



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Plan Commission recommendation to approve a PUD Preliminary Plan for 1850 Bricher Rd. (St. Charles Commercial Center PUD)
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (6/8/15)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

The subject property, 1850 Bricher Rd., is located within the St. Charles Commercial Center PUD. A PUD Preliminary Plan for the existing car wash facility was approved in 2002. That facility is now vacant.

CIMA Developers, applicant, is seeking approval of a new PUD Preliminary Plan to redevelop the site to accommodate a multi-tenant commercial building. The proposal includes:

- Demolition of the existing car wash facility.
- Construction of a three-unit, approx. 5,000 sq. ft. commercial building.
- Parking in the front and rear of the building.
- Retain the existing cross-access between the properties to the east and west.
- Add a two-way access drive at the southwest corner.

Required frontage, parking lot, and building foundation landscaping.

Plan Commission Recommendation

The Plan Commission reviewed this application and unanimously recommended approval on 6/2/15.

Attachments: *(please list)*

Plan Commission Resolution, Staff Report, Application for PUD Preliminary Plan; Plan documents

Recommendation / Suggested Action *(briefly explain):*

Plan Commission recommendation to approve a PUD Preliminary Plan for 1850 Bricher Rd. (St. Charles Commercial Center PUD).

<i>For office use only:</i>	<i>Agenda Item Number: 4c</i>
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City of St. Charles, Illinois
Plan Commission Resolution No. 6-2015

**A Resolution Recommending Approval of a PUD Preliminary Plan for 1850
Bricher Road (St. Charles Commercial Center PUD) (CIMA Developers)**

Passed by Plan Commission on June 2, 2015

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review PUD Preliminary Plans; and

WHEREAS, the Plan Commission has reviewed the PUD Preliminary Plan for 1850 Bricher Road (St. Charles Commercial Center PUD) (CIMA Developers) received April 27, 2015; and

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the St. Charles Commercial Center PUD Ordinance No. 1982-Z-6 and amendments, and all applicable requirements of the Zoning Ordinance, subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval 1850 Bricher Road (St. Charles Commercial Center PUD) (CIMA Developers) PUD Preliminary Plan received April 27, 2015, contingent upon the resolution of all staff comments prior to City Council action.

Voice Vote:

Ayes: Wallace, Schuetz, Kessler, Macklin-Purdy, Pretz, Spruth, Frio

Nays: None

Absent: Holderfield, Doyle

Motion Carried.

PASSED, this 2nd day of June 2015.

Chairman
St. Charles Plan Commission

Community and Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Bancroft
 And the Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: PUD Preliminary Plan for 1850 Bricher Rd. (St. Charles Commercial Center PUD)

DATE: June 5, 2015

I. APPLICATION INFORMATION:

Project Name: 1850 Bricher Rd.

Applicant: CIMA Developers, Inc.

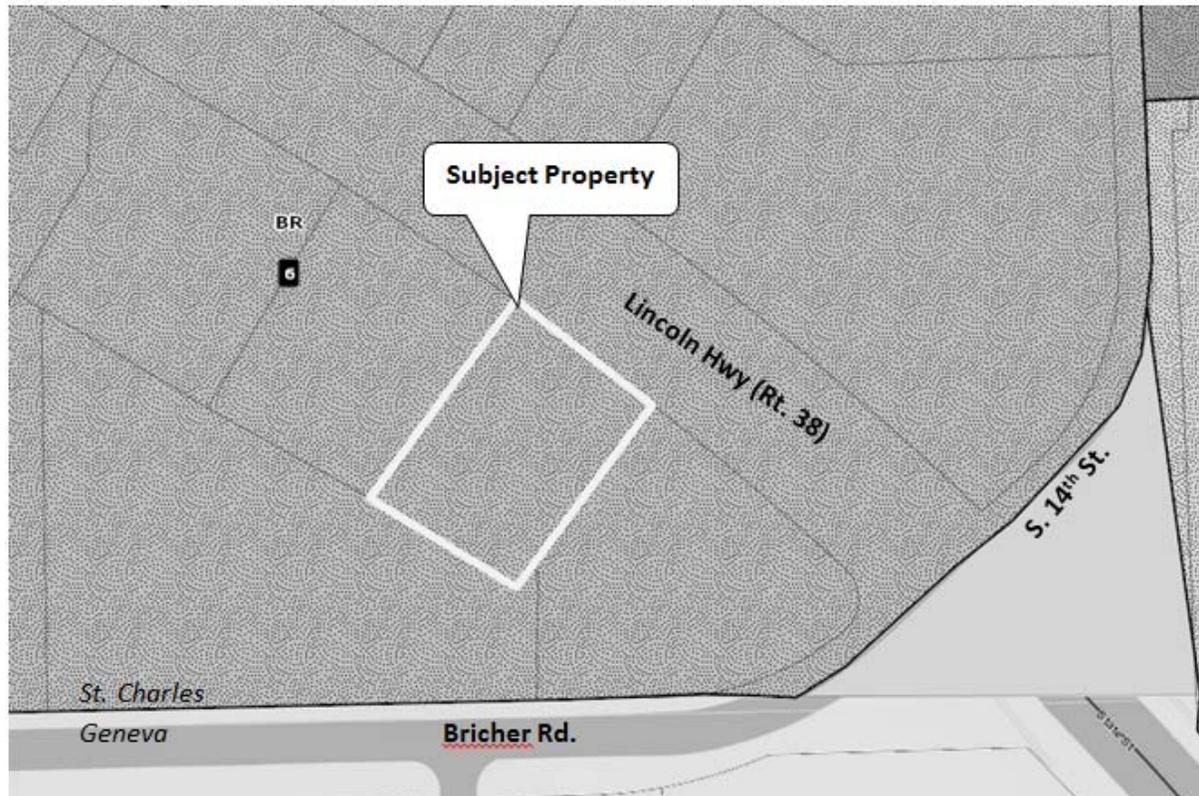
Purpose: PUD Preliminary Plan for a proposed multi-tenant commercial building in the St. Charles Commercial Center PUD (former Jaw's Car Wash)

General Information:		
Site Information		
Location	1850 Bricher Rd. (Rt. 38 frontage)	
Acres	0.77 acre	
Applications	PUD Preliminary Plan	
Applicable Zoning Code	Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access	
Sections and PUD Ordinance	Ch. 17.26 Landscaping and Screening Ordinance 1982-Z-6 "An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property"	
Existing Conditions		
Land Use	Commercial (vacant car wash)	
Zoning	BR- Regional Business (PUD)	
Zoning Summary		
North	BR- Regional Business (PUD)	Commercial
East	BR- Regional Business (PUD))	Commercial (gas station)
South	BR- Regional Business (PUD)	Vacant
West	BR- Regional Business (PUD)	Commercial (Suburban Tire)
Comprehensive Plan Designation		
Neighborhood Commercial		

Aerial



Zoning



II. BACKGROUND

Property History

The subject property, 1850 Bricher Road, fronts Rt. 38 and is adjacent to the BP gas station on the corner of Rt. 38 and Bricher Road. The property contains a vacant car wash facility.

The property is located within the St. Charles Commercial Center PUD. As such, development of the property is regulated under Ordinance No. 1982-Z-6 “An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property”.

A PUD Preliminary Plan to develop the property as a car wash was approved in 2002 under Resolution 2002-22 “A Resolution Approving the PUD Preliminary Plan for Gibson Car Wash (St. Charles Commercial Center PUD)”. The car wash is no longer in operation.

Proposal

CIMA Developers, applicant, is proposing to redevelop the site for the purpose of constructing a multi-tenant commercial building. Approval of a new PUD Preliminary Plan is required to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance.

The proposal includes the following:

- Demolition of the existing car wash facility.
- Construction of a three-unit, approx. 5,000 sq. ft. commercial building fronting Rt. 38.
- A total of 36 parking spaces; 24 spaces in front of the building and 12 spaces in back.
- Retain the existing cross-access with the gas station to the east and the Suburban Tire to the west.
- Convert the existing rear access drive at the southeast corner of the property to a one-way access (entry only).
- Add a two-way access drive at the southwest corner of the property.
- Required street frontage, parking lot, and building foundation landscaping.
- Outdoor dining area on the east side of the building.
- Sidewalk along the front and west sides.
- New monument sign.

III. STAFF ANALYSIS

Staff has performed an analysis of the submitted PUD Preliminary Plan to identify any deficiencies with the proposal as it relates to the standards established in the St. Charles Commercial Center PUD and City Code Title 17 (Zoning Ordinance). The following is a description of staff’s analysis.

A. PROPOSED USES

A restaurant, liquor store, and other retail use are proposed to occupy the three-unit building. These uses are permitted uses in the St. Charles Commercial Center PUD (Ordinance No. 1982-Z-6).

