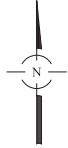


THIS IS A PRELIMINARY PLAT,
OF NO LEGAL EFFECT AND
NOT TO BE RECORDED

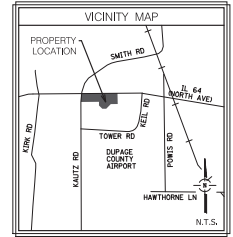
PRELIMINARY PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

BEING A RESUBDIVISION OF LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH HALF OF
SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

P.L.N.:
01-30-300-051
01-30-300-052

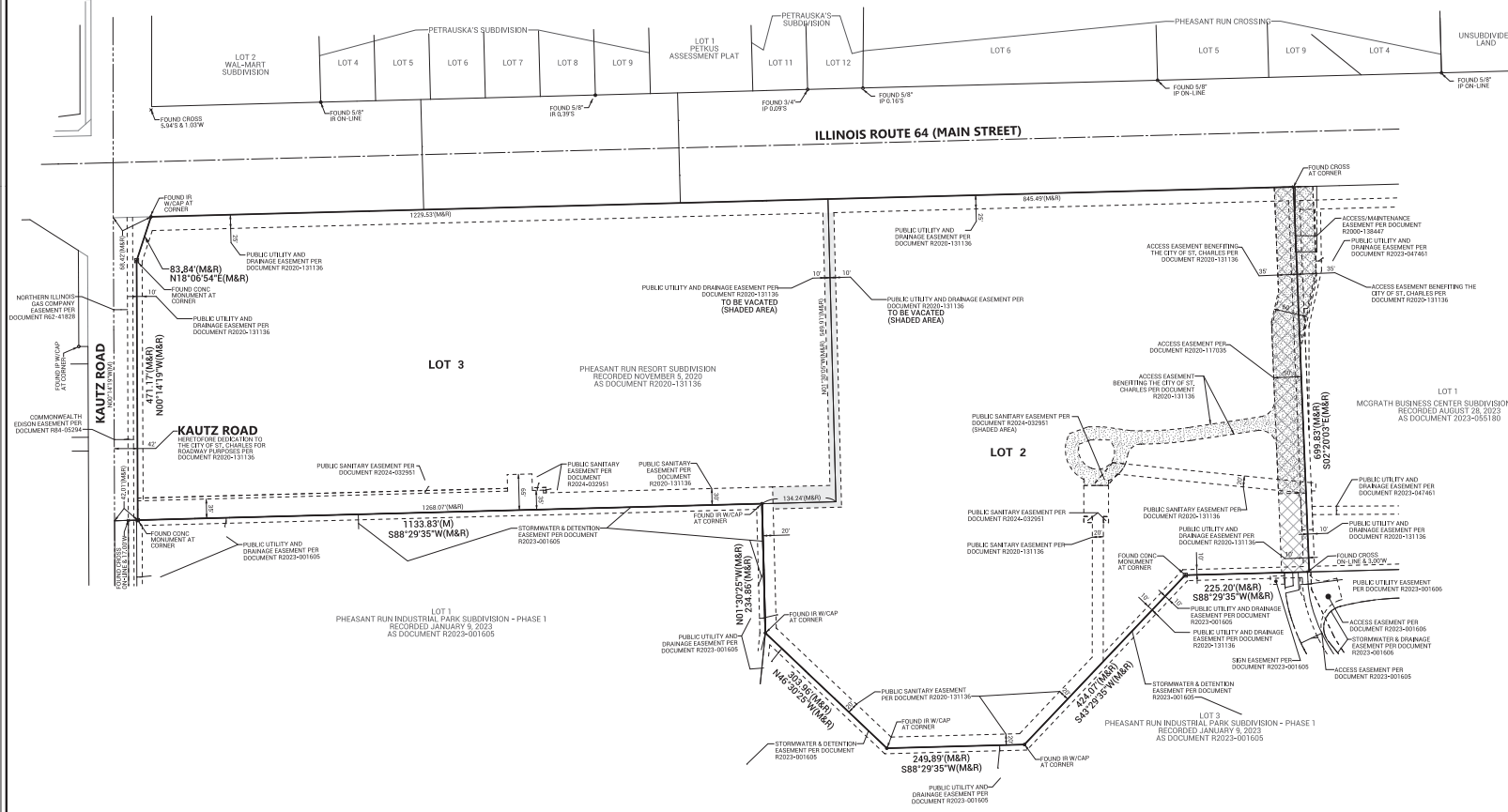


SCALE: 1" = 100'
BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE



EXISTING AREA TABLE		
	SQ. FT.	ACRES
LOT 2	776,597	17.828
LOT 3	693,021	15.910
TOTAL	1,469,618	33.738

	ACCESS EASEMENT BENEFITING THE CITY OF ST. CHARLES PER DOCUMENT R2020-131136
	ACCESS EASEMENT BENEFITING THE CITY OF ST. CHARLES PER DOCUMENT R2020-131136
	ACCESS EASEMENT BENEFITING THE CITY OF ST. CHARLES PER DOCUMENT R2020-131136



PREPARED FOR:
VEDUTY
225 N. MORGAN STREET, SUITE 300
CHICAGO, IL 60607

LEGAL DESCRIPTION:
LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF
SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9,
2020, DOCUMENT R2020-131136

EXISTING BOUNDARY AND EASEMENT INFORMATION

PRELIMINARY PLAT OF SUBDIVISION
THE SHOPS AT PHEASANT RUN
ST. CHARLES, ILLINOIS

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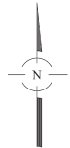
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9352.MXD-01
DATE:
01/05/2026
JOB NO.
9352.14
SHEET

THIS IS A PRELIMINARY PLAT,
OF NO LEGAL EFFECT AND
NOT TO BE RECORDED

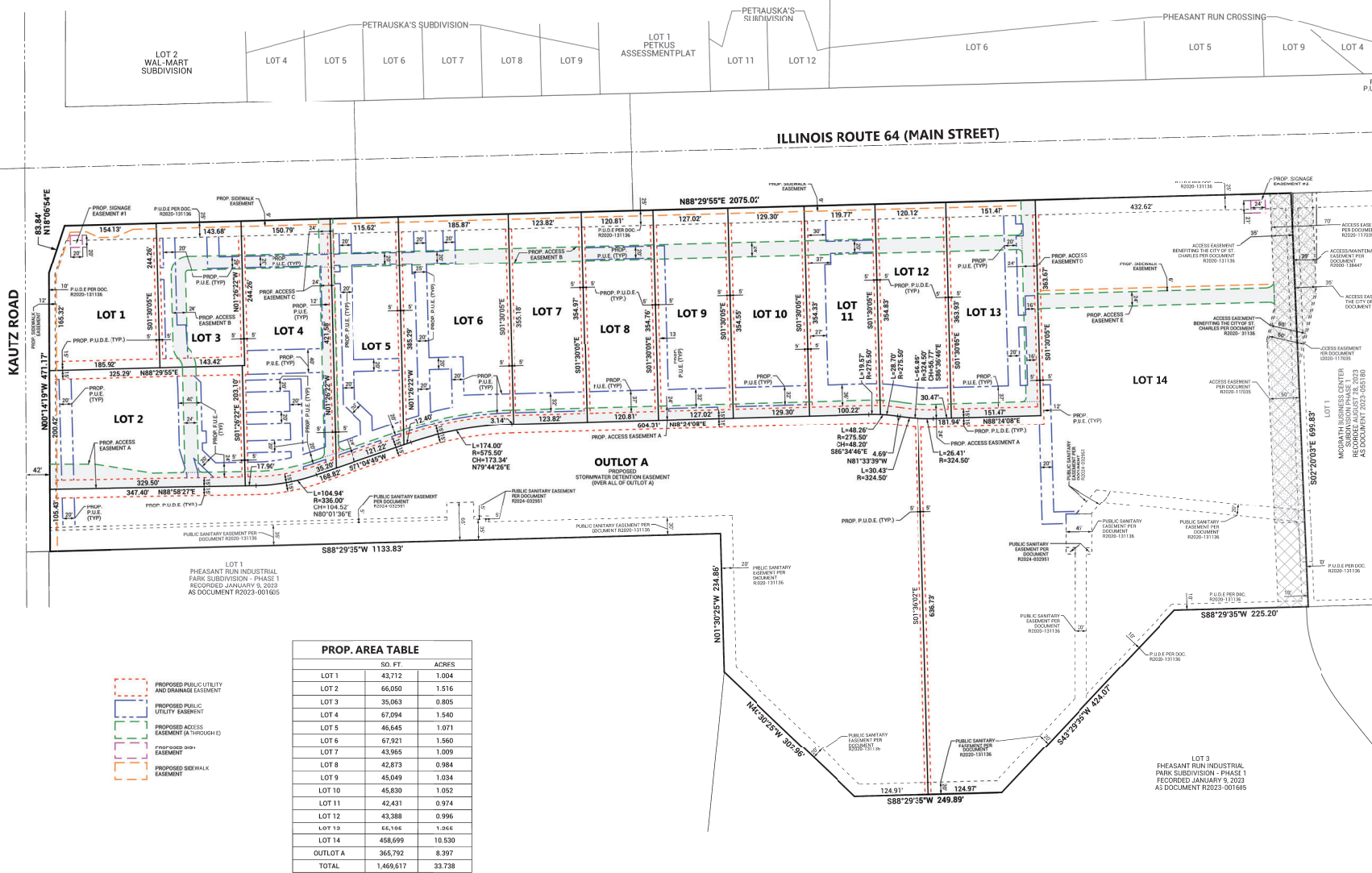
PRELIMINARY PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

BEING A RESUBDIVISION OF LOTS 2 AND 3 IN PHEASANT RUN RESORT SUBDIVISION OF THAT PART OF THE SOUTH HALF OF
SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

ACCESS EASEMENT BENEFITING THE
CITY OF ST. CHARLES PER
DOCUMENT R2020-131136
ACCESS EASEMENT PER
DOCUMENT R2020-117035
(NORTH-SOUTH EASEMENT AREA)



SCALE 1" = 50'
BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC
OBSERVATION IL EAST ZONE
P.U.E. = PUBLIC UTILITY EASEMENT
P.D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT



PROP. AREA TABLE		
LOT	SQ. FT.	ACRES
LOT 1	43,712	1.004
LOT 2	66,050	1.516
LOT 3	35,063	0.805
LOT 4	67,094	1.540
LOT 5	46,645	1.071
LOT 6	67,921	1.560
LOT 7	43,965	1.009
LOT 8	42,873	0.984
LOT 9	45,049	1.034
LOT 10	45,830	1.052
LOT 11	42,431	0.974
LOT 12	43,388	0.996
LOT 13	66,104	1.546
LOT 14	458,699	10.530
OUTLOT A	365,792	8.397
TOTAL	1,469,617	33.738

- PROPOSED PUBLIC UTILITY AND DRAINAGE EASEMENT
- PROPOSED PUBLIC UTILITY EASEMENT
- PROPOSED ACCESS EASEMENT (A THROUGH E)
- PROPOSED SIDEWALK EASEMENT
- PROPOSED SIDEWALK EASEMENT

PROP. LOT AND EASEMENT INFORMATION

PRELIMINARY PLAT OF SUBDIVISION
THE SHOPS AT PHEASANT RUN
ST. CHARLES, ILLINOIS

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FILENAME:
9350-14PHE-01
DATE:
01/15/2026
JOB NO.
9350-14
SHEET

PRELIMINARY PLAT OF THE SHOPS AT PHEASANT RUN SUBDIVISION

SCALE 1" = 80'



0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON (EODETIC
OBSERVATION IN EAST ZONE

P.U.E. = PUBLIC UTILITY EASEMENT
P.U.D.E. = PUBLIC UTILITY AND
DRAINAGE EASEMENT



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PROP. AREA TABLE		
	SQ. FT.	ACRES
LOT 1	42,712	1.004
LOT 2	66,050	1.516
LOT 3	25,963	0.805
LOT 4	67,094	1.540
LOT 5	46,645	1.071
LOT 6	97,261	2.209
LOT 7	43,965	1.009
LOT 8	42,873	0.984
LOT 9	55,049	1.034
LOT 10	45,830	1.052
LOT 11	42,431	0.974
LOT 12	43,388	0.996
LOT 13	55,105	1.265
LOT 14	458,699	10.530
OUTLOT A	365,792	8.397
TOTAL	1,469,617	33.738

PROPOSED LOT AND EASEMENT INFORMATION WITH EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS

PRELIMINARY SITE IMPROVEMENT PLANS
for
OVERALL SUBDIVISION –
SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS
PROJECT NO:9350.14

FILENAME:
9350.14_P-TITLE

DATE:
7/15/25

JOB NO.
9350.14

SHEET
P-C1
1 OF 14

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CONTACT INFORMATION

PRELIMINARY TYPICAL SECTIONS AND GENERAL NOTES

**OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN**

SAINT CHARLES, ILLINOIS



pacecoin.com

2 OF 14

1.) BENCHMARK #12 TO EXIST POST DEVELOPMENT,
BENCHMARKS #9 AND #10 LIKELY TO BE
IMPACTED BY DEVELOPMENT

SITE BENCHMARK #9:
CUT BOX WITH CROSS ON THE NORTHWEST CORNER OF A
TRAFFIC SIGNAL HANDHOLE AT THE SOUTHEAST CORNER OF
NORTH AVENUE AND MAIN ENTRANCE TO PHEASANT RUN.
ELEVATION = 762.69' NAD83

SITE BENCHMARK #10:
BOX CUT ON SOUTHEAST CORNER OF THE WEST CONCRETE
PAD AT THE SOUTHEAST CORNER OF THE INTERSECTION OF
NORTH AVENUE AND KAUTZ ROAD.
ELEVATION = 764.41' NAVD83

SITE BENCHMARK #12
SQUARE CUT IN SOUTHWEST CORNER OF TRANSFORMER PAD
LOCATED AT THE NORTH END OF THE ON-SITE LIFT STATION
ELEVATION= 759.30' NAVD88

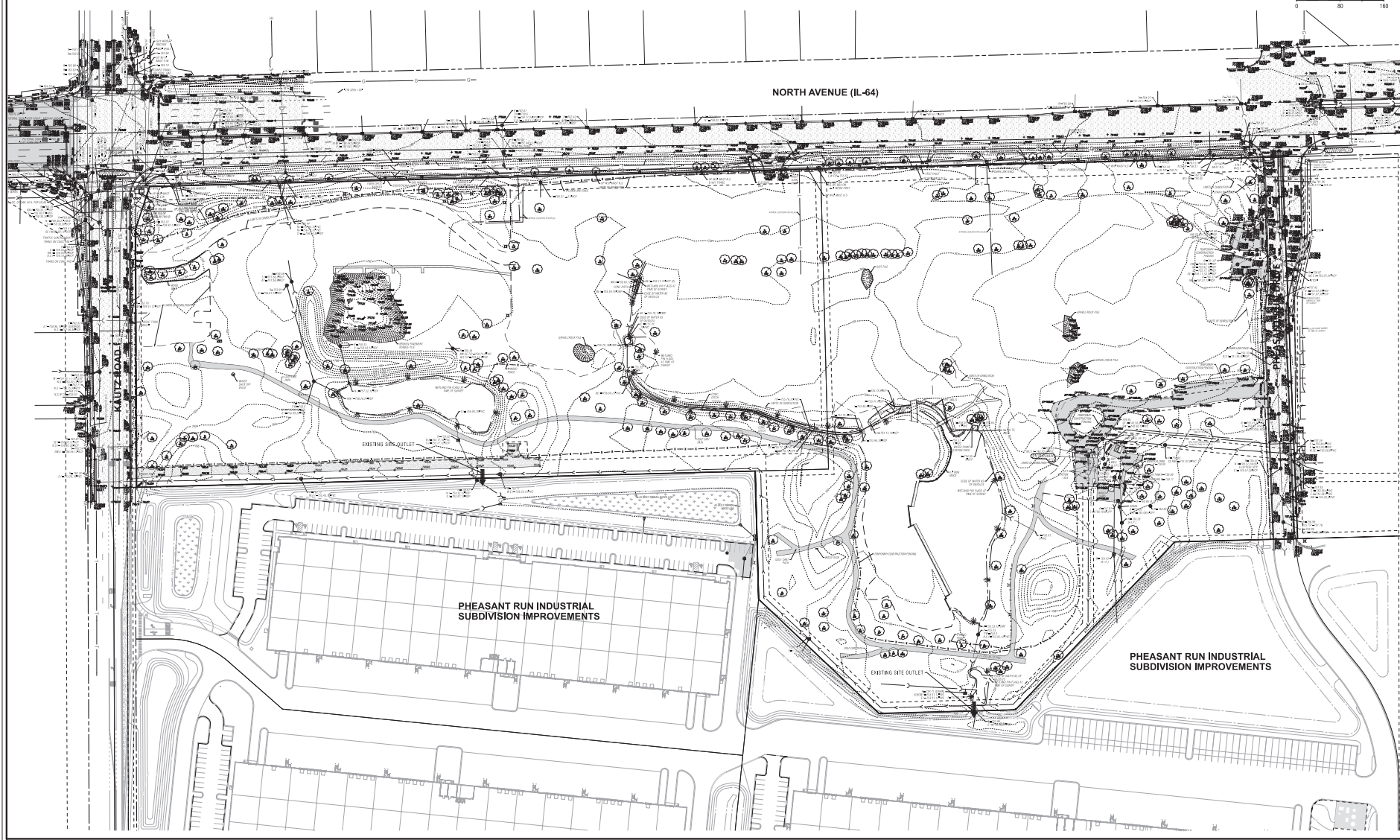
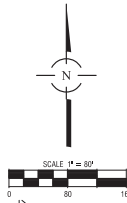
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LEGEND	
220V/240V 110V/120V 100V 50Hz 60Hz 100V/200V 110V/220V 120V/240V 12	

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD
INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE
OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW
DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK



OVERALL EXISTING CONDITIONS
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS

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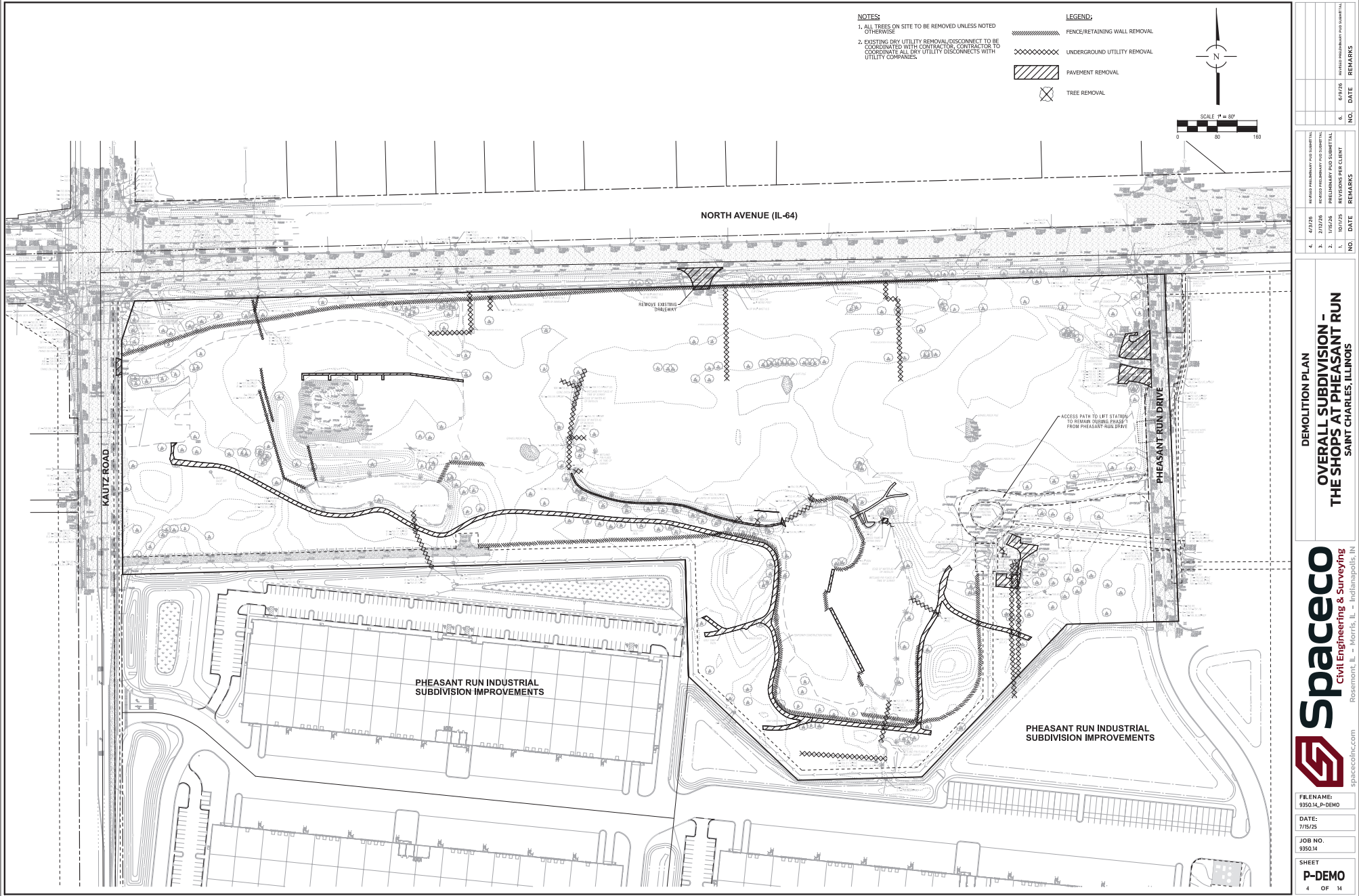
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9350.14 P-OVET

DATE:
7/15/25

JOB NO.
9350.14

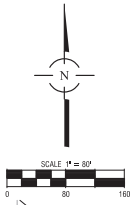
SHEET

P-OVET
3 OF 14



NOTES:
1. ALL TREES ON SITE TO BE REMOVED UNLESS NOTED OTHERWISE
2. EXISTING DRY UTILITY REMOVAL/DISCONNECT TO BE COORDINATED WITH CONTRACTOR. CONTRACTOR TO COORDINATE ALL DRY UTILITY DISCONNECTS WITH UTILITY COMPANIES.

- LEGEND:**
- FENCE/RETAINING WALL REMOVAL
 - UNDERGROUND UTILITY REMOVAL
 - PAVEMENT REMOVAL
 - TREE REMOVAL



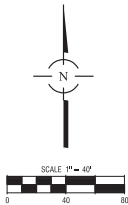
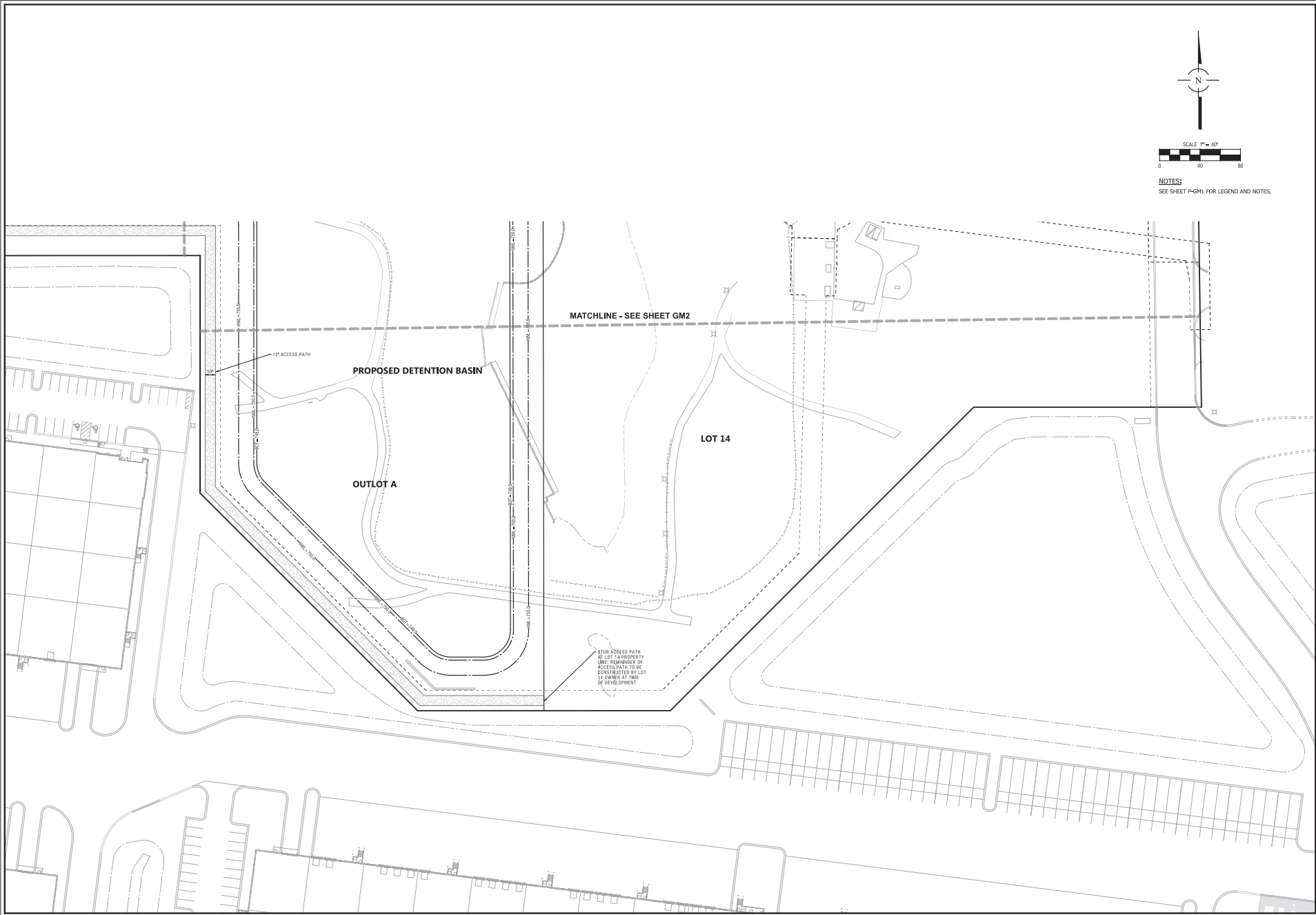
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3	2/27/25	ISSUED FOR REVIEW AND SUBMITTAL
2	1/15/25	ISSUED FOR REVIEW AND SUBMITTAL
1	1/15/25	ISSUED FOR REVIEW AND SUBMITTAL

NO.	DATE	REMARKS
4	4/17/25	ISSUED FOR REVIEW AND SUBMITTAL
3	2/27/25	ISSUED FOR REVIEW AND SUBMITTAL
2	1/15/25	ISSUED FOR REVIEW AND SUBMITTAL
1	1/15/25	ISSUED FOR REVIEW AND SUBMITTAL

DEMOLITION PLAN
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS

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FILENAME:	9350-IL-P-DEM0
DATE:	7/15/25
JOB NO.	9350-IL
SHEET	P-DEM0
4	OF 14



NOTES:
SEE SHEET P-GM1 FOR LEGEND AND NOTES.

4/17/25

2/27/25

5/10/25

INVESTIGATOR

DESIGNER

REVIEWER

NO.

DATE

REMARKS

4/17/25

2/27/25

5/10/25

INVESTIGATOR

DESIGNER

REVIEWER

NO.

