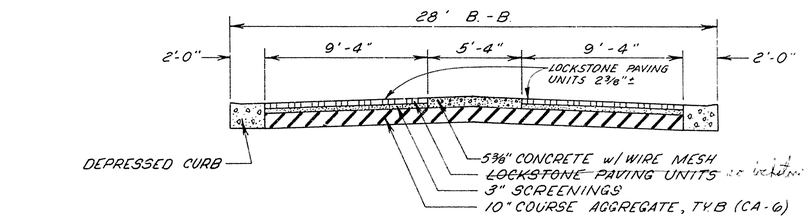


WALKWAY DETAIL



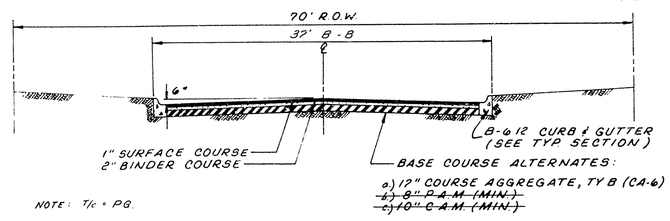


TYPICAL CUL-DE-SACS



SECTION A-A

CROSSWALK DETAIL



(TYPICAL SECTION TYPE I PAVEMENT)

PERSHING AVENUE

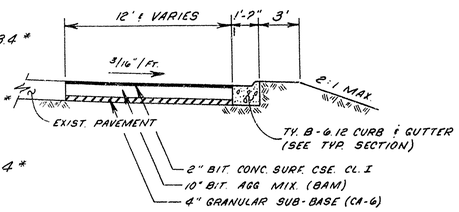
(CLASS II ROAD)

1999 A.D.T. = 2800 I.B.R. = 2.5 D_p = 15 T_f = 0.21 D_T = 3.4 *

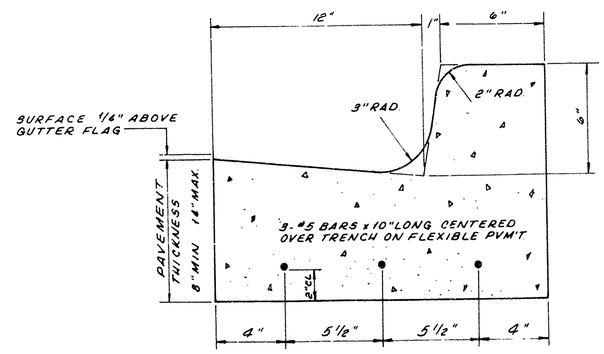
2" Agg. Ty. B @ 0.13 = 2.34
2" Bit. Conc. Cl. I @ 0.4 = 1.2
3.54 > 3.4 *

6" P.A.M. @ 0.28 = 2.24
2" Bit. Conc. Cl. I @ 0.4 = 1.2
3.44 > 3.4 *

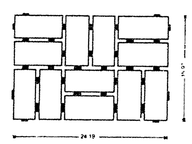
6" C.A.M @ 0.23 = 2.3
2" Bit. Conc. Cl. I @ 0.4 = 1.2
3.5 > 3.4 *



ROOSEVELT RD. & ROUTE 53 WIDENING



STATE OF ILLINOIS
B-6.12 CURB & GUTTER



"Brick" Design
12 Unit Cluster

DIMENSIONS		
Height	2.362 in. 6 cm	3.150 in. 8 cm
Weight	69 lbs. 31 kg.	94 lbs 41 kg.
Area	2.69 Sq. Ft 0.247 Sq. m	2.69 Sq. Ft 0.247 Sq. m

9 of 48 pgs.

6-8-79 LCP

STREET PAVEMENT DESIGN

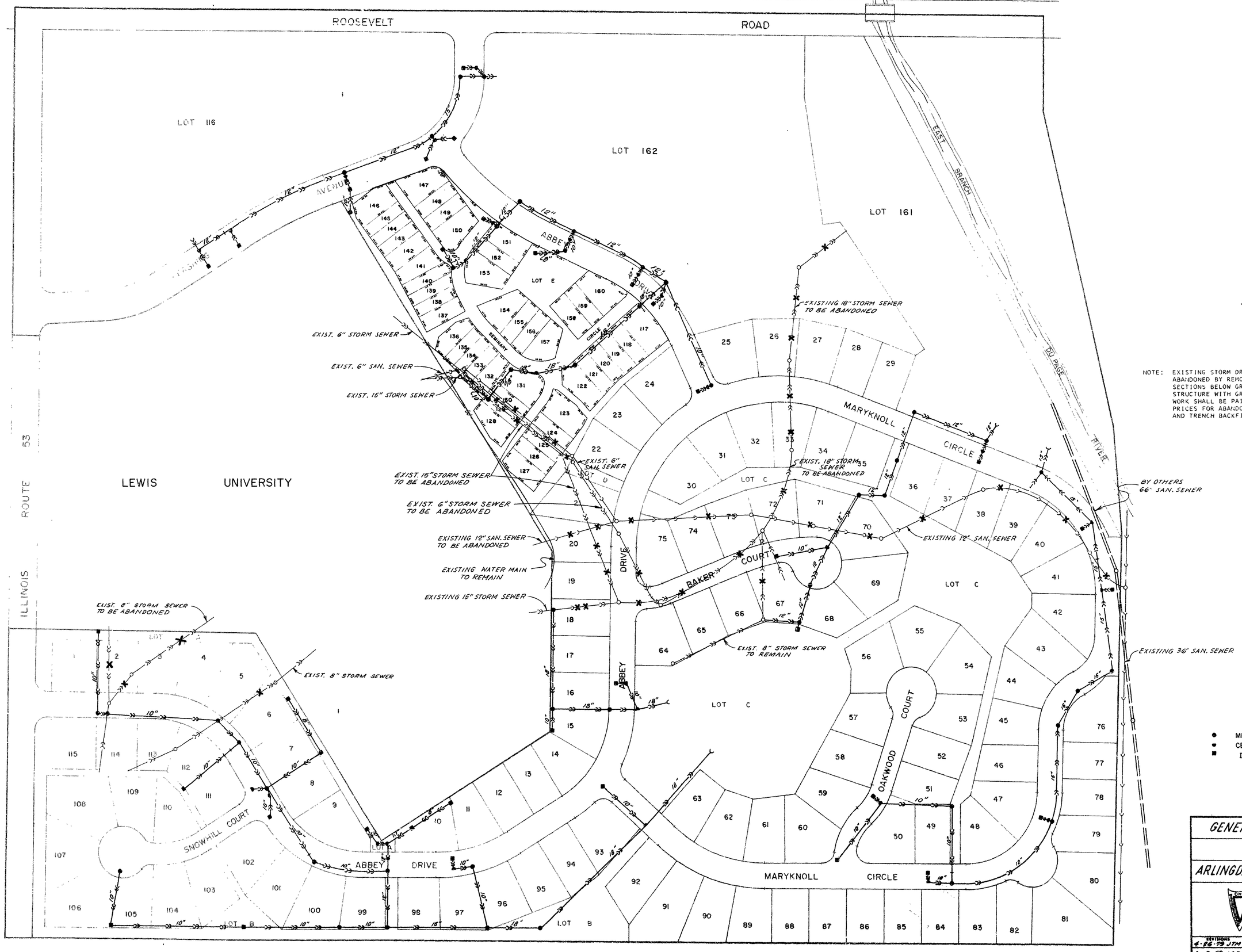
MARYKNOLL

ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers Land Surveyors & Planners
739 ROOSEVELT ROAD SUITE 209 BUILDING 3
GLEN ELLYN, ILLINOIS 60137
PHONE 312/858-9190

REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
2-14-79 LCP	RWB	N.T.S.	2 of 26
4-26-79 LCP	DRAWN BY LCP	DATE 12-19-78	
5-18-79 JTM	CHECKED BY RWB	JOB NUMBER 288.031	

R79-100933



SCALE: 1" = 100'

NOTE: EXISTING STORM DRAINAGE STRUCTURES SHALL BE ABANDONED BY REMOVING THE EXISTING RIM AND CURB SECTIONS BELOW GRADE AND BY FILLING THE ENTIRE STRUCTURE WITH GRANULAR TRENCH BACKFILL. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICES FOR ABANDONMENT OF EXISTING STRUCTURES AND TRENCH BACKFILL.

LEGEND

- ● MH - MANHOLE STRUCTURE
- ▪ CB - CATCH BASIN STRUCTURE
- ■ I - INLET STRUCTURE

GENERAL DRAINAGE PLAN

MARYKNOLL

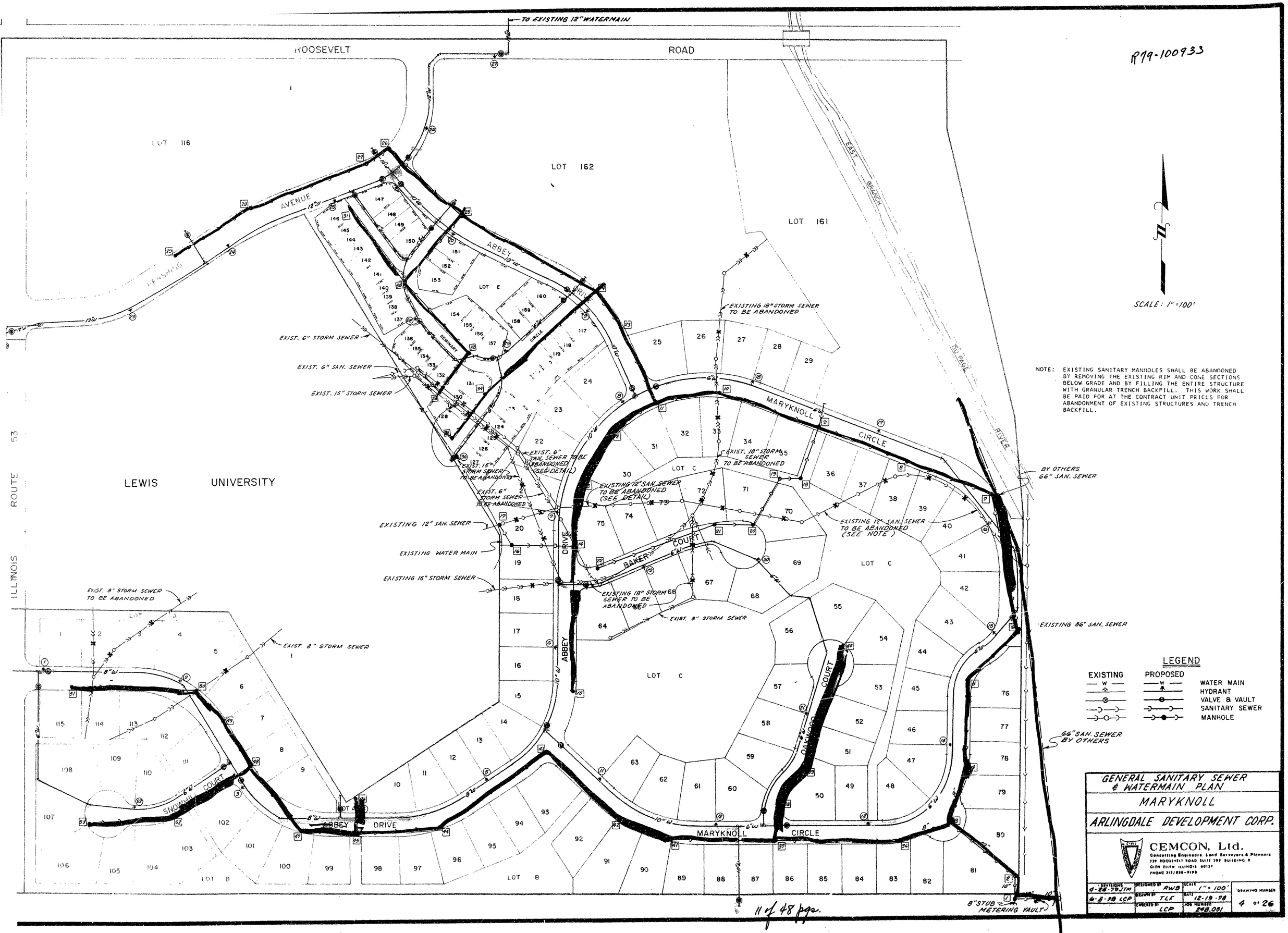
ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
739 ROOSEVELT ROAD, SUITE 209 BUILDING 8
GLEN ELLYN, ILLINOIS 60137
PHONE 312/858-9198

REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
4-26-79 JTM	RWB	1" = 100'	3 of 26
6-8-79 LCP	DRAWN BY TLF	DATE 12-19-78	
	CHECKED BY LCP	JOB NUMBER 848.081	

10 of 48 pgs.

R79-100933



NOTE: EXISTING SANITARY MANHOLES SHALL BE ABANDONED BY REMOVING THE EXISTING RIM AND CONE SECTIONS BELOW GRADE AND BY FILLING THE ENTIRE STRUCTURE WITH GRANULAR TRENCH BACKFILL. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICES FOR ABANDONMENT OF EXISTING STRUCTURES AND TRENCH BACKFILL.

GENERAL SANITARY SEWER & WATERMAIN PLAN

MARYKNOLL

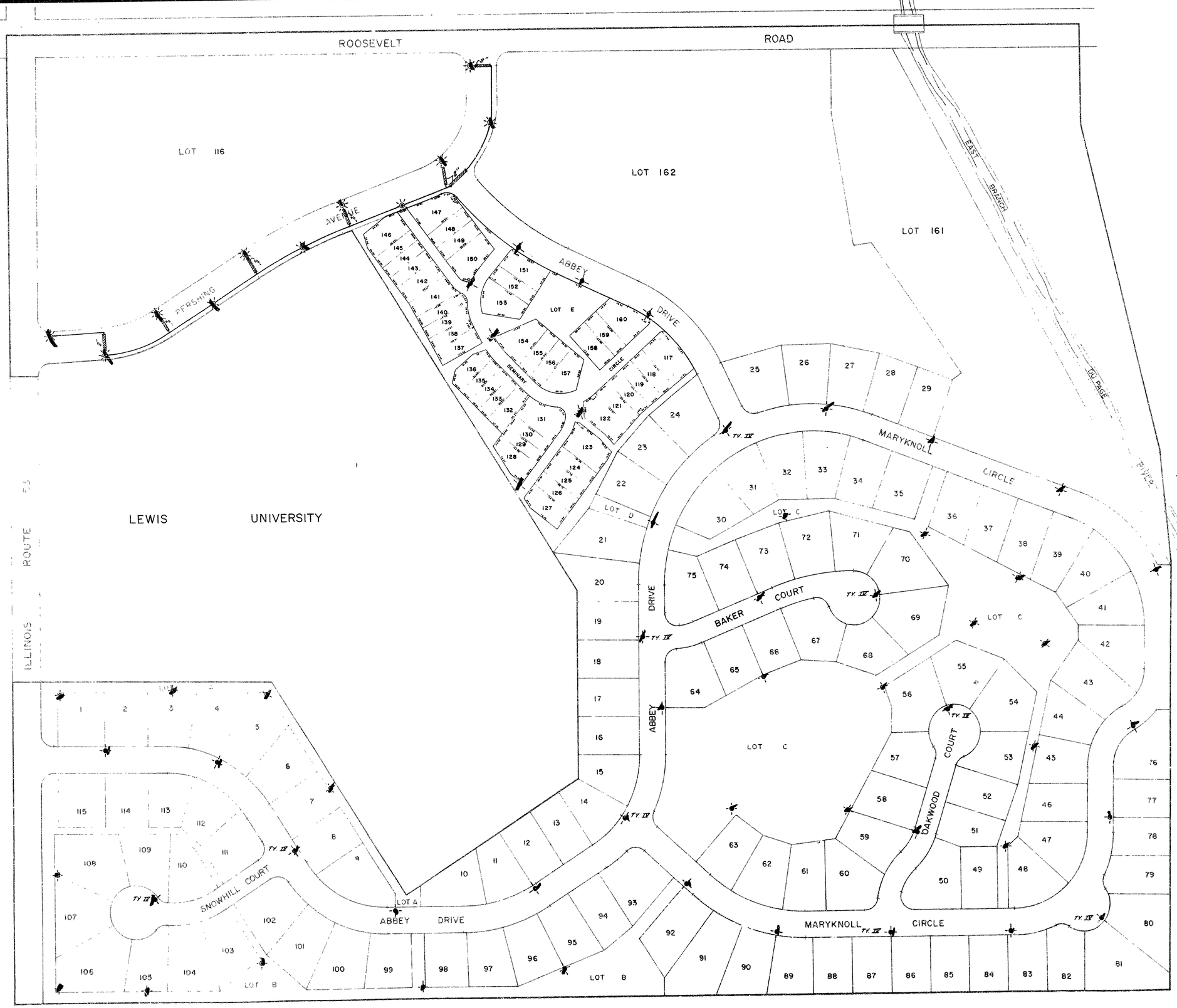
ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
739 ROOSEVELT ROAD, SUITE 209 BUILDING 8
GLEN ELLYN, ILLINOIS 60137
PHONE 312/858-9190

REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
4-26-79 JTM	RWB	1" = 100'	4 of 26
6-8-79 LCP	DRAWN BY TLF	DATE 12-19-78	
	CHECKED BY LCP	JOB NUMBER 248.081	

11 of 48 pgs.

R79-100933



SCALE: 1" = 100'

SYMBOL LEGEND

- 175 WATT MERCURY VAPOR LUMINAIRE WITH STANDARD (15' MOUNTING HEIGHT)
- 100 WATT MERCURY VAPOR LUMINAIRE WITH STANDARD (10' MOUNTING HEIGHT)
- 400 WATT MERCURY VAPOR LUMINAIRE WITH STANDARD (35'-9" MOUNTING HEIGHT)
- DIRECT BURIAL CABLE 3/C #6 AL WIRE (PEPPERDINE)
- ■ INDICATES LUMINAIRE WITH I.E.S. TYPE IV DISTRIBUTION
- △ INDICATES LUMINAIRE WITH I.E.S. TYPE II 4 WAY DISTRIBUTION
- ◎ EXISTING OR PROPOSED LUMINAIRE
- 2" CONDUIT CROSSING STREET PAVEMENT
- ▲ TRANSFORMER
- ○ PEDESTAL

STREET LIGHTING PLAN

MARYKNOLL

ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
739 ROOSEVELT ROAD, SUITE 289, BUILDING R
GLEN ELLYN, ILLINOIS 60137
PHONE 312/858-9194

REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
4-26-79 JTM	RWB	1" = 100'	5 of 26
	DRAWN BY LCP	DATE 12-19-78	
	CHECKED BY RWB	JOB NUMBER 248.081	

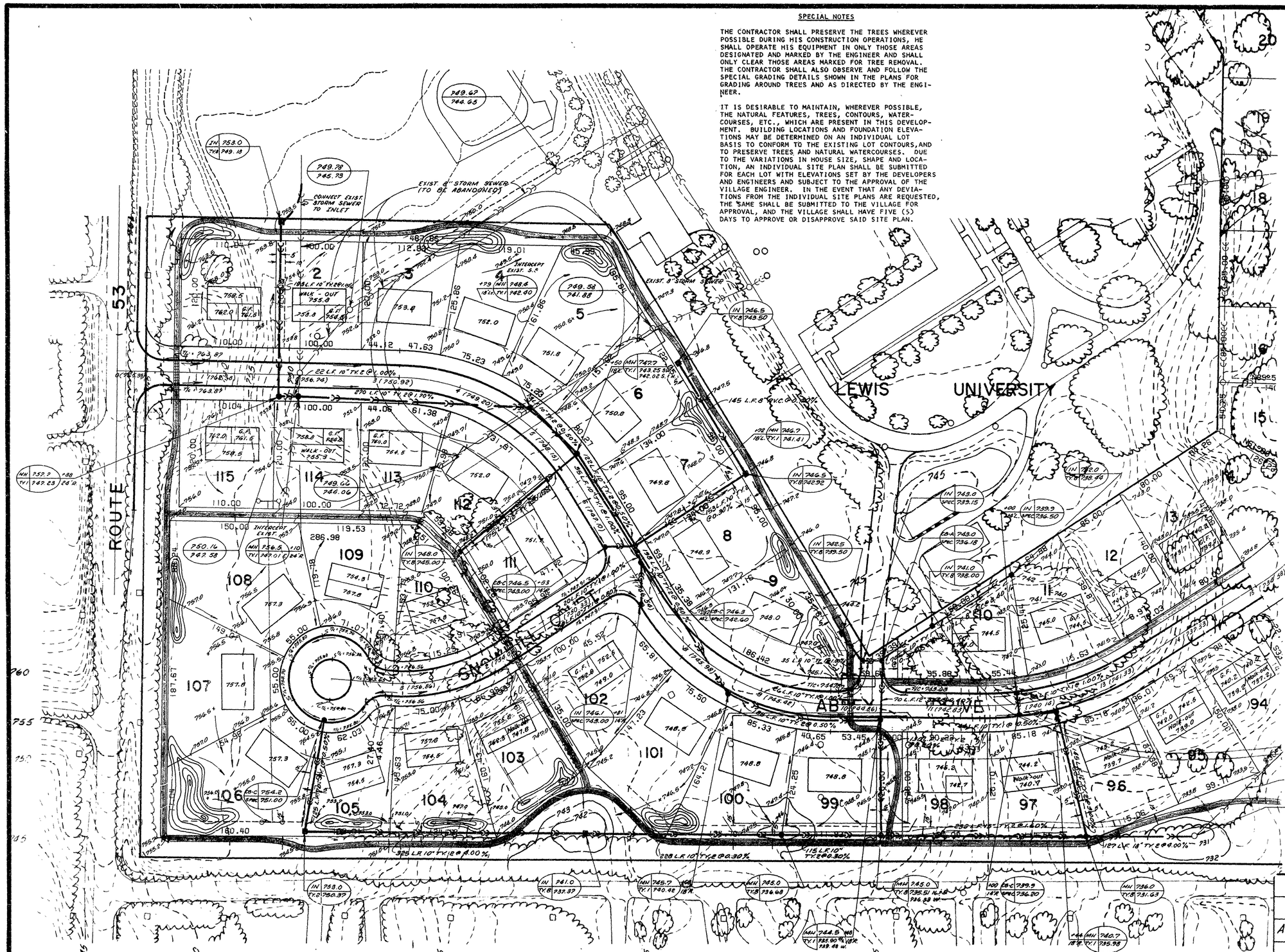
12 of 48 pgs.

R14-100933

SPECIAL NOTES

THE CONTRACTOR SHALL PRESERVE THE TREES WHEREVER POSSIBLE DURING HIS CONSTRUCTION OPERATIONS, HE SHALL OPERATE HIS EQUIPMENT IN ONLY THOSE AREAS DESIGNATED AND MARKED BY THE ENGINEER AND SHALL ONLY CLEAR THOSE AREAS MARKED FOR TREE REMOVAL. THE CONTRACTOR SHALL ALSO OBSERVE AND FOLLOW THE SPECIAL GRADING DETAILS SHOWN IN THE PLANS FOR GRADING AROUND TREES AND AS DIRECTED BY THE ENGINEER.

IT IS DESIRABLE TO MAINTAIN, WHEREVER POSSIBLE, THE NATURAL FEATURES, TREES, CONTOURS, WATERCOURSES, ETC., WHICH ARE PRESENT IN THIS DEVELOPMENT. BUILDING LOCATIONS AND FOUNDATION ELEVATIONS MAY BE DETERMINED ON AN INDIVIDUAL LOT BASIS TO CONFORM TO THE EXISTING LOT CONTOURS, AND TO PRESERVE TREES AND NATURAL WATERCOURSES. DUE TO THE VARIATIONS IN HOUSE SIZE, SHAPE AND LOCATION, AN INDIVIDUAL SITE PLAN SHALL BE SUBMITTED FOR EACH LOT WITH ELEVATIONS SET BY THE DEVELOPERS AND ENGINEERS AND SUBJECT TO THE APPROVAL OF THE VILLAGE ENGINEER. IN THE EVENT THAT ANY DEVIATIONS FROM THE INDIVIDUAL SITE PLANS ARE REQUESTED, THE SAME SHALL BE SUBMITTED TO THE VILLAGE FOR APPROVAL, AND THE VILLAGE SHALL HAVE FIVE (5) DAYS TO APPROVE OR DISAPPROVE SAID SITE PLAN.



SCALE: 1"=50'

NOTE

1. STRUCTURAL AND OTHER DETAILS FOR RETAINING WALLS ON PRIVATE PROPERTY SHALL BE SUBMITTED AT THE TIME OF APPLICATIONS FOR BUILDING PERMITS.
2. ANY EXISTING SANITARY OR STORM SEWER ENCOUNTERED WHILE EXCAVATING FOR BUILDING FOUNDATIONS SHALL BE SEVERED A MINIMUM OF 15 FEET OUTSIDE THE FOUNDATION WALL AND PLUGGED.

SEE SHEET 7 OF 26

GRADING PLAN

MARYKNOLL

ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
739 ROOSEVELT ROAD, SUITE 304, BUILDING 6
GLEN ELLYN, ILLINOIS 60137
PHONE 312/858-9199

REVISIONS	DESIGNED BY	SCALE
2-18-79 LCP	RWB	1"=50'
4-26-79 LCP	DRAWN BY JCF/MEN	DATE 12-19-78
6-6-79 LCP	CHECKED BY LCP	JOB NUMBER 246.081

DRAWING NUMBER 6 of 26

13 of 48 pgs.

R19-100933

SEE SHEET 8 OF 26

PROP 66" SAN TRUNK SEWER (BY OTHERS)

EXIST 15" STORM SEWER TO BE ABANDONED (SEE DETAIL)

EXIST 6" SAN SEWER

EXIST 6" STORM SEWER TO BE ABANDONED (SEE DETAIL)

EXIST 18" STORM SEWER TO BE ABANDONED (SEE DETAIL)

SEE SHEET 8 OF 36

BAKER COURT

ABBEY DRIVE

OAKWOOD COURT

MARYKNOLL CIRCLE

2.3 ACRE RETENTION BASIN

N. W. L. - 716.5

H. W. L. - 721.0

BOULDER SHORELINE PROTECTION

RETAINING WALL

CHIMNEY AERATORS

EXIST. GATE VALVE IN MH. TO DRAIN POND REMOVE EXIST. 12" V.C.P. PIPE

NOTE: SHORELINE TO BE DREDGED AND BOULDER SHORELINE PROTECTION PLACED AS DIRECTED BY THE ENGINEER.

AIR COMPRESSOR ENCLOSURE (SEE DETAIL)

EXIST 36" SAN SEWER

PROP 66" SAN TRUNK SEWER (BY OTHERS)

SCALE: 1" = 50'

NOTE:

1. STRUCTURAL AND OTHER DETAILS FOR RETAINING WALLS ON PRIVATE PROPERTY SHALL BE SUBMITTED AT THE TIME OF APPLICATIONS FOR BUILDING PERMITS.

2. ANY EXISTING SANITARY OR STORM SEWER ENCOUNTERED WHILE EXCAVATING FOR BUILDING FOUNDATIONS SHALL BE SEVERED A MINIMUM OF 15 FEET OUTSIDE THE FOUNDATION WALL AND PLUGGED.

* INDICATES HOUSE WITH PROBABLE OVERHEAD SANITARY SEWER FOR BASEMENT, IF BASEMENT FLOOR IS OF ELEVATION 686.0 OR LOWER.

GRADING PLAN

MARYKNOLL

ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
730 ROOSEVELT ROAD SUITE 307, BUILDING 6
GLEN ELLYN, ILLINOIS 60137
PHONE 312/858-9190

REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
2-16-99 LCP	RWB	1" = 50'	7 of 26
4-26-99 LCP	DRAWN BY TLF/MEN	DATE 12-19-98	
6-8-99 LCP	CHECKED BY LCP	JOB NUMBER 248.031	

R79-100933

SPECIAL NOTES

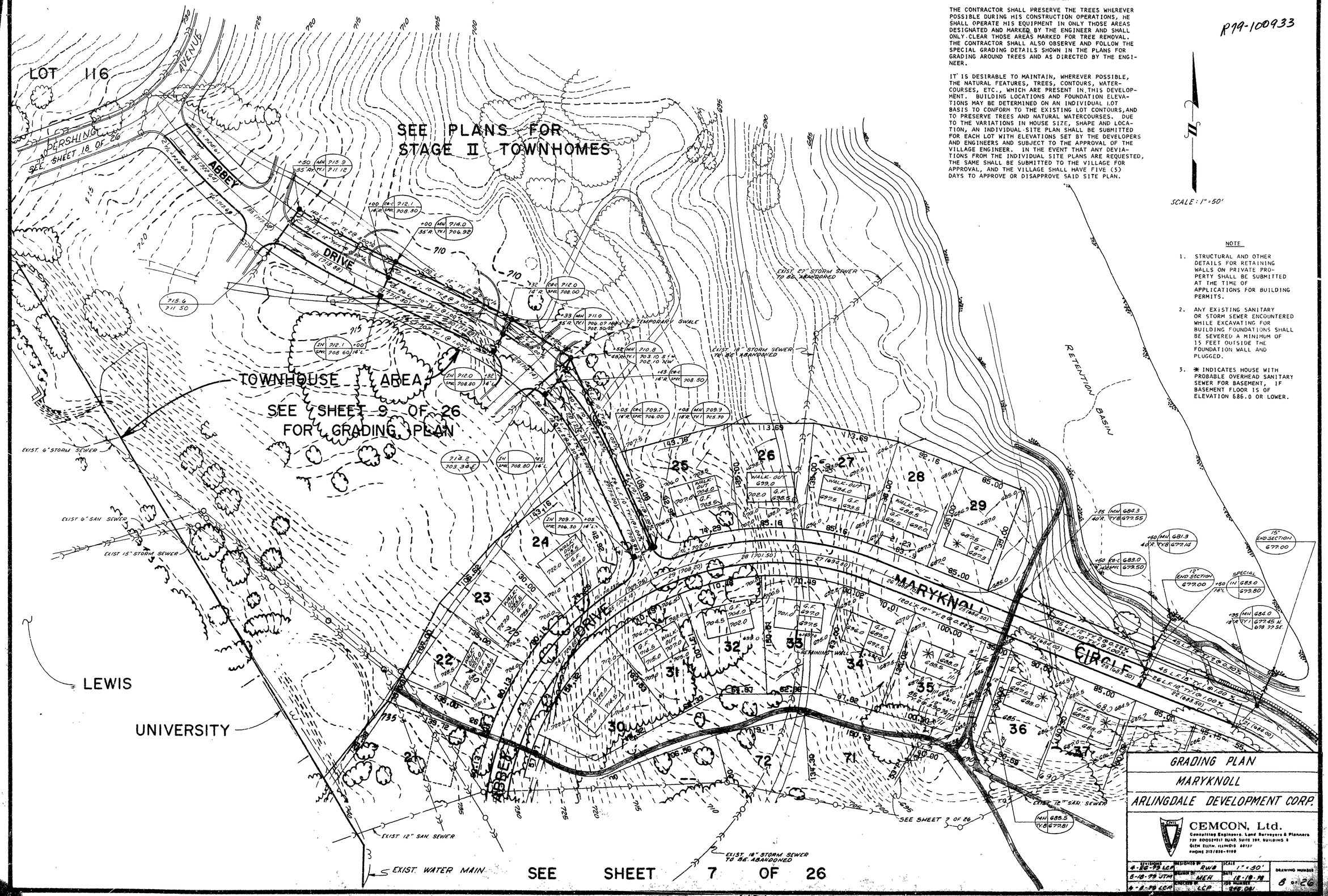
THE CONTRACTOR SHALL PRESERVE THE TREES WHEREVER POSSIBLE DURING HIS CONSTRUCTION OPERATIONS, HE SHALL OPERATE HIS EQUIPMENT IN ONLY THOSE AREAS DESIGNATED AND MARKED BY THE ENGINEER AND SHALL ONLY CLEAR THOSE AREAS MARKED FOR TREE REMOVAL. THE CONTRACTOR SHALL ALSO OBSERVE AND FOLLOW THE SPECIAL GRADING DETAILS SHOWN IN THE PLANS FOR GRADING AROUND TREES AND AS DIRECTED BY THE ENGINEER.