B. ZONING STANDARDS

The property is zoned BR- Regional Business District and is located within the St. Charles Commercial Center PUD. Staff has reviewed the submitted plans vs. the requirements of the Zoning Ordinance and PUD. The following table summarizes that review:

Category	STC Commercial Center PUD / Zoning Ordinance Standard	Proposed
Lot Width	None	151.06 ft.
Building Setbacks:		
<i>Front (Rt. 38)</i>	30 ft.	88 ft.
<i>Side (east)</i>	15 ft.	10 ft.*
<i>Side (west)</i>	15 ft.	30 ft.
<i>Rear</i>	30 ft.	67.5 ft.
Parking Setbacks:		
<i>Front (Rt.38)</i>	20 ft.	20 ft.
<i>Side (east)</i>	None	5 ft.
<i>Side (west)</i>	None	2.5 ft.
<i>Rear</i>	None	0 ft.
Building Coverage	30%	17%
Building Height	40 ft.	18 ft.
Parking Stall Size	9' x 18' OR 9'x16' w/ 2 ft. bumper overhang	9' x 16' w/ 2 ft. bumper overhang; 9'x17' w/1 ft. bumper overhang; 9'x18'
Drive-Aisle Width	12' (One Way), 24' (Two Way)	12' (One Way Portion); 24' (Two Way Portion)
Parking Requirement	26 spaces (1 restaurant, 2 retail) Restaurant: 10 spaces per 1,000 sf Retail: 4 spaces per 1,000 sf	36 spaces

*The required side yard setback in the BR Regional Business District is 15 ft. The proposed east side yard setback is 10 ft. Section 2.I Yards of Ordinance No. 1982-Z-6 (St. Charles Commercial Center PUD) states,

“No yard or setback shall be less than the requirements of the Zoning Title or as shown in Exhibit ‘B’, as the case may be, unless the City Council shall have determined otherwise at the time of approval of the preliminary plan.”

At the time the original PUD Preliminary Plan was approved in 2002, an 8 ft. setback was approved on the east side. Staff has determined that, due to the ordinance language, an 8 ft. setback was established and may continue. Therefore, the 10 ft. setback meets the requirements established by the PUD.

Staff Comments

- The submitted plans comply with all setback, bulk, and parking requirements.

C. LANDSCAPING

A landscape plan has been submitted for the property. The table below compares the submitted plan to the requirements of **Ch. 17.26 Landscaping and Screening**.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	15.2%
Interior Parking Lot Landscape Area	10%	10.6%
Bldg. Foundation Landscaping		
<i>Front wall</i>	75%	80%
<i>Remaining walls</i>	50%	65.6% (including paver patio)
<i>Width of planting beds</i>	8 ft.	8 ft.
Public Street Frontage Landscaping	75%	88%
Monument Sign Landscaping	3 ft. around sign	4+ ft. around sign

Staff Comments

- The submitted plan meets all landscaping requirements, including the number and species of plantings.

D. BUILDING ARCHITECTURE

The proposed architectural elevations meet the requirements of **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. Brick is proposed as the predominant wall material on all sides of the building. A stone belt course wraps around the building at the height of the storefronts, as does a stone sill about 3 ft. high. Brick piers extending 3 ft. from the building are spaced between the storefronts on the front and side elevations. The storefronts are silver aluminum with clear glass.

Staff Comments

- Staff has suggested that awnings be added over the front entrances to provide additional articulation and to protect patrons from the elements. As an alternative, a cornice could be added.

E. SIGNAGE

Two monument signs are proposed: one near the front entrance on Rt. 38 and one near the rear entrance. Per the PUD ordinance, only one monument sign per lot is permitted. In lieu of the monument sign in the rear, building wall signage may be placed on the back of the building to provide visibility from Bricher Road.

All signage will require building permit approval. The architectural elevations indicate space on the front of the building where wall signage may be placed.

F. LIGHTING

The submitted photometric plan complies with the requirements of **Section 17.22.040 Site Lighting**.

G. ENGINEERING REVIEW

The applicant has revised the plans to comply with most engineering comments. The revised plans are currently under review. Any outstanding comments will need to be addressed prior to City Council approval.

IV. RECOMMENDATION

Staff recommends approval of the application for PUD Preliminary Plan, contingent upon compliance with staff comments.

V. ATTACHMENTS

- Application for a PUD Preliminary Plan; received 4/27/15
- PUD Preliminary Plan (revised); received 5/27/15

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

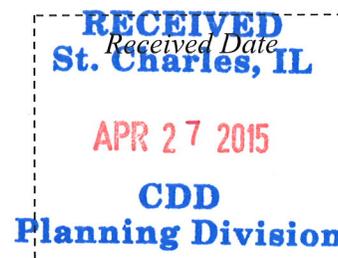


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>1850 Bricher Rd.</u>
Project Number:	<u>2015</u> -PR- <u>008</u>
Application Number:	<u>2015</u> -AP- <u>013</u>



To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	<u>1850 BRICHER ROAD ST. CHARLES, IL</u>	
	Parcel Number (s):	<u>09-33-377-004-0000</u>	
	Proposed PUD Name:	<u>BRICHER RD. DEVELOPMENT</u>	
2. Applicant Information:	Name	<u>CIMA DEVELOPERS, INC.</u>	Phone <u>(630) 653-1760</u>
	Address	<u>381 E. ST. CHARLES ROAD</u>	Fax <u>(630) 653-2335</u>
		<u>CAROL STREAM, IL 60188</u>	Email <u>dsoltis@cimadevelopers.org</u>
3. Record Owner Information:	Name	<u>ANGEL ASSOCIATES, LP.</u>	Phone <u>(630) 668-0141</u>
	Address	<u>381 E. ST. CHARLES ROAD</u>	Fax <u>(630) 668-9114</u>
		<u>CAROL STREAM, IL 60188</u>	Email <u>mospina@thepridestores.com</u>

Please check the type of application:

- New proposed PUD- Planned Unit Development (Special Use Application filed concurrently)
- Existing PUD-Planned Unit Development
 - PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

Subdivision of land:

- Proposed lot has already been platted and a new subdivision is not required.
- New subdivision of property required:
 - Final Plat of Subdivision Application filed concurrently
 - Final Plat of Subdivision Application to be filed later

Attachment Checklist:

If multiple zoning or subdivision applications are being submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.

APPLICATION FEE: Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

REIMBURSEMENT OF FEES AGREEMENT:

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

PROOF OF OWNERSHIP and DISCLOSURE:

- a) a current title policy report; or
- b) a deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

X LEGAL DESCRIPTION: For entire subject property, on 8 ½ x 11 inch paper

X PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

X SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

X ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

X PLANS:

All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

Initial Submittal - Ten (10) full size copies for non-residential projects OR Twelve (12) full size copies for residential projects; Three (3) 11" by 17"; and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

X SITE/ENGINEERING PLAN:

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose
3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
4. Location, size, shape, height, and use of existing and proposed structures
5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with

the proposal indicated

11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting
 - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

□ **SKETCH PLAN FOR LATER PHASES OF PUD:**

N/A

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

ARCHITECTURAL PLANS:

Architectural plans and data for all principal buildings shall be submitted in sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed use buildings, total floor area and total building coverage of each building.

TREE PRESERVATION PLAN:

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

LANDSCAPE PLAN:

Landscape Plan showing the following information:

1. Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
2. Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
3. Accurate property boundary lines
4. Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
5. Site area proposed to be landscaped in square feet and as a percentage of the total site area
6. Percent of landscaped area provided as per code requirement
7. Dimensions of landscape islands
8. Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
9. Location and identification of all planting beds and plant materials
10. Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
11. Landscaping of ground signs and screening of dumpsters and other equipment

STORMWATER MANAGEMENT:

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached)

SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:

N/A

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

X PUBLIC BENEFITS, DEPARTURES FROM CODE:

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

X SCHEDULE: Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

□ PARK AND SCHOOL LAND/CASH WORKSHEETS

N/A

For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields.

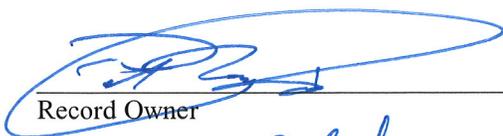
□ INCLUSIONARY HOUSING SUMMARY & WORKSHEET:

N/A

For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

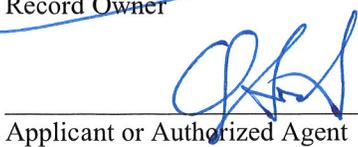
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.



Record Owner

4/27/15

Date



Applicant or Authorized Agent

4/27/2015

Date



ANGEL ASSOCIATES, LP

381 E. ST. CHARLES Rd
CAROL STREAM, IL 60188-2166
FAX: (630)-653-2335
TEL: (630)-668-0141

April 21, 2015

City of St. Charles
Community & Economic Development/Planning Division
Two East Main Street, St. Charles, IL 60174-1984

**RE: PUD Preliminary Plan Application
1850 Bricher Road**

To Whom It May Concern:

I, Peter M. Spina, authorized agent of Angel Associates, LP, the owner of the property located at 1850 Bricher Road, St. Charles, IL, give my consent to Dan Soltis of CIMA Developers, Inc, to apply and proceed with any City of St. Charles approval proceedings necessary in relation to the accompanying PUD Preliminary Plan Application.

Thank you for your assistance in this matter.