DATE

REMARKS

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FILENAME:
9350-14-P-GM

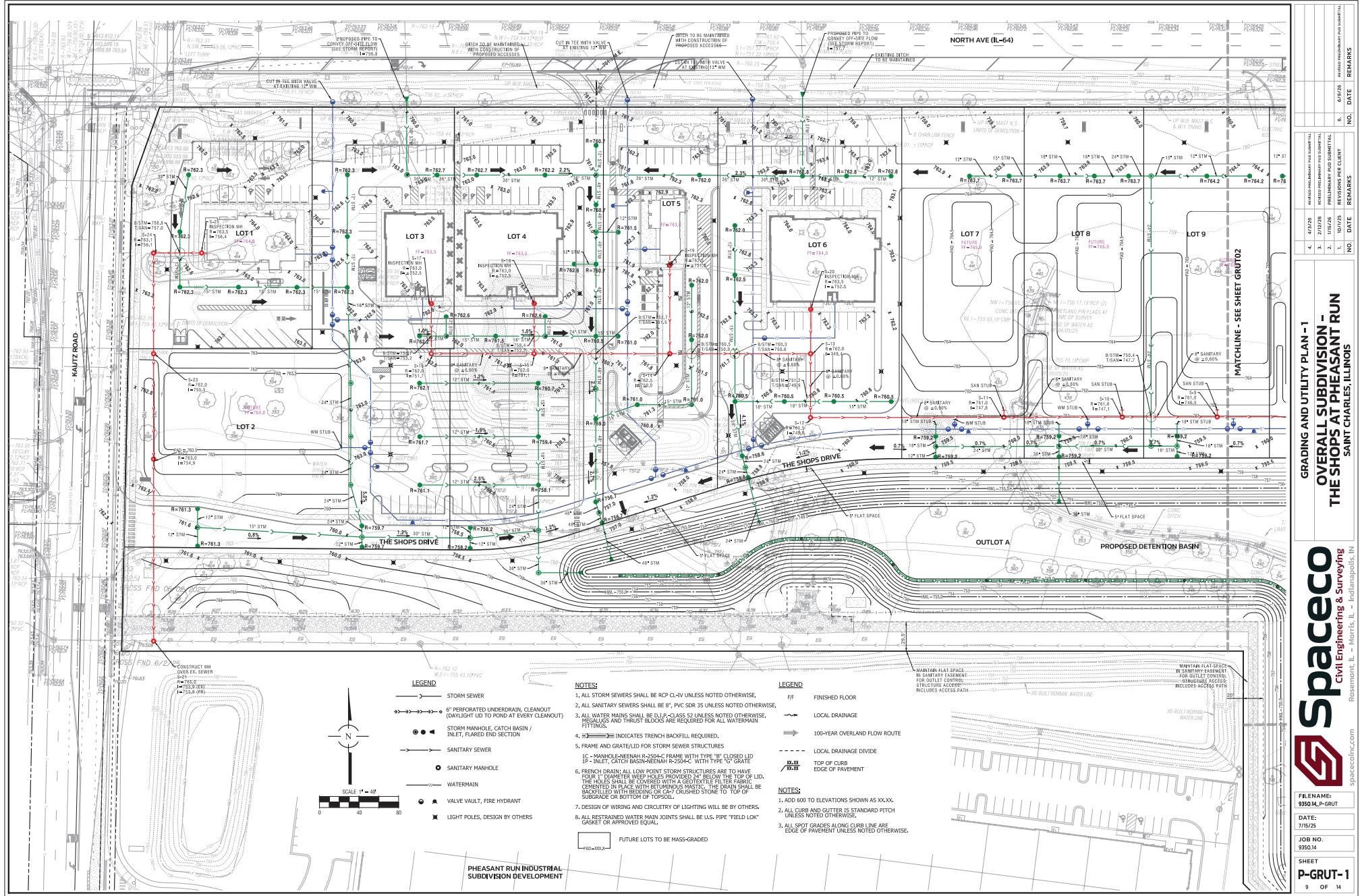
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7/15/25

JOB NO.
9350-14

SHEET
P-GM3
8 OF 14

GEOMETRIC PLAN - 3

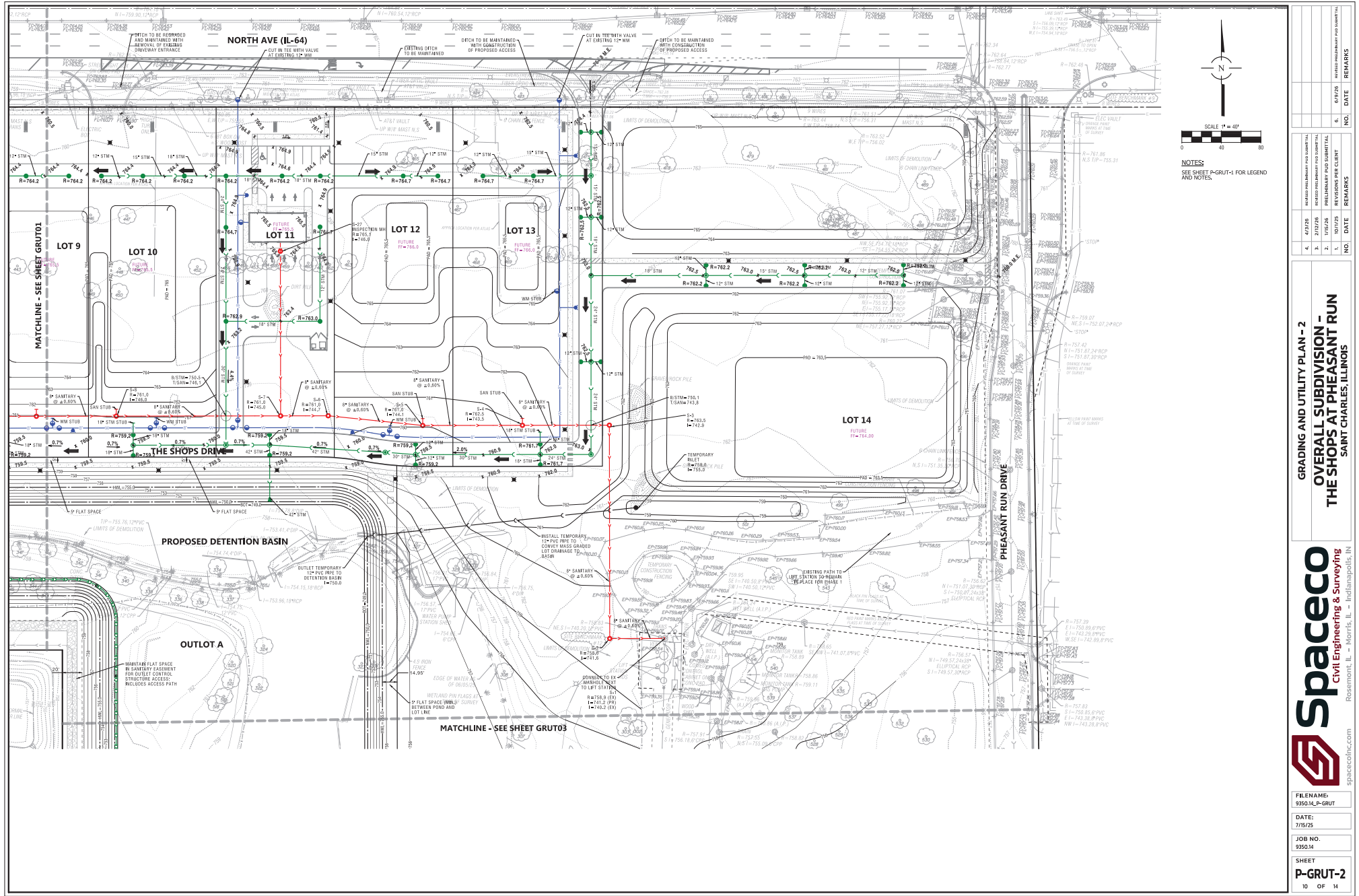
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS



GRADING AND UTILITY PLAN - 1
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS



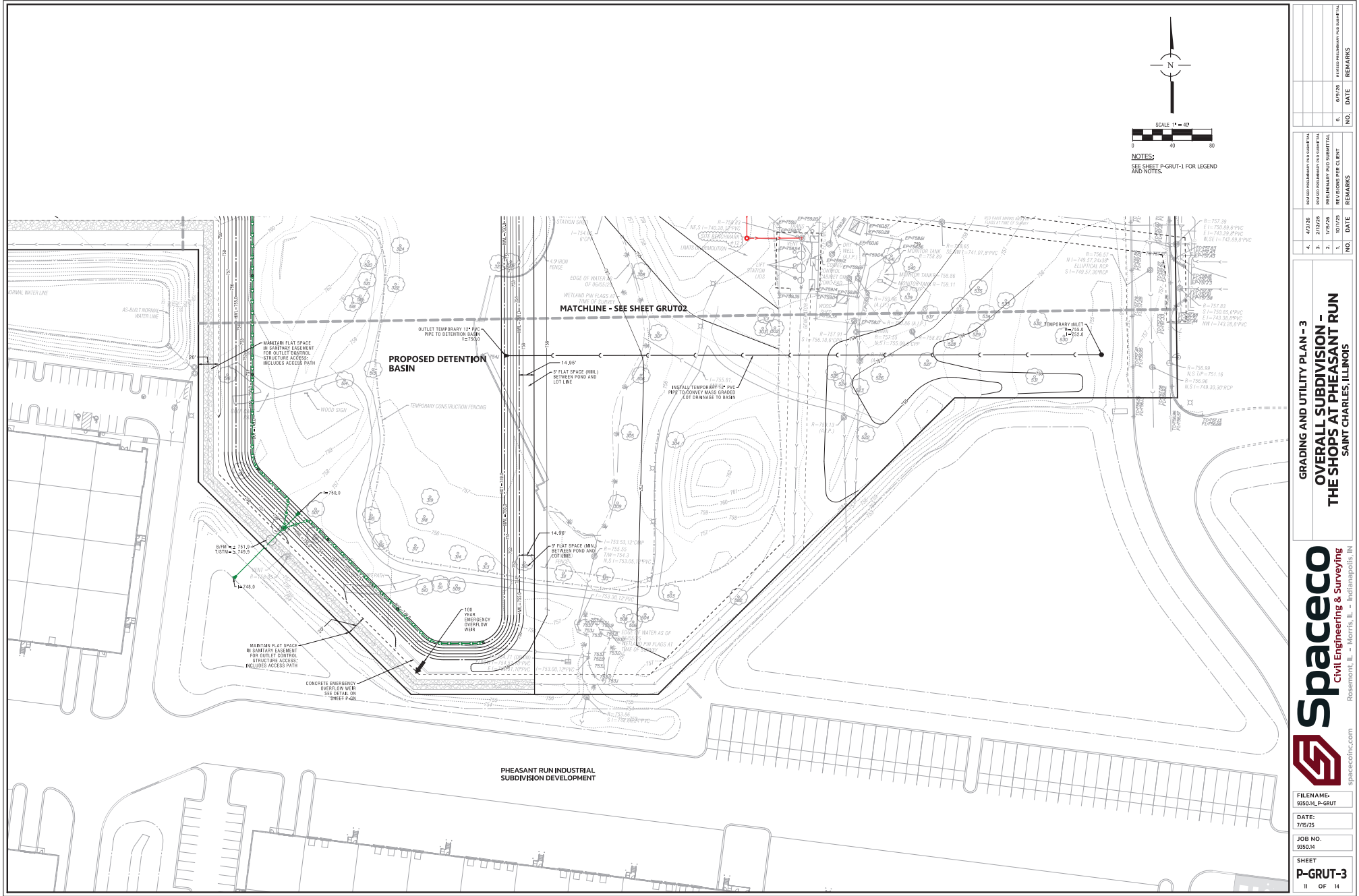
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9350.M-P-GRUT
DATE:
7/15/25
JOB NO.
9350.14
SHEET
P-GRUT-1
9 OF 14



GRADING AND UTILITY PLAN - 2
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS



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DATE:	7/15/25
JOB NO.:	9350-1A
SHEET:	P-GRUT-2
10 OF 14	



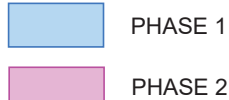
GRADING AND UTILITY PLAN - 3
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS



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DATE:	7/15/25
JOB NO.	9350-14
SHEET	P-GRUT-3
11	OF 14

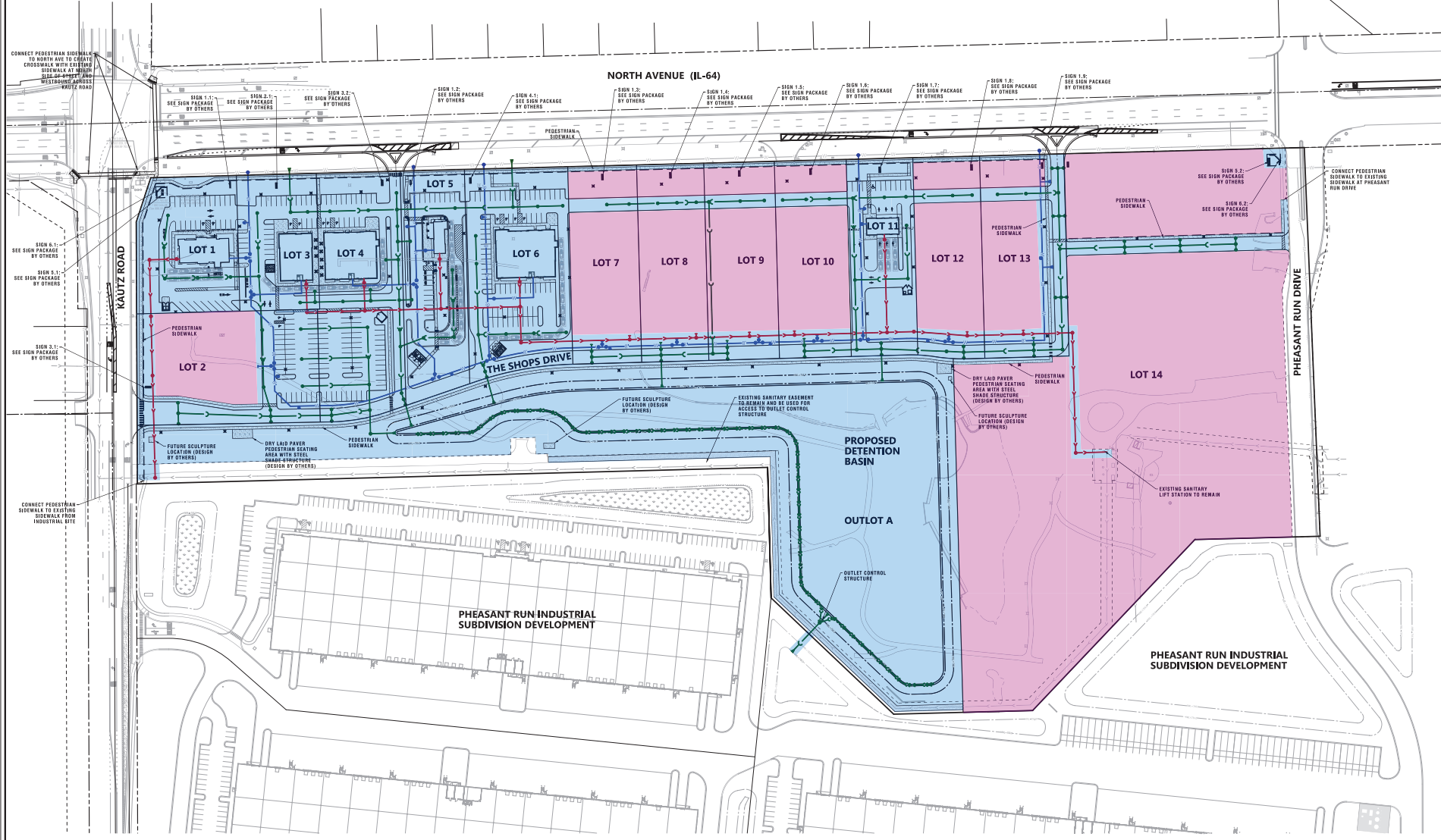
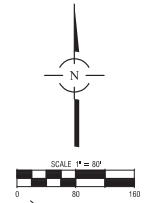
NO.	DATE	REMARKS
1.	7/15/25	ISSUED FOR PERMIT AND SUBMITTAL
2.	7/15/25	ISSUED FOR PERMIT AND SUBMITTAL
3.	7/15/25	ISSUED FOR PERMIT AND SUBMITTAL
4.	7/15/25	ISSUED FOR PERMIT AND SUBMITTAL
5.	7/15/25	ISSUED FOR PERMIT AND SUBMITTAL

LEGEND



NOTES:

1. Detention for the Overall Subdivision shall be fully completed during Phase 1.
2. The Southern private street connecting Kautz Road to Pheasant Drive shall be completed with a minimum of binder course during Phase 1.
3. All lots that are not developed during Phase 1 shall be seeded to establish stable grass.

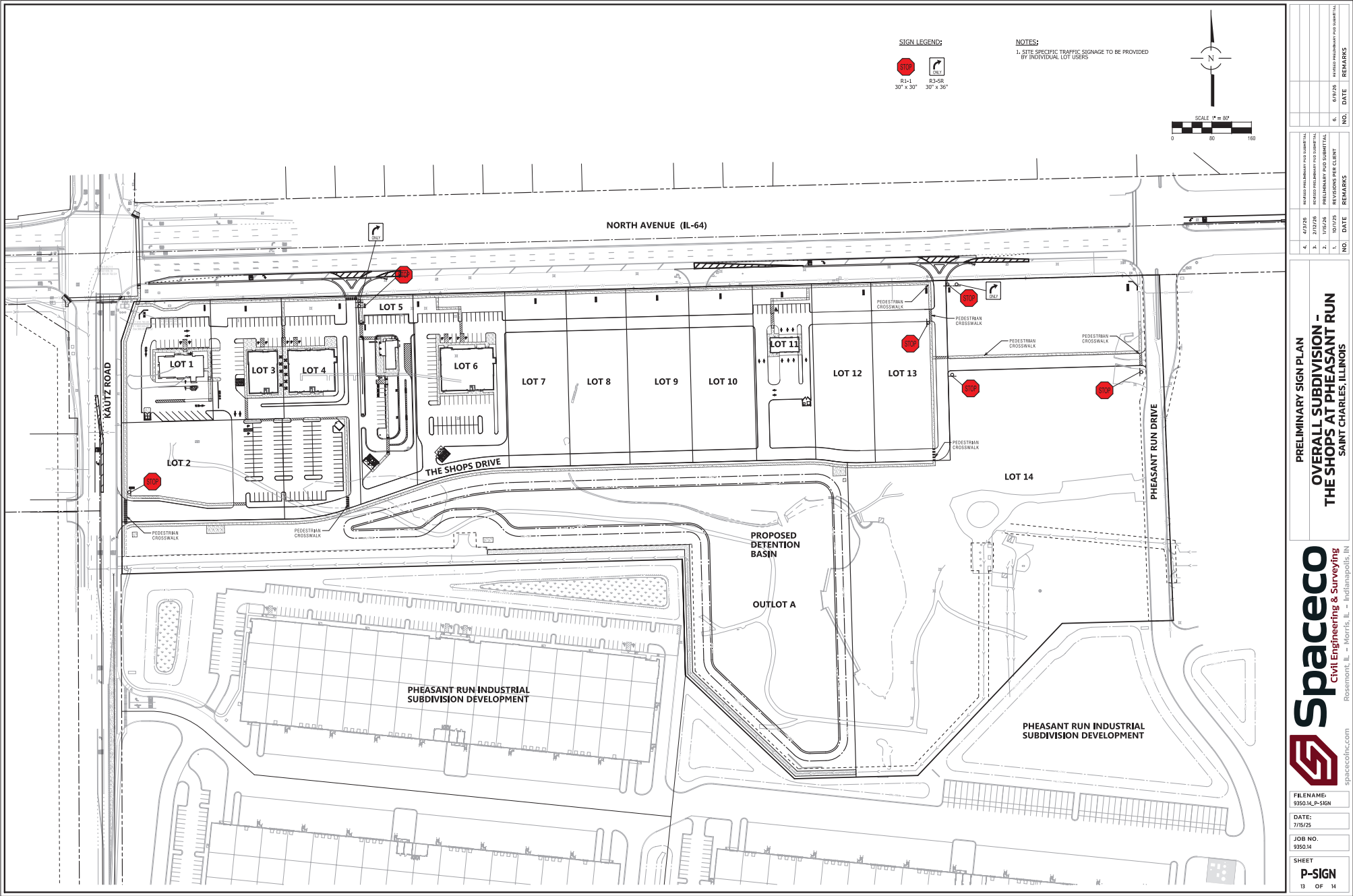


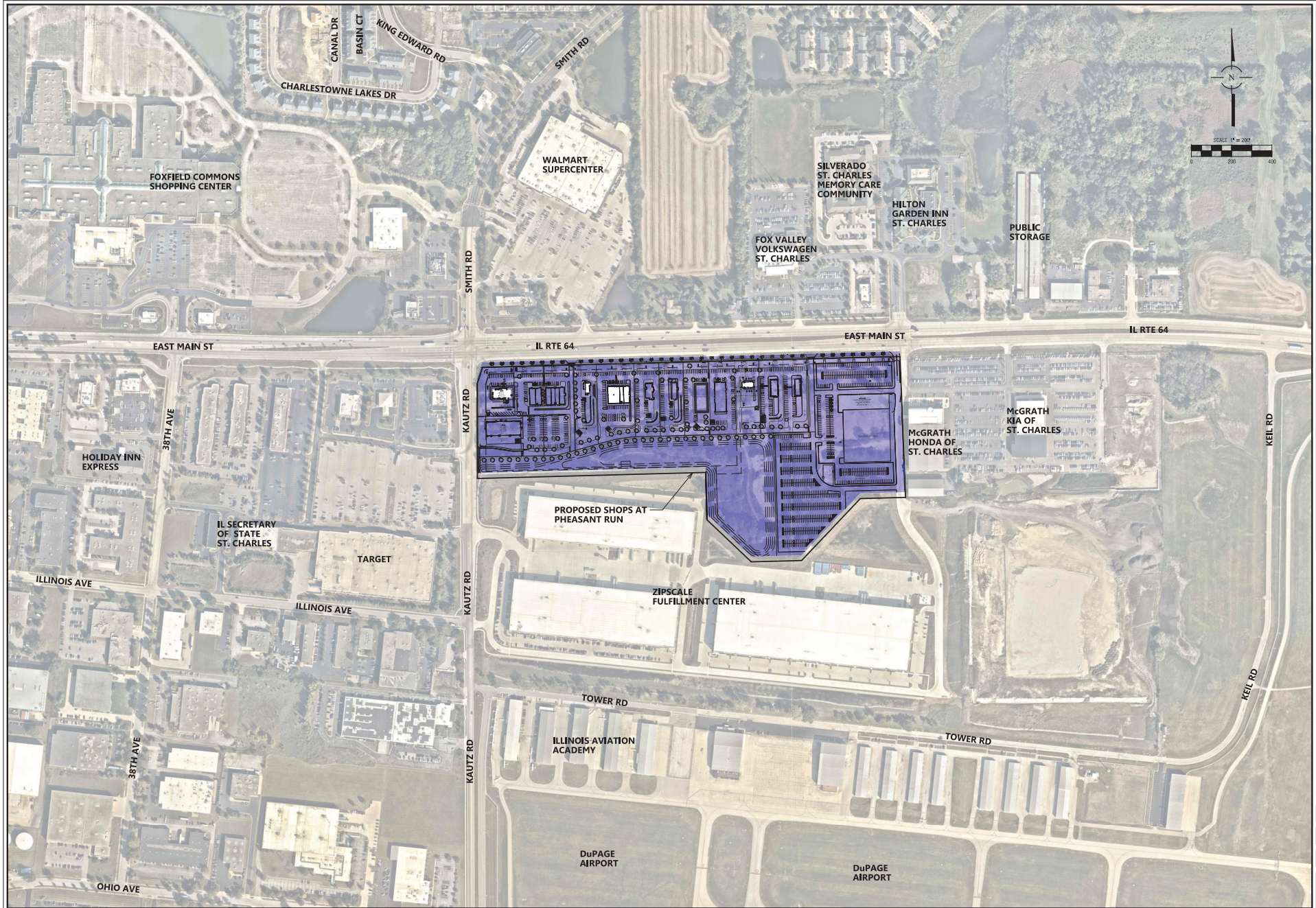
PRELIMINARY PHASING PLAN
OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS

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FILENAME:
9350-1A-P-PHAS
DATE:
7/15/25
JOB NO.
9350-1A
SHEET
P-PHAS
12 OF 14

NO.	DATE	REMARKS
4.	4/27/25	ISSUED FOR PHASING AND SUBMITTAL
3.	2/27/25	ISSUED FOR PHASING AND SUBMITTAL
2.	1/15/25	ISSUED FOR PHASING AND SUBMITTAL
1.	10/1/24	ISSUED FOR PHASING AND SUBMITTAL





AERIAL SITE VIEW

OVERALL SUBDIVISION -
THE SHOPS AT PHEASANT RUN
SAINT CHARLES, ILLINOIS

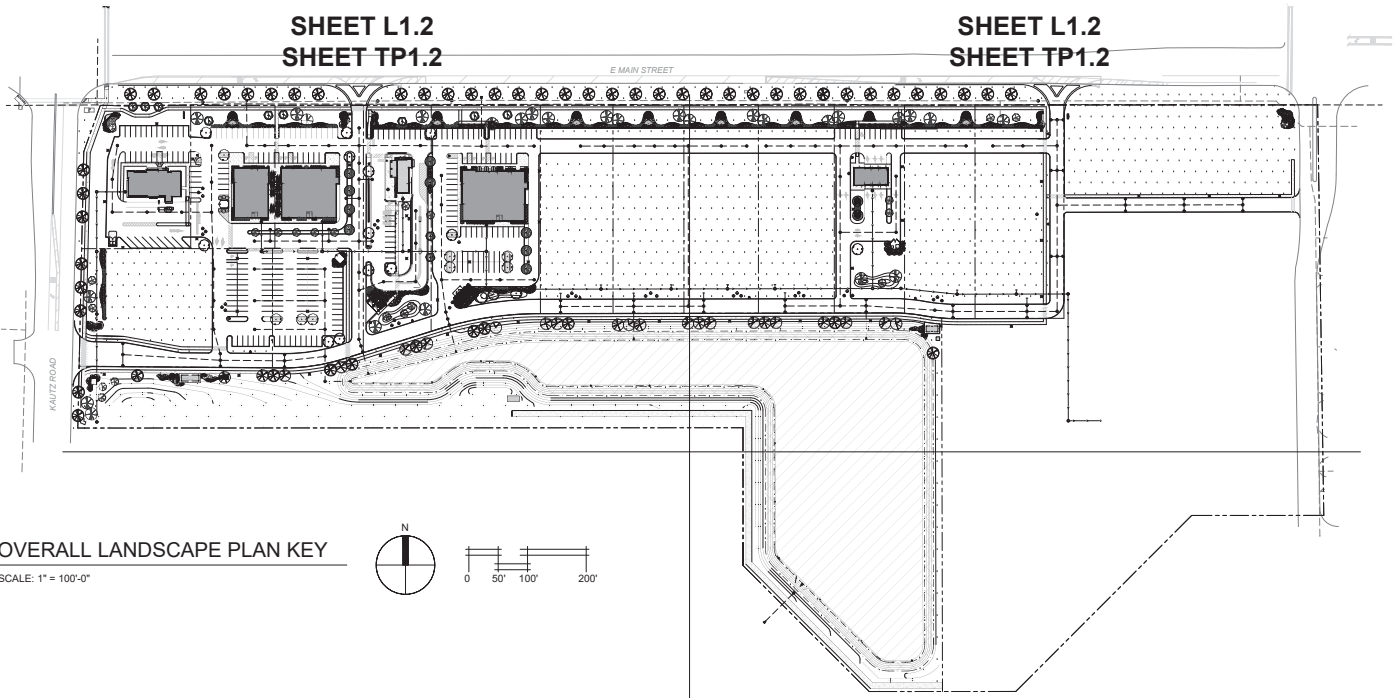
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FILENAME:	9350.14
DATE:	7/15/25
JOB NO.	9350.14
SHEET	AERIAL
14	OF 14

4/17/25	INTERVIEW WITH OWNER AND SUBMITTAL	NO	DATE	REMARKS
7/17/25	INTERVIEW WITH OWNER AND SUBMITTAL	NO	DATE	REMARKS
8/17/25	INTERVIEW WITH OWNER AND SUBMITTAL	NO	DATE	REMARKS

