

PRELIMINARY/FINAL ENGINEERING PLANS FOR

# RIVER 504 CONDOMINIUMS

CITY OF ST. CHARLES  
KANE COUNTY, ILLINOIS

## 2023

**OWNER**

J&B BUILDERS, INC.  
2000 W. MAIN STREET, UNIT H  
ST. CHARLES, IL 60174  
(630) 587-9900

**DEVELOPER**

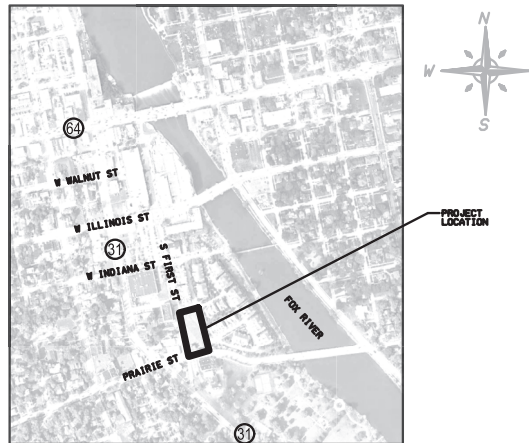
J&B BUILDERS, INC.  
2000 W. MAIN STREET, UNIT H  
ST. CHARLES, IL 60174  
(630) 587-9900

**ENGINEER**

ESI CONSULTANTS, LTD  
1979 N. MILL ST, SUITE 100  
NAPERVILLE, IL 60563  
(630) 420-1700

**SURVEYOR**

REGIONAL LAND SERVICES, LLC  
9512 FOWLER ROAD  
ROCHELLE, IL 61068  
(618) 559-2260



LOCATION MAP  
N.T.S.

**INDEX OF SHEETS**

1. COVER SHEET
2. GENERAL NOTES & LEGEND
3. EXISTING SITE CONDITIONS & DEMOLITION PLAN
4. EXISTING SURVEY
5. SITE PLAN
6. STORM SEWER PLAN
7. STORMWATER POLLUTION PREVENTION PLAN
8. UTILITY PLAN
9. GRADING PLAN
10. TURNING MOVEMENTS DETAILS
11. STORM SEWER DETAILS
- 12-13. STORMWATER POLLUTION PREVENTION DETAILS
14. SANITARY DETAILS
15. TYPICAL SECTIONS & PAVEMENT DETAILS
16. TRAFFIC CONTROL DETAILS

ENGINEERING PLAN SUBMITTAL	
THESE ENGINEERING PLANS AND SUPPORTING DOCUMENTS ARE ISSUED FOR THE FOLLOWING PURPOSE ONLY:	
PRELIMINARY PLAN REVIEW NO.	
PRE-FINAL PLAN REVIEW NO.	
FINAL PLAN REVIEW NO.	
PERMIT APPLICATION	
BIDDING	
CONSTRUCTION	

DATE:



THIS DOCUMENT IS THE PROPERTY OF ESI CONSULTANTS, LTD. AND NO PART HEREIN SHALL BE USED EXCEPT FOR THIS SPECIFIC PROJECT WITHOUT THE WRITTEN CONSENT OF ESI CONSULTANTS, LTD.



**PROFESSIONAL ENGINEER'S CERTIFICATION**

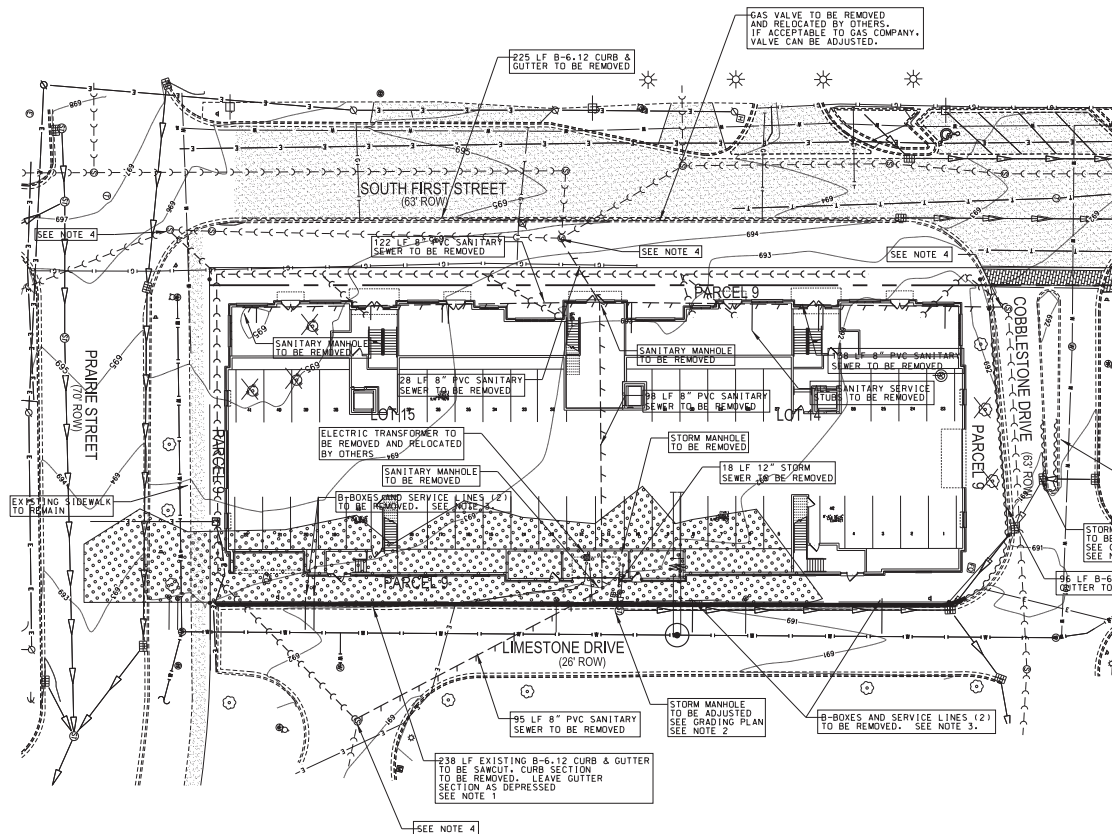
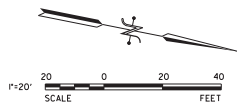
I, ANTHONY MALONE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED ON BEHALF OF J&B BUILDERS BY ESI CONSULTANTS, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS FIFTH DAY OF APRIL, A.D., 2023.

*Anthony G. Malone*

ENGINEER  
ILLINOIS REG. PROF. ENGINEER NO. 062-49869      EXPIRATION DATE 11-30-2023





NOTES:

1. EXISTING B-6.12 CURB & GUTTER SHOWN TO BE SAWCUT SHALL HAVE CURB SECTION REMOVED, LEAVING GUTTER IN PLACE.
2. CONTRACTOR TO ADJUST EXISTING FRAME SO TOP OF FRAME IS FLUSH WITH FINISHED GRADE.
3. CONTRACTOR TO REMOVE WATER SERVICES AS REQUIRED BY THE CITY OF ST. CHARLES WATER DEPARTMENT.
4. CONTRACTOR TO BRICK AND MORTAR OPENING IN STRUCTURE WHERE EXISTING PIPE HAS BEEN REMOVED.
5. CONTRACTOR SHALL COORDINATE THE REMOVAL OF EXISTING ELEMENTS REQUIRED FOR CONSTRUCTING UTILITY IMPROVEMENTS, AS WELL AS THE CONSTRUCTION OF SAID IMPROVEMENTS WITH THE DEVELOPER'S REPRESENTATIVE.
6. CITY OF ST. CHARLES ELECTRIC DEPARTMENT SHALL RELOCATE TRANSFORMERS AND RE-WIRE.