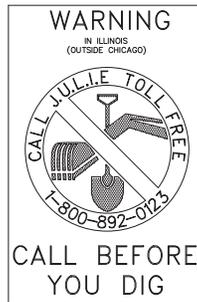
Sincerely,

**Peter M. Spina
Authorized Agent
Angel Associates, LP**

ENGINEERING PLANS FOR 1850 BRICHER ROAD SITE DESIGN

**SECTION 33, TOWNSHIP 40 NORTH , RANGE 8 EAST
1850 BRICHER ROAD
SAINT CHARLES, IL 60174
KANE COUNTY
APRIL, 2015**

LEGEND	
---	PROPERTY BOUNDARY
---	600 --- EXISTING CONTOUR LINE
---	STM --- EXISTING STORM SEWER
---	SAN --- EXISTING SANITARY SEWER LINE
---	W --- EXISTING WATERMAIN
---	UE --- EXISTING UNDERGROUND ELECTRIC
---	OHE --- EXISTING OVERHEAD ELECTRIC
---	GAS --- EXISTING GAS SERVICE
---	T --- EXISTING TELEPHONE
---	673 --- PROPOSED CONTOUR LINE
---	W --- PROPOSED WATERMAIN
---	STM --- PROPOSED STORM SEWER
---	SAN --- PROPOSED SANITARY SEWER LINE
---	GREASE --- PROPOSED GREASE SERVICE LINE
---	VENT --- PROPOSED VENT LINE
---	F --- EXISTING FENCELINE
---	SF --- PROPOSED SILT FENCE
x 686.00	EXISTING SPOT SHOT
x 686.00	PROPOSED SPOT GRADE
WATER:	
EXIST	PROP
	B-BOX
	HYDRANT
	VALVE
	VALVE VAULT
STORM:	
	INLET-CURB
	INLET OR MANHOLE
	FLARED END SECTION
SANITARY:	
	CLEANOUT
	MANHOLE
	UTILITY POLE
	GUY WIRE LOC.
	UTIL. CABINET
	UTIL. PEDESTAL
	LIGHT POLE
	TRAFFIC SIGNAL
	ELECTRIC VAULT
	GAS VALVE



UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH GREAT CARE WAS EXERCISED AS NECESSARY. FOR AVAILABLE INFORMATION, THE SURVEYOR HAS PHYSICALLY LOCATED VISIBLE OBSTRUCTIONS, HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

INDEX TO SHEETS

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. CIVIL SITE PLANS
4. GENERAL NOTES & DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION
STATE OF ILLINOIS, COUNTY OF KENDALL.

I, JOHN J. TEBRUGGE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED UNDER MY PERSONAL DIRECTION BASED ON AVAILABLE DOCUMENTS AND FIELD MEASUREMENTS FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND & SEAL THIS 26TH DAY OF MAY 2015.



John J. Tebrugge
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
NO. 041828 EXPIRES NOV. 30, 2015

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LOCATION MAP
N.T.S.

BENCHMARKS:

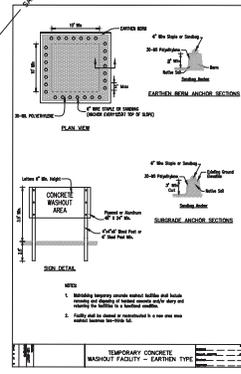
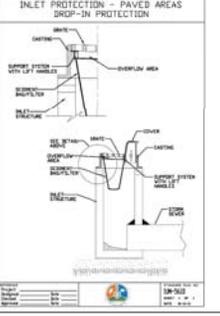
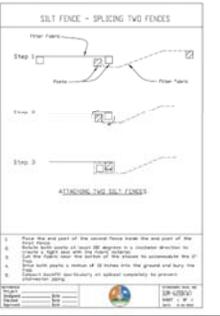
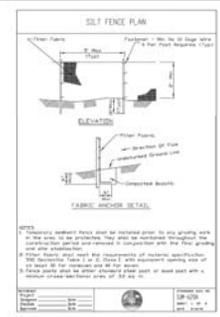
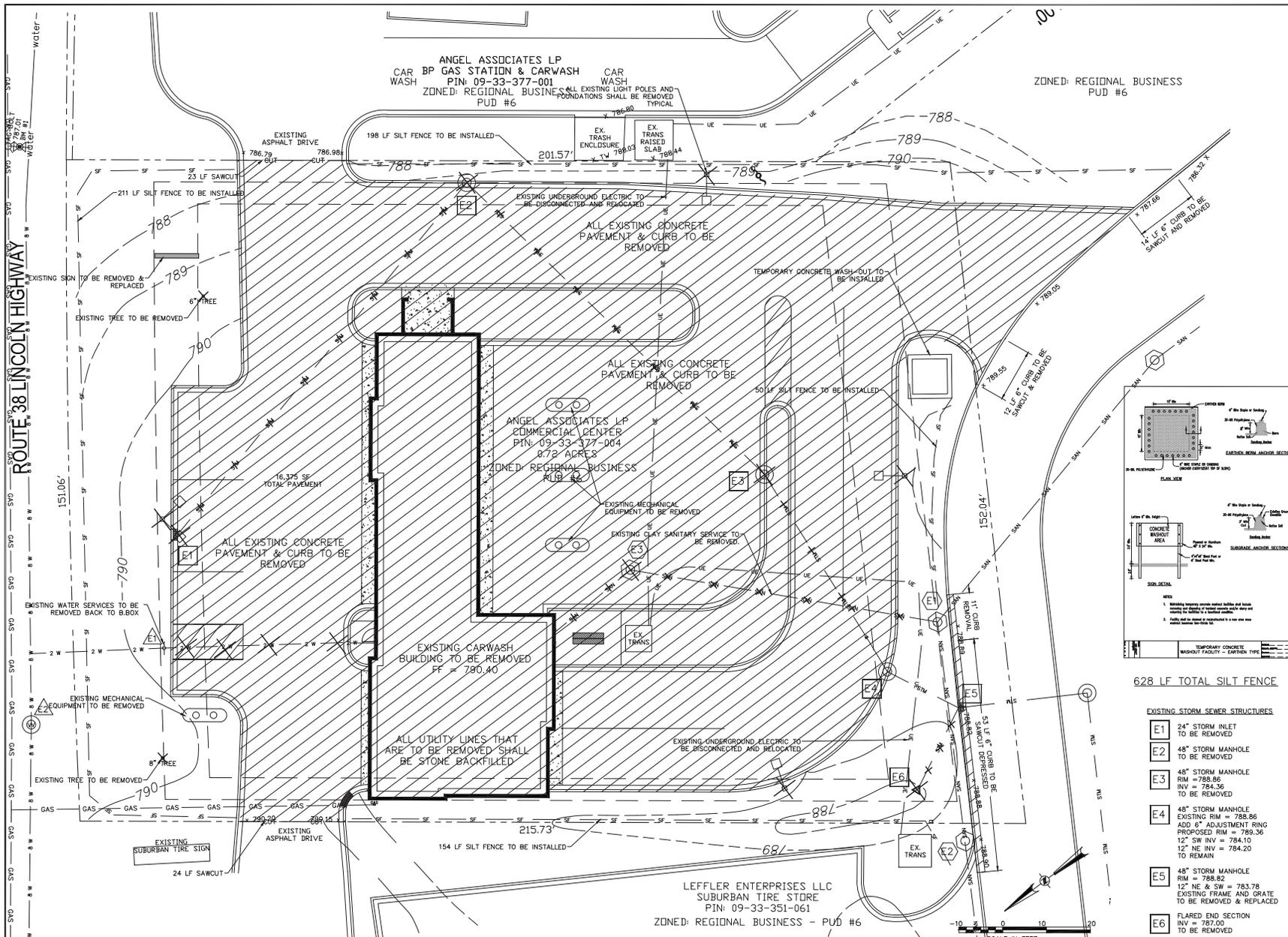
1. FIRE HYDRANT LOCATED AT NORTHEAST CORNER OF SITE TAG#01. ELEVATION = 787.01

ORIGINAL TOPOGRAPHICAL SURVEY WAS SUPPLIED BY SHEAFFER & ROLAND, INC OF GENEVA, IL
SUPPLEMENTAL TOPOGRAPHICAL SURVEY WAS DONE BY TEBRUGGE ENGINEERING OF PLANO, IL

REVISIONS	NO.	DATE	REVIEW
	1	5.21.15	ST. CHARLES REVIEW COMMENTS 5.8.15

PLANS PREPARED FOR:
CIMA DEVELOPERS, INC
381 E. ST. CHARLES ROAD
CAROL STREAM, IL 60188
PHONE: (630) 653-1700
FAX: (630) 653-2335

CIVIL ENGINEER:
TEBRUGGE ENGINEERING
P. O. BOX 38, 146 HUNTSMAN DR.
PLANO, IL 60545
(630) 552.4390
(630) 552.4392
TEBRUGGEENGINEERING@COMCAST.NET
WWW.TEBRUGGEENGINEERING.NET



628 LF TOTAL SILT FENCE

- EXISTING STORM SEWER STRUCTURES**
- E1 24" STORM INLET TO BE REMOVED
 - E2 48" STORM MANHOLE TO BE REMOVED
 - E3 48" STORM MANHOLE RIM = 788.86 INV = 784.36 TO BE REMOVED
 - E4 48" STORM MANHOLE EXISTING RIM = 789.36 400' 6" ADJUSTMENT RING PROPOSED RIM = 789.36 12" NE & SW = 784.10 12" NE INV = 784.20 TO REMAIN
 - E5 48" STORM MANHOLE RIM = 788.82 12" NE & SW = 783.78 EXISTING FRAME AND GRATE TO BE REMOVED & REPLACED
 - E6 FLARED END SECTION INV = 787.00 TO BE REMOVED

- EXISTING WATER STRUCTURES**
- E1 2" WATER SERVICE W/ B.BOX 2" COPPER FROM B.BOX TO BLDG TO BE REMOVED & REPLACED RIM = 789.80
 - E2 1/2" NINE WATER VALVE VAULT RIM = 788.70 8" T/P = 783.20±
- EXISTING SANITARY SEWER STRUCTURES**
- E1 SANITARY MANHOLE RIM = 789.69 6" INV = 780.36
 - E2 SANITARY MANHOLE RIM = 789.57 8" INV = 780.78±
 - E3 SANITARY MANHOLE RIM = 789.68 8" INV = 781.56