IT IS DESIRABLE TO MAINTAIN, WHEREVER POSSIBLE, THE NATURAL FEATURES, TREES, CONTOURS, WATERCOURSES, ETC., WHICH ARE PRESENT IN THIS DEVELOPMENT. BUILDING LOCATIONS AND FOUNDATION ELEVATIONS MAY BE DETERMINED ON AN INDIVIDUAL LOT BASIS TO CONFORM TO THE EXISTING LOT CONTOURS, AND TO PRESERVE TREES AND NATURAL WATERCOURSES. DUE TO THE VARIATIONS IN HOUSE SIZE, SHAPE AND LOCATION, AN INDIVIDUAL SITE PLAN SHALL BE SUBMITTED FOR EACH LOT WITH ELEVATIONS SET BY THE DEVELOPERS AND ENGINEERS AND SUBJECT TO THE APPROVAL OF THE VILLAGE ENGINEER. IN THE EVENT THAT ANY DEVIATIONS FROM THE INDIVIDUAL SITE PLANS ARE REQUESTED, THE SAME SHALL BE SUBMITTED TO THE VILLAGE FOR APPROVAL, AND THE VILLAGE SHALL HAVE FIVE (5) DAYS TO APPROVE OR DISAPPROVE SAID SITE PLAN.

SCALE: 1" = 50'

NOTE

1. STRUCTURAL AND OTHER DETAILS FOR RETAINING WALLS ON PRIVATE PROPERTY SHALL BE SUBMITTED AT THE TIME OF APPLICATIONS FOR BUILDING PERMITS.
2. ANY EXISTING SANITARY OR STORM SEWER ENCOUNTERED WHILE EXCAVATING FOR BUILDING FOUNDATIONS SHALL BE SEVERED A MINIMUM OF 15 FEET OUTSIDE THE FOUNDATION WALL AND PLUGGED.
3. * INDICATES HOUSE WITH PROBABLE OVERHEAD SANITARY SEWER FOR BASEMENT, IF BASEMENT FLOOR IS OF ELEVATION 686.0 OR LOWER.



GRADING PLAN

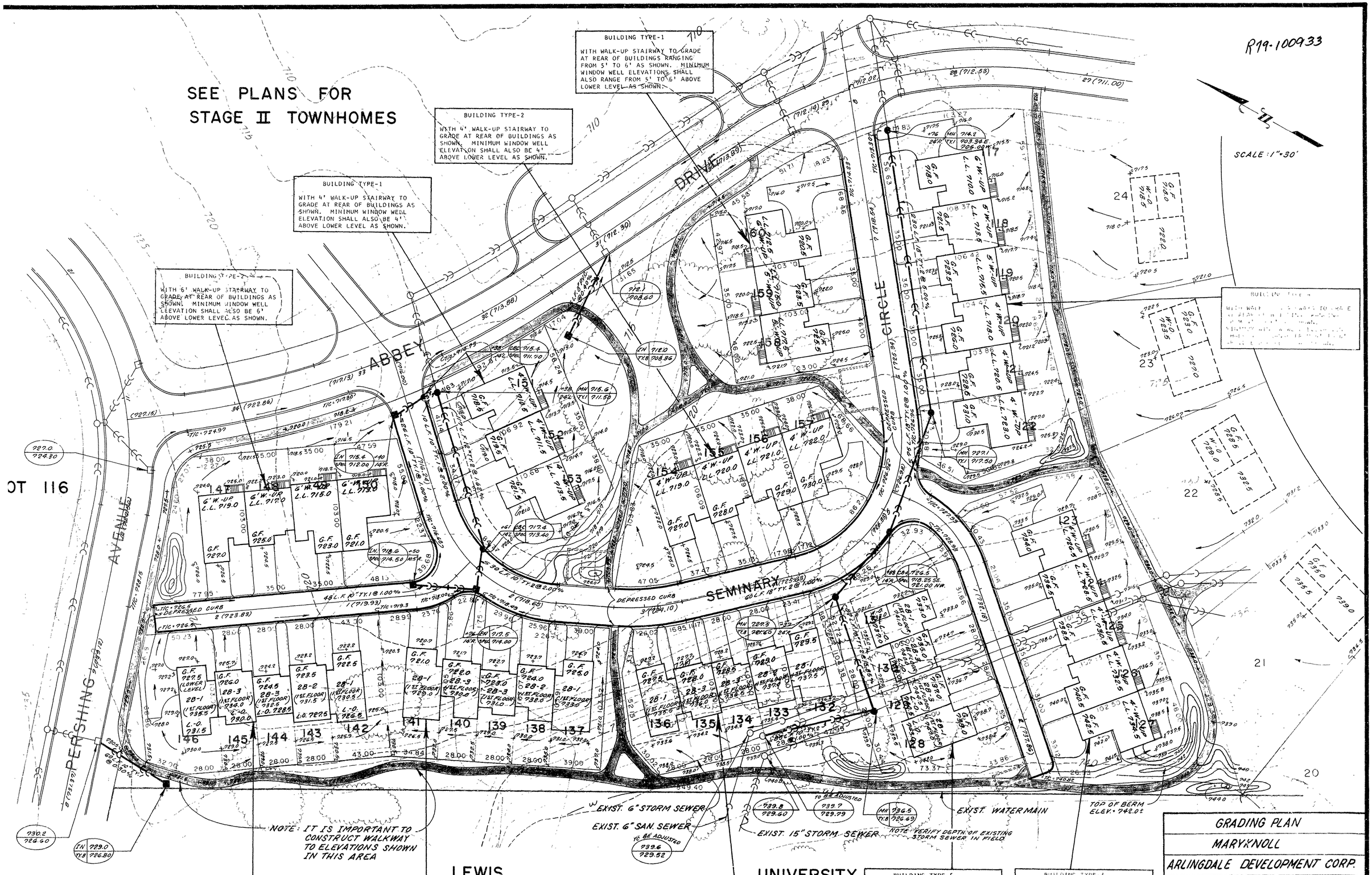
MARYKNOLL

ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
739 ROOSEVELT ROAD, SUITE 309, BUILDING 6
GLEN ELLYN, ILLINOIS 60137
PHONE 312/858-9199

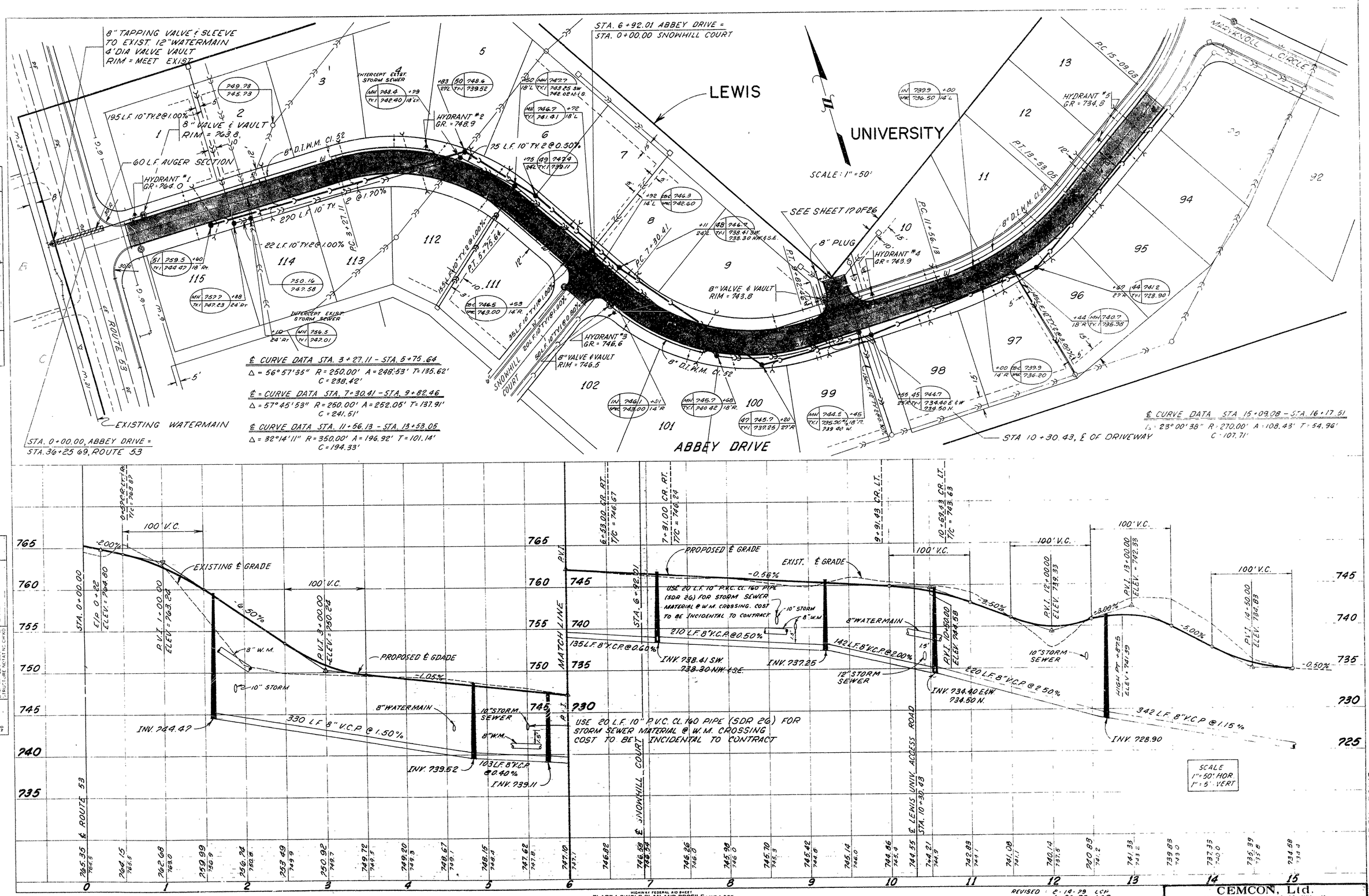
REVISIONS	DESIGNED BY	SCALE	
4-26-79 LCP	RWB	1" = 50'	DRAWING NUMBER
5-18-79 JTM	DRAWN BY AMER	DATE 12-19-78	8 of 26
6-8-79 LCP	CHECKED BY LCP	JOB NUMBER 346.081	

15 of 48 pgs


R19-100933
SEE PLANS FOR
STAGE II TOWNHOMES
BUILDING TYPE-1
WITH WALK-UP STAIRWAY TO GRADE AT REAR OF BUILDINGS RANGING FROM 5' TO 6' AS SHOWN. MINIMUM WINDOW WELL ELEVATIONS SHALL ALSO RANGE FROM 5' TO 6' ABOVE LOWER LEVEL AS SHOWN.
BUILDING TYPE-2
WITH 4' WALK-UP STAIRWAY TO GRADE AT REAR OF BUILDINGS AS SHOWN. MINIMUM WINDOW WELL ELEVATION SHALL ALSO BE 4' ABOVE LOWER LEVEL AS SHOWN.
BUILDING TYPE-1
WITH 4' WALK-UP STAIRWAY TO GRADE AT REAR OF BUILDINGS AS SHOWN. MINIMUM WINDOW WELL ELEVATION SHALL ALSO BE 4' ABOVE LOWER LEVEL AS SHOWN.
BUILDING TYPE-2
WITH 6' WALK-UP STAIRWAY TO GRADE AT REAR OF BUILDINGS AS SHOWN. MINIMUM WINDOW WELL ELEVATION SHALL ALSO BE 6' ABOVE LOWER LEVEL AS SHOWN.
SCALE: 1"=30'
ABBEY DRIVE
CIRCLE
SEMINARY
PERSHING AVENUE
LEWIS UNIVERSITY
DEPRESSED CURB
EXIST. 6" STORM SEWER
EXIST. 6" SAN. SEWER
EXIST. 15" STORM SEWER
EXIST. WATERMAIN
TOP OF BERM ELEV.=742.0±
NOTE: IT IS IMPORTANT TO CONSTRUCT WALKWAY TO ELEVATIONS SHOWN IN THIS AREA
NOTE: VERIFY DEPTH OF EXISTING STORM SEWER IN FIELD
BUILDING TYPE-7
WITH LOOK-OUT LOWER LEVEL AT REAR OF BUILDING (I.E. WINDOW OPENINGS IN LOWER LEVEL 4' ABOVE GARAGE FLOOR ELEVATIONS AS SHOWN).
BUILDING TYPE-7
WITH STANDARD REAR ELEVATION.
BUILDING TYPE-7
WITH STANDARD REAR ELEVATION.
BUILDING TYPE-6
WITH LOOK-OUT LOWER LEVEL AT REAR OF BUILDING (I.E. WINDOW OPENINGS IN LOWER LEVEL 4' ABOVE GARAGE FLOOR ELEVATIONS AS SHOWN). END UNIT MAY HAVE WALK-OUT LOWER LEVEL DOOR AS SHOWN.
BUILDING TYPE-3
WITH 4' WALK-UP STAIRWAY TO GRADE AT REAR OF BUILDING. MINIMUM WINDOW WELL ELEVATION 4' ABOVE LOWER LEVEL.
GRADING PLAN
MARYKNOLL
ARLINGDALE DEVELOPMENT CORP.
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
937 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE 312/653 1030
REVISIONS 5-18-79 JTM
DESIGNED BY RWB
DRAWN BY JTM
CHECKED BY RWB
SCALE 1"=30'
DATE 4-26-79
JOB NUMBER 248.036
DRAWING NUMBER 9 of 26

16 of 48 pgs.

R19-100933



PLAN — NOTE BOOK NO. — PATTED — PLANS CHECKED — BY R.W.B. CHECKED

PROFILE — SURVEYED — PLANS CHECKED — BY R.W.B. CHECKED — STRUCTURE NOTATION CHKD. — NOTE BOOK NO. — DATE — BY

HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT
90 TELEPHONE
PRINTED IN U.S.A.

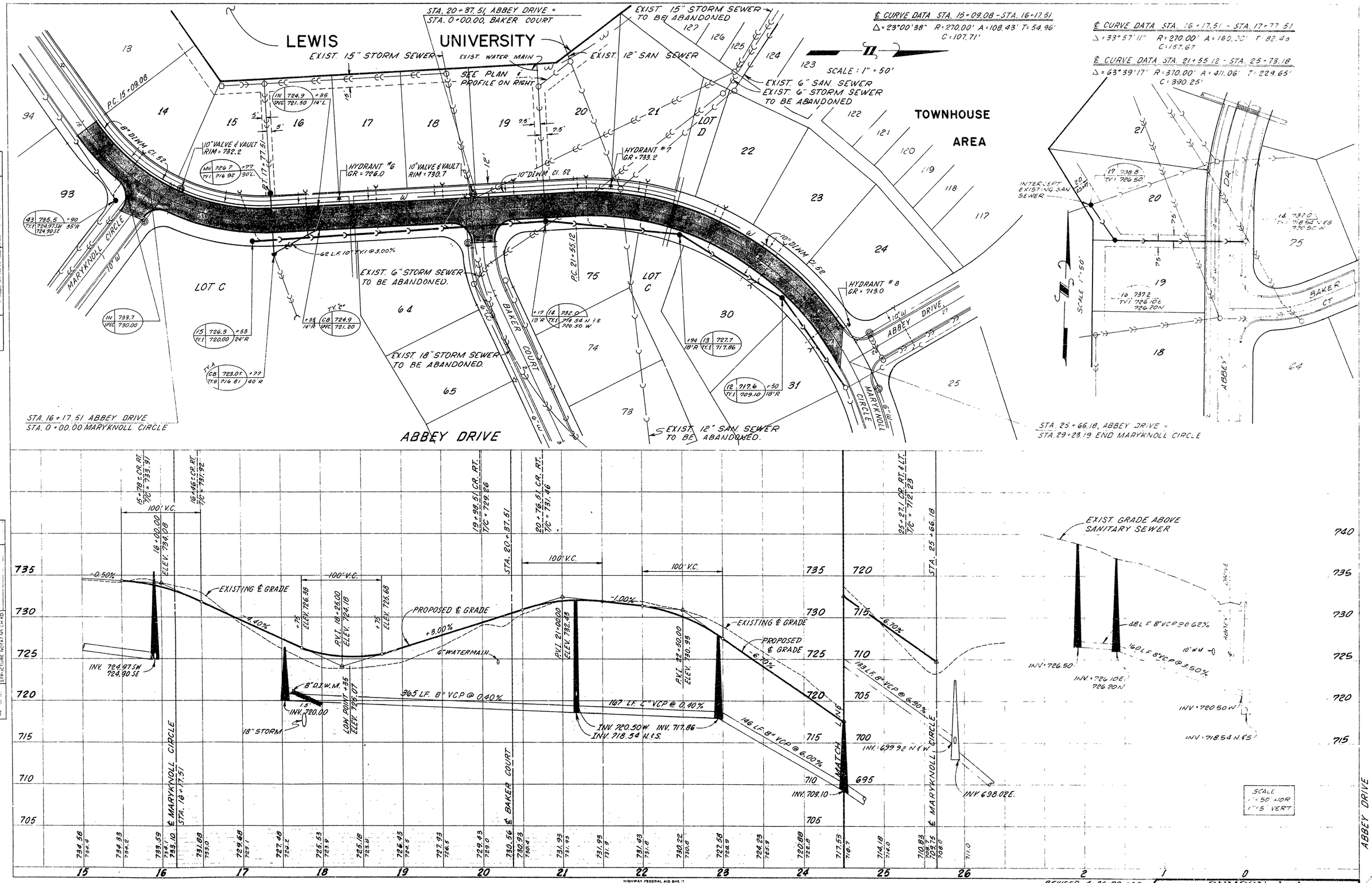
REVISED: 8-14-79 LCP
4-26-79 LCP
6-8-79 LCP

CEMCON, Ltd.
PROFESSIONAL ENGINEERING CONSULTANTS
739 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS

DESIGNED BY	CHECKED BY	SCALE	DRAWING NUMBER
RWB	LCP	AS SHOWN	10 OF 26
DRAWN BY JTM	DATE 12-19-78	JOB NUMBER 248-031	

17 of 48 pgs.

R19-100933



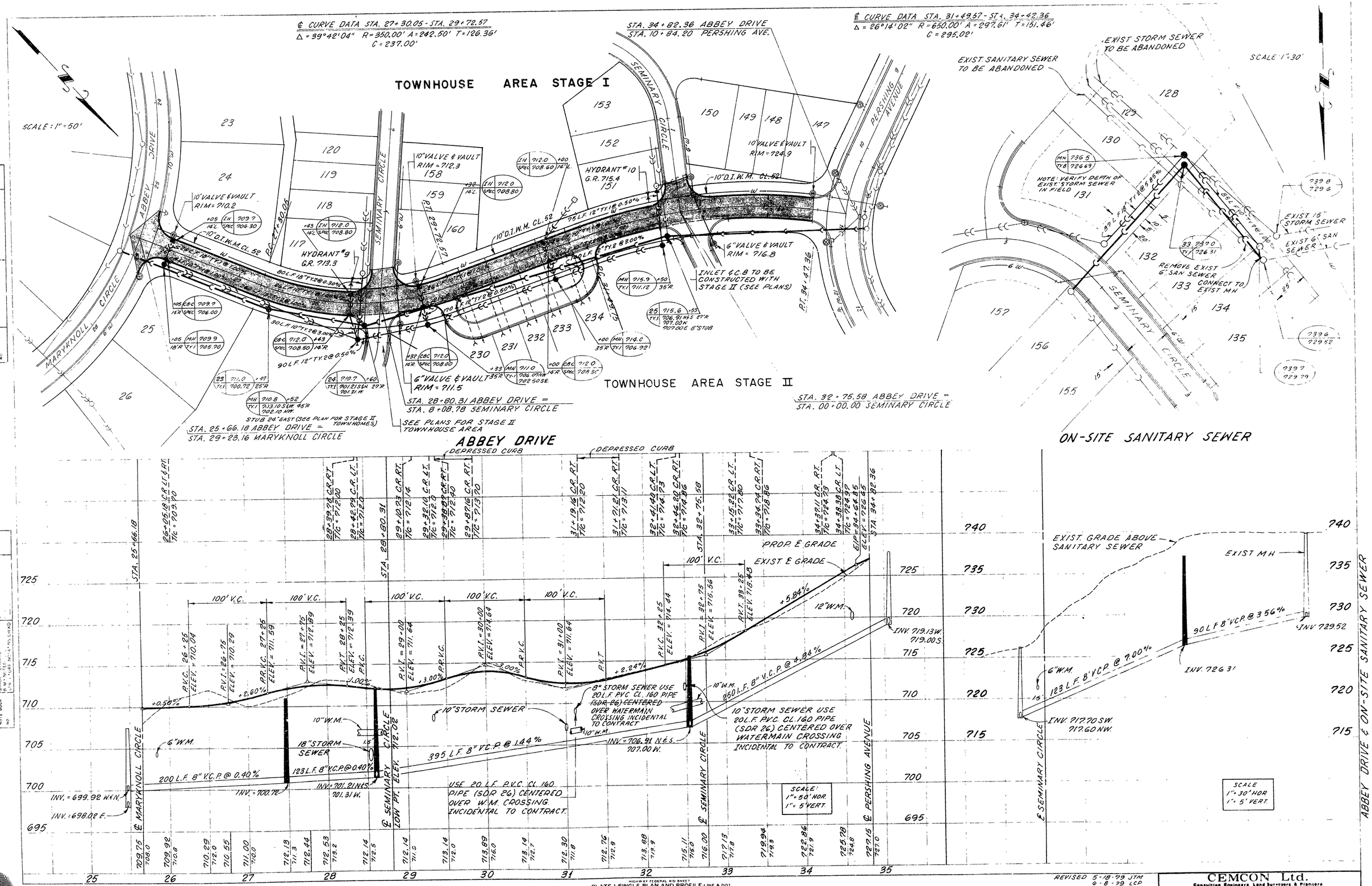
HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT
3M TELEDYNE
PRINTED IN U.S.A.

REVISED 4-26-79 LCP
6-8-79 LCP

CEMCON, Ltd. PROFESSIONAL ENGINEERING CONSULTANTS 739 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS			
DESIGNED BY RWB	CHECKED BY LCP	SCALE AS SHOWN	DRAWING NUMBER
DRAWN BY JLF/JJM	DATE 12-19-78	JOB NUMBER 848-031	11 OF 26

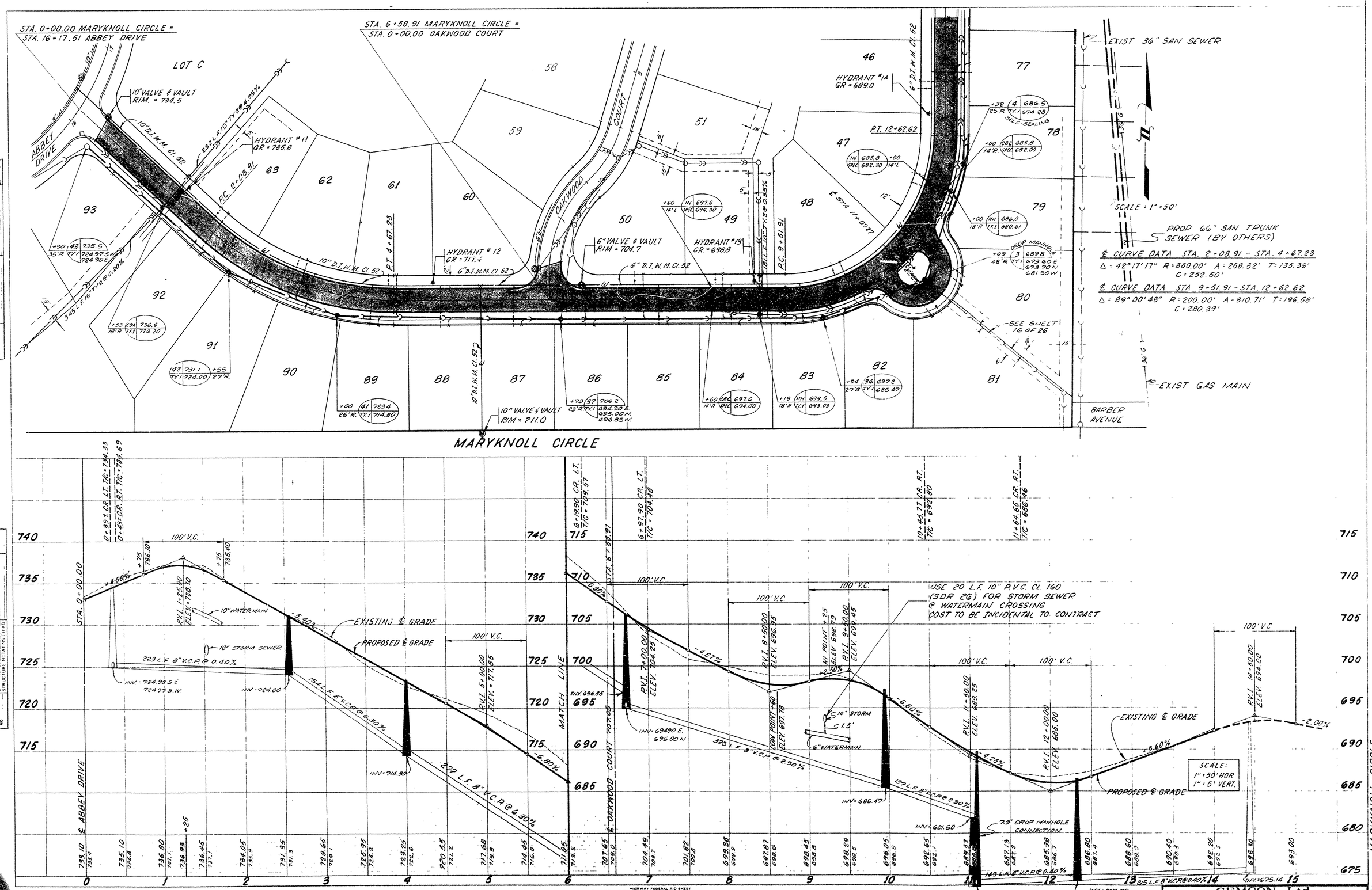
18 of 48 pgs.

R19-100933



19 of 48 pgs.

R79-100933



HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT
TELEDYNE
PRINTED IN U.S.A.

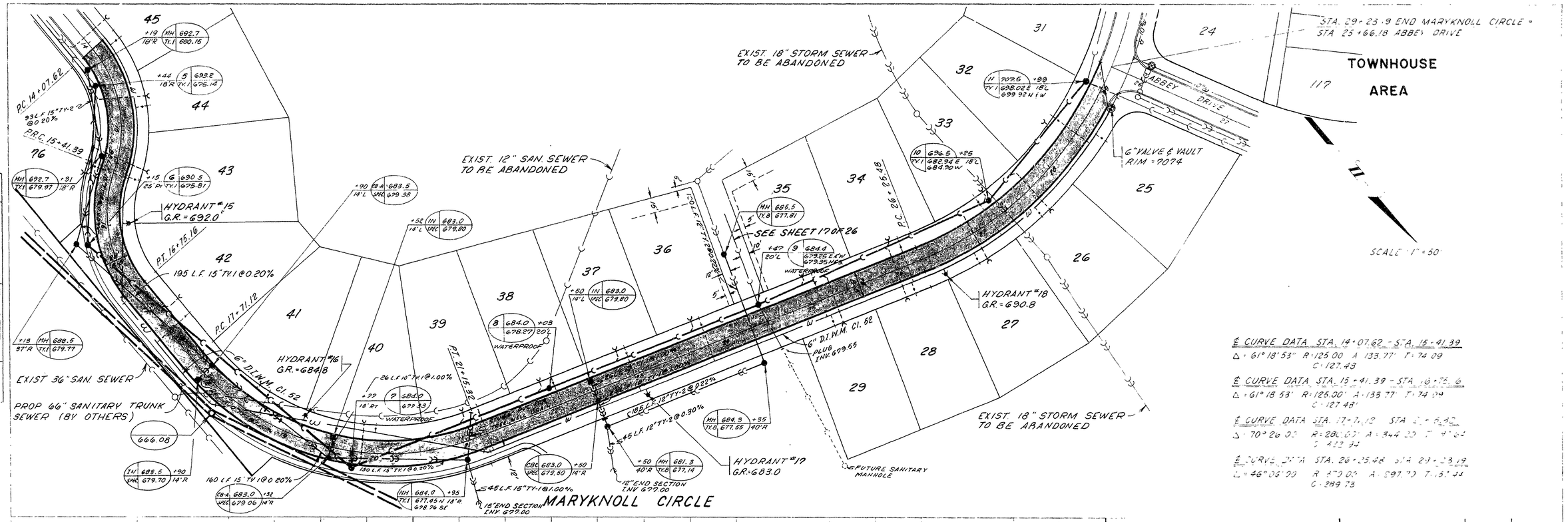
20 of 48 pgs.