LEGEND:

- SEWER LINE REMOVAL
- CURB & GUTTER REMOVAL
- STOCKPILED CONSTRUCTION MATERIALS AREA (BRICK, SAND, STONE & CONCRETE)
- TREE REMOVAL

PROJECT: 2023-03-09-001  
 DRAWN BY: JB  
 CHECKED BY: AM  
 DATE: 04-05-2023  
 PROJECT: 2023-03-09-001

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NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

ESI PROJECT NO: 23-871  
 FILE: \*SHEET\_NAME\*  
 DATE: 04-05-2023

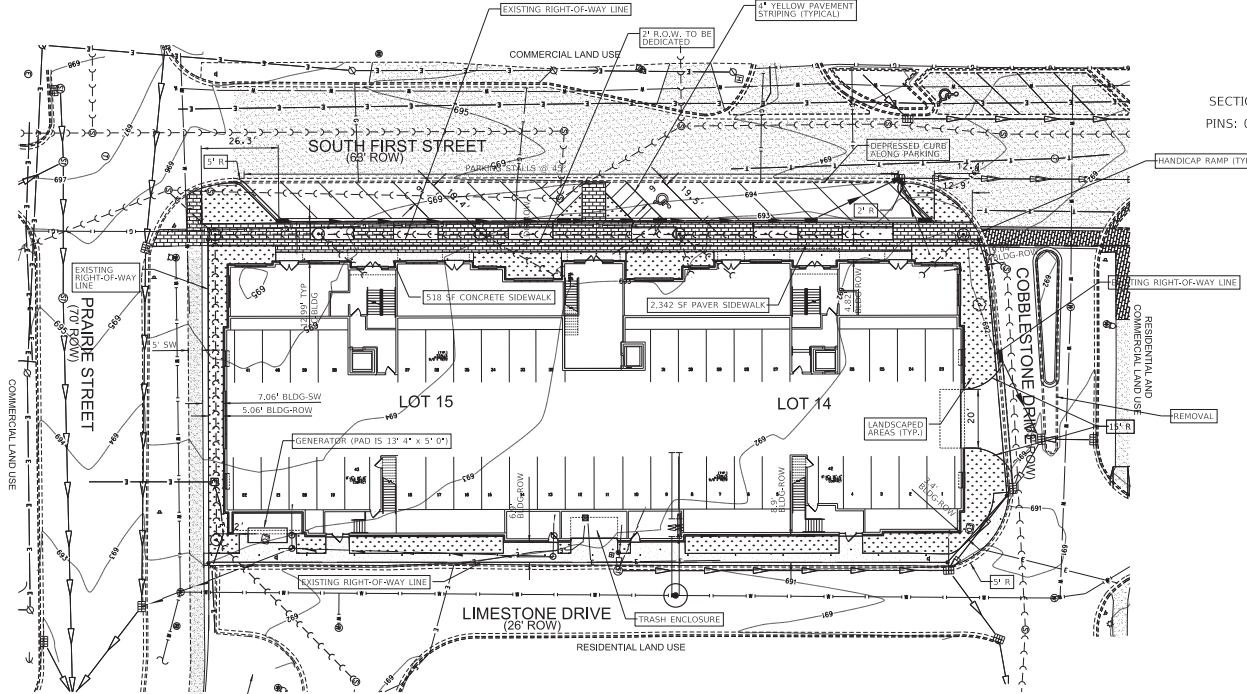
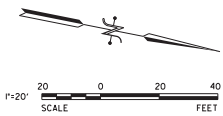
ENGR: AM  
 DRAWN BY: JB  
**RIVER 504 CONDOMINIUMS**  
 ST. CHARLES, ILLINOIS  
 QCDA: AM

**EXISTING SITE CONDITIONS & DEMOLITION PLAN**

SHEET NUMBER  
**3**







**ZONING CLASSIFICATIONS**  
 EXISTING: R-5 w/ special use for P.U.D.  
 PROPOSED: R-5 w/ special use for P.U.D.

**SURROUNDING ZONING**  
 NORTH: B-2C  
 EAST: R-5 P.U.D.  
 SOUTH: M-1  
 WEST: M-1

**PROPERTY LOCATION**  
 SECTION 34 TOWNSHIP 40 NORTH,  
 RANGE 8 EAST,  
 PINS: 09-34-136-001, 09-34-136-002,  
 AND 09-34-136-003

**DEVELOPMENT STANDARDS**  
 MINIMUM LOT AREA PER DWELLING UNIT  
 LOT 14 & 15: 2,100 SF  
 LOT 16: 900 SF  
 NONRESIDENTIAL: NO MINIMUM

**LOT WIDTH**  
 65 FT MIN

**BUILDING HEIGHT**  
 42 FT MAX.

**BUILDING SETBACKS**  
 FRONT YARD (MIN) FROM LOT LINE: 5 ft  
 GARAGE DOOR TO CURB: 18 ft

**SIDE YARDS (MIN)**  
 INTERIOR: 5 ft  
 FACING STREET: 5 ft

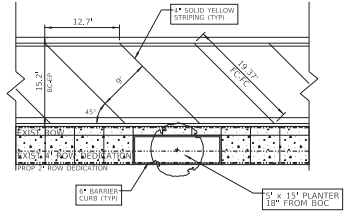
**PARKING AREAS**  
 1 HANDICAPPED PARKING SPACE  
 14 TOTAL PARKING SPACES

**LEGEND:**

PROPOSED CONCRETE WORK

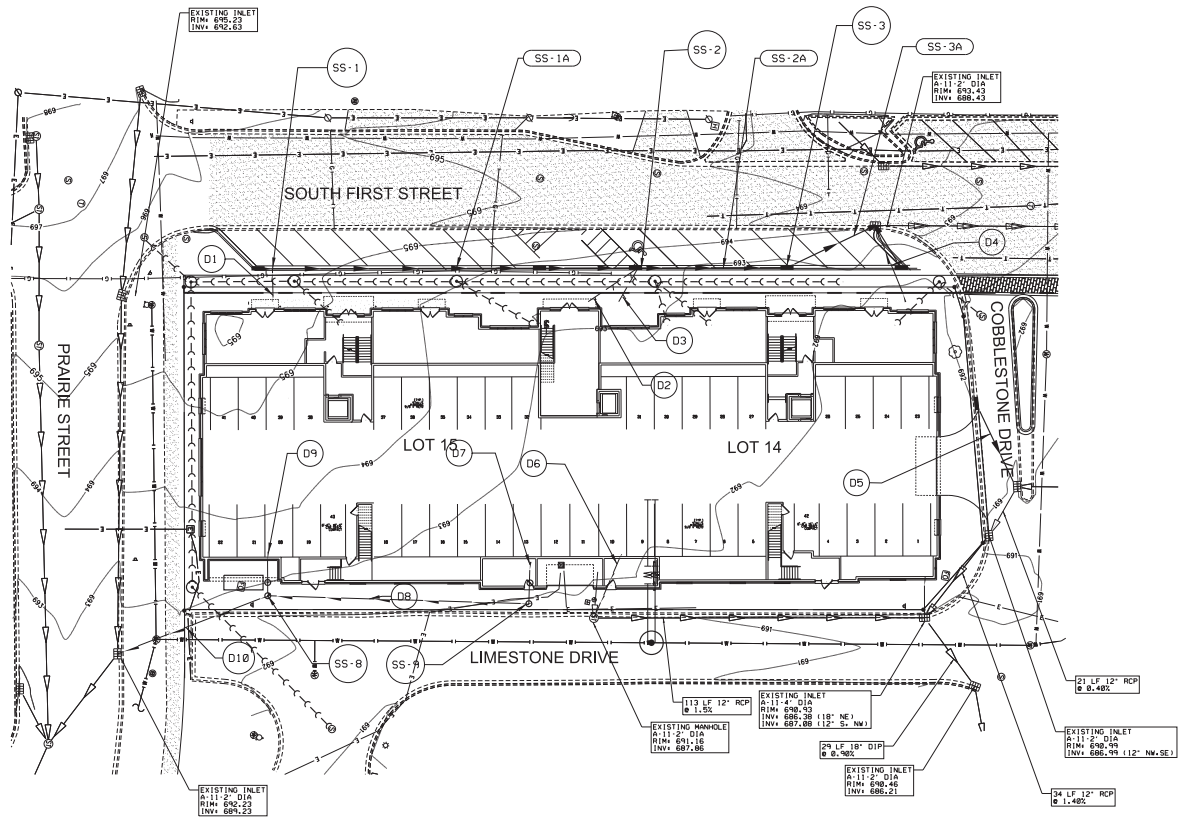
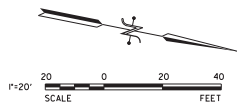
EXISTING SIDEWALK TO REMAIN