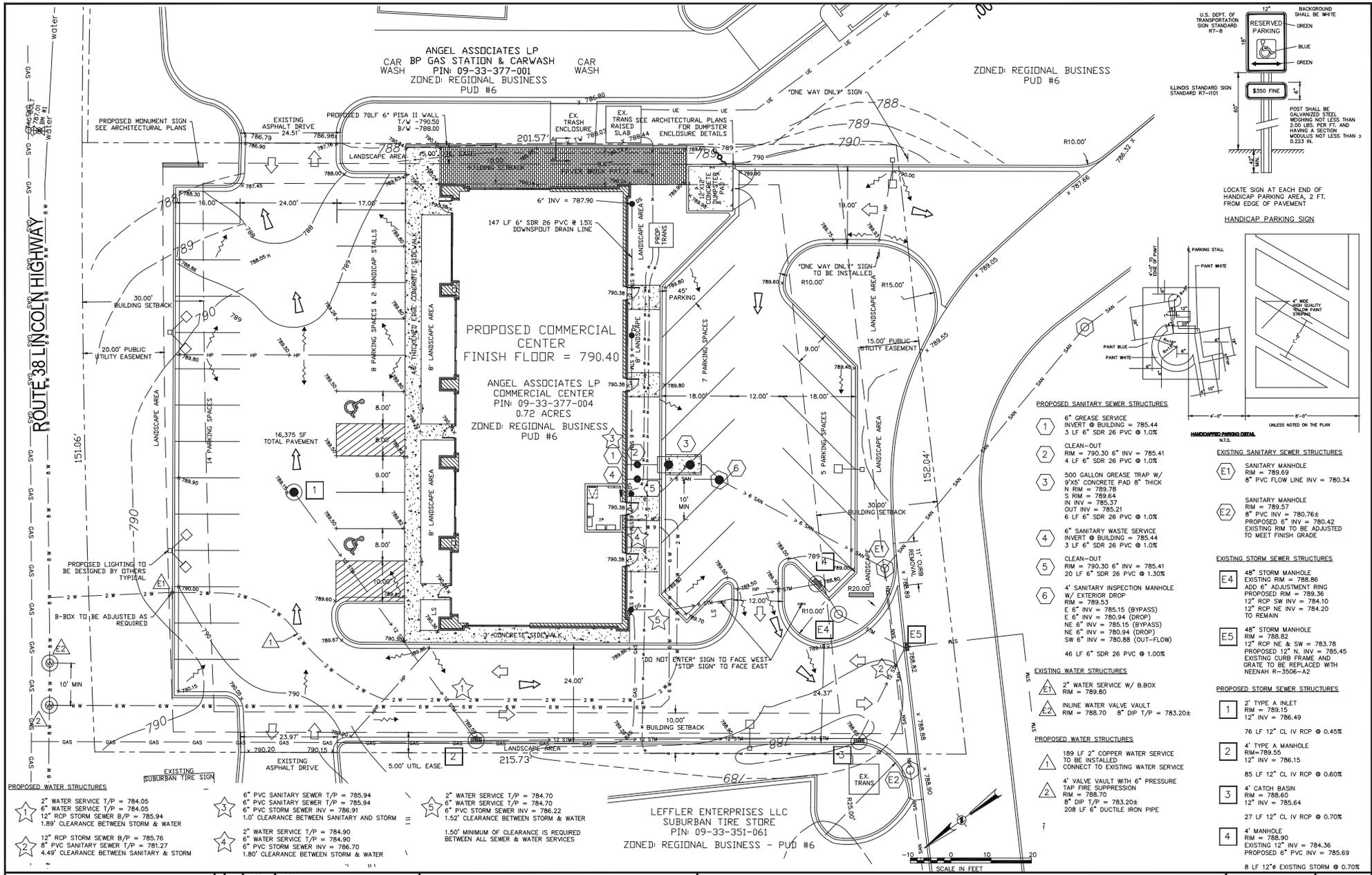
TEBRUGGE ENGINEERING
 P.O. BOX 38, PLANO, IL 60545
 PHONE: (630) 552-4390 FAX: (630) 552-4392

