

- SYMBOL**
- 12" SLOPE
 - 24" SLOPE
 - 36" SLOPE
 - 48" SLOPE
 - 60" SLOPE
 - 72" SLOPE
 - 84" SLOPE
 - 96" SLOPE
 - 108" SLOPE
 - 120" SLOPE
 - 132" SLOPE
 - 144" SLOPE
 - 156" SLOPE
 - 168" SLOPE
 - 180" SLOPE
 - 192" SLOPE
 - 204" SLOPE
 - 216" SLOPE
 - 228" SLOPE
 - 240" SLOPE
 - 252" SLOPE
 - 264" SLOPE
 - 276" SLOPE
 - 288" SLOPE
 - 300" SLOPE
 - 312" SLOPE
 - 324" SLOPE
 - 336" SLOPE
 - 348" SLOPE
 - 360" SLOPE
 - 372" SLOPE
 - 384" SLOPE
 - 396" SLOPE
 - 408" SLOPE
 - 420" SLOPE
 - 432" SLOPE
 - 444" SLOPE
 - 456" SLOPE
 - 468" SLOPE
 - 480" SLOPE
 - 492" SLOPE
 - 504" SLOPE
 - 516" SLOPE
 - 528" SLOPE
 - 540" SLOPE
 - 552" SLOPE
 - 564" SLOPE
 - 576" SLOPE
 - 588" SLOPE
 - 600" SLOPE
 - 612" SLOPE
 - 624" SLOPE
 - 636" SLOPE
 - 648" SLOPE
 - 660" SLOPE
 - 672" SLOPE
 - 684" SLOPE
 - 696" SLOPE
 - 708" SLOPE
 - 720" SLOPE
 - 732" SLOPE
 - 744" SLOPE
 - 756" SLOPE
 - 768" SLOPE
 - 780" SLOPE
 - 792" SLOPE
 - 804" SLOPE
 - 816" SLOPE
 - 828" SLOPE
 - 840" SLOPE
 - 852" SLOPE
 - 864" SLOPE
 - 876" SLOPE
 - 888" SLOPE
 - 900" SLOPE
 - 912" SLOPE
 - 924" SLOPE
 - 936" SLOPE
 - 948" SLOPE
 - 960" SLOPE
 - 972" SLOPE
 - 984" SLOPE
 - 996" SLOPE
 - 1008" SLOPE
 - 1020" SLOPE
 - 1032" SLOPE
 - 1044" SLOPE
 - 1056" SLOPE
 - 1068" SLOPE
 - 1080" SLOPE
 - 1092" SLOPE
 - 1104" SLOPE
 - 1116" SLOPE
 - 1128" SLOPE
 - 1140" SLOPE
 - 1152" SLOPE
 - 1164" SLOPE
 - 1176" SLOPE
 - 1188" SLOPE
 - 1200" SLOPE

2009K005931
 SANDY WEGMAN
 RECORDER - KANE COUNTY, IL
 RECORDED: 1/26/2009 2:00 PM
 REC. PBL. 64 40 10/2009 FEB. 10/2009
 PAGES 2