- NOTES:**
- ALL CURB & GUTTER SECTIONS ARE B-6.12 COMBINATION CONCRETE UNLESS OTHERWISE NOTED AS 6" BARRIER CURB.
  - EXISTING B-6.12 CURB & GUTTER SECTIONS SHALL HAVE CURB SAWCUT & REMOVED, LEAVING GUTTER SECTION IN PLACE.
  - ALL CURB RETURN RADII SHOWN ARE DIMENSIONED TO BACK OF CURB UNLESS NOTED OTHERWISE.



TYPICAL 45° ANGLED PARKING STALL ALONG FIRST STREET

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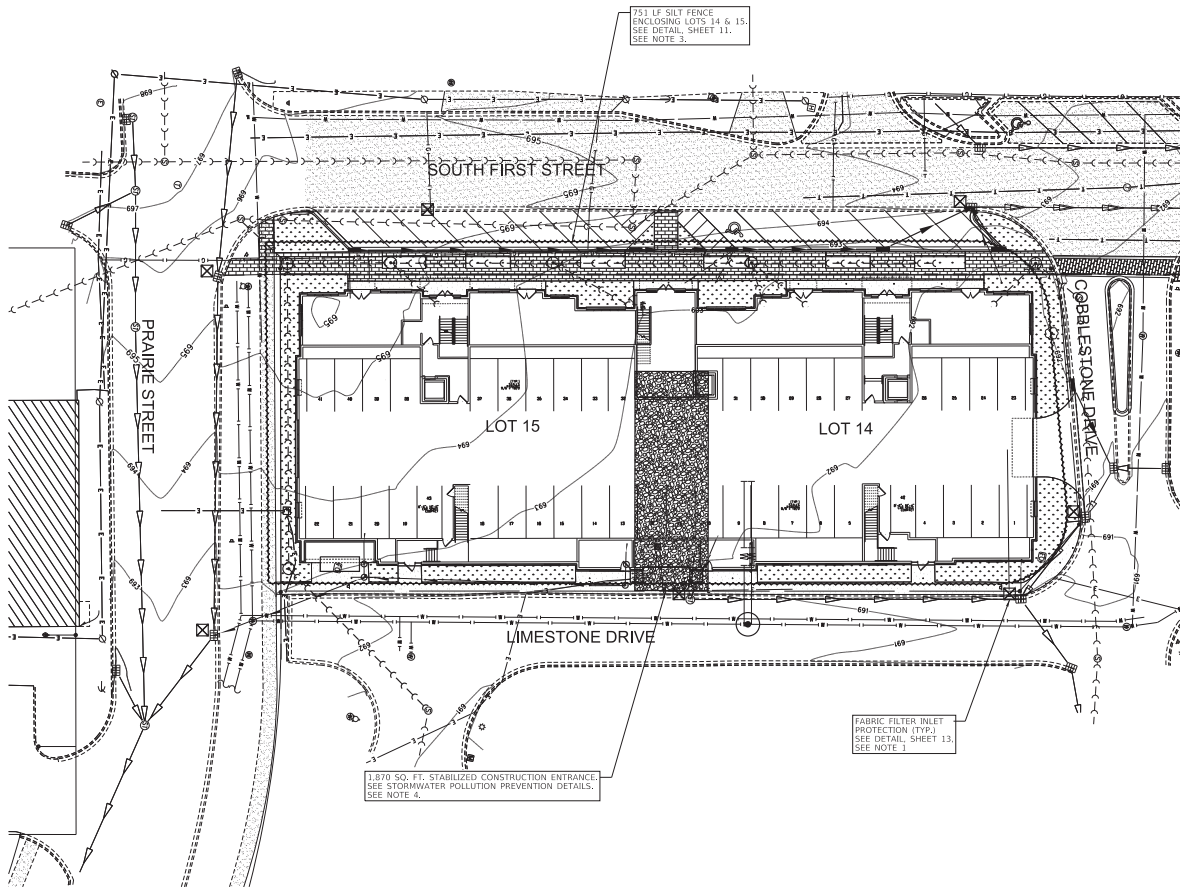
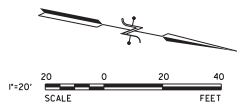


- (D1) 11 LF 6" PVC @ 1.00% INV. DOWNSTREAM; INV. UPSTREAM;
- (D2) 21 LF 6" PVC @ 1.00% INV. DOWNSTREAM; INV. UPSTREAM;
- (D3) 13 LF 6" PVC @ 1.00% INV. DOWNSTREAM; INV. UPSTREAM;
- (D4) 28 LF 6" PVC @ 1.00% INV. DOWNSTREAM; INV. UPSTREAM;
- (D5) 28 LF 6" PVC @ 1.00% INV. DOWNSTREAM; INV. UPSTREAM;
- (D6) 24 LF 6" PVC @ 1.00% INV. DOWNSTREAM; INV. UPSTREAM;
- (D7) 7 LF 6" PVC @ 1.00% INV. DOWNSTREAM; INV. UPSTREAM;
- (D8) 90 LF 6" PVC @ 1.00% INV. DOWNSTREAM; INV. UPSTREAM;
- (D9) 11 LF 6" PVC @ 1.00% INV. DOWNSTREAM; INV. UPSTREAM;
- (D10) 57 LF 6" PVC @ 1.00% INV. DOWNSTREAM; INV. UPSTREAM;
- (SS-1A) 125 LF 12" RCP CL IV @ 0.70%;
- (SS-2A) 50 LF 12" RCP CL IV @ 0.72%;
- (SS-3A) 34 LF 12" RCP CL IV @ 0.70%;
- (SS-1) INLET #1 TYPE A-11-2' DIA RIM: 693.08 12" RCP N INV: 690.49
- (SS-2) INLET #2 TYPE A-11-2' DIA RIM: 692.28 12" RCP S&N INV: 689.61
- (SS-3) INLET #3 TYPE A-11-2' DIA RIM: 692.08 12" RCP S&N INV: 689.25
- (SS-8) INSPECTION MANHOLE #1 TYPE A-1-2' DIA RIM: 693.76
- (SS-9) INSPECTION MANHOLE #2 TYPE A-1-2' DIA RIM: 692.55

NOTES:

1. ALL DOWNSPOUTS SHALL CONNECT INTO DRAINAGE STRUCTURES. CONTRACTOR TO COORDINATE WORK WITH MECHANICAL PLANS.
2. CONTRACTOR IS TO INSTALL A PROPERLY FITTING FABRIC FILTER INLET PROTECTION ON ALL DRAINAGE STRUCTURES. (SEE STORMWATER POLLUTION PREVENTION PLAN)
3. TELEVISION REPORTS HAVE INDICATED A 4" CLAY TILE "BLIND CONNECTION" ON EXISTING 36" STORM SEWER, 8' EAST OF EXISTING STORM MANHOLE TO BE REPLACED WITH SS-4. IF DEAD, THIS CAN BE REMOVED WHEN MANHOLE IS REPLACED.