REVISIONS	NO.	DATE	NOTES
	1	5.26.15	ST. CHARLES REVIEW COMMENTS 5.8.15

PREPARED FOR:
CIMA DEVELOPERS, INC.
 381 E. ST. CHARLES RD CAROL STREAM, IL

1850 BRICHER ROAD ST. CHARLES, IL
EXISTING CONDITIONS & DEMOLITION PLAN

PROJECT NO. 15 340 01 SHEET NO.
 SCALE: 1" = 10'
 DATE: 4.24.15 **2**
 OF 4 SHEETS



TEBRUGGE ENGINEERING
 P.O. BOX 38, PLANO, IL 60545
 PHONE: (630) 552-4790 FAX: (630) 552-4792

NO.	DATE	NOTES
1	3.26.15	ST. CHARLES REVIEW COMMENTS 5.8.15

PREPARED FOR:
CIMA DEVELOPERS, INC.
 381 E. ST. CHARLES RD CAROL STREAM, IL

PROJECT NO. 15 340 01
 SHEET NO. **3**
 SCALE: 1" = 10'
 DATE: 4.24.15
 OF 4 SHEETS

1850 BRICHER ROAD ST. CHARLES, IL
 CIVIL SITE PLAN

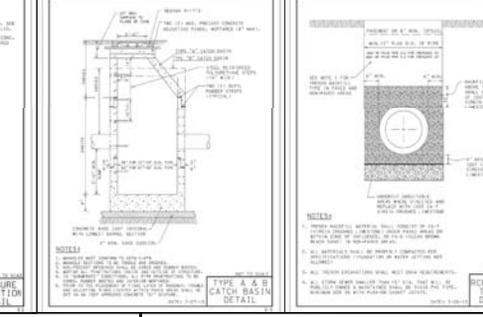
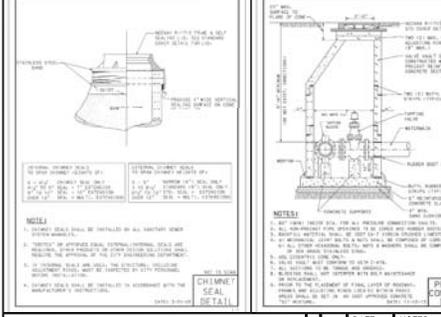
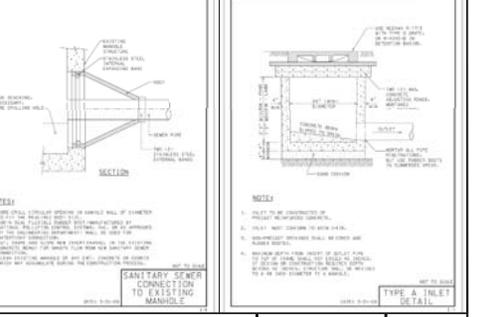
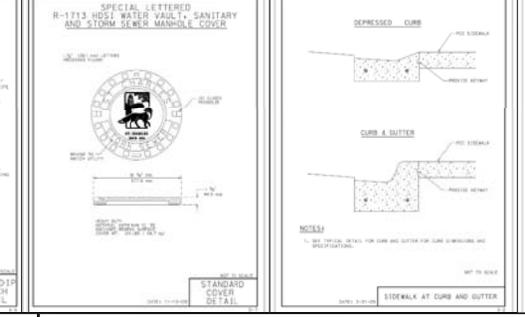
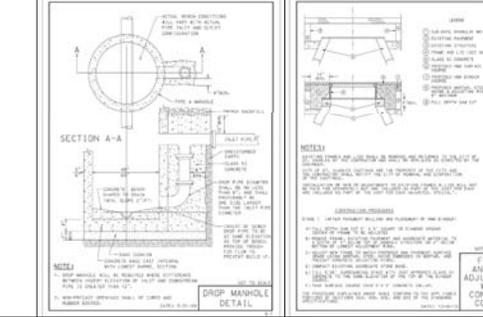
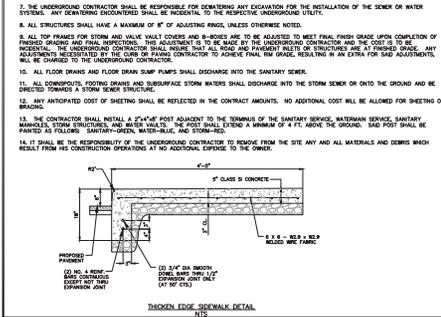
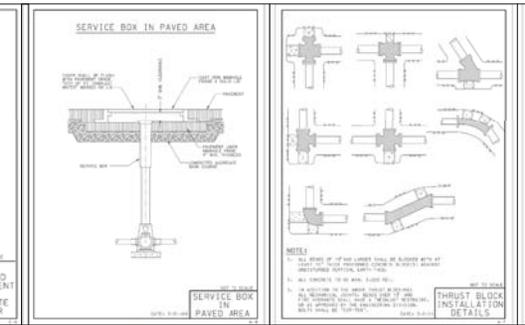
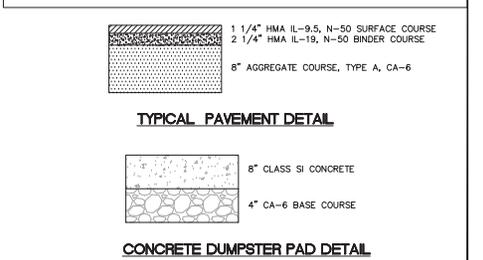
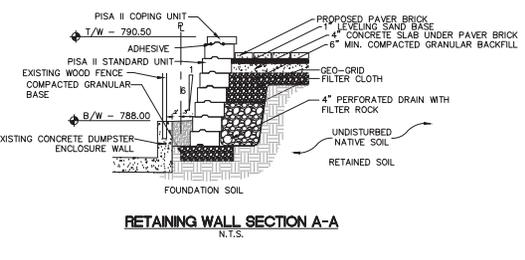
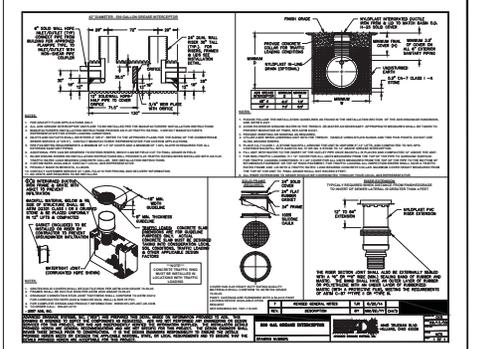
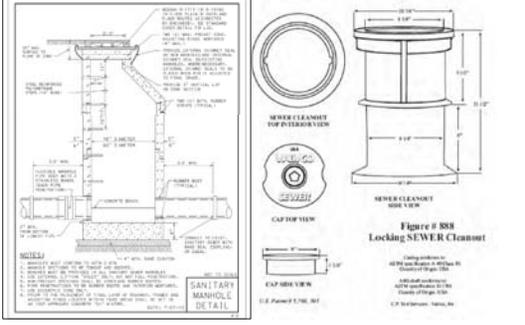
- PROPOSED SANITARY SEWER STRUCTURES**
- 1 6" GREASE SERVICE INVERT @ BUILDING = 785.44
3 LF 6" SDR 26 PVC @ 1.0%
 - 2 CLEAN-OUT RIM = 790.30 6" INV = 785.41
4 LF 6" SDR 26 PVC @ 1.0%
 - 3 500 GALLON GREASE TRAP W/ 9'X5' CONCRETE PAD 8" THICK
S RIM = 789.64
N INV = 785.37
OUT INV = 785.21
6 LF 6" SDR 26 PVC @ 1.0%
 - 4 6" SANITARY WASTE SERVICE INVERT @ BUILDING = 785.44
3 LF 6" SDR 26 PVC @ 1.0%
 - 5 CLEAN-OUT RIM = 790.30 6" INV = 785.41
20 LF 6" SDR 26 PVC @ 1.30%
 - 6 4" SANITARY INSPECTION MANHOLE W/ EXTERIOR DROP
RIM = 789.53
E 6" INV = 785.15 (BYPASS)
E 6" INV = 780.94 (DROP)
NE 6" INV = 785.15 (BYPASS)
NE 6" INV = 780.94 (DROP)
SW 6" INV = 780.86 (OUT-FLOW)
46 LF 6" SDR 26 PVC @ 1.00%
- EXISTING WATER STRUCTURES**
- E1 2" WATER SERVICE W/ B.BOX RIM = 789.80
 - E2 INLINE WATER VALVE VAULT RIM = 788.70 8" DIP T/P = 783.20±
- PROPOSED WATER STRUCTURES**
- 1 189 LF 2" COPPER WATER SERVICE TO BE INSTALLED CONNECT TO EXISTING WATER SERVICE
 - 2 4" VALVE VAULT WITH 6" PRESSURE TAP FIRE SUPPRESSION RIM = 788.70
8" DIP T/P = 783.20±
208 LF 6" DUCTILE IRON PIPE
- EXISTING SANITARY SEWER STRUCTURES**
- E1 SANITARY MANHOLE RIM = 789.69
8" PVC FLOW LINE INV = 780.34
 - E2 SANITARY MANHOLE RIM = 780.57
8" PVC INV = 780.76±
PROPOSED 6" INV = 780.42
EXISTING RIM TO BE ADJUSTED TO MEET FINISH GRADE
- EXISTING STORM SEWER STRUCTURES**
- E4 48" STORM MANHOLE EXISTING RIM = 788.86
ADD 6" ADJUSTMENT RING PROPOSED RIM = 789.36
12" RCP SW INV = 784.10
12" RCP NE INV = 784.20
TO REMAIN
 - E5 48" STORM MANHOLE RIM = 788.82
12" RCP NE & SW = 783.78
PROPOSED 12" N INV = 785.45
EXISTING CURB FRAME AND GRATE TO BE REPLACED WITH NEENAH R-3500-A2
- PROPOSED STORM SEWER STRUCTURES**
- 1 2" TYPE A INLET RIM = 789.15
12" INV = 786.49
 - 2 76 LF 12" CL IV RCP @ 0.45%
 - 3 4" TYPE A MANHOLE RIM = 789.55
12" INV = 786.15
 - 4 65 LF 12" CL IV RCP @ 0.60%
 - 5 4" CATCH BASIN RIM = 788.60
12" INV = 785.64
 - 6 27 LF 12" CL IV RCP @ 0.70%
 - 7 4" MANHOLE RIM = 788.90
EXISTING 12" INV = 784.36
PROPOSED 6" PVC INV = 785.69
 - 8 18 LF 12" EXISTING STORM @ 0.70%

SPECIAL CONDITIONS

1. ALL EARTHWORK, ROADWAY WORK, DRAINAGE WORK OR STORM SEWER WORK SHALL BE PERFORMED UTILIZING MATERIALS AND METHODS IN STRICT ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF ILLINOIS. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT ENGINEER. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT ENGINEER. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT ENGINEER.
2. ALL SANITARY SEWER AND WATER MAIN WORK SHALL BE PERFORMED USING METHODS AND MATERIALS IN STRICT ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS OF THE STATE OF ILLINOIS. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE DISTRICT ENGINEER.
3. ANY SPECIFICATIONS WORK IS SUPPLIED ALONG WITH THE PLANS SHALL TAKE PRECEDENCE IN THE CASE OF A CONFLICT WITH THE STANDARD SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO COMPLETE THIS WORK NOT SPECIFICALLY COVERED BY THESE PLANS.
4. FROM COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE DISTRICT ENGINEER AND THE CITY ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO COMPLETE THIS WORK NOT SPECIFICALLY COVERED BY THESE PLANS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO COMPLETE THIS WORK NOT SPECIFICALLY COVERED BY THESE PLANS.
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14. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS TO COMPLETE THIS WORK NOT SPECIFICALLY COVERED BY THESE PLANS.

EARTHWORK

1. ALL EARTHWORK OPERATIONS SHALL BE IN ACCORDANCE WITH SECTION 202 OF THE ILLINOIS SPECIFICATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND SURVEY MONUMENTS AND SHALL RESTORE ANY WHICH ARE DISTURBED BY HIS OPERATIONS TO ORIGINAL CONDITION OR BETTER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO COMPLETE THIS WORK NOT SPECIFICALLY COVERED BY THESE PLANS.
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1850 BRICHER ROAD ST. CHARLES, IL
GENERAL NOTES & DETAILS

PROJECT NO. 15 340 01 SHEET NO. 4
SCALE: NTS OF 4 SHEETS
DATE: 4.24.15

TEBRUGG ENGINEERING
P.O. BOX 38, PLANO, IL 60545
PHONE: (630) 552-4390 FAX: (630) 552-4392

REVISIONS	NO.	DATE	NOTES
	1	5.26.15	ST. CHARLES REVIEW COMMENTS 5.8.15

PREPARED FOR:
CIMA DEVELOPERS, INC.
381 E. ST. CHARLES RD CAROL STREAM, IL



**GLEASON
ARCHITECTS, P.C.**

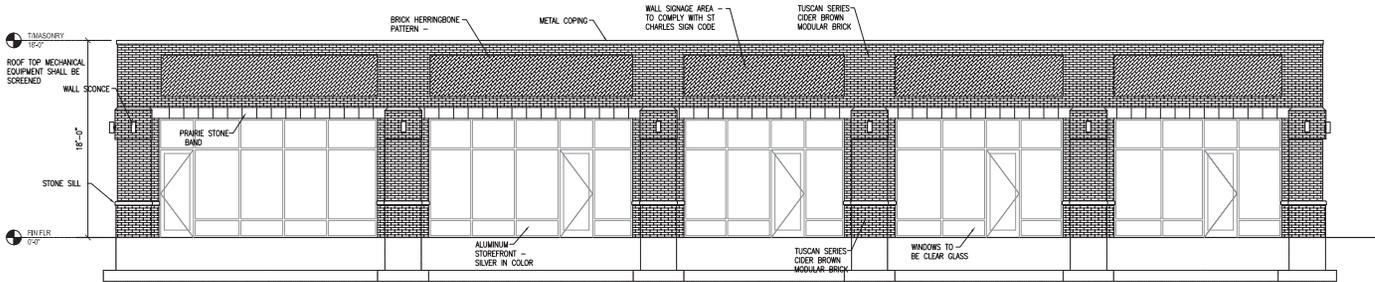
769 Highland Drive, Unit A
Sugar Grove, Illinois 60054
Phone: 630-466-5740
Fax: 630-466-0708

Email: bill@gleasonarchitects.com

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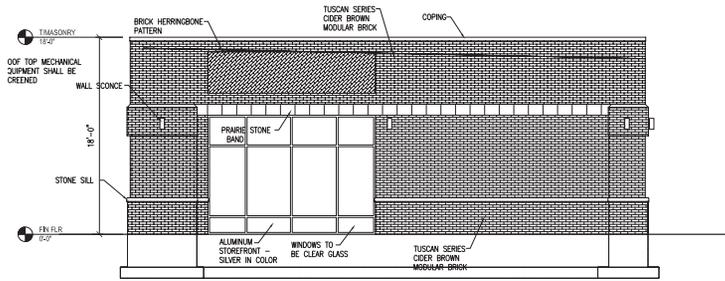
ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	05-23-15
FOR BID	
FOR CONSET.	