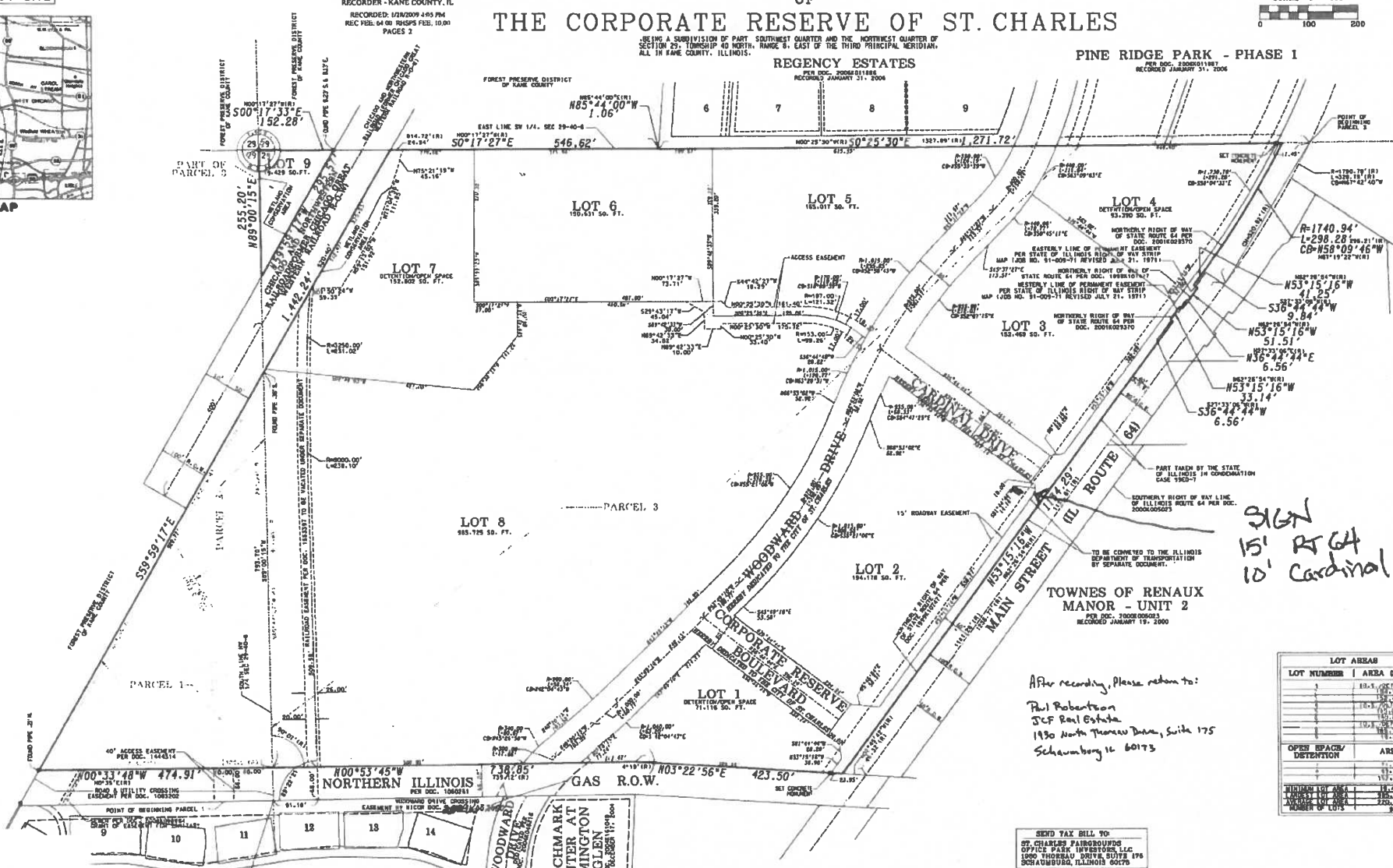
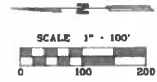
YOUR ORIGINAL
 Record Not Responsible
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FINAL PLAT OF SUBDIVISION OF THE CORPORATE RESERVE OF ST. CHARLES

BEING A SUBDIVISION OF PARTS SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

REGENCY ESTATES
 REC. DOC. 2006011888
 RECORDED JANUARY 31, 2006

PINE RIDGE PARK - PHASE 1
 REC. DOC. 2006011888
 RECORDED JANUARY 31, 2006



NOTES:

LOT 15 IS SUBJECT TO MATTERS OF TITLE AND RULE EXCEPTIONS TO TITLE.

NO TO GO INTO INFORMATION OF THE FLOOD HAZARD MAP, THE NEAREST DESCRIBED PROPERTY WITHIN 200' IS AREAS DETERMINED TO BE OUTSIDE CLEAR FLOODPLAIN IDENTIFIED BY THE FEDERAL CITY MANAGEMENT AGENCY FLOOD INSURANCE PROGRAM PANEL NUMBER 170520281 F WITH CITY DATE OF DECEMBER 20, 2006.

HALL OF NO ACCESS TO ILLINOIS ROUTE 64 FROM 21.2 AND 4. ALL OTHER ACCESS SHALL BE VIA THE D SUBDIVISION STREET SYSTEM INCLUDING WOODWARD CORPORATE RESERVE BOULEVARD AND CARDINAL DRIVE. HALL OF AT MOST ONE FEET ACCESS TO ILLINOIS ROUTE 64 TO SERVICE BICYCLES. THESE SHALL BE AT MOST ONE FEET ACCESS TO ILLINOIS ROUTE 64. CARDINAL AS SHOWN ON THE PLAT. ALL OTHER ACCESS SHALL INTERNAL CIRCULATION.

GENERAL NOTES:

- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.