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS



**NOTES:**

1. CONTRACTOR TO INSTALL A PROPERLY FITTING FABRIC FILTER INLET PROTECTION ON ALL DRAINAGE STRUCTURES. CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION, CLEANING AND MAINTENANCE OF THESE FILTERS TO PROVIDE PROPER OPERATION.
2. CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH THE ADDITIONAL REQUIREMENTS SPECIFIED ON SHEET 11 OF THESE PLANS.
3. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONSTRUCT SILT FENCE AS SHOWN. IT IS UNDERSTOOD BY ENGINEERING AND CITY ENGINEERING DEPARTMENT THAT SOME OF THE WORK AREA IS OUTSIDE FENCE AREA. WHILE CONTRACTOR IS WORKING OUTSIDE FENCE AREA, CONTRACTOR IS TO USE CARE TO PREVENT EROSION OF SOIL OR TRACKING OF SOIL ON PUBLIC STREETS. CONTRACTOR TO PROVIDE ADDITIONAL EROSION MAINTENANCE AS REQUIRED TO CONTROL EROSION AND AS DIRECTED BY CITY OF ST. CHARLES.
4. CONTRACTOR IS TO LOAD TRUCKS ON VEGETATED SURFACE OR ON PAVEMENT TO REDUCE TRACKING. ONCE EXCAVATION IS TO AN ELEVATION WHERE STABILIZED CONSTRUCTION ENTRANCE CAN BE CONSTRUCTED, TRUCKS SHALL USE THESE ENTRANCES TO ENTER WORK AREA. CONTRACTOR IS RESPONSIBLE TO MAINTAIN OR REPLACE STABILIZED ENTRANCES SO THEY OPERATE PROPERLY AND MEET THE INTENT OF REDUCING TRACKING OF SOIL ON TO PUBLIC STREETS.
5. CONTRACTOR SHALL SWEEP AND WATER STREETS IF SOIL IS TRACKED ONTO PUBLIC STREETS. WORK AREA SHALL BE WATERED AS REQUESTED BY CITY TO PREVENT WIND EROSION.

PROJECT: RIVER 504 CONDOMINIUMS, ST. CHARLES, ILLINOIS  
 DRAWN BY: J.B.  
 DATE: 04-05-2023  
 CHECKED BY: AM  
 DATE: 04-05-2023

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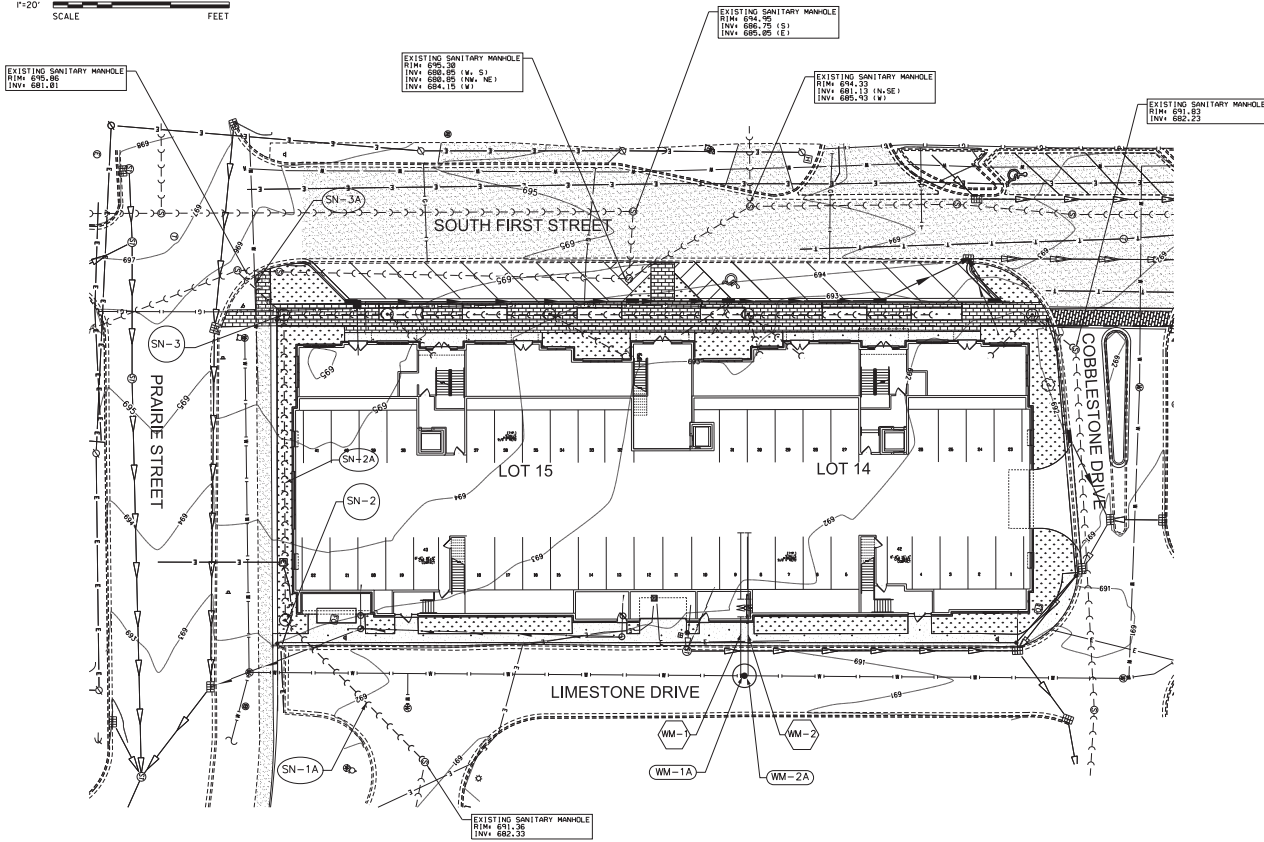
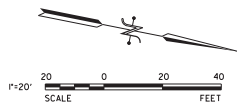
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 ENGR: AM  
 FILE: \*SHEET\_NAME\*  
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**RIVER 504 CONDOMINIUMS**  
 ST. CHARLES, ILLINOIS

**STORMWATER POLUTION  
 PREVENTION PLAN**

SHEET NUMBER  
**7**



NOTES TO PLAN REVIEWER:

1. SANITARY SERVICES WILL BE CONNECTED TO FUTURE 30" SEWER THIS SEWER IS ANTICIPATED TO BE CONSTRUCTED AS A PART OF THE FIRST STREET IMPROVEMENTS PROJECT.
2. SANITARY SEWER SIZES, SLOPES AND INVERTS WILL BE PROVIDED ONCE DESIGN HAS BEEN COMPLETED BY MECHANICAL ENGINEER. THIS INFORMATION WILL BE SHOWN ON FINAL ENGINEERING PLANS.
3. CONTRACTOR TO PROVIDE 2" OF RIGID INSULATION 2' WIDE OVER EXISTING WATERMAIN IN AREA OF RAMP.
4. FIRE HYDRANT TO BE LOCATED 3' SOUTH OF PROPOSED BACK OF SIDEWALK (APPROX. 2.3' NORTH OF EXISTING 8" WATERMAIN).