REVISED: 2-14-79 LCP
4-26-79 LCP
6-8-79 LCP

CEMCON, Ltd.
PROFESSIONAL ENGINEERING CONSULTANTS
7320 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS

DESIGNED BY	CHECKED BY	SCALE	DRAWING NUMBER
RWB	LCP	AS SHOWN	13 of 26
DRAWN BY TLF/JTM	DATE 12-19-78	JOB NUMBER 248-031	

R79-100933



HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT
FILEZINE
PRINTED IN U.S.A.

REVISED 6-14-79 LCP
4-26-79 LCP
6-8-79 LCP

CEMCON, Ltd.
PROFESSIONAL ENGINEERING CONSULTANTS
138 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS

DESIGNED BY	CHECKED BY	SCALE	DRAWING NUMBER
RWB	LCP	AS SHOWN	14 of 26
DRAWN BY LEF/JTM	DATE 12-19-78	JOB NUMBER 248.031	

21 of 48 pgs.

R79-100933

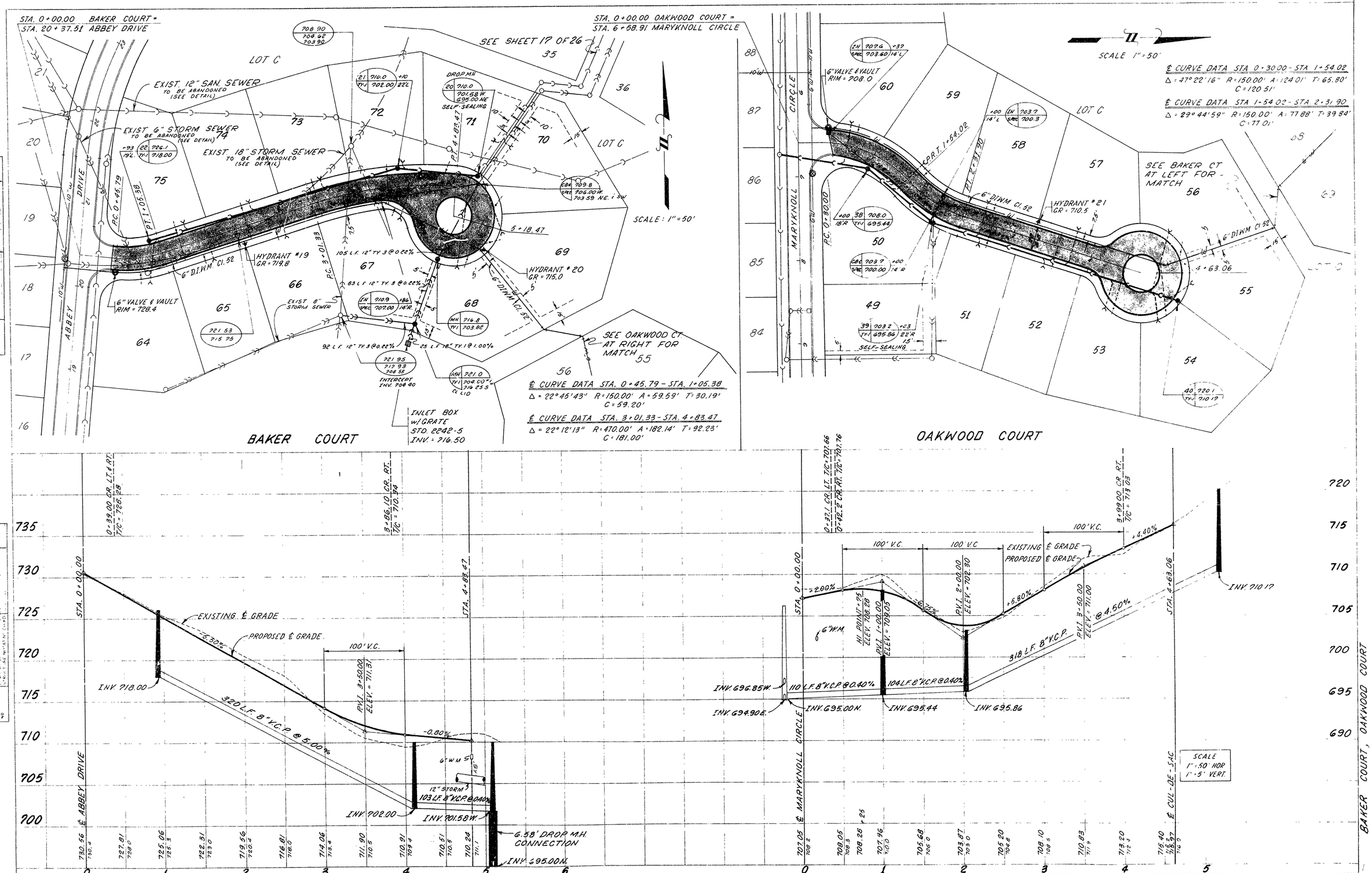


PLATE 1-SINGLE PLAN AND PROFILE LINE & DOT

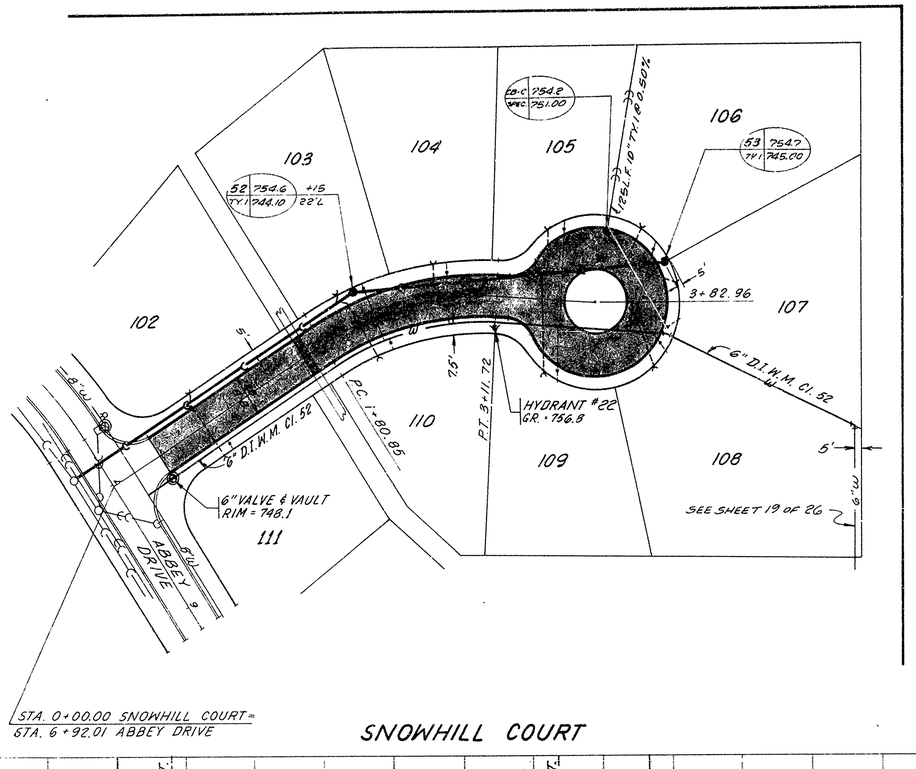
REVISED 4-26-79 LCP
6-8-79 LCP

CEMCON, Ltd.
PROFESSIONAL ENGINEERING CONSULTANTS
739 ROOSEVELT ROAD GLEN ELLYN ILLINOIS

DESIGNED BY	CHECKED BY	SCALE	DRAWING NUMBER
RWB	LCP	AS SHOWN	15 OF 26
DRAWN BY JTM	DATE 12-19-78	JOB NUMBER 248-091	

22 of 48 pgs.

R79-100933

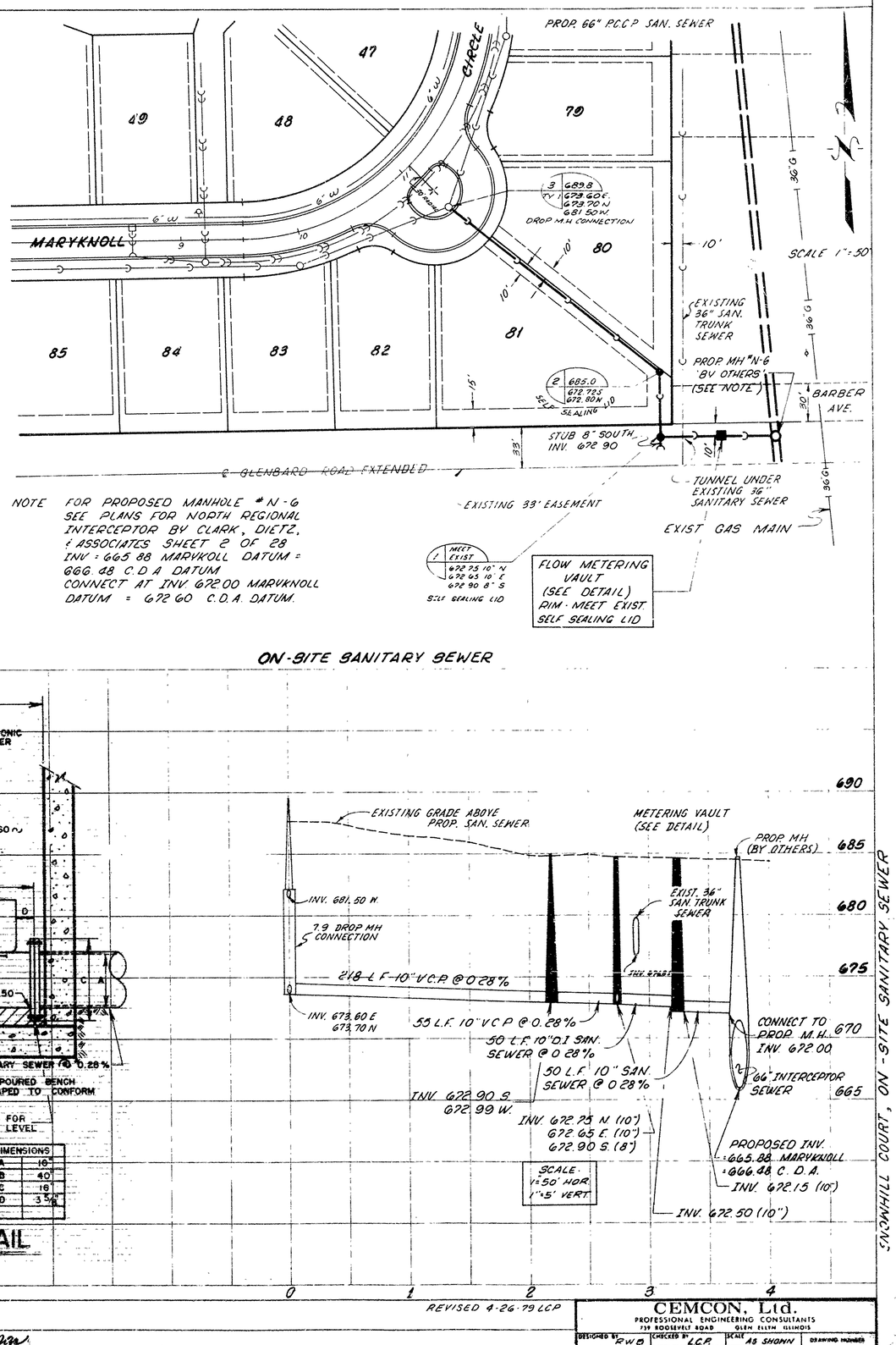


SNOWHILL COURT

SCALE: 1" = 50'

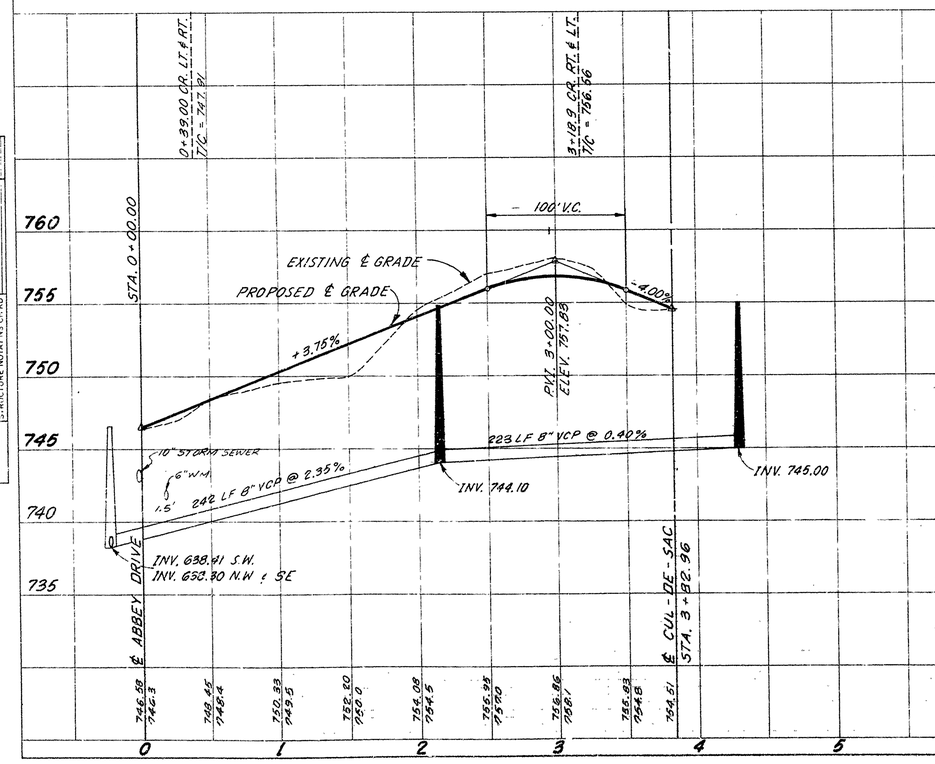
℄ CURVE DATA STA. 1+80.85 - STA. 3+11.72

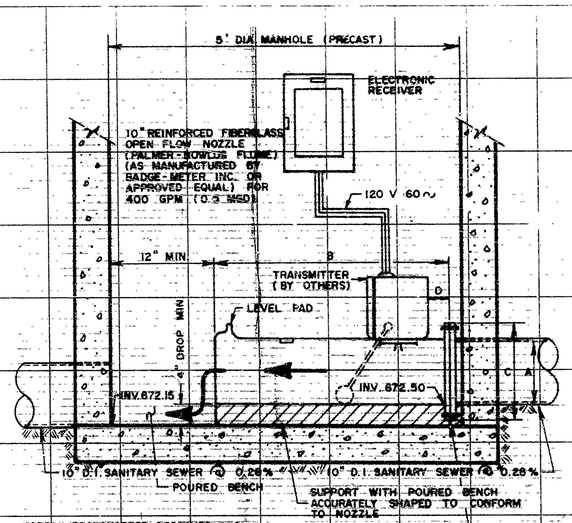
Δ = 35° 42' 24" R = 210.00' A = 130.87' T = 67.64'
C = 128.76'



NOTE FOR PROPOSED MANHOLE # N-6 SEE PLANS FOR NORTH REGIONAL INTERCEPTOR BY CLARK, DIETZ, & ASSOCIATES SHEET 2 OF 28 INV = 665.88 MARYKNOLL DATUM = 666.48 C.D.A. DATUM CONNECT AT INV. 672.00 MARYKNOLL DATUM = 672.60 C.D.A. DATUM.

ON-SITE SANITARY SEWER





NOTE: TRANSMITTER RECEIVER AND ALL WIRING TO BE PROVIDED AND INSTALLED BY OTHERS. UNIT PRICE FOR METER VAULT SHALL INCLUDE 5' DIA. M.H. W/ER. & LID OPEN FLOW NOZZLE, POURED BENCH ACCURATELY SHAPED, AND ALL INCIDENTAL LABOR, EQUIPMENT AND MATERIALS.

DIMENSIONS	
A	16"
B	40"
C	16"
D	3.5"

METER VAULT DETAIL

SNOWHILL COURT, ON-SITE SANITARY SEWER

PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT

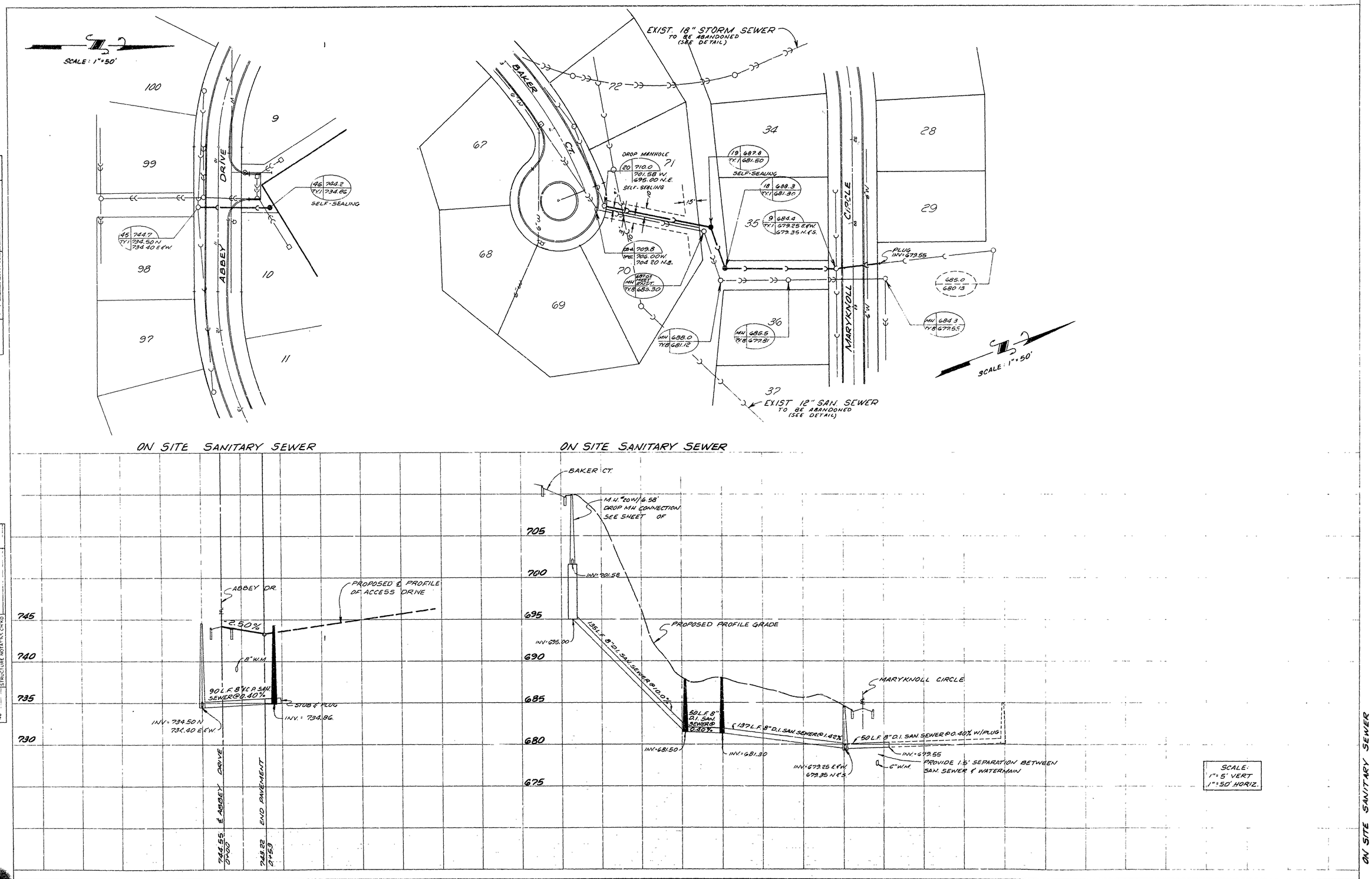
REVISED 4-26-79 LCP

CEMCON, Ltd.
PROFESSIONAL ENGINEERING CONSULTANTS
739 ROOSEVELT ROAD GLEN ELLYN ILLINOIS

DESIGNED BY RWB	CHECKED BY LCP	SCALE AS SHOWN	DRAWING NUMBER
DRAWN BY TLF	DATE 12-19-78	JOB NUMBER 242-031	16 OF 26

23 of 48 pages

R79-100933



PLAN — NOTE BOOK NO. — SURVEYED — PLOTTED — ALIGNMENT CHECKED — RT OF WAY CHECKED — BY — DATE

PROFILE — NOTE BOOK NO. — SURVEYED — PLOTTED — GRADES CHECKED — B.M. NOTED — STRUCTURE NOTATIONS CHKD — BY — DATE

HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT
TELEDYNE
PRINTED IN U.S.A.

REVISED: 2-14-79 LCP
4-26-79 LCP

CEMCON, Ltd.
PROFESSIONAL ENGINEERING CONSULTANTS
739 ROOSEVELT ROAD GLEN ELLYN, ILLINOIS

DESIGNED BY: RWB	CHECKED BY: LCP	SCALE: AS SHOWN	DRAWING NUMBER
DRAWN BY: [illegible]	DATE: 12-19-78	FILE NO. 248.031	17 OF 26

24 of 48 pgs.

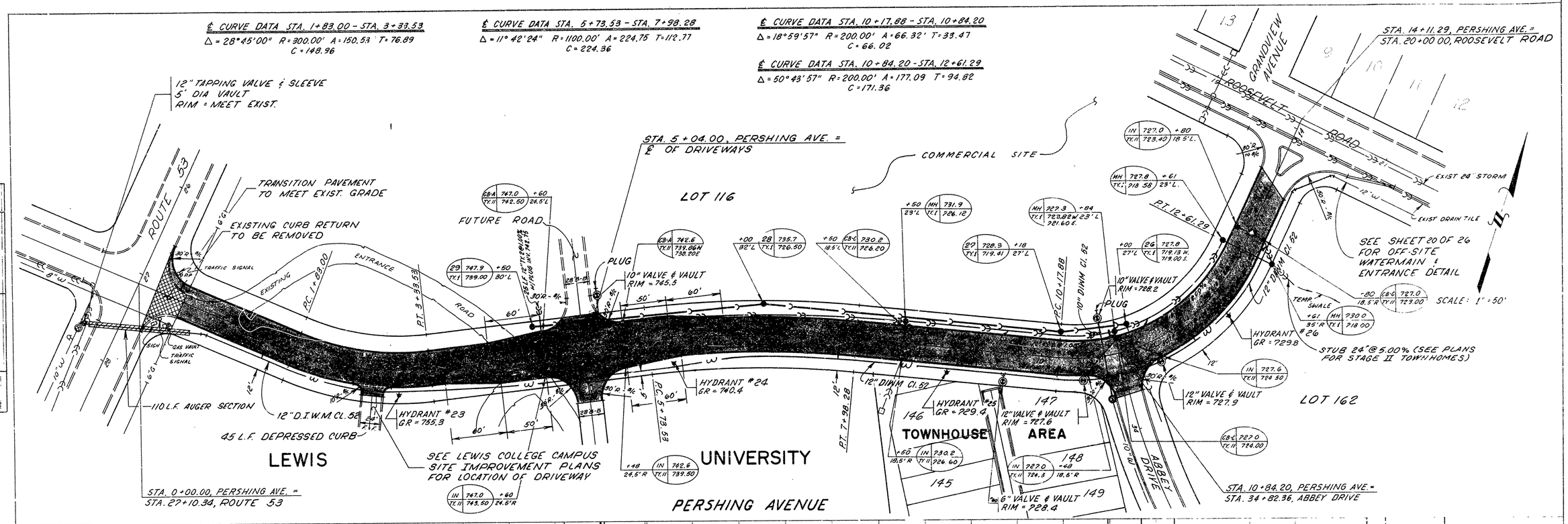
R19-100933

℄ CURVE DATA STA. 1+83.00 – STA. 3+33.53
Δ = 28°45'00" R = 300.00' A = 150.53 T = 76.89
C = 148.96

℄ CURVE DATA STA. 5+73.53 – STA. 7+98.28
Δ = 11°42'24" R = 1100.00' A = 224.75 T = 112.77
C = 224.36

℄ CURVE DATA STA. 10+17.88 – STA. 10+84.20
Δ = 18°59'57" R = 200.00' A = 66.32' T = 33.47
C = 66.02

℄ CURVE DATA STA. 10+84.20 – STA. 12+61.29
Δ = 50°43'57" R = 200.00' A = 177.09 T = 94.82
C = 171.36



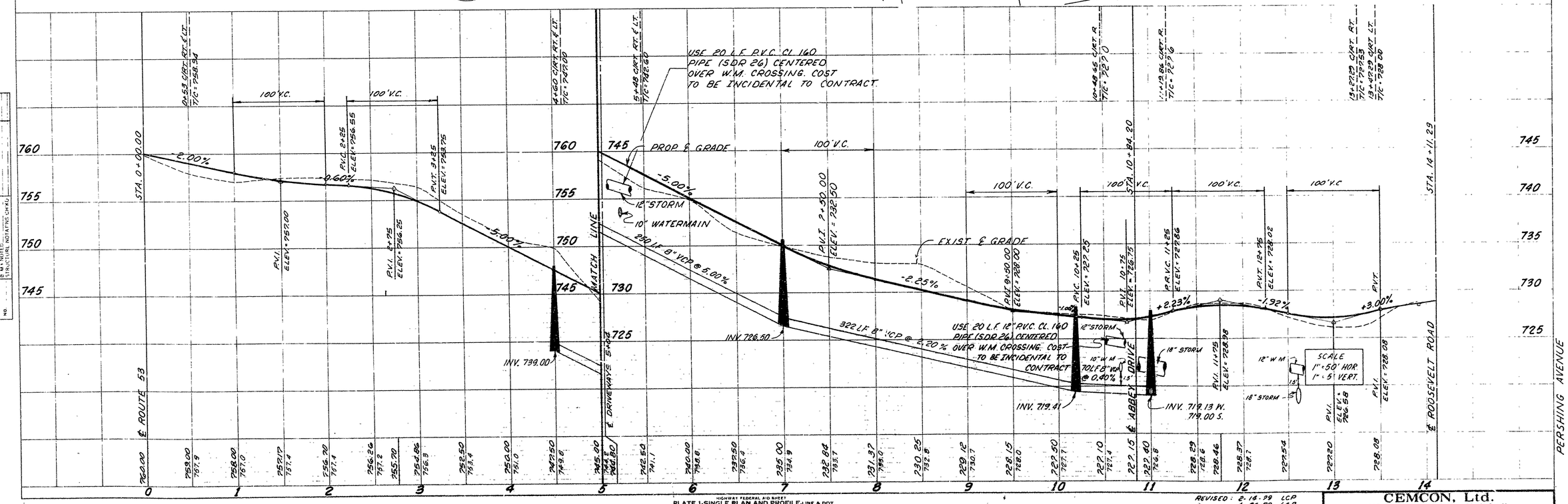


PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT

REVISED: 2-14-79 LCP
4-26-79 LCP
5-18-79 UTM
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PROFESSIONAL ENGINEERING CONSULTANTS
139 ROOSEVELT ROAD GLEN ELLYN ILLINOIS

DESIGNED BY R.W.B.	CHECKED BY LCP	SCALE AS SHOWN	DRAWING NUMBER
DRAWN BY T.L.R.	DATE 12-19-78	JOB NUMBER 222-091	18 OF 26

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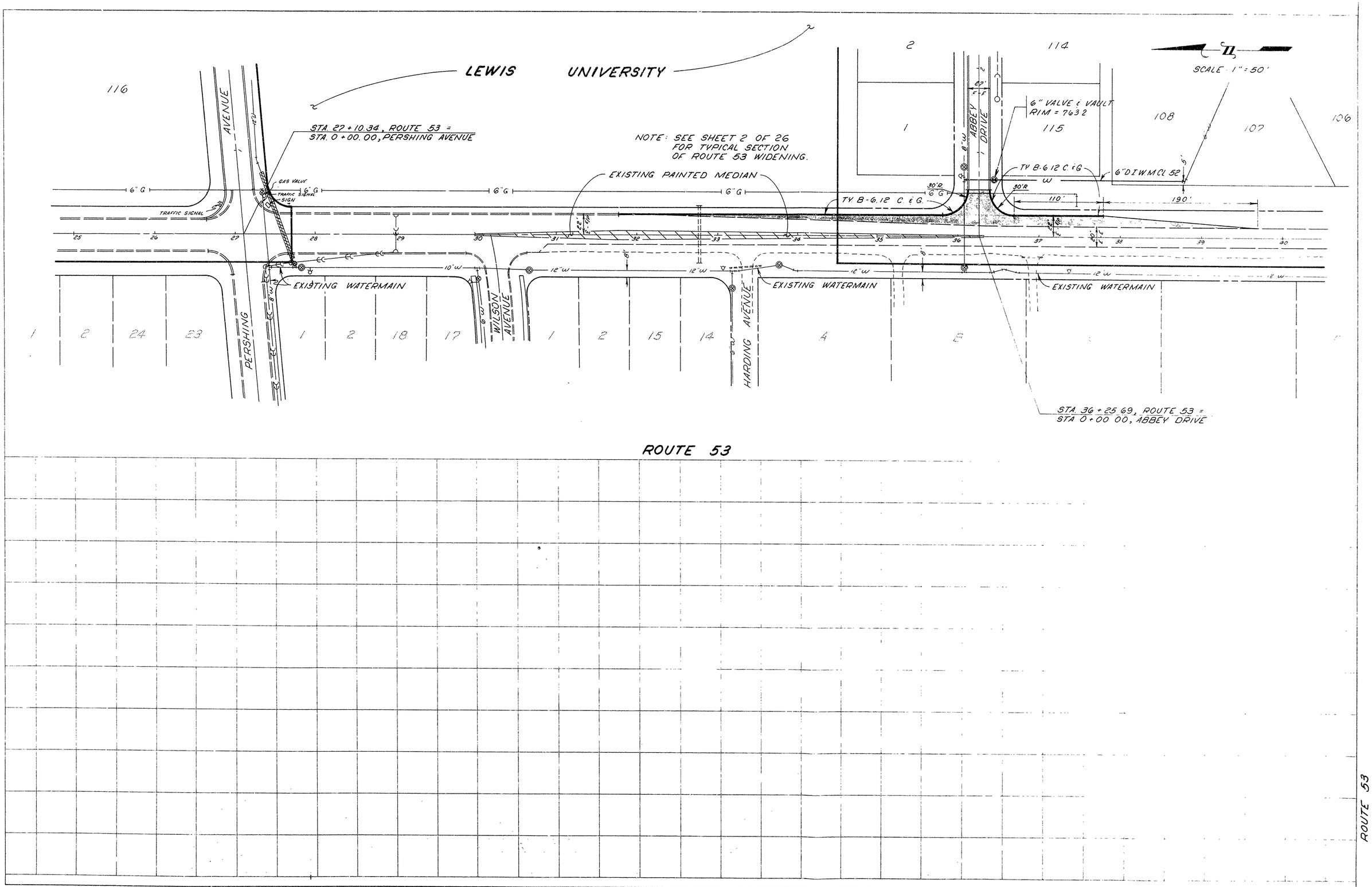

