AGENDA CITY OF ST. CHARLES PLAN COMMISSION CHAIR PETER VARGULICH

TUESDAY, DECEMBER 2, 2025 - 7:00 P.M. COUNCIL CHAMBERS 2 E. MAIN ST., ST. CHARLES, IL 60174

- 1. Call to order
- 2. Roll Call -

Chair Peter VargulichJeffrey FunkeDave RosenbergColleen WieseGary GruberGina LawsonZachary EwoldtJohn FitzgeraldRita Payleitner

Auditory Members - Holly Cabel, St. Charles Park District

Paul Gordon, School District #303

- 3. Pledge of Allegiance
- 4. Presentation of minutes of the November 18, 2025 meeting of the Plan Commission
- 5. The Shops at Pheasant Run, 4051 E Main Street (SC Landman LLC)
 Application for Concept Plan
- 6. Public Comment
- 7. Additional Business from Plan Commission Members or Staff
- 8. Weekly Development Report
- 9. Meeting Announcements
 - a. Plan Commission
 Tuesday, December 16, 2025 at 7:00pm Council Chambers
 Tuesday, January 6, 2026 at 7:00pm Council Chambers
 Wednesday, January 21, 2026 at 7:00pm Council Chambers
 - b. Planning & Development Committee Monday, December 8, 2025 at 7:00pm Council Chambers Monday, January 12, 2026 at 7:00pm Council Chambers
- 10. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TTY), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).



Staff Report Plan Commission Meeting – December 2, 2025

Applicant:	SC Landman LLC	The Shops at Pheasant Run
	661	-
Property Owner:	SC Landman LLC	
Location:	4051 E Main St; SE corner of E Main St & Kautz Rd	E Main St / Rt 64
Purpose:	Feedback on a commercial development	
Application:	Concept Plan	
Public Hearing:	Not required	TY BE
Zoning:	BR Regional Business	
Current Land Use:	Vacant	Subject Property
Comprehensive Plan:	Corridor/Regional Commercial & Parks/Open Space	_
Summary of Proposal:	 33.7-acres of the formsubmitted for Conceled 12-15 commercied Full site access of two full drivewal Cross-access three Outlot containing Road, south of the 	ial building lots fronting E Main Street, each with a single building. off Kautz Road, two right-in/right-out driveways off E Main Street, eys off Pheasant Run Drive. rough the site. og stormwater detention and east-west access drive off Kautz
Info / Procedure on Application:	enable the appli Council Commit preparation of of for owners of ne and views regar A formal public the property ha	40, the purpose of the Concept Plan review is as follows: "to cant to obtain informal input from the Plan Commission and tee prior to spending considerable time and expense in the letailed plans and architectural drawings. It also serves as a forum eighboring property to ask questions and express their concerns ding the potential development." hearing is not involved, although property owners within 250 ft. of we been notified and may express their views to the Commission. action or findings are involved.
Suggested Action:	Provide feedback on	the Concept Plan. Staff has provided topics Commissioners should eir feedback to the applicant.
Staff Contact:	Ellen Johnson, Planne	er II

I. PROPERTY INFORMATION

A. History / Context

The subject property is the portion of the former Pheasant Run Resort complex that previously contained the main resort buildings and hotel. The subject property comprises 33.7-acres located at the southeast corner of E Main Street and Kautz Road.

Pheasant Run Resort closed in February of 2020. In May of 2022, a major fire occurred at the resort complex, followed by a second fire in August 2023. The remaining resort structures were demolished in the summer of 2024.

Since 2020, the Pheasant Run Resort property was sold off in parts and has resulted in the following recent developments:

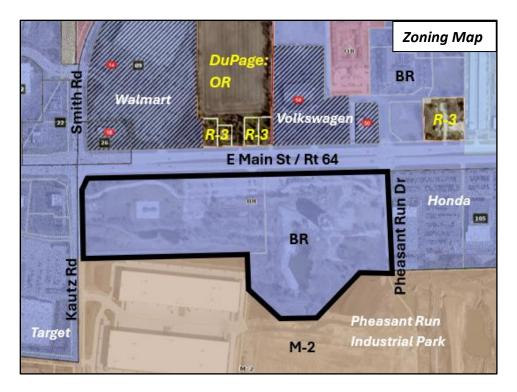
- McGrath Business Center PUD 21 acres along E Main Street; eastern portion of the Pheasant Run property. Includes two car dealerships on three sites – McGrath Honda, McGrath Kia and McGrath Kia parking/display – which have been constructed.
- Pheasant Run Industrial Park 85 acres; southern portion of the Pheasant Run property (former golf course). Includes three constructed warehouse buildings, with the fourth and final building under construction.

The subject property is the last remaining piece of the Pheasant Run Resort property to be redeveloped. The property was acquired in April 2025 by SC Landman LLC, care of Vequity LLC. The Concept Plan now under review was submitted by the property owner.

B. Zoning

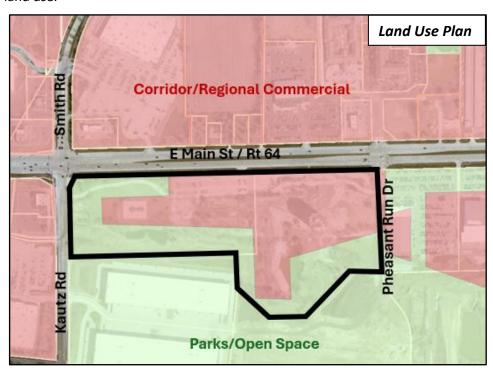
The subject property is zoned BR Regional Business. The same zoning exists to the north, east and west along the Main Street corridor, with some unincorporated residential properties directly to the north. Industrial zoning is to the south.

	Zoning	Land Use		
Subject Property	BR Regional Business	Vacant		
North	BR Regional Business &	McDonald's; Walmart;		
	BR Regional Business / PUD	Volkswagen; Culver's;		
	DuPage County: R-3 Single Family &	Wayne Township residential		
	OR Office Research	properties & farm field		
East	BR Regional Business / PUD	McGrath Honda		
South	M-2 Limited Manufacturing	Pheasant Run Industrial Park		
West	BR Regional Business / PUD	East Gate Commons shopping		
		center		



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the former resort building area as Corridor/Regional Commercial. The portion of the Pheasant Run Golf Course located on the subject property is designated as "Parks/Open Space". These designations reflect the Pheasant Run Resort business, which was still in operation when the Land Use Plan was adopted. Staff believe that absent the golf course use, the entire property would be considered Corridor/Regional Commercial when determining appropriate future land use.



The Corridor/Regional Commercial land use category is described as follows (p.42):

"Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on a customer base that extends beyond the City limits. These areas often have a mix of "big box" stores, national retailers, and a "critical mass" of multiple stores and large shared parking areas. Areas designated for corridor/regional commercial are located primarily in larger consolidated areas along the City's heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/ regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations."

The following Commercial Area Land Use Policies are relevant to review of the Concept Plan (p.48-50):

"Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles community. A wide range of commercial uses exist along the Main Street corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles. In general, some commercial areas are newer, well maintained, well occupied, provide a desirable mix of uses, and are generally considered attractive. Others however, are older/dated, suffer from deferred maintenance and obsolescence, and suffer from a less desirable mix of uses and higher vacancy rates. The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial corridor that can accommodate a wide array of business types to cater to the diverse needs of the St. Charles community.

Improve the appearance of the City's commercial areas by promoting high quality development, rejecting national "templates", and maintaining a Façade Improvement Program. A goal of the Comprehensive Plan is to improve the appearance and function of the existing commercial areas and attract new commercial development to both available and under-performing sites. The City's commercial districts are high-profile areas and corridors that attract visitors, have traffic passing through, and therefore play a significant role in defining the image of the community. Each new commercial development should be considered an opportunity to incrementally improve the appearance and character of the community. Consideration should be given to discouraging national "templates" of chain stores and ensuring that new development uses quality-building materials and provides attractive architecture as viewed from all sides. In addition the City should maintain a Façade Improvement Program to assist businesses and property owners with improvements to signage, façade improvements, landscaping, parking areas, and the modernization of aging structures and facilities.

Improve access management along the City's commercial corridors. As a community approaching full build out, the commercial areas of St. Charles are well defined – located along the City's arterial corridors. In some areas, incremental commercial development has resulted in poor access management. Along Main Street and Randall Road, many individual businesses have established one or more driveways located within close proximity to one another. This can be problematic with regards to traffic and pedestrian safety and traffic flow. The City should work with IDOT and KDOT, as well as property owners, to improve access management within corridor commercial areas in order to improve traffic flow and safety. Along these commercial corridors, the City should work to minimize curb cuts, consolidate the access points, and facilitate cross-access

easements and shared parking agreements between adjacent properties. These improvements would serve to increase safety for motorists, pedestrians, and bicyclists by minimizing points of conflict and creating predictability for the location and frequency of ingress and egress.

Focus retail development at key nodes/intersections along the City's commercial corridors. Busy streets do not alone equate to demand for unlimited expanses of retail development. The market can only support so much commercial development, and within the City's competitive market position, having expectations for all corridors to be retail may not be realistic. Instead, retail development should be clustered near key intersections and activity generators, like Main Street & Kirk Road and Lincoln Highway & Randall Road. Although retail may be preferred, office, service, and possibly even multi-family uses can be complementary and supportive of retail nodes and considered appropriate in areas designated for commercial uses.

The subject property is also located within the East Gateway Subarea Plan. The East Gateway Improvement Plan (p.103) identifies a sidewalk gap along the Main Street and Kautz Road frontages. It also identifies the need for streetscaping enhancements along Main Street to improve the appearance of the corridor. The subject property is not identified as a "Catalyst Site" with specific redevelopment guidance, as Pheasant Run was still in operation at the time the Comprehensive Plan was adopted (2013).

II. PROPOSAL

Property owner SC Landman LLC has filed a Concept Plan proposing redevelopment of the remaining 33.7-acres of the former Pheasant Run Resort property. Two different site plan options have been submitted for Concept review. The site plans depict site layouts for development of each lot. However, development of each lot is subject to change based on the end-users for each lot.

Details common to both site plans:

- Keep existing BR- Regional Business zoning classification.
- 1-acre+ commercial lots fronting E Main Street and Kautz Road, each with a single building.
- Full site access off Kautz Road, two right-in/right-out access points off E Main Street, two full access points off Pheasant Run Drive.
- Cross-access through the property.
- Outlot containing stormwater detention and east-west access drive connecting Kautz Road and Pheasant Run Drive, south of the building lots.
- Variety of potential uses identified, including: bank, daycare, multi-tenant, drive-thru restaurants, retail, oil change, car wash.

The two site plans submitted – "Version 31" and "Version 36/39" – have a few relatively minor differences in uses and site layouts. The more significant differences between the two are as follows:

- "Version 31" Site Plan:
 - 15 commercial lots
 - East side of property: gas station at Main Street & Pheasant Run Drive; hotel and urgent care internal to the site
- "Version 36/39" Site Plan:
 - o 12 commercial lots
 - East side of property: car dealership with parking for vehicle inventory

III. CONCEPT PLAN REVIEW PROCESS

The purpose of the Concept Plan review is to enable the applicant to obtain informal input on a concept prior to spending considerable time and expense in the preparation of detailed plans and architectural drawings. The Concept Plan process also serves as a forum for citizens and owners of neighboring property to ask questions and express their concerns and views regarding the potential development. Following the conclusion of the Concept Plan review, the developer can decide whether to formally pursue the project.

IV. PLANNING ANALYSIS

Staff has analyzed the Concept Plan to determine the ability of future plans based on the Concept Plan to meet applicable standards of the Zoning and Subdivision ordinances. The plan was reviewed against the following code sections and documents:

- Ch. 17.14 Business & Mixed-Use Districts
- Title 16- Subdivisions & Land Improvement
- Ch. 17.26 Landscaping & Screening
- Ch. 17.24 Off-Street Parking, Loading & Access
- Ch. 17.28 Signs

A. Zoning / Proposed Uses

The existing BR Regional Business zoning designation would remain. The Zoning Ordinance defines the purpose of the BR District as follows:

"To provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, stormwater management and natural features, all should be integrated into an overall development plan. Because this district is primarily at high visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality."

A wide range of retail, service, recreational, and office uses are permitted in the BR District (See use list attached). Residential uses are not permitted. All of the uses contemplated for the proposed development, as identified on the two conceptual site plans, are permitted in the BR District. However, drive-through facilities require Special Use approval. A number of drive-through facilities are depicted on the site plans, for restaurant, bank, and car wash uses.

In addition, the Concept Plan indicates the applicant's intention to request a Planned Unit Development (PUD) for this project. The following deviations from the Zoning Ordinance could be requested through a PUD:

- Allow drive-through facilities as a permitted use, up to a certain number. Site Plan Version 31 depicts 8 drive-through facilities. Site Plan Version 36/39 depicts 7.
- Shopping center signage in excess of permitted sign standards. 4 shopping center signs are shown on the site plans; only 2 are permitted.
- Front setback deviation for car dealership display vehicles (Site Plan Version 36/39).
- Any other zoning deviations deemed necessary based on the site layout for specific lots that have been finalized.

Staff Comments:

- ✓ This property could develop "by-right" as a subdivision in the BR District. This would require the City to approve a Plat of Subdivision, but not any zoning entitlements. However, the applicant is interested in pursuing a PUD in order to seek deviations from certain zoning requirements. Historically, the City has typically approved multilot commercial developments as PUDs. This has allowed for common signage, consistent landscaping, and in some cases, architectural standards in excess of Zoning Ordinance design standards.
- ✓ To approve a PUD, the City must find that the proposal meets the "public interest" finding based on the PUD criteria (Sec. 17.04.400/410). The applicant would need to substantiate the PUD request per this criteria.
- ✓ If a PUD is requested for this site, specific use allowances or limitations could be incorporated into the approval. In addition, architectural and/or landscape standards in excess of Code requirements could also be required.
- ✓ In the Project Narrative, the applicant indicated their intent to incorporate public art at the property. This could be incorporated into a PUD approval, as well.
- ✓ The setback deviation for the car dealership display vehicles is in keeping with the deviation granted for the Honda and Kia dealerships to the east under the McGrath Business Center PUD.
- ✓ Aside from deviations requested through a PUD, the development of each individual lot would need to meet the applicable standards of the Zoning Ordinance. This includes bulk standards of the BR District:

Category	BR District			
Min. Lot Area	1 acre			
Min. Lot Width	None			
Max. Building Coverage	30%			
Max. Building Height	40 ft			
Front Yard (Main St/Kautz Rd)	Building & Parking: 20 ft			
Interior Side Yard (east)	Building: 15 ft Parking: None			
Exterior Side Yard (Main St/Kautz Rd)	Building & Parking: 20 feet			
Rear Yard (south)	Building: 30 ft Parking: None			

- ✓ Parking would need to be provided to meet the parking standards of Section 17.24.140, based on each use. Based on the conceptual site plans, many lots are overparked when comparing required and proposed parking. The applicant should consider reducing parking where possible to minimize impervious area and provide more opportunities for landscaping.
- ✓ Each drive-through facility would need to meet the requirements of 17.24.100 (attached).
- ✓ In a PUD, development of each individual lot requires Plan Commission review and City Council approval of a PUD Preliminary Plan (site plan, engineering plans, landscape plan, building elevations).

B. Access / Traffic

Layout of the development is based around proposed access points into the site. A full access drive is proposed off Kautz Road, across from the East Gate Commons shopping center

entrance south of Portillo's. A two-way private roadway runs east-west through the site, from Kautz Road to Pheasant Run Drive, bisecting the property from the buildable lots along Main Street and the stormwater detention facility to the south.

Site access from Main Street is proposed via two new right-in/right-out drives off E Main Street. Access from Main is also provided via the existing signalized intersection at E Main Street and Pheasant Run Drive, with two curb cuts off Pheasant Run Drive into the development.

Cross-access between the commercial properties is depicted through the northern parking lot drive aisles.

Staff Comments – Internal to Site:

- ✓ Staff has concerns regarding access to the lots west of the car dealership / gas station site, for vehicles entering the development at Pheasant Run Drive. Vehicles are unlikely to follow the intended route via the drive skirting the car dealership / gas station site to the south; rather, vehicles will likely cut through the car dealership / gas station site at the north to access the western lots. Modifications to the internal drive layout should be made; this applies to both site plans. One option may be to extend the southern access drive east to provide a direct, straight route to Pheasant Run Drive. A frontage road running parallel to Main Street, north of the car dealership / gas station site, could also be considered.
- ✓ Pedestrian connectivity will be needed across the lots.