- WM-1** VALVE VAULT, 5' DIA. W/ 8" TAPPING VALVE & 10" x 8" TAPPING SLEEVE  
N: 1,931,578.05  
E: 1,011,140.95  
RIM: 688.50
- WM-1A** 8" DIP FIRE PROTECTION LINE  
22 LF
- WM-2** VALVE VAULT, 5' DIA. W/ 4" TAPPING VALVE & 10" x 4" TAPPING SLEEVE  
N: 1,931,577.66  
E: 1,011,138.99  
RIM: 688.47
- WM-2A** 4" DIP WATER SERVICE  
22 LF
- SN-1A** 19 LF 6" PVC SDR-26 @ 1.00%  
INV @ BLDG: 683.61
- SN-2A** 20 LF 6" PVC SDR-26 @ 1.00%  
INV @ BLDG: 683.29
- SN-3A** 18 LF 6" PVC SDR-26 @ 1.00%  
INV @ BLDG: 683.01
- SN-2** SANITARY MANHOLE #2  
TYPE A-1-4' DIA  
N: 1,931,416.23  
E: 1,011,152.91  
RIM: 691.66  
8" PVC S&N: 683.09  
6" PVC: 683.09
- SN-3** SANITARY MANHOLE #3  
TYPE A-1-4' DIA  
N: 1,931,469.38  
E: 1,011,142.12  
RIM: 690.66  
8" PVC N&S: 682.83  
6" PVC: 682.83

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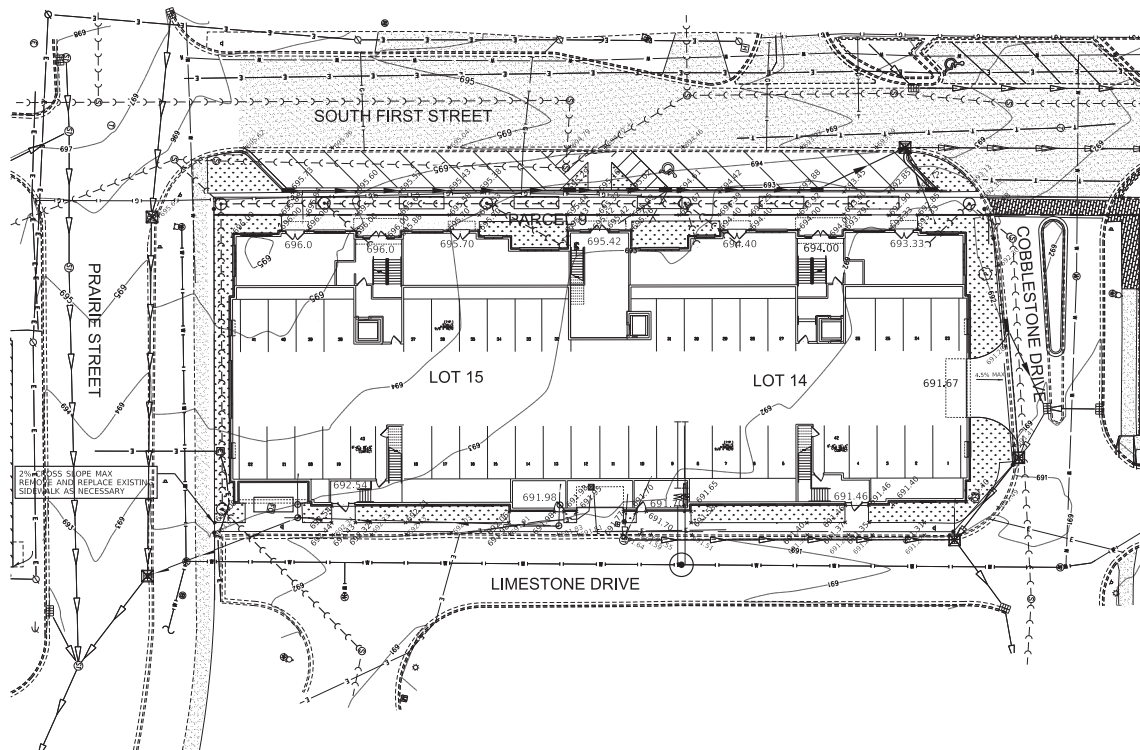
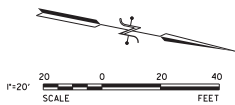
ESI PROJECT NO: 22-871  
ENGR: AM  
FILE: \*SHEET\_NAME\*  
DRAWN BY: JB  
DATE: 04-05-2023  
CHECKED: AM

**RIVER 504 CONDOMINIUMS**  
ST. CHARLES, ILLINOIS

UTILITY PLAN

SHEET NUMBER  
8





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 ST. CHARLES, IL 62214  
 (630) 587-9900

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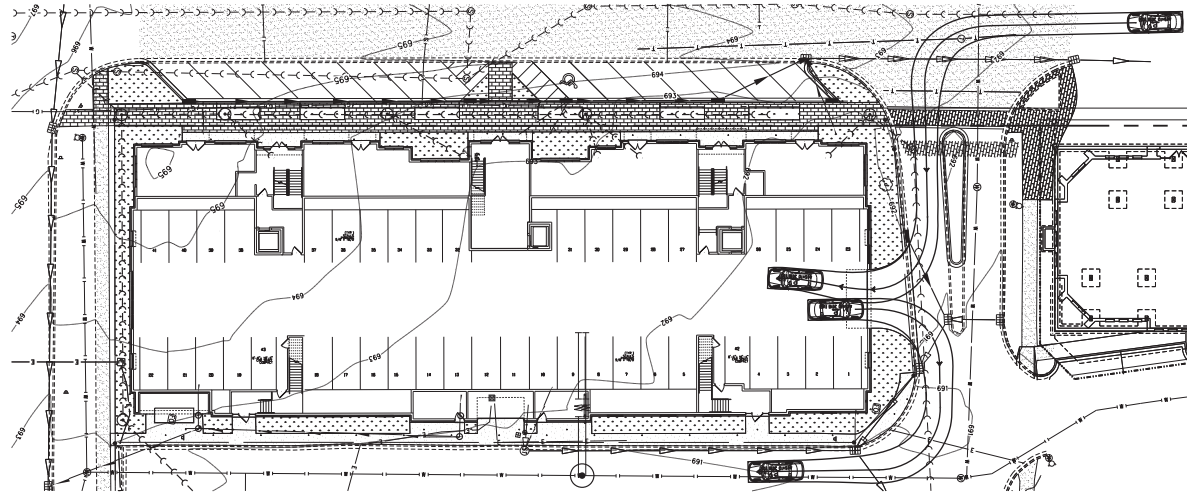
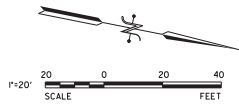
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 DATE: 04-05-2023

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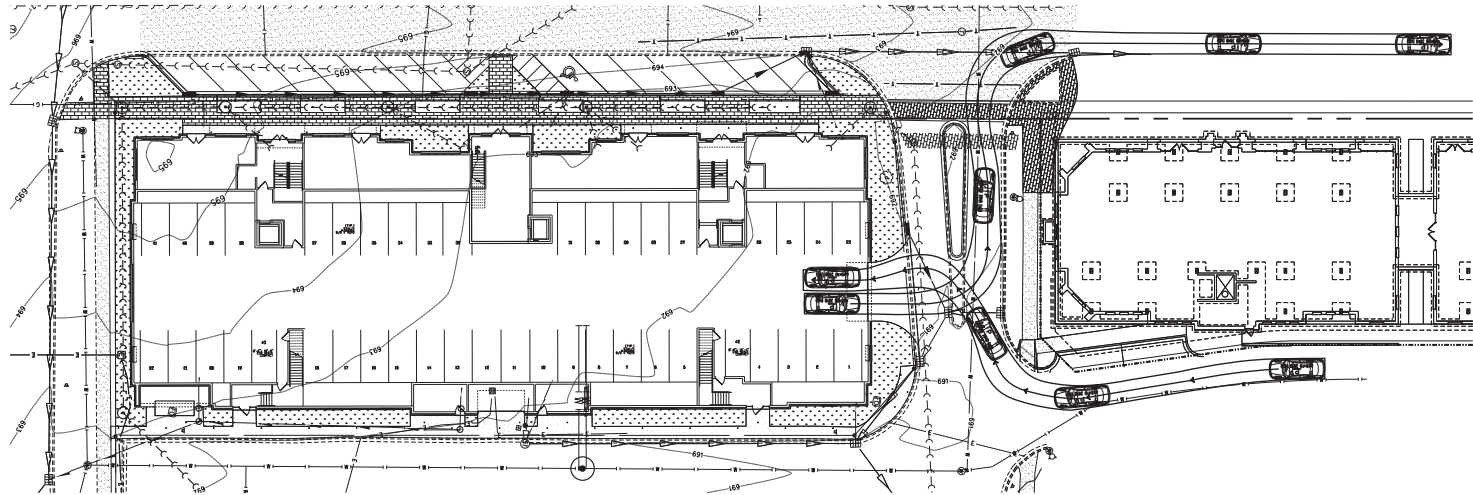
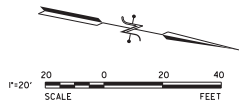
**RIVER 504 CONDOMINIUMS**  
**ST. CHARLES, ILLINOIS**