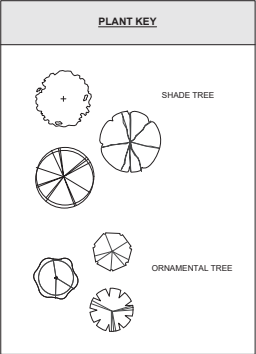
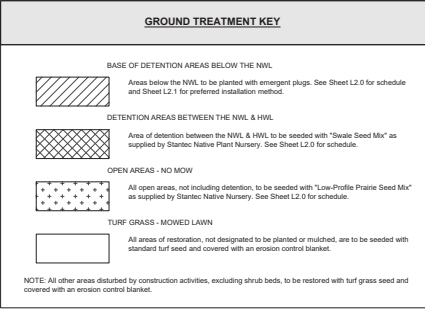
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7/17/25	INTERVIEW WITH OWNER AND SUBMITTAL	NO	DATE	REMARKS
8/17/25	INTERVIEW WITH OWNER AND SUBMITTAL	NO	DATE	REMARKS

Landscape Plan for Overall Subdivision & Lots 3-6, 11



OVERALL LANDSCAPE PLAN KEY
SCALE: 1" = 100'-0"

VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY		
	Required	Proposed
General Landscaping Requirement	1,468,617	
Green Space (SF)	20%	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS
Public Street Frontage Landscaping - West and North Property Lines		
Shade, Evergreen or Ornamental Trees	1:50 LF	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS
Landscaped coverage Shrubs and Perennials	75%	
Parking Lot Screening		
Shrub planting (30" HT.)	50%	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS
Interior Parking Lot		
Shade Trees	1:10 Spaces	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS
Sign Landscaping		
3" minimum planting around base		
Building Foundation Landscaping		
Landscape coverage	50%	SEE INDIVIDUAL LANDSCAPE PLANS FOR LOT LANDSCAPE REQUIREMENTS
Shade, Evergreen or Ornamental Trees		
Shrubs and Perennials		



GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERRECTED 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 FROM OR 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. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESNT MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND).
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH 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 TILLED INTO 18" OF TOPSOIL.
- 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 BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT. AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND 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 SEEDDED WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- 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 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.

revision	description	no.	date
1	ISSUED FOR PRELIMINARY PLAN APPROVAL	D.W.	02-12-24
2	PER CITY COMMENTS	D.W.	04-24-24
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	04-24-24

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

OVERALL LANDSCAPE PLAN
LANDSCAPE REQUIREMENTS
GROUND TREATMENT KEY
CONSTRUCTION NOTES

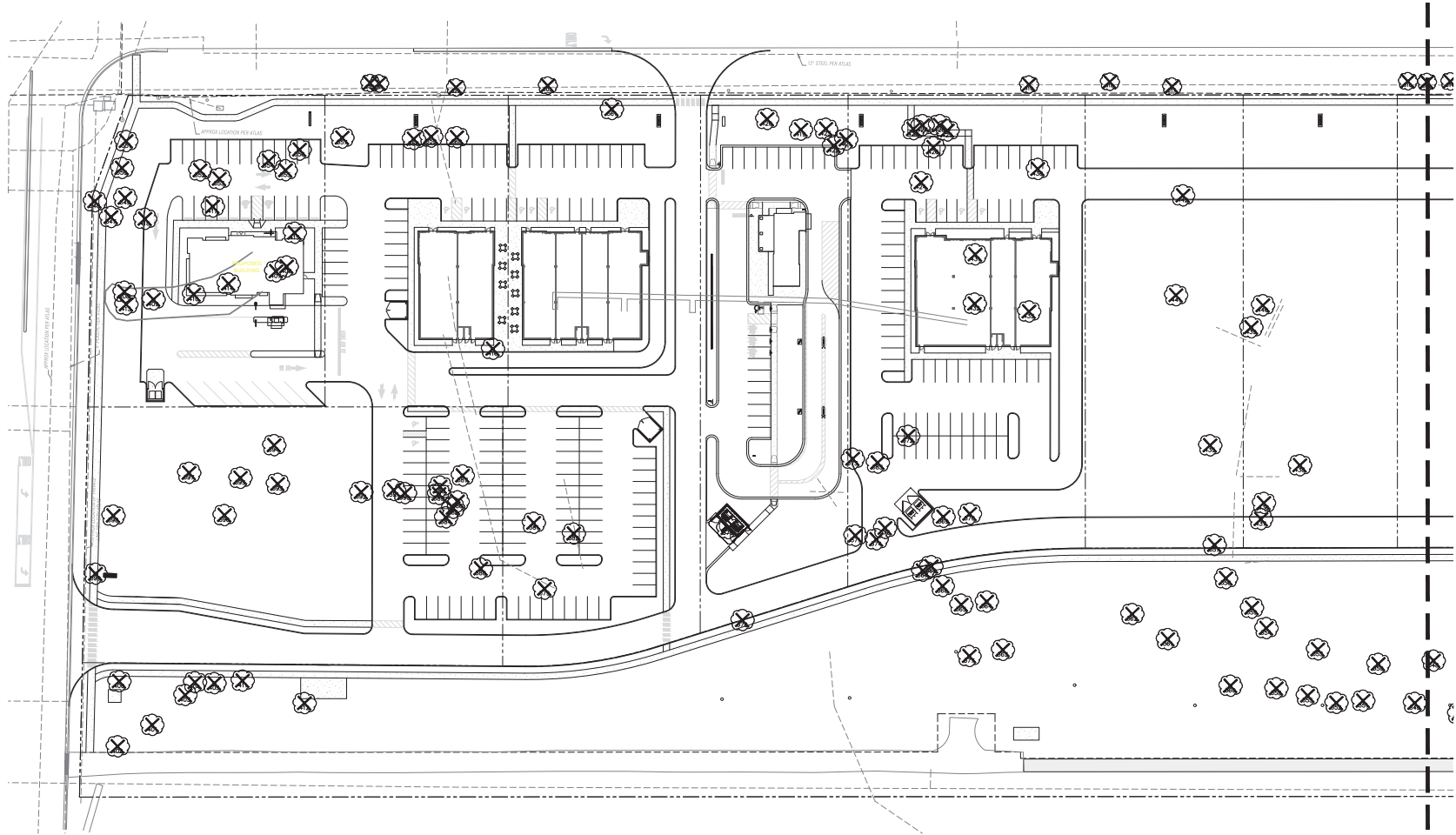
date	10-03-25
drawn	D.W.
checked	D.W.
next	

job no.

25290

sheet no.
L1.0

PRELIMINARY



TREE PRESERVATION PLAN - WEST

SCALE: 1" = 40'-0"



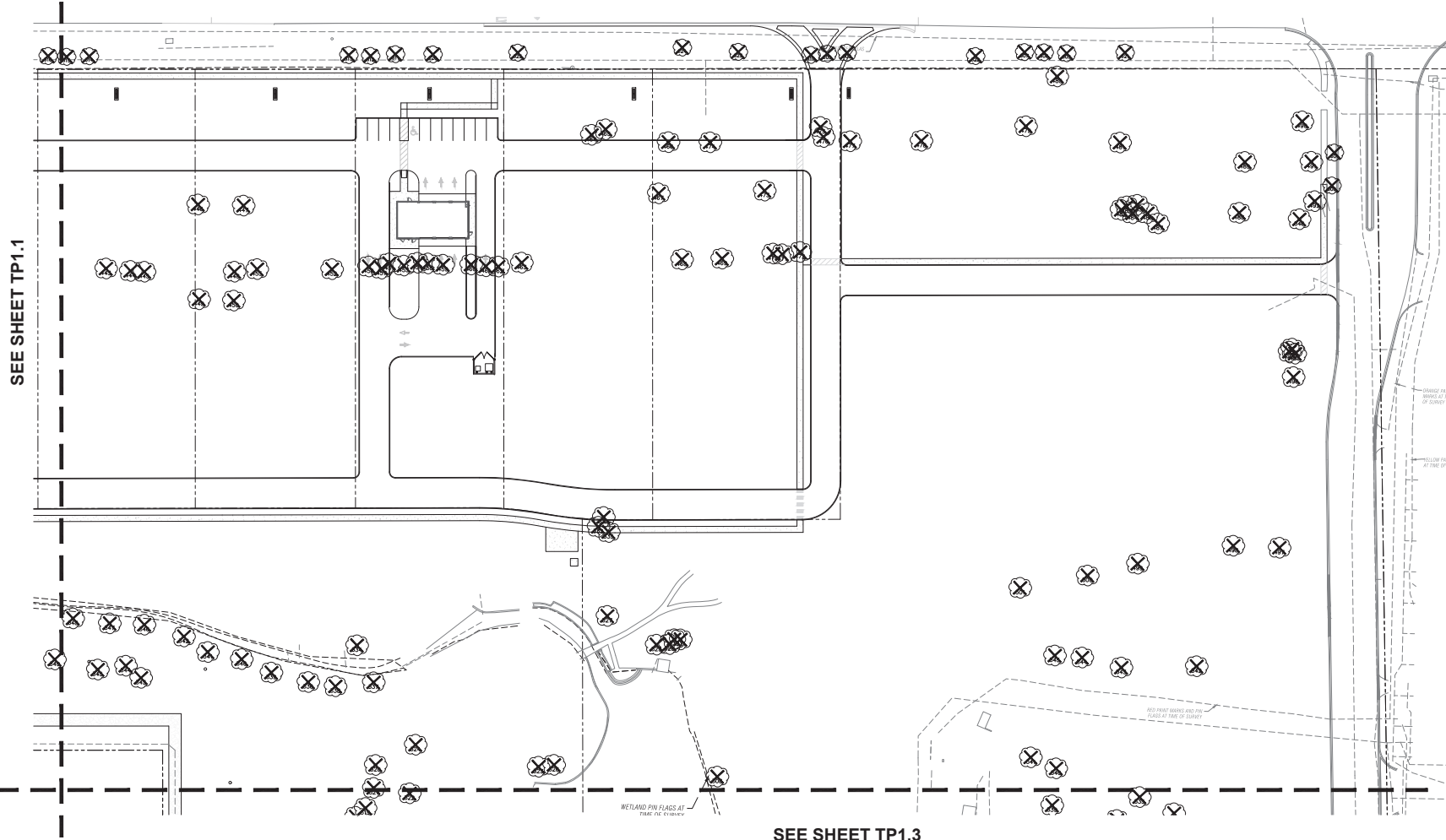
PRELIMINARY

date	drawn	checked	DATE
10.03.20			
job no.	sheet no.		
25290	TP1.1		

TREE PRESERVATION PLAN WEST

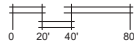
PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

no.	revision	description	initial	date
	1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
	2	REV. CITY COMMENTS	D.W.	04-26-20



TREE PRESERVATION PLAN - EAST

SCALE: 1" = 40'-0"



SEE SHEET TP1.3

PRELIMINARY

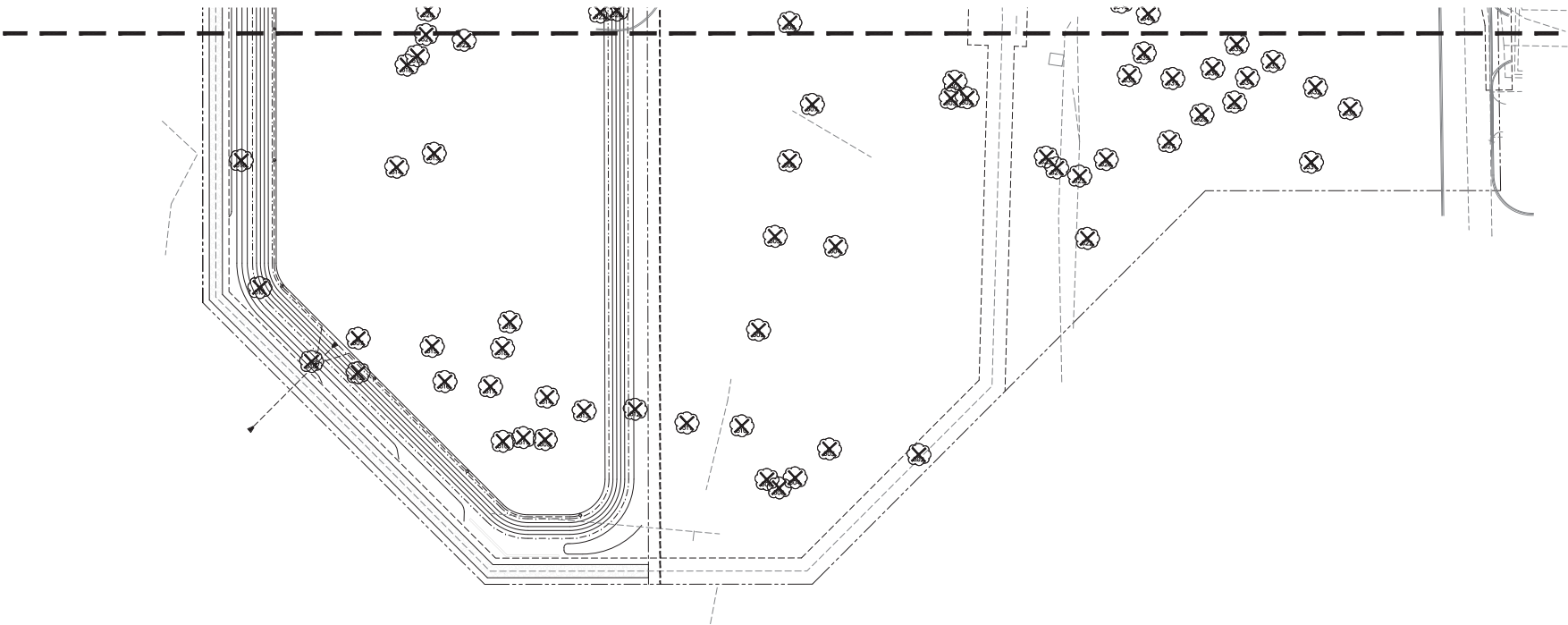
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PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

TREE PRESERVATION PLAN
EAST

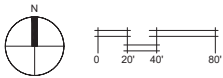
date:	10.03.20
drawn:	KT
job no.:	25290
checked:	KT
sheet no.:	TP1.2

SEE SHEET TP1.2



TREE PRESERVATION PLAN - SOUTH

SCALE: 1" = 40'-0"



PRELIMINARY

date: 10.03.20
job no. 25290
sheet no. TP1.3

TREE PRESERVATION PLAN
SOUTH

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

no.	revision	description	initial	date
1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20	
2	PER CITY COMMENTS	D.W.	04-06-20	
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-09-20	

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EXISTING TREE INVENTORY

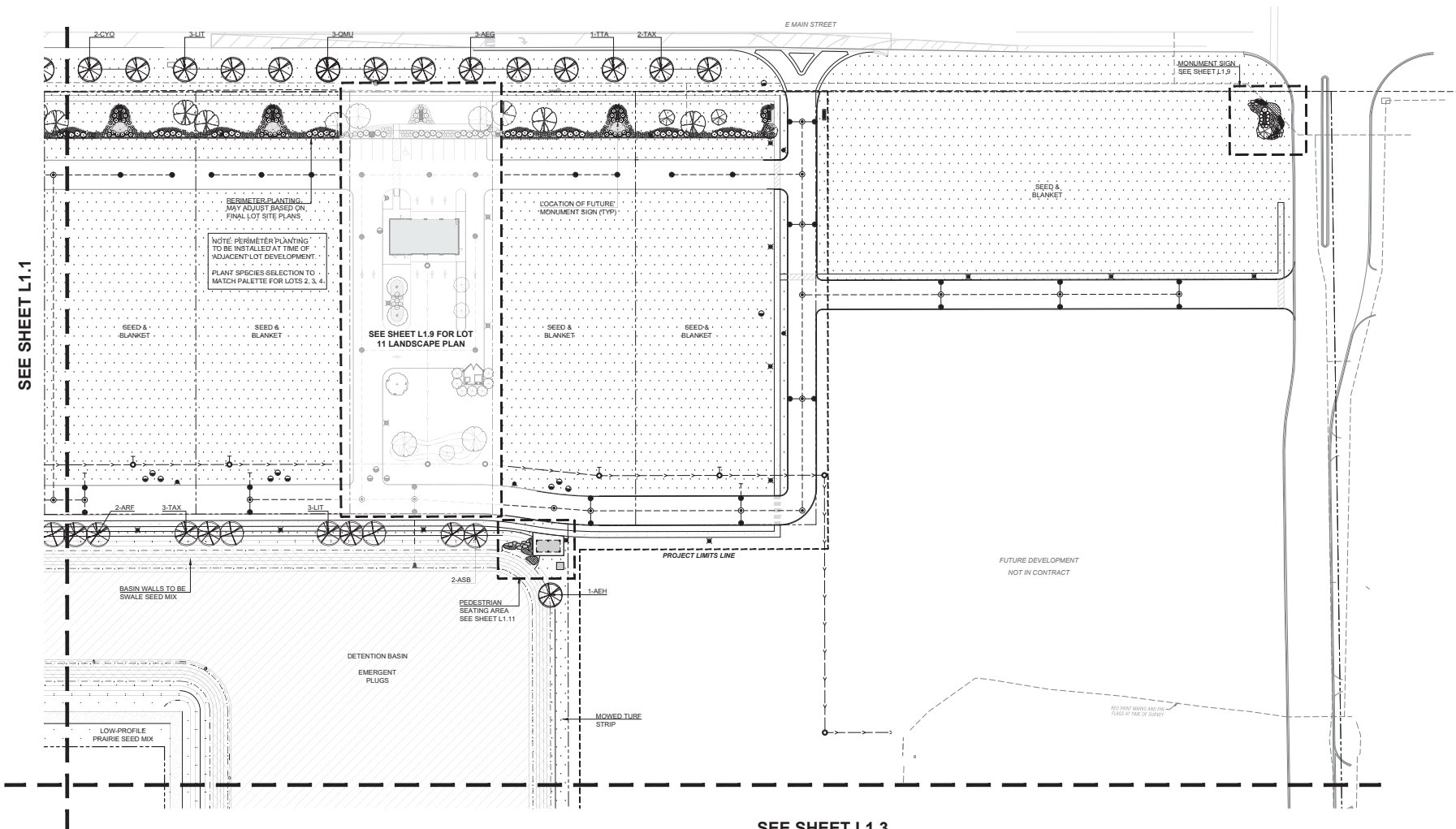
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301	Crabapple	Malus spp	Poor	8	Remove
302	Crabapple	Malus spp	Fair	10	Remove
303	Crabapple	Malus spp	Dead	11	Remove
304	Honeylocust	Gleditsia tricanthos	Fair	32	Remove
305	Blue spruce	Picea pungens	Fair	16	Remove
306	Black willow	Salix nigra	Poor	22	Remove
307	Black willow	Salix nigra	Poor	18	Remove
308	Weeping yellow	Salix babingtonia	Good	39	Remove
309	Weeping yellow	Salix babingtonia	Fair	32	Remove
310	Honeylocust	Gleditsia tricanthos	Good	33	Remove
311	Silver maple	Acer saccharinum	Good	31	Remove
312	Silver maple	Acer saccharinum	Good	33	Remove
313	Silver maple	Acer saccharinum	Fair	22	Remove
314	Honeylocust	Gleditsia tricanthos	Fair	25	Remove
315	Honeylocust	Gleditsia tricanthos	Fair	31	Remove
316	Honeylocust	Gleditsia tricanthos	Fair	29	Remove
317	Silver maple	Acer saccharinum	Fair	40	Remove
318	Honeylocust	Gleditsia tricanthos	Good	26	Remove
319	Blue spruce	Picea pungens	Fair	16	Remove
322	Hawthorn	Crataegus spp	Fair	8	Remove
323	Crabapple	Malus spp	Dead	8	Remove
324	Hawthorn	Crataegus spp	Fair	9	Remove
326	Crabapple	Malus spp	Poor	10	Remove
327	Ormon King maple	Acer platanoides 'Ormon King'	Good	26	Remove
328	White spruce	Picea glauca	Fair	13	Remove
329	Austrian pine	Pinus nigra	Good	14	Remove
330	Austrian pine	Pinus nigra	Fair	17	Remove
331	Austrian pine	Pinus nigra	Fair	10	Remove
332	Crabapple	Malus spp	Good	11	Remove
333	Boxelder	Fraxinus pennsylvanica	Dead	25	Remove
334	River birch	Betula nigra	Good	17	Remove
335	Austrian pine	Pinus nigra	Poor	11	Remove
336	Silver maple	Acer saccharinum	Good	14	Remove
337	Silver maple	Acer saccharinum	Fair	37	Remove
338	Silver maple	Acer saccharinum	Good	16	Remove
339	Silver maple	Acer saccharinum	Good	28	Remove
340	Silver maple	Acer saccharinum	Good	36	Remove
341	Silver maple	Acer saccharinum	Good	13	Remove
342	Silver maple	Acer saccharinum	Dead	24	Remove
343	Crabapple	Malus spp	Poor	9	Remove
344	Crabapple	Malus spp	Dead	9	Remove
345	Crabapple	Malus spp	Dead	9	Remove
346	Silver maple	Acer saccharinum	Good	15	Remove
347	English oak	Quercus robur	Good	32	Remove
348	Silver maple	Acer saccharinum	Fair	27	Remove
349	Crabapple	Malus spp	Dead	7	Remove
350	Silver maple	Acer saccharinum	Dead	12	Remove
351	Crabapple	Malus spp	Dead	7	Remove
352	Crabapple	Malus spp	Dead	7	Remove
353	Silver maple	Acer saccharinum	Fair	19	Remove
354	Silver maple	Acer saccharinum	Fair	44	Remove
355	Crabapple	Malus spp	Dead	7	Remove
356	Silver maple	Acer saccharinum	Good	23	Remove
357	Honeylocust	Gleditsia tricanthos	Good	35	Remove
358	Eastern hophornbeam	Ostrya virginiana	Good	14	Remove
359	Silver maple	Acer saccharinum	Good	11	Remove
360	Eastern hophornbeam	Ostrya virginiana	Good	12	Remove
361	Pear	Pyrus calleryana	Poor	14	Remove
362	American elm	Ulmus americana	Fair	24	Remove
363	White spruce	Picea glauca	Fair	18	Remove
364	Gray birch	Betula populifolia	Fair	14	Remove
365	Crabapple	Malus spp	Fair	10	Remove
366	Crabapple	Malus spp	Fair	9	Remove
367	Crabapple	Malus spp	Poor	9	Remove
368	Crabapple	Malus spp	Poor	7	Remove
369	Crabapple	Malus spp	Fair	8	Remove
370	Crabapple	Malus spp	Fair	8	Remove
371	Sharon elm	Ulmus parviflora	Fair	24	Remove
372	Crabapple	Malus spp	Fair	16	Remove
374	Autumn blaze maple	Acer x freemanii	Excellent	22	Remove
375	Unknown	Unknown	Dead	23	Remove
376	Northern pin oak	Quercus ellipsoidalis	Good	16	Remove
377	White spruce	Picea glauca	Fair	16	Remove
378	Weeping yellow	Salix babingtonia	Poor	14	Remove
379	Alder	Alnus glutinosa	Good	16	Remove
380	Alder	Alnus glutinosa	Poor	10	Remove
381	Unknown	Unknown	Dead	28	Remove
382	Unknown	Unknown	Dead	28	Remove
383	Crabapple	Malus spp	Fair	16	Remove
373	Crabapple	Malus spp	Poor	16	Remove
384	Alder	Alnus glutinosa	Fair	16	Remove
385	Buckhorn	Rhamnus cathartica	Fair	20	Remove
386	Red maple	Acer rubrum	Good	7	Remove
387	Crabapple	Malus spp	Poor	23	Remove
388	Mulberry	Morus spp	Fair	10	Remove
389	Mulberry	Morus spp	Fair	17	Remove
390	Amur maple	Acer ginnala	Fair	23	Remove
391	Amur maple	Acer ginnala	Fair	29	Remove
392	Amur maple	Acer ginnala	Fair	18	Remove
393	Amur maple	Acer ginnala	Fair	18	Remove
394	Silver maple	Acer saccharinum	Good	7	Remove
395	Amur maple	Acer ginnala	Fair	10	Remove
396	Ash	Fraxinus spp	Good	6	Remove
397	Apple	Malus spp	Fair	16	Remove
398	Silver maple	Acer saccharinum	Good	6	Remove

Tag#	Common Name	Scientific Name	Condition	Diameter	Action
399	Crabapple	Malus spp	Good	8	Remove
400	Crabapple	Malus spp	Poor	6	Remove
401	Silver maple	Acer saccharinum	Fair	34	Remove
402	White spruce	Picea glauca	Excellent	7	Remove
403	Silver maple	Acer saccharinum	Good	22	Remove
404	Silver maple	Acer saccharinum	Good	18	Remove
405	Silver maple	Acer saccharinum	Fair	32	Remove
406	Crabapple	Malus spp	Good	8	Remove
407	Crabapple	Malus spp	Good	8	Remove
408	Crabapple	Malus spp	Poor	9	Remove
409	Cockspur hawthorn	Crataegus crus-galli	Fair	8	Remove
410	Cockspur hawthorn	Crataegus crus-galli	Fair	10	Remove
411	Silver maple	Acer saccharinum	Good	26	Remove
412	Silver maple	Acer saccharinum	Good	26	Remove
413	Crabapple	Malus spp	Fair	9	Remove
414	Crabapple	Malus spp	Poor	8	Remove
415	Crabapple	Malus spp	Fair	10	Remove
416	Crabapple	Malus spp	Fair	12	Remove
417	White fir	Abies concolor	Good	12	Remove
418	Crabapple	Malus spp	Poor	8	Remove
419	Crabapple	Malus spp	Dead	9	Remove
420	Cockspur hawthorn	Crataegus crus-galli	Fair	10	Remove
421	Crabapple	Malus spp	Fair	10	Remove
422	Crabapple	Malus spp	Fair	10	Remove
423	Crabapple	Malus spp	Fair	13	Remove
424	Norway maple	Acer platanoides	Poor	10	Remove
425	Crabapple	Malus spp	Fair	10	Remove
426	Crabapple	Malus spp	Fair	15	Remove
427	Austrian pine	Pinus nigra	Fair	15	Remove
428	Boxelder	Fraxinus pennsylvanica	Fair	26	Remove
429	Cockspur hawthorn	Crataegus crus-galli	Good	12	Remove
430	Norway maple	Acer platanoides	Fair	9	Remove
431	Norway maple	Acer platanoides	Poor	12	Remove
432	Norway maple	Acer platanoides	Good	10	Remove
433	Red maple	Acer rubrum	Poor	9	Remove
435	Austrian pine	Pinus nigra	Good	12	Remove
436	Austrian pine	Pinus nigra	Good	12	Remove
437	Crabapple	Malus spp	Fair	10	Remove
438	White fir	Abies concolor	Excellent	12	Remove
439	Austrian pine	Pinus nigra	Good	15	Remove
440	Austrian pine	Pinus nigra	Good	9	Remove
441	Norway maple	Acer platanoides	Fair	10	Remove
442	Red maple	Acer rubrum	Fair	8	Remove
443	Ash	Fraxinus spp	Fair	14	Remove
444	Crabapple	Malus spp	Fair	8	Remove
445	Sugar maple	Acer saccharum	Fair	14	Remove
446	White spruce	Picea calleryana	Dead	8	Remove
447	Pear	Pyrus calleryana	Poor	8	Remove
448	White spruce	Picea glauca	Good	8	Remove
449	American basswood	Tilia americana	Good	24	Remove
450	American basswood	Tilia americana	Good	29	Remove
451	White fir	Abies concolor	Good	7	Remove
452	Honeylocust	Gleditsia tricanthos	Poor	26	Remove
453	White spruce	Picea glauca	Good	10	Remove
454	Honeylocust	Gleditsia tricanthos	Good	21	Remove
455	Japanese tree lilac	Syringa reticulata	Good	6	Remove
456	White fir	Abies concolor	Fair	9	Remove
457	Honeylocust	Gleditsia tricanthos	Fair	22	Remove
458	White spruce	Picea glauca	Good	13	Remove
459	White spruce	Picea glauca	Good	11	Remove
460	Honeylocust	Gleditsia tricanthos	Fair	24	Remove
461	White spruce	Picea glauca	Good	11	Remove
462	White spruce	Picea glauca	Good	13	Remove
463	Austrian pine	Pinus nigra	Fair	11	Remove
464	Austrian pine	Pinus nigra	Fair	11	Remove
465	Austrian pine	Pinus nigra	Fair	10	Remove
466	American basswood	Tilia americana	Good	13	Remove
467	Ash	Fraxinus spp	Fair	14	Remove
468	Honeylocust	Gleditsia tricanthos	Fair	22	Remove
469	White fir	Abies concolor	Good	11	Remove
470	Honeylocust	Gleditsia tricanthos	Fair	23	Remove
471	White fir	Abies concolor	Good	9	Remove
472	Honeylocust	Gleditsia tricanthos	Fair	21	Remove
473	Ash	Fraxinus spp	Poor	12	Remove
474	Pear	Pyrus calleryana	Good	12	Remove
475	Red maple	Acer rubrum	Good	10	Remove
476	Red maple	Acer rubrum	Good	13	Remove
477	Red maple	Acer rubrum	Poor	13	Remove
478	Red maple	Acer rubrum	Fair	9	Remove
479	Honeylocust	Gleditsia tricanthos	Good	14	Remove
480	Honeylocust	Gleditsia tricanthos	Good	16	Remove
481	Honeylocust	Gleditsia tricanthos	Good	21	Remove
482	White fir	Abies concolor	Poor	7	Remove
483	Austrian pine	Pinus nigra	Good	11	Remove
484	Austrian pine	Pinus nigra	Good	12	Remove
485	Austrian pine	Pinus nigra	Fair	8	Remove
486	White fir	Abies concolor	Good	11	Remove
487	White fir	Abies concolor	Fair	13	Remove
488	American basswood	Tilia americana	Fair	16	Remove
489	American basswood	Tilia americana	Fair	21	Remove
490	Crabapple	Malus spp	Fair	7	Remove
491	Crabapple	Malus spp	Fair	7	Remove
492	Crabapple	Malus spp	Fair	7	Remove
493	Crabapple	Malus spp	Poor	11	Remove
494	Crabapple	Malus spp	Poor	8	Remove