Staff Comments – External to Site:

- ✓ A Traffic Impact Study will be required for this development. The TIS will need to include:
 - Anticipated traffic generation.
 - Impact to surrounding intersections.
 - Analysis of adequacy of site access.
 - Internal drive layout.
 - Recommendations regarding development access.
- ✓ The two E Main Street access points will require Illinois Department of Transportation review and approval.
- ✓ An intersection design study will be necessary for the entrance on Kautz Road to determine if the intersection requires additional improvements as a result of this development. Additional ROW dedication along Kautz Road may be needed.
- ✓ Public sidewalk is required along E Main Street to Pheasant Run Drive and along Kautz Road, connecting to existing sidewalk south of the development site.

C. Landscaping

A landscape plan has been submitted in relation to Site Plan Version 31. The conceptual level plan indicates generalized locations for landscape area and trees. The development will need to meet the standards of Ch. 17.26 "Landscaping & Screening".

Landscaping along E Main Street and Kautz Road will need to be planned for as a whole instead of lot-by-lot, to ensure consistent landscaping along the public streets. High quality and thoughtful design will be important given the visibility of the site.

Development of each lot will need to incorporate building foundation landscaping and parking lot landscaping in accordance with zoning requirements. A detailed landscape plan that includes planting species and quantities will be required as each lot is developed, and for the

"common landscaping" for the development along the street frontages and around the detention area.

D. Building Design

Buildings in the BR District are subject to the Design Review Standards & Guidelines per Section 17.06.030. Buildings will need to meet all requirements, including utilization of approved exterior materials and providing adequate façade articulation.

E. Signage

Freestanding and wall signage will be subject to the standards of Ch. 17.28 "Signs". A freestanding sign will be permitted on each lot. One wall sign will be permitted per street-facing side of each building. The southern access drive will be considered a "street" for the purpose of applying this requirement. Therefore, a typical lot would be permitted two wall signs.

Up to two multi-tenant shopping center signs are permitted. The conceptual site plans depict four multi-tenant signs. A deviation from this signage limitation could be requested through a PUD. Renderings of the shopping center signage would be required.

V. DEPARTMENTAL REVIEWS

A. Engineering Review

The site plans depict a stormwater detention facility at the south end of the site. The facility, and all other stormwater management infrastructure, will need to comply with the Kane County Stormwater Management Ordinance. A wetlands report will be required, and the outcome of the wetlands review could impact the site layout.

Phasing of infrastructure construction will need to be identified and clearly defined. This will need to include a clear identification of developer responsibility and tenant/lot builder responsibility.

B. Public Works Review

Water modeling and a sanitary sewer capacity analysis will need to be conducted to determine the adequacy of existing and proposed infrastructure to accommodate the development, and to identify the need for any capacity improvements.

C. Fire Dept. Review

The Fire Department has reviewed the site plans. Access for emergency vehicles appears to be adequate. Truck turning exhibits will be required for each lot.

VI. FUTURE APPROVAL PROCESS

If the applicant chooses to move forward with the proposed development at the conclusion of the Concept Plan process, the following applications would need to be approved by the City.

Step 1 – Entitlements:

1. Special Use for PUD – Establishes a PUD Ordinance for the project with unique zoning standards.

- 2. PUD Preliminary Plan Approval of development plans for property within a PUD. Includes:
 - a. Preliminary Plat of Subdivision Lot layout, easements, ROW dedication, etc.
 - b. Preliminary engineering plans for "common improvements" serving the entire development: driveway locations, access drives, stormwater detention facilities, utilities, etc.
 - c. Preliminary landscape plan depicting landscaping for public street frontages (Main St and Kautz Rd), landscaping along common access drives, and around detention facilities.
 - d. Preliminary signage plan depicting locations of shopping center signs (multi-tenant) and scaled renderings of such signs.

Step 2 – Final Entitlements:

1. PUD Final Plan – includes Final Plat of Subdivision and final engineering plans for the common improvements included in the preliminary plans.

Step 3 – Development Approval for Individual Lots:

- 1. PUD Preliminary Plan Preliminary engineering, landscape, photometric, and building elevations for each individual building lot, once end-users for the lots are finalized.
 - a. The plans would be subject to meeting the standards established in the previously approved PUD Ordinance.
 - b. Once approved by City Council, following Staff, Plan Commission, and Planning & Development Committee review, submittal for building permit may be made. Final engineering plans to be reviewed with building permit submittal.
- 2. Note- IF there are any end-users identified for any of the building lots at the time of initial PUD submittal, development of those lots could be included as part of the PUD Preliminary Plans required for the common improvements.

VII. SUGGESTED ACTION

Review the Concept Plan and provide comments to the applicant. Staff requests the Commission provide feedback on the following:

- ✓ Proposed land use and compatibility with surrounding development and with the Comprehensive Plan.
- ✓ Access to the development proposed driveways, circulation, traffic impacts, etc. and particularly:
 - a. Pedestrian access/sidewalks;
 - b. The configuration of the eastern-end of the 'east-west' road and concerns raised by staff.
- ✓ Site layout generalized to lots, streets, open space, detention areas (not detailed analysis of each individual lot).
- ✓ Zoning:
 - a. Planned Unit Development Is a PUD appropriate or desirable for this project? Does the plan adequately advance one or more of the purposes of the PUD procedure:
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.

- 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
- 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
- 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
- 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

VIII. ATTACHMENTS

- Application for Concept Plan; received 9/23/2025
- Site Plans
- BR District use list
- Drive-Through Facilities Standards (Sec. 17.24.100)
- Additional Plans provided for Version 31 Landscape plan*
- Additional Plans provided for Version 36/39 Plat of Subdivision, Engineering Plans*

*Note – These plans provide a level of detail not required and not typically provided with a Concept Plan. Staff have not reviewed these plans in detail due to the Concept Plan stage of review.

City of St. Charles **Community Development Division** 2 E. Main Street St. Charles, IL 60174



Phone: (630) 377-4443 Email: cd@stcharlesil.gov

CONCEPT PLAN APPLICATION

For City Use

Project Name:

The Shops at Pheasant Rin 2025 -PR- 009

Project Number:

Cityview Project Number:

PLCP202500113

Received Date

RECEIVED

SEP 23 2025

City of St. Charles
Community Development

- File this application to request review of a Concept Plan for a property.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness prior to scheduling a Plan Commission review, followed by review by the Planning & Development Committee of the City Council.

1.	Property	Location:								
Information:	4051 EAST MAIN STREET, ST. CHARLES, ILLINOIS 60174									
		Parcel Number (s):								
		01-30-300-051 AND 01-30-300-0	52							
		Proposed Name:								
		THE SHOPS AT PHEASANT RUN								
2.	2. Applicant Information:	Name: SC LANDMAN LLC	Phone: 312.985.0980							
	Address C/O VEQUITY LLC 226 N. MORGAN STREET, STE. 300 CHICAGO, IL 60607	Email: c.ilekis@vequity.com								
3. Record Owner Information:		Name: SC LANDMAN LLC	Phone: 312.985.0980							
		Address:	Email:							
		EQUITY LLC 226 N. MORGAN STREET, STE. 300,CHICAGO, IL	c.ilekis@vequity.com							

4. Identify the Type of Application:

✓ PUD Concept Plan	Proposed PUD Name: THE SHOPS AT PHEASANT RUN
Subdivision Concept Plan	Proposed Subdivision Name:
Other Concept Plan	

5. Zoning & Use Information:

Current zoning of the property: BR Regional Business District

Current use of the property: VACANT

Comprehensive Plan designation of the property: Corridor/Regional Commercial

Is the property a designated Landmark or in a Historic District? No

Proposed zoning of the property: BR Regional Business District

Proposed use of the property: RETAIL DEVELOPMENT

6. Required Attachments:

Provide 1 copy of each required item, unless otherwise noted.

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 subject property:

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: a) A current title policy report; or b) A deed and a current title search

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.

OWNERSHIP DISCLOSURE: Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

PUD? Yes

	LETTER OF AUTHORIZATION: If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the Concept Plan application with the City of St. Charles for the subject property.
√	LEGAL DESCRIPTION: For entire subject property, on 8 ½ x 11 inch paper and Microsoft Word file.
√	PLAT OF SURVEY: A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.
√	SUMMARY OF DEVELOPMENT: Written statement describing the proposed development. Include the following information:
	 Proposed land use(s), number of type(s) of residential units, building coverage, building height, and floor area for nonresidential uses.
	 Planning objectives to be achieved and public purposes to be served by the development Explanation of the rationale behind the proposal
	Anticipated exceptions or departures from zoning and subdivision requirements, if any
	PARK AND SCHOOL LAND/CASH WORKSHEETS: For residential developments only. Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
	INCLUSIONARY HOUSING WORKSHEET: For residential developments only. Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.
√	LIST OF PROPERTY OWNERS WITHIN 250 FT.: Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized. Property ownership information may be obtained using Kane County's interactive GIS mapping tool: http://gistech.countyofkane.org/gisims/kanemap/kanegis4 AGOx.html
√	AERIAL PHOTO: Aerial photo of the subject property and surrounding property at a scale of not less than 1"=400', preferable at the same scale as the Concept Plan.
1	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.
	Carties Tow (40) full rise service and (4) 44ll by 47ll and DDF destroying file and filed an electrical control of

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

Concept Plans shall show the following information:

- 1. Existing Features:
 - Name of project, north arrow, scale, date
 - Property boundaries with approximate dimensions and acreage
 - Existing streets on and adjacent to the subject property
 - Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
 - General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.
- 2. Proposed Features:
 - Name of project, north arrow, scale, date
 - Property boundaries with approximate dimensions and acreage

Concept Plans shall show the following information:

1. Existing Features:

- Name of project, north arrow, scale, date
- Property boundaries with approximate dimensions and acreage
- Existing streets on and adjacent to the subject property
- Natural features including topography, high and low points, wooded areas, wetlands, other vegetative cover, streams, and drainage ways.
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.

2. Proposed Features:

- Name of project, north arrow, scale, date
- Property boundaries with approximate dimensions and acreage
- Site plan showing proposed buildings, pedestrian and vehicular circulation, proposed overall land use pattern, open space, parking, and other major features.
- Architectural elevations showing building design, color and materials (if available)
- General utility locations or brief explanation providing information on existing sanitary sewer, storm sewer, water, and other utilities necessary to serve the development.

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 Date

SC Landman LLC, by Christopher Ilekis, its Manager

9119123

Applicant or Authorized Agent

SC Landman LLC, by Christopher Ilekis, its Manager

The Shops at Pheasant Run Concept Plan Application Project Narrative

SC Landman LLC (the "**Developer**") proposes the redevelopment of the approximately 27-acre parcel located at 4051 E Main Street (the "**Property**"). The Property is located on the southeast side of Main and Kautz and is the former Pheasant Run resort and zoned BR – Regional Business.

The Developer proposes redeveloping the Property with a new, mixed-used phased development consisting of 15 lots. Proposed uses will include restaurant (including drive thru), general retail, bank, hotel, car wash, gas station/truck stop (including video gaming, 24-hour operation and beer/wine/liquor/cigarette sales), medical, oil change, auto parts, car dealership, daycare, grocery, self-storage and health/fitness club. All drive-through and car wash uses will comply with the standards of Section 17.24.100.

The westernmost portion of the site will be developed in the first phase with a bank, two multi-tenant retail/restaurant buildings with drive-through, daycare and a drive-through coffee shop. The center of the site will be developed in future phases in accordance with market demand from users. The easternmost portion of the site will consist of the development of a gas station/truck stop on the northeast corner of the site with a car wash/oil change facility directly to its west.

Access will be provided through two right-in/right-out curb cuts on Main, a full-access curb cut on Kautz and two curb cuts on Pheasant Run.

Development of the site involves extraordinary costs given the site conditions and required critical infrastructure. As a result, the Developer will be separately seeking financial assistance in order for the plan to proceed.

The proposal serves the purposes of and meets the requirements for planned unit developments under the St. Charles Zoning Ordinace. The proposed project would redevelop the former Pheasant Run resort, an integral commercial property in St. Charles. The project would create a regional asset offering shopping, dining, and recreation amenities, and the development will include a variety of and promote the harmonious mix of land uses. Buildings will be designed for consistency with surrounding similar uses and will be constructed of high-quality materials to make the development an aesthetically attractive anchor at the entrance to the Route 64 commercial corridor. Moreover, the site will feature superior landscaping and buffering in the form of stone knee walls and decorative rock outcroppings. In addition, the Developer will work with City planning staff to propose public art installations as part of the site's redevelopment.

PER MODIFIED V31 SITE PLAN

ASSUMPTONS:

NORTH AVE ROW AS FRONT YARD

INDUSTRIAL SITE TO SOUTH AS REAR YARD

KAUTZ ROAD ROW AS EXTERIOR SIDE YARD

PHEASANT RUN DRIVE EASEMENT AS INTERIOR SIDE YARD ASSUMES ACCESS DRIVES ARE PRIVATE

NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development:

THE SHOPS AT PHEASANT RUN

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed	
	District: CBD ▼	Ordinance #:	rroposeu	
Minimum Lot Area	1 acre		1 acre	
Minimum Lot Width	None		N/A	
Maximum Building Coverage	30%		5.2%	67,925 SF OF BUILDING AREA OVER 33 ACRE SITE AREA
Maximum Gross Floor Area per Building	None		N/A	
Maximum Building Height	40ft		NEED INFO FROM VEQUITY	
Front Yard	B, P: Minimum 20 ft		38'	ASSUMED TO NORTH AVE FOR ENTIRETY OF FRONTAGE
Interior Side Yard	B: Minimum 15 ft		B: 134'	MIN. PER PLAN LOT 12 BUILDING TO PHEASANT RUN DRIVE EASEMENT
Exterior Side Yard	B, P: Minimum 20 ft		B: 98' P: 39'	B:LOT 3 DAYCARE BUILDING TO KAUTZ ROAD ROW P:LOT 1 BANK PARKING TO KAUTZ ROAD ROW
Minimum Rear Yard	B: 30.ft. P: None		B: 60'	B: LOT 14 HOTEL BUILDING TO INDUSTRIAL SITE PROPERTY LINE
Landscape Buffer Yard ²	40.ft., exception lots with a building over 150,000 sf of floor area. 90 ft.	gross	SEE TABLE FROM LA	
% Overall Landscaped Area	20%		SEE TABLE FROM LA	
Building Foundation Landscaping	50%		SEE TABLE FROM LA	
Public Street Frontage Landscaping	75%		SEE TABLE FROM LA	
Parking Lot Landscaping	50%		SEE TABLE FROM LA	
# of Parking Spaces	*See below		SEE PAGE 2	
Drive-through Stacking Spaces (if applicable)	5-15, depending on use		SEE PAGE 2	

*Car Wash + 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drive-thru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane:

Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

PER MODIFIED V36 SITE PLAN

NONRESIDENTIAL ZONING COMPLIANCE TABLE

ASSUMPTONS:

NORTH AVE ROW AS FRONT YARD INDUSTRIAL SITE TO SOUTH AS REAR YARD KAUTZ ROAD ROW AS EXTERIOR SIDE YARD

PHEASANT RUN DRIVE EASEMENT AS INTERIOR SIDE YARD ASSUMES ACCESS DRIVES ARE PRIVATE

Name of Development:

THE SHOPS AT PHEASANT RUN

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Drawagad	
	District:	Ordinance #:	Proposed	
	BR			
Minimum Lot Area	1 acre		1 acre	
Minimum Lot Width	None		N/A	
Maximum Building Coverage	30%		8.2%	117,677 SF OF BUILDING AREA OVER 33 ACRE SITE AREA
Maximum Gross Floor Area per Building	None		N/A	
Maximum Building Height	40ft		NEED INFO FROM VEQUITY	
Front Yard	B, P: Minimum 20 ft		38'	ASSUMED TO NORTH AVE FOR ENTIRETY OF FRONTAGE
Interior Side Yard	B: Minimum 15 ft P: None		B: 63'	MIN. PER PLAN LOT 12 BUILDING TO PHEASANT RUN DRIVE EASEMENT *PORTION OF PARKING WITHIN PHEASANT RUN DRIVE EASEMENT
Exterior Side Yard	B, P: Minimum 20 ft		B: 74' P: 39'	B: LOT 1 BANK TO KAUTZ ROAD ROW P: LOT 1 BANK DRIVE AISLE TO KAUT. ROAD ROW
Minimum Rear Yard	B: 30 ft, P: None		N/A	B: NO BUILDING IMMEDIATLEY ADJACENT TO REAR YARD PARCEL
Landscape Buffer Yard²	40 ft., except on lots with a building over 150,000 sf of floor area: 80 ft.	gross	SEE PAGE 2	
% Overall Landscaped Area	20% = 293,923 SF		514,879 SF	
Building Foundation Landscaping	50% of 3,640 LF= 1,082 LF		1,082 LF	
Public Street Frontage Landscaping	75% of 2,485 LF and 1 tree : 50 LF		50 Trees and 2,010 LF	
Parking Lot Landscaping	1 tree : 10 spaces		116 Trees	
# of Parking Spaces	*See below		SEE PAGE 3	
Drive-through Stacking Spaces (if applicable)	5-15, depending on use		SEE PAGE 3	