GRADING PLAN

SHEET NUMBER  
9



RIGHT TURN MOVEMENTS



LEFT TURN MOVEMENTS

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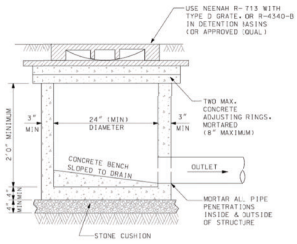
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 DRAWN BY: JB  
 QCQA: AM

**RIVER 504 CONDOMINIUMS**  
 ST. CHARLES, ILLINOIS

TURNING MOVEMENTS DETAILS

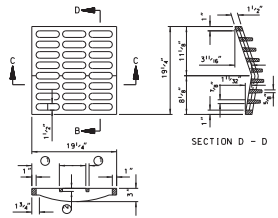
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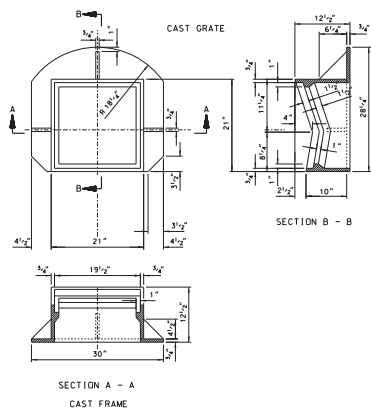
- NOTES:**
1. INLET TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
  2. INLET MUST CONFORM TO ASTM C-476.
  3. NON-PRECAST DRIVES SHALL BE CORED.
  4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISION TO A 48 INCH DIAMETER TYPE A MANHOLE.

**INLET - TYPE A**



**SECTION D - D**

**SECTION C - C**  
= 6 1/2" MAX (TYP)  
= 3 1/4" MIN (TYP)

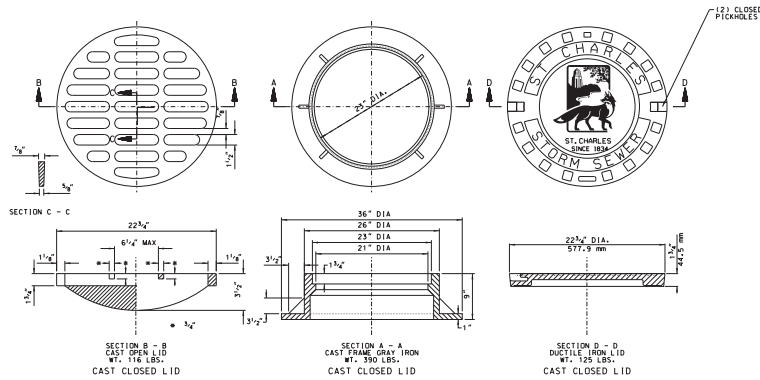


**SECTION B - B**

**SECTION A - A**  
CAST FRAME

- NOTES:**
1. THE CAST GRATE MAY BE MADE OF EITHER GRAY IRON OR DUCTILE IRON CONFORMING TO THE STANDARD SPECIFICATIONS.
  2. DUCTILE IRON CASTING SHALL BE GRADE 65-45-12.
  3. DIMENSIONS FOR FRAME & GRATE ARE COMPARABLE TO NEENAH R-3506-A.

**TYPE 10 FRAME & GRATE**



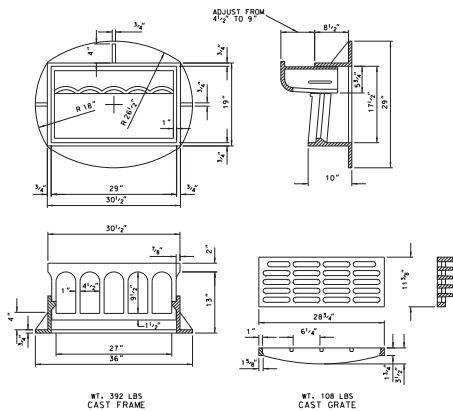
**SECTION B - B**  
CAST OPEN LID  
WT. 116 LBS.

**SECTION A - A**  
CAST FRAME GRAY IRON  
WT. 330 LBS.  
CAST CLOSED LID

**SECTION D - D**  
DUCTILE IRON LID  
WT. 125 LBS.  
CAST CLOSED LID

- NOTES:**
1. DUCTILE IRON CASTING SHALL BE GRADE 60-40-18 AND SHALL BE TESTED IN ACCORDANCE WITH FEDERAL SPECIFICATIONS.
  2. ALL LIDS AND COVERS SHALL BE MACHINED.
  3. MANHOLE COVERS SHALL HAVE RAISED LETTERS AS SHOWN.
  4. AS AN ALTERNATE TO DUCTILE IRON LID, GRAY IRON MAY BE USED.
  5. MINIMUM WEIGHTS FOR THE CASTING AS SHOWN.
  6. DIMENSIONS FOR CASTINGS ARE COMPARABLE TO EAST JORDAN HR-1524-B AND NEENAH TYPE D.

**TYPE 1 FRAME & LID**  
**SPECIAL LETTERED**  
**NEENAH TYPE D**

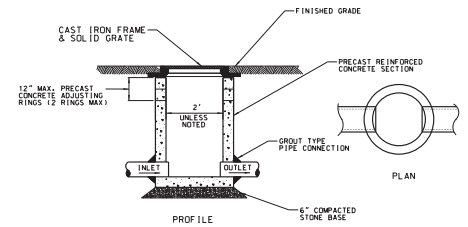


**WT. 392 LBS**  
CAST FRAME

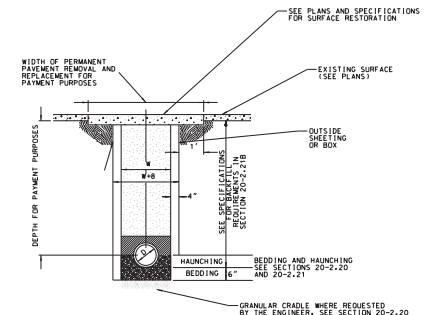
**WT. 108 LBS**  
CAST GRATE

- NOTES:**
1. THE CAST GRATE MAY BE MADE OF EITHER GRAY IRON OR DUCTILE IRON CONFORMING TO THE STANDARD SPECIFICATIONS.
  2. DUCTILE IRON CASTING SHALL BE GRADE 65-45-12.
  3. DIMENSIONS FOR FRAME & GRATE ARE COMPARABLE TO NEENAH R-3281-A.