Tag#	Common Name	Scientific Name	Condition	Diameter	Action
495	Crabapple	Malus spp	Dead	7	Remove
496	Honeylocust	Gleditsia tricanthos	Fair	23	Remove
497	Honeylocust	Gleditsia tricanthos	Fair	14	Remove
498	Honeylocust	Gleditsia tricanthos	Fair	20	Remove
499	Honeylocust	Gleditsia tricanthos	Fair	25	Remove
500	Crabapple	Malus spp	Poor	9	Remove
501	Dogwood	Cornus spp	Fair	8	Remove
502	Honeylocust	Gleditsia tricanthos	Good	35	Remove
503	Silver maple	Acer saccharinum	Fair	37	Remove
504	Apple	Malus spp	Poor	9	Remove
506	Apple	Malus spp	Fair	10	Remove
507	Honeylocust	Gleditsia tricanthos	Good	31	Remove
508	Apple	Malus spp	Poor	10	Remove
509	Crabapple	Malus spp	Fair	11	Remove
510	Crabapple	Malus spp	Fair	7	Remove
511	Crabapple	Malus spp	Fair	7	Remove
512	Silver maple	Acer saccharinum	Fair	34	Remove
513	Crabapple	Malus spp	Fair	8	Remove
514	Cockspur hawthorn	Crataegus crus-galli	Good	8	Remove
515	Northern pin oak	Quercus ellipsoidalis	Poor	31	Remove
516	American larch	Larix laricina	Good	34	Remove
517	Northern pin oak	Quercus ellipsoidalis	Poor	31	Remove
518	Crabapple	Malus spp	Fair	8	Remove
519	Crabapple	Malus spp	Fair	8	Remove
520	Crabapple	Malus spp	Poor	8	Remove
521	Crabapple	Malus spp	Fair	8	Remove
522	Blue spruce	Picea pungens	Good	14	Remove
523	Tamarack	Larix laricina	Fair	16	Remove
524	Gray birch	Betula populifolia	Good	12	Remove
525	Tamarack	Larix laricina	Fair	16	Remove
526	Blue spruce	Picea pungens	Good	18	Remove
527	White spruce	Picea glauca	Fair	12	Remove
528	Honeylocust	Gleditsia tricanthos	Good	29	Remove
529	Honeylocust	Gleditsia tricanthos	Fair	29	Remove
530	Ormon King maple	Acer platanoides 'Ormon King'	Dead	30	Remove
531	Crabapple	Malus spp	Fair	14	Remove
532	Honeylocust	Gleditsia tricanthos	Fair	32	Remove
533	Honeylocust	Gleditsia tricanthos	Fair	22	Remove
534	Honeylocust	Gleditsia tricanthos	Good	23	Remove
535	Honeylocust	Gleditsia tricanthos	Fair	23	Remove
536	Norway maple	Acer platanoides	Fair	20	Remove
537	Northern pin oak	Quercus ellipsoidalis	Fair	26	Remove
538	Honeylocust	Gleditsia tricanthos	Fair	32	Remove
539	Honeylocust	Gleditsia tricanthos	Good	25	Remove
540	Honeylocust	Gleditsia tricanthos	Good	25	Remove
541	Honeylocust	Gleditsia tricanthos	Good	25	Remove
542	Honeylocust	Gleditsia tricanthos	Good	26	Remove
543	Gray birch	Betula populifolia	Good	9	Remove
544	American basswood	Tilia americana	Fair	22	Remove
545	American basswood	Tilia americana	Fair	19	Remove
546	Ash	Fraxinus spp	Poor	16	Remove
547	Crabapple	Malus spp	Fair	9	Remove
548	Crabapple	Malus spp	Fair	9	Remove
549	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
550	Cockspur hawthorn	Crataegus crus-galli	Fair	11	Remove
551	American elm	Ulmus americana	Good	6	Remove
552	Austrian pine	Pinus nigra	Good	22	Remove
553	Cockspur hawthorn	Crataegus crus-galli	Fair	12	Remove
554	Cockspur hawthorn	Crataegus crus-galli	Fair	16	Remove
555	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
556	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
557	Cockspur hawthorn	Crataegus crus-galli	Fair	12	Remove
558	Austrian pine	Pinus nigra	Fair	14	Remove
559	Austrian pine	Pinus nigra	Poor	9	Remove
560	Cockspur hawthorn	Crataegus crus-galli	Fair	9	Remove
561	Cockspur hawthorn	Crataegus crus-galli	Good	9	Remove
600	Ash	Fraxinus spp	Poor	13	Remove
601	Ash	Fraxinus spp	Poor	13	Remove
602	Crabapple	Malus spp	Good	6	Remove
603	Mulberry	Morus spp	Fair	26	Remove
604	Pear	Pyrus spp	Fair	16	Remove
605	River birch	Betula nigra	Good	4	Remove
606	River birch	Betula nigra	Good	4	Remove
607	River birch	Betula nigra	Good	4	Remove
608	River birch	Betula nigra	Good	4	Remove
609	River birch	Betula nigra	Good	5	Remove
610	River birch	Betula nigra	Good	6	Remove
611	River birch	Betula nigra	Good	6	Remove
612	River birch	Betula nigra	Good	5	Remove
613	River birch	Betula nigra	Good	6	Remove
614	River birch	Betula nigra	Good	6	Remove
615	River birch	Betula nigra	Good	6	Remove
616	River birch	Betula nigra	Good	6	Remove
617	River birch	Betula nigra	Good	6	Remove
618	River birch	Betula nigra	Good	6	Remove
619	River birch	Betula nigra	Good	6	Remove
620	Swamp white oak	Quercus bicolor	Good	6	Remove
621	Swamp white oak	Quercus bicolor	Good	6	Remove
622	Swamp white oak	Quercus bicolor	Good	7	Remove
623	Swamp white oak	Quercus bicolor	Good	7	Remove
624	Swamp white oak	Quercus bicolor	Good	7	Remove
625	Swamp white oak	Quercus bicolor	Good	7	Remove
626	Swamp white oak	Quercus bicolor	Good	8	Remove



date.	10-09-20	drawn	D.W	checked	KMT
job no.					
25290					
sheet no.					
L1.1					



LANDSCAPE PLAN - EAST

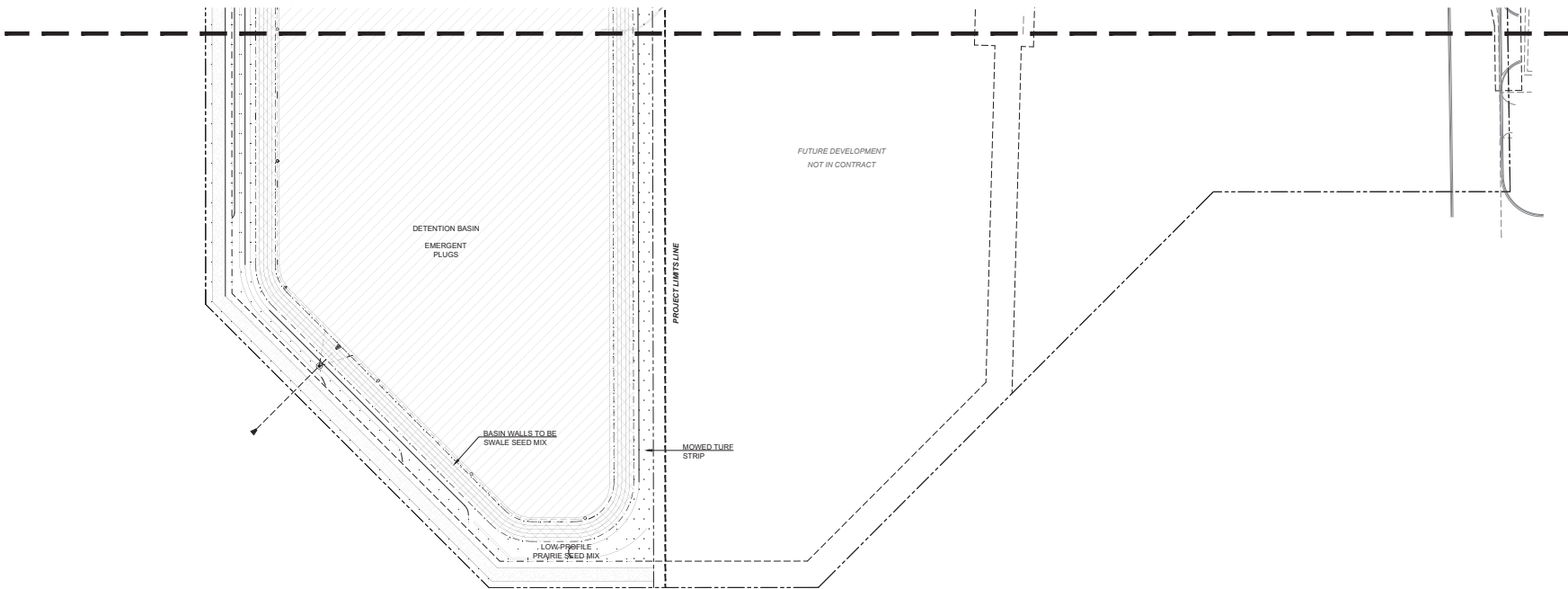


SEE SHEET L1.3

PRELIMINARY

[illegible]

SEE SHEET L1.2



LANDSCAPE PLAN - SOUTH

SCALE: 1" = 40'-0"



PRELIMINARY

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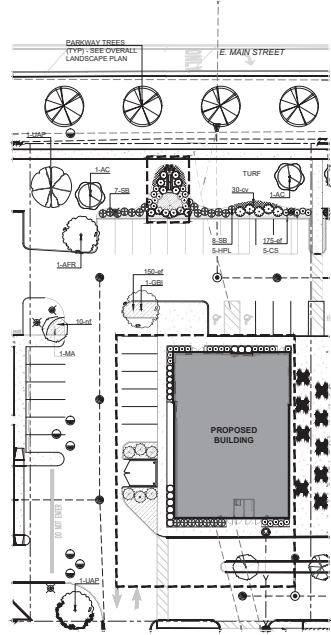
no.	revision	description	initial	date
	1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-26
	2	PER CITY COMMENTS	D.W.	04-26-26
	3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-29-26

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - SOUTH

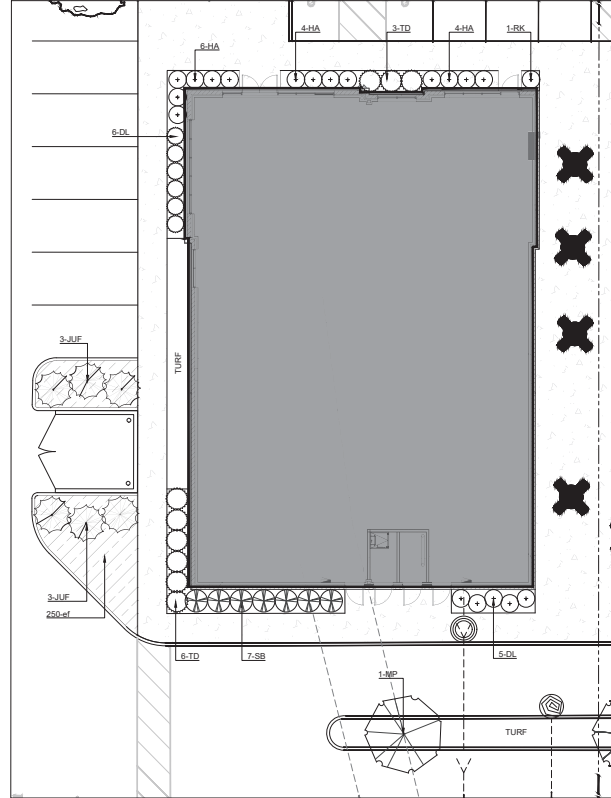
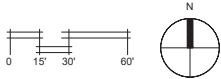
date:	10.09.26
drawn:	KT
checked:	KT
job no.	25290
sheet no.	L1.3

Lot 3 - Two-unit building



LANDSCAPE PLAN - LOT 3

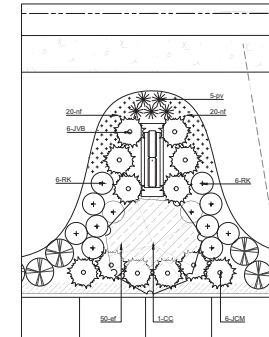
SCALE: 1" = 30'-0"



FOUNDATION PLANTING PLAN

SCALE: 1" = 10'-0"

LANDSCAPE PLAN LOT 3 <u>VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY</u>			
		Required	Proposed
General Landscape Requirement - Overall Lot Area	35,063 SF		
Green Space	20%	7,012 SF	7,411 SF
Public Street Frontage Landscaping - North Property Line	143 LF		
Shade, Evergreen or Ornamental Trees	1:50 LF	3	3
Landscaped Coverage Shrubs and Perennials	75%	107 LF	143 LF
Parking Lot Screening	143 LF		
Shrub planting (30" HT.)	50%	71 LF	143 LF
Interior Parking Lot	30 Spaces		
Shade Trees	1:10 Spaces	3	3
Sign Landscaping			
3" Minimum Planting Around Base		3"	3"
Building Foundation Landscaping	288 LF		
Landscape coverage	50%	144	144
Shade, Evergreen or Ornamental Trees	2:50 LF	6	6
Shrubs and Perennials	20:50 LF	58	58
Note: Foundation landscape bed depths vary from 3'-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.			



MONUMENT SIGN PLANTING

SCALE: $\frac{1}{8}" = 1'-0"$

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no.	revision description	initial	date
	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-26
	PER CITY COMMENTS	D.W.	04-06-26
	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-09-26

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - LOT 3

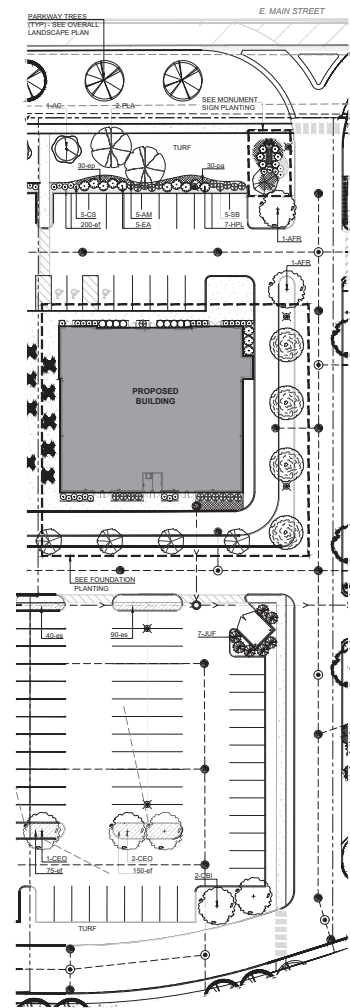
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25290

sheet no.
L1.4

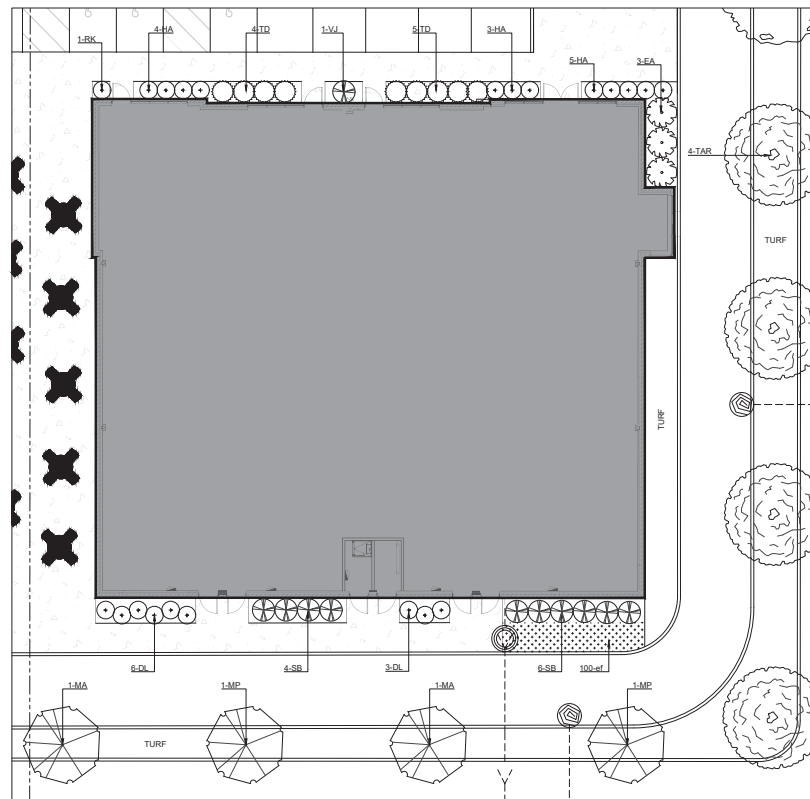
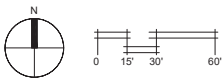
PRELIMINARY

Lot 4 - Four-Unit Building



LANDSCAPE PLAN - LOT 4

SCALE: 1" = 30'-0"

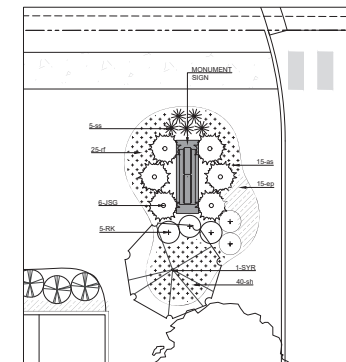


FOUNDATION PLANTING PLAN

SCALE: 1" = 10'-0"

LANDSCAPE PLAN LOT 4			
VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY			
		Required	Proposed
General Landscape Requirement - Overall Lot Area		67,149 SF	
Green Space	20%	13,429 SF	13,199 SF
Public Street Frontage Landscaping - North Property Line		351 LF	
Shade, Evergreen or Ornamental Trees	1:50 LF	3	3
Landscape Coverage Shrubs and Perennials	75%	113 LF	125 LF
Parking Lot Screening		130 LF	
Shrub planting (30" HT.)	50%	65	125 LF
Interior Parking Lot		65 Spaces	
Shade Trees	1:10 Spaces	7	9
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping		367 LF	
Landscape coverage	50%	184	184
Shade, Evergreen or Ornamental Trees	2:50 LF	8	8
Shrubs and Perennials	20:50 LF	74	74

Note: Foundation landscape bed depths vary from 3:5". Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.

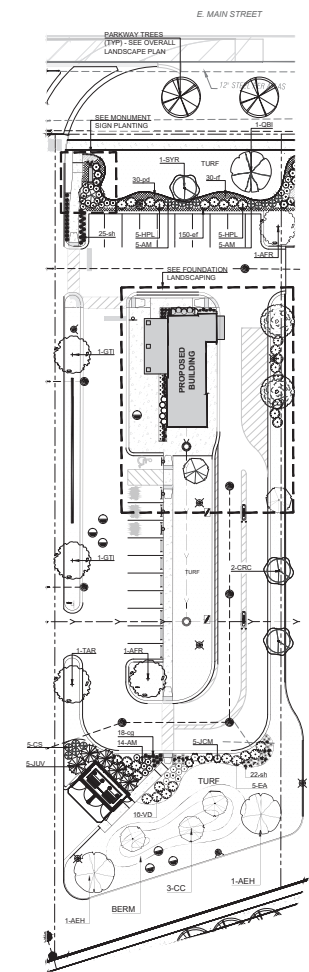


MONUMENT SIGN PLANTING

SCALE: $\frac{1}{8}" = 1'-0"$

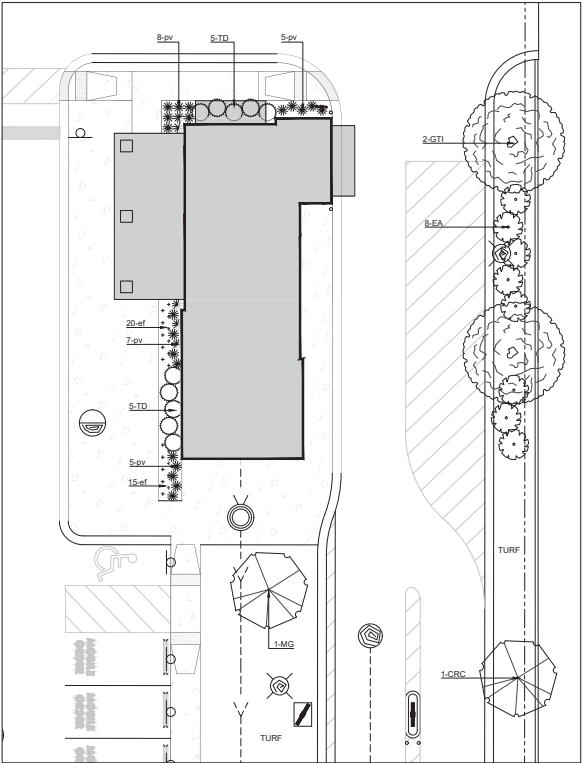
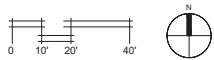
PRELIMINARY

Lot 5 - Dutch Bros Coffee



LANDSCAPE PLAN - LOT 5

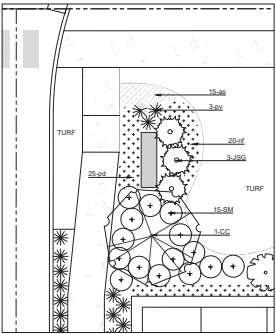
SCALE: 1" = 20'-0"



FOUNDATION PLANTING PLAN

SCALE: 1" = 10'-0"

LANDSCAPE PLAN LOT 5			
VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY			
		Required	Proposed
General Landscaping Requirement - Overall Lot Area			
Green Space	20%	9,329 SF	15,828 SF
Public Street Frontage Landscaping - North Property Line			
Shade, Evergreen or Ornamental Trees	1:50 LF	2	2
Landscape Coverage Shrubs and Perennials	75%	87 LF	93 LF
Parking Lot Screening			
Shrub planting (30" HT.)	50%	55 LF	93 LF
Interior Parking Lot			
Shade Trees	1:10 Spaces	2	5
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping			
Landscape coverage	50%	84 LF	84 LF
Shade, Evergreen or Ornamental Trees	2:50 LF	4	5
Shrubs and Perennials	20:50 LF	34	34
Note: Foundation landscape bed depths vary from 3'-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.			



MONUMENT SIGN PLANTING

SCALE: 1/2" = 1'-0"

PRELIMINARY

Kathryn Talty

landscape architecture

1805 Wisconsin Road Suite 340

Claremont, Illinois 60025

c: 847.623.3354 | www.ktlandscape.com

initial

date

D.W.

02-12-24

revision

description

no.

date

ISSUED FOR PRELIMINARY PLAT APPROVAL

D.W.

02-12-24

PER CITY COMMENTS

D.W.

04-26-24

PLAN REVIEW - 2ND SUBMITTAL COMMENTS

D.W.

04-26-24

LANDSCAPE PLAN - LOT 5

PHEASANT RUN RETAIL

4051 EAST MAIN STREET

ST. CHARLES, IL

date

10.03.20

drawn

checked

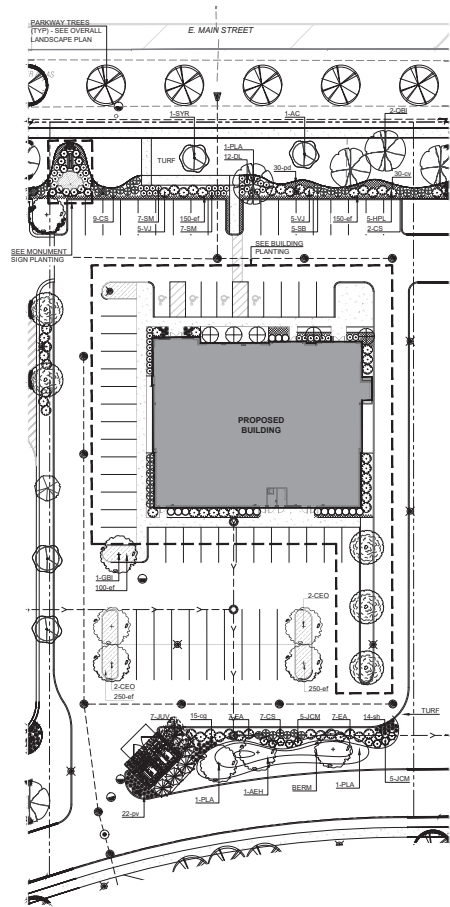
job no.

25290

sheet no.

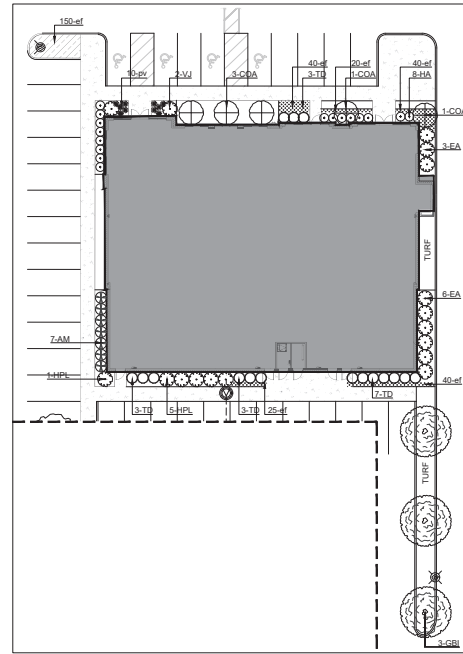
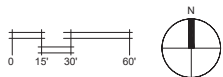
L1.6

Lot 6 - Three-unit Building



LANDSCAPE PLAN - LOT 6

SCALE: 1" = 30'-0"

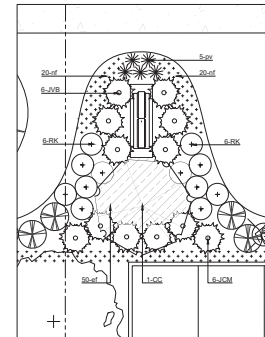


FOUNDATION PLANTING PLAN

SCALE: 1" = 20'-0"

LANDSCAPE PLAN LOT 6			
<u>VILLAGE OF ST. CHARLES LANDSCAPE REQUIREMENTS SUMMARY</u>			
		Required	Proposed
General Landscape Requirement - Overall Lot Area		67,937 SF	
Green Space	20%	13,587 SF	13,860 SF
Public Street Frontage Landscaping - North Property Line		185 LF	
Shade, Evergreen or Ornamental Trees	1:50 LF	5	5
Landscaped Coverage Shrubs and Perennials	75%	139 LF	185 LF
Parking Lot Screening		185 LF	
Shrub planting (30" HT.)	50%	93 LF	185 LF
Interior Parking Lot		73 Spaces	
Shade Trees	1:10 Spaces	7	7
Sign Landscaping			
3' Minimum Planting Around Base		3'	3'
Building Foundation Landscaping		398 LF	
Landscape coverage	50%	199	199
Shade, Evergreen or Ornamental Trees	2:50 LF	8	8
Shrub and Perennials	20:50 LF	80	80

Note: Required landscape bed depths vary from 3'-5'. Where site constraints restrict available space along the building, the required foundation landscaping is proposed in alternative locations throughout the site.