^{*}Car Wash - 2 per bay + 10 stacking spaces per bay / Gas Station - 1 per service bay + 4 per 1,000 sf of GFA / Retail - 4 per 1,000 sf of GFA / Restaurant - 10 per 1,000 sf of GFA + 15 stacking spaces per drivethru lane / Day Care: 3.5 per 1,000 sf of GFA / Bank - 4 per 1,000 sf of GFA + 5 stacking per drive-in lane & ATM lane

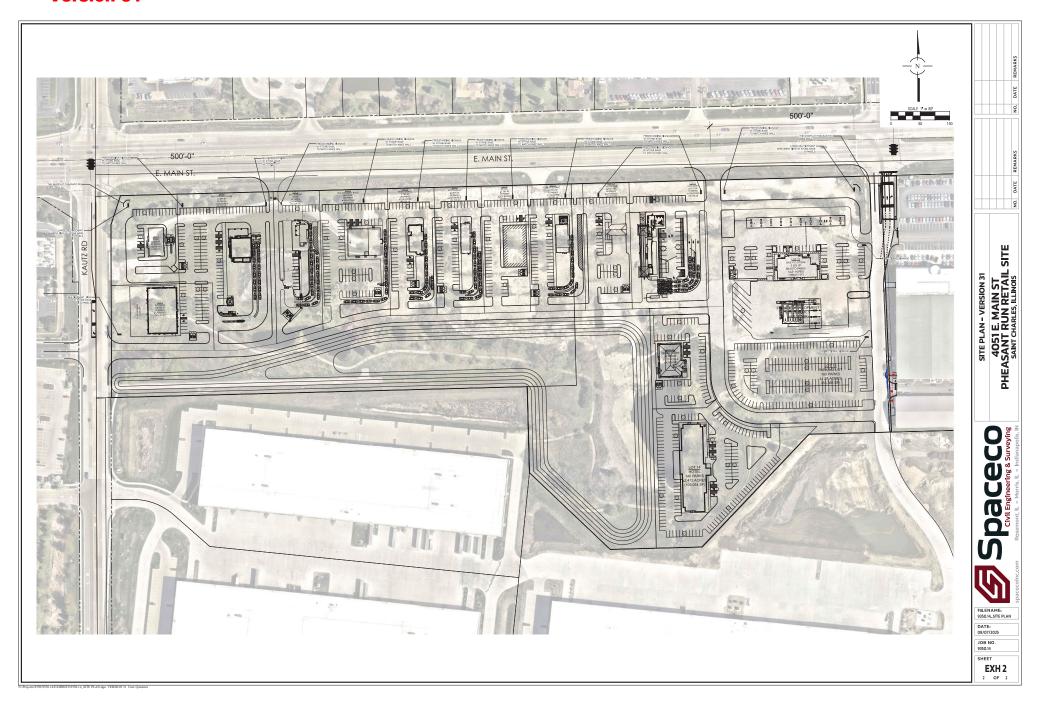
² Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

OWNERSHIP DISCLOSURE FORM LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS)) SS.	
KANE COUNTY)	
I,, being first duly swo	orn on oath depose and say that I am
Manager of SC Landman LLC	, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are al	l of the members of the said L.L.C.:
Christopher Ilekis	
Kyle Glascott	
Andrew Cohen	
By: Christopher Ilekis , Manager	
Subscribed and Sworn before me this	day of
Sypumbur, 2025.	
Audland	
Notary Public	

Notary Public, State of Illinois Official Seal Kimberly Ann Ward Commission # 1002123 My Commission Expires 1/6/2029

"Version 31"



"Version 36/39"

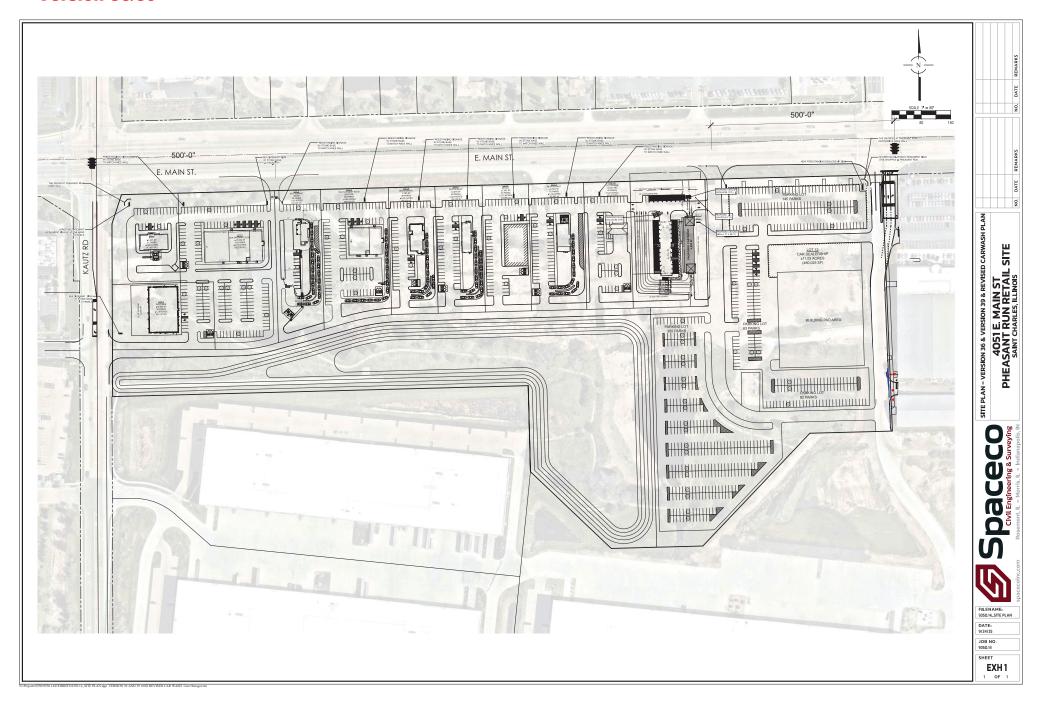


TABLE 17.14-1								
PERMITTED AND SPECIAL USES	T ZONUNIO	N DIOTOIO						
D D	ZONING	DISTRIC			L DOWNI	TO VA/AI	1	
P=Permitted Use S=Special Use					DOWNTOWN OVERLAY			
A=Permitted Accessory Use	BL	ВС	BR	CBD-1		FIRST FLOOR CBD-2		SPECIFIC USE STANDARDS
SA=Special Use, Accessory Only	DL	ВС	DIX	CDD-1			CBD-Z	
OA-Special Ose, Accessory Only					CBD1	CBD2		
RESIDENTIAL USES								
Artist Live/Work Space				Р			Р	Section 17.20.030
Assisted Living Facility		S		S			P	
Dwelling, Upper Level	Р			P			Р	
Dwelling Unit, Auxiliary							Р	Section 17.20.030
Dwelling, Multi-Family				Р			Р	
Dwelling, Townhouse							Р	
Dwelling, Two-Family							Р	
Dwelling, Single-Family	Р						Р	
Group Home, Large							Р	Section 17.20.030
Group Home, Small							Р	Section 17.20.030
Independent Living Facility							Р	
CULTURAL, RELIGIOUS, RECREATI	IONAL ANI	D ENTERT	AINMEN	USES				
Art Gallery/Studio	Р	Р	Р	Р	Р	Р	Р	
Carnival (as temporary use)		Р	Р	Р				Section 17.20.040, 050
Cultural Facility		Р	Р	Р	Р	S	S	
Indoor Recreation and Amusement		Р	Р	Р	Р	S	S	
(Including Health/Fitness Club)			Р	Р	Р	5	٥	
Health/Fitness Club	Р							
Live Entertainment		Р	Р	Р	Р			
Lodge or Private Club	Р	Р	Р	Р				
Outdoor Amusement			S					
Outdoor Recreation		Р	Р					
Park, Neighborhood	Р			Р	Р	Р	Р	
Place of Worship	Р	Р	Р	Р			Р	
Public Plaza	Α	Α	Α	Р	Р	Р	Р	
Temporary Outdoor Entertainment	Α	Α	Α	Р	Р			Section 17.20.030
Theater		Р	Р	Р	Р	Р		
GOVERNMENTAL AND INSTITUTION	NAL USES							
College/University		Р	Р	S				
Emergency Medical Center			Р					
Fairground			S					
Golf Course			S					
Homeless Shelter				S			S	
Hospice							S	
Hospital			Р					
Library				Р			Р	
Office, Government		Р		Р			Р	
Post Office		Р	Р	Р			Р	
Public Service Facility		Р	Р	S				
School, Specialized Instructional	Р	Р	Р	Р			Р	
School, Primary or Secondary							Р	
RETAIL AND SERVICE USES								
Alcohol and Tobacco Sales	P*	Р	Р	Р	Р	P*	P*	*Section 17.20.30
Establishment								Section 17.20.030
Bank	Р	Р	Р	Р	P*	P*	Р	*Section 17.14.020
Bed and Breakfast				Р			Р	Section 17.20.030
Car Wash		S	Р					Section 17.24.100
Currency Exchange		P	P	S				
Day Care Center	Р	P	P	S			Р	
,		1	-					t

TABLE 17.14-1	1013										
PERMITTED AND SPECIAL USES											
	ZONING DISTRICT										
P=Permitted Use S=Special Use A=Permitted Accessory Use	BL	ВС	BR	CBD-1	DOWNTOWN OVERLAY FIRST FLOOR		CBD-2	SPECIFIC USE STANDARDS			
SA=Special Use, Accessory Only					CBD1	CBD2					
Drive-Through Facility	S	S	S	S			SA	Section 17.24.100			
Financial Institution	Р	P	Р	Р	P*	P*	Р	*Section 17.14.020			
Gas Station		P	Р					Section 17.20.030			
Heavy Retail and Service		P	S								
Home Improvement Center		P	Р								
Hotel/Motel		Р	Р	Р	Р						
Medical/Dental Clinic	Р	P	Р	Р	P*	P*	Р	*Section 17.14.020			
Motor Vehicle Rental	Р	P	Р				Р				
Motor Vehicle Service and Repair, Minor	Р	Р	Р					Section 17.20.030			
Motor Vehicle Sales and Leasing		Р	Р					Section 17.20.030			
Office, Business and Professional	Р	Р	Р	Р	P*	P*	Р	*Section 17.14.020			
Outdoor Sales, Permanent	SA	SA	SA	S	S			Section 17.20.030			
Outdoor Sales, Temporary	Α	Α	Α	Α	Α		Α	Section 17.20.040, 050			
Pawn Shop			S					·			
Personal Services	Р	Р	Р	Р	Р	Р	Р				
Pet Care Facility	S	S	S								
Coffee or Tea Room	Α	Р	Р	Р	Р	Α	Α				
Recreational Cannabis Dispensing Organization		S	S					Section 17.20.030			
Restaurant	S	Р	Р	Р	Р						
Retail Sales	Р	Р	Р	Р	Р	Р	Р				
Tattoo Parlor			S								
Tavern/Bar	S	Р	P	Р	Р						
Theater		Р	Р	Р	Р						
Veterinary Office/Animal Hospital		Р	Р								
INDUSTRIAL/STORAGE USES											
Microbrewery	Α	Α	Α	Α	Α						
Mini-Warehouse		Р	Р								
Temporary Motor Vehicle Storage		Р	Р					Section 17.20.030			
OTHER USES											
Accessory Uses	Α	Α	Α	Α	Α	Α	Α	Chapter 17.20, 17.22			
Parking Garage/Structure			Α	S	S	S	SA	Chapter 17.24			
Parking Lot, Private	Α	Α	Α	Α	Α	Α	Α	Chapter 17.24			
Parking Lot, Public				Р	Р	Р	Р	Chapter 17.24			
Planned Unit Development	S	S	S	S	S	S	S	Chapter 17.04			
Transportation Operations Facility		S	Р	S							
Communication Tower*		S	S					Section 17.22.020			
Communication Antenna	Р	Р	Р	Р			Р	Section 17.22.020			
Utility, Community/Regional		S	S				S				
Utility, Local	Р	Р	Р	Р	Р	Р	Р				
Wind Turbine, Structure Mounted	Α	Α	Α					Section 17.22.020.G			
Wind Turbine, Tower Mounted	_	S	S					Section 17.22.020.H			

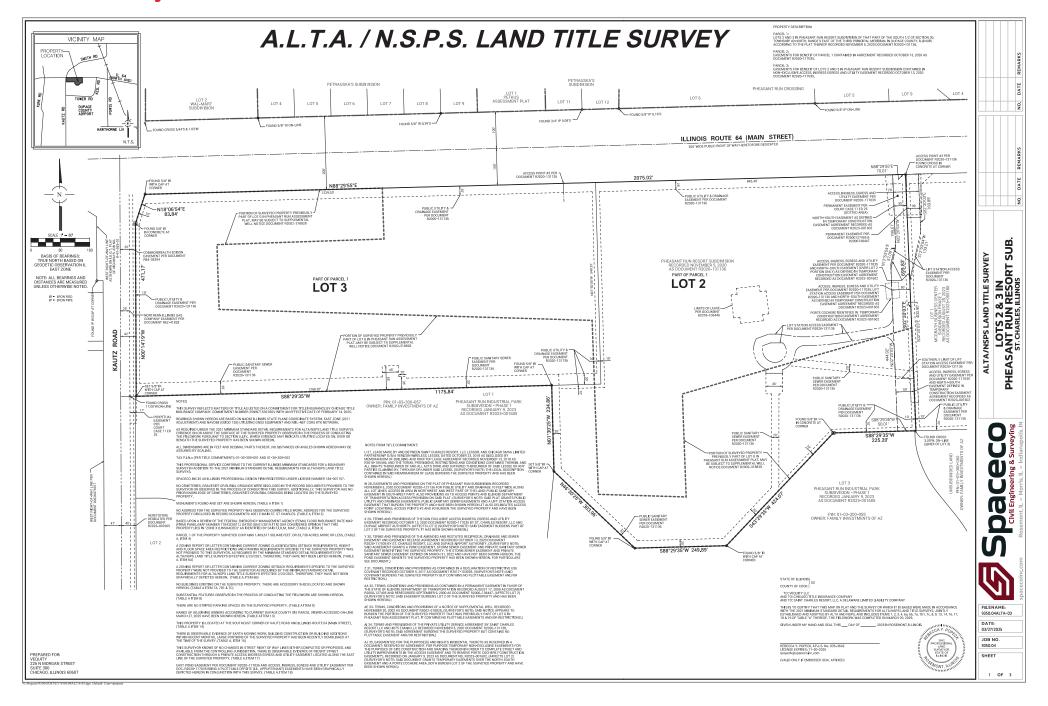
^{*} Communication Towers that are Wireless Support Structures supporting Small Wireless Facilities, as defined in Chapter 13. 24 " Small Cell Wireless Facilities", are permitted uses in any Right- of-Way within the City, and, in conformance with State law, are permitted uses in the BL, BC and BR Zoning Districts when all other applicable zoning requirements and the requirements of Chapter 13. 24 are met.