REVISIONS	DATE
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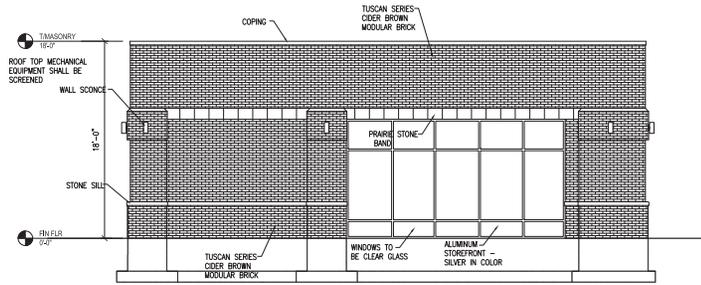
NORTH ELEVATION

SCALE: 3/16"=1'-0"



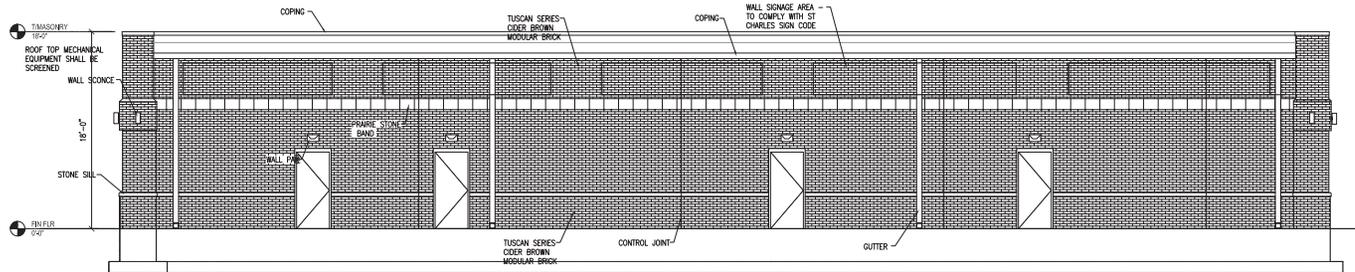
EAST ELEVATION

SCALE: 3/16"=1'-0"



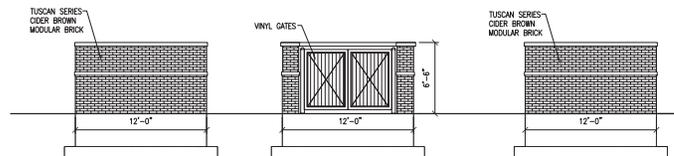
WEST ELEVATION

SCALE: 3/16"=1'-0"



SOUTH ELEVATION

SCALE: 3/16"=1'-0"



TRASH ENCLOSURE

SCALE: 3/16"=1'-0"

PROJECT: BRICHER ROAD COMMERCIAL CENTER
1850 BRICHER ROAD
ST. CHARLES, IL
ARCHITECTS: ANGEL AND ASSOCIATES
381 EAST ST CHARLES ROAD
ST CHARLES, IL

JOB NO. 14-090
DATE 01/06/15
FILE 0142
PLOT SCALE 1/8"

OWNER APPROVAL

Signature: _____
Title: _____

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NUMBER
A5



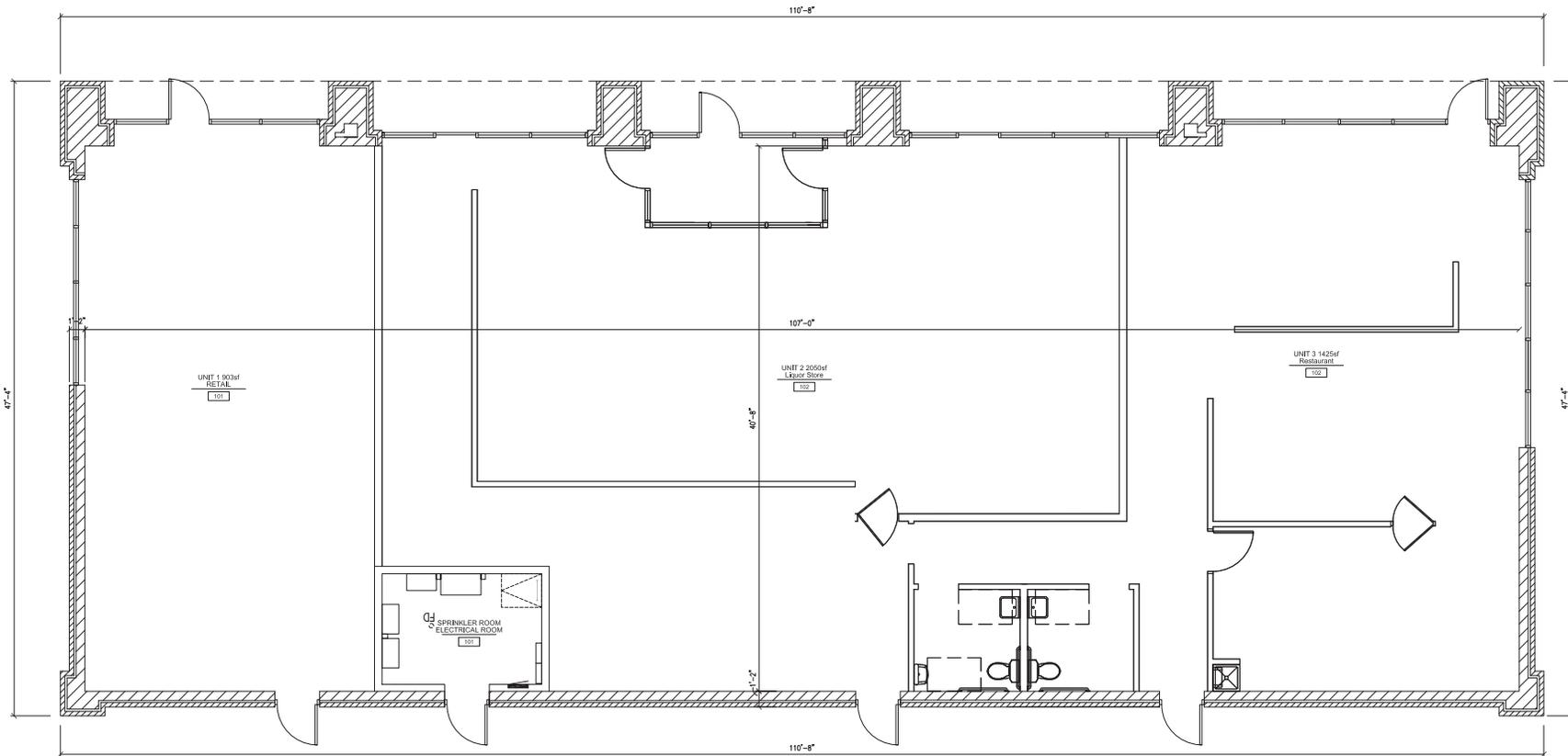
**GLEASON
ARCHITECTS, P.C.**

709 Highland Drive, Unit A
Sugar Grove, Illinois 60054
Phone: 630.466.5740
Fax: 630.466.6708
E-mail: info@gleasonarchitects.com

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ISSUED FOR	DATE
FOR APPROVAL	
FOR PERMIT	03-23-15
FOR BID	
FOR CONST.	

REVISIONS	DATE
▲	
▲	
▲	



FLOOR PLAN

SCALE: 1/4"=1'-0"

PROJECT: **BRICHER ROAD COMMERCIAL CENTER**
1850 BRICHER ROAD
ST. CHARLES, IL
 ARCHITECTS: **ANGEL AND ASSOCIATES**
381 EAST ST CHARLES ROAD
ST CHARLES, IL