PLAN
NOTE BOOK NO.
SURVEYED
PLOTTED
ALIGNMENT CHECKED
RT OF WAY CHECKED
BY
DATE

PROFILE
NOTE BOOK NO.
SURVEYED
PLOTTED
GRADES CHECKED
B.M.'S NOTED
STRUCT. REINSTATNS CHKD
BY
DATE

ROUTE 53

HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT
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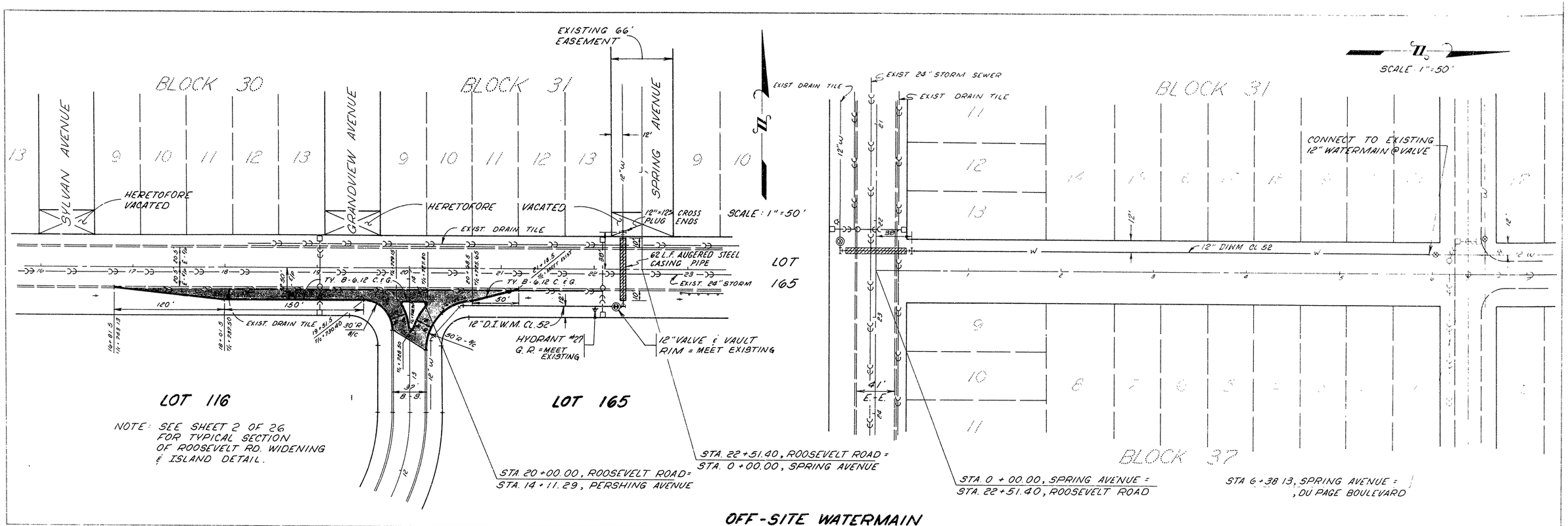
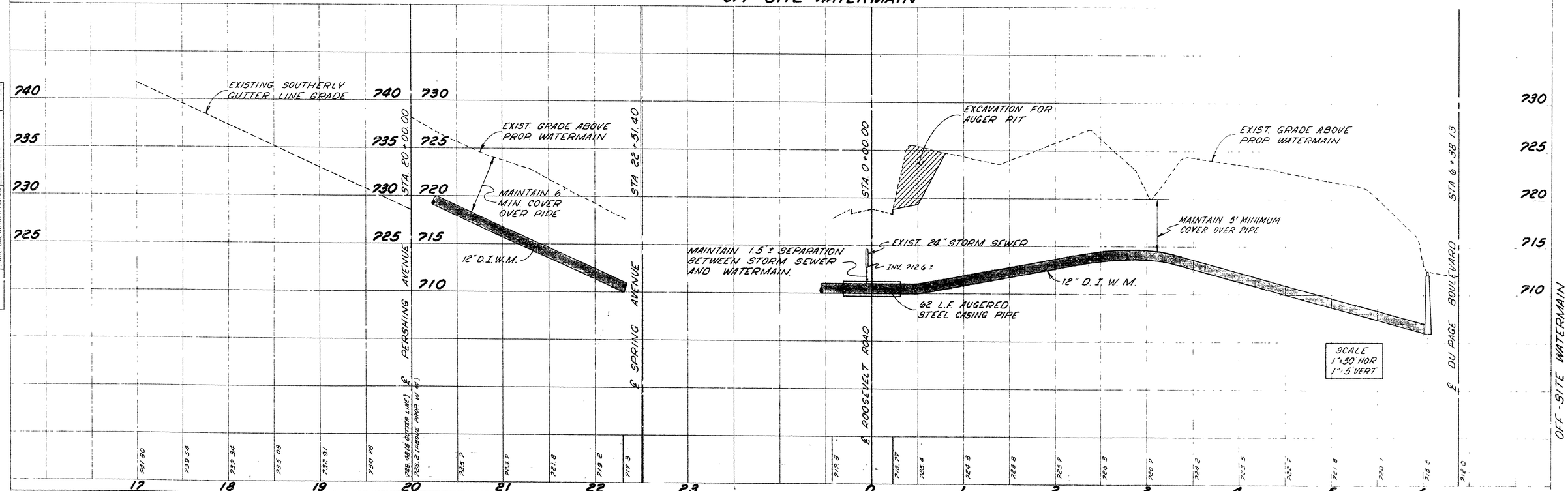


OFF-SITE WATERMAIN



OFF-SITE WATERMAIN

PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT

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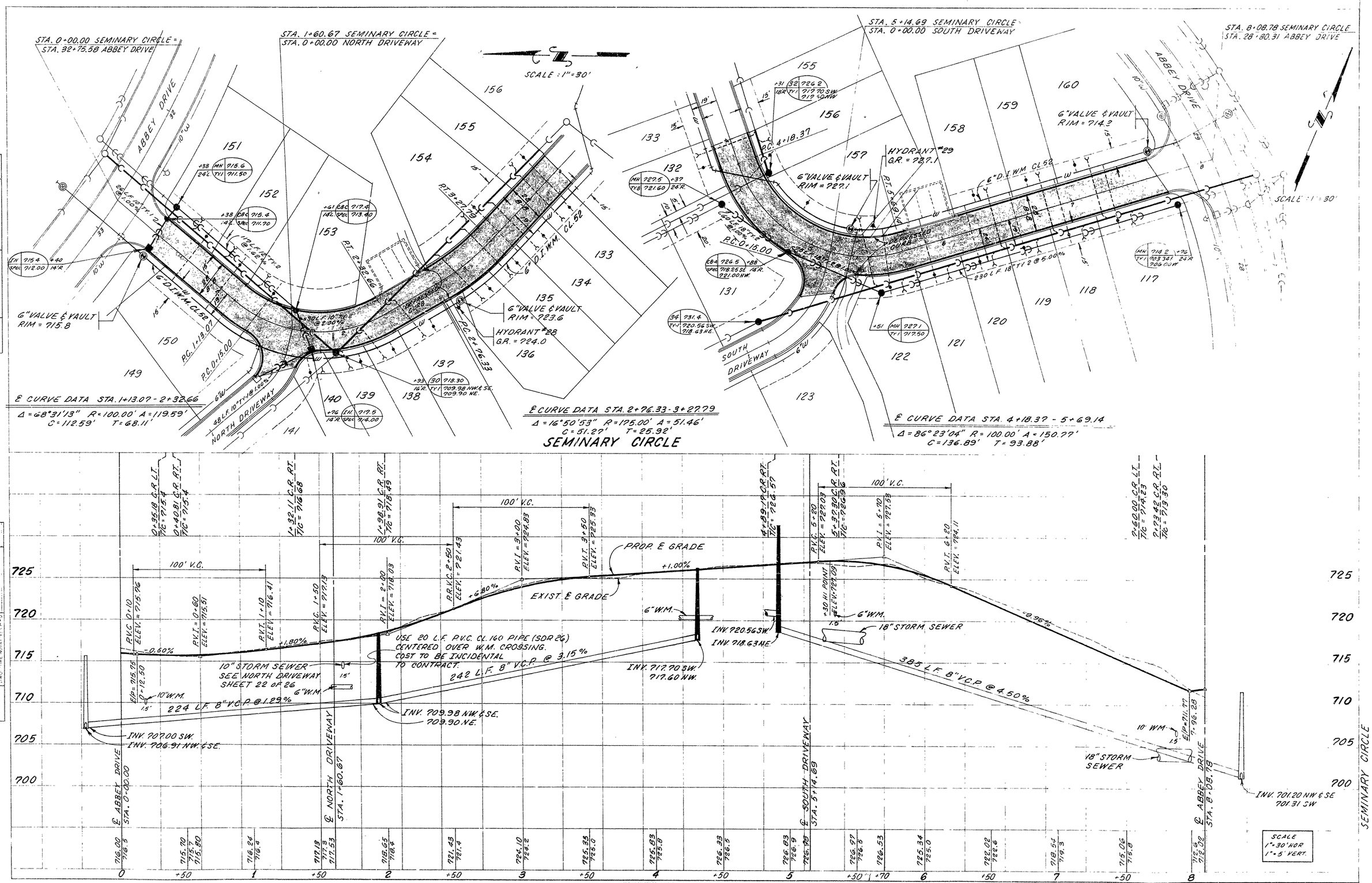

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CEMCON Ltd.
Consulting Engineers Land Surveyors & Planners
933 W. Liberty Drive Wheaton, Illinois 60187 Phone 312/653-1030

DESIGNED BY	CHECKED BY	SCALE	DRAWING NUMBER
RWB	RWB	AS SHOWN	21 of 26
DRAWN BY TLF/JTM	DATE 4-26-79	JOB NUMBER 248.031	

28 of 48 pgs.

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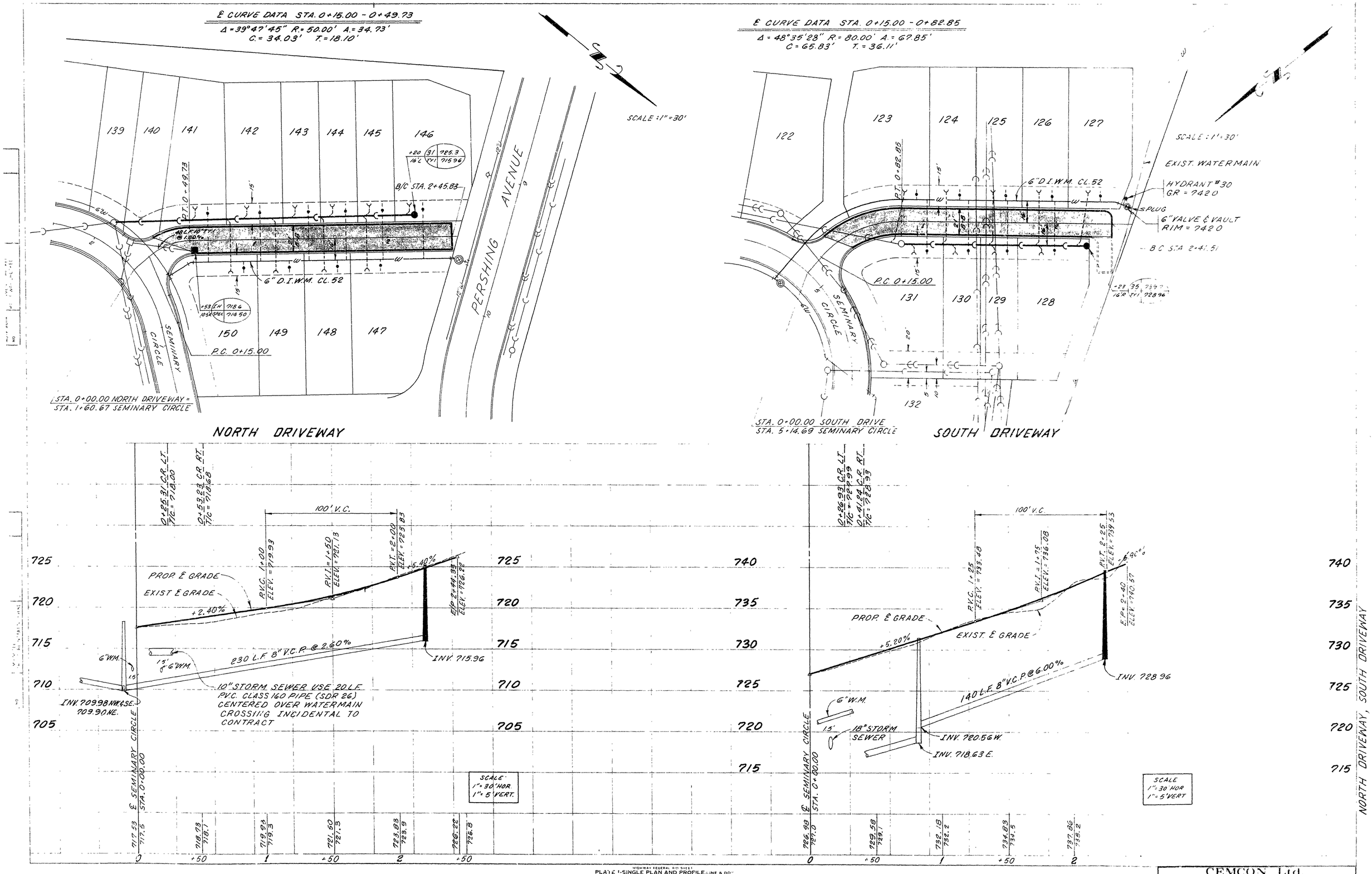

HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE LINE & DOT
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29 of 48 pgs.

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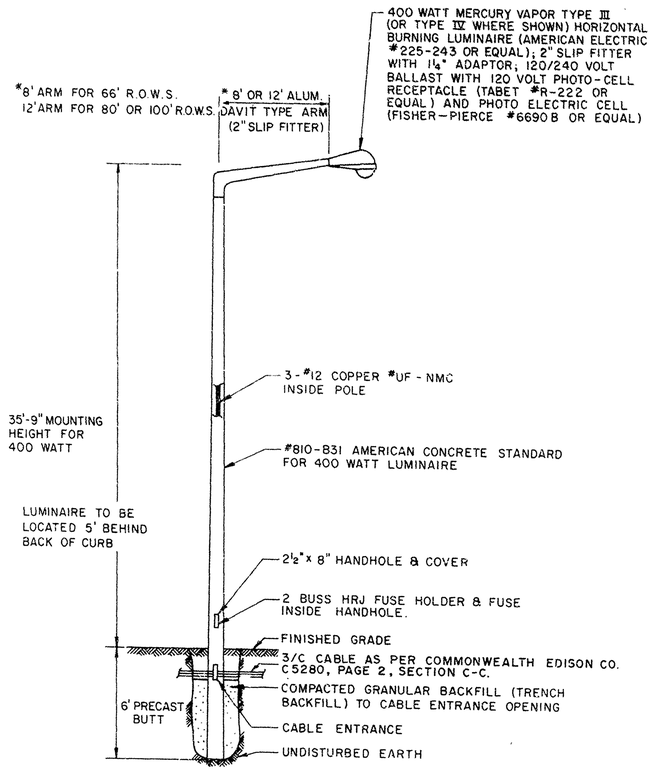
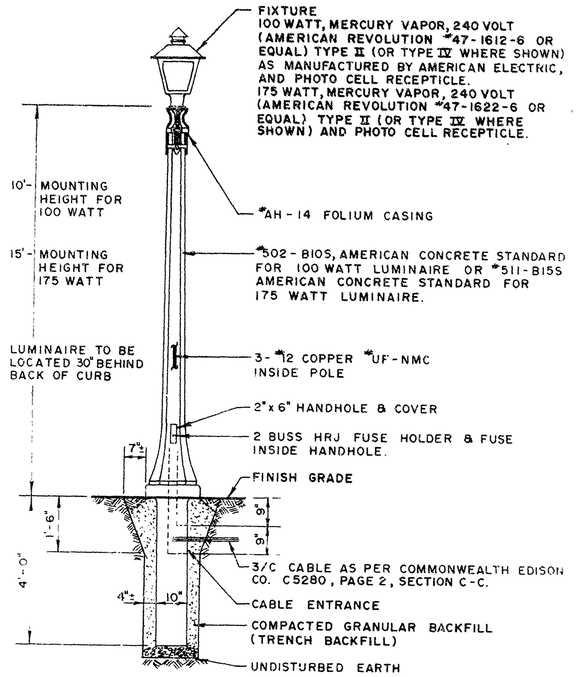
DRAWN BY TLF/JTM	DATE 4-26-79	JOB NUMBER 840.031	

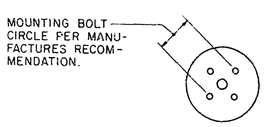
R79-100933

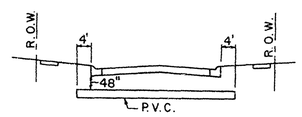


TYPICAL DETAIL 400 WATT MERCURY VAPOR LUMINAIRE WITH STANDARD



DETAIL 100 WATT & 175 WATT MERCURY VAPOR LUMINAIRE WITH STANDARD



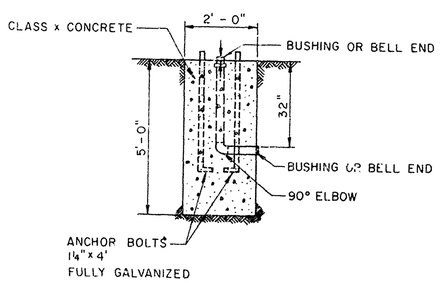


STREET CROSSINGS

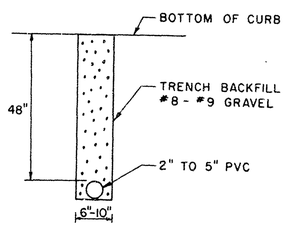
1. ALL STREET CROSSINGS OF CONDUCTOR AND/OR CABLE WILL BE INSTALLED IN SCH 40, HEAVY WALL RIGID PVC CONDUIT OF ADEQUATE SIZE TO ACCOMMODATE CONDUCTOR, UNLESS REGULATIONS BY AN AGENCY OTHER THAN THE VILLAGE OF GLEN ELLYN DO NOT PERMIT THE USE OF P.V.C. CONDUIT.
2. DUCT SHALL EXTEND A MIN. OF FOUR FEET BEYOND BACK OF CURB ON EACH SIDE OF STREET.
3. DUCT SHALL BE LAID AT AN ABSOLUTE MIN. OF 48 INCHES BELOW THE BOTTOM OF THE CURB.
4. DUCT SHALL BE CAPPED AT BOTH ENDS.
5. ENDS OF CONDUIT WILL BE MARKED WITH A 2X4 STAKE WITH AT LEAST 3' ABOVE GRADE AND "ELECTRIC CONDUIT" LETTERED ON THE SIDE.

NOTES

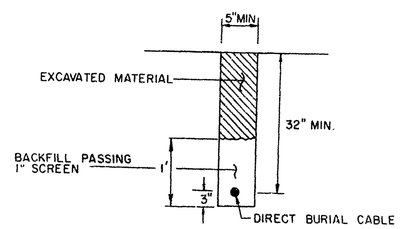
1. DO NOT TAKE DIMENSIONS FROM THIS DRAWING. REFER TO RECORDED PLAT OF SUBDIVISION.
2. LUMINAIRE STANDARDS SHALL BE LOCATED 30" BEHIND THE CURB.
3. SEE PLAN AND PROFILE SHEETS FOR LOCATION OF UNDERGROUND UTILITIES.
4. ALL LUMINAIRES WITH STANDARDS SHALL BE INSTALLED COMPLETE WITH DIRECT BURIAL CABLE AS REQUIRED TO CONNECT TO C.E CO TRANSFORMERS.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR POLES AND LUMINAIRES (INCLUDING BALLAST INFORMATION) TO THE ENGINEER AND THE VILLAGE OF GLEN ELLYN FOR REVIEW BEFORE ORDERING LIGHTING MATERIALS.



CONCRETE FOUNDATION DETAIL



TYPICAL TRENCH SECTION FOR ELECTRIC CONDUIT



TYPICAL TRENCH DETAIL

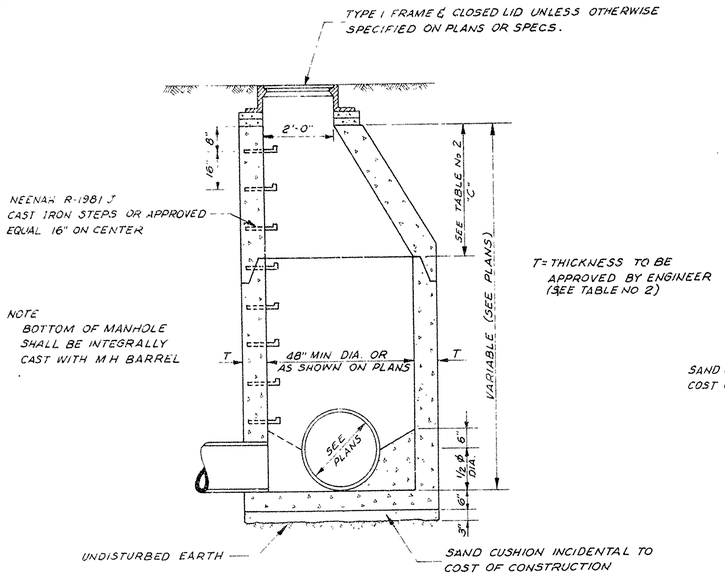
STREET LIGHTING DETAIL
MARYKNOLL
ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
739 ROOSEVELT ROAD, SUITE 304 BUILDING 6
GLEN ELLYN, ILLINOIS 60137
PHONE 312/858-9190

REVISIONS	DESIGNED BY RWB	SCALE N.T.S.	DRAWING NUMBER
	DRAWN BY JTM	DATE 12-19-78	23 of 26
	CHECKED BY RWB	JOB NUMBER 248.031	

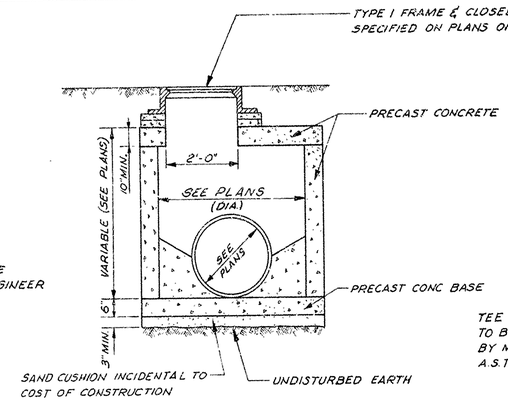
30 of 48 pgs.

R19-100933



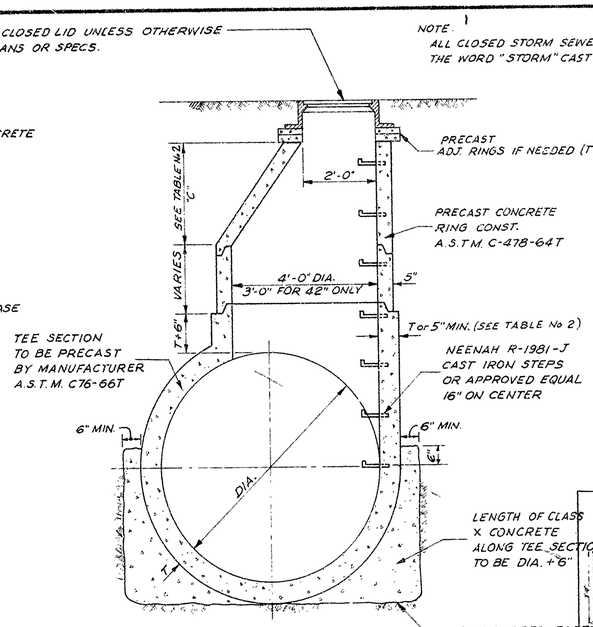
STANDARD MANHOLE (TYPE A)

(FOR SEWERS UP TO 36" DIA.)



SPECIAL MANHOLE

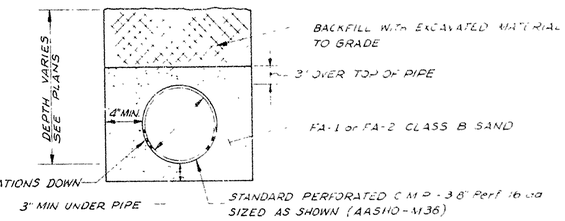
(FOR SEWERS UP TO 36" DIA.)



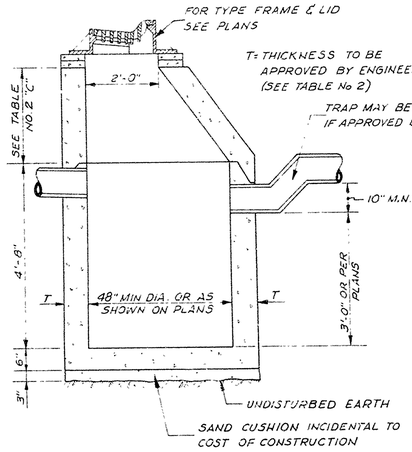
NOTE:
1. PRECAST MANHOLE SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND
2. DETAILS OF STEEL & JOINTING OF BARREL TO PIPE SECTION TO BE SUBMITTED BY MANUF. FOR ENGINEERS APPROVAL.

TEE MANHOLE

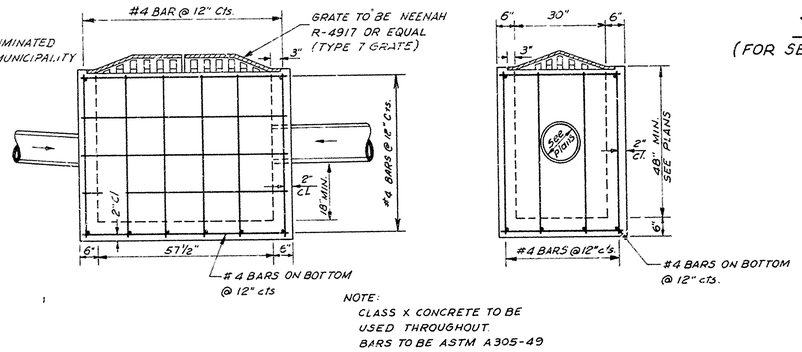
(FOR SEWERS 42" DIA. & LARGER)



PIPE UNDERDRAINS

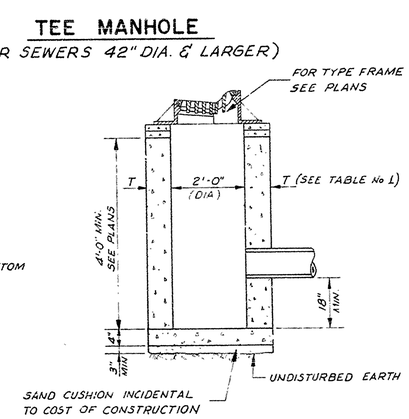


CATCH BASIN TYPE A

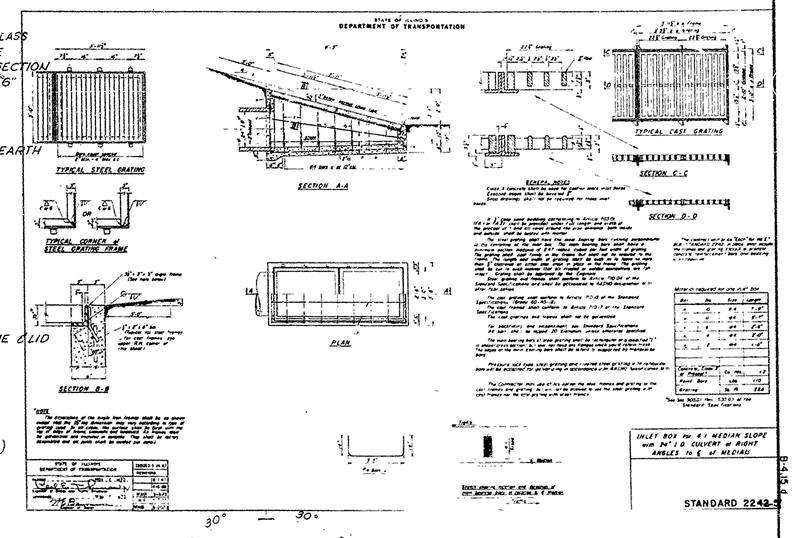


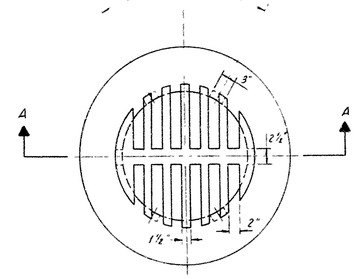
NOTE:
CLASS X CONCRETE TO BE USED THROUGHOUT.
BARS TO BE ASTM A305-49

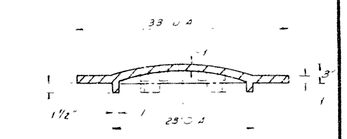
CATCH BASIN TYPE B



CATCH BASIN TYPE C

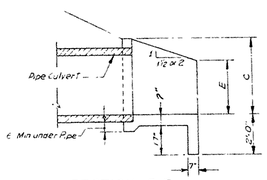




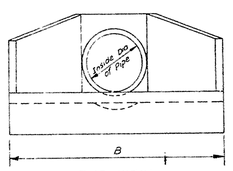


NOTES
1 THE CAST GRATE MAY BE MADE EITHER OF GRAY IRON OR DUCTILE IRON CONFORMING TO THE STANDARD SPECIFICATIONS
2 THIS GRATE SHALL BE USED IN GRASSY AREAS
3 DUCTILE IRON CASTING SHALL BE GRADE 65 45-12

TYPE 8 GRATE

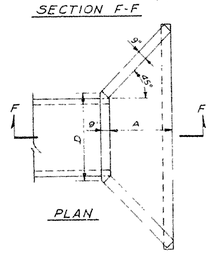


SECTION F-F



END VIEW

NOTE:
Precast Reinforced Concrete Flared End Sections May Be Used in Place of Headwalls Shown here if Approved By Engineer.