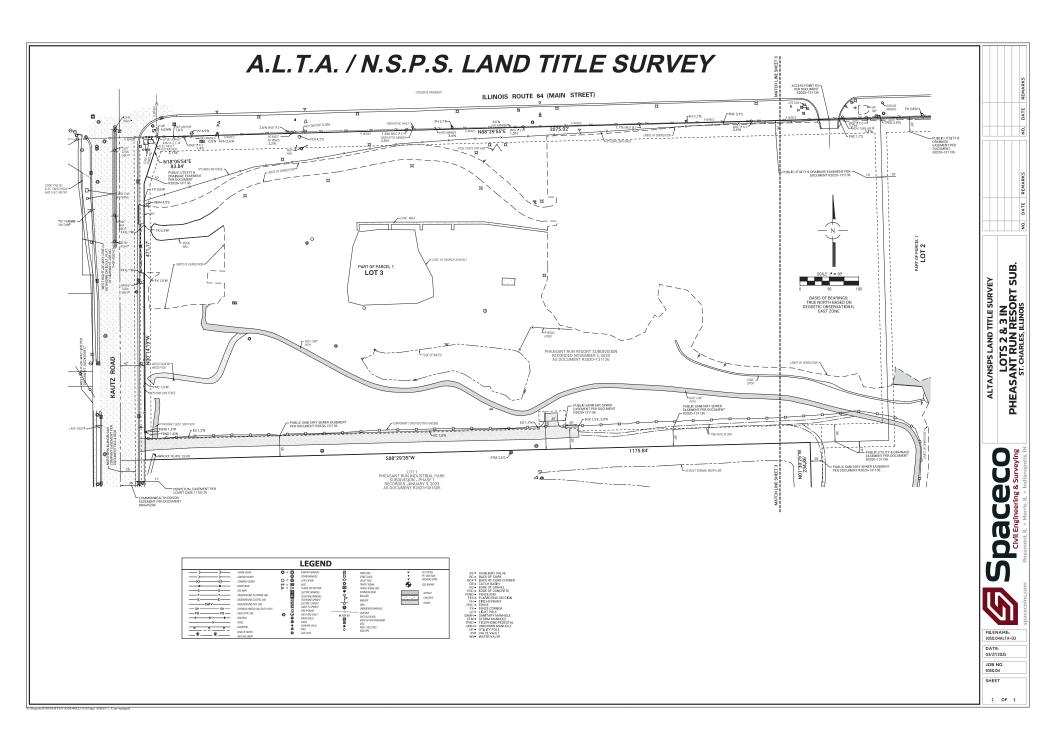
(Ord. 2021-Z-16 § 2; Ord. 2020-Z-16 § 2; Ord. 2019-Z-19 § 2; Ord. 2018-Z-22 § 2; Ord. 2018-Z-20 § 2; Ord. 2016-Z-5 § 2; Ord. 2014-Z-5§ 2; Ord. 2013-Z-20 § 3; Ord. 2011-Z-11 § 2; Ord. 2008-Z-24 § 4, 5; Ord. 2008-Z-3 § 2; Ord. 2003-Z-13 § 4, 6, 7; Ord. 2001-Z-42 § 1; Ord. 2001-Z-40 § 1; Ord. 2001-Z-11 § 2, 3; Ord. 1999-Z-20 § 1; Ord. 1998-Z-19 § 1; Ord. 1996-Z-12 § 11-13; Ord. 1995-Z-5 § 1; Ord. 1993-Z-19 § 4; Ord. 1993-Z-4 § 1 (B, D); Ord. 1990-Z-7 § 1; Ord. 1989-Z-6 § 1; Ord. 1986-Z-11 § XI; Ord. 1986-Z-4; Ord. 1985-Z-2 § 1; Ord. 1984-Z-6 § 2; Ord. 1984-Z-4 § 1; Ord. 1984-Z-3 § 1; Ord. 1983-Z-9 § 1; Ord. 1982-Z-3 § 1; Ord. 1982-Z-3 § 1; Ord. 1981-Z-7 § 2; Ord. 1981-Z-3 § 1; Ord. 1980-Z-13 § 1; Ord. 1980-Z-3 § 1; Ord. 1978-Z-3; Ord. 1976-Z-15 § 2; Ord. 1975-Z-8 § 1; Ord. 1973-Z-1 § 1; Ord. 1972-Z-56 § 1, 2; Ord. 1972-Z-46 (A, B, C (part)); Ord. 1968-31 (part); Ord.

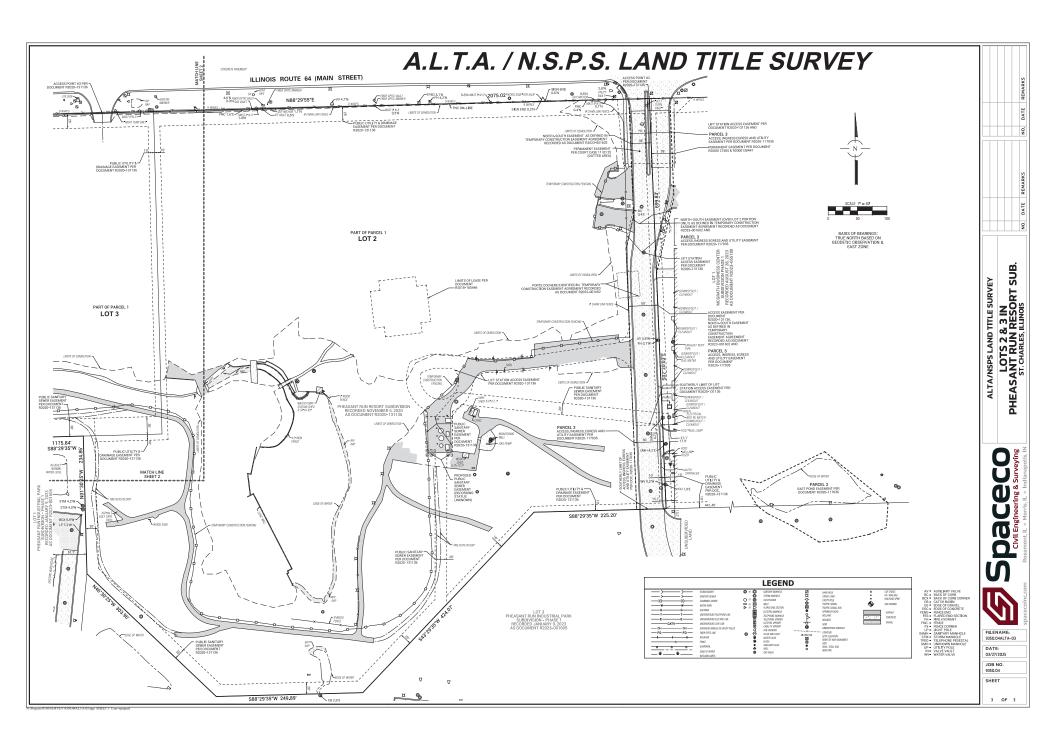
17.24.100 - Drive-through facilities.

- A. *Design.* Drive-Through Facilities and Car Wash establishments shall be designed so that:
 - 1. The minimum dimension of stacking spaces shall be nine (9) feet in width and twenty (20) feet in length.
 - 2. Stacking spaces shall be placed in a single line up to the point of service.
 - 3. Stacking spaces shall be located so that, when in use, they do not obstruct ingress/egress to the site, they do not obstruct access to required parking or loading spaces, and do not otherwise interfere with vehicle circulation on the site.
 - 4. Vehicle stacking and equipment associated with the Drive-Through or Car Wash shall be concealed from view from public streets and surrounding property to the greatest extent possible by their orientation, design or by screening. This will often involve orienting the Drive-Through or Car Wash to the side or rear of the building, away from the public street.
 - 5. On a lot in the CBD-1 District, if a Drive-Through Facility adjoins a public street, the building shall be designed to extend over the Drive-Through lanes with windows located on this building extension facing the street, in order to maintain the street wall. In the CBD-1 District, establishments shall be limited to two (2) Drive-Through lanes.
- B. Number of required spaces.
 - 1. The number of required stacking spaces shall be in accordance with Table 17.24-3 (Required Off-Street Parking).
 - 2. For a Car Wash, stacking spaces shall begin behind the last vehicle being washed. For all other drive-through uses, stacking spaces shall include the vehicle stopped at a last point of service, such as a window.
- C. Reduction of required spaces. The number of required stacking spaces may be reduced by the City Council, after receiving a recommendation from the Plan Commission, if the petitioner presents a study with quantifiable evidence based on comparable facilities that demonstrates that the number of stacking spaces may be reduced without affecting the ability of the proposed facility to meet the applicable requirements. The approval of a reduced number of stacking spaces shall apply only to the specific business for which the study was conducted.
- D. *Maintenance*. The operator of the drive-through facility shall provide adequate on-site outdoor waste receptacles and shall provide daily litter clean-up along the rights-of-way abutting the property.

Plat of Survey



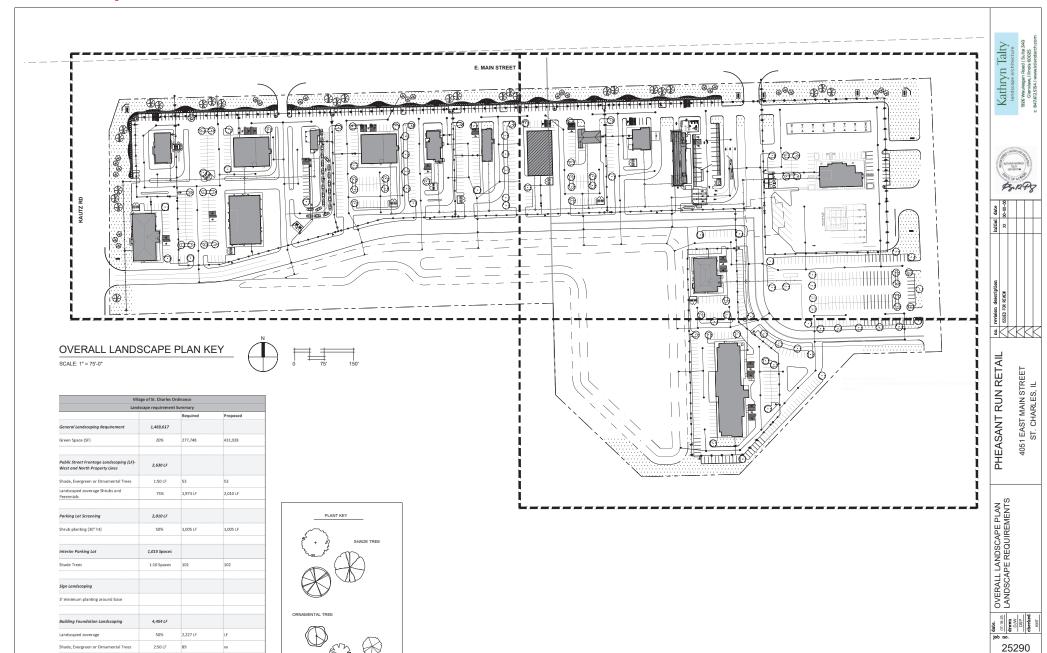




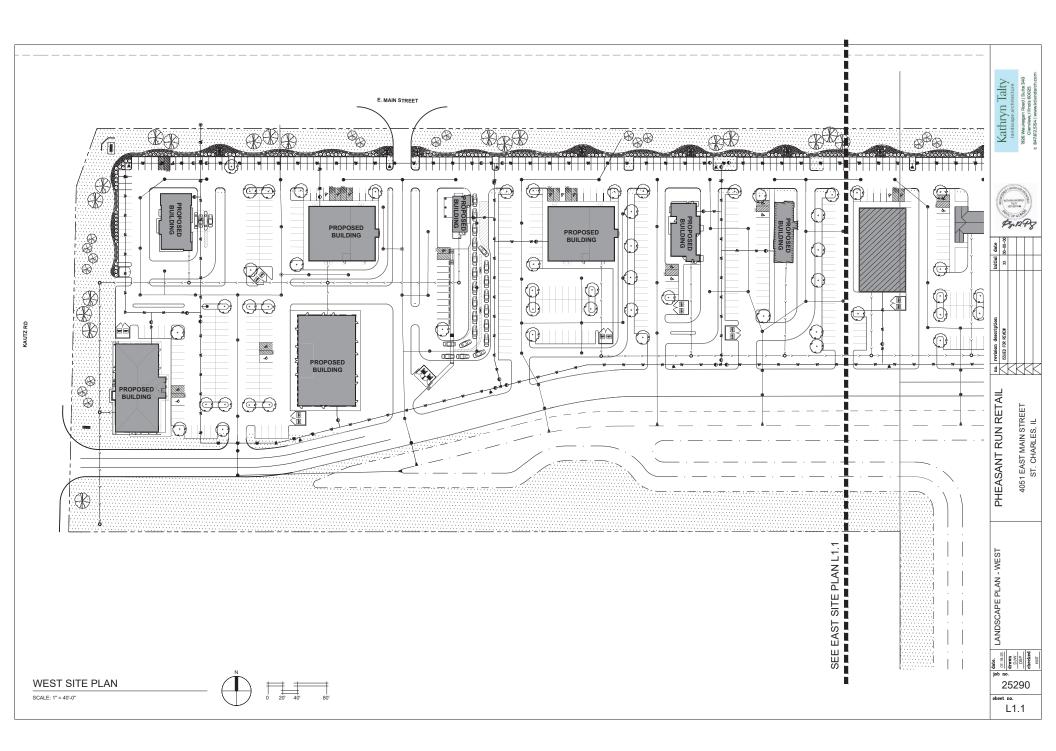
Landscape Plan for Version 31

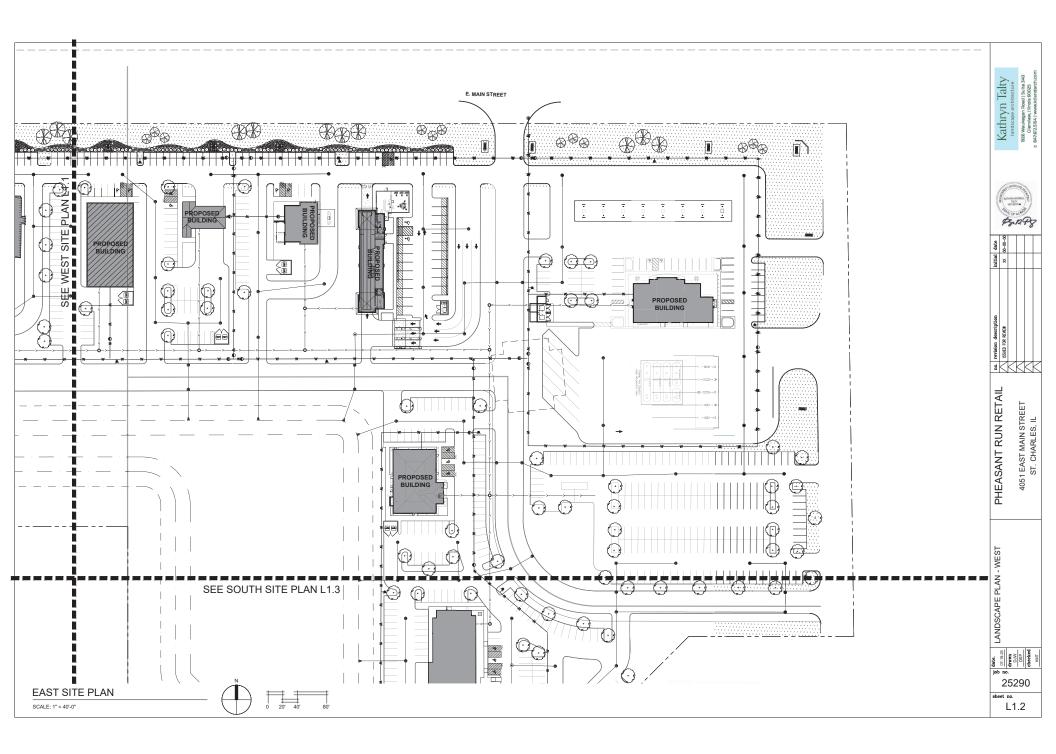
Shrubs and Perennials

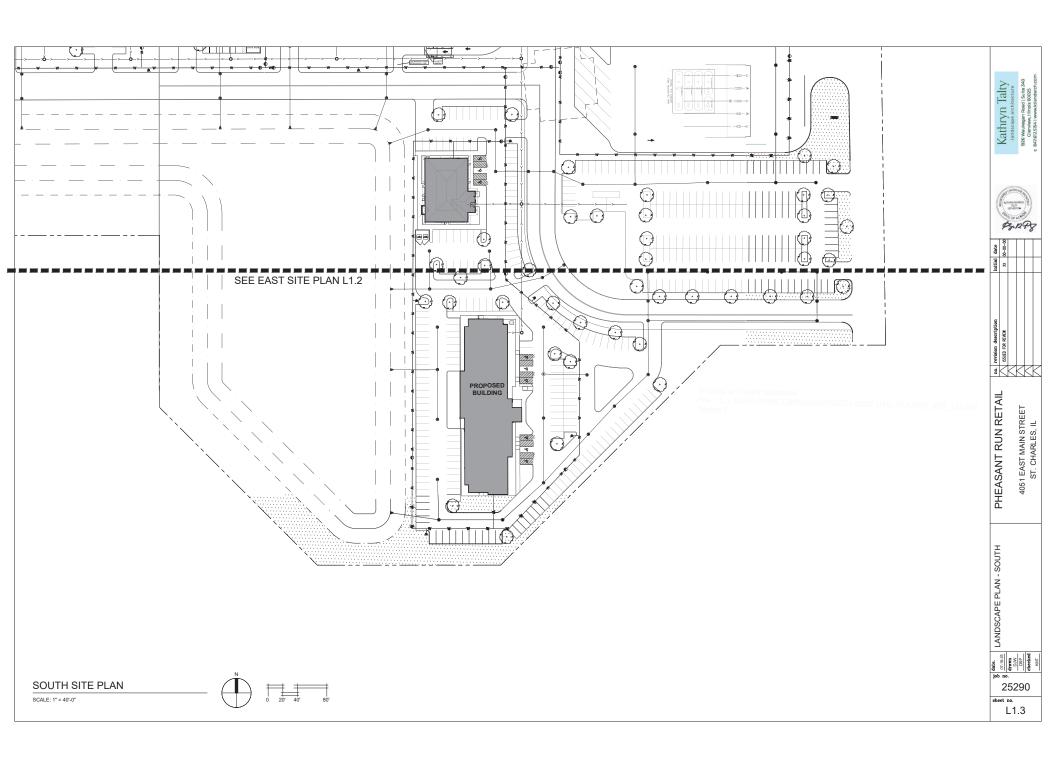
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THE CONTRACTOR SHALL PROVIDE AS A SEPARATE BID, MAINTENANCE FOR A PERIOD OF 1 YEAR AFTER FINAL ACCEPTANCE OF THE PROJECT LANDSCAPING. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPITABLE I JANGSCAPE CONTRACTOR WHO ICAN PROVIDE MAINTENANCE.

ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT. ACCEPTABLE HORTICULTURAL PRACTICES. ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN.

ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS, AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED PRIPARATION.

<u>APPROV</u>ALS

ALL SEASONAL COLOR SELECTIONS SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING AND INSTALL ATION

ACCEPTABLE SOIL TEST RESULTS:

LANDSCAPE TREES & SHRUBS PH RANGE 5.0-7.0 ORGANIC MATTER >1.5% ORGANC MATTER > 1.5%
MAGNESIUM (M) 100+LBS.IACRE
PHOSPHORUS (P205) 150+LBS.IACRE
POTASSIUM (P20) 150+LBS.IACRE
SOLUBLE SALTS NOT TO EXCEED 900PPW1.9 MWHOSICM
IN SOIL; NOT TO EXCEED 1400 PPM2.5

MMHOS/CM IN HIGH ORGANIC MIX MMHOS/CM IN HIGH ORGANIC MIX

MANGANESI 50 POUNDS PER ACRE 450 POUNDS PER ACRE SODIUM 20 POUNDS PER ACRE

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

TURF GRASSES, INCLIDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS

INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSEC PROBLEM EXIST. THE CONTRACTOR SHALL IDENTIFY THE WISECT PEST OR DISEASE, AS WILL AS THE HOST PLANT, AND THEN LUCKINED APPLICATOR SHALL BE FAMILE WITH THE LABEL PROVIDED FOR THE SELECTION PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

TREES, SHRUBS, & GROUND COVER

ALL GRAMMOTTAL TREES, SHRUSS AND GROUND COVER SHALL BE PRINCED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVICED THE NATURAL SHAPES, DO NOT SHEAR TREES OR SHRUSS. IF PREVIOUS MANTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE REFORMED GROUNDAY.

- DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS. SUCH AS COTONEASTERS AND VIBURNUM
- 3. LILLAY PHONON LIVAN IS GHOWN FOX CONSERVED, MEDIUS, SUCH AS CUITOR-SISTED AND VIBINIONADE.
 HALLES AND OTHER PERSOREDES MAY FERNANCE DIESEN WITHER IN PROCEST TO LIVE THERE PRANCHES FOR BEACONL. DECORATION, HOWEVER, SEVERE PROMING OF VERFORESS SHOULD BE LOOK IN EDIES, 1987, 19

- 7 CONFERS SHALL BE PRUNED IF REQUIRED ACCORDING TO THEIR GENUS.
 - A YEWS, JANIFERS, HOALOOKS AND ARBORNITIE MAY SE PRIVED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PROUND IS NECESSARY, IT MUST SECORE HEAR Y PRIVACE.

 FINAL OF PROUND SHOULD HAVE SECORE HEAR Y PRIVACE.

 FINAL OFF PROUND SHOW SELDING HEAR Y PRIVACE.

 FINAL OFF PROUND SHOW SELDING HEART SHOW THE PRIVACE IN LITE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH, LEAVE SIDE BUDD. NEVER

- RENEWAL PRIMING: REMOVE CLOEST BRANCHES OF SHRUB AT ORQUIND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES, ALSO REMOVI WEAK STEMS, ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON PRISTYTHE HYDRAMICAS. PRIFASE FTT.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING, CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER E.G. ORNAMENTAL GRASSES

THE CURRENT RECOMMENDATION IS BAILD ON THE BUTE OF 1000 SQUARE FEET OF AREA UNDER THE TIRE TO BE FERTILIZED. FOR DECIDIOUS TIREES, TO IT INCHARDS FOR PRINCEINERS IN SOURCE FEET. TO: IN INFORMATION FOR THE PRINCEINE. IT TO 4 POUNDS OF INTROGEN PER 1000 SQUARE FEET, FOR BROADLEAF EVERGREENS, IT TO 3 POUNDS OF INTROGEN PER 1000 SQUARE FEET.

FRICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

TREES, SHRUBS, & GROUND COVER (CONT.)

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES. PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCTS LABEL.

NSECT & DISEASE CONTROL: TREES SHRUBS & GROUNDCOVER

NECVE A DISERRECURNOCT HEES, PRINCES CHICONOLOUPER.

THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING THE MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING THE REMOVED SHALL MONITOR FOR PRECIDENCY SHALL BE MONITOR FOR PROBLEMENT AND ADMINISTRATION OF THE MONITORING THE MONITOR FOR DISERVEN SHALL MONITOR FOR DISERVEN AND ADMINISTRATION OF THE MONITORING THE MONITOR FOR DISERVEN AND ADMINISTRATION OF THE MONITORING THE MONITOR FOR DISERVEN AND ADMINISTRATION OF THE MONITORING THE M

FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.

PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRIINING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED

IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HEISHE WILL SUGGEST REPLACEMENT WITH A MORE PERTURENCAPE DESIGN.

NOTE FOR IDENTIFICATION OF PLANT CAMAGING INSERTS AND MITES A REFERENCE TEXTBOOK THAT CAMB ELBER IS RESETTED THAT FEED ON TRICES SOUTHING AND CONTROLLING WOOD OF PLANT FEED ON TRICES SOUTHING AND CONTROLLING WOODOW OF SHARKER'S ALL DISCOVERY AND CONTROLLING WOOD OF SHARKER'S ALL DISCOVERY AND CONTROLLING WOOD OF SHARKER'S ALL DISCOVERY AND CONTROLLING WOOD OF SHARKER SHARKER'S ALL DISCOVERY AND CONTROLLING WOOD OF SHARKER SHAR

. NICE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUND COVER BEDS WITH EACH VISIT.

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR AT AN ADDITIONAL COST TO THE OWNER SHALL IPPERORM SLIPPI EMPATAL LEAF REMOVALS.

WINTER CLEAN-UP
THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

CLEAN-UP INCLUDES:

THE INSTALLATION OF PERENNALS, ANNUALS, AND BULBS, UNLESS SPECIFIED HEREIN, SHALL BE REVIEWED WITH THE OWNER, AND, IF ACCEPTED, NSTALED AND BILLED TO THE OWNER.

SEASONAL COLOR MAINTENANCE

- 1. AFTER FLOWERING, CUT OFF SPENT FLOWER HEADS.
- 2. ALLOW LEAVES OF DAFFODILS AND HYACINTHS TO REMAIN FOR SIX WEEKS AFTER FLOWERS HAVE FADED. CUT OFF AT BASE.
- ALLOW LEAVES OF OTHER BULBS TO YELLOW NATURALLY AND THEN CUT OFF AT BASE
- APPLY FERTILIZER AFTER FLOWERING IN SPRING, POSSIBLY AGAIN IN FALL APPLY 10-10, 41 THE RATE OF 2 POUNDS PER 1000 SQUARE FEET OR TOP-GRESS WITH COMPOST 10 EEP, FALL FERTILIZATION WITH A BULLS FERTILIZER OR MULCHING WITH 1" OF COMPOST 15 OPTIONAL.

- BULBS: REMOVE THE ENTIRE PLANT AND BULB AFTER FLOWERS HAVE FADED OR AT THE DIRECTION OF THE OWNER AND INSTALL NEW PLANTS F INCLUDED IN CONTRACT.
 SUMMER ANALUS OR FALL PLANTS:
- A DEGRESSION FROM AND RESUDE DEAD FLORES ON ANNUIS AS INCESSEASY

 FERTILINOS BURGER ANNUIS FERTILE USINGO ONE OF YOU METHODS. APRY A SLOW-RELEASE FERTILIZER IN MAY FOLLOWING
 MANUFACTURERS RECOMMENSATIONS A BOOSTER BUCH AS 19-10 MAY BE NECESSARY IN LITE SAMBLER OR, APRY UNDER
 MODIFIES, OR MALES WHITE CONTROL THOSE FERTILIZER, IN OT TO DECEDE J POUNDS OF 20-30-9 FINE GOLLIGIES OF WHITE
 MODIFIES, OR MALES WHITE CONTROL THE PERTILIZERS, IN OT TO DECEDE J POUNDS OF 20-30-9 FINE GOLLIGIES OF 20-30-9

 MODIFIES, OR MALES WHITE CONTROL THE PERTILIZERS OF THE PERTILIZER OF 20-30-9

 MODIFIES, OR MALES WHITE CONTROL THE SET OF THE PERTILIZERS OF THE PERTILIZER OF
- REMOVAL: IF FALL PLANTS ARE TO BE INSTALLED, SUMMER ANNUALS SHALL BE LEFT IN THE GROUND UNTIL THE FIRST KILLING FROST AND THEN REMOVED, UNLESS OTHERWISE DIRECTED BY THE OWNER.

- A FERTILIZE PERENNIALS WITH A SLOW-RELEASE FERTILIZER OR ANY 50% ORGANIC FERTILIZER, OR MULCH PERENNIALS WITH COMPOST 1" B. CUT ALL DECIDIOUS PERENNIALS FLUSH TO THE GROUND BY MARCH 1, IF THIS WAS NOT DONE THE PREVIOUS FALL, TO ALLOW NEW GROWTH TO DEVELOP FREELY
- C. MULCH THE PERENNIAL BED DOCE IN EARLY SPRING AT 11-2" DEPTH. IF SOIL IS BARED IN LATE FALL, RE-MULCH LIGHTLY AFTER GROUND IS FROZEN TO PROTECT PERENNIALS.
- VANGLIES.
 WEED PERSINIAL BED AS SPECIFIED IN "WEEDING" ABOVE.
 PRINE BRANCHING SPECIES TO INCREASE DENSITY, CUT ONLY THE FLOWERING STEMS AFTER BLOOMING. DO NOT REMOVE THE
- THE FOLLOWING FALL CUT BACK DETERIORATING PLANT PARTS UNLESS INSTRUCTED TO RETAIN FOR WINTER INTEREST, E.G. SEDUM AUTUMN JOY AND ORNAMENTAL GRASSES.
- CONLITERIOLAGE:

 A DIVIDE PARAIST THAT OVERCRONIO THE SPACE PROVIDED DIVIDE ACCORDING TO THE SPECIES SOME NEED FREGUENT DIVIDING, E.D.
 ASTRESS AND VARROUMERST THIN OVERCRONIO THE SPACE SOME NEED AND ASTRESS.
 FOR DETAILED INFORMATION REGIONATION THE CAME OF SPECIFIC PERSONALS, REPER TO ALL ABOUT PERSONALS BY ORTHOO,
 PERSONALS HOW TO SELECT CROWN AND BULDY BY PAWELA HARDER AND RECEIRCH MICROSOFT, BE BOOKS PUBLISHER HERBACCOUS
 PERSONAL PARAIS A TREATISE OF THE REDIFFICATION, COLITIES AND ADMINISTRESS HALL ANSWELLES, STEES AND ALL
 THE REDIFFICATION.

- 2. MAINTAIN PROPER FERTILITY AND PH LEVELS OF THE SOIL TO PROVIDE AN ENVIRONMENT CONDUCIVE TO TURF VITALITY FOR TURF GRASSES. I. MOW TURF ON A REQUILAR BASIS AND AS SEASON AND WEATHER DICTATES. REMOVE NO MORE THAN THE TOP 1/3 OF LEAF BLADE, CLIPPI PAYED AND BED AREAS WILL BE REMOVED.
- 4. AERATE WARM SEASON TURF AREAS TO MAINTAIN HIGH STANDARDS OF TURF APPEARANCE.
- 5. APPLY PRE-EMERGENT TO TURF IN TWO APPLICATIONS IN EARLY FEBRUARY AND EARLY APRIL TO EXTEND BARRIER 6. APPLY POST EMERGENT AS NEEDED TO CONTROL WEEDS.
- MECHANICALLY EDGE CURRS AND WALKS
- MECHANICALLY EDGE CORBS AND WALKS.
 APPLY NON-SELECTIVE HERBICIDE. TO MULCHED BED AREAS AND PAVEMENT AND REMOVE EXCESS RUNNERS TO MAINTAIN CLEAN DEFINED BEDS.

TREE, GROUNDCOVER AND SHRUB BED MAINTENANCE

- C AGOURDOOMS AND SHRIB BED MAINTENANCE.

 1. BRILLES PRIBLES PERSE AND GEOLOGOOGNET OF BICOLOGING FEALTHY OROWTH AND ORGATE A NATURAL APPEARANCE.

 2. MALCH TO BE APPLED IN FERBRUSHAMAGON WITH A HUF ARE IN LATE SUMMER TO TOP DRESS.

 3. PAPY FER SEMERISHED HERBOLDES IN FERBRUSH FOR APPLE.

 4. MANUAL WEED CONTROL TO MAINTAIN CLEAN BED APPEARANCE.

 5. APPLY FRANCIOSES AND MORECTIONS AS NEEDED TO CONTROL MEETS AND DISEASE.

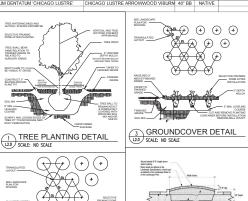
 6. GRAWMARTLE SHRIBS. TREES AND GROUNDCOVERS TO BE FERTILIZED THREE (I) TIMES PER YEAR WITH A BALANCED MATERIAL GRAWART SHRIBMAN APPLAILANT, AND CORRECTIONS AND SHRIBMAN APPLAINT, AND CORRECTIONS AND SHRIBMAN APPLAINT, AND CORRECTIONS AND SHRIBMAN AND SHRIBMAN APPLAINT, AND CORRECTIONS AND SHRIBMAN AND SHRIBMAN APPLAINT, AND CORRECTIONS AND SHRIPMAN APPLAINT, AND SHRIPMAN APPLAINT, AND CORRECTIONS AND SHRIPMAN APPLAINT, AND SHRIPMAN APPLAINT, AND SHRIPMAN APPLAINT, AND SHRIP