MONUMENT SIGN PLANTING

SCALE: $\frac{1}{8}" = 1'-0"$

no.	revision	description	initial	date
✓		ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W	02-12-26
✓		PER CITY COMMENTS	D.W	04-06-26
✓		PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W	06-09-26
✓				

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE PLAN - LOT 6

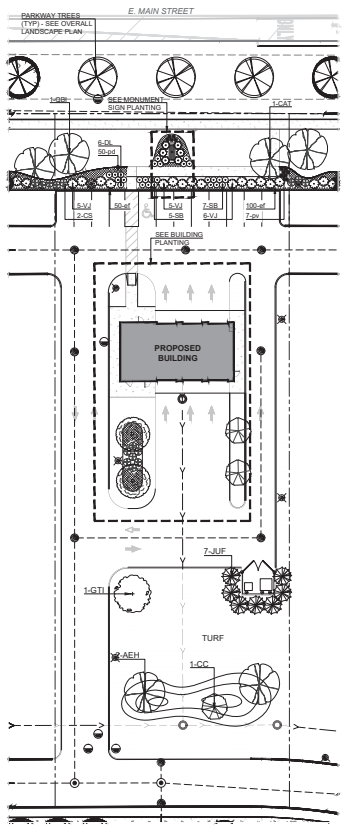
date. 10-09-25	drawn DJW	checked KMT
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25290

sheet no.
L1.7

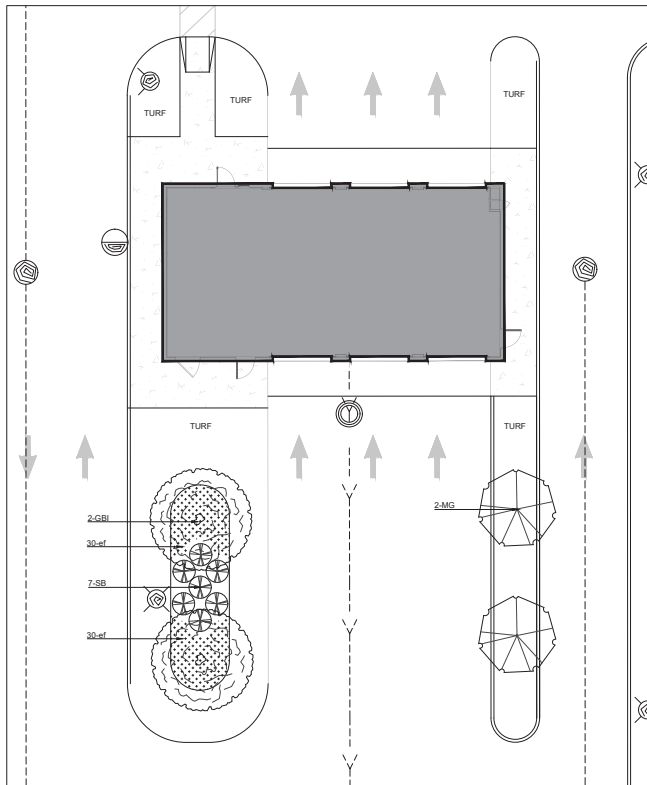
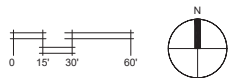
PRELIMINARY

Lot 11 - Valvoline



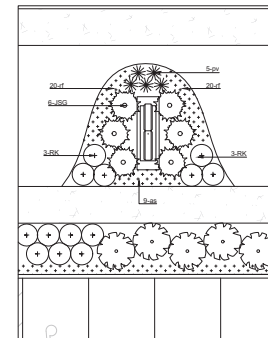
LANDSCAPE PLAN - LOT 11

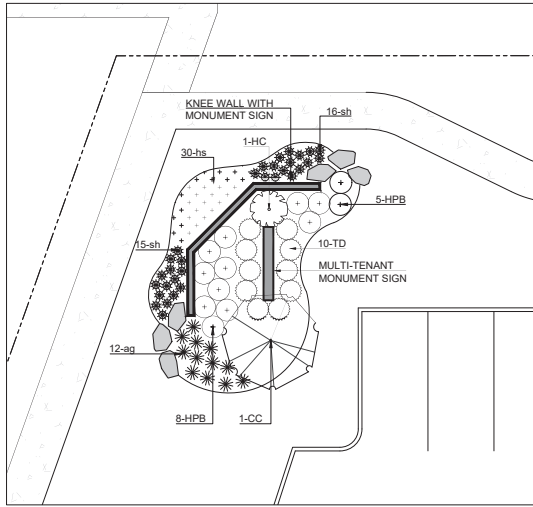
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FOUNDATION PLANTING PLAN

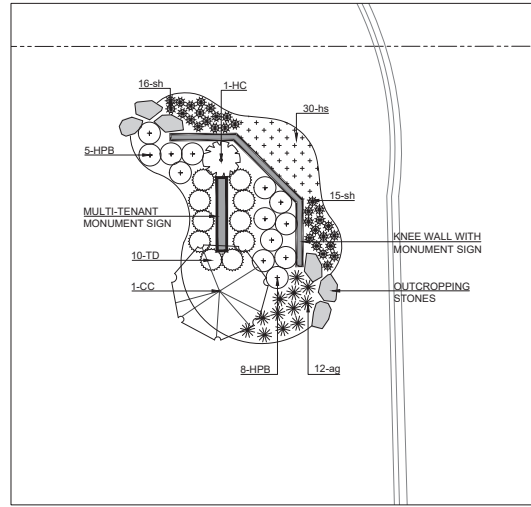
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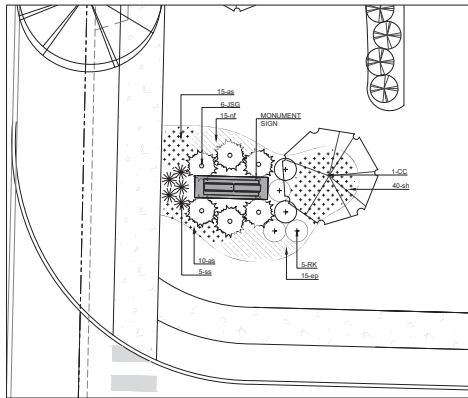
MONUMENT SIGN - WEST

SCALE: $\frac{1}{8}" = 1'-0"$



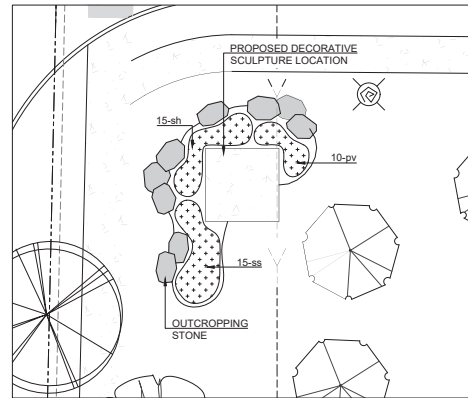
MONUMENT SIGN - WEST

SCALE: $\frac{1}{8}" = 1'-0"$



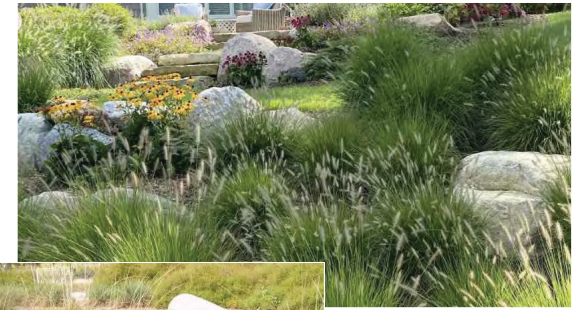
EAST ENTRANCE

SCALE: $\frac{1}{8}" = 1'-0"$



EAST SCULPTURE

SCALE: $\frac{1}{8}" = 1'-0"$



ORNAMENTAL
LANDSCAPE WITH
OUTCROPPING STONE



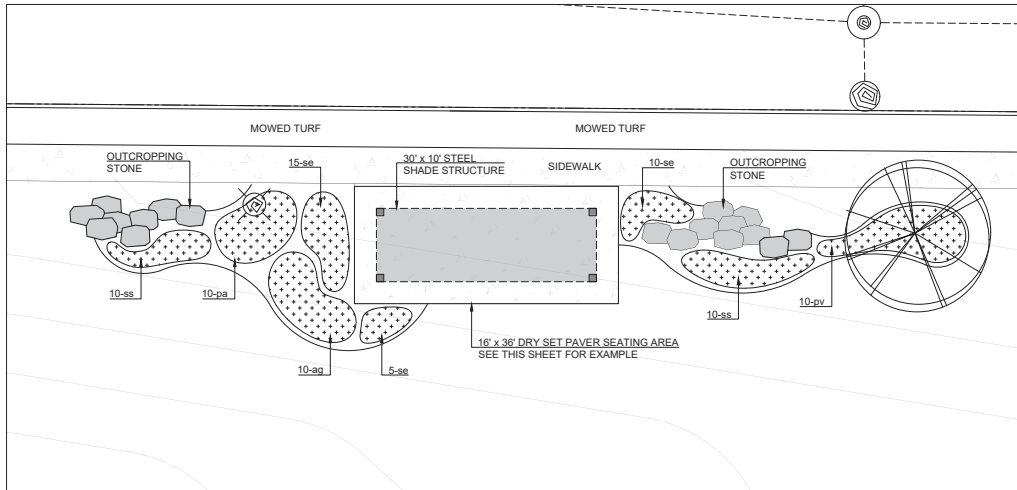
DECORATIVE
SCULPTURE
CONCEPT



KNEE WALL WITH
MONUMENT SIGN

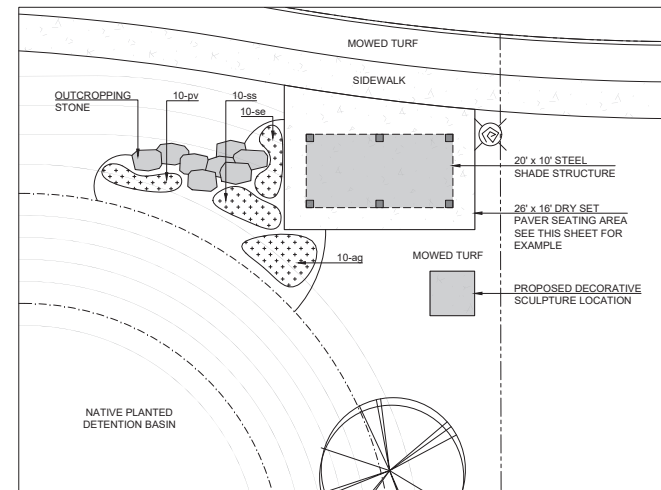
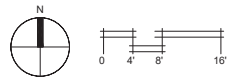
PRELIMINARY

revision	description	initial	date
1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
2	FOR CITY COMMENTS	D.W.	04-20-20
3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-20-20



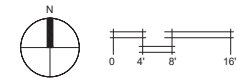
PEDESTRIAN SEATING AREA - WEST

SCALE: $\frac{1}{8}$ " = 1'-0"



PEDESTRIAN SEATING AREA - EAST

SCALE: $\frac{1}{8}$ " = 1'-0"



STEEL SHADE
STRUCTURE CONCEPT



DECORATIVE
PAVING CONCEPT



no.	revision	description	initial	date
	1	ISSUED FOR PRELIMINARY PLAT APPROVAL	D.W.	02-12-20
	2	PER CITY COMMENTS	D.W.	04-20-20
	3	PLAN REVIEW - 2ND SUBMITTAL COMMENTS	D.W.	06-20-20

Master Plant List					
Symbol	Quantity	Botanical Name	Common Name	Size	Origin
Shade Trees					
AFR	5	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	
ARF	5	ACER RUBRUM FRANK JR.	REDPOINT MAPLE	3" BB	NATIVE
ASB	5	ACER SACCHARUM 'BARRETT COLE'	APOLLO SUGAR MAPLE	3" BB	NATIVAR
AED	5	AESCULUS GLABRA	CHO BUCKEYE	3" BB	NATIVE
AEH	6	AESCULUS HIPPOCASTANUM	COMMON HORSECHESTNUT	3" BB	NATIVE
CYO	5	CARYA OVATA	SHAGBARK OAK	3" BB	NATIVE
CAT	7	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE
CDO	9	CELTIS OCCIDENTALIS	HICKBERRY	3" BB	NATIVE
GBI	7	GINKGO BILOBA 'AUTUMN GOLD'	GINKGO	3" BB	MALE SPEC. ONLY
GTI	5	QUERUS ILEX 'SHADEMASTER'	SHADEMASTER HONEYLOCUST	3" BB	
LIT	11	LIRIODENDRON TULIPIFERA	TULIPTREE	3" BB	
PLA	5	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANTREE	3" BB	
QBI	12	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE
QMI	5	QUERCUS IMBRICARIA	SHINGLE OAK	3" BB	NATIVE
QMU	5	QUERCUS MUEHLBERGII	CHINQUAPIN OAK	3" BB	NATIVE
TAX	9	TAXODIUM DISTICHUM	BALD CYPRESS	3" BB	
TAR	5	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVAR
TTA	4	TILIA TORRENTOSA	SILVER LINDEN	3" BB	
UAP	4	ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	3" BB	NATIVAR
UNH	6	ULMUS NEW HORIZON	NEW HORIZON	3" BB	

Evergreen Trees					
JUF	20	JUNIPERUS CHINENSIS 'FAIRVIEW'	FAIRVIEW UPRIGHT JUNIPER	6" BB	
ELJ	12	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6" BB	NATIVE
Ornamental Trees					
AC	7	AMELANCHIER CANADENSIS	SHADELOW STRUTCHERRY	6" BB	NATIVE
CC	11	CERCIS CANADENSIS	EASTERN REDBUD	6" BB	NATIVE
COA	5	CORNUS ALTERNIFOLIA	PAQUOTA DOGWOOD	6" BB	NATIVE
CR	3	CRATAEGUS CRUGALLI VAR. INERMIS	THORNLEAF HAWTHORN	6" BB	
MS	3	MAGNOLIA STELLATA	STAR MAGNOLIA	6" BB	NATIVE
MA	3	MALUS DONALD WYMAN	CRABAPPLE	6" BB	
MP	3	MALUS PRAIRIE FIRE	CRABAPPLE	6" BB	
SYR	3	SYRINGA RETICULATA 'VIOXY SLIC'	VIOXY SLIC TREE LILAC	6" BB	
Evergreen Shrubs					
JCM	27	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB	24" MIN. HEIGHT
JSG	21	JUNIPERUS 'SEA GREEN'	SEA GREEN JUNIPER	5 GAL	24" MIN. HEIGHT
JVB	12	JUNIPERUS VIRGINIANA 'BLUE MOUNTAIN'	NORCIC BLUE MOUNTAIN JUNIPER	5 GAL	24" MIN. HEIGHT
TD	64	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	24" BB	24" MIN. HEIGHT

Deciduous Shrubs					
AM	36	ARCEUTHICUS MELANOCARPUS 'TROPICAL BEAUTY'	WOODS BEAUTY BLACK CHOKEBERRY	5 GAL	NATIVAR
CS	36	CORNUS STOLONIFERA 'ARCTIC FIRE'	ARCTIC FIRE DOGWOOD	5 GAL	NATIVAR
DL	36	DIERILLA LONGICORA	DWARF BUSH-ON-JUCKLE	3 GAL	NATIVE
EA	44	EUNYMIUS ALATA 'COMPACTA'	DWARF BURNING BUSH	3 BB	24" MIN. HEIGHT
HC	2	HIBISCUS SYRIACUS 'PINK CHIFFON'	ROSE OF SHARON	2 BB	24" MIN. HEIGHT
HA	34	HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL	NATIVAR
HPB	26	HYDRANGEA PANCULATA 'BORO'	BORO HYDRANGEA	5 GAL	24" MIN. HEIGHT
HPL	33	HYDRANGEA PANCULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	5 GAL	24" MIN. HEIGHT
RK	42	ROSA 'KNOCKOUT'	KNOCKOUT SHRUB ROSE	2 GAL	24" MIN. HEIGHT
SD	29	SYRINGA MEYER 'PALUBIN'	DWARF KOREAN LILAC	24" BB	24" MIN. HEIGHT
SM	61	SYRINGA X BLOOMERIAN	BLOOMERIAN LILAC	5 GAL	24" MIN. HEIGHT
VO	10	VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB	NATIVAR
VJ	29	VIBURNUM X JUDDI	JUDD VIBURNUM	38" BB	24" MIN. HEIGHT

Groundcover					
ef	2850	EUNYMIUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS	
ES	130	ERAGROSTIS SPECTABILIS	PURPLE LOTUSGRASS	3" POTS	NATIVE
Perennials					
as	55	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ONION	1 GAL	
cv	60	COREOPSIS VERTICILLATA 'CREME BRULEE'	CRICKET	1 GAL	NATIVAR
ep	60	ECHINACEA PALLIDA	PALE PURPLE CONEFLOWER	1 GAL	NATIVE
hp	60	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILY	1 GAL	
if	135	HEPETA X FASSONI	PASSIFLORA CATMINT	1 GAL	
pd	135	PENTSTEMON 'RED RINGDOOD'	BEARDTONGUE	1 GAL	NATIVAR
pb	40	PEROVSKIA ATRIPPLICIFOLIA	RUSSIAN SAIGE	1 GAL	
rt	55	RUEDECKIA FLUGIDA var. SPECIOSA	BLACK-EYED SUSAN	1 GAL	NATIVE

Grasses					
ag	20	ANDROPOGON GERARDI	BIG BLUESTEM	1 GAL	NATIVE
cg	33	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	3 GAL	
pv	105	PANICUM VIRGATUM	SWITCH GRASS	3 GAL	NATIVE
es	55	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	LITTLE BLUESTEM	1 GAL	NATIVAR
he	40	ISLEPERIA AUTUMNALIS	AUTUMN MOON GRASS	1 GAL	
sh	218	SPOROBOLUS HETEROLEPIS	RAIRIE DROPSSEED	1 GAL	NATIVE

Emergent Plants - Permanent Standing Water					
Symbol	Quantity	Botanical Name	Common Name	Size	Mean height
12	ACORUS AMERICANUS	SWEET FLAG	3" PLUG	2	12" O.C. - FORB
10	ALISMIA SUBCORDATUM	MUD PLANTAIN	3" PLUG	3	24" O.C. - FORB
8	ASCLEPAS INCARNATA	SWAMP MILKWEED	3" PLUG	4	24" O.C. - FORB
12	CALTHA PALLETIS	MARSH MARIGOLD	3" PLUG	2	12" O.C. - FORB
3	CAREX AQUATILIS	WATER SEDGE	3" PLUG	5	48" O.C. - GRS
6	CAREX LACUSTRIS	COMMON LAKE SEDGE	3" PLUG	3	36" O.C. - GRS
3	CAREX VALLPINOIDEA	FOX SEDGE	3" PLUG	3	36" O.C. - GRS
8	IRIS VERSICOLOR	BLUE FLAG IRIS	3" PLUG	3	24" O.C. - GRS
8	JUNCUS EFFUSUS	COMMON RUSH	3" PLUG	2	24" O.C. - GRS
6	LOBELIA CARDINALIS	CARDINAL FLOWER	3" PLUG	4	36" O.C. - FORB
8	PONTEDERIA CORDATA	PICKERWEED	3" PLUG	3	24" O.C. - FORB
8	SAGITTARIA LATIFOLIA	COMMON ARROWHEAD	3" PLUG	3	24" O.C. - FORB
3	SCHENOPLECTUS ACUTUS	HARD-STEMMED BURRHEAD	3" PLUG	6	48" O.C. - GRS
3	SCHENOPLECTUS TABERNEMONTANI	GREAT BURRHEAD	3" PLUG	6	48" O.C. - GRS
8	SOLDADO CHOECHENSIS	OHIO GOLDENROD	3" PLUG	3	24" O.C. - FORB
8	SPARGANIUM ERYTHROCARPUM	GREAT BUR REED	3" PLUG	4	24" O.C. - FORB

Notes: Plant quantities are estimated based on spacing recommended. Quantity reflects 1,000 SF. Multiply across total area to be treated with emergents. Plants to be planted in groupings of "like species". Final layout to be approved by Landscape Architect.

Swale Seed Mix		
Botanical Name	Common Name	PLS Quinces/Acre
Permanent Grasses/Sedges:		
Andropogon gerardi	Big Bluestem	4.00
Carex cristatella	Crested Owl Sedge	0.50
Carex lasia	Boleblueish Sedge	3.00
Carex lasiocoma	Copper-Shouldered Owl Sedge	3.00
Carex alipata	Common Fox Sedge	2.00
Carex vespertina	Brown Fox Sedge	6.00
Elymus canadensis	Canada Wild Rye	16.00
Elymus virginicus	Virginia Wild Rye	16.00
Juncus effusus	Common Rush	1.00
Panicum virgatum	Switch Grass	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	0.50
Spartina pectinata	Prairie Cord Grass	3.00
Total:		60.00

Temporary Cover:		
Avena sativa	Common Oat	512.00
Total:		512.00

Forbs:		
Alisma subcordatum	Common Water Plantain	1.00
Asclepias incarnata	Swamp Milkweed	3.00
Cornopsis rugosa	Tall Cornopsis	1.00
Euthamia graminifolia	Common Grass-Leaved Goldenrod	0.50
Eutrochium maculatum	Spotted Joe-Pye Weed	1.00
Impatiens noli-tangere	Blue Flag Species	3.00
Liatris spicata	Marsh Blazing Star	1.00
Lycopus americanus	Common Water Horsehound	0.50
Mimulus ringens	Monkey Flower	3.00
Platichium sedoides	Ditch Stonecrop	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Rubus occidentalis	Sweet Black-Eyed Susan	1.00
Rubus odoratus	Brown-Eyed Susan	1.00
Senna hebecarpa	Wild Senna	1.00
Symphoricarpos racemosa	New England Aster	0.50
Verbena hastata	Blue Verana	1.50
Zizia aurea	Golden Alexander	2.00
Total:		20.00

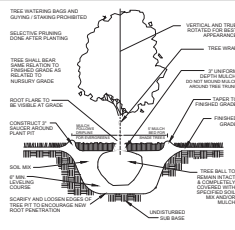
Mix Statistics			
Native Component	PLS lbs./Acre	PLS Seeds/Acre	% of Native Mix
Forbs	1.25	1,181,855	27.13
Grasses	3.75	2,619,490	66.91
Total Natives	5.00	3,801,345	87.28
Cover	32.00	576,000	13.22
Totals	37.00	4,377,345	100.00

Low-Profile Prairie Seed Mix		
Botanical Name	Common Name	PLS Quinces/Acre
Permanent Grasses:		
Bouteloua curtipendula	Side-Oats Grama	16.00
Carex lasiocoma	Copper-Shouldered Owl Sedge	32.00
Elymus canadensis	Canada Wild Rye	1.00
Koeleria macrantha	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	36.00
Total:		90.00

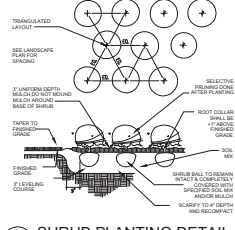
Temporary Cover:		
Avena sativa	Common Oat	512.00
Total:		512.00

Forbs:		
Amorpha canescens	Lead Plant	0.50
Asclepias syriaca	Common Milkweed	2.00
Asclepias tuberosa	Butterfly Weed	2.00
Baptisia alba	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	10.00
Cornopsis lanceolata	Sand Cornopsis	1.50
Prairie palmetto	Prairie Coreopsis	5.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Desmanthus illinoensis	Illinois Sensitive Plant	3.00
Echinacea purpurea	Broad Leaved Purple Coneflower	6.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Lupinus perennis v. occidentalis	Wild Lupine	4.00
Moranda fistulosa	Wild Bergamot	0.50
Oligoneuron rigidum	Stiff Goldenrod	1.00
Panicum virgatum	Wild Quinine	1.00
Pentstemon digitalis	Foeglove Beard Tongue	0.50
Pentstemon hirsutus	Hairy Beard Tongue	1.00
Rubus privatus	Yellow Cowslip	1.00
Rubus hirta	Black-Eyed Susan	5.00
Rubus occidentalis	Sweet Black-Eyed Susan	1.00
Silphium laciniatum	Prairie Dock	1.00
Solidago speciosa	Showy Goldenrod	1.00
Symphoricarpos racemosa	Heath Aster	0.25
Symphoricarpos laevis	Smooth Blue Aster	1.00
Symphoricarpos racemosa	New England Aster	0.50
Tradescantia virginiana	Common Spiderwort	1.00
Verbena stricta	Hoary Verana	1.00
Veronicastrum virginicum	Culver's Root	0.25
Total:		65.00

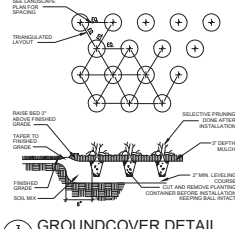
Mix Statistics			
Native Component	PLS lbs./Acre	PLS Seeds/Acre	% of Native Mix
Forbs	4.13	1,731,814	39.78
Grasses	5.63	891,416	20.46
Total Natives	9.76	2,623,230	60.22
Cover	32.00	576,000	13.22
Totals	41.79	3,199,230	73.54



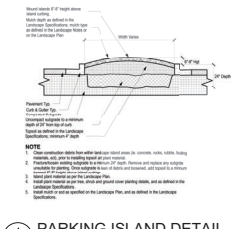
1 U2/0 SCALE: NO SCALE



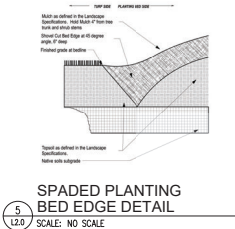
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3 U2/0 SCALE: NO SCALE



4 U2/0 SCALE: NO SCALE



5 U2/0 SCALE: NO SCALE

GENERAL CONSTRUCTION NOTES

- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE STAKED, WRAPPED, WATERED AND MULCHED PER ORDINANCE.
- BEFORE ANY EXCAVATION ON THE SITE, CALL TO LOCATE ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR THE COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
- FOUR FOOT HIGH FENCING OR OTHER RIGID MATERIAL IS TO BE ERECTED AROUND THE DRP-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 FROM OR 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. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT DOESN'T MEET STANDARDS OR SPECIFICATIONS OF THE PROJECT.
- ALL PLANT MATERIAL TO BE INSTALLED PER THE PLANTING DETAILS PROVIDED ON THIS PLAN SET.
- ALL BED EDGES TO BE WELL SHAPED, SPADE CUT, WITH LINES AND CURVES AS SHOWN ON THIS PLAN SET.
- ALL PLANTING BEDS TO BE PREPARED WITH PLANTING MIX: 50% TOPSOIL, 50% SOIL AMENDMENTS (3 PARTS PEATMOSS, 1 PART COMPOST, 1 PART SAND).
- ALL PARKING LOT ISLANDS SHALL BE BACKFILLED WITH THE FOLLOWING: 2" OF BLENDED GRASS SOIL MIX (60% TOPSOIL, 30% COMPOST, 10% SAND) OR 6" OF ONE STEP BY MIXEDST TRAFFIC, TOP DRESSED AND TILLED INTO 18" OF TOPSOIL.
- ALL PARKING LOT ISLANDS ARE TO BE MULCHED WITH SHREDDED HARDWOOD MULCH.
- 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 BECOME DAMAGED.
- ALL PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE FROM SUBSTANTIAL COMPLETION AS DETERMINED BY THE LANDSCAPE ARCHITECT, AND SHALL BE REPLACED SHOULD IT DIE WITHIN THAT PERIOD.
- PROTECT STRUCTURES, SIDEWALKS, PAVEMENTS AND 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 SEEDS WITH STANDARD TURF GRASS SEED AND COVERED WITH EROSION CONTROL BLANKET. UNLESS OTHERWISE SPECIFIED ON THE PLAN.
- 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 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 OF 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.