**TYPE 11 FRAME & GRATE**



**SUMP PIPE / DRAIN TILE**  
**JUNCTION MANHOLE**



- NOTES:**
1. FOR MAXIMUM TRENCH WIDTH "W" AT TOP OF CONDUIT, SEE SECTION 20-2.05.
  2. TRENCH BOX SHALL NOT EXTEND BELOW TOP OF PIPE UNLESS OTHERWISE SPECIFIED.
  3. LIMITS FOR EXCAVATION FOR PAYMENT PURPOSES ARE AS SHOWN, SEE TABLE NO. 2 IN STANDARD DRAWING NO. 2. ANY PLANS OR EXCAVATION BEYOND THESE LIMITS WILL BE BACKFILLED AS SPECIFIED AT THE EXPENSE OF THE CONTRACTOR.
  4. ALL REFERENCES TO SECTION 20-2 ARE MADE TO THIS SECTION IN THE STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS (MAY 1996 EDITION).
  5. ALL WATERMAIN SHALL BE CONSTRUCTED WITH COMPACTED GRANULAR MATERIAL OR NATIVE SOIL EXCAVATED FROM THE TRENCH, FREE OF ROCKS, FOREIGN MATERIALS AND FROZEN EARTH TO THE TOP OF PIPE. MATERIAL SHALL BE COMPACTED TO 90% OF THE STANDARD PROCTOR, AASHO 1-99.

**TYPICAL CONDUIT INSTALLATION**  
SANITARY SEWER, STORM SEWER AND WATERMAIN

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

**STORMWATER POLLUTION PREVENTION**

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED STORMWATER POLLUTION PREVENTION PLAN AND THE FOLLOWING STANDARD SPECIFICATIONS:

- A. THE ILLINOIS URBAN MANUAL, USDA NATURAL RESOURCES CONSERVATION SERVICE (LATEST EDITION)
- B. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION (LATEST EDITION)
- C. COPY OF THE APPROVED STORMWATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS, A SUPPLEMENTAL STORMWATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER FOR REVIEW BY THE COUNTY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STORMWATER POLLUTION CONTROL MEASURES NECESSARY TO PREVENT STORMWATER POLLUTION AS DETERMINED BY THE COUNTY.

ADDITIONAL PERIMETER SILT FENCE MAY BE NEEDED IN AREAS NOT SHOWN ON PLANS. CONTRACTOR SHALL MONITOR LIMITS OF PROJECT ON A REGULAR BASIS TO DETERMINE IF SUCH AREAS EXIST AND INSTALL ADDITIONAL SILT FENCE AS NEEDED.

RUNOFF FROM DISTURBED AREAS SHALL NOT LEAVE THE SITE WITHOUT FIRST PASSING THROUGH STORMWATER POLLUTION PREVENTION MEASURES OR DEVICES.

ALL STORMWATER POLLUTION PREVENTION MEASURES ARE TO BE IN PLACE BEFORE ANY WORK BEGINS ON THE SITE.

ALL STORMWATER POLLUTION PREVENTION MEASURES AND DEVICES SHALL BE INSPECTED OR AFTER ONE-HALF INCH OR MORE OF RAINFALL AND REPAIRED OR REPLACED TO KEEP THE MEASURES AND DEVICES FUNCTIONING PROPERLY.

THE SURFACE OF STRIPPED AREAS SHOULD BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS ESTABLISHED WITHIN THE DISTURBED AREAS. PROTECTION FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHOULD BE PROVIDED FROM EROSION.

TEMPORARY STORMWATER POLLUTION PREVENTION MEASURES SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.

STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS (AGGREGATE, LIMESTONE, ETC.) TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE COVERED WITH A MINIMUM 6" THICK LAYER OF SOIL OR OTHER MATERIALS. SOIL TO REMAIN IN PLACE FOR MORE THAN 60 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

ALL STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTERING DEVICES DURING CONSTRUCTION.

WATER DISCHARGED DURING CONSTRUCTION DRAINING SHALL BE FILTERED AND DISCHARGED USING RECEPTOR DEVICES TO DISAPATE ENERGY AND PREVENT EROSION OF THE DISCHARGE.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADSWAYS. ANY SOIL TRACKED ONTO PUBLIC OR PRIVATE ROADSWAYS SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY. IF CONDITIONS ARE SUCH THAT THE MAJORITY OF SOIL IS NOT REMOVED WHEN VEHICLES TRAVEL OVER THE COARSE AGGREGATE, WASH TRAP FACILITIES SHALL BE PROVIDED.

TABLE ONE. SEED MIXTURES FOR TEMPORARY SEEDING REMAINING IN PLACE FOR LESS THAN ONE YEAR

Seed	Rate pounds/acre	*ED	Soil Drainage	WD	SP	PD	Planting Period
Timothy	5	X	X	X	X		Spring
Kentucky Blue Grass	5	X	X	X			Spring/Fall

With one of the following:

Oats	90						Early spring - July 1st.
Cereal rye	90						Early spring - October 15th.
Spring or winter wheat	90						Early spring - October 15th.

Spring planting - early Spring to June 15th  
Fall planting - August 1st to October 15th

\*ED = excessively drained WD = well drained SP = somewhat poorly drained PD = poorly drained

TABLE TWO. SEED MIXTURES FOR TEMPORARY OR PERMANENT SEEDING REMAINING IN PLACE FOR MORE THAN ONE YEAR

Mix	Seed	Rate pounds/acre	*ED	Soil Drainage	WD	SP	PD	Planting Period
1	Tall fescue	24	X	X	X			Spring/Fall/Dormant
2	Smooth brome	24	X	X				Spring/Fall/Dormant
3	Tall fescue or Smooth Brome and alfalfa	24	X	X				Spring/Dormant
4	Tall fescue and Timothy or Red top	14.5	X	X	X	X		Spring/Fall/Dormant
5	Tall fescue and Red top and Alaska clover	14.5	X	X	X	X		Spring
6	Orchard grass and Alaska or Ladino clover	4.5						Spring
7	Timothy and Alaska or Ladino clover	3.5	X	X	X	X		Spring
	Hayland Mixtures							
8	Alfalfa	12		X				Spring/Dormant
9	Alfalfa and Orchard grass	8		X				Spring/Dormant
10	Alfalfa and Timothy	4	X	X	X	X		Spring/Dormant
11	Alfalfa and Tall Fescue or Smooth Brome	8	X	X				Spring/Dormant

With one of the following:

A	Oats	30						Early spring - July 1st.
B	Cereal rye	30						Early spring - October 15th.
C	Spring or winter wheat	30						Early spring - October 15th.

Spring planting - early Spring to June 15th  
Fall planting - August 1st to October 15th

\*ED = excessively drained WD = well drained SP = somewhat poorly drained PD = poorly drained

**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITS FOR CONSTRUCTION SITE STORM WATER DISCHARGES**

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY HAS ISSUED AN NPDES GENERAL PERMIT (IND. 1610) FOR DISCHARGES FROM CONSTRUCTION SITES LOCATED IN MAJOR FEATURES OF THE ILLINOIS PERMIT AREA.

THE PERMIT CAN AUTHORIZE ALL DISCHARGES OF STORM WATER FROM CONSTRUCTION SITES ANYWHERE IN ILLINOIS REGARDLESS OF SIZE. THE PERMIT REQUIRES EACH CONSTRUCTION SITE TO HAVE A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AND SEDIMENTATION CONTROL PLAN PRIOR TO THE START OF CONSTRUCTION.

A COPY OF THE PLAN MUST BE MAINTAINED AT THE CONSTRUCTION SITE FROM THE DATE OF BEGINNING TO THE DATE OF FINAL STABILIZATION.

PERMITTEES IS REQUIRED TO HAVE QUALIFIED PERSONNEL INSPECT DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED. HAVE SEDIMENTATION CONTROL MEASURES AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAIN OR GREATER OR AN EQUIVALENT SNOWFALL.

PERMITTEES IS REQUIRED TO SUBMIT WITHIN FIVE DAYS AN "INCIDENCE OF NONCOMPLIANCE" (IOW) REPORT FOR ANY OBSERVED VIOLATION OF THE PLAN. SUBMISSION SHALL BE ON "IOW" FORM AND SHALL INCLUDE CAUSE OF NONCOMPLIANCE, ACTIONS TAKEN TO PREVENT FURTHER INCIDENTS OF NONCOMPLIANCE, AND A STATEMENT DETAILING ENVIRONMENTAL IMPACTS THAT MAY HAVE RESULTED FROM NONCOMPLIANCE.