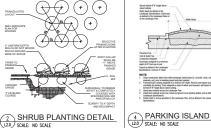
- IERAL MANTENANCE

 1. REMOVE ALL MAN-MADE DEBRIS, BLOW EDGES.

 2. INSPECT GROUNDS ON A MONTHLY BASIS AND SCHEDULE INSPECTION WITH UNIT OPERATOR

Typical Master Plant List Shade Trees Symbol Botanical Name Common Name Size Origin Notes AFR ACER X FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE FREEMAN MAPLE 3" BB NATIVE 3" BB NATIVE 3" BB MOIST NORTHERN CATALPA CATALPA SPECIOS URBAN, MOIST CEO CELTUS OCCIDENTALIS GTI GLEDITSIA TRIACANTHOS F. INERMIS HACKBERRY HACKBERRY THORNLESS HONEYLOCUST URBAN, MOIST GYMNOCLADUS DIOICUS LIRODENDRON TULIPIFERA KENTUCKY COFFEETRE NATIVE MOIST NATIVE MOIST TULIP TREE EXCLAMATION LONDON PLANETREE PLA PLATANUS x ACERIFOLIA "MORTON CIRCLE" URBAN, MOIST "BB NATIVE SWAMP WHITE OAK QMA QUERCUS MACROCARPA TAX TAXODIUM DISTICHUM TAR TILIA AMERICANA 'REDMOND' 3" BB NATIVE URBAN 3" BB URRAN BALD CYPRESS 3" BB NATIVE URBAN, MOIST REDMOND AMERICAN LINDEN Evergreen Trees JUV JUNIPERUS VIRGINIANA 8' BB NATIVE EASTERN RED CEDAR PICEA AIBES NORWAY SPRUCE SERBIAN SPRUCE EASTERN WHITE PINE AC AMELANCHIER CANADENSIS SHADBLOW SERVICEBERRY 6' BB NATIVE MOIST SOIL AC AMELANCHIER CANADENSIS BN BETULA NIGRA COK CORNUS KOUSA HV HAMAMELIS VIRGINIANA MS MALUS SARGENTII SR SYRINGA RETICULATA IVORY SILK' 8' BB NATIVE MOIST SOIL 6' BB NATIVE RIVER BIRCH NATIVE SARGENT CRARAPPI IVORY SILK TREE LILAC Evergreen Shrubs JCM JUNIPERUS CHINENSIS 'MINT JULIP' TD TAXUS x MEDIA 'DENSII' MINT JULIP SPREADING JUNIPER DENSE YEW AM ARONIA MELANOCARPA 'IROQUOIS BEAUTY' | IROQUOIS BEAUTY BLACK CHOKEBERRY 24" BB | NATIVE CLETHRA ALNIFOLIA 'HUMMINGBIRD' HUMMINGBIRD CLETHRA 5 GAL 24" BB NATIVE ISANTI RED TWIG DOGWOOD CORNUS SERICEA ISANTI 24' BB 36" BB 5 GAL NATIVE 2 GAL 36" BB CORNUS SERICEA "ISANII" HYDRANGEA PANICULATA "TARDIVA" RHUS AROMATICA "GRO LOW ROSA "KNOCKOUT" SYRINGA PATULA "MISS KIM" DWARF KOREANSPICE VIBURNUM









SPADED PLANTING 5 BED EDGE DETAIL

SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED

- BEEODE ANY EYCAVATION ON THE SITE CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMHERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRIP-LINE OF ALL TREES TO BE SAVED
- PLANT QUANTITIES ON PLANT LIST INTENDED TO BE A GUIDE. ALL QUANTITIES SHALL BE CHECKED AND VERIFIED ON PLANTING PLAN. ANY DISCREPANCIES SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT.
- ANY DEVIATIONS EDOM OF MODIFICATIONS TO THIS PLAN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- CONTRACTOR TO NOTIFY LANDSCAPE ARCHITECT UPON DELIVERY OF PLANT MATERIAL TO THE SITE. LANDSCADE ADOLITECT DESERVES THE DIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL BED EDGES TO BE WELL SHAPED. SPADE CUT. WITH
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND)
- THE FOLLOWING: 2' OF BLENDED GARDEN SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIDWEST TRADING TOP DRESSED AND THIED ALL SPECIFIED LANDSCAPE MATERIAL INDICATED ON
- THE CONSTRUCTION DOCUMENTS WILL BE REQUIRED TO BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE OR ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SURSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT
- PERIOD UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CAUSED BY SITE IMPROVEMENT OPERATIONS.
- ALL LAWN AREAS TO BE SEEDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, EXCLUDING SHRUB BEDS, TO BE RESTORED WITH TURF GRASS SEED AND COVERED WITH AN EROSION CONTROL BLANKET.
- CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES INCLUDING ROOT ZONES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN AGAINST UNNECESSARY CUTTING, BREAKING OR AGAINST UNNELESSARY CUTTING, BREARING OR SKINNING OF ROOTS, BRUISING OF BARK OR SMOTHERING OF TREES. DRIVING, PARKING, DUMPING, STOCKPILING AND/OR STORAGE OF VEHICLES, EQUIPMENT, SUPPLIES, MATERIALS OR DEBRIS ON TOP THE ROOT ZONES AND/OR WITHIN THE DRIPLINE OF EXISTING TREES OR OTHER PLANT MATERIAL TO REMAIN IS STRICTLY PROHIBITED.
- THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH WORK IS BEING DONE. CLEAR OF RUBBISH AND DEBRIS. ALL PAVEMENT AND DEBRIS REMOVED FROM THE SITE SHALL BE DISPOSED OF LEGALLY
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES

Talty Kathryn





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LANDSCAPE INSTALLATION AND MAINTENANCE SPECIFICATIONS CONSTRUCTION NOTES PLANTING DETAILS



L2.0

NATIVE PLANT & SEED INSTALLATION MANAGEMENT AND MONITORING PLAN

ALL INTIME PLAYING AND SECOND INSTALLATION, MANAGEMENT AND INNITIONING TO SECONDUCTED BY A QUALIFED, EXPERIENCED CONTRACTION SECOLULINO IN RESTORMEN AND INMANIONAL MUNICIPAL MISCOSCINES IN THE MISCOSCI-THE SELECTED CONTRACTOR IS TO SE HELD ACCOUNTABLE FOR THE APPROPRIATE INSTALLATION METHODS AND MANAGEMENT AND MORTORING OF ALL MATURE AREAS.

- PLANT MATERIAL INSTALLATION NATIVE SEEDING.

 PREPARE AREA FOR SEEDING PREPARE THE SOIL AND CREATE OPTIMAL PLANT CONDITIONS, BEFORE DISTURBING A . CHECK FOR ANY BURIED UTILITIES
- . CLEAR AREA OF DEBRIS THAT WOULD INTERFERE WITH PLANTING
- MOW ANY EXCESS EXISTING VEGETATION GROWTH
 APPLY BROAD-SPECTRUM OR TARGETED HERBICIDE, DEPENDING ON SPECIES PRESENT
- . DE-COMPACT ANY AREAS OF SPECIAL CONCERN
- O LIGHTLY DE-COMPACT TILLED OR LOOSE SOIL WITH A ROLLER, CULTIPACKER, OR SIMILAR EQUIPMENT. IF USING A NO-TILL SEED DRILL, TILLING CAN USUALLY BE OMITTED. O IF GROUND IS WET, TILLING SHOULD NOT OCCUR UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED.
- THE OPTIMAL TIME TO INSTALL SEED IS FROM THE FALL (NOVEMBER 1) TO LATE SPRING (JUNE 15)
- WETLANDS SHOULD BE SEEDED IN THE WINTER WHILE THE SITE IS FROZEN AND EQUIPMENT CAN MORE EASILY ACCESS THE SITE
- BROADCASTING: O FOR SMALL (TYPICALLY TWO ACRES OR LESS) OR IRREGULARLY SHAPED AREAS, SEED CAN BE PLANTED BY HAND BROADCASTING. TO AD SEED DISTRIBUTION, COMBINE THE SEED MIX WITH FILLER MATERIALS, SUCH AS DRY SAWDUST, SAND, OR VERMICUL
- UISRO 1 HAND-COAMS OR TOWERHAD BROUDCHSTER, STAFT WITH HALF OF THE SEED MOT TRY TO COVER THE STATE AREA WITH THAT AMOUNT OF SEED TAKE THE REMANISH HALF OF THE SEED, DO TO THE OFFICE THE AND COVER IT AGAIN, AFTER BROADCASTRO IS COMPLETE, IT IS IMPORTANT TO USE A CULTPACKER OR ROLLER OVER THE AREA TO AND GOOD SEED TO SOIL CONTRACT ON DOY COVER SEED MORE THAN 14 HACH DEEP.
- . NO-TILL DRILL:
- O FOR LARGER AREAS AND SITES WITH EXISTING VEGETATION, USE A NO-TILL SEED DRILL WHICH DOES NOT REQUIRE THE SOIL TO BE TILLED BEFORE PAINTING, RESULTING IN MINMAL SOIL DISTURBANCE, NO-TILL DRILLS PAINT SEED IN ROWS FOR YORNING SUID. SEED SOIL OF THE SEED SEED SOIL OF SUIDCA AND THE LISED SHOULD NOT BE EURIPED BELOW IF CEPTH HER SPECIFIC MANUFACTURERS RECOMMENDATIONS, BECQUIRE THE DIFFERENT ANNAHOLD MAKES DRILL DURANTION CHAPLED FRAFFORM AFFOR THE AREA RISES TO SEE PRESENT ANNAHOLD OF SEED. EROSION CONTROL METHOD:
- O INSTALL BIODEGRADABLE EROSION CONTROL BLANKET (NAG S75BN OR EQUAL) UNTIL SEED HAS GE

PLANT MATERIAL MANAGEMENT - NATIVE SEEDING - 5-YEAR PERIOD

TO HELP DISURE SUCCESS, PROJECTS NEED A MAINTENANCE AND MONITORING PLAN THAT IS FLEXIBLE AND SUPPORTS SITE DEVELOPMENT GOLD, WHILE NATIVE PLANTS THEN TO GENERALITY AND ADMINISTRATION OF THE PLANTS THAN CHARRESTEL SUCCESS, REGULAR MAINTENANCE, ADM MONITORING CONTROLS DIVESSEE SPECIES, ENGLISES OF THAN MOST THE LEVELS ARE

- PREFERRED PLANTING LATE FALL (ANY TIME AFTER NOVEMBER 1; IF THE SOIL SURFACE IS DRY AND COLD ENOUGH TO
 PREVENT GENARNATION AND SEED CAN BE WORKED INTO SOIL.
- LET SEED GERMINATE AND GROW FOR ONE FULL SEASON. DO NOT APPLY HERBICIDES FOR WEED CONTROL WITHIN THE FIRST GROWING SEASON. IF LARGE WEEDS ARE UNSIGHTLY, CLIP OFF; DO NOT PULL WEEDS TO KEEP GROWTH DOWN. DO NOT
- MOW FIRST TIME WHEN ESTABLISHED IN FIRST SEASON TO 12'-18" HIGH, TO SCATTER SEED HEADS. IF CLUMPING OCCURS LIGHTLY RAKE TO DISBURSE SEED.
- MOW 2-3 ADDITIONAL TIMES TO MAINTAIN 6-9 INCHES IN HEIGHT.
 SOME PERENNIAL SEEDS MAY NOT GERMINATE UNTIL THE FOLLOWING YEAR
- IF FALL PLANTING IS NOT POSSIBLE, SPRING SEEDING CAN BE DONE (WEATHER PERMITTING) AS EARLY AS JANUARY PREFERABLY BEFORE APRIL 15.
- SECOND SEASON MOW 3-4 TIMES TO MAINTAIN 8-10 INCHES IN HEIGHT
- . AT THE END OF THE THIRD SEASON A CONTROLLED BURN PROGRAM TO BE PERFORMED
- 4 (FOUR) ANNUAL WEED CONTROL EVENTS (SELECTIVE HERBICIDE AND MECHANICAL) TO BE PER NATIVE PLAN COMMUNITIES STARTING ONCE THE SEED IS SOWN UNTIL SIGN-OFF IS GRANTED.

MINIMUM PERFORMANCE STANDARDS AND MONITORING ACTIVITIES

NATIVE PLANT MATERIALS

PERFORMANCE STANDARDS ARE ESTABLISHED FOR ALL PROPOSED PROJECTS INVOLVING NATURALIZED AREAS SO THAT THE RELATIVE SUCCESS OF CREATION AND ENHANCEMENT EFFORTS MAY BE EVALUATED. IF THE PERFORMANCE STANDARDS ARE RELATIVE SUCCESS OF CREATION AND ENHANCEMENT EFFORTS MAY BE EVALUATED. IF THE PERFORMANCE STANDARDS ARE NOT ACHIEVED BY THE END OF THE FIVE-YEAR MANAGEMENT AND MONITORING PROGRAM, ACCEPTANCE MEETINGS SHALL BE HELD TO DETERMINE THE FUTURE COURSE OF ACTION. IT IS LIKELY THAT IN SUCH A CASE THAT THE MAINTENANCE AND MONITORING PERIOD

- NOTIFICATION THE DEVELOPER SHALL NOTIFY IMUNICIPALITY UPON COMPLETION OF PLANTINGS.
- O THE OWNER'S ENVIRONMENTAL SPECIALIST SHALL INSPECT THE PLANTINGS UPON COMPLETION OF ALL MAINTENANCE PROCEDURES AND NOTIFY [MUNICIPALITY] OF THE REMEDIAL ACTIONS TAKEN. NATIVE AREAS ARE TO BE MONITORED FOR A MINIMUM OF 5 (FIVE) YEARS FROM DATE OF INSTALLATIO
- O MONITOR ALL NATIVE AREAS 2 (TWO) TIMES ANNUALLY AT A TIME OF YEAR WHEN PLANTS ARE EVIDENT AND IDENTIFIABLE. VISITS SHOULD OCCUR AT SPACED INTERVALS THROUGHOUT THE GROWING SEASON.
- O CONDUCT MONITORING VISITS UTILIZING SYSTEMATIC FIELD TECHNIQUES. TRAVERSE ENTIRE NATIVE AREA, DOCUMENT FLORA AND NOTE TOP 3 DOMINANT SPECIES.
- WITHIN 3 MONTHS OF SEED INSTALLATION, AT LEAST 90% OF THE SEEDED AREAS ("LOW PROFILE", "STORMMATER" AND "SWALE" SEED MIX), AS MEASURED BY AERIAL COVERAGE, SHALL BE VEGETATED. A MINIMUM 100% VEGETATIVE COVERAGE SHALL BE MAINTAINED THROUGHOUT, AND ATTHE KEN DO, "THE FIVE-YEAR PREDIOT OF THESE AREAS."
- O THIS STANDARD DOES NOT APPLY TO THE EMERGENT ZONES.
- THE NATURALIZED AREAS SHALL NOT CONTAIN ANY RILLS GREATER THAN 4 INCHES WIDE AND 4 INCHES DEEP THROUGHOUT, AND AT THE END, OF THE THREE-YEAR PERIOD.
- AND AT THE END OF THE TREASH-TEAM PENSOL.

 AT THE END OF THE SECOND GROWING SEASON, 39'S SEED MIX PRESENCE FOR THE "LOW PROFILE", "STORMMATER" AND "SWALE" SEED MIXES SHALL BE ACHEVED. AT THE END OF THE THEIR DROWNING SEASON, 59'S SEED MIX PRESENCE FOR THE LOW PROFILE", "STORMMATER AND SHALL SEED MIXES PAUL BE ACHEVED.

 O SEED MIX PRESENCE SHALL BE EVALUATED SEPARATELY FOR THESE THREE MIXES.
- NO AREA OVER THE ENTIRE NATIVE PLANTED SITE GREATER THAN 1 SQUARE METER WILL BE DEVOID OF VEGETATION (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION), UNLESS SPECIFIED ON APPROVED PLANS.
- O THIS ANNUAL PERFORMANCE STANDARD DOES NOT APPLY TO EMERGENT AND AQUATIC COMMUNITIES.
- THE NATIVE PLANTED AREAS WILL MEET THE FOLLOWING ANNUAL STANDARDS FOR THE PRESENCE OF NATIVE, NON-INVASIVE PERENNAL SPECIES MS MEASURED BY AERIAL COVERAGEICOLLAR ESTIMATION); YEAR 1 15%, YEAR 2 50%, YEAR 3 75%, YEAR 4 & 5, THE PLANTED AND THE PLANTED AND THE PLANTED AND THE PLANTED AND THE PRESENCE OF NATIVE, NON-INVASIVE PLANTED AND THE PRESENCE OF NATIVE PLANTED AND THE PRESENCE PLANTED AND T
- O THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.
- AT THE BIRD OF WE HIGH CHORNING SERVICE WAS CONTINUED AND AN AT THE BIRD OF WE HIGH CHORNING SERVICE WAS CONTINUED AND AN AT THE BIRD OF WE HIGH CHORNING SERVICE WAS CONTINUED AND AT THE SERVICE OLD WAS CONTINUED AND AT THE SERVICE OLD WAS CONTINUED.
- O THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE
- SEED: AT THE END OF THE THIRD GROWING SEASON, 50% VEGETATIVE COVERAGE SHALL BE ACHIEVED (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION).
- PLUGS: 90% OF THE PLANTS WILL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE INDIVIDUAL SPECIES AT THE END OF EACH GROWING SEASON. REPLANTING WILL TAKE PLACE UNTIL THIS STANDARD IS ACHIEVED.
- WOODY PLANTS: 100% OF THE PLANTED TREES AND SHRUBS WILL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE INDIVIDUAL SPECIES AT THE END OF THE SRD GROWING SEASON. ANNUAL REPLACEMENTS ARE REQUIRED TO ACHIEVE THIS STANDARD
- RELATIVE COVERAGE (DETERMINED BY OCULAR ESTIMATION) OF INVASIVE SPECIES (I.E., COMMON REED, REED CANARY GRASS, PURPLE LOGSESTRIFE, ETC.) IN AGGREGATE SHALL BE LESS THAN 5% THROUGHOUT, AND AT THE END OF, THE THREE-YEAR PERIOD.
- O THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE (I.E., "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX, EMERGENT).
- NATIVE MEAN C VALUE > 3.0 AND NATIVE FOI VALUE > 20.0 FOR ALL NATIVE PLANT COMMUNITIES.
- O THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE (I.E., "LOW PROFILE", "STORMWATER" AND "SWALE" SEED MIX, EMERGENT).
- SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY MAINTAINED. ANY EROSION OBSERVED ON-SITE SHALL BE REPAIRED TO THE DESIGNED CONDITION WITHIN 30 DAYS OF OBSERVATION.