Kathryn Talty
Landscape Architecture
1826 W. Main Street, Suite 340
Cleveland, OH 44115
c 847.923.5554 | www.kathtalty.com

revision	description	initial	date
01	ISSUED FOR PRELIMINARY PLAT APPROVAL	DJM	02-12-20
02	PER CITY COMMENTS	DJM	04-26-20
03	PER CITY COMMENTS	DJM	04-26-20
04	PER CITY COMMENTS	DJM	04-26-20

PHEASANT RUN RETAIL
4051 EAST MAIN STREET
ST. CHARLES, IL

LANDSCAPE INSTALLATION AND
MONITORING SPECIFICATIONS
CONSTRUCTION NOTES
PLANTING DETAILS

date	location	drawn	checked	NOT
job no.				
25290				
sheet no.				
L2.0				

E. MAIN ST.
TRAFFIC DIRECTION

THE SHOPS AT PHEASANT RUN DEVELOPMENT WALL SIGN AND LARGE MULTI-TENANT MONUMENT SIGN AND ASSOCIATED LANDSCAPE. SEE OVERALL DEVELOPER LANDSCAPE PLANS

KAUTZ RD.
TRAFFIC DIRECTION

3 SYR
40.07' TYP.

15 SPH
6 COH

PARKWAY TREES. SEE OVERALL DEVELOPER LANDSCAPE PLANS
SIDEWALK. SEE OVERALL DEVELOPER PLANS
RESTORE ANY DISTURBED AREAS BETWEEN SIDEWALK AND ROADWAY WITH SOO

CHASE MONUMENT SIGN

79 SAN
48 CCB
21 CAA
31 HES
32 PEA
9 SPH

8 ROK
11 ARM
12 COH
10 DIG
4 COH
1 MAP

16 COH
14 DIG
15 JUP
12 ARM
95 PEA
19 SYP
14 CAA

29 HES
30 SPH
8 HYP
6 ROK
25 CCB
23 NEF
2 MAI
64 NEF
3 MAI
6 ROK
27 HES
16 NEF
9 CAA
50 HES
8 DIG
5 ASM
47 CCB
11 HYP
16 SPH

CHASE BANK PROPOSED BUILDING
4,129 SF

TRANSFORMER WITH 3' MULCH BORDER. SEE ELEC.

TRASH ENCLOSURE. SEE ARCH

2 GIB
1 GIB
5 ARM

19 CAA
6 COS
12 ARM
7 JUC

185.7'

DO NOT ENTER

PARKING ISLANDS TO BE LANDSCAPED BY NEIGHBORING PROPERTY OWNER / DEVELOPER



NOTE:
ALL LANDSCAPE BEDS SHALL BE
MULCHED WITH HARDWOOD MULCH.

TERRA Project No. 18-162-063



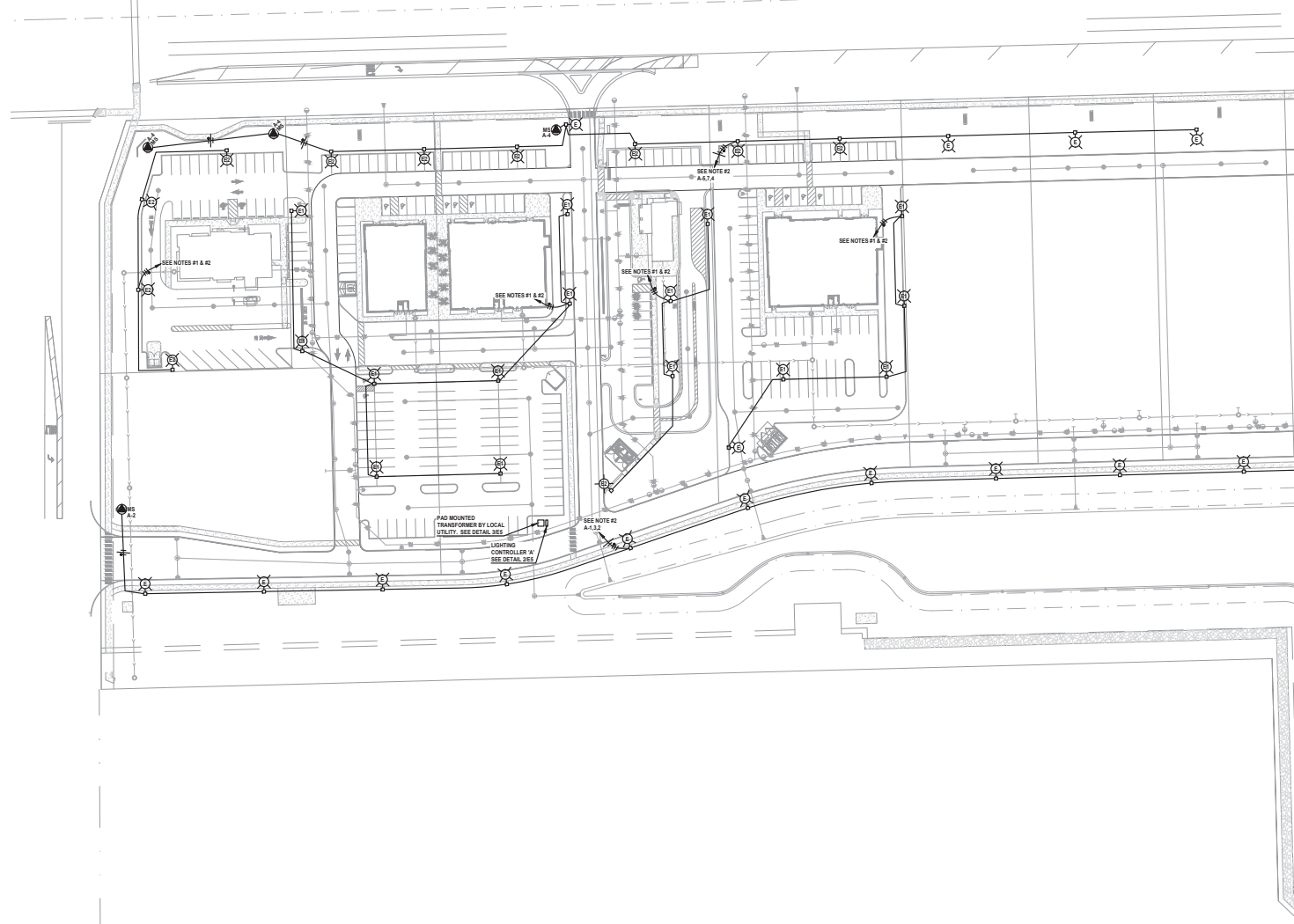
KIMLEY HORN
4201 Winfield Road
Suite 600
Warrenville, IL. 60555
630-487-5550

Stamp

Sheet No. _____

TEERRA Project No. 18-162-063

Electric Site Plan / Photometrics- Overall Subdivision & Lot 1, 3-6, 11



- NOTES:**
1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
 2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL, TIMECLOCK-OFF.
 3. A MORE DETAILED PHOTOMETRIC PLAN WILL BE SUBMITTED FOR EACH LOT AT A FUTURE DATE THAT INCLUDES ALL BUILDING MOUNTED EXTERIOR LIGHTING.

 **PARTIAL ELECTRICAL SITE PLAN**
SCALE: 1"=50'-0"



Date: 06/09/26
Lic. Exp.: 11/30/27

PARTIAL ELECTRICAL SITE PLAN
4051 E. MAIN ST
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

Corporation Registration #184.005374



KORNACKI & ASSOCIATES, INC.
Electrical Design Consultants
262-784-3323
2845 S. Moorland Rd., New Berlin, WI 53151

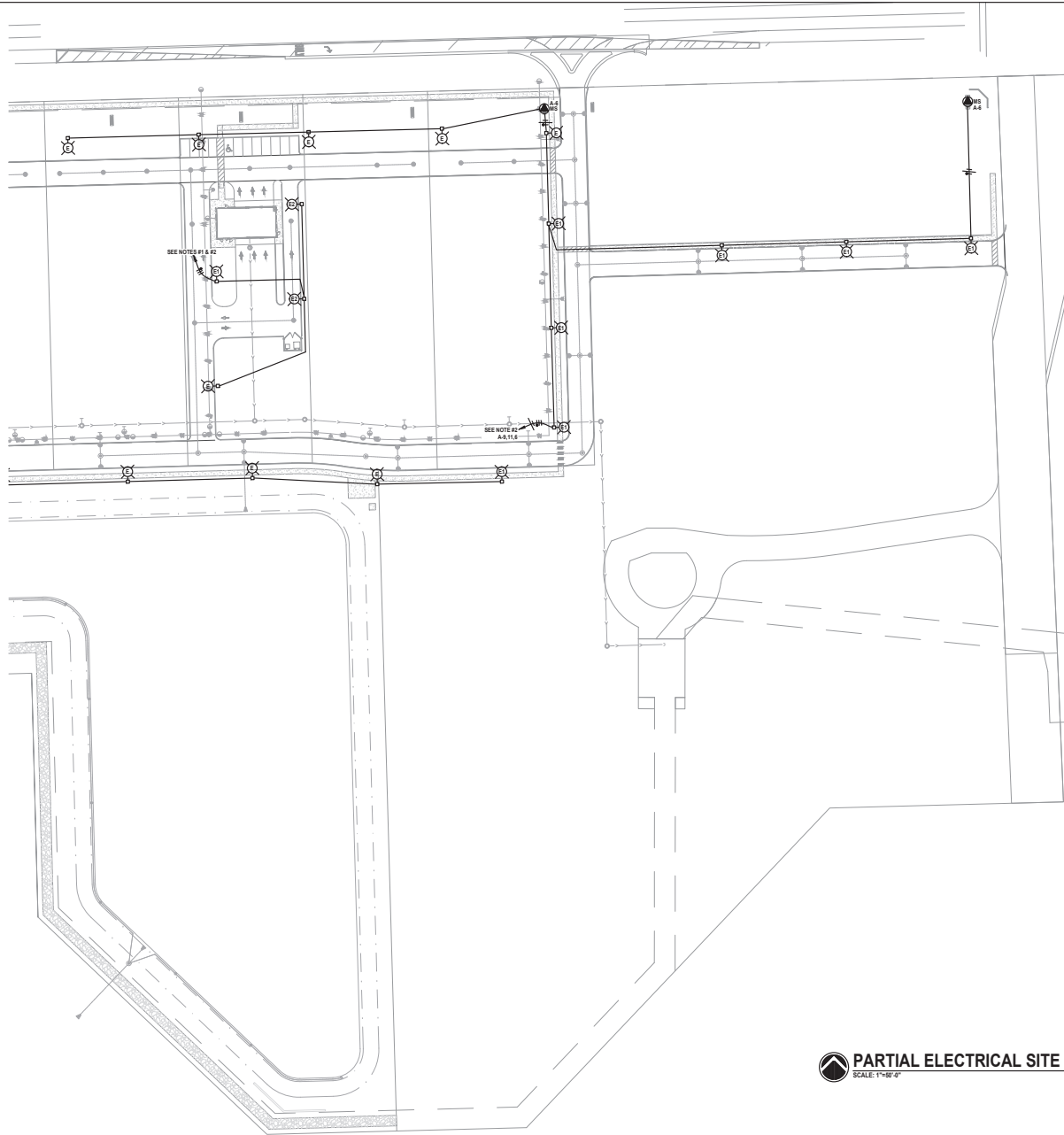
K&A JOB NO.
25114

DATE:
02/12/2026

JOB NO.
9350.14

SHEET
E1

[illegible]



- NOTES:
1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
 2. 2 #6 THWN & 1 #6 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL ON, TIMECLOCK-OFF.

 **PARTIAL ELECTRICAL SITE PLAN**
SCALE: 1"=50'-0"



David B. Kornacki
Date: 06/09/26
Lic. Exp.: 11/30/27

PARTIAL ELECTRICAL SITE PLAN
4051 E. MAIN ST.
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

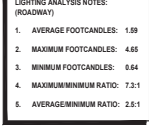
Corporation Registration #184.005274

KORNACKI & ASSOCIATES, INC.
Electrical Engineering Corporation
262-784-3323
2945 S. Woodland Ave., New Berlin, WI 53151

K&A JOB NO.	25114
DATE:	02/12/2026
JOB NO.	9359.14
SHEET	E2

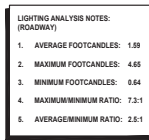
DESIGN	PERMIT REVIEW COMMENTS	DATE	REMARKS
02/12/26	NO COMMENTS		
02/12/26	SELECT FOR PERMIT & BID		

NO.	DATE	REMARKS



Date: 06/09/26
Lic. Exp.: 11/30/27

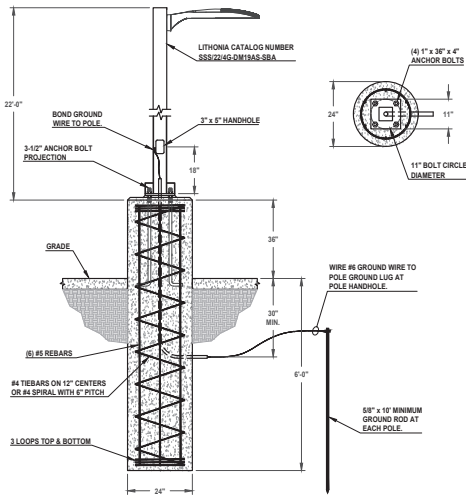
K&A JOB NO. 25114
DATE: 02/12/2026
JOB NO. 9350.14
SHEET E3



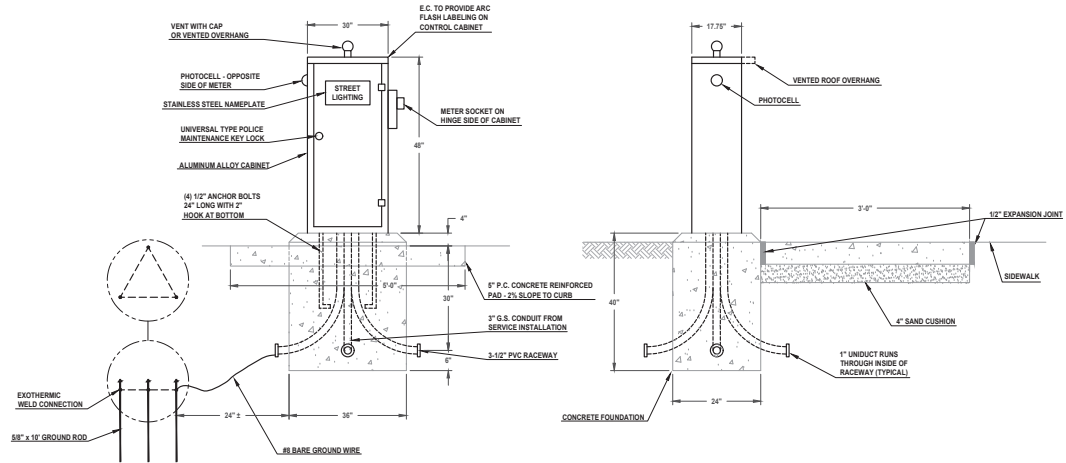
Date: 06/09/26
Lic. Exp.: 11/30/27

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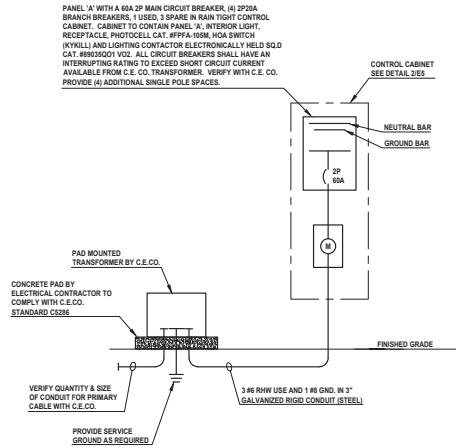
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1 ELECTRICAL
FIXTURE TYPES 'E,E1,E2' MOUNTING DETAIL
NOT TO SCALE



2 ELECTRICAL
CONTROL CABINET INSTALLATION DETAIL
NOT TO SCALE



3 ELECTRICAL
ONE-LINE DIAGRAM (VOLTAGE 120/240 - 1Ø - 3W)
NOT TO SCALE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS
4051 E. MAIN ST
PHEASANT RUN RETAIL SITE
SAINT CHARLES, ILLINOIS

Corporation Registration #184-035574
KORNACKI & ASSOCIATES, INC.
Electrical Engineering
2825-784-3323
2845 E. Woodward Ave., New Berlin, WI 53151



Date: 06/09/26
Lic. Exp.: 11/30/27

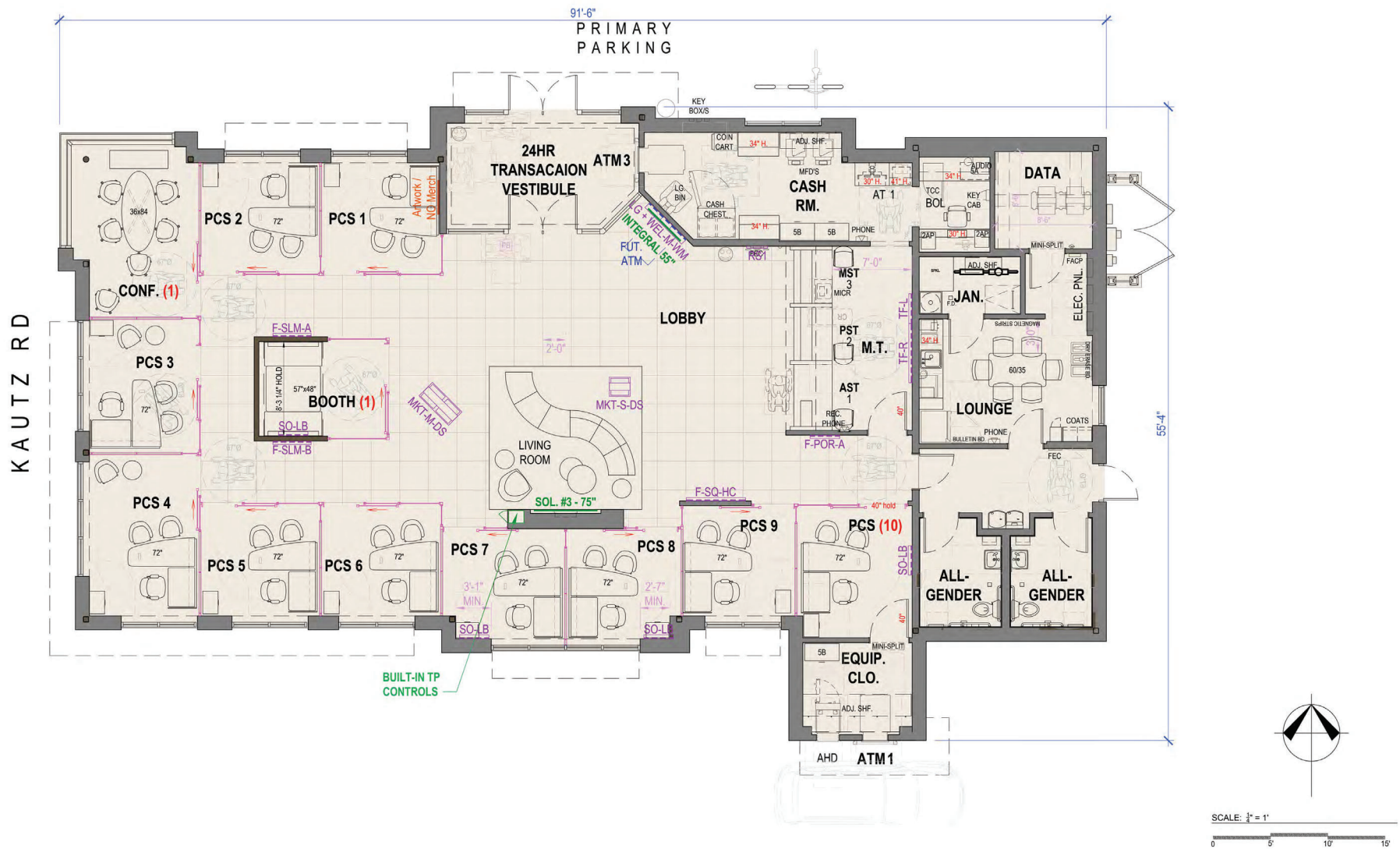
K&A JOB NO.
25114

DATE:
02/12/2026

JOB NO.
9359.14

SHEET
E6

Lot 1- Chase Floor Plan & Elevations





WEST ELEVATION



NORTH ELEVATION

NOTE:
-PER AHJ REQUIREMENTS, THE PROPOSED ARCHITECTURE SHOULD MATCH THE EXISTING SURROUNDING BUILDINGS. MASONRY AND BRICK ARE OBSERVED IN THE SURROUNDING AREA. IN LIEU OF FIBER CEMENT NICHHA IN COLOR "BARK", BRICK IN COLOR "MIDNIGHT" WILL BE PROPOSED, AS WELL AS "PLATINUM" BRICK IN LIEU OF NICHHA IN COLOR "ASH".

SCALE: $\frac{1}{4}" = 1'$



ST. CHARLES DUNHAM BRANCH RELO
4051 E MAIN ST
St. Charles, IL 60174

ARCHITECTURAL ELEVATIONS

05.22.26

Architect/Designer
The Architects Partnership, Ltd.
680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26008
Designer: AL
Reviewed: GP/TW





EAST ELEVATION



SOUTH ELEVATION

NOTE:
-PER AHJ REQUIREMENTS, THE PROPOSED ARCHITECTURE SHOULD MATCH THE EXISTING SURROUNDING BUILDINGS. MASONRY AND BRICK ARE OBSERVED IN THE SURROUNDING AREA. IN LIEU OF FIBER CEMENT NICHHA IN COLOR "BARK", BRICK IN COLOR "MIDNIGHT" WILL BE PROPOSED, AS WELL AS "PLATINUM" BRICK IN LIEU OF NICHHA IN COLOR "ASH".

SCALE: $\frac{1}{4}" = 1'$
0 5' 10' 15'



ST. CHARLES DUNHAM BRANCH RELO
4051 E MAIN ST
St. Charles, IL 60174

ARCHITECTURAL ELEVATIONS

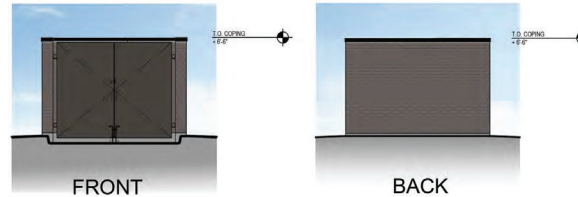
05.22.26

Architect/Designer

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680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26008
Designer: AL
Reviewed: GP/TW



TRASH ENCLOSURE



ST. CHARLES DUNHAM BRANCH RELO
4051 E MAIN ST
St. Charles, IL 60174

ARCHITECTURAL ELEVATIONS

01.30.26

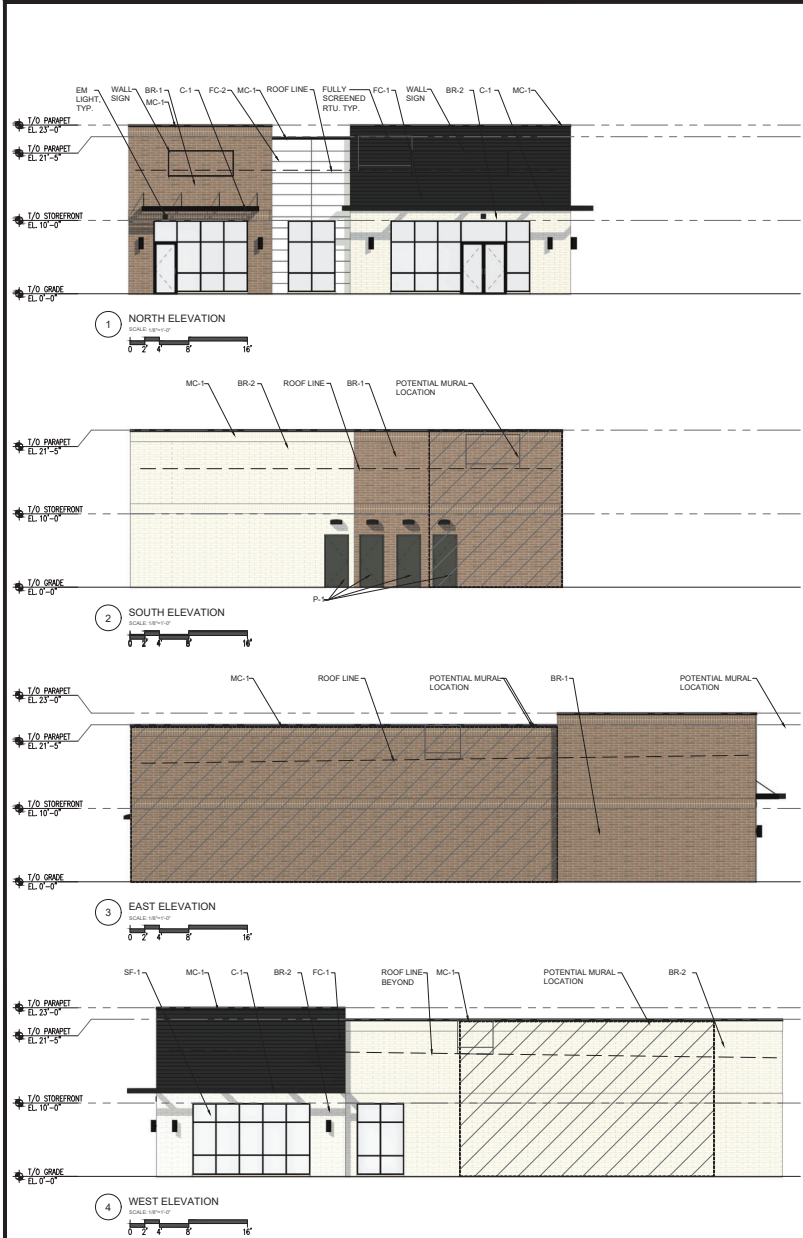
Architect/Designer
The Architects Partnership, Ltd.
680 N Lake Shore Dr 110 #3099
Chicago, IL 60611
t: 312.583.9800
f: 312.583.9890
TAP Project Number: 26008
Designer: AL
Reviewed: GP/TW



[illegible]

AS.01

A3.01



NOTE:
• SIGNAGE UNDER SEPARATE PERMIT
• ALL STOREFRONTS WILL BE CLEAR GLASS.
• MURAL DESIGNS ARE CONCEPTUAL AND SUBJECTED TO CHANGE.