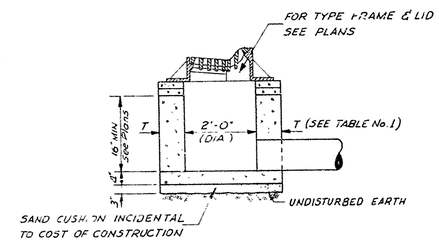
NOTES 1) Build tops of Headwalls parallel to grade Line.
2) Class-X-Concrete shall be used throughout.
3) Entire Headwall shall be poured monolithically

TABLE OF DIMENSIONS

Design Number	Inside Dia of Pipe	Slope of Fill	DIMENSIONS A	B	C	D	E	Cl-X-Conc & Hawls Cu. Yd	Design Number
D12-1/2	12"	1/2 1	10"	4'-1"	2'-0"	2'-0"	12"	0.8	D12-1/2
D12-2	12"	2 to 3 1	15"	4'-11"	2'-0"	2'-0"	12"	1.0	D12-2
D15-1/2	15"	1/2 1	12"	4'-8"	2'-3"	2'-3"	14"	0.9	D15-1/2
D15-2	15"	2 to 3 1	18"	5'-6"	2'-3"	2'-3"	13"	1.3	D15-2
D18-1/2	18"	1/2 1	14"	5'-3"	2'-6"	2'-6"	15"	1.2	D18-1/2
D18-2	18"	2 to 3 1	21"	6'-5"	2'-6"	2'-6"	15"	1.5	D18-2
D24-1/2	24"	1/2 1	19"	6'-9"	2'-9"	3'-2"	19"	1.7	D24-1/2
D24-2	24"	2 to 3 1	2'-4"	8'-3"	2'-9"	3'-2"	18"	2.3	D24-2
D30-1/2	30"	1/2 1	2'-0"	8'-1"	3'-3"	3'-8"	22"	2.3	D30-1/2
D30-2	30"	2 to 3 1	2'-10"	9'-9"	3'-3"	3'-8"	21"	3.1	D30-2
D36-1/2	36"	1/2 1	2'-5"	9'-7"	3'-10"	4'-4"	2'-1"	3.1	D36-1/2
D36-2	36"	2 to 3 1	3'-5"	11'-7"	3'-10"	4'-4"	2'-1"	4.2	D36-2

PLAIN CONCRETE HEADWALL DETAILS

(FOR PIPE CULVERTS 12" THRU 36")



INLET TYPE A

TABLE No. 1

ALTERNATE MATERIALS FOR WALLS	T
PRECAST REINFORCED CONCRETE RISERS	3"
CONCRETE MASONRY UNITS	5"
MONOLITHIC CONCRETE	6"
CONCRETE BUILDING BRICK, GRADE A	8"

TABLE No. 2

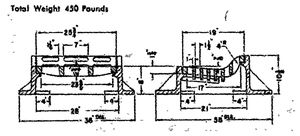
ALTERNATE MATERIALS FOR WALLS	D	C	T (MIN)
CONCRETE MASONRY UNITS	4'-0"	2'-6"	5"
	5'-0"	3'-9"	5"
PRECAST REINFORCED CONCRETE RISERS	4'-0"	2'-6"	4"
	5'-0"	3'-9"	5"
MONOLITHIC CONCRETE	4'-0"	2'-6"	6"
	5'-0"	3'-9"	6"
CONCRETE BUILDING BRICK, GRADE A	4'-0"	2'-6"	8"
	5'-0"	3'-9"	8"

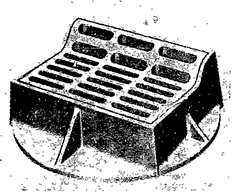
NOTE
SECTIONS SHALL BE PRE-CAST UNLESS OTHERWISE DIRECTED BY ENGINEER.

31 of 48 pgs

R-3301-F Inlet for Roll Type Curb

Heavy Duty
Total Weight 450 Pounds





SPECIAL FRAME & GRATE

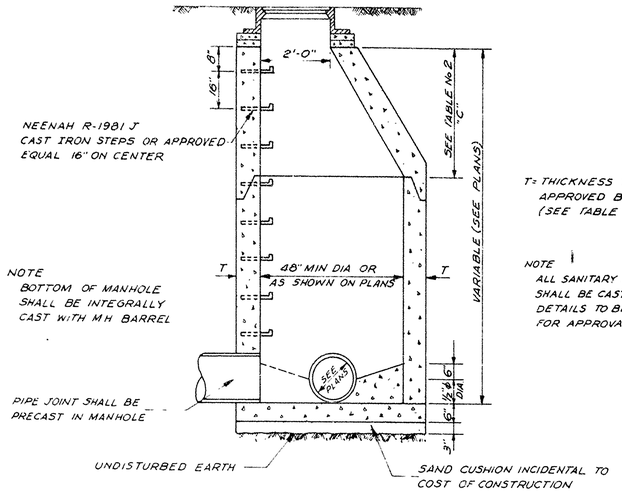
DRAINAGE STRUCTURE DETAILS
MARYKNOLL
ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
PROFESSIONAL ENGINEERS
139 BOOMER ROAD

REVISED 4-26-99 LCP	DESIGNED BY RWB	SCALE N.T.S.	
6-8-99 LCP	DRAWN BY LCP	DATE 12-19-98	DRAWING NUMBER 24 of 26
	CHECKED BY RWB	JOB NUMBER 246.031	

R79-100933

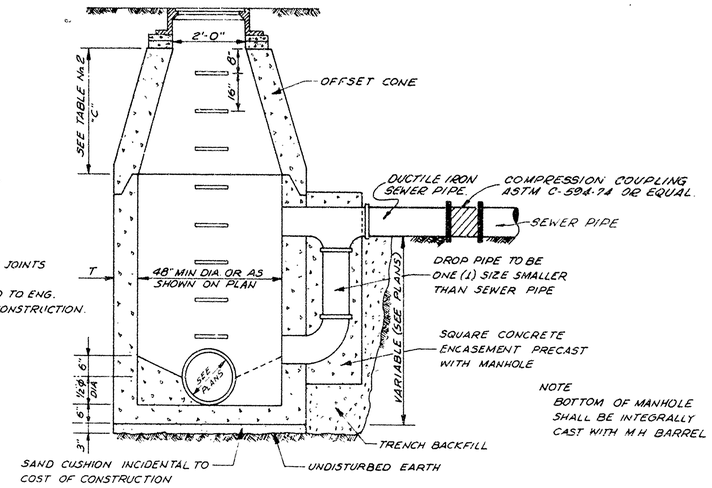
NOTE
TEE & RISER SHALL BE USED FOR ALL SEWER SERVICES TO MAIN CONNECTIONS, 12' OR MORE IN DEPTH



T = THICKNESS TO BE APPROVED BY ENGINEER (SEE TABLE No 2)

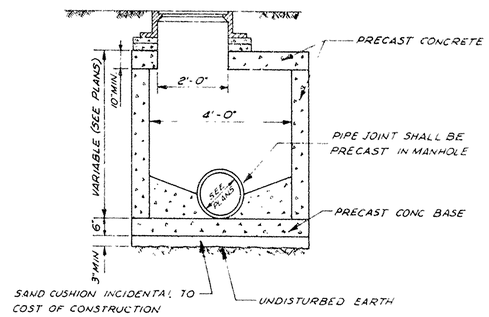
NOTE
ALL SANITARY SEWER PIPE JOINTS SHALL BE CAST WITH M.H. DETAILS TO BE SUBMITTED TO ENG. FOR APPROVAL BEFORE CONSTRUCTION.

STANDARD MANHOLE

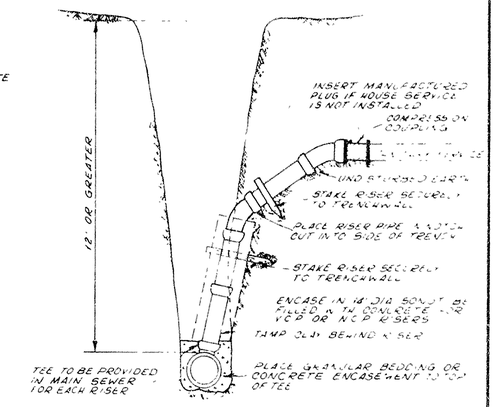


NOTE
BOTTOM OF MANHOLE SHALL BE INTEGRALLY CAST WITH M.H. BARREL

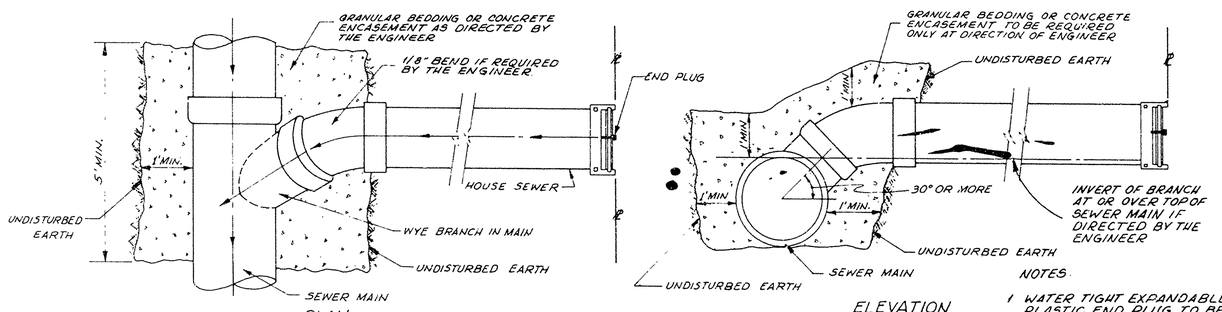
STANDARD DROP MANHOLE



SPECIAL MANHOLE

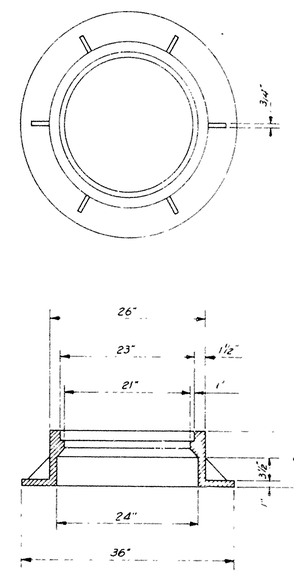


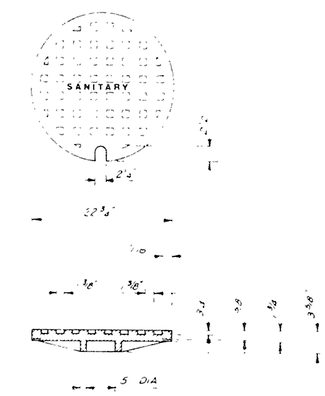
SEWER SERVICE RISER



NOTES
1 WATER TIGHT EXPANDABLE PLASTIC END PLUG TO BE INSTALLED IN SERVICE LINE AT PROPERTY LINE
2 HOUSE SERVICE TO HAVE MINIMUM SLOPE OF 1.00%.

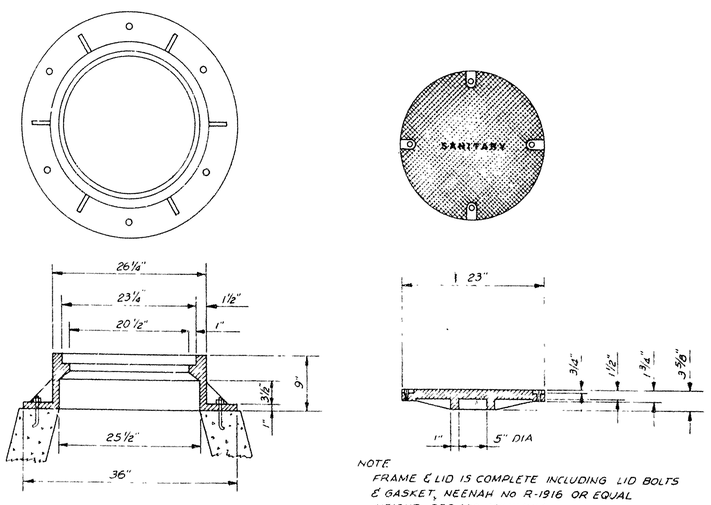
SANITARY SEWER SERVICE DETAIL





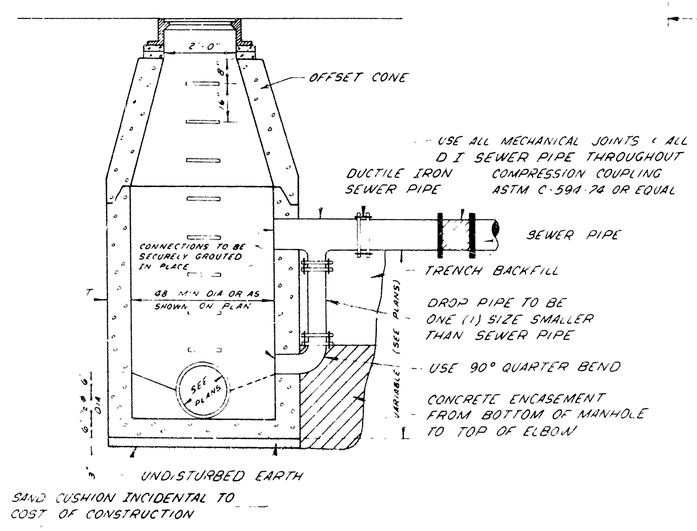
NOTE
FRAME & LID SHALL BE NEENAH No R-1015 OR EAST JORDAN No 1051 OR EQUAL
TOTAL WEIGHT 460 LBS MINIMUM

STANDARD FRAME WITH CLOSED LID (TYPE I)



NOTE
FRAME & LID IS COMPLETE INCLUDING LID BOLTS & GASKET, NEENAH No R-1916 OR EQUAL
WEIGHT 320 LBS MINIMUM

WATERPROOF FRAME WITH BOLTED LID



DROP CONNECTION TO EXISTING MANHOLE

WITH DUCTILE IRON DROP ASSEMBLY 32 of 48 pgs.

TABLE No. 2

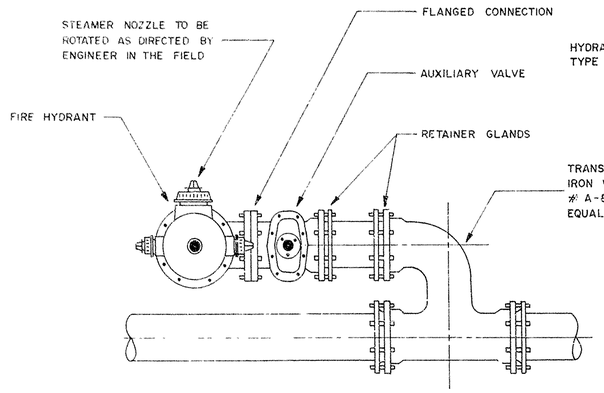
MATERIALS FOR WALLS	D	C	T (MIN)
PRECAST REINFORCED	4'-0"	2'-6"	4"
CONCRETE RISERS	5'-0"	3'-9"	5"
MONOLITHIC CONCRETE	4'-0"	2'-6"	6"
	5'-0"	3'-9"	6"

NOTE
SECTIONS SHALL BE PRE-CAST UNLESS OTHERWISE DIRECTED BY THE ENGINEER

SANITARY SEWER DETAILS
MARYKNOLL
ARLINGDALE DEVELOPMENT CORP.
CEMCON, Ltd.

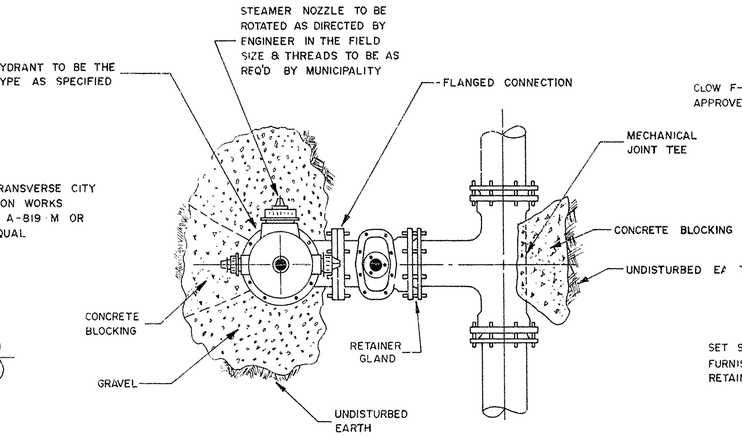
DESIGNED BY RWB	SCALE N.T.S.		
DRAWN BY LCP	DATE 12-19-78	DRAWING NUMBER 25 of 26	
REVIEWED BY RWB	JOB NUMBER 288 031		

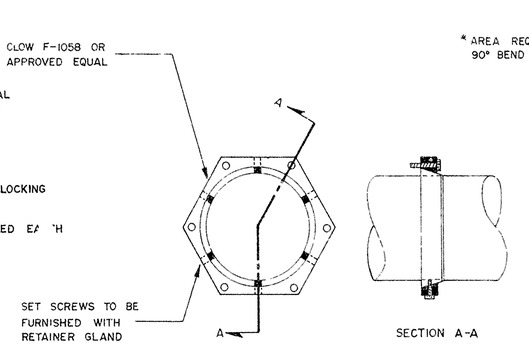
R79-100933



SPECIAL HYDRANT INSTALLATION

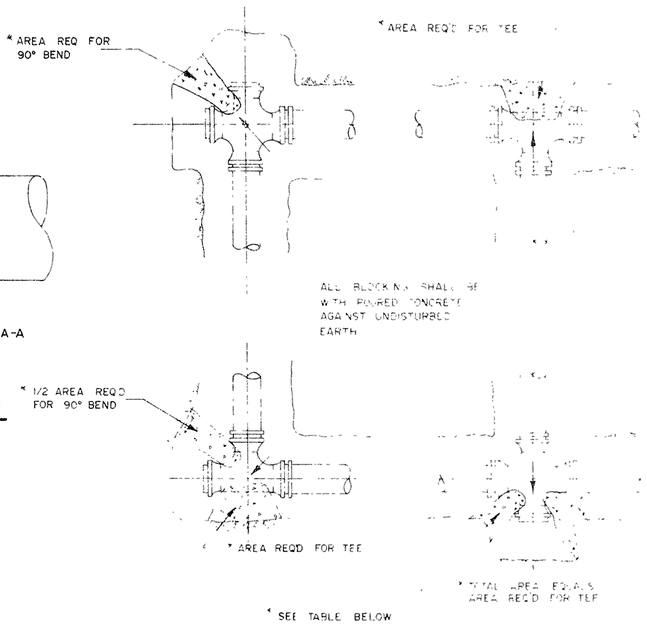
(TYPE & MANUFACTURE AS REQUIRED BY THE MUNICIPALITY)

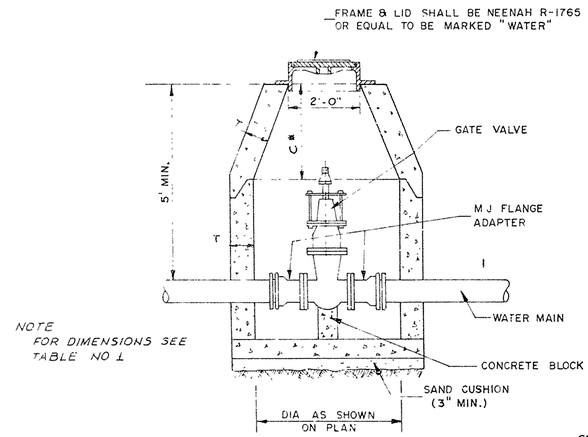




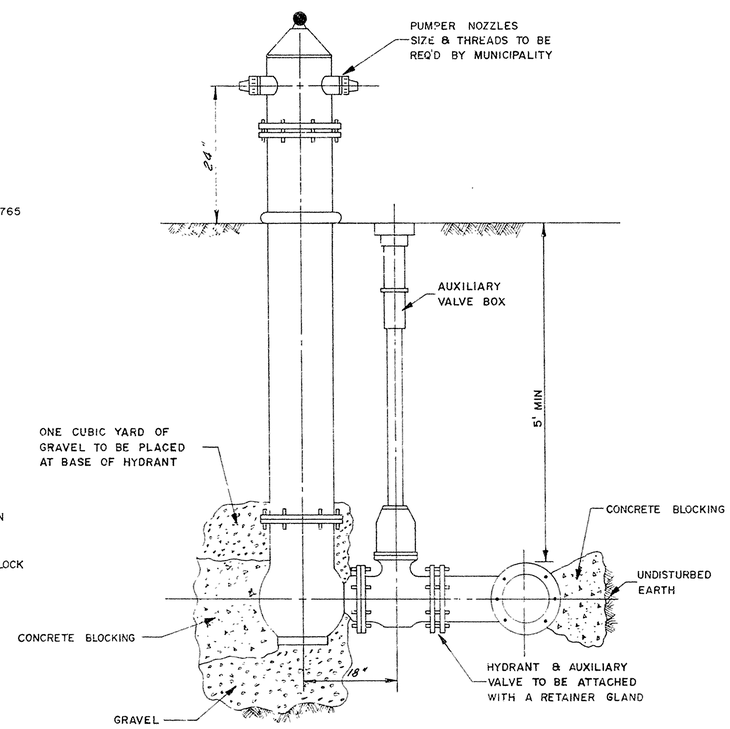
MECHANICAL JOINT RETAINER GLAND

(MAY BE USED IN LIEU OF THRUST BLOCKS AS DIRECTED BY ENGINEER)



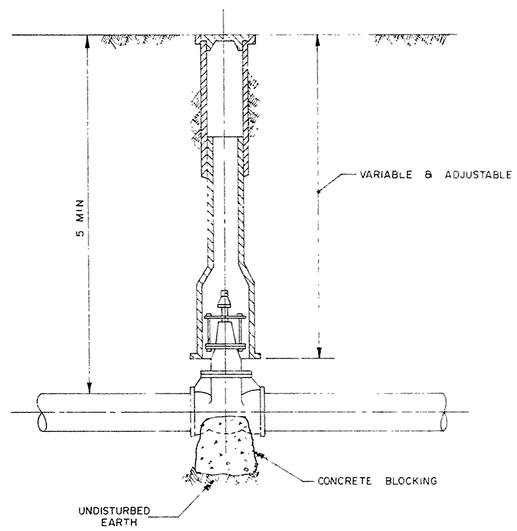


VALVE VAULT DETAIL



STANDARD HYDRANT ASSEMBLY

(TYPE & MANUFACTURE AS REQUIRED BY THE MUNICIPALITY)



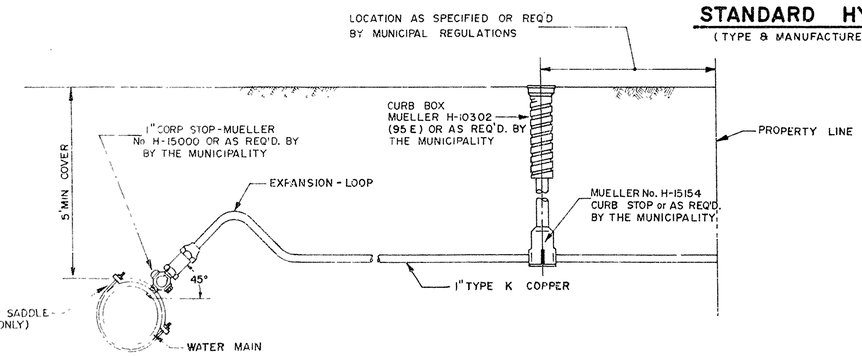
TYPICAL VALVE BOX INSTALLATION

(TYPE & MANUFACTURE AS REQUIRED BY THE MUNICIPALITY)

MINIMUM THRUST BLOCK AREA REQUIRED (4xB)

PIPE SIZE	ASBESTOS CEMENT TEE, DEAD END, 90°, 45°, 22½° BENDS	TEE, TEE END, 90°, 45°, 22½° BENDS
4" & LESS	3 SQ FT	3 SQ FT
6"	5 "	3 "
8"	5 "	3 "
10"	8 "	5 "
12"	11 "	6 "

TYPICAL LOCATIONS OF THRUST BLOCKS



WATER MAIN DETAIL

TABLE No. 1

ALTERNATE MATERIAL FOR WALLS	D	C	T MIN
PRECAST REINFORCED CONCRETE RISERS	4'-0"	2'-6"	4"
	5'-0"	3'-9"	5"
MONOLITHIC CONCRETE	4'-0"	2'-6"	6"
	5'-0"	3'-9"	6"

* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE RISERS MAY VARY FROM THE DIMENSION GIVEN TO A PLUS 6 INCHES

DIAMETER OF WATER MAIN	D
8 INCHES AND UNDER	4'-0"
10 INCHES AND OVER	5'-0"

33 of 48 pgs.

WATERMAIN DETAILS
MARYKNOLL
ARLINGDALE DEVELOPMENT CORP.
CEMCON, LTD.

DRAWN BY RWB
CHECKED BY LCP RWB
N T S
12-19-78
248-031
26 - 26

21

R79-100933

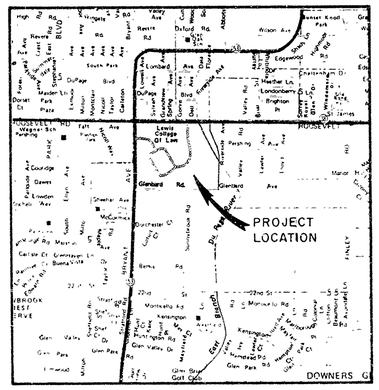
Maryknoll of Glen Ellyn

STAGE II TOWNHOMES

WATERMAIN •• SANITARY SEWER •• STREET •• STREET LIGHTING AND DRAINAGE IMPROVEMENTS

LEGEND

EXISTING	PROPOSED	
W	W	WATER MAIN
		HYDRANT
		VALVE & VAULT - VALVE & BOX
		WATER SERVICE
		SANITARY SEWER
		STORM SEWER
		MANHOLE, TY.A CLOSED LID, UNLESS OTHERWISE NOTED
		INLET, TY A, UNLESS OTHERWISE NOTED (FR. & GR AS NOTED)
		CATCH BASIN, TY A, UNLESS OTHERWISE NOTED (FR & GR AS NOTED)
		SANITARY SERVICE
		END SECTION
		HEADWALL
B / C	A B / D C	A = DRAINAGE STRUCTURE TYPE OR SAN. MH NO. B = RIM ELEVATION (T/C FOR CURB INLETS) C = INVERT ELEVATION D = FRAME & GRATE TYPE
		P.V.C. CLASS 160 PIPE (SDR 26) AT WATERMAIN CROSSING



LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. STREET PAVEMENT DESIGN & GENERAL DRAINAGE PLAN
3. GENERAL SANITARY SEWER & WATERMAIN PLAN
4. STREET LIGHTING PLAN
5-6. GRADING PLAN
7-8. PLAN & PROFILE: CHANCEL CIRCLE
9. PLAN & PROFILE: NORTH & SOUTH DRIVEWAY
10-12. STANDARD DETAILS

BENCH MARKS

1. CHISELED "□" ON NORTHWEST CORNER OF JUNCTION CHAMBER 75'± EAST OF CENTERLINE STATION 19+00 MARYKNOLL CIRCLE. ELEV. 682.81 (MARYKNOLL DATUM) = 683.41 N.G.V.D. (National Geodetic Vertical Datum)

Exhibit H

[illegible] 5 [illegible] 21 [illegible] 79

Randall W. Bus

ILLINOIS REGISTERED PROFESSIONAL

RANDALL W. BUS 62 32381 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

PREPARED FOR

Arlingdale Development Corp.
2200 Stonington Avenue
Hoffman Estates, Ill. 60195

PREPARED BY

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
933 West Liberty Drive
Wheaton, Illinois 60187 Phone: 312/653-1030

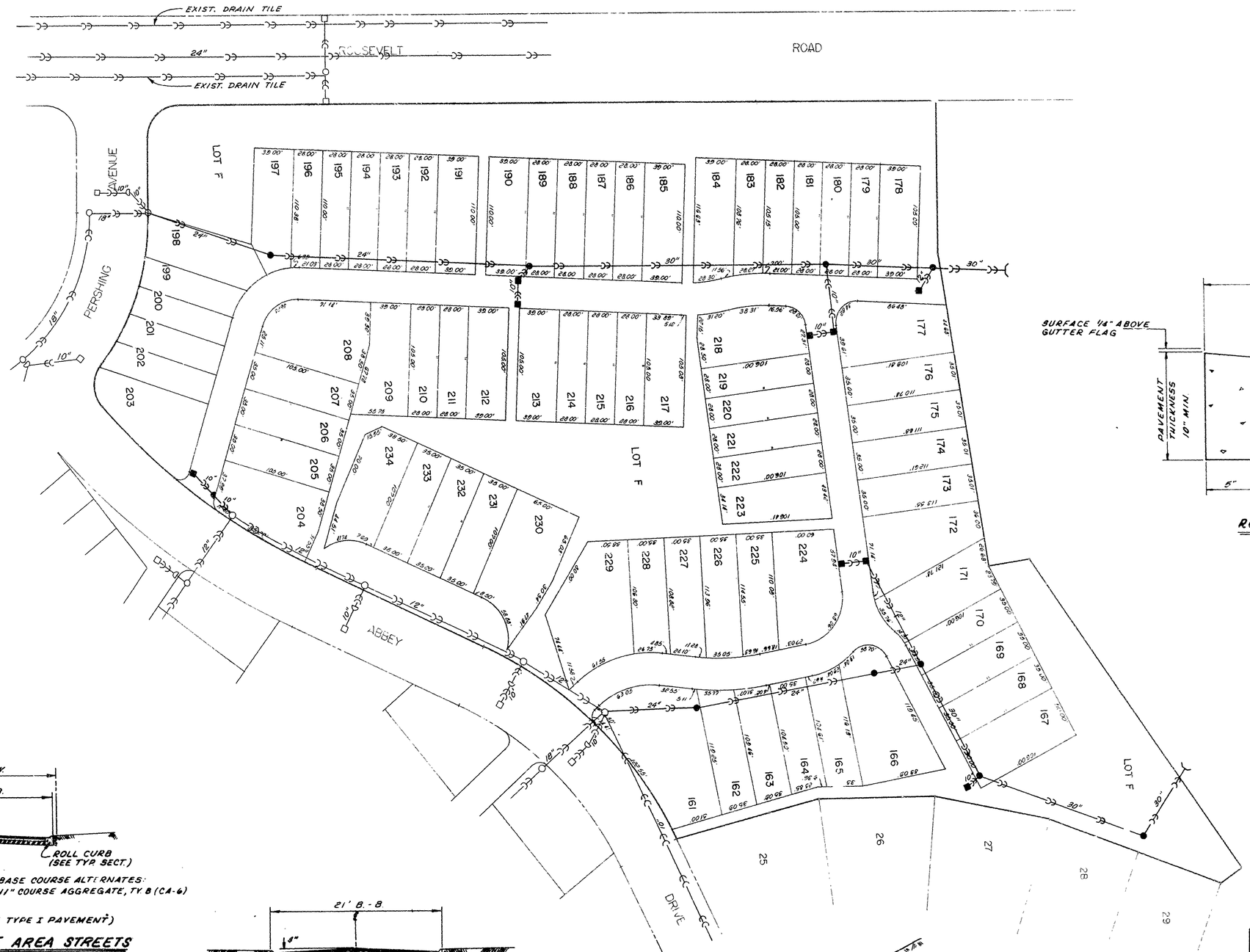
34 of 48 pgs.