PLANTING NOTES FOR DETENTION AREAS

- REFER TO CIVIL ENGINEERING DRAWINGS FOR CONSTRUCTION DETAILS OF DETENTION AREAS
- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE WATERED AND MULCHED PER CONSTRUCTION DOCUMENTS. ALL PROPOSED PLANT SUBSTITUTIONS WITHIN DETENTION AREAS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON THE APPROVED PLANS WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE.
- CONTRACTOR RESPONSIBLE FOR THE MAINTENANCE ALL PLANT MATERIAL WITHIN DETENTION AREAS AS SPECIFIED BY THE LANDSCAPE ARCHITECT FOR THE FIRST YEAR AFTER INSTALLATION. ALL PLANT MATERIAL WITHIN DETENTION AREAS TO HAVE A 1 YEAR WARRANTEE STARTING UPON LANDSCAPE ARCHITECT ISSUING "SUBSTANTIAL COMPLETION".

- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.

GROUND TREATMENT KEY

BASE OF DETENTION AREAS BELOW THE NWL

Areas below the NWL to be planted with emergent plugs. See Sheet L2.0 for schedule and Sheet L2.1 for preferred installation method.

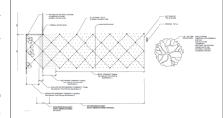
DETENTION AREAS BETWEEN THE NWL & HWL

OPEN AREAS - NO MOW

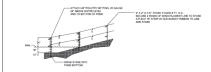
Area of detention between the NWL & HWL to be seeded with "Swale Seed Mix" as supplied by Stantec Native Plant Nursery. See Sheet L2.0 for schedule.

All open areas, not including detention, to be seeded with "Low-Profile Prairie Seed Mix" as supplied by Stantec Native Nursery. See Sheet L2.0 for schedule.

bed by construction activities, excluding shrub beds, to be restored with turf grass seed and rol blanket.

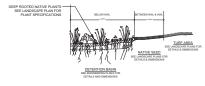


1 GOOSE BARRIER PLAN DETAIL
122 SCALE: NO SCALE



GOOSE BARRIER SECTION DETAIL

SCALE: NO SCALE



BIODETENTION PLANTING DETAIL

SCALE: NO SCALE

Kathryn Talty landscape architecture 1926 Waukegan Road I suite 340 cierview, Illinois 60025



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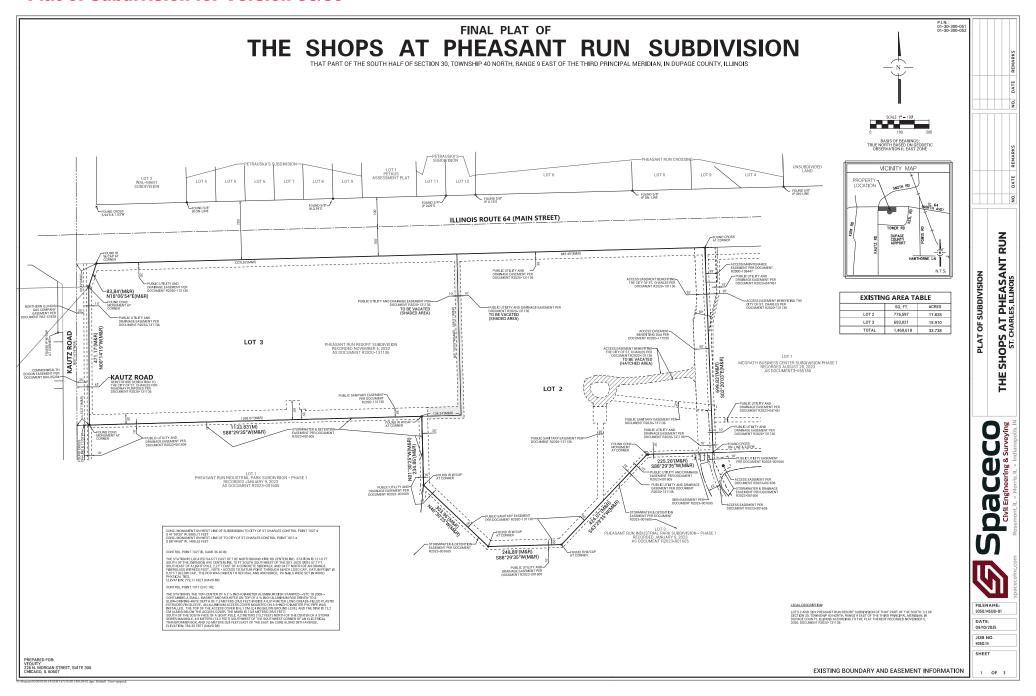
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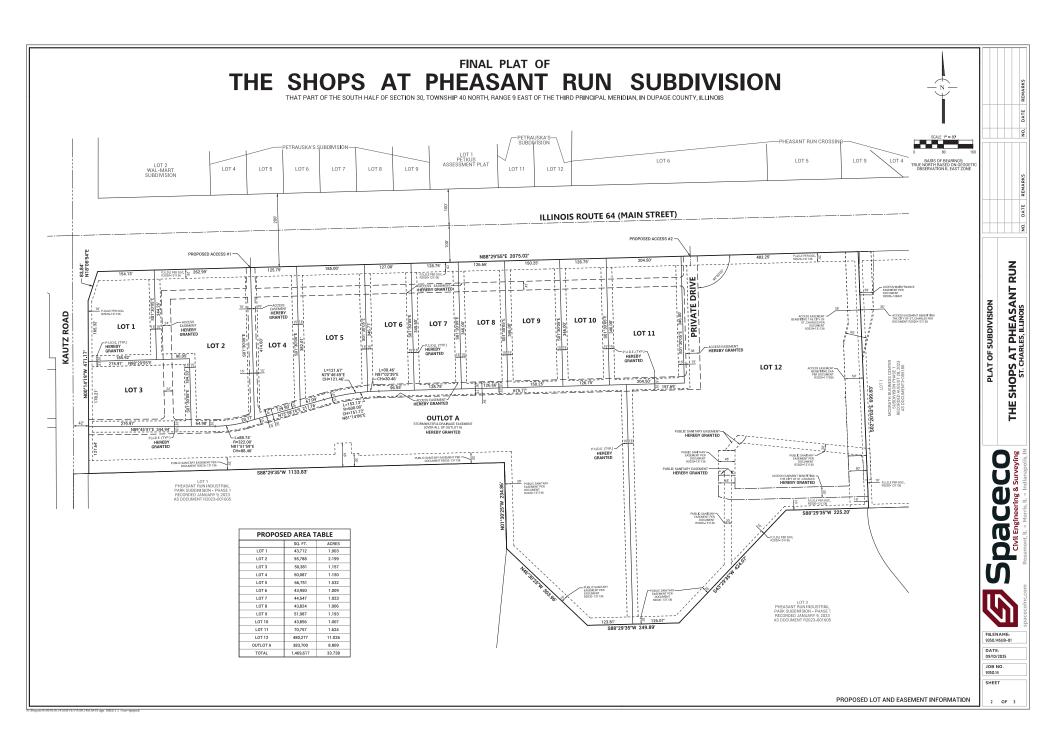
PHEASANT

S FOR NATIVE ENTION BASINS A DETAILS PLANTING NOTES FAREAS AND DETEN



sheet no. L2.1





FINAL PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

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RUN PHEASANT LES, ILLINOIS SHOPS AT I 뿔

OF SUBDIVISION

(1) O

FILENAME: 9350.14SUB-01

DATE 09/10/2025 JOB NO.

9350.14 SHEET

OWNER'S CERTIFICATE SURFACE WATER DRAINAGE CERTIFICATE STATE OF ILLINOIS)
COUNTY OF ______ STATE OF _______ COUNTY OF_____ THIS IS TO CERTEY THAT THE UNDERSEASED IS THE CONNER OF THE LAND DESCRIBED IN THE AMNESED PLAT. AND THAT THEY HAVE CAUSED THE SAME TO SERVEYED AND SUBMINISTED AS INCIDENTED FOR THE USES AND PURPOSES THERED IN SET FORTH, AND DOES HEREDY ACKNOWLEDGE AND ADDREST HER SAME UNDER THE STYLE AND THE THERED NINDICATED. ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELLEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF: ST CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303 DATED AT.______ ILLINOIS, THIS _____DAY OF ______, A.D. 20 ____ OWNED (S) OR DUTY STITLINGSTED ATTORNEY REGISTERED PROFESSIONAL ENGINEER LICENSE NO LICENSE EXPIRES: CERTIFICATE AS TO SPECIAL ASSESSMENTS STATE OF ILLINOIS)
() STOUNTY OF KANE) I DO HERBBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT. NOTABY CERTIFICATE DATED AT ______, ILLINOIS, THIS _____ DAY OF _____, A.D. 2025. STATE OF ______) SS COLLECTOR OF SPECIAL ASSESSMENTS I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT.

PERSONALLY KNOWN TO TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREOGING
INSTRUMENT AS SUCH OWNERS, AMPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY
SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES THEIGHEN SET FORTH. PLAN COMMISSION CERTIFICATE STATE OF ILLINOIS) APPROVED THIS _____ DAY OF ___ CITY OF ST. CHARLES PLAN COMMISSION DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE (OR DESIGNEE) ILLINOIS DEPARTMENT OF TRANSPORTATION ACCEPTANCE I. ______, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORT WITH RESPICET TO BOJOWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT REVISE THE JAWN RELATION TO PLATS". AS AMBRIDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE OPPARTMENTS "PULL" ON PERMITS EQUIVED AND THE OPPARTMENT. DIRECTOR OF COMMUNITY DEVELOPMENT ANTHONY J. QUIGLEY, P.E. REGION ONE ENGINEER AUDESS NOTIES

1. THERE SHALL BE AT MOST ONE [1] RESTRICTED RIGHT-IN, RIGHT-OUT VEHICULAR ACCESS POINT
TO IL ROUTE 64 (MAIN STREET) LOCATED ON THE COMMON LOT LINE BETWEEN LOT 2 AND LOT 4, AS
DEPTITED LINEDED. CITY COUNCIL CERTIFICATE 2. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT TO IL ROUTE 64 (MAIN STREET) FROM LOT 12, AS DEPICTED HEREON. APPROVED AND ACCEPTED THIS _____DAY OF ___________A.D. 20 _____ CITY COUNCIL OF CITY OF

MANOR

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERSONAL THE CONTROLLED AND THE CONTROLLED AND THE CONTROLLED AND TO ALL AND THE CONTROLLED AND TO ALL AND THE CONTROLLED AND

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The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

TORMANDE AND CONTITUDA LEGISTRAT PROMISEDS.

PROMISED THAT SHAPE A SHAPE THE PROMISED TO THE CITY OF ST. CHARLES AND TO THER PROMISED THAT SHAPE AND THE PROMISED THAT SHAPE AND THAT SHAPE AND

AMENDAL ALGOS COMMENT PERFORMANCE HERBY GRANTED TO THE CITY OF ST. CHARLES, AND ESTABLES AND EST

A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT IS HERBEY GRANTED TO EACH CURPENT AND FUTURE OWNER, AND THEIR RESPICTIVE BUY DIVER; THANKEY ACRES INSTITUTES, BUTTLESS, BUXCESSORIES AND ASSIDICATION OF A RESPICTIVE ACCESSORIES AND THAT OF A RESPICTIVE ACCESSORIES ASSIDICATION OF A RESPIRATION OF A RESPIRATI

A PREMANDE TO LOUIS PLANS HE SHARED HE SHARED TO THE QUALIFIES.

A PREMANDE TO LOUIS PLANS HE SHARED TO THE QUARTED TO THE QUAY OF THE CHARED AND TO THE SUCCESSORS AND ASSESSORS HE WAS ASSESSOR OF THE CHARED TO THE QUAY OF THE CHARED TO THE CHARLED TO THE CHARED TO THE CHARLED TO THE CHARLED

(8) THE RIGHT TO GRANT ADDITIONAL OR OTHER EASEMENTS OVER UPON AND UNDER, AND THE RIGHT TO GRANT OTHERS THE RIGHT TO USE THE PUBLIC UTILITY SANITARY EASEMENT AREAS AS PERMITTED IN PARAGRAPH (A) ABOVE

THIS....... DAY OF........... A.D. 20......

STATE OF ILLINOIS }

L. ____COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CORRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ASSESSMENT PLAT.

GIVEN LINDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON ILLINOIS.

ACCESS EASEMENT PROVISIONS (CITY OF ST CHARLES FOR LIFT STATION)

SERVICE AND A SE

SPECIAL FLOOD HAZARD CERTIFICATE

THIS IS TO CERTIFY IT IS OUR CONSIDERED OFFINIONS. THAT THE PARCES INCLUDED IN THE PLAT ARE LOCATED WITHIN TORM X QUISABLED YARD, ARESU DROW AS REVEW OF THE FLOOR SUBMANCE SHAPE ASSED UPON AS REVEW OF THE FLOOR SUBMANCE AND EXPLANCE OF THE PROPERTY OF THE FLOOR SUBMANCE AND PLAN MADE IT TO SOCIETY OF THE PROPERTY OF

REBECCA Y, POPECK I.P.L.S. No. 035-3642 LICENSE EXPIRES: 11-30-2026 moneck@snapecrates.com

PLAT AUTHORIZATION CERTIFICATE

COUNTY OF COOK

DESIGNATION OF THE CONTROL OF THE CONTROL OF THE STORE THE STORE THE STORE OF THE SUBBITISTOR PLAT WITH THE DUPAGE COUNTY RECORDED OF DEEDS OR REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER SECTION 2 OF THE LILLIONS LATA OR, THE SELLIONS COMPILED STATUS 2001. GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF ______, A.D. 20 IN ROSEMONT, ILLINOIS.

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FRAN NUMBER 184-001167, AND THAT THE PLAT HERION DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 1,469,617 SQUARE FEET OR 33,738 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF ST, CHARLES WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE LILLINGS WINNICPPAL CODE AS AMENDED.

WE FURTHER DECLARE THAT 5/8" DIAMETER BY 18" LENGTH STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORRIERS. THIS SOCKEEDS THE CITY REQUIREMENT OF PIPES OF 3/4" DIAMETER OR STEEL RODS 1/2" DIAMETER BY 18-INCH LENGTH. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDAR'S SURVEY, AS APPLICABLE TO PLATS OF SURDIVISION.

FOR REVIEW PURPOSES ONLY

REBECCA Y, POPECK, I.P.L.S. NO. 035-3642 LICENSE EXPIRES: 11-30-2026 (VALID ONLY IF EMBOSSED SEAL AFFIXED)



PREPARED FOR: VEQUITY LLC 226 N MORGAN ST SUITE 300 CHICAGO, IL 60607

THE SHOPS AT PHEASANT RUN SAINT CHARLES, ILLINOIS

PRELIMINARY SITE IMPROVEMENT PLANS for

THE SHOPS AT PHEASANT RUN

SAINT CHARLES, ILLINOIS PROJECT NO:9350.14

CLIENT 226 N. MORGAN ST. STE 300 CHICAGO, IL 60607

CALL J.U.L.I.E. 1-800-892-0123

DUPAGE ST. CHARLES, GENEVA / WEST CHICAGO CITY, TOWNSHIP S30, T40N, R9E

48 HOURS BEFORE YOU DIG. EXCLUDING SAT., SUN. & HOLIDAYS

INDEX						
SHEET #	SHEET LD.	SHEET DESCRIPTION				
1	P-C1	COVER SHEET				
2	P-GN	PRELIMINARY TYPICAL SECTIONS & GENERAL NOTES				
3	P-OVET	PRELIMINARY OVERALL EXISTING CONDITIONS				
4	P-OVSP	PRELIMINARY OVERALL SITE PLAN				
5-7	P-GRUT1-3	PRELIMINARY GRADING AND UTILITY PLANS				

BENCHMARK

SEE SHEET OVET FOR



NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

KEY MAP
KEY MAP EMAIN STREET
RTS

#	SHEET #	REMARKS	DATE
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1.	ALL	REVISIONS PER CLIENT	10/1/25
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REVISIONS

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BOUNDER DUFFY, P. E. LLINDE ROCETHATION INC. BOX 953198 EVANUATION CLIT. 1005 2025 PROFESSIONAL DESIGNATION NO. 104-001157 EVANUATION CLIT. 00552025	BRETT M. DUFFY DUFFY ALL INDIS
THE SIGNATURE, SEAL, AND EXPERATION DATE OF SEAL OF THE ENGINEER	



GENERAL NOTES

1. REFERENCED CODE:

- A LA PAMENIATI AND STORM SEMER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECERATIONS FOR ROAD AND REDGE CONSTRUCTION SERVED, AND REDGE CONSTRUCTION SERVED, AND SERVED AND SER
- R. ALL SANTERY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR METER AND SEWER MAIN CONSTRUCTION IN LIVINGS, 2TH EXITION UPDATED 2010, AND IN ACCORDANCE WITH THE CODE IN CASE OF CONTLICT, THE MORE ESTRETET, PROPRIOSE SMALL APPLY.
- ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST DETWEEN THE GOVERNING AGENICIS. THE MORE STRINGENT SHALL FORTEN.