EASEMENT LEGEND:

LOTS 2, 3, 5, 6 AND 8 ARE COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, STOCKWELLS AND DRAINAGE. (SEE SHEET 2 OF 2 FOR PROVISIONS)

LOTS 11, 4, 7 AND A PORTION OF PORTIONS OF LOT 8 TO BE IDENTIFIED DETERMINED WHEN FINAL PLANS FOR LOT 8 OR A PORTION THEREOF ARE COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, STOCKWELLS AND DRAINAGE. ALSO A STORMWATER MANAGEMENT EASEMENT. (SEE SHEET 2 OF 2 FOR PROVISIONS)

THE LOTS WITHIN THIS SUBDIVISION ARE COVERED BY ACCESS EASEMENT, LANDSCAPE AND STORMWATER MANAGEMENT EASEMENT. (SEE SHEET 2 OF 2 FOR PROVISIONS)

THE LOTS WITHIN THIS SUBDIVISION ARE COVERED BY BICYCLE AND PEDESTRIAN EASEMENT. (SEE SHEET 2 OF 2 FOR PROVISIONS)

AREA (SQ.FT.)	AREA (AC.)
TOTAL OPEN SPACE	317.109
TOTAL	1.286
TOTAL	31.933
TOTAL	14.249
TOTAL	2.224
TOTAL	80.508

LOT NUMBER	AREA (SQ.FT.)	AREA (AC.)
1	194,118	4.44
2	150,017	3.45
3	150,017	3.45
4	93,390	2.14
5	150,017	3.45
6	150,017	3.45
7	150,017	3.45
8	150,017	3.45
9	150,017	3.45
10	150,017	3.45
11	150,017	3.45
12	150,017	3.45
13	150,017	3.45
14	150,017	3.45
15	150,017	3.45

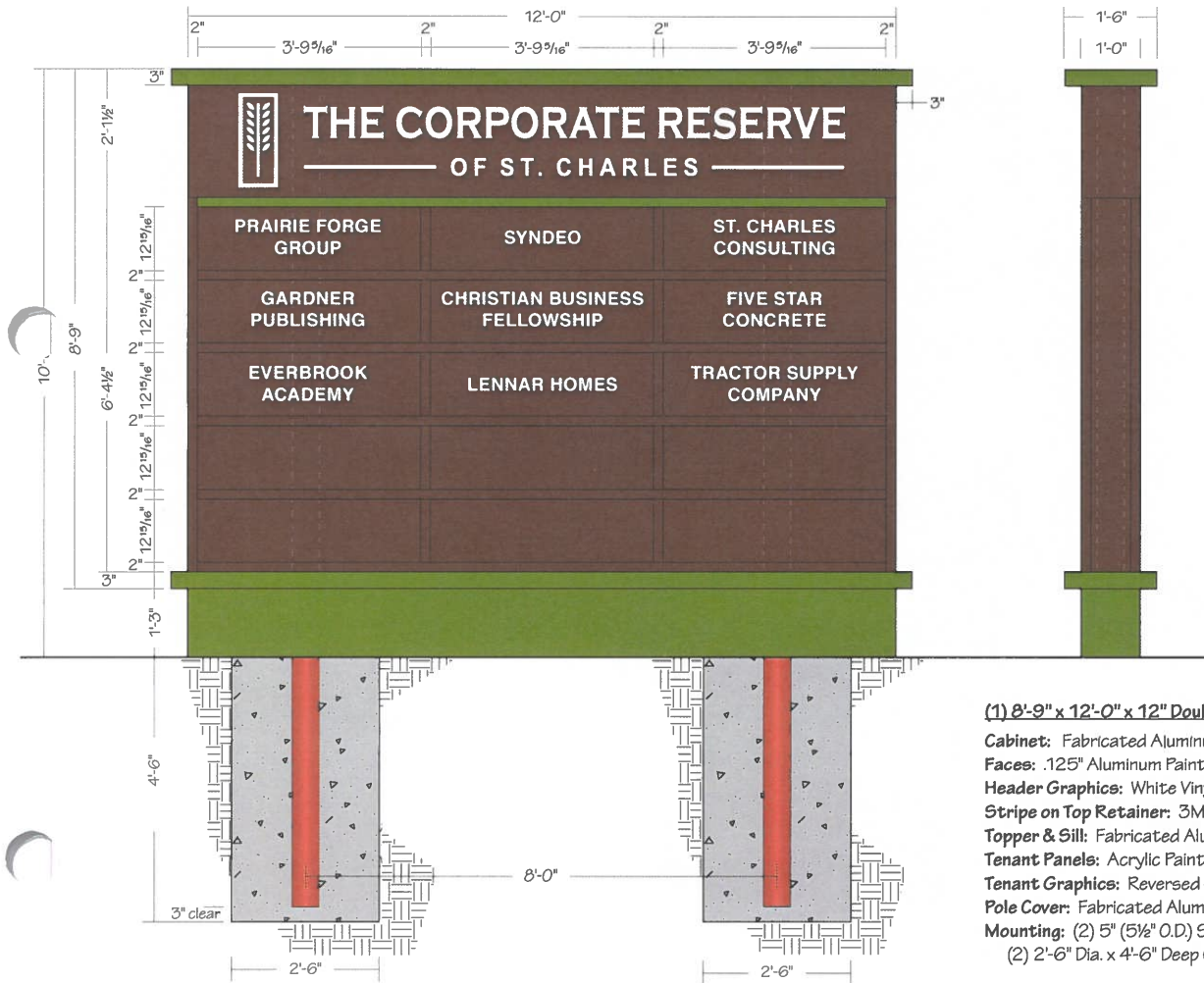
ACKIE CONSULTANTS, LLC
 6 W. HIGGINS RD., SUITE 500, ROSEMONT, IL 60018
 688-1400 FAX 647-898-1410
 INEERS PLANNERS SURVEYORS