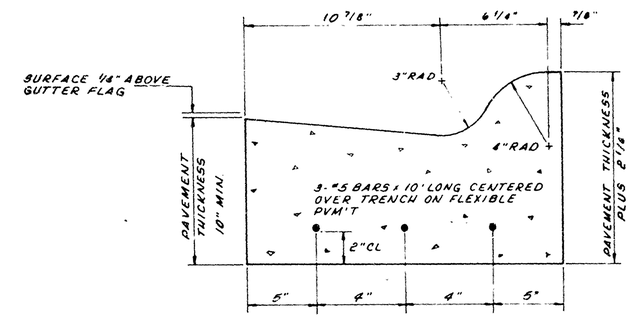
REVISIONS

NO	DATE	SHEETS	NO.	DATE	SHEETS
1.	6-29-79 JTM	1, 2, 3, 6, 7, 8, 9			
2.	7/25/79 TM	Sht. 5 & 6			
3	8-13-79 LCP	2-5, 7-10			

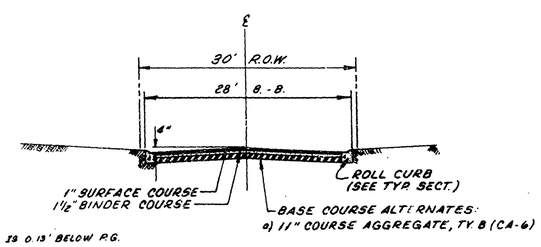
JOB NO. 248.038
DATE: 5-21-79
DRN. BY JTM & TLF
SHEET 1 OF 12

R79-100933





ROLL CURB & GUTTER



NOTE T/C IS 0.13' BELOW P.G.

(TYPICAL SECTION TYPE I PAVEMENT)

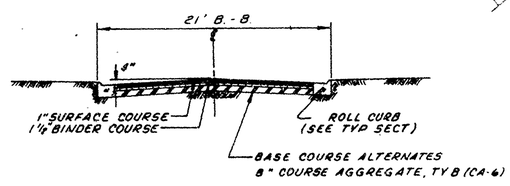
TOWNHOUSE AREA STREETS

(CLASS IV ROAD)

1999 A.D.T. < 400 VEHICLES/DAY I.B.R. = 2.5 D_p = 15 T_f = 0.011

D_T = 2.2*

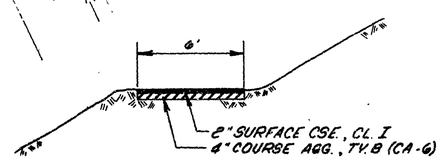
a.) 11" Agg. Ty. B @ 0.13 = 1.3
2 1/2" Bit. Conc. Cl. I @ 0.4 = 1.0
2.3 ≥ 2.2*



TYPICAL SECTION TYPE I PAVEMENT

TOWNHOUSE AREA DRIVEWAYS

(PRIVATE)



WALKWAY DETAIL

LEGEND

- MH - MANHOLE STRUCTURE
- CB - CATCH BASIN STRUCTURE
- I - INLET STRUCTURE

STREET PAVEMENT DESIGN & GENERAL DRAINAGE PLAN

MARYKNOLL STAGE II TOWNHOMES

ARLINGDALE DEVELOPMENT CORP.

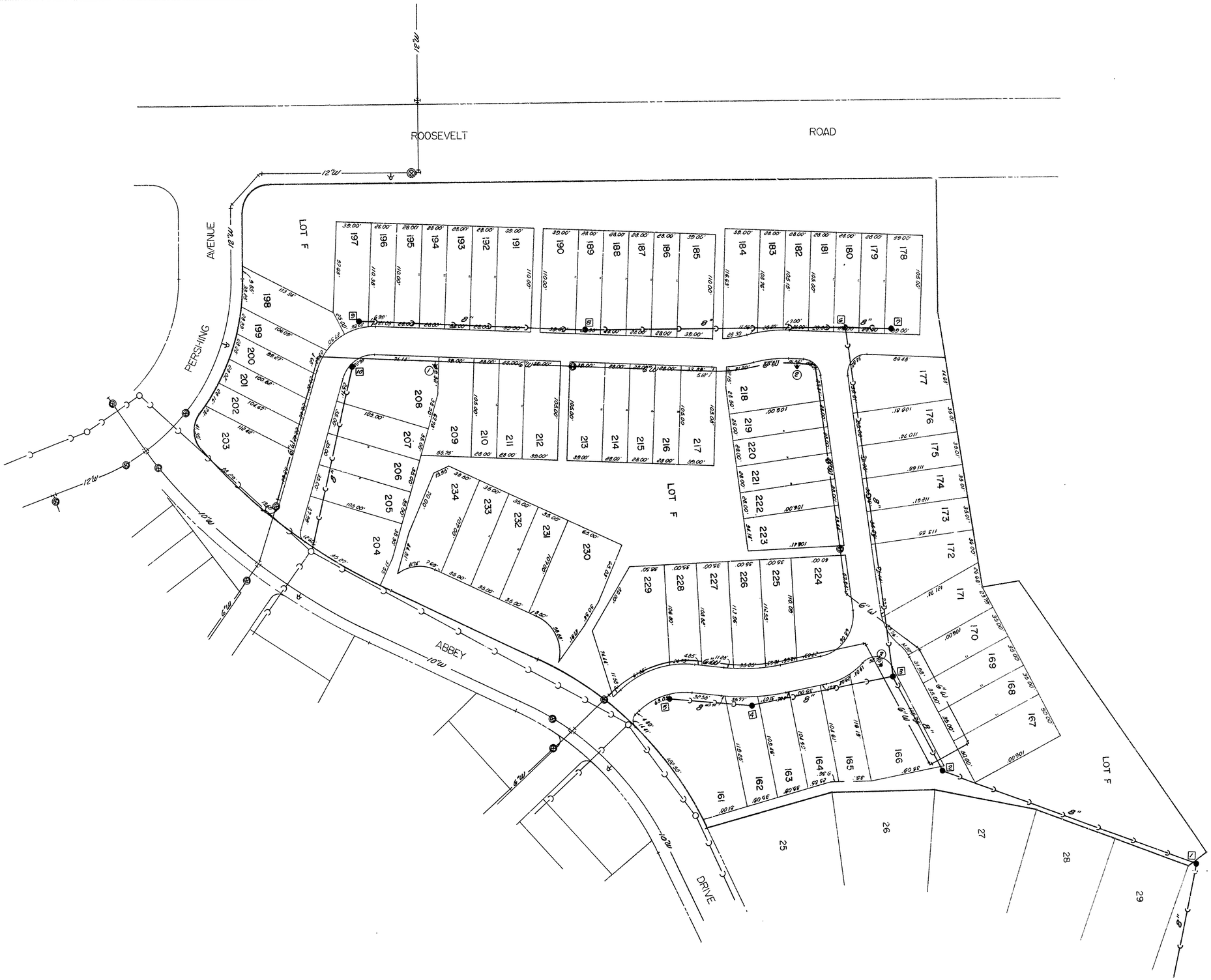
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
933 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE 312/653 1020

REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
6-29-79 JTM	RWB	1" = 50'	2 of 12
8-13-79 LCP	DRAWN BY TLF	DATE 5-21-79	
	CHECKED BY RWB	JOB NUMBER 248,038	

35 of 48 pgs.

R19-100933

SCALE: 1"=50'



LEGEND

EXISTING	PROPOSED	
— W —	— W —	WATER MAIN
		HYDRANT
		VALVE & VAULT
		SANITARY SEWER
		MANHOLE

GENERAL SANITARY & WATERMAIN PLAN

MARYKNOLL STAGE II TOWNHOMES

ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
933 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE 312/653 1030

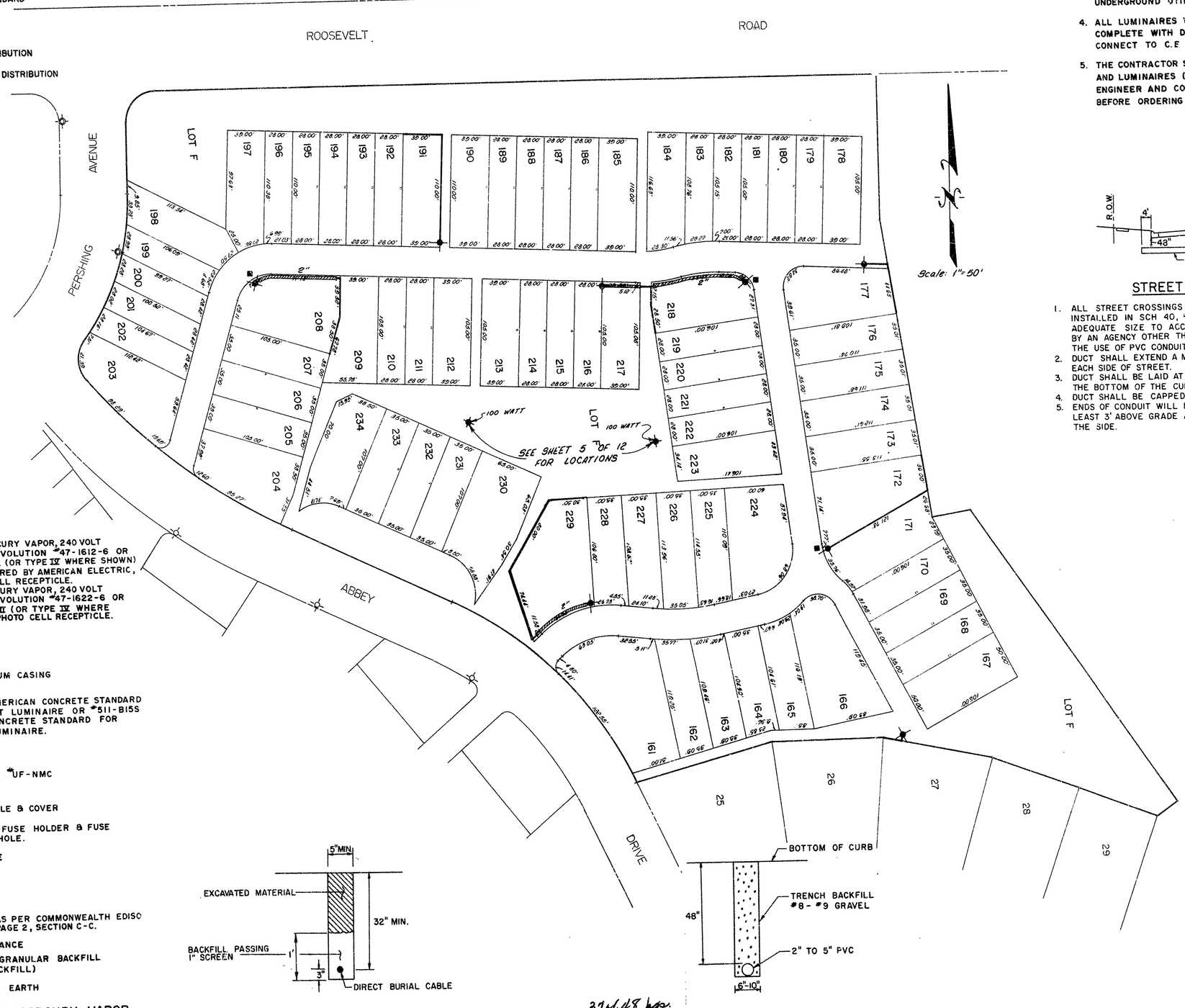
REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
6-29-79 JTM	RWB	1"=50'	
8-13-79 LCP	DRAWN BY JTM	DATE 5-21-79	3 of 12
	CHECKED BY RWB	JOB NUMBER 248.038	

36 of 48 pgs.

P19-100933

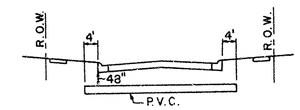
SYMBOL LEGEND

- 175 WATT MERCURY VAPOR LUMINAIRE WITH STANDARD (16' MOUNTING HEIGHT)
- 250 WATT MERCURY VAPOR LUMINAIRE WITH STANDARD (25'-9" MOUNTING HEIGHT)
- 400 WATT MERCURY VAPOR LUMINAIRE WITH STANDARD (35'-9" MOUNTING HEIGHT)
- DIRECT BURIAL CABLE 3/C CABLE
- INDICATES LUMINAIRE WITH I.E.S. TYPE IV DISTRIBUTION
- INDICATES LUMINAIRE WITH I.E.S. TYPE II 4 WAY DISTRIBUTION
- EXISTING OR PROPOSED LUMINAIRE
- CONDUIT CROSSING STREET PAVEMENT
- TRANSFORMER
- PEDESTAL



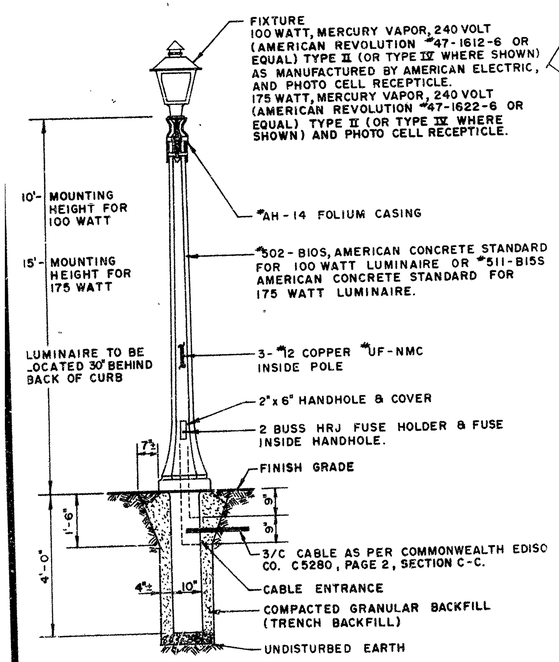
NOTES

1. DO NOT TAKE DIMENSIONS FROM THIS DRAWING. REFER TO RECORDED PLAT OF SUBDIVISION.
2. LUMINAIRE STANDARDS SHALL BE LOCATED 30" BEHIND THE CURB.
3. SEE PLAN AND PROFILE SHEETS FOR LOCATION OF UNDERGROUND UTILITIES.
4. ALL LUMINAIRES WITH STANDARDS SHALL BE INSTALLED COMPLETE WITH DIRECT BURIAL CABLE. AS REQUIRED TO CONNECT TO C.E CO. TRANSFORMERS.
5. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR POLES AND LUMINAIRES (INCLUDING BALLAST INFORMATION) TO THE ENGINEER AND COMMONWEALTH EDISON CO. FOR REVIEW BEFORE ORDERING LIGHTING MATERIALS.



STREET CROSSINGS

1. ALL STREET CROSSINGS OF CONDUCTOR AND/OR CABLE WILL BE INSTALLED IN SCH 40, HEAVY WALL RIGID PVC CONDUIT OF ADEQUATE SIZE TO ACCOMMODATE CONDUCTOR, UNLESS REGULATIONS BY AN AGENCY OTHER THAN THE CITY OF NAPERVILLE DO NOT PERMIT THE USE OF PVC CONDUIT.
2. DUCT SHALL EXTEND A MIN. OF FOUR FEET BEYOND BACK OF CURB ON EACH SIDE OF STREET.
3. DUCT SHALL BE LAID AT AN ABSOLUTE MIN. OF 48 INCHES BELOW THE BOTTOM OF THE CURB.
4. DUCT SHALL BE CAPPED AT BOTH ENDS.
5. ENDS OF CONDUIT WILL BE MARKED WITH A 2x4 STAKE WITH AT LEAST 3' ABOVE GRADE AND "ELECTRIC CONDUIT" LETTERED ON THE SIDE.



DETAIL 100 WATT & 175 WATT MERCURY VAPOR LUMINAIRE WITH STANDARD

TYPICAL TRENCH DETAIL

TYPICAL TRENCH SECTION FOR ELECTRIC CONDUIT

31 of 48 pgs.

STREET LIGHTING PLAN

MARYKNOLL STAGE II TOWNHOMES

ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
933 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE 312/653 1030

REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
8-13-79 LCP	RWB	1"=50'	4 of 12
	DRAWN BY TM	DATE 5-21-79	
	CHECKED BY RWB	JOB NUMBER 208 038	

R79-100933

BUILDING TYPE-8

WITH WALK-OUT LOWER LEVEL IN TWO WEST UNITS AS SHOWN AND STANDARD REAR ELEVATION IN OTHERS.

BUILDING TYPE- 9

WITH STANDARD REAR ELEVATION.

BUILDING TYPE-6

WITH WALK-OUT LOWER LEVEL EAST SIDE AT REAR OF BUILDING. WINDOWN WELL ELEVATIONS SHALL BE 4' ABOVE LOWER LEVEL.

BUILDING TYPE- 10

WITH STANDARD REAR ELEVATION.

BUILDING TYPE- 3

WITH 4' WALK-UP STAIRWAY TO GRADE AT REAR OF BUILDINGS AS SHOWN. MINIMUM WINDOW WELL ELEVATION SHALL ALSO BE 4' ABOVE LOWER LEVEL AS SHOWN.

BUILDING TYPE-3

WITH 4' WALK-UP STAIRWAY TO GRADE AT REAR OF BUILDING. MINIMUM WINDOW WELL ELEVATION 4' ABOVE LOWER LEVEL.

BUILDING TYPE- 8

WITH STANDARD REAR ELEVATION.

SEE SHEET 6 OF 12 FOR MATCH

SCALE : 1" = 30'

38 of 48 pgs.

GRADING PLAN

MARYKNOLL STAGE II TOWNHOMES

ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
933 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE 312(653) 1030

CONTOURS IN 7/25/79	DRAWN BY RWB	SCALE 1" = 30'	DRAWING NUMBER
8-13-79 LCP	CHECKED BY LCP	DATE 5-21-79	5 of 12
	APPROVED BY RWB	JOB NUMBER 248.038	

R79-100933

RETENTION BASIN

NORMAL WATER LEVEL = 676.5 ± = 677.1± (N.G.V.D.)

100 yr. HIGH WATER LEVEL = 683.6 = 684.2 (N.G.V.D)

BUILDING TYPE-10

WITH STANDARD ELEVATION ON WEST END UNIT LOOK-OUT WINDOWS AT THE ELEVATIONS SHOWN ON THE 3 WESTERN MOST INTERIOR UNITS, AND WALK-OUT LOWER LEVEL AT REAR OF THREE EASTERN END UNITS AT THE ELEVATIONS SHOWN.

BUILDING TYPE- 9

WITH STANDARD REAR ELEVATION ON MIDDLE BUILDINGS. END UNITS MAY HAVE LOOK-OUT WINDOW WELLS AT THE ELEVATIONS SHOWN.

BUILDING TYPE- 4

WITH STANDARD REAR ELEVATION.

BUILDING TYPE- 3

WITH STANDARD REAR ELEVATION.

BUILDING TYPE-4

WITH WALK-UP STAIRWAY AT REAR OF BUILDINGS RANGING FROM 4' TO 6' AS SHOWN. MINIMUM WINDOW WELL ELEVATION SHALL ALSO RANGE FROM 4' TO 6' ABOVE LOWER LEVEL AS SHOWN. WING WALLS SHALL BE EXTENDED OFF FOUNDATION 20'.

BUILDING TYPE- 4

WITH WALK-UP STAIRWAY TO GRADE AT REAR OF BUILDINGS AS SHOWN. MINIMUM WINDOW WELL ELEVATION SHALL ALSO BE 4' ABOVE LOWER LEVEL AS SHOWN.

SCALE : 1" = 30'

GRADING PLAN

MARYKNOLL STAGE II TOWNHOMES

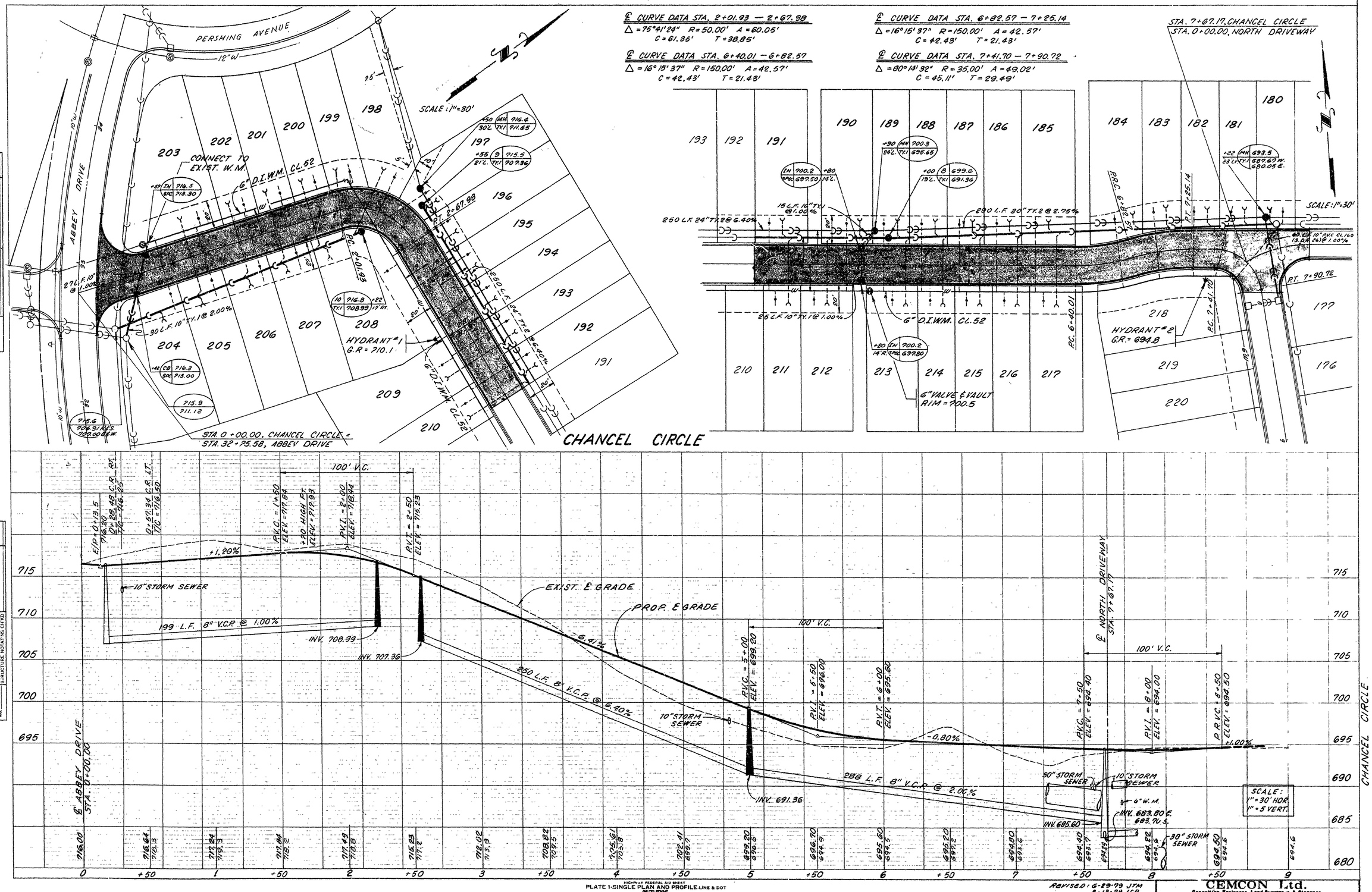
ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers Land Surveyors & Planners
933 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE 312/653 1030

REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
6-29-79 JTM	RWB	1" = 30'	6 of 12
7/24/79 TM	DRAWN BY LCD	DATE 5-21-79	
	CHECKED BY RWB	JOB NUMBER 208 038	

39 of 48 pgs.

R79-100933



HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT
TELEDYNE
PRINTED IN U.S.A.

REVISED: 6-29-79 JTM
8-13-79 LCP

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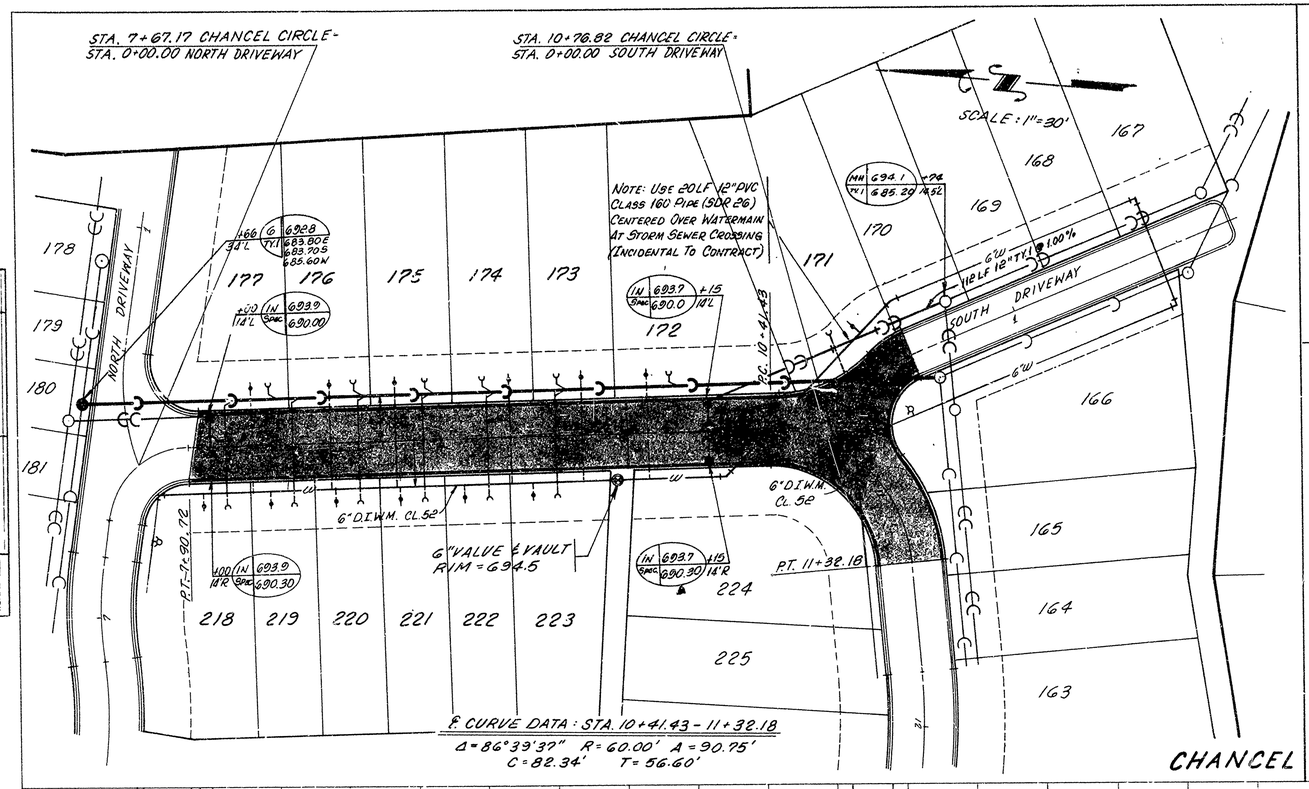
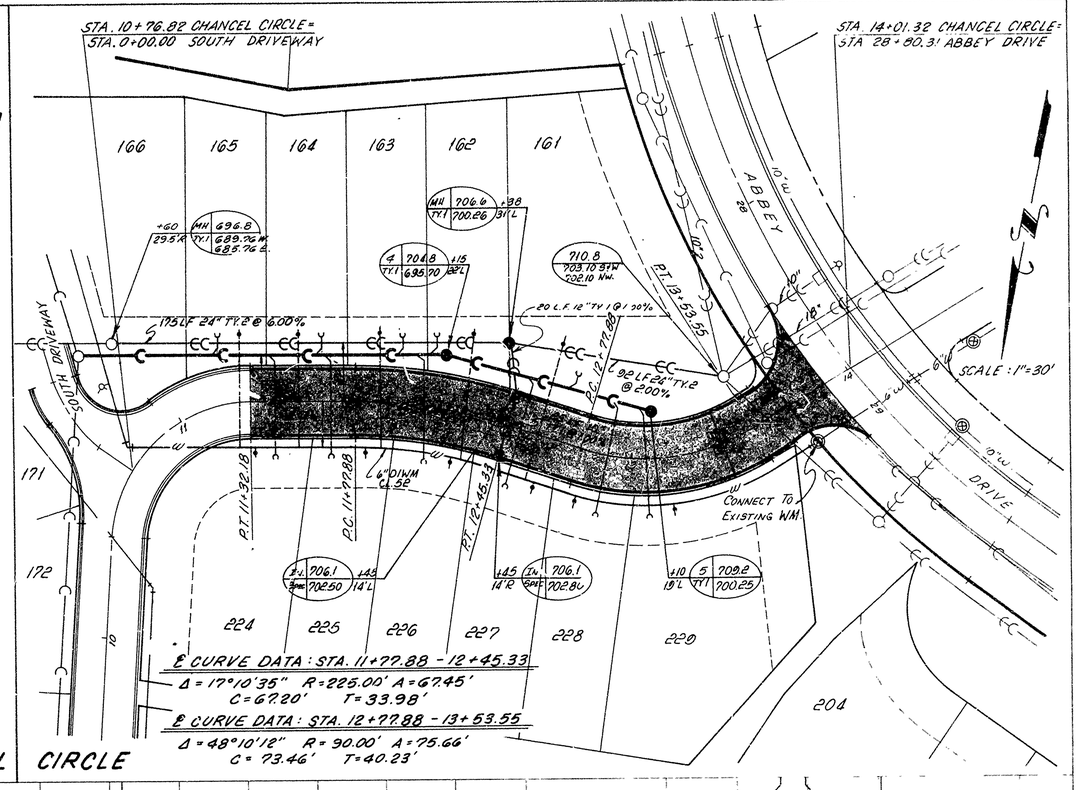
DESIGNED BY	CHECKED BY	SCALE	DRAWING NUMBER
RWB	RWB	AS SHOWN	7 of 12
DRAWN BY TLF/JTM	DATE 5-21-79	JOB NUMBER 248.038	

40 of 48 pgs.