- A THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE INTINITY THE LIMITS THE THAT PROJECT, DATA FROM THES A RISKLES HAS BEEN INCOMPINATION TO THE FRANK, FITS, HOWEVER, THE COMPRICTIONS RESPONSED IN TO COMPANIE OF IN SCREENING AND INSTRUMENT TO EXTREME OF ALL UTILITY PACIFICIES AND THAT EXCENTIONS AND TO SHEET VENEROUS ALL UTILITY RELOCATIONS, FOR ADOITIONAL INFORMATION, THE ADMINISTRATION OF THE SHEET WAS TO CONTACTED.
- b. THE CONTRACTOR SHALL BE REPROBLED FOR HAND THE UNITY COMPARIS LOCATE THERE FACILITIES IN THE FEG. 1998 TO CONTRICTION AND SHALL ALSO BE REPORTED FOR MAINTENANCE AND PRESENCE THO FREEF FACILITIES. THE MOMERNE COST OF MAINTENANCE FACILITIES AND PRESENCE THE PRESENCE THE PRESENCE AND PRE
- . ASSIMILATE ORD THE DISTRICT UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC REGISTS of ANY AND SHOWN ON THE PLANS ACCORDING TO ANY, ANY SECURED, THE CONTRACTOR SHALL BE RESPONDING FOR DISTRICTIONS OF THE PLANS ACCORDING TO THE CHILD THE SAME TO THE PROTECTION PRODUMENT OF THE PROPERTY OF THE PLANS ACCORDING TO THE PROTECTION OF THE PLANS AND THE PROTECTION PRODUMENTS OF COORLY THE HILL CARRISON OF THE RESPONDING THE CONTRACTOR SHALL WITH'S THE COMMET AND DISTRICTS OF THE THE CONTRACT WAY SE RESIDENCE.

3. HTH ITY COORDINATION

- A OWMER SHALL OBTAIN EASEMENTS AND FERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE FERMITS.
- A. THE CONTRACTOR IS REPORTBERE FOR VERYING THE NATION AND STATUS OF ALL STELLY REGISTATION WORK AND STATUS OF THE STATUS OF ALL STATUS OF
- C. THE OWNER AND THE ENDRIFER SHALL BE NOTIFED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIDR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS, A TAT SHALL BE CONTACTED ONE MOORTH PRIPR OF START OF CONTRACTOR IN ITS URLIFF MARKS, ALL OTHER ASYMPTICS, UNLESS OTHERWISS MOTED, SHALL BE NOTHERD IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIED TO THE START OF ANY SUCH OPERATION.
- AND FALLS OWALL BY USED FOR CONSTRUCTION MALESS SPECIMENTAL Y MANNED "ONE CONSTRUCTION." PRINT TO WORK WITH PARK AND THE CONSTRUCTION. PRINT TO WORK WITH PARK AND THE CONSTRUCTION OWEN THEY BE CONSTRUCTION. THE CONSTRUCTION OWEN THEY BE CONSTRUCTION. THE CONSTRUCTION OF THE CONSTRUCTIO
- 5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED
- THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND DISSERVATIONS TO DETERMINE SQL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK, HOWEVER, IF THE OWNER HAS A SOLS REPORT. THE RESULTS WELL BE AVAILABLE FROM THE OWNER HOW WRITTEN REQUIST.
- 8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS

- A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED SOVERMOMENTAL ASSERTES IN WAITING AT LESS THREE PLAL HORAND DAYS PERRY TO COMMENCIATION CONSTRUCTION, BY ACCOUNT, THE CONTRACTOR SHALL HOME AS RECESSIVE, ALL TETTIME ASSERTED, EITHER HORIZON, THE OWNERS, SUPPLEMENT AN ADVANCE OF CONSTRUCTION, ALL MATERIAL TETTIME SHALL ENTER HE RESPONSIBILITY AND DETRIES OF THE CONTRACTOR OF THE OWNERS.
- B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTFICATION TIME WHICH RESULTS IN TESTING COMPANES TO BE UMBILE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPENS OFFRATION (PERFATAING TO TESTING) LIVIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE SORNE SY CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL
 ACCESS BE DENED TO ADJACENT PROPERTIES.
- 11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED ON DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
- 12. ANY ENSTING SIGNS, LIBIT STANDARDS AND UTLIFY POLES WHICH INTERFER WITH CONSTRUCTION OPERATIONS AND MOT MOTED FOR GEROOMS, SHALL BE REMOVED AND RESET BY THE OPERATOR AT HIS OWN DEPOSES AS SHOWN ON THE CONCEINED ANDS GAS AS GREENED BY THE OPERATION. WAS MADE OF THE SET HES SHALL BE REPAIRED OF REPLACED BY THE CONTROLOGY AT HE DOWN EXPOSE TO THE SATISFACTION OF THE OWNER, ANY SIGNS NOT RECURRED TO BE RESET, SHALL BY CILL MEDICATE TO THE RESPECTIVE DOWNER.
- REMOVAL OF SPECIFIC TIEMS, INCLUCING BUT NOT LIMITED TO, PAVEMENT, BIDEWALK, CURB, CURB AND GUTTER, CULYRITS, ETC. SHALL BE DESPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT ROUBING FOR SUCH DISPOSAL.
- ALL FELD TILE ENCOUNTERED CURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATIONS CONCINUAL. A RECORD OF THE LIDATION OF ALL TELD THE OR DRAWN MER RECOUNTERIES SHALL BE REST BY THE CONTRACTION AND TURNED OWER TO THE TOWNS THE CHECKED OR INJUNCTION, CONNECTED THE CONTRACT AND CONCENTRACT CONTRACTOR TO THE COST OF THE WORK SHALL BE CONSIDERED AS INJUNCTION. TO THE COST OF THE PROJECT. THE COST OF THE WORK SHALL BE CONSIDERED AS INJUNCTION. THE COST OF THE COST OF THE WORK SHALL BE CONSIDERED AS INJUNCTION.
- 15 THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB
- 10. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRE. DOCESS MATERALS. TRASH, OIL AND GRASS RESDUE, MACHINIEN, TOOLS AND OTHER MISCELLANGUS REISES WHICH WERE NOT PRESINT PRICE TO PROJECT COMMENDEMENT AT NO DOTHORAL POPINET OF DOWNER, THE CONTRACTOR SHALL BE RESPONSED FOR ACQUIRED NOW AND ALL PERMITS RECESSORY FOR THE MALE NO MOD REPOSAL, REQUIRED FOR CLEAR-UP AS EXPECTED BY THE EXPRESTED ORDINGE, SURPOSO OTHE STEEL SOLD PREMITTED.
- TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ISSRBC; ARTICLE 201.05.
- LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S
 APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
- ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.
- ALL CUTS OVER 1: IN DIAMETER SHALL BE MADE FLUSH WITH THE MEXT LARGE BRANCH. WOUNDS OVER 1: IN DIAMETER SHALL BE PARTED WITH AN APPROVED TREE PAINT.

- A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE WHERE SLOPING IS NOT POSSIBLE EITHER RECAUSE OF SPACE RESTRICTIONS OR STRAULTY OF MATERIAL EXCAVATED. MUNICIAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.
- DIAGRATURE.

 B PROVIDE MATERIALS FOR SHOWING AND BRACING SUCH AS SHEET PLING, UPRIGHTS, STRINGFIRS AND CROSS
 BRACES, IN COOR STRINGFARE CONDITIVE, PROVIDE RINKING REQUIREMENTS FOR TREMS SHOWING AND BRACING
 TO CORRY WITH COMES AND ARTHROSIS HANDE, SUBSCIFE, NAME/FIRS SHOWER, AND BRACING TO EXCAVATIONS
 RESAMBLESS OF THE PERIOD EXCAVATIONS WILL BE OFFICE, CARRY COMES WISHING AND BRACERG AS EXCAVATION
 PROGRESSES IN EXCROPRINGE WITH COME AND CONFIDENCE MINICIPATY.
- PRODUCTION OF AN ADMINISTRATION OF AN ADMINISTRATION OF ADMINISTRATION OF A PRODUCTION OF A PR
- D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK

- A. ALL WORK PERFORMED LINDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SUBSTY FOR A PERIOD OF TWELVE IT I'M MOWITHS FROM THE DATE OF FIRML ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD SENCOMELE FOR ALL EFECTS IN INTERTINEAD AND WORKPANAMED OF WANTENER NATURE DISTRICTION THAT SHALL BE HELD SENCOME FOR ALL BE PROVIDED IN THE FORM OF MAINTENANCE SOUND IN THE ANDUNT OF 10S OF THE COST OF WINDERCHAFTS.
- BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND
- NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, RINDER, SURFACE, AND PRIOR TO PLANDER AND CONCRETE AFTER FORMS HAVE BEEN SET.
- D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OFERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LIVES SHALL BE FREE FROM ORT AND DERRIS.

- A. UNDERGROUND WORK SHALL INCLIDE TRENCHING, INSTALLATION OF PIPE, CASTNOS, STRUCTURES, BACKFILING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. HTTMOS AND ADDESSORIES MEDISSARY TO COUNTED THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCLEDERAL OF THE CONTRACT.
- NAME SHOWS ON THE PLANS OF METERS OF THE DIGITALES, DISTING DRAWAGE STRUCTURES AND DISTINGUES OF THE PLANS OF
- A PROPRIETA DE LA PRIME DE TRANSPORT.

 A PROPRIETA DE LA PRIME DE LA PRIME DE LA PRIME DE LA PRIME DE MANGE DE RANGE DE LA PRIME DEL PRIME DE LA PRIME DE LA PRIME DEL PRIME DE LA PRIME DEL PRIME DE LA PRIME DEL PRIME DE LA PRIME DE LA PRIME DEL PRIME DE LA PRIME DEL PRIME D
- 0. TREADS ABOUTH ALL BE REQUISED FOR THE BLL. TREADS EXPENDED FOR THE TO PROPOSED OF THE PR
- THE CONTRACTOR SHALL INSTALL A 4" X.4" X.9" (MONINAL) POST AT THE TERMINAS OF THE SANTARY, WATER AND STORM SERVICE, SANTARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL BE PAINTED AS FOLLOWS: SANTARY RED, WATERNAM BLUE, STORM ORECT.
- F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED. THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD NLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH MOWNALLY MOUND INTER THE STORM SEWER SYSTEM.
- C. HYDRAVTS SHALL MOT BE FLUSHED DRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIPECT THE WATER INTO LOT AREAS OR THE STORM SEVER SYSTEM HE AVAILABLE). DAMAGE TO THE ROSUBGRADE ON LOT GRADING DUE TO EXCESSIVE WATER SATURATION AROUND EXCESSIVE FROM INFORMAT INSOINCE, OR FROM LOARS IN THE MATER PARTBURDION SYSTEM, WILL BE REPARTED BY THE CONTRACTOR AT HIS COST.
- ALL TOP OF FIRMES FOR STORMA AND SANTHARY SERVISES AND VALVE WALL TO OVER SANT TO BE ADJUSTED TO MEET HAVE, FIRM GRADE, THE ASJUSTMENT IF TO BE AND THE SERVISE AND VALVE WALL TO OVER SANT TO BE ADJUSTED TO MEET FOR DECONDANCE OF MEETING, THE ASJUSTMENT IS TO BE ADDITIONED FOR AND THE CONTRACTOR AND THE COST EVEN DECONDANCE OF MEETING. THE ASJUSTMENT IS TO REPORT OWNER THE OFFICE OWNER TO BE ADJUSTED OF THE PROJECT, PHILE GRADES TO BE OFFICE OF THE MAINTIPALITY AT THE TIME OF FIRM, EMPRETION AND MAY YARF FROM THE GRADES.
- I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE OFFICETED BY THE OWNER. SLEEVES SHALL BE 6 PPID INSTALLED BY BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. THERM SHALL BE SADEVILLED WITH COMPACTED GRANULAR MATERIAL.
- J. THE CONTRACTOR SHALL VERFY THE SIZE AND INVERTIBLE ELVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.
- If SHALL BY OMERSTOON THAT RITHER THE MANERPAILY. ITS ORDERLY, COMEST VARIES, NOT THE DRIVEN COMEST VARIES, WE WARRY TO A THE REPORT WHITE AND A MANEY OF A THE REPORT WHITE AND A MANEY OF A THE REPORT WHITE AND A MANEY OF A THE REPORT OF



1.5 HWA SURFACE COURSE, MIX C. NSO

2) 1.5° LEVELING BINDER (MACHINE METHOD), NSO 3 10 AGGREGATE BASE COURSE, TYPE B



1.5" HMA SURFACE COURSE, NEX "N. NSO
2.5" HMA BINDER COURSE, IL 19.0", NSO
3.12 AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE



1.5" HMA SURFACE COURSE, MDX 12", NS0
 3.5" HMA BINDER COURSE, IL 19.0, NS0
 12" AGGREGATE BASE COURSE, TYPE B

4 COMPACTED AND STABLE SUBGRADE

Le goen and cen - 6 • AGGREGATE BASE COURSE, TYPE B

TYPICAL CONCRETE PAVEMENT SECTION LOADING DOCK



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION

->>-	STORM SEWER	->>
	SAMTARY SEWER	->>
->	SAMTARY TRUNK SEWER	-
-w	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	***************************************
-cc-	GAS MAIN	-cc-
-тт-	TELEPHONE LINES	-TT-
-ЕЕ-	ELECTRIC LINE	-ЕЕ-
×	FENCE	×
	RISHT-OF-WAY	-
	EASEMENT	-
	PROPERTY LINE	-
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	680
0	SAMITARY MANHOLE	0
0	STORM MANHOLE	•
0	CATCH BASIN	•
	INLET	-
ď	FIRE HYDRANT	■
	PRESSURE CONNECTION	•
	PIPE REDUCER	•
0 0	VALVE AND VAULT, VALVE	•
∇	FLARED END SECTION	4
¤	STREET LIGHT	×
*	UTILITY POLE	•
A	CONTROL POINT	
4	SIGN	4
XXXXX	SPOT ELEVATION	xxx.xx
•	SOI, BORING	•
	OVERLAND FLOW ROUTE	\rightarrow
	DRAWAGE SLOPE	->-> OR ->>
	GUARDRAIL	
~~	WATER'S EDGE	<u> </u>
	CONCRETE	
	REVERSE PITCH CURB	
(D) 1910	TREE, FIR TREE, BUSH, &	1 88
	PROPOSED TREE TO REMOVE	

LEGEND

DESCRIPTION

PROPOSED

EXISTING

ABBREVIATIONS I - INVERT OR INLET T/P - TOP OF PIPE M = STORM MANHOLE S = SANITARY MANHOLE TF = TOP OF FOUNDATION B/P = BOTTOM OF PIPE CR - CATCH BASIN GE - GARAGE FLOOR WM - WATERMAIN TC = TOP OF CURB SAN = SANITARY SEWER TD - TOP OF DEPRESSED CURB STM - STORM SEWER VV - VALVE VAULT TW - TOP OF RETAINING WALL LO - LOOK OUT F = END SECTION EH = BBE HYDBANT BW - BOTTOM OF BETAINING WALL PLO - PARTIAL LOOK OUT

OP - OUTLET OF PIPE

	PERMITS		
DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

BENCHMARK

GR - GRADE RING (HYDRANT)

CONTACT INFORMATION



TYPICAL SHOPS

SAINT

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DATE

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FILENAME:

9350.14_P-GN DATE:

7/15/25 JOB NO. 9350.14

SHEET P-GN 2 OF 7

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