MATERIAL SCHEDULE					
LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHELON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHELON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-1	FIBER CEMENT PANEL		NICHHA	BLACKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-2	FIBER CEMENT PANEL		NICHHA	ILLUMINATION SERIES, WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PRE-FINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PRE-FINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	TBD	

20% PRELIMINARY DESIGN PACKAGE

CITY APPROVAL

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PROJECT TEAM:
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ILLINOIS ENGINEERS & ARCHITECTS
ILEKIS ASSOCIATES
223 W JACKSON BLVD.
SUITE 1000
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312-419-0009
www.ILEKIS.com
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ARCHITECT & ENGINEER, ILL. 00000000
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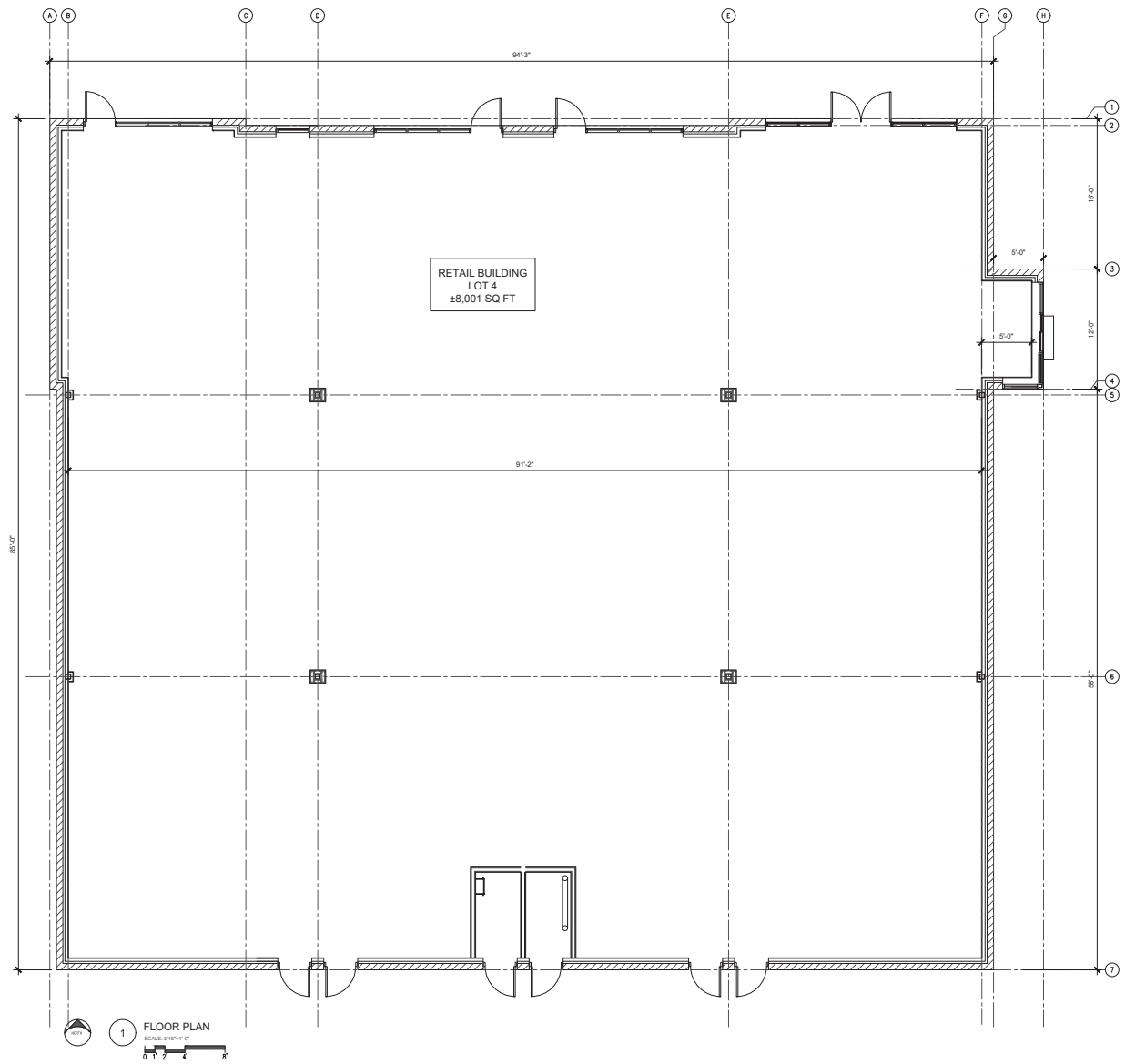
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PROJECT # 2514-19
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DATE: 03/13/26
ISSUED FOR:
ISSUED FOR CLIENT REVIEW

GENERIC COLOR
EXTERIOR
ELEVATIONS
A3.02

Lot 4- Four-unit building Floor Plan & Elevations



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PROJECT TEAM:

I L E K I S
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312-419-0009 www.ilekis.com
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DATE: 03/13/20 ISSUED FOR: ISSUED FOR CLIENT REVIEW

FLOOR PLAN

A3.01



CITY APPROVAL

CLIENT:
vequity | 

Vequity
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Suite 300
Chicago, IL 60607
312-985-0987
Email info@vequity.com
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PROJECT TEAM:



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ALPHONSE A. ILEKIS, AIA

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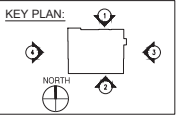
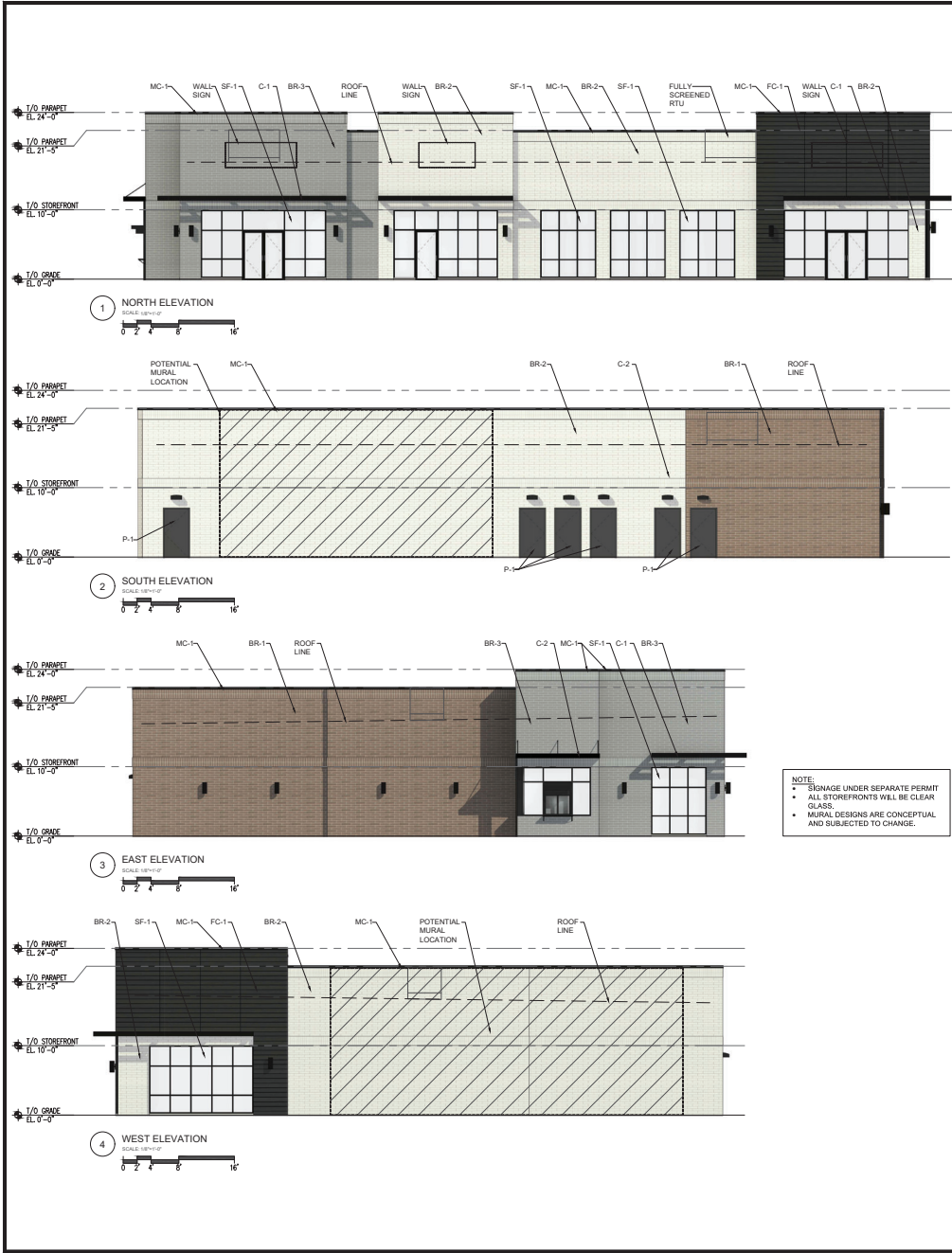
DATE:	ISSUED FOR:
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03/13/26	ISSUED FOR CLIENT REVIEW
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PERSPECTIVE VIEWS
GENERIC VERSION
LOT 3

A3.04

20% PRELIMINARY DESIGN PACKAGE



MATERIAL SCHEDULE					
LEGEND	MATERIAL	IMAGE	MANUFACTURER	COLOR/DESCRIPTION	FINISH/STYLE
BR-1	BRICK		ECHOLON	DARKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-2	BRICK		ECHOLON	WHITE	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
BR-3	BRICK		ECHOLON	DARK GREY	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
FC-1	FIBER CEMENT PANEL		NICHIA	BLACKWOOD	INSTALLED PER MANUFACTURERS RECOMMENDATIONS
MC-1	METAL COPING		TBD	BLACK ANODIZED	
C-1	METAL CANOPY		TBD	PRE-FINISHED OPENED METAL CANOPY COLOR TO MATCH STOREFRONT	
C-2	METAL CANOPY		TBD	PRE-FINISHED CLOSED METAL CANOPY COLOR TO MATCH STOREFRONT	
SF-1	ALUMINUM STOREFRONT SYSTEM		TBD	BLACK ANODIZED WITH CLEAR GLASS	
P-1	PAINT		TBD	BLACK	

CITY APPROVAL

CLIENT:
vequity
220 N Morgan Street
Suite 300
Chicago, IL 60607
312-885-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:
IL EKIS
Associates
PLANNERS
IL EKIS ASSOCIATES
223 W JACKSON BLVD.
SUITE 1100
CHICAGO, IL 60606
312-419-0009
www.ILEKIS.com

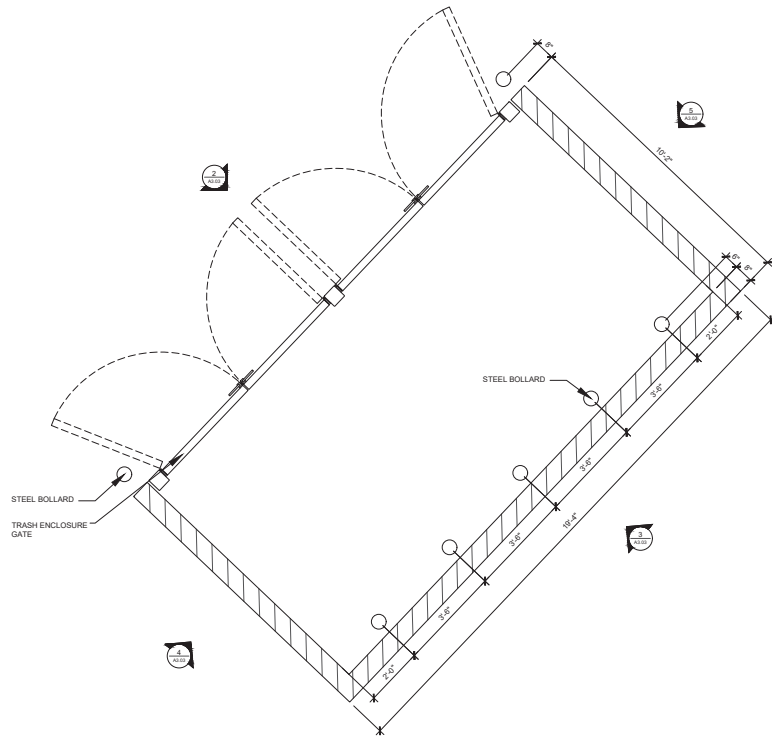
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ARCHITECT & LANDSCAPE ARCHITECT
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NOTE:
PROJECT # 2514-11
LOT 8
20% PRELIMINARY DESIGN
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ST CHARLES, IL 60174

DATE: 03/13/26
ISSUED FOR:
ISSUED FOR CLIENT REVIEW

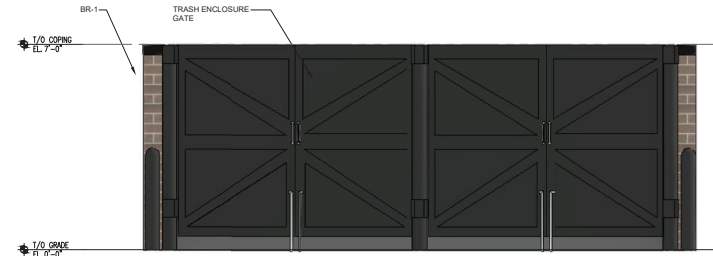
EXTERIOR
COLOR ELEVATIONS

A3.02

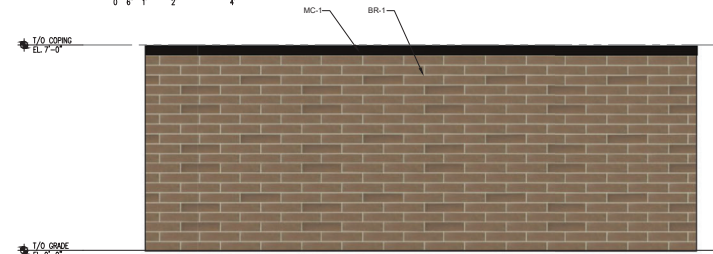


1 ENLARGED PLAN
SCALE: 1/8"=1'-0"

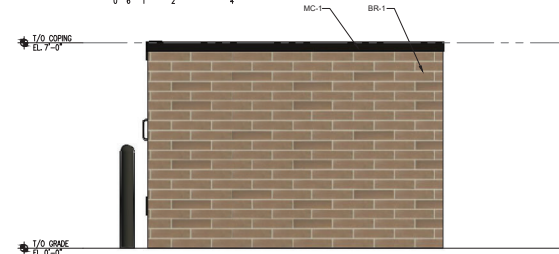
NOTE:
SEE A3.02 FOR MATERIAL SCHEDULE



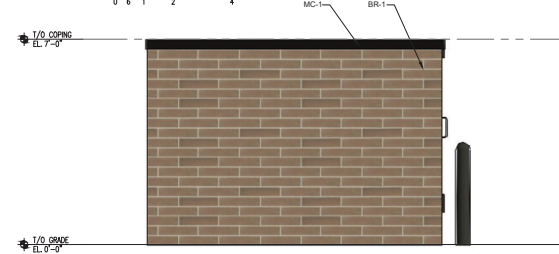
2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 EAST ELEVATION
SCALE: 1/8"=1'-0"

20% PRELIMINARY DESIGN PACKAGE

CITY APPROVAL

CLIENT:
vequity | *real estate. redefined.*
Vequity
220 N Morgan Street
Suite 300
Chicago, IL 60607
312-985-0987
Email: info@vequity.com
www.vequity.com

PROJECT TEAM:

ILEKIS
architects + planners
ILEKIS ASSOCIATES
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SUITE 1000
CHICAGO, IL 60606
312-419-0009
www.ILEKIS.com
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NOTE:

PROJECT # 2514-11
LOT 8
20% PRELIMINARY DESIGN
4015 S. MAIN ST.
ST CHARLES, IL 60174

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DATE: 03/13/20
ISSUED FOR: ISSUED FOR CLIENT REVIEW

03/13/20

ISSUED FOR CLIENT REVIEW

COLOR
ELEVATIONS TRASH
ENCLOSURE

A3.03



1 PERSPECTIVE VIEW
SCALE N.T.S.



2 PERSPECTIVE VIEW
SCALE N.T.S.

NOTE:
MURAL DESIGNS ARE CONCEPTUAL AND
SUBJECTED TO CHANGE.

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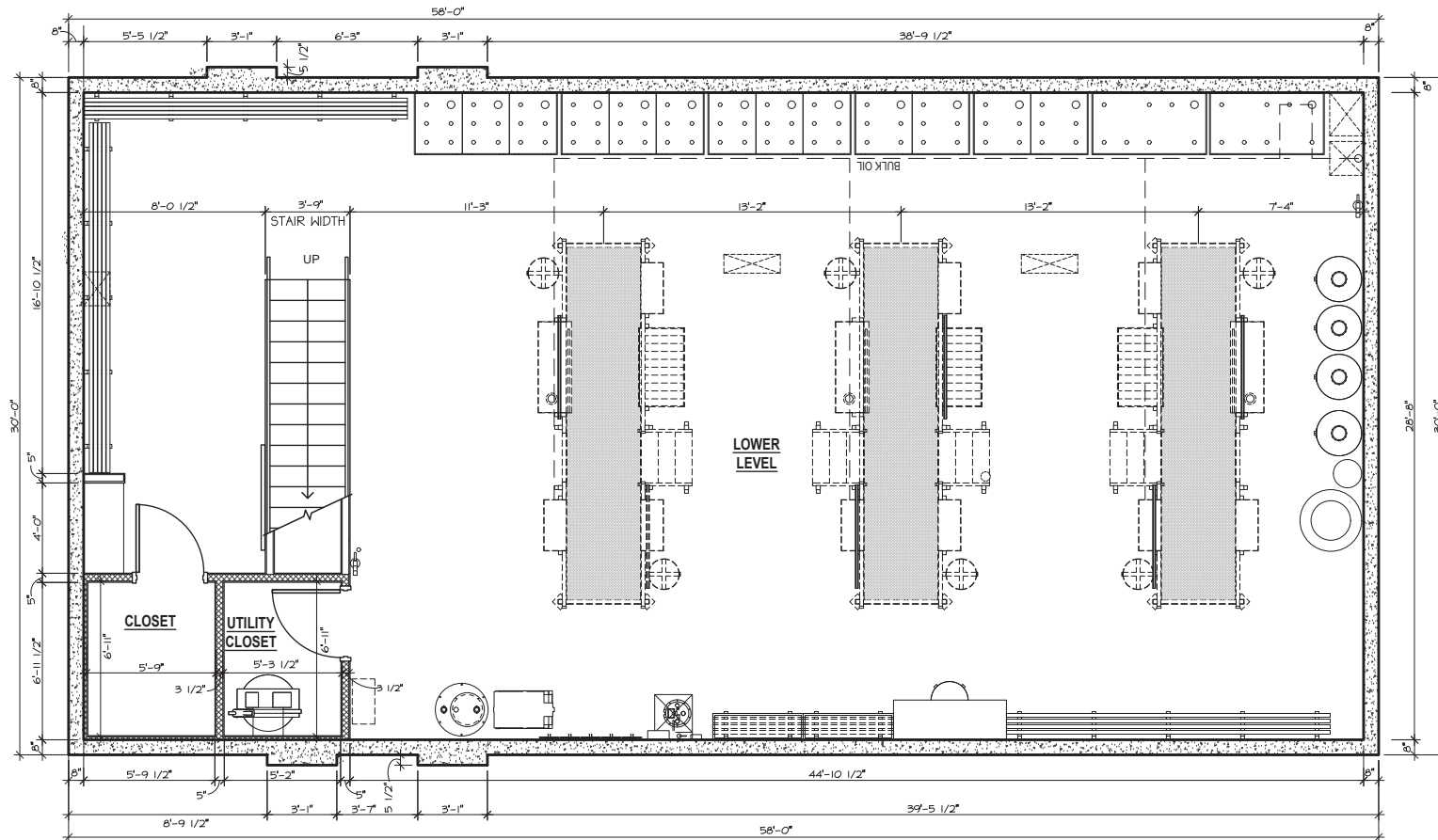


ANNIHILATOR-AI

225 DB Franchising USA, LLC



Lot 11 - Valvoline Floor Plan & Elevations



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026



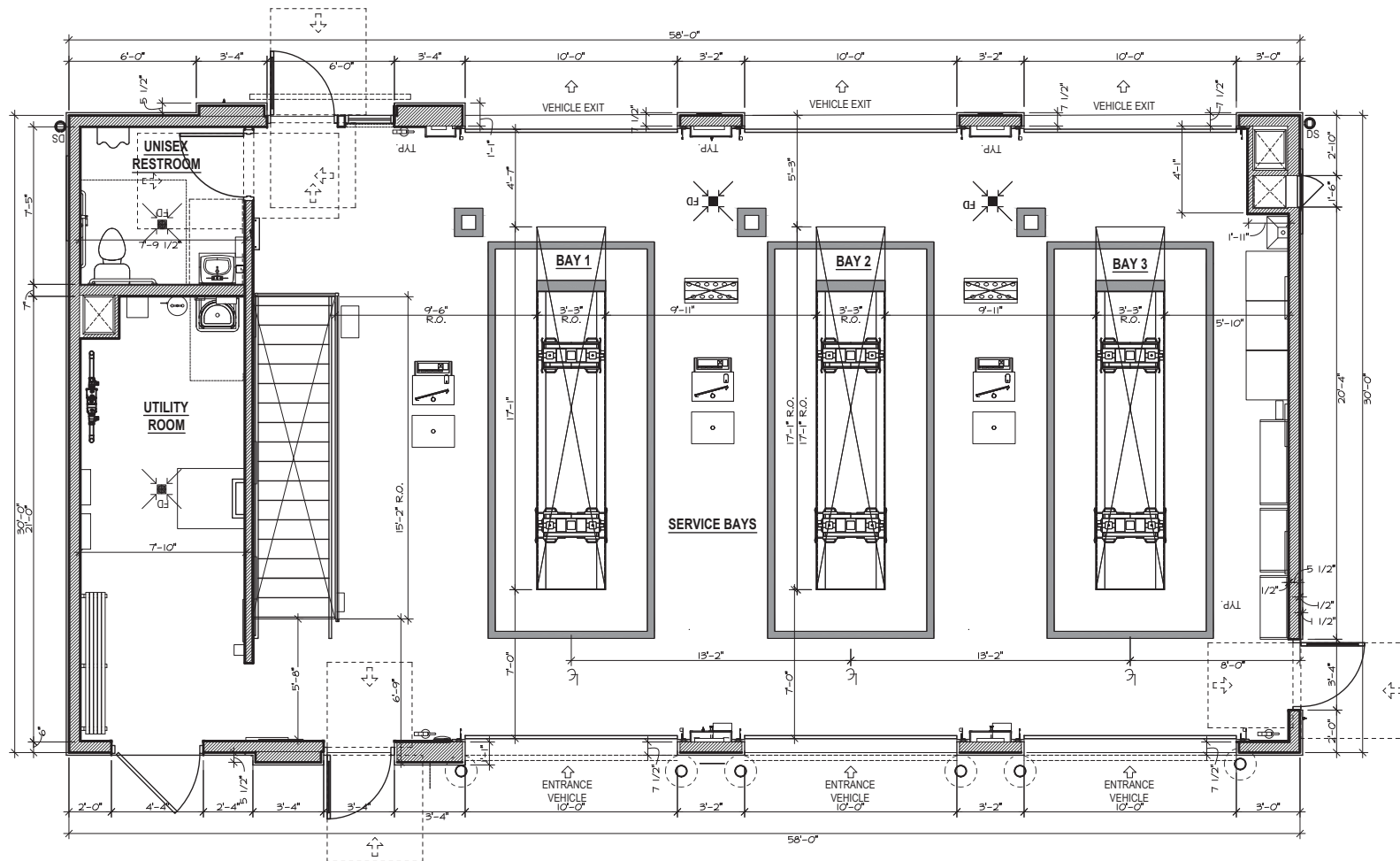
Basement Plan



ARCHAMERICA

34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026



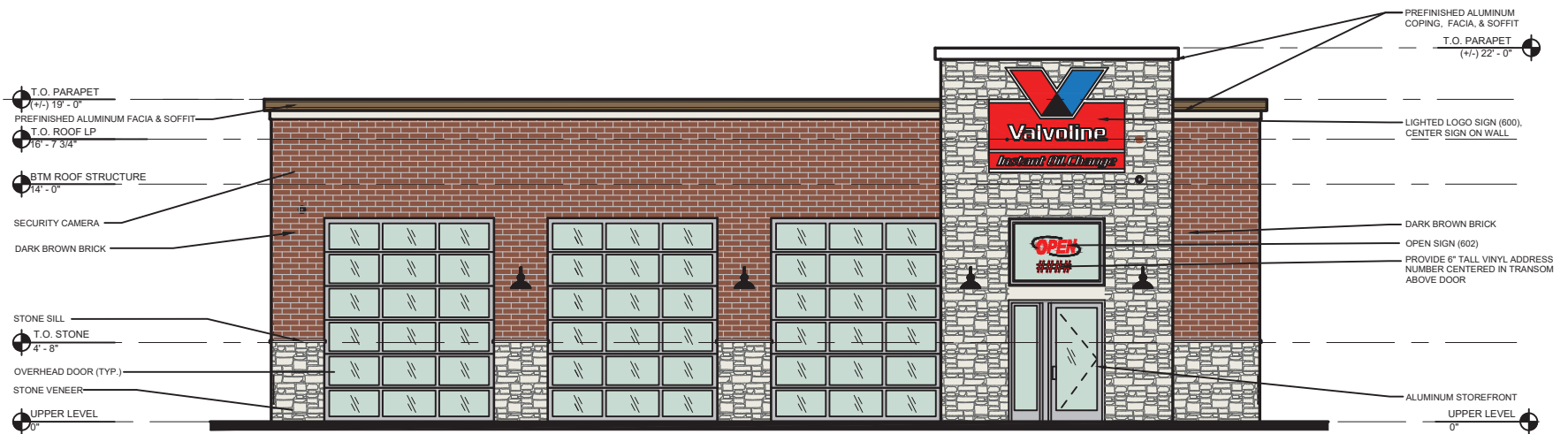
1st Floor Plan



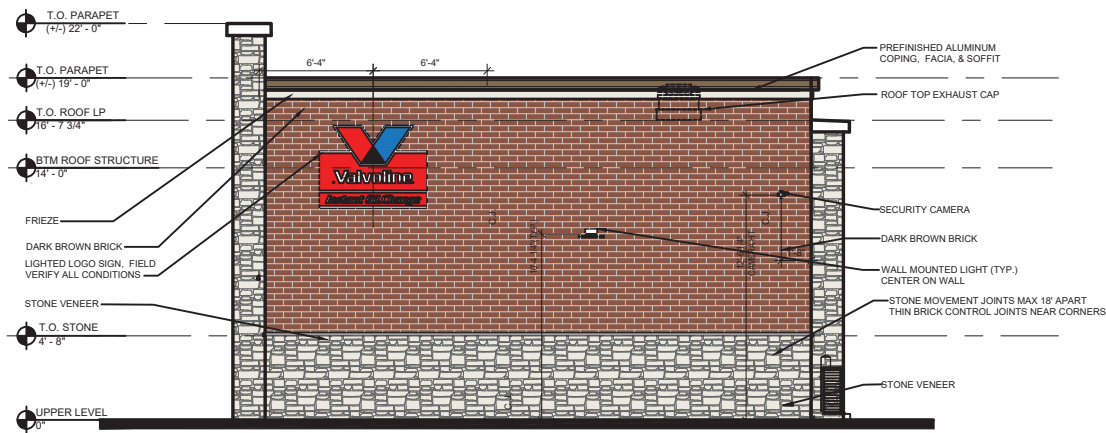
ARCHAMERICA

34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601



Front



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

Elevations



ARCHAMERICA

34121 N. US 45, Suite 213

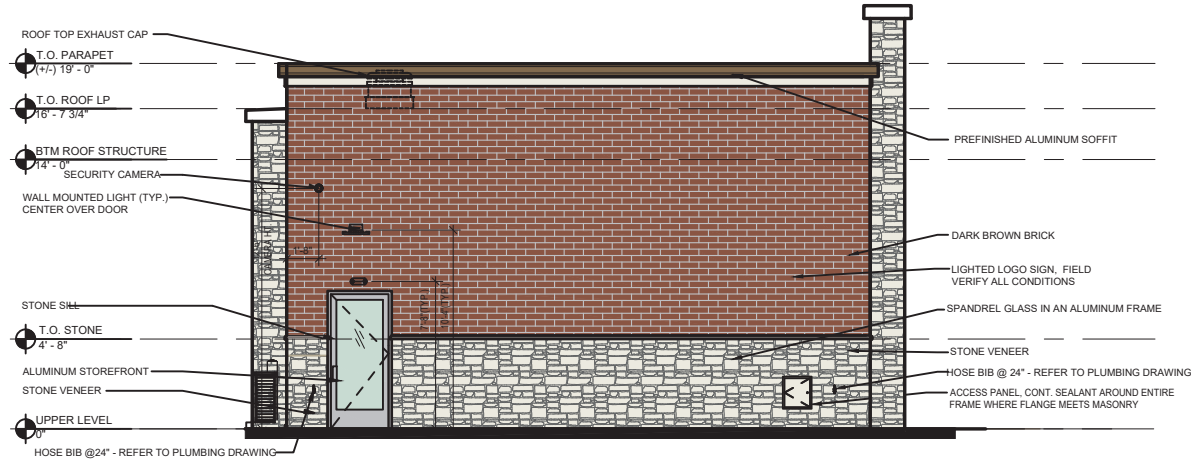
Grayslake, Illinois 60030

Phone 847-336-6600

Fax 847-336-6601



Rear



NEW OIL SERVICE FACILITY FOR

Valvoline

4051 MAIN ST, ST CHARLES, ILLINOIS

MAY 27, 2026

Elevations

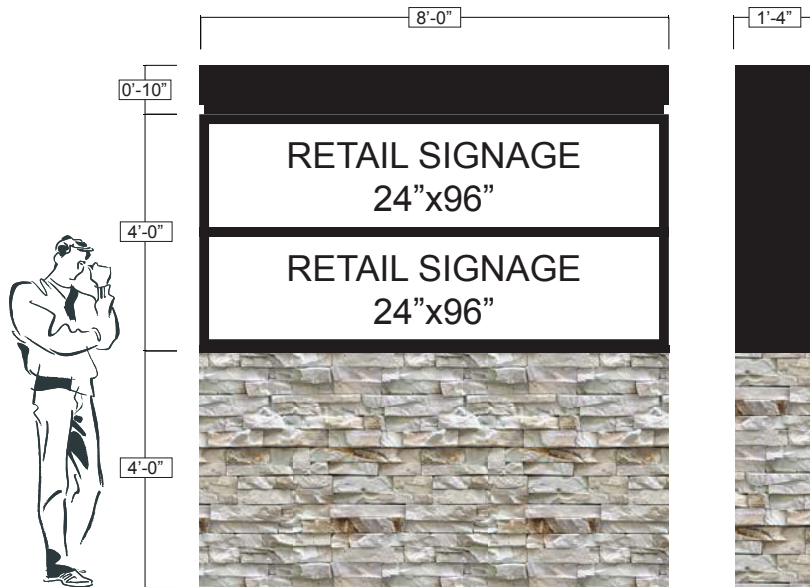


ARCHAMERICA

34121 N. US 45, Suite 213
Grayslake, Illinois 60030

Phone 847-336-6600
Fax 847-336-6601

SIGN TYPE 2

SIGN
2.X

SPECIFICATIONS

-QUANTITY: (1) DOUBLE SIDED ILLUMINATED SIGN CABINET
 -FRAME: 2" ALUMINUM WELDED FRAME
 -SKIN: .080 ALUMINUM PAINTED
 -ILLUMINATION: WHITE LED QUIK STICKS
 -FACES: (2) TENANT INSERTS- 3/16" LEXAN
 -GRAPHICS: N/A NOT INCLUDED
 -MOUNTING: (2) 5"x5" HSS POSTS
 -HEIGHT ABOVE GRADE: 12'-0"
 -SIGN DIMENSIONS: 96"x48"
 -TOTAL SQUARE FEET: 32 SF
 -PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO POWER/SUPPLIED BY CUSTOMER
 -UL LISTED: YES