R19-100933





CHANCEL CIRCLE

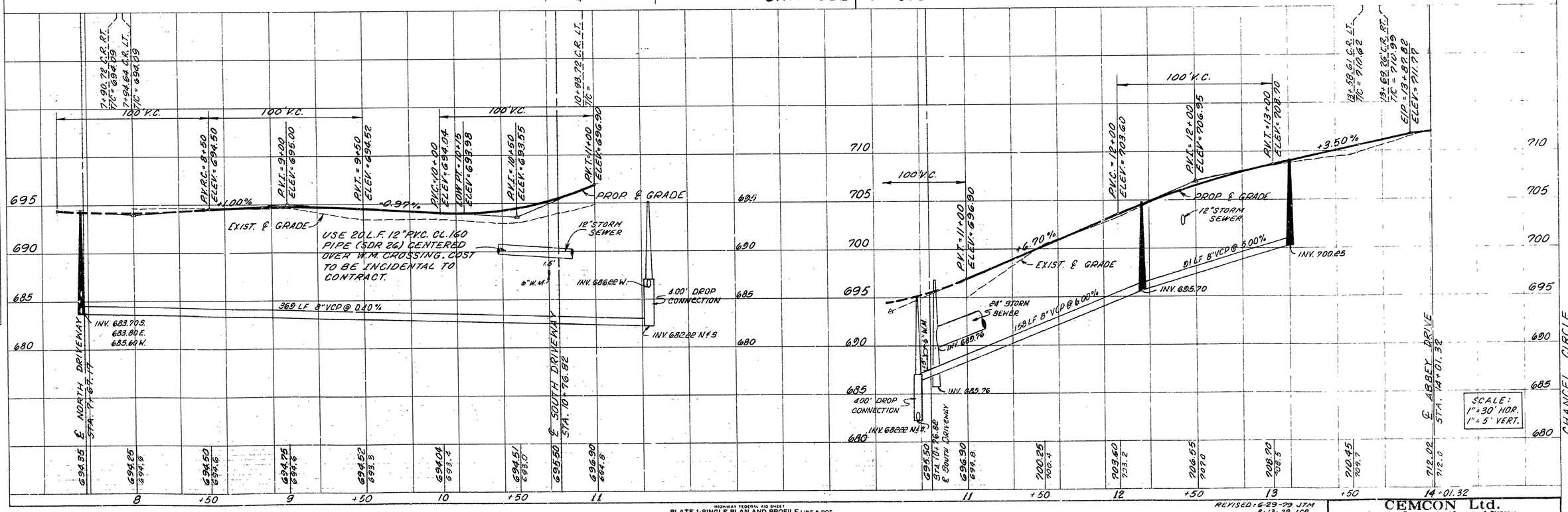


PLATE 1-SINGLE PLAN AND PROFILE-LINE & DOT

REVISED: 6-29-79 JTM
8-13-79 LCP

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DESIGNED BY	CHECKED BY	SCALE	DRAWING NUMBER
RWB	RWB	AS SHOWN	8 of 12
DRAWN BY TLF	DATE 5-21-79	JOB NUMBER 248.038	

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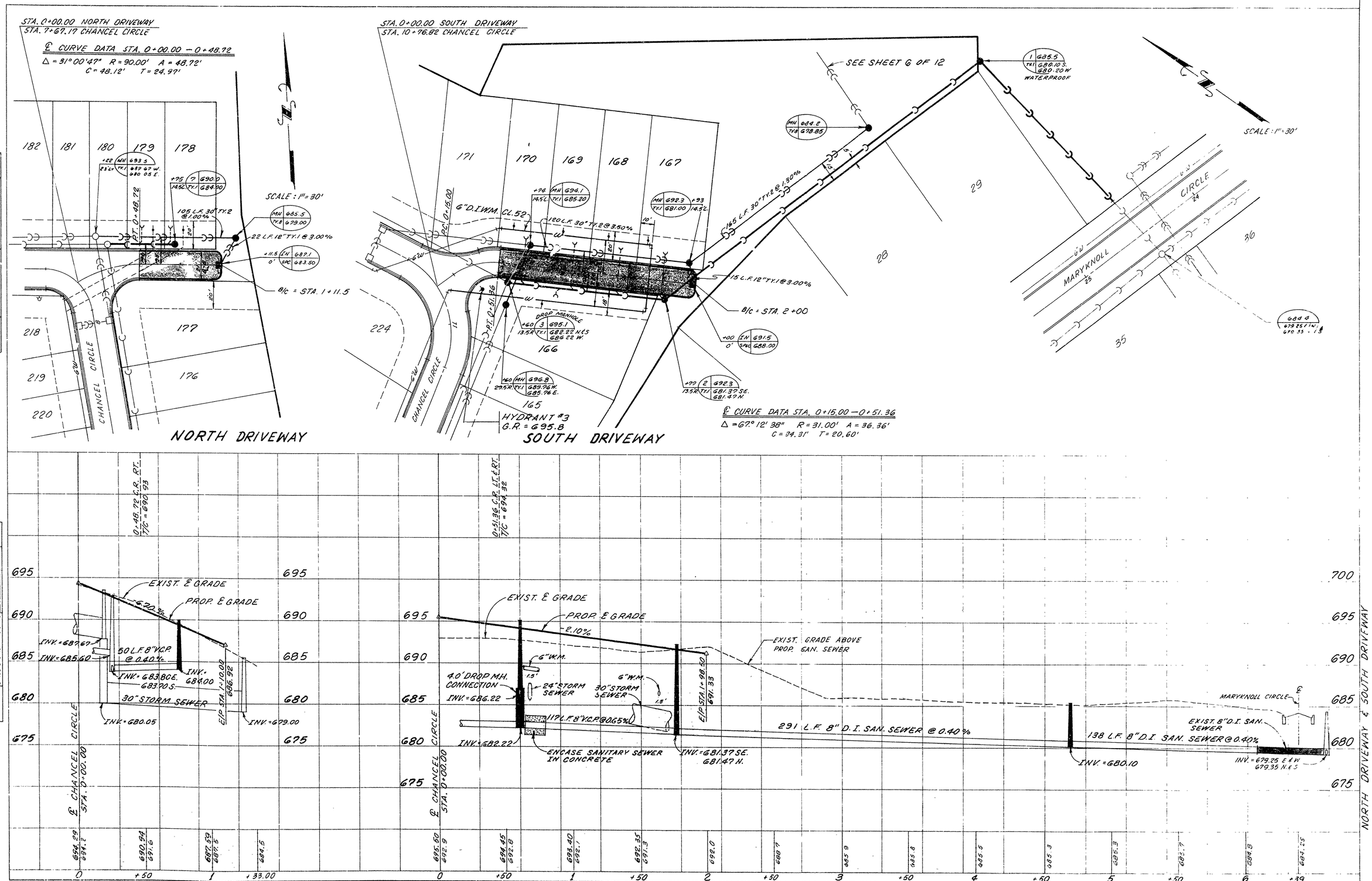
R19-100933



PLAN — SURVEYED ___ PLOTTED ___ ALIGNMENT CHECKED ___ RT. OF WAY CHECKED ___ NOTE BOOK ___ NO ___ BY ___ DATE ___

PROFILE — SURVEYED ___ PLOTTED ___ GRADES CHECKED ___ B.M. NOTED ___ STRUCTURE NOTE(S) CHKD ___ NOTE BOOK ___ NO ___ BY ___ DATE ___

REVISED: 6-29-79 JTM
8-13-79 LCP

HIGHWAY FEDERAL AID SHEET
PLATE 1-SINGLE PLAN AND PROFILE LINE & DOT
TELEDYNE
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DESIGNED BY	CHECKED BY	SCALE	DRAWING NUMBER
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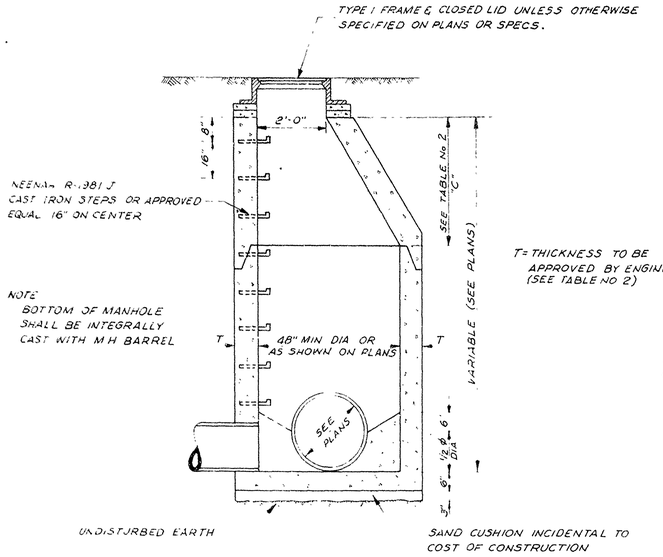
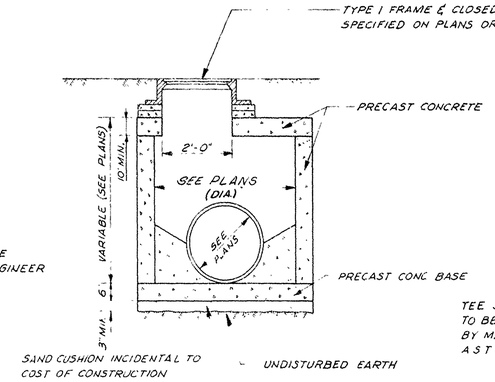
DRAWN BY TLP/JTM	DATE 5-21-79	JOB NUMBER 78.028	

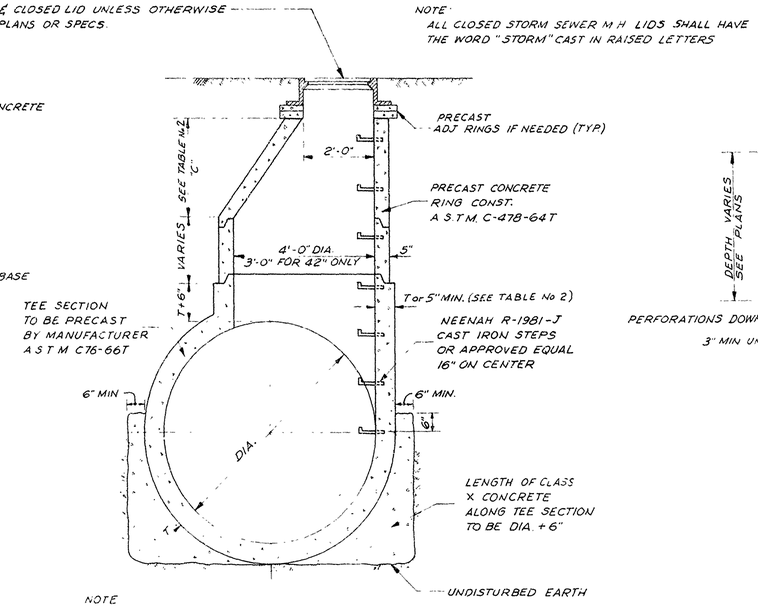
P79-100933



STANDARD MANHOLE (TYPE A)
(FOR SEWERS UP TO 36" DIA.)

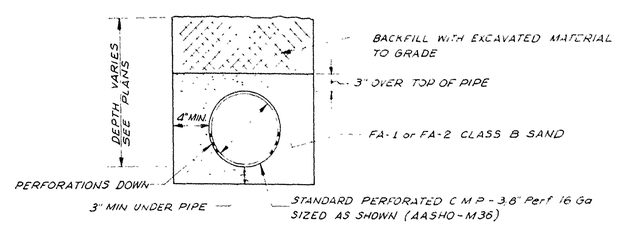


SPECIAL MANHOLE
(FOR SEWERS UP TO 36" DIA.)

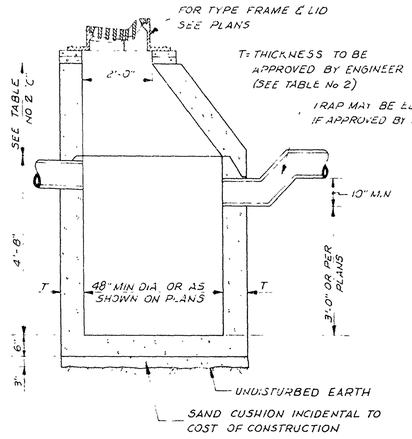


NOTE
1. PRECAST MANHOLE SECTIONS TO BE JOINED WITH TONGUE AND GROOVE JOINTS SEALED WITH MASTIC TYPE BITUMINOUS JOINTING COMPOUND
2. DETAILS OF STEEL & JOINTING OF BARREL TO PIPE SECTION TO BE SUBMITTED BY MANUF. FOR ENGINEERS APPROVAL.

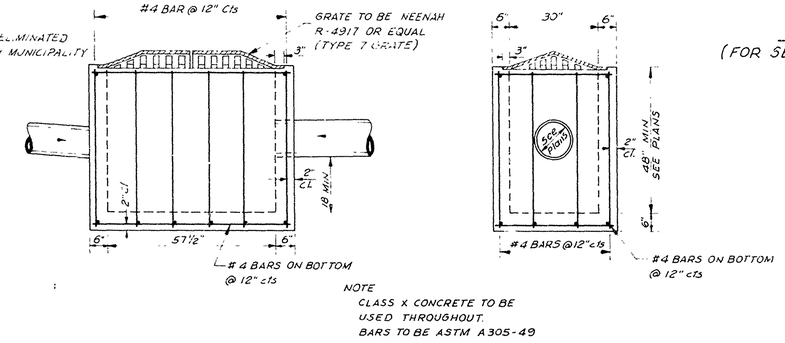
TEE MANHOLE
(FOR SEWERS 42" DIA. & LARGER)



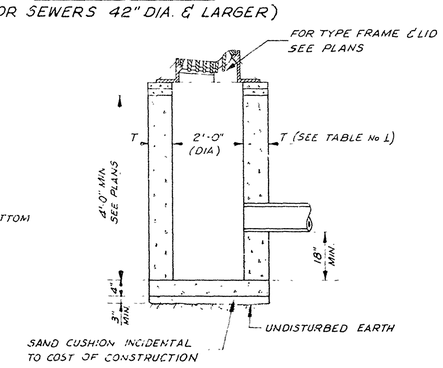
PIPE UNDERDRAINS



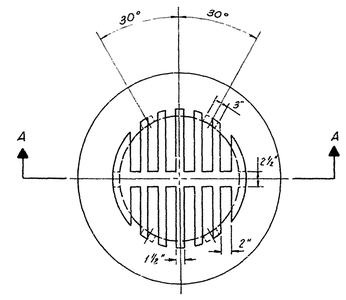
CATCH BASIN TYPE A



CATCH BASIN TYPE B



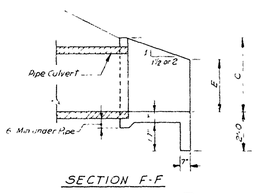
CATCH BASIN TYPE C



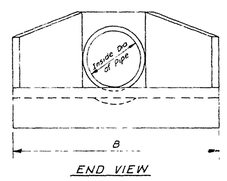
SECTION A-A

NOTES
1. THE CAST GRATE MAY BE MADE EITHER OF GRAY IRON OR DUCTILE IRON CONFORMING TO THE STANDARD SPECIFICATIONS
2. THIS GRATE SHALL BE USED IN GRASSY AREAS.
3. DUCTILE IRON CASTING, SHALL BE GRADE 65-45-12.

TYPE 8 GRATE

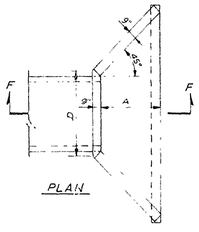


SECTION F-F



END VIEW

NOTE: Precast Reinforced Concrete Flared End Sections May Be Used in Place of Headwalls Shown here if Approved By Engineer



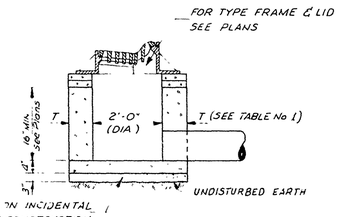
PLAN

NOTES 1) Build tops of Headwalls parallel to grade Line
2) Class-X-Concrete shall be used throughout.
3) Entire Headwall shall be poured monolithically

TABLE OF DIMENSIONS

Design Number	Inside Dia of Pipe	Slope	DIMENSIONS A	B	C	D	E	Cu Yds Conc 2 Headwls Cu Yd	Design Number
D12-12	12"	12:1	10"	4'-11"	20"	2'-0"	12"	0.8	D12-12
D12-2	12	2 to 3:1	15"	4'-11"	20"	2'-0"	12	0	D12-2
D15-12	15	12:1	12"	4'-8"	23"	2'-3"	14"	0.9	D15-12
D15-2	15"	2 to 3:1	18"	5'-8"	23"	2'-3"	13	1.3	D15-2
D18-12	18	12:1	14"	5'-3"	2'-6"	2'-6"	15"	1.2	D18-12
D18-2	18"	2 to 3:1	21"	6'-5"	2'-6"	2'-6"	15	1.5	D18-2
D24-12	24"	12:1	19"	6'-9"	2'-9"	3'-2"	19	1.7	D24-12
D24-2	24	2 to 3:1	2'-4"	8'-3"	2'-9"	3'-2"	18	2.3	D24-2
D30-12	30"	12:1	2'-0"	8'-1"	3'-3"	3'-8"	22"	2.3	D30-12
D30-2	30	2 to 3:1	2'-10"	9'-9"	3'-3"	3'-8"	21"	3.1	D30-2
D36-12	36	12:1	2'-5"	9'-7"	3'-10"	4'-4"	2'-1"	3.1	D36-12
D36-2	36	2 to 3:1	3'-5"	11'-1"	3'-10"	4'-4"	2'-1"	4.2	D36-2

PLAIN CONCRETE HEADWALL DETAILS
(FOR PIPE CULVERTS 12" THRU 36")

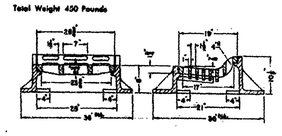


INLET TYPE A

R-3501-P Inlet for Roll Type Curb

Heavy Duty

Total Weight 450 Pounds



SPECIAL FRAME & GRATE

TABLE No. 1

ALTERNATE MATERIALS FOR WALLS	T
PRECAST REINFORCED CONCRETE RISERS	3"
CONCRETE MASONRY UNITS	5"
MONOLITHIC CONCRETE	6"
CONCRETE BUILDING BRICK, GRADE A	8"

TABLE No. 2

ALTERNATE MATERIALS FOR WALLS	D	C	T (MIN)
CONCRETE MASONRY UNITS	4'-0" 5'-0"	2'-6" 3'-9"	5" 5"
PRECAST REINFORCED CONCRETE RISERS	4'-0" 5'-0"	2'-6" 3'-9"	4" 5"
MONOLITHIC CONCRETE	4'-0" 5'-0"	2'-6" 3'-9"	6" 6"
CONCRETE BUILDING BRICK, GRADE A	4'-0" 5'-0"	2'-6" 3'-9"	8" 8"

NOTE
SECTIONS SHALL BE PRE-CAST UNLESS OTHERWISE DIRECTED BY ENGINEER.

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DRAINAGE STRUCTURE DETAILS

MARYKNOLL STAGE II TOWNHOMES

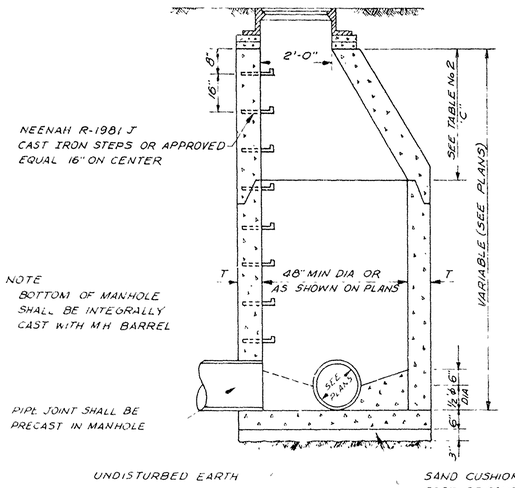
ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers Land Surveyors & Planners
933 WEST INGERSOLL DRIVE
WHEATON ILLINOIS 60187
PHONE (312)653 1030

REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
8-13-79 LCP	RWB	N.T.S.	10-12
	DRAWN BY JTM	DATE 5-21-79	
	CHECKED BY	JOB NUMBER 248.038	

R79-100933

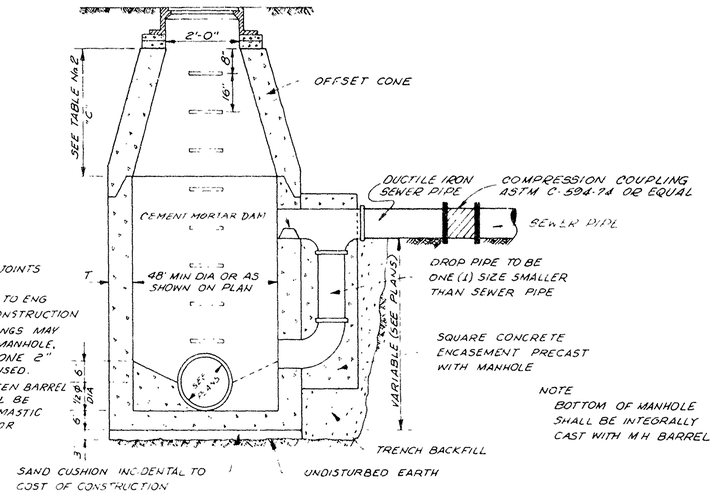
NOTE
TEE & RISER SHALL BE USED FOR ALL SEWER SERVICES TO MAIN CONNECTIONS, 12' OR MORE IN DEPTH



T = THICKNESS TO BE APPROVED BY ENGINEER (SEE TABLE No 2)

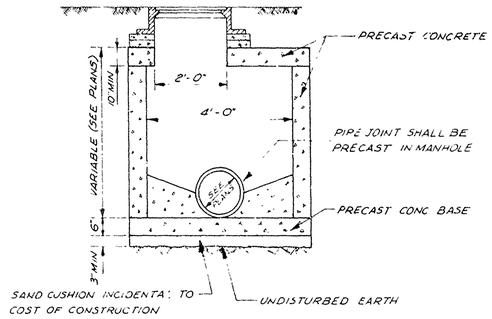
NOTE
1 ALL SANITARY SEWER PIPE JOINTS SHALL BE CAST WITH M H DETAILS TO BE SUBMITTED TO ENG FOR APPROVAL BEFORE CONSTRUCTION
2 UP TO 12" OF ADJUSTING RINGS MAY BE INSTALLED ON A GIVEN MANHOLE. HOWEVER, NO MORE THAN ONE 2" ADJUSTING RING SHALL BE USED.
3 ALL MANHOLE JOINTS BETWEEN BARREL SECTIONS AND FRAMES SHALL BE SEALED WITH BITUMINOUS MASTIC JOINT FILLER (RAM-NEK, OR APPROVED EQUAL)

STANDARD MANHOLE

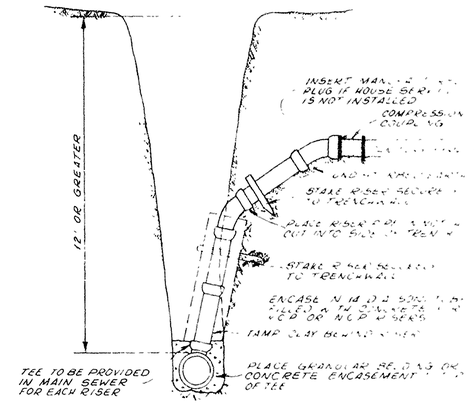


NOTE
BOTTOM OF MANHOLE SHALL BE INTEGRALLY CAST WITH M H BARREL

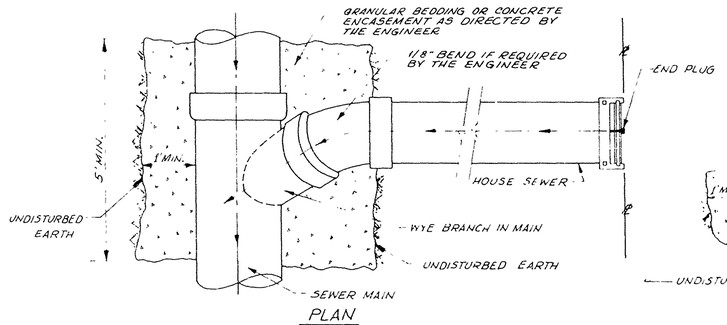
STANDARD DROP MANHOLE

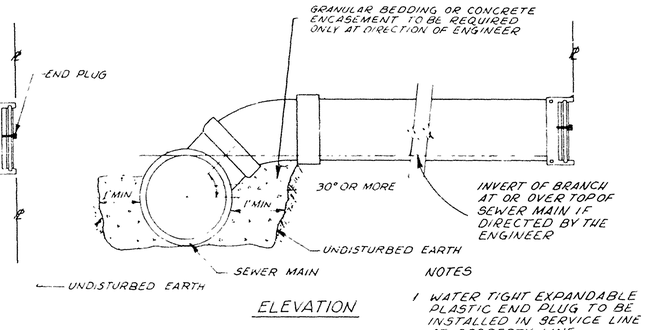


SPECIAL MANHOLE



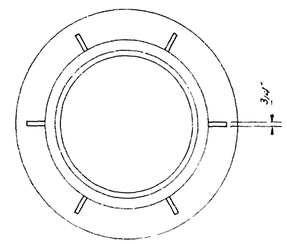
SEWER SERVICE RISER

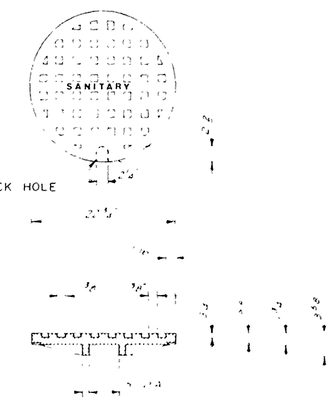




NOTES
1 WATER TIGHT EXPANDABLE PLASTIC END PLUG TO BE INSTALLED IN SERVICE LINE AT PROPERTY LINE
2 HOUSE SERVICE TO HAVE MINIMUM SLOPE OF 1.00%

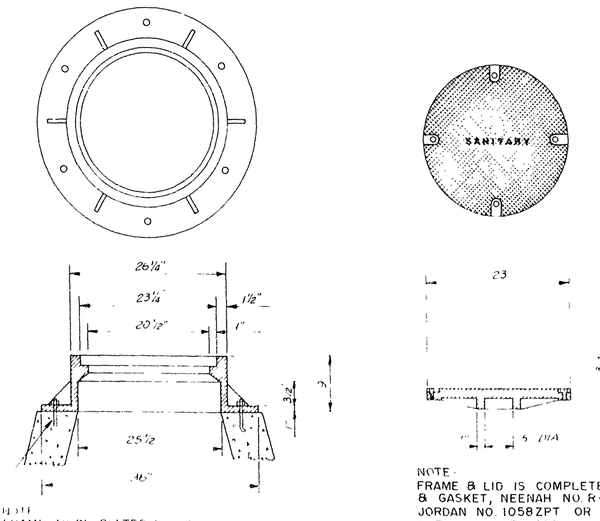
SANITARY SEWER SERVICE DETAIL





NOTE
FRAME & LID SHALL BE NEENAH [illegible] OR EAST JORDAN NO 10.2 HE OR EQUAL (SEE SPECS) WITH CONCEALED PICK HOLE)
TOTAL WEIGHT 400 Lbs

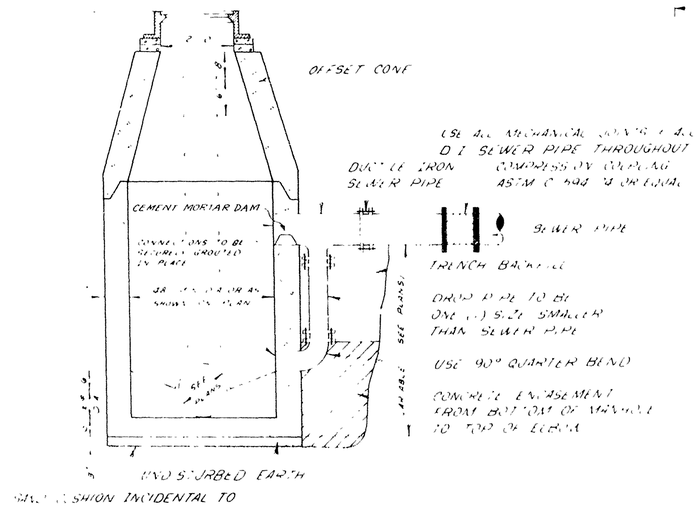
STANDARD FRAME WITH CLOSED LID (TYPE I)



NOTE
FRAME TO BE BOLTED TO CONCRETE SECTION

NOTE
FRAME & LID IS COMPLETE INCLUDING LID BOLTS & GASKET, NEENAH NO. R-1916-C OR EAST JORDAN NO. 1058ZPT OR EQUAL
TOTAL WEIGHT - 400 Lbs