JOB NO. **14-090**
 DATE **01/06/15**
 FILE **0141**
 PLOT SCALE **1/4"**

OWNER APPROVAL

SHEET TITLE
FLOOR PLAN

SHEET NUMBER
A1

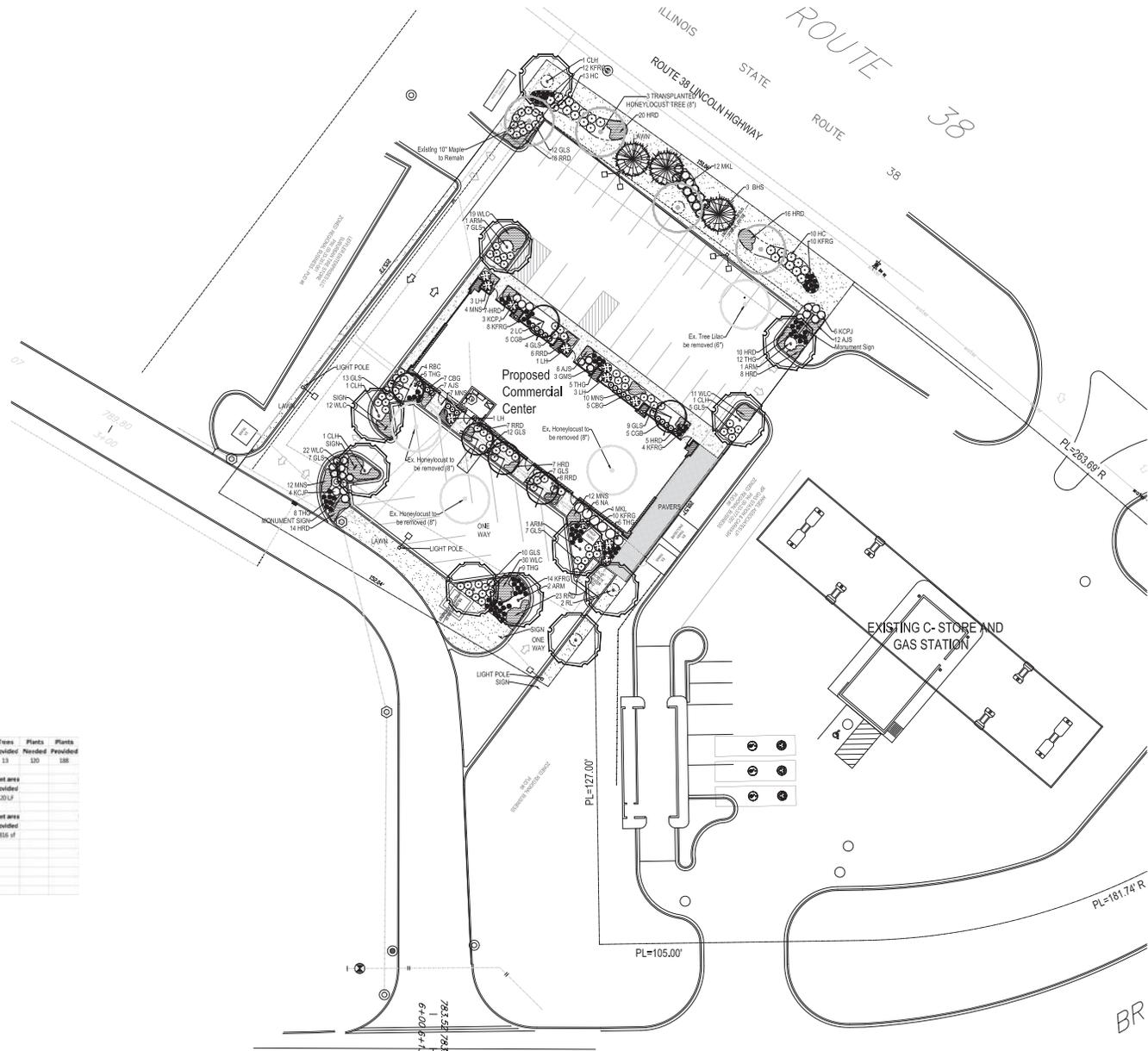


SHADE TREES (DECIDUOUS)	
ARM	Armstrong Red Maple
CLM	Chicagoan Hackberry
SH	Shumway Honeylocust
RL	Redwood Linden
ORNAMENTAL TREES (DECIDUOUS)	
RFC	Red Baron Flowering Crabapple
LC	Lollipop Flowering Crabapple
EVERGREEN TREES	
BHS	Black Hills Spruce
NS	Norfolk Island Spruce
EVERGREEN SHRUBS	
CSB	Chicagoan Green Boxwood
KCP	Kalbar Compact Pines Juniper
DECIDUOUS SHRUBS	
HC	Hickory (varieties) Cotonestee
JH	Jazz Hands Hydrangea
GLS	Greenleafy Fragrant Spirea
GMS	Goldmound Spirea
MKL	Miss Kim Dwarf Lilac
ORNAMENTAL GRASSES	
FBG	Fast Feather Reed Grass
THG	Tufted Hair Grass
DFG	Dwarf Fountain Grass
PERENNIALS	
HRD	Happy Returns Daylily
RBD	Rose Returns Daylily
WLC	Whispering Willow
MNS	May Night Salvia
NIS	Autumn Joy Sedum

PLANT KEY

SITE CALCULATIONS & DATA									
Factor of Requirement	Divisor	Site Calc.	Required	Multiplier	Multiplier	Trees Needed	Trees Provided	Plants Needed	Plants Provided
1. Trees and 20 Shrubs/Perennials per 50 LF	50	315 LF	6	20	12	12	13	120	188
2. Street Frontage	75%	153 LF	110 LF	50	3	4	120 LF		
3. Interior Parking Lot	10%	37,000 sf	3,700 sf	300	11	11	1816 sf		
4. Overall Site Landscape	15%	31,624 sf	4,744 sf						

DATA TABLE / CODE COMPLIANCE



OVERALL LANDSCAPE PLAN

Scale: 1"=20'0"



HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE
 One Redwood Court
 Racine, Wisconsin 53402
 ph 262.638.9733
 fx 262.638.9737
 dan@hella.com

**MULTI-TENANT
 RETAIL CENTER**
 1850 Lincoln Highway
 St. Charles, Illinois 60174

DESCRIPTION	
3.26.15	FIRST ISSUE
4.27.15	REVISED SITE PLAN
5.22.15	REVISED SITE PLAN

SHEET TITLE
**OVERALL
 LANDSCAPE PLAN**

PROJECT MANAGER	WDH
PROJECT NUMBER	15-024
DATE	5.22.2015
SHEET NUMBER	

L 100

- Contractor responsible for contacting JULIE - Utility Locators (811 or 800-892-0123) to have site marked prior to excavation or planting.
- Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.
- All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.
- Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.
- Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3' of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.
- Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball. If needed, remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{2}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{1}{2}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.
- Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{1}{2}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.
- Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 5% mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{1}{2}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rate of 1 per 24" height/diameter of shrub at planting.
- Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
- Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.
- Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"
 Per 100 SF of bed area:
 1/2 CY Peat Moss or Mushroom Compost
 1/2 CY blended/pulverized Topsoil
 2 pounds starter fertilizer
 1/2 CY composted manure

- Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary at the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
 No bare spots larger than one (1) square foot
 No more than 10% of the total area with bare areas larger than one (1) square foot
 A uniform coverage through all turf areas

- Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

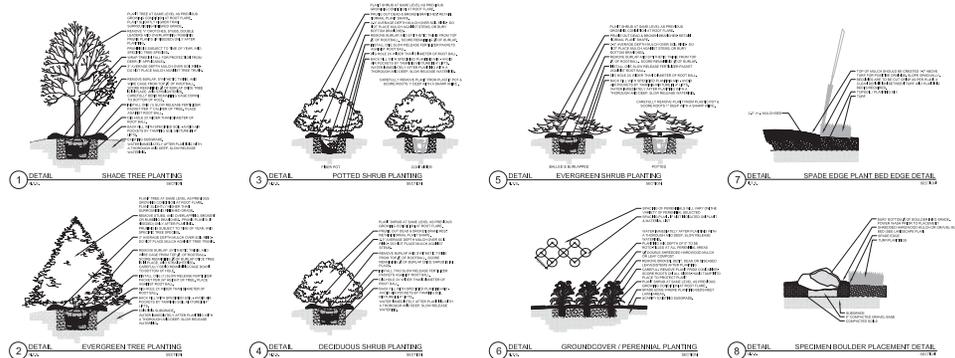
- The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

- Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

Color Creek Premium Blue Turf (Ph. 888-313-6807)		Seed at rate of 3# per 1000 SF
10% Mid-Atlantic Kentucky Bluegrass	10% Mid-Atlantic Kentucky Bluegrass	
20% Merit Kentucky Bluegrass	20% Merit Kentucky Bluegrass	
30% Boreal Red Fescue	30% Boreal Red Fescue	
30% Perennial Fine Fescue Perennial Ryegrass	30% Palmer III Fine Perennial Ryegrass	

SEED MIX



PLANTING & HARDSCAPE DETAILS

PLANT	QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	HOZF	REMARKS / NOTES
PERENNIALS							
1	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
2	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
3	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
4	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
5	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
6	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
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8	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
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10	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
11	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
12	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
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14	1		Thymus (var.)	Wild Thyme	2"		Plant to Street Frontage along Lincoln Center
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*To ensure quality & quantity a specimen is shown in the Landscape Plan. The Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete installation. Installation should be verified against the Plant & Material List. To the extent that differences occur between the counts and quantities shown above, the Landscape Contractor shall be responsible for providing a complete installation. The Landscape Contractor shall be responsible for providing a complete installation. The Landscape Contractor shall be responsible for providing a complete installation.