THE STORM WATER POLLUTION PREVENTION PLAN, INSPECTION RECORDS RELATED TO IOW'S OR FINAL STABILIZATION, OR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION.

TO OBTAIN PERMIT COVERAGE, THE OPERATOR SHALL COMPLETE THE NOTICE OF INTENT ("NOI") FORM, SIGN IT, AND SEND THE ORIGINAL, SIGNED COPY TO ILLINOIS EPA. UNLESS NOTIFIED BY THE AGENCY, PERMIT COVERAGE IS AUTOMATIC AND OPERATORS ARE AUTHORIZED TO DISCHARGE STORM WATER FROM THE SITE UNDER TERMS AND CONDITIONS OF THE PERMIT EITHER 48 HOURS AFTER DATE "NOI" IS POSTMARKED, IF HISTORIC PRESERVATION AND ENDANGERED SPECIES COMPLIANCE WAS ESTABLISHED PRIOR TO SUBMITTAL OF THE "NOI"

OR 30 DAYS AFTER DATE "NOI" IS POSTMARKED, IF HISTORIC PRESERVATION AND ENDANGERED SPECIES COMPLIANCE WAS NOT ESTABLISHED PRIOR TO "NOI" SUBMITTAL.

THE AGENCY WILL CONFIRM COVERAGE AND PERMIT NUMBER BY LETTER ABOUT ONE WEEK AFTER AUTOMATIC COVERAGE TAKES EFFECT. A COPY OF THE LETTER SHALL BE POSTED AT THE SITE IN A PROMINENT PLACE FOR PUBLIC VIEWING.

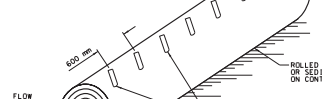
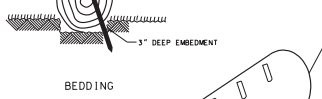
AFTER LAND DISTURBING ACTIVITIES ARE COMPLETE AND SITE HAS BEEN FINALLY STABILIZED, OPERATOR SHALL COMPLETE PERMIT COVERAGE BY COMPLETING A NOTICE OF INTENT TO REMOVE COVER AND BY RESTORING VEGETATION COVER OF TOP STABILIZATION HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN USED.

**PHASED CONSTRUCTION**

WHEN SITE VEGETATION IS INADEQUATE TO STABILIZE AREAS NOT CURRENTLY BEING CONSTRUCTED IN A PHASED DEVELOPMENT, IMPLEMENT THE FOLLOWING OPTIONS:

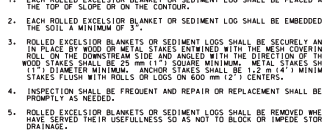
- A. IF CONSTRUCTION WILL OCCUR WITHIN ONE YEAR, PLANT THE AREAS TO BE STABILIZED WITH A SEED MIXTURE FOR TEMPORARY SEEDING SHOWN IN TABLE ONE.
- B. IF CONSTRUCTION WILL OCCUR AFTER MORE THAN ONE YEAR, PLANT THE AREAS TO BE STABILIZED WITH A SEED MIXTURE FOR TEMPORARY OR PERMANENT SEEDING SHOWN IN TABLE TWO.

THE CONSTRUCTION SITE SHALL BE PREPARED FOR WINTER SHUTDOWN EARLY IN THE FALL PLANTING SEASON SO THE TEMPORARY AND/OR PERMANENT SEEDING WILL REMAIN IN PLACE THROUGH THE WINTER. SEEDING SHALL BE STABILIZED WITH SEED MIXTURES SPECIFIED IN TABLE ONE OR TWO PRIOR TO THE END OF THE FALL PLANTING SEASON. AREAS WORKED AFTER THE END OF THE FALL PLANTING SEASON SHALL BE STABILIZED WITH MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET OR TACIFIED HEAVY MULCHING.



- NOTES:
- EACH ROLLED EXCELSIOR BLANKET OR SEDIMENT LOG SHALL BE PLACED AT THE TOP OF SLOPE OR ON THE CONTOUR.
  - EACH ROLLED EXCELSIOR BLANKET OR SEDIMENT LOG SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF 3".
  - ROLLED EXCELSIOR BLANKETS OR SEDIMENT LOGS SHALL BE SECURELY ANCHORED IN PLACE BY WOOD OR METAL STAKES ENTRENCHED WITH THE MESH COVERING OF THE LOG ON THE DOWNSTREAM SIDE AND ANGLED WITH THE DIRECTION OF FLOW. WOOD STAKES SHALL BE 25 MM (1") SQUARE MINIMUM. METAL STAKES SHALL BE 25 MM (1") SQUARE MINIMUM. ANCHOR STAKES SHALL BE 3.0 (1) MINIMUM LENGTH. DRIVE STAKES FLUSH WITH ROLLS OR LOGS ON 600 MM (2') CENTERS.
  - INSPECTION SHALL BE FREQUENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - ROLLED EXCELSIOR BLANKETS OR SEDIMENT LOGS SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPED EROSION FLOW OR DRAINAGE.

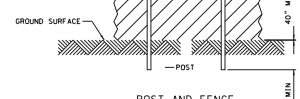
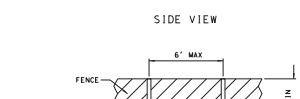
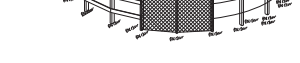
**EXCELSIOR BLANKET**



**SOIL EROSION AND SEDIMENT CONTROL PLAN FOR TYPICAL LOT**



- NOTES:
- INSPECT SOIL EROSION AND SEDIMENT CONTROL MEASURES WEEKLY AND AFTER ONE-HALF INCH OR GREATER RAINFALL. REPAIR OR REPLACE MEASURES AS REQUIRED. RE-SEED ANY BARE SPOTS IN TEMPORARY SEEDING AREAS WEEKLY.

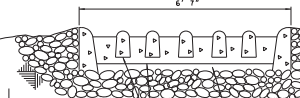


- NOTES:
- THE FENCE SHALL BE LOCATED A MINIMUM OF 1 FOOT OUTSIDE THE DRIP LINE OF THE TREE TO BE SAVED AND IN NO CASE CLOSER THAN 5 FEET TO THE TRUNK OF ANY TREE.
  - FENCE POSTS SHALL BE EITHER STANDARD STEEL POSTS OR WOOD POSTS WITH A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQ. IN.
  - THE FENCE MAY BE EITHER 40" HIGH SNOW FENCE, 40" PLASTIC WEB FENCING OR ANY OTHER MATERIAL AS APPROVED BY THE ENGINEER / INSPECTOR.

**TREE PROTECTION FENCING**

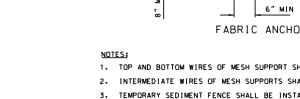
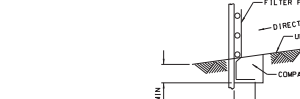


**STABILIZED CONSTRUCTION ENTRANCE**



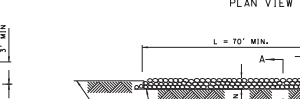
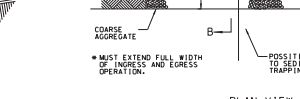
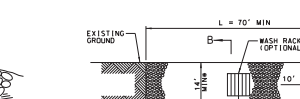
- NOTES:
- FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATIONS #92 GEOTEXILE, TABLE 1 OR 2, CLASS I, II OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE INSTALLATION OF ROCK.
  - ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING: DOT COARSE AGGREGATE (GRADATION CA-1, CA-2, CA-3 OR CA-4) AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCK LAY USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
  - ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - IF WASH ROCKS ARE USED THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