WATERPROOF FRAME WITH BOLTED LID



DROP CONNECTION TO EXISTING MANHOLE
WITH DUCTILE IRON DROP ASSEMBLY

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TABLE No. 2

MATERIALS FOR WALLS	D	C	T (MIN)
PRECAST REINFORCED CONCRETE RISERS	4'-0"	2'-6"	4"
	5'-0"	3'-9"	5"
MONOLITHIC CONCRETE	4'-0"	2'-6"	6"
	5'-0"	3'-9"	6"

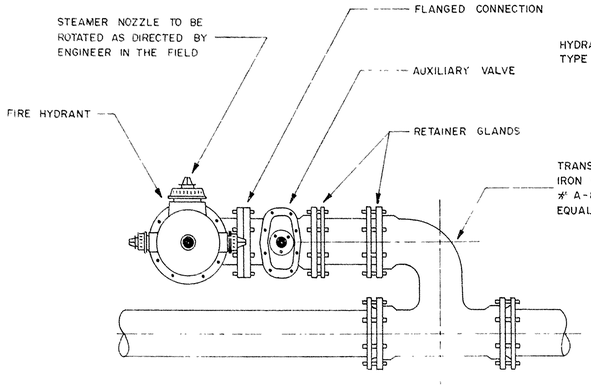
NOTE
SECTIONS SHALL BE PRE-CAST UNLESS OTHERWISE DIRECTED BY THE ENGINEER

SANITARY SEWER DETAILS
MARYKNOLL STAGE II TOWNHOMES
ARLINGDALE DEVELOPMENT CORP.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
933 W. Liberty Drive, Wheaton, Illinois 60187 Phone 312 [illegible]

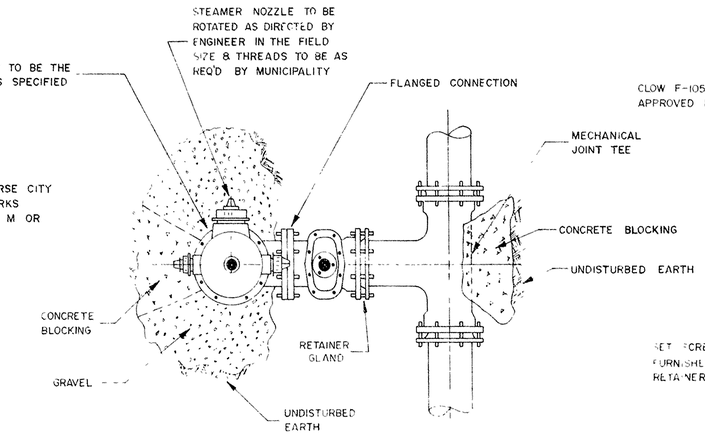
REVISIONS	DESIGNED BY	RWB	SCALE	N.T.S.	DRAWING NUMBER
	DRAWN BY	LCP	DATE	5-21-79	11 of 12
	SUPERVISED BY		JOB NUMBER	248.038	

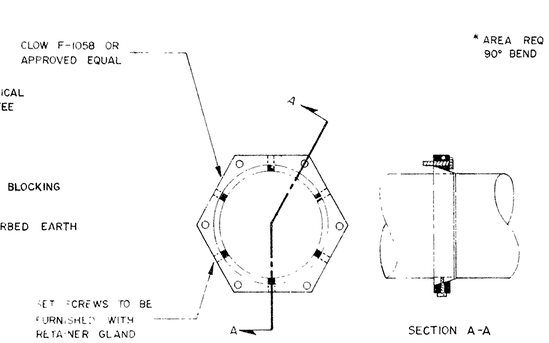
R19-100933



SPECIAL HYDRANT INSTALLATION

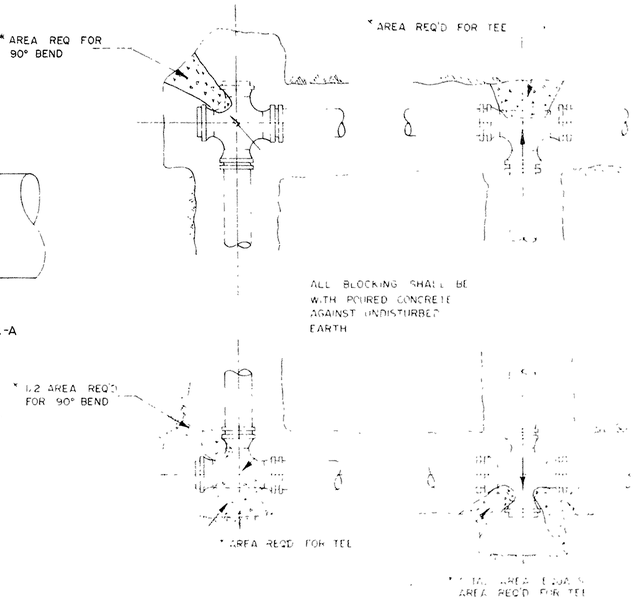
(TYPE & MANUFACTURE AS REQUIRED BY THE MUNICIPALITY)

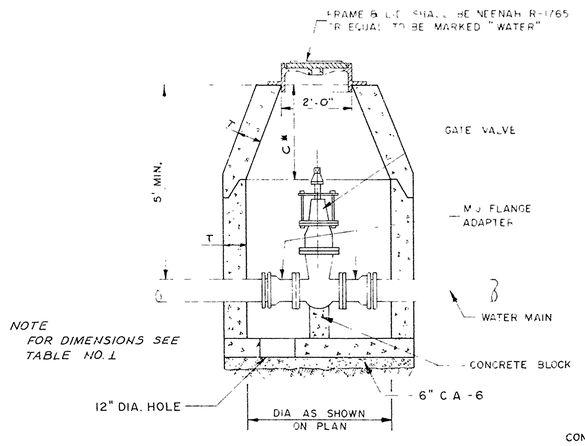




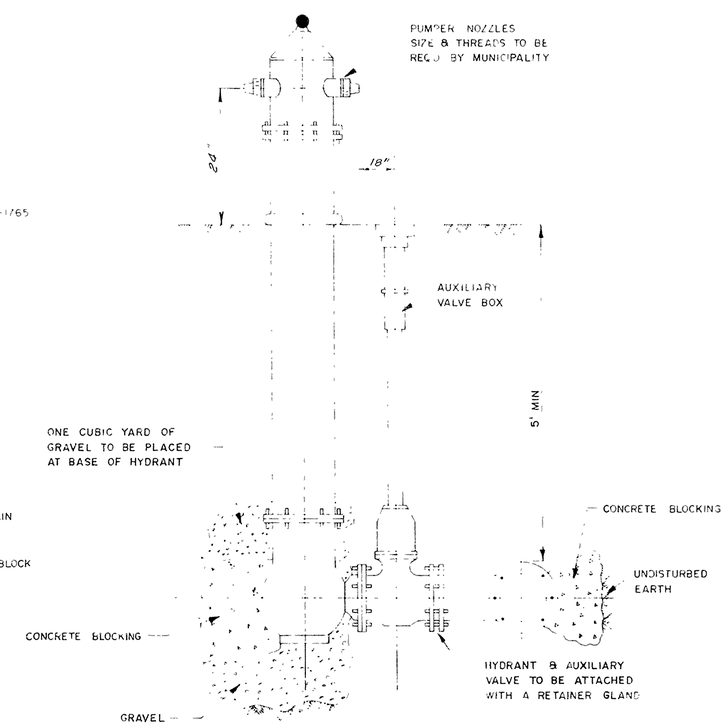
MECHANICAL JOINT RETAINER GLAND

(MAY BE USED IN LIEU OF THRUST BLOCKS AS DIRECTED BY ENGINEER)



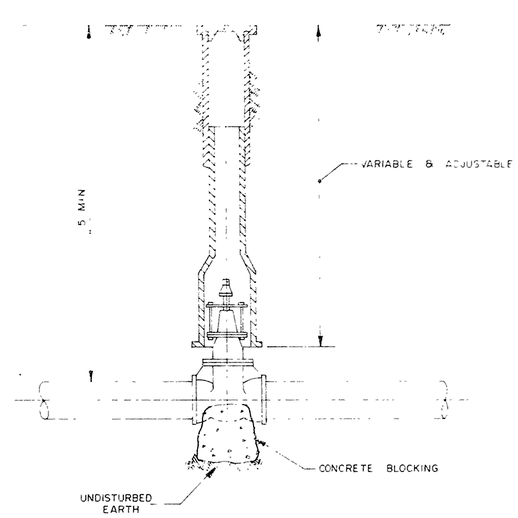


VALVE VAULT DETAIL



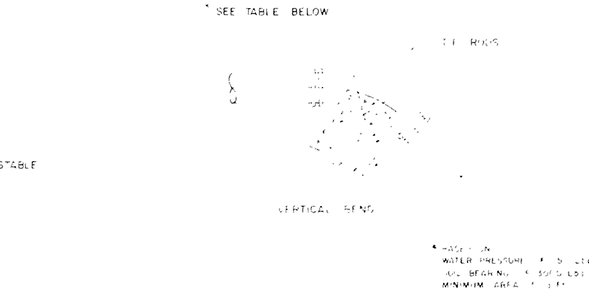
STANDARD HYDRANT ASSEMBLY

(TYPE & MANUFACTURE AS REQUIRED BY THE MUNICIPALITY)



TYPICAL VALVE BOX INSTALLATION

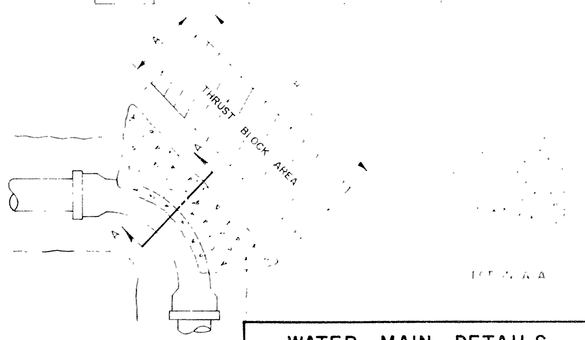
(TYPE & MANUFACTURE AS REQUIRED BY THE MUNICIPALITY)



* BASED ON WATER PRESSURE OF 50 LBS. AND BEARING OF 500 LBS. MINIMUM AREA OF 1 SQ. FT.

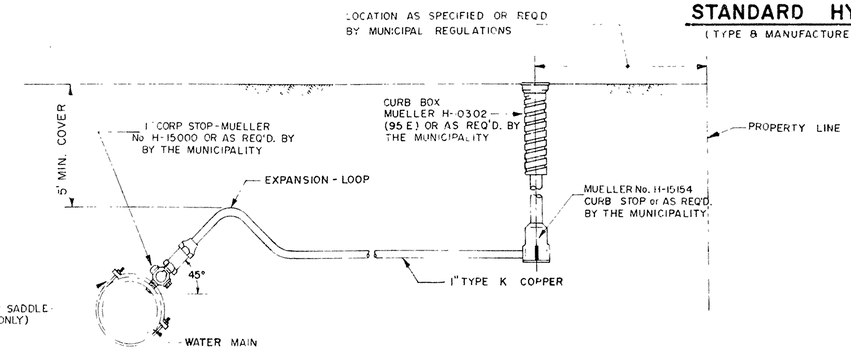
MINIMUM THRUST BLOCK AREA REQUIRED (AxB) *

PIPE SIZE	ASBESTOS CEMENT TEE, DEAD END, 90° BENDS	ASBESTOS CEMENT 45°, 22½° BENDS	DUCTILE IRON TEE, DEAD END, 90°	DUCTILE IRON 45°, 22½° BENDS
4" & LESS	3 SQ. FT.	3 SQ. FT.	4 SQ. FT.	3 SQ. FT.
6"	3 " "	3 " "	3 " "	3 " "
8"	7 " "	3 " "	5 " "	3 " "
10"	8 " "	5 " "	7 " "	4 " "
12"	11 " "	7 " "	9 " "	5 " "



THRUST BLOCKS

TYPICAL LOCATIONS



WATER MAIN DETAIL

TABLE No. 1

ALTERNATE MATERIAL FOR WALLS	D	C	T MIN
PRECAST REINFORCED CONCRETE RISERS	4'-0"	2'-6"	4"
	5'-0"	3'-0"	5"
MONOLITHIC CONCRETE	4'-0"	2'-6"	6"
	5'-0"	3'-0"	6"

* DIMENSION "C" FOR PRECAST REINFORCED CONCRETE RISERS MAY VARY FROM THE DIMENSION GIVEN TO A PLUS 6 INCHES

DIAMETER OF WATER MAIN	D
8 INCHES AND UNDER	4'-0"
10 INCHES AND OVER	5'-0"

45 of 48 pgs.

WATER MAIN DETAILS

MARYKNOLL STAGE II TOWNHOMES

ARLINGDALE DEVELOPMENT CORP.

CEMCON, LTD.
Consulting Engineers, Land Surveyors & Planners
931 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE 312 653-6310

REVISIONS	DESIGNED BY	DATE	DRAWING NO.
	RWB	N.T.S.	12 of 12
	DRAWN BY LCP	5-21-79	
	CHECKED BY	JOB NUMBER 248.038	

12

R79-100933

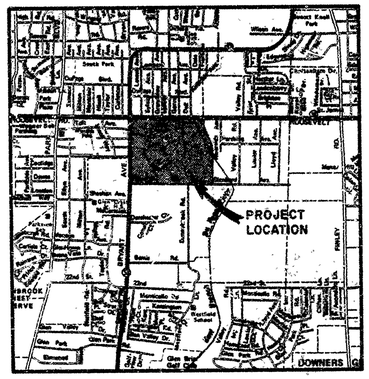
Maryknoll of Glen Ellyn

RETENTION BASIN

LEGEND

EXISTING	PROPOSED	
—W—	—W—	WATER MAIN (12' OFFSET R.O.W. UNLESS OTHERWISE NOTED)
		HYDRANT
		VALVE & VAULT - VALVE & BOX
		WATER SERVICE
		SANITARY SEWER (8' OFFSET R.O.W. UNLESS OTHERWISE NOTED)
		STORM SEWER (13' OFFSET R.O.W. UNLESS OTHERWISE NOTED)
		MANHOLE, TY.A CLOSED LID, UNLESS OTHERWISE NOTED.
		INLET, TY. A, UNLESS OTHERWISE NOTED (FR. & GR. AS NOTED)
		CATCH BASIN, TY.A, UNLESS OTHERWISE NOTED (FR. & GR. AS NOTED)
		SANITARY SERVICE
		END SECTION
		HEADWALL

A = STRUCTURE TYPE
B = RIM ELEVATION (T/C FOR CURB INLETS)
C = INVERT ELEVATION
D = STRUCTURE NUMBER



LOCATION MAP

INDEX OF SHEETS

1. TITLE SHEET
2. SPECIAL DETAILS
3. RETENTION BASIN

BENCH MARKS

1. CHISELED "□" ON NORTHWEST CORNER OF JUNCTION CHAMBER 75'± EAST OF CENTERLINE STATION 19+00 MARYKNOLL CIRCLE. ELEV. 682.81 (MARYKNOLL DATUM) = 683.41 N.G.V.D. (National Geodetic Vertical Datum)

I, RANDALL W. BUS, A REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION.
DATED THIS 18TH DAY OF December, A.D. 19 78

Randall W. Bus
ILLINOIS REGISTERED PROFESSIONAL ENGINEER NO. 62-32381

RANDALL W. BUS 62-32381 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

Exhibit I

PREPARED FOR
Arlingdale Development Corp.
2200 Stonington Avenue
Hoffman Estates, Ill. 60195

PREPARED BY
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
739 Roosevelt Road, Suite 209, Building 8
Glen Ellyn, Ill. 60137 Phone: 312/858-9190

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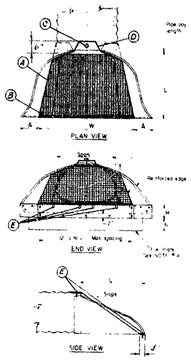
REVISIONS

NO.	DATE	SHEETS	NO.	DATE	SHEETS
1	12/4/78	SHEETS 2 & 3 of 3.			
2	4/10/79	SHEETS 1-2 & 3 of 3. Added NGVD & Details - Rev. Control Structure.			
3	7-3-79 CCP	#2 - ADDED PATHWAY @ ROOSEVELT RD.			
4	7/20/79 TM	#3 on Sheet 2 of 3			

JOB NO. 248.028
DATE: OCTOBER 10, 1978
DRN. BY: TM
SHEET 1 OF 3

J-10.5d

STANDARD DESIGN
METAL END SECTION FOR PIPE ARCHES



PIPE ARCH DIMENSION		PLATE THICK.	DIMENSIONS								% OPN. Approx.	BODY
SPAN	RISE	INCHES	A (mm)	B (mm)	H (mm)	L (mm)	L1 (mm)	W (mm)	W1 (mm)			
17	13	.064	7	5	6	19		19		30	2 %	1 Pc
21	15	.064	7	10	6	23		36		42	2 %	1 Pc
24	18	.064	8	12	6	28		42		42	2 %	1 Pc
28	20	.064	9	14	6	32		48		48	2 %	1 Pc
35	24	.079	10	18	6	39		60		60	2 %	1 Pc
42	29	.079	12	18	8	46		75		75	2 %	1 Pc
49	33	.079	14	21	9	53		85		85	2 %	2 Pc
57	38	.079	16	24	12	63		90		90	2 %	2 Pc
64	43	.109	18	30	12	70		102		102	2 %	2 Pc
71	47	.109	18	33	12	77		114		114	2 %	3 Pc
79	52	.109	18	36	12	77		126		126	2	3 Pc
93	57	.109	18	39	12	77		138		138	2	3 Pc

NOTES

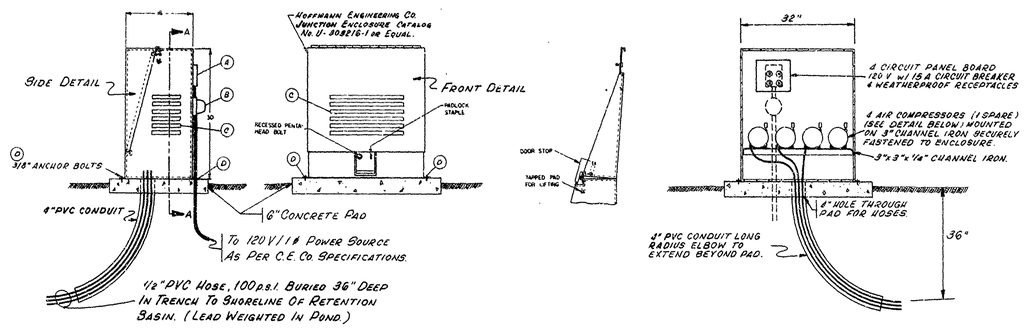
1. All 3 piece bodies shall have 6.0 A gutter and 1.50 m corner panels. Width of corner panels shall be greater than 20% of the 3 piece periphery. Multiple piece bodies shall have no seams which shall be tightly packed with [illegible] in place.
2. For the 71" x 52" and 83" x 57" sizes reinforced edges shall be supplemented with 2" x 2" x 1/4" structural angles. The angles shall be attached by [illegible] rivets in pairs.
3. Angle reinforcement shall be placed under the corner panel seams on the 71" x 52" and 83" x 57" sizes.
4. The 4.0 A (.064) shall be the same thickness metal as the end section.

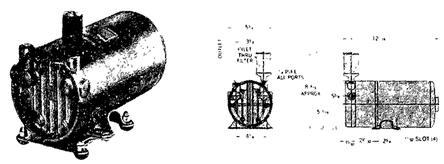
(A) 3/16" GALVANIZED STEEL MESH OVER 1/2" x 3/8" BARS
(B) 1/4" x 4" PLATE BOLTED TO END SECTION
(C) 1" BOLT W/ FLAT WASHER
(D) 1/4" PLATE
(E) 4-1" BOLTS W/ FLAT WASHERS

NOTE BOLTS, NUTS & WASHERS SHALL BE IN ACCORDANCE WITH ARTICLE 710.33 (g) OF THE STANDARD SPECIFICATIONS.

FISH SCREEN DETAIL

(A) MAIN DISCONNECT SWITCH W/LOCK
(B) 60 A METER SOCKET
(C) FULLY VENTED FRONT & SIDES.



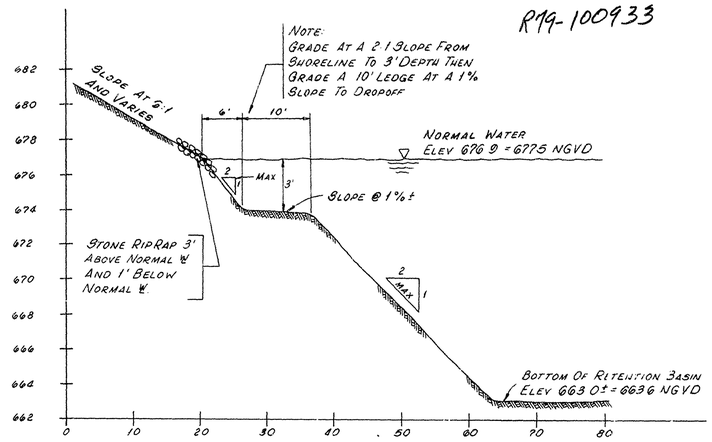


1/3 HP 115 V-60-1 ROTARY VANE OIL-LESS AIR COMPRESSOR GAST MODEL 0522-P102-G180DX W/ PRESSURE RELIEF VALVE & PRESSURE GAUGE OR APPROVED EQUAL CAPABLE OF 36 CFM @ 5 psig.

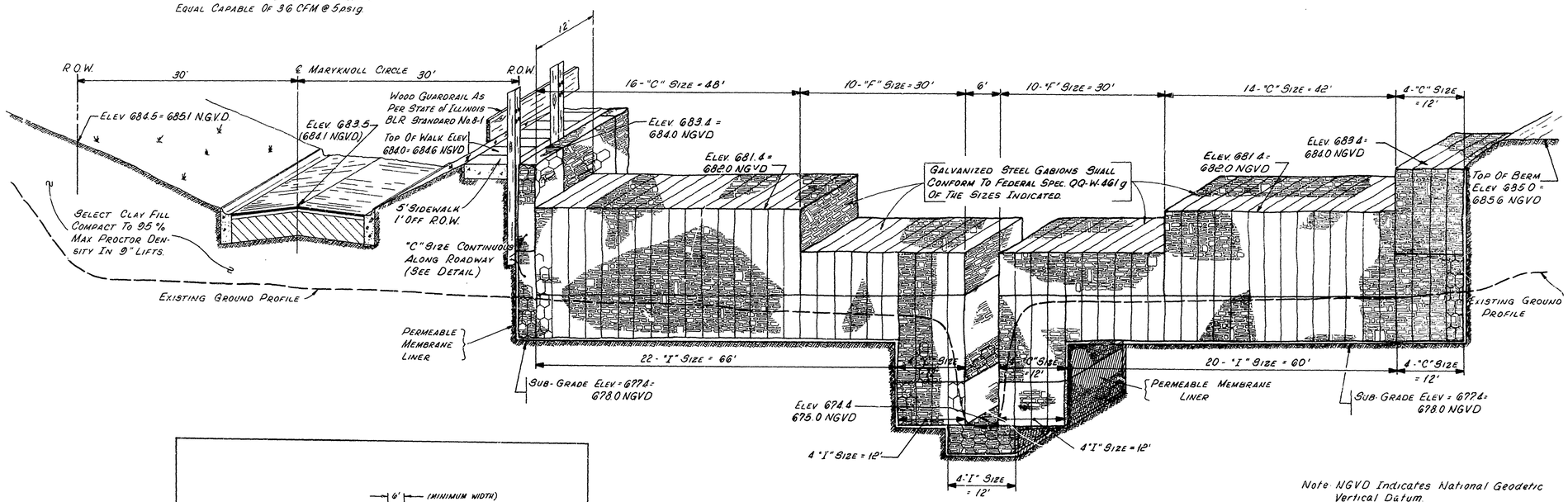
Model No.	CFM FREE AIR AT 1PHSP				MAX PRESS.										
	0 PSIG	10 PSIG	20 PSIG	30 PSIG	20 PSIG	30 PSIG									
0522-P102-G180DX	4.6	3.8	3.2	2.8				10	15		115-60-1	½	1725	31	

AIR COMPRESSOR & ENCLOSURE DETAIL (A)

R19-100933



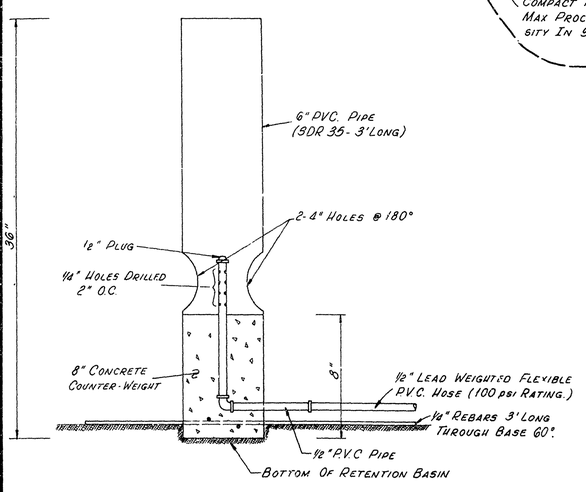
RETENTION BASIN SECTION



Note NGVD Indicates National Geodetic Vertical Datum.

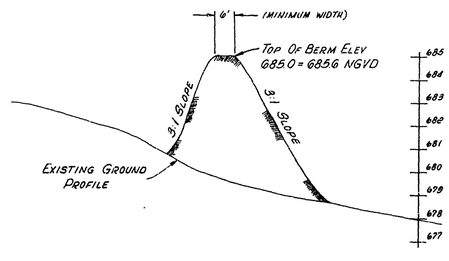
SECTION A-A CONTROL STRUCTURE (A)

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



CHIMNEY AERATOR DETAIL

(NO SCALE)



BERM DETAIL SECTION B-B (A)

SCALE: 1" = 20' HORIZONTAL
1" = 3' VERTICAL

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SPECIAL DETAILS

MARYKNOLL of GLEN ELLYN

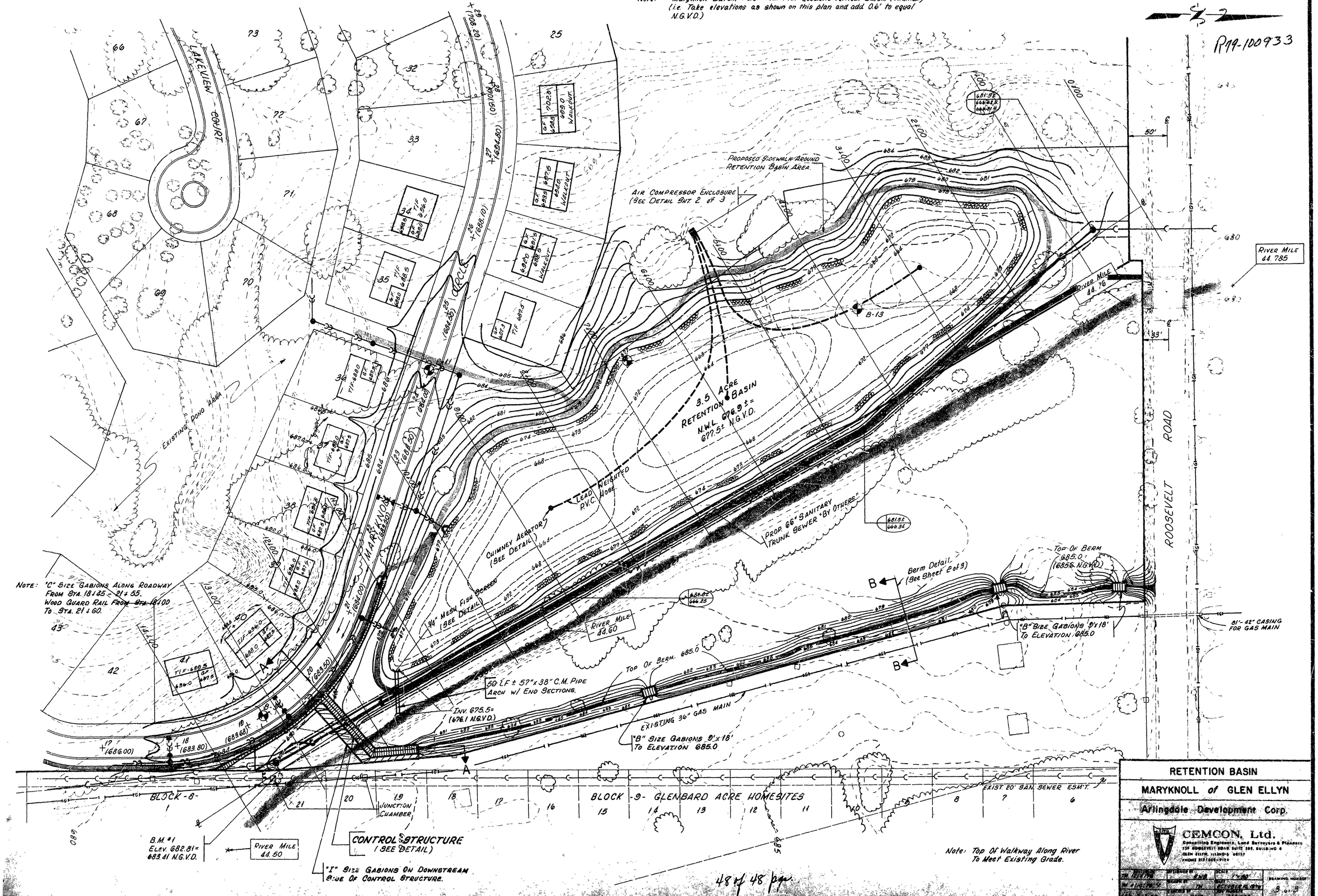
Arlingdale Development Corp.

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
739 ROOSEVELT ROAD, SUITE 309 BUILDING 6
GLEN ELLYN, ILLINOIS 60137
PHONE 312/858-9198

REVISIONS	DESIGNED BY	SCALE	DRAWING NUMBER
TM 10/4/78 (A)	R.W.B.	AS SHOWN	2 OF 3
TM 4/10/79 (B)	DRAWN BY TM	DATE OCTOBER 10, 1978	
TM 7/25/79 (C)	CHECKED BY R.W.B.	JOB NUMBER 848.028	

Note: Maryknoll Datum + 0.6' = National Geodetic Vertical Datum (N.G.V.D.)
(i.e. Take elevations as shown on this plan and add 0.6' to equal N.G.V.D.)

R99-100933



48 of 48 pgs