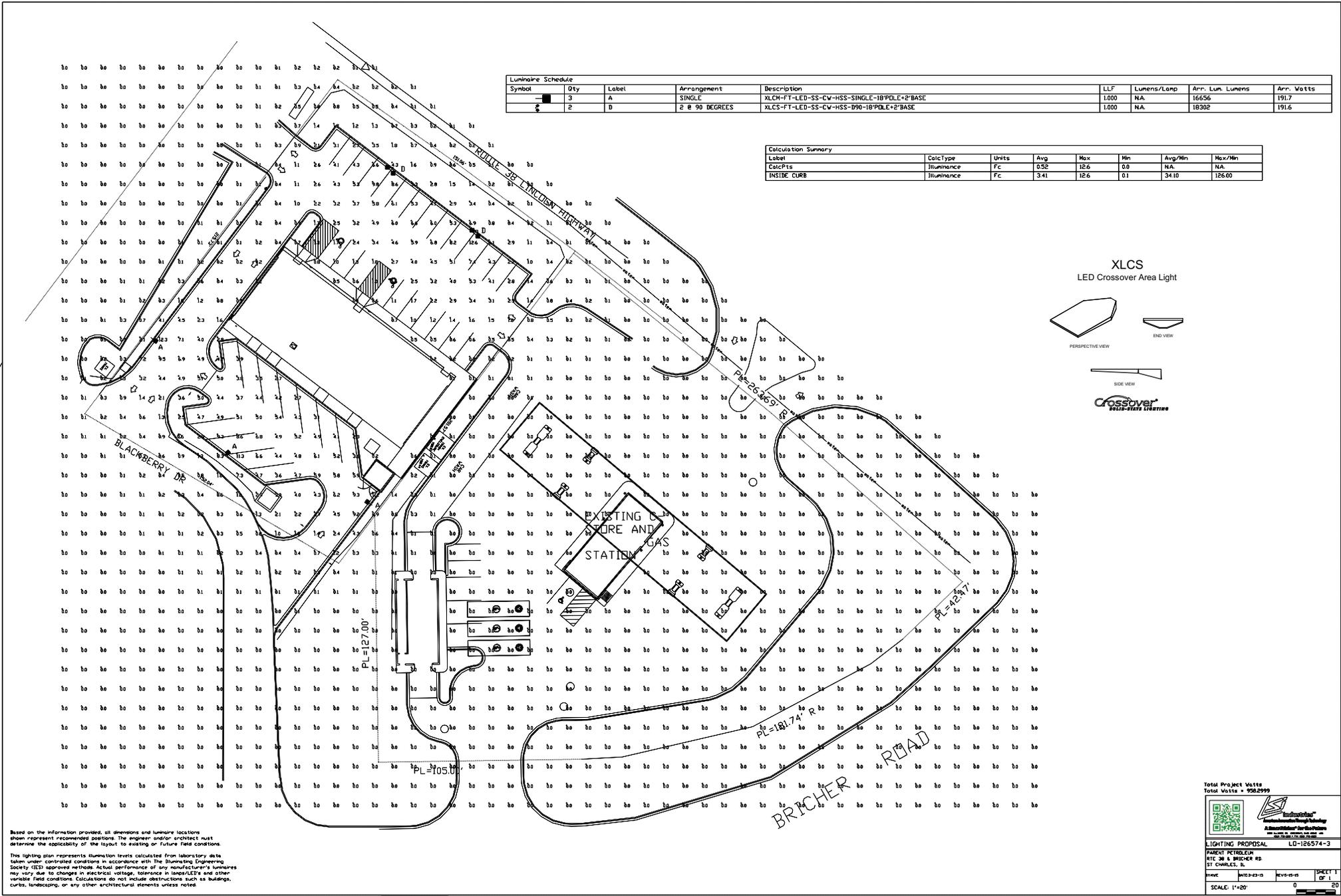
HELLER & ASSOCIATES, LLC
 LANDSCAPE ARCHITECTURE
 One Redwood Court
 Racine, Wisconsin 53402
 ph 262.639.9733
 fx 262.639.9737
 dan@hella.com

**MULTI-TENANT
 RETAIL CENTER**
 1850 Lincoln Highway
 St. Charles, Illinois 60174

DESCRIPTION	
3.26.15	FIRST ISSUE
4.27.15	REVISED SITE PLAN
5.22.15	REVISED SITE PLAN

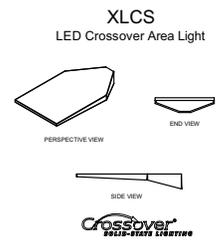
SHEET TITLE
**LANDSCAPE DETAILS,
 NOTES & SCHEDULES**

PROJECT MANAGER: WDH
 PROJECT NUMBER: 15-024
 DATE: 5.22.2015
 SHEET NUMBER:



Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Ann. Lum. Lumens	Ann. Watts
⊙	3	A	SINGLE	XLCS-FT-LED-SS-CW-HSS-SINGLE-18°PLE+2'BASE	1.000	NA	16656	191.7
⊙	2	D	2 @ 90 DEGREES	XLCS-FT-LED-SS-CW-HSS-D90-18°PLE+2'BASE	1.000	NA	18302	191.6

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Itumance	Fc	0.52	12.6	0.0	NA	NA
INSIDE CURB	Itumance	Fc	3.41	12.6	0.1	34.10	126.00



Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamp/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

Total Project Value
Total Watts = 958,299

Lighting Proposal LD-126574-3

Lighting Proposal
RIT 28 & BRICHER RD
ST CHARLES, IL

DATE: 04-23-18 REV: 03-15

SCALE: 1"=20'

SHEET 1 OF 1

PROJECT:



1850 Bricher Road
St. Charles, IL

CUSTOMER APPROVAL:
DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Brian Newton

DRAWN BY

Bill Marlow

DATE

5.14.15

SCALE

3/8" = 1'

SHEET NO.

1 of 2

WORK ORDER

73393

FILE NAME

Pride73393

REVISIONS:

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

(1) 12'-0" x 8'-0" x 1'-5¼" Double Face Illuminated Monument Sign

Cabinet: Fabricated Aluminum Painted to Match Benjamin Moore Wood Violet #1248 - Satin Finish

Faces: .125" Thick Aluminum Painted to Match Benjamin Moore Wood Violet #1248 - Satin Finish

"URBAN COUNTER" & Rules: Routed & Push-thru ½" White Acrylic

"Dogs, Burgers, Salads": Routed & Backed with White Acrylic

Reveals: Fabricated Alum. Painted Black - Satin Finish

Illumination: Fluorescent Lamps and Electronic Ballasts

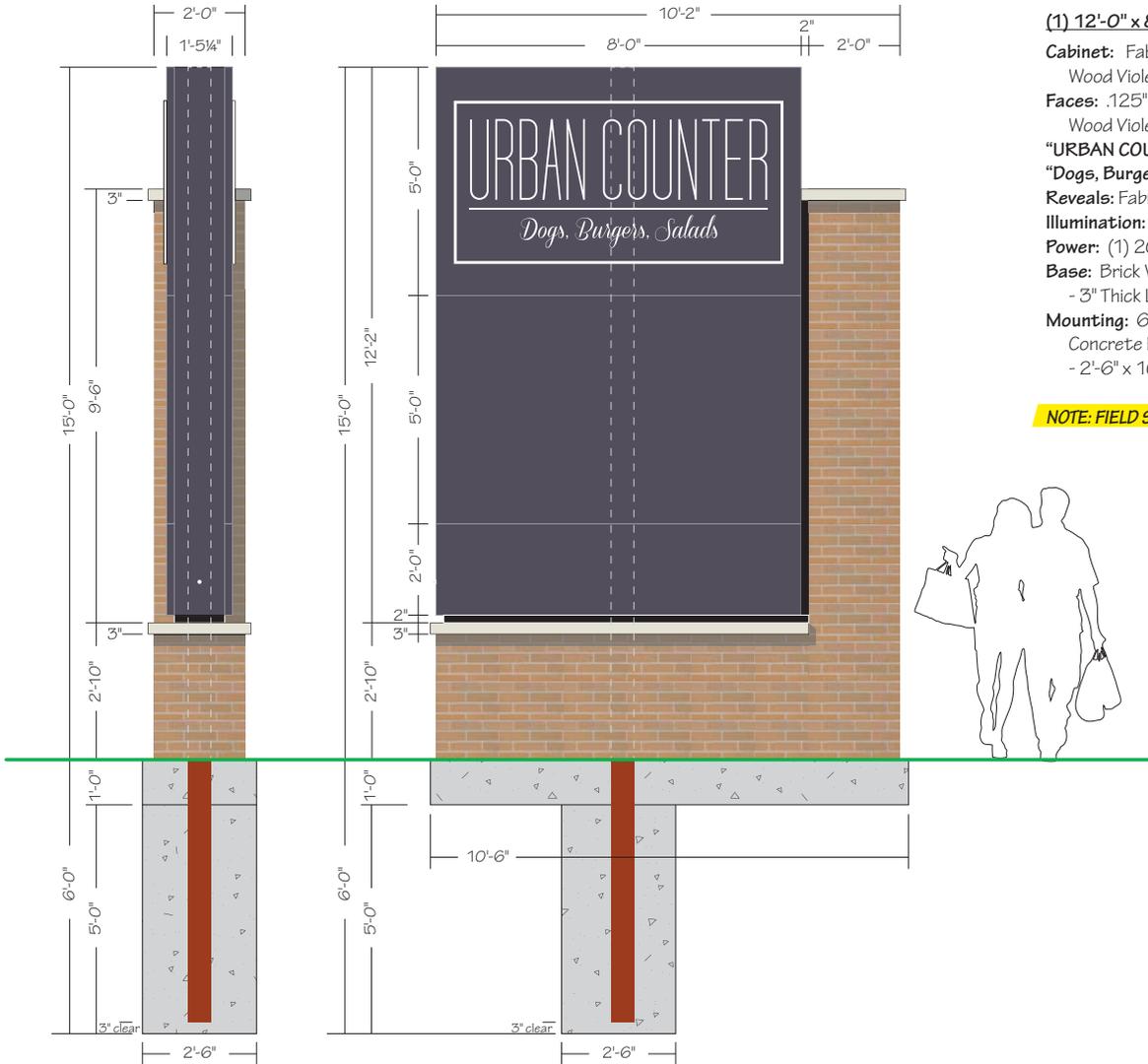
Power: (1) 20Amp @ 120Volts Electrical Circuit Run to Site by Others

Base: Brick Veneer to Match Building - T.B.D. over CMU Block Core
- 3" Thick Limestone Caps

Mounting: 6" x 6" x 3/8" Square Steel Tube set in 2'-6" dia. x 6'-0" deep Concrete Foundation

- 2'-6" x 10'-6" x 1'-0" Reinforced Concrete Pad for Masonry

NOTE: FIELD SURVEY REQUIRED PRIOR TO FABRICATION



This sign is built to UL Standards for operation in North America.

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