COLOR SCHEDULE

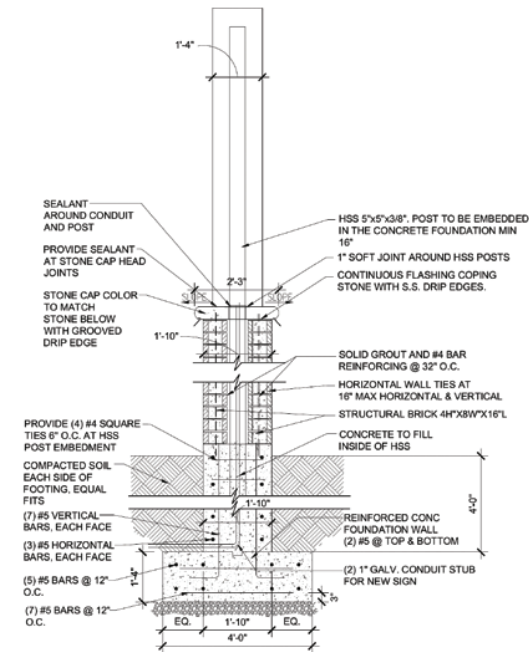
- ☐ WHITE-LEXAN INSERTS
☒ BLACK-SIGN CABINET & BRICK CAP
☒ STONE BRICK VENEER/TBD



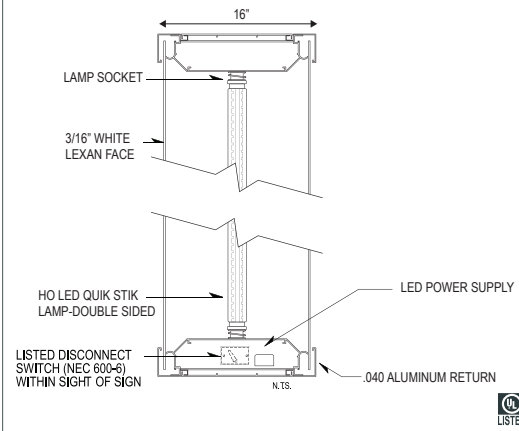
ATTENTION



-CONCRETE WORK TO BE PERFORMED BY OTHERS.
 -STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
 -MASONRY WORK TO BE PERFORMED BY OTHERS.
 -ELECTRICAL WORK TO BE PERFORMED BY OTHERS.



DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral



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 FULL SERVICE SIGN COMPANY

207 Gail Ct. S. info@signs3.com
 Prospect Heights, IL 60070 signs3.com

847.222.0505

CLIENT

vequity

CORPORATE:
 226 N. MORGAN ST. SUITE 300
 CHICAGO, IL 60607

LOCATION:
 4051 E. MAIN ST.
 ST. CHARLES, IL 60174

PROJECT

DATE: 06/20/2025

Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SCALE: N.T.S.

MONUMENT SIGNS

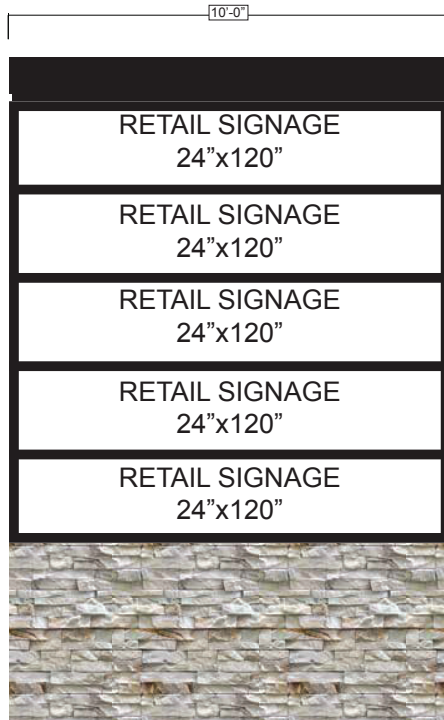
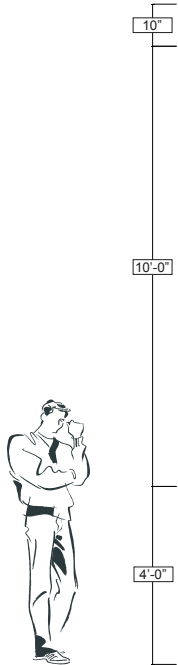
DETAIL

SHEET

2 OF 7

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SIGN TYPE 3

SIGN
3.X

SPECIFICATIONS

-QUANTITY: (2) DOUBLE SIDED ILLUMINATED SIGN CABINET
 -FRAME: 2" ALUMINUM WELDED FRAME
 -SKIN: .080 ALUMINUM PAINTED
 -ILLUMINATION: WHITE LED QUIK STICKS
 -FACES: (5) TENANT INSERTS- 3/16" LEXAN
 -GRAPHICS: N/A NOT INCLUDED
 -MOUNTING: (2) 5"x5" HSS POSTS
 -HEIGHT ABOVE GRADE: 12'-0"
 -SIGN DIMENSIONS: 120"x120"
 -TOTAL SQUARE FEET: 100 SF
 -PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO POWER/SUPPLIED BY CUSTOMER
 -UL LISTED: YES

COLOR SCHEDULE

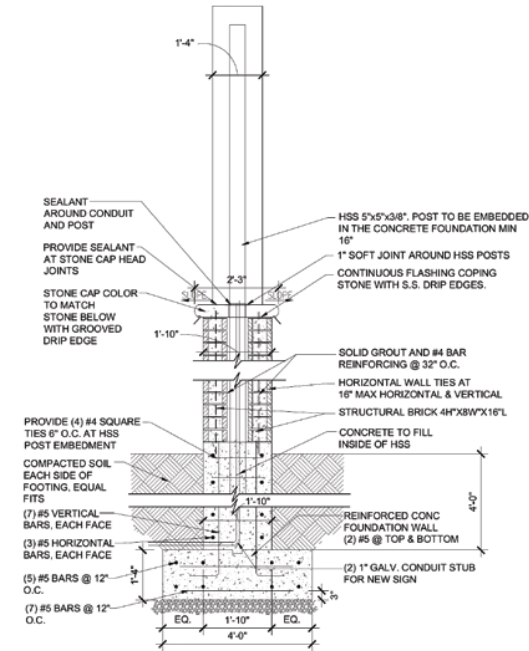
- WHITE-LEXAN INSERTS
- BLACK-SIGN CABINET & BRICK CAP
- STONE BRICK VENEER/TBD



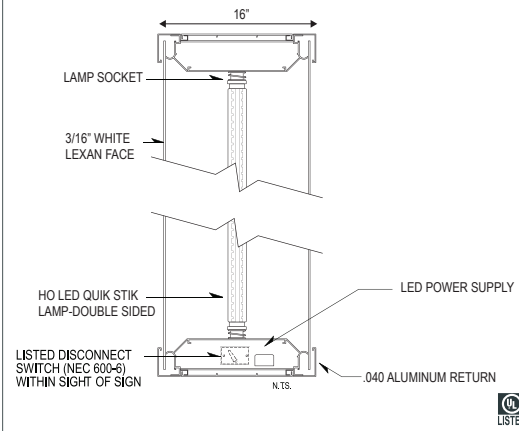
ATTENTION



-CONCRETE WORK TO BE PERFORMED BY OTHERS.
 -STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
 -MASONRY WORK TO BE PERFORMED BY OTHERS.
 -ELECTRICAL WORK TO BE PERFORMED BY OTHERS.



DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral



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 CHICAGO, IL 60607

LOCATION:
 4051 E. MAIN ST.
 ST. CHARLES, IL 60174

PROJECT

DATE: 06/20/2025

Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SCALE: N.T.S.

MONUMENT SIGNS

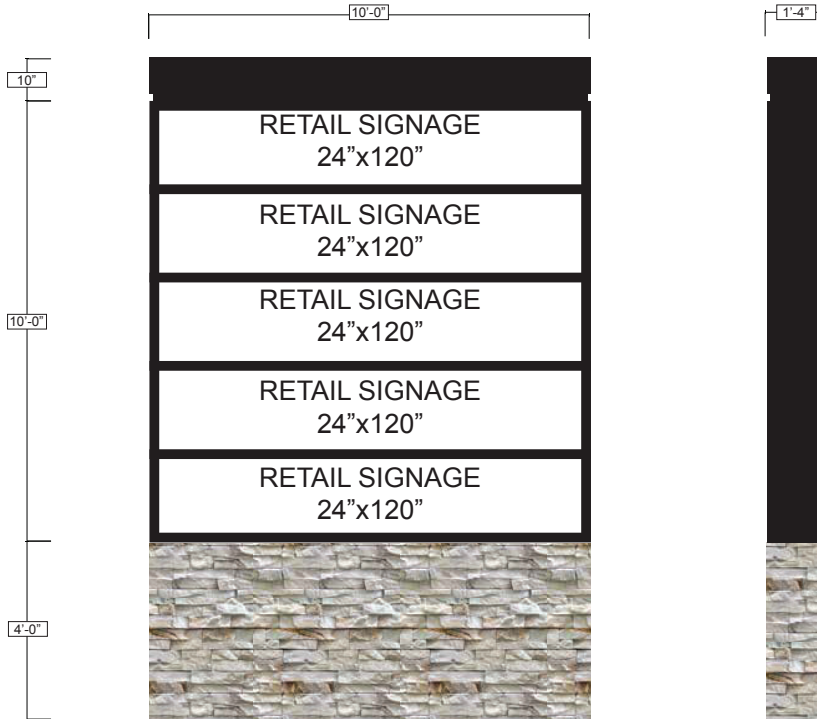
DETAIL

SHEET

3 OF 7

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SIGN TYPE 4

SIGN
4.X

SPECIFICATIONS

-QUANTITY: (1) DOUBLE SIDED ILLUMINATED SIGN CABINET
 -FRAME: 2" ALUMINUM WELDED FRAME
 -SKIN: .080 ALUMINUM PAINTED
 -ILLUMINATION: WHITE LED QUIK STICKS
 -FACES: (8) TENANT INSERTS- 3/16" LEXAN
 -GRAPHICS: N/A NOT INCLUDED
 -MOUNTING: (2) 5"x5" HSS POSTS
 -HEIGHT ABOVE GRADE: 15'-0"
 -SIGN DIMENSIONS: 120"x120"
 -TOTAL SQUARE FEET: 100 SF
 -PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO POWER/SUPPLIED BY CUSTOMER
 -UL LISTED: YES

COLOR SCHEDULE

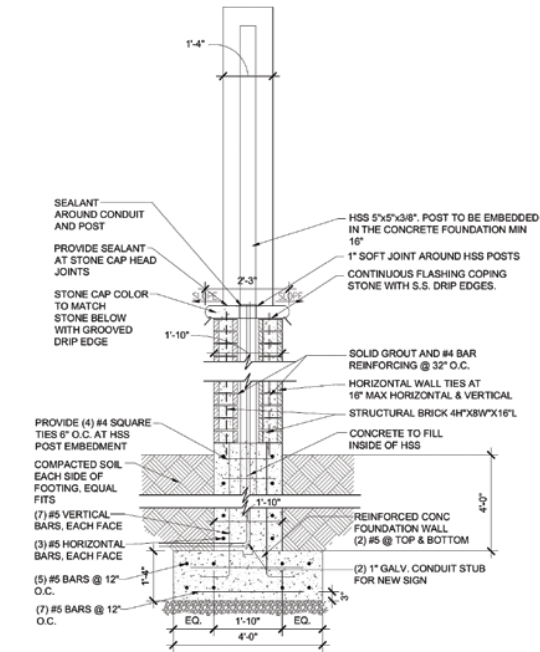
- ☐ WHITE-LEXAN INSERTS
☒ BLACK-SIGN CABINET & BRICK CAP
☒ STONE BRICK VENEER/TBD



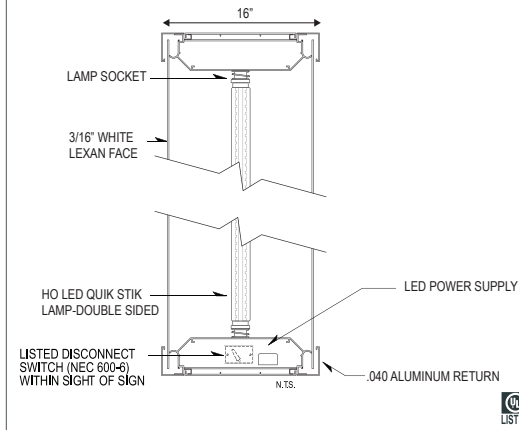
ATTENTION



-CONCRETE WORK TO BE PERFORMED BY OTHERS.
 -STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
 -MASONRY WORK TO BE PERFORMED BY OTHERS.
 -ELECTRICAL WORK TO BE PERFORMED BY OTHERS.



DOUBLE FACE-ILLUMINATED LED CABINET DETAIL-TYPICAL SECTION



ELECTRICAL NOTES



Sign Company DOES NOT provide primary electrical to sign.
 Power to the sign must be done by a licensed electrical contractor or licensed electrician.
 Each sign must have: 1. A minimum of one dedicated 120V/ 20A circuit
 2. Junction box installed within 6 feet of sign
 3. Three wires: Line, Ground, Neutral

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 Prospect Heights, IL 60070 signs3.com

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vequity

CORPORATE:
 226 N. MORGAN ST. SUITE 300
 CHICAGO, IL 60607

LOCATION:
 4051 E. MAIN ST.
 ST. CHARLES, IL 60174

PROJECT

DATE: 06/20/2025

Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SCALE: N.T.S.

MONUMENT SIGNS

DETAIL

SHEET

4 OF 7

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QUANTITY: (2) DOUBLE SIDED ILLUMINATED SIGN CABINET
-FRAME: 2" ALUMINUM WELDED FRAME
-SKIN: .080 ALUMINUM PAINTED
-ILLUMINATION: WHITE LED QUIK STICKS
-FACES: (8) TENANT INSERTS: 3/16" LEXAN
-GRAPHICS: N/A NOT INCLUDED
-MOUNTING: (2) 5"x5" HSS POSTS
-HEIGHT ABOVE GRADE: 23'-2"
-SIGN DIMENSIONS: 120"x152"
-TOTAL SQUARE FEET: 160 SF
-PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO
POWER/SUPPLIED BY CUSTOMER
-JUL LISTED: YES

☐ WHITE-LEXAN INSERTS
☒ BLACK-SIGN CABINET & BRICK CAP
☒ STONE BRICK VENEER/TBD



ATTENTION



- CONCRETE WORK TO BE PERFORMED BY OTHERS.
- STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
- MASONRY WORK TO BE PERFORMED BY OTHERS.
- ELECTRICAL WORK TO BE PERFORMED BY OTHERS.

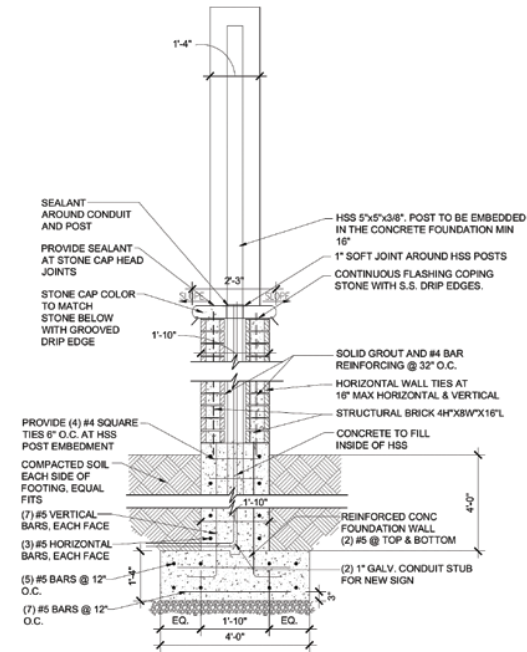


ELECTRICAL NOTES



Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral



Technical drawing of the LED sign assembly, showing front and side views with dimensions and labels.

Dimensions:

- Overall width: 16"
- LED strip width: 3/16" WHITE LEXAN FACE

Labels and Components:

- LAMP SOCKET
- HO LED QUIK STIK LAMP-DOUBLE SIDED
- LED POWER SUPPLY
- LISTED DISCONNECT SWITCH (NEC 600-6) WITHIN SIGHT OF SIGN
- .040 ALUMINUM RETURN
- N.T.S. (Not To Scale)

207 Gail Ct. S.
Prospect Heights, IL 60070

info@signs3.com
signs3.com

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CLIENT

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CHICAGO, IL 60607

LOCATION:
4051 E. MAIN ST.
ST. CHARLES, IL 60174

PROJECT

DATE: 06/20/2025

 Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER:

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
☐ APPROVED AS NOTED
☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SACAI F: NTS

MONUMENT SIGNS

DETAIL

SHEET

5 OF 7

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*The rendering depicts the approximate size and color. Final product may vary.

SIGN TYPE 6



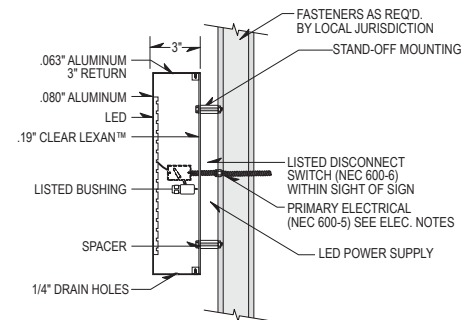
SPECIFICATIONS

- QUANTITY: (2) SET OF HALO LIT CHANNEL LETTERS
- ILLUMINATION: WHITE LED
- FACES: N/A
- CANS: ALUMINUM
- TRIMCAP: N/A
- MOUNTING: CHANNEL LETTERS MOUNTED TO PAINTED ALUMINUM PANEL
- LETTER DIMENSIONS: 82" x 39"
- TOTAL SQUARE FEET: 22.21 SF
- PRIMARY ELECTRICAL REQUIREMENT: CONNECT TO EXISTING POWER
- UL LISTED: YES

COLOR SCHEDULE

- LETTERS-BLACK
- STONE BRICK VENEER/TBD

CHANNEL LETTER - TYPICAL SECTION - HALO-LIT LED



N.T.S.



ATTENTION



- CONCRETE WORK TO BE PERFORMED BY OTHERS.
- STEEL POSTS SUPPLIED & INSTALLED BY OTHERS.
- MASONRY WORK TO BE PERFORMED BY OTHERS.
- ELECTRICAL WORK TO BE PERFORMED BY OTHERS.



ELECTRICAL NOTES



- Sign Company DOES NOT provide primary electrical to sign.
- Power to the sign must be done by a licensed electrical contractor or licensed electrician.
- Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
- 2. Junction box installed within 6 feet of sign
- 3. Three wires: Line, Ground, Neutral



FULL SERVICE SIGN COMPANY

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Prospect Heights, IL 60070 signs3.com

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CLIENT

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226 N. MORGAN ST. SUITE 300
CHICAGO, IL 60607LOCATION:
4051 E. MAIN ST.
ST. CHARLES, IL 60174

PROJECT

DATE: 06/20/2025

Vequity 4051 E Main St. Charles 06202025.ai

ACCOUNT REP: JD

DESIGNER: NP

DESIGN TIME: N/A

R1:00/00/00

R2:00/00/00

R3:00/00/00

R4:00/00/00

R5:00/00/00

DESIGN STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

SIGN:

DATE:

MUNICIPALITY: ST. CHARLES, IL

PERMIT STATUS:

- ☐ REVISE & RESUBMIT
- ☐ APPROVED AS NOTED
- ☐ APPROVED

PRINT SIZE: ☒ 11"x17" ☐ 8.5"x11"

SCALE: N.T.S.



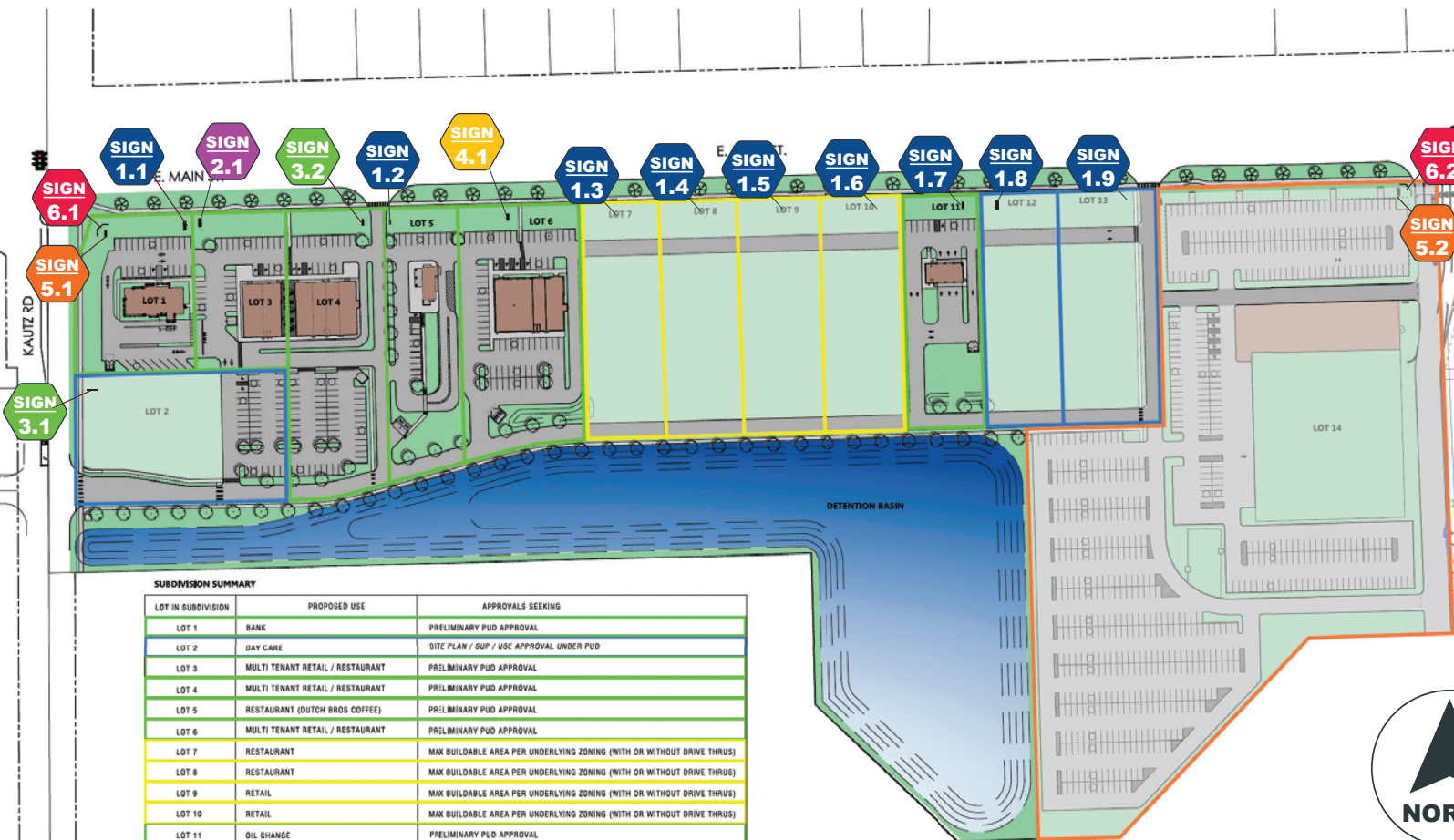
MONUMENT SIGNS

DETAIL

SHEET

6 OF 7

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SUBDIVISION SUMMARY

LOT IN SUBDIVISION	PROPOSED USE	APPROVALS SEEKING
LOT 1	BANK	PRELIMINARY PUD APPROVAL
LOT 2	DAY CARE	SITE PLAN / SUP / USE APPROVAL UNDER PUD
LOT 3	MULTI TENANT RETAIL / RESTAURANT	PRELIMINARY PUD APPROVAL
LOT 4	MULTI TENANT RETAIL / RESTAURANT	PRELIMINARY PUD APPROVAL
LOT 5	RESTAURANT (DUTCH BROS COFFEE)	PRELIMINARY PUD APPROVAL
LOT 6	MULTI TENANT RETAIL / RESTAURANT	PRELIMINARY PUD APPROVAL
LOT 7	RESTAURANT	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRU)
LOT 8	RESTAURANT	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRU)
LOT 9	RETAIL	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRU)
LOT 10	RETAIL	MAX BUILDABLE AREA PER UNDERLYING ZONING (WITH OR WITHOUT DRIVE THRU)
LOT 11	OIL CHANGE	PRELIMINARY PUD APPROVAL
LOT 12	CAR WASH	SITE PLAN / SUP / USE APPROVAL UNDER PUD
LOT 13	CAR WASH	SITE PLAN / SUP / USE APPROVAL UNDER PUD
LOT 14	DEALERSHIP	FUTURE SITE PLAN APPROVAL - DEALERSHIP REQUIREMENTS INCLUDED IN PUD



NOTES:



-EACH LOT SHALL HAVE 1 FREESTANDING MONUMENT SIGN.
-LOTS 12 AND 13 IF 1 USER WILL HAVE 1 FREESTANDING SIGN AND IF 2 USERS IT WOULD HAVE 1 MONUMENT SIGN PER LOT/PER USER.
-LOT 14 PROPOSED CAR DEALERSHIP SPECIFIC SIGNAGE WILL BE SUBMITTED SEPARATELY BY OTHERS PER PUD REQUIREMENTS.



(1) TENANT MONUMENT SIGN



(2) TENANT MONUMENT SIGN



(4) TENANT MONUMENT SIGN



(5) TENANT MONUMENT SIGN



(8) TENANT MONUMENT SIGN



SHOPPING CENTER ID MONUMENT SIGN

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