ST. CHARLES FAIRGROUNDS OFFICE PARK INVESTORS, LLC
 1930 THOREAU DRIVE, SUITE 175
 SCHAUMBURG, ILLINOIS 60173
 PHONE: (630) 886-7890

DATE	DESCRIPTION OF REVISION	BY	DATE
1-19-09	REVISED PER CITY COMMENTS	DAJ	DESIGNED
1-19-09	ADD REVISION BICYCLE AND PEDESTRIAN EASEMENT PROVISIONS AND NOTES	DAJ	DRAWN
1-19-09	REMOVED COVER CLIPS AT CORPORATE RESERVE BOULEVARD AND CARDINAL DRIVE	DAJ	APPROVED
1-19-09	ADD BICYCLE AND PEDESTRIAN EASEMENT PROVISIONS	DAJ	
1-20-09	REVISED PER CITY COMMENTS	DAJ	
11-12-08	REVISED PER CITY COMMENTS	HAN	DATE
8-11-08	REVISED PER CITY COMMENTS	HAN	DATE
		HAN	SCALE

**FINAL PLAT OF SUBDIVISION
 THE CORPORATE RESERVE OF ST. CHARLES
 ST. CHARLES, ILLINOIS**

PROJECT NO. FILE: 2/27/09 MAKE DO



(1) 8'-9" x 12'-0" x 12" Double Face Non-Illuminated Tenant Monument Sign - 105 SF

Cabinet: Fabricated Aluminum Painted MP 41313 Dk. Bronze - Smooth Satin Finish

Faces: .125" Aluminum Painted MP 41313 Dk. Bronze - Smooth Satin Finish

Header Graphics: White Vinyl

Stripe on Top Retainer: 3M 7725-196 Apple Green Vinyl

Topper & Sill: Fabricated Aluminum Painted MP 26749 Spring Green - Satin Finish

Tenant Panels: Acrylic Painted MP 41313 Dk. Bronze

Tenant Graphics: Reversed Out White

Pole Cover: Fabricated Aluminum Painted MP 26749 Spring Green - Satin Finish

Mounting: (2) 5" (5½" O.D.) Sch. 40 Steel Pipes set into

(2) 2'-6" Dia. x 4'-6" Deep Concrete Foundations

Parvin-Clauss
SIGN COMPANY

Design • Fabrication • Installation • Maintenance

165 Tubeway Drive • Carol Stream • Illinois 60188
Tel/630-510-2020 • Fax/630-510-2074
e-mail/signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

Corporate Reserve
Development Partners

300 Cardinal Drive
St. Charles, IL 60175

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

Bill Marlow

DATE

7.12.21

SCALE

1/2" = 1'

SHEET NO.

1 of 1

ESTIMATE / JOB NUMBER

5889

FILE NAME

CRD5889

REVISIONS:

1 7.30.21 - increase OAH

2 8.09.21 - tenants

3 8.18.21 - tenant panels

4 9.21.21 - header graphics

5 12.02.21 - pole cover

6

7

8



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

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Landscaping details for (1) 8'-9" x 12'-0" x 12" Double Face Non-Illuminated Tenant Monument Sign

Planting bed: 7'-8" x 10'-3", loose soil, covered w/ natural cypress mulch

Annuals: Blue, Red and Shell Pink Wave Petunias (21 TOTAL) planted around perimeter

Medium height perennials: (10) Cotoneaster and (12) Chamomile planted away from perimeter

Tall perennials: (8) Rudbeckia (Black-Eyed Susan) "Goldsturm", (12) Echinacea (Purple Coneflower), (8) Achillea (Yarrow), planted near base of sign



Parvin-Claus
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e-mail/signs@parvinclaus.com
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PROJECT:

Corporate Reserve
Development Partners

300 Cardinal Drive
St. Charles, IL 60175

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Lisa Staszak / LS

DRAWN BY

Bill Marlow

DATE

7.12.21

SCALE

1/2" = 1'

SHEET NO.

2 of 2

ESTIMATE / JOB NUMBER

5889

FILE NAME

CRD5889

REVISIONS:

1 2.17.22 - landscape

2

3

4

5

6

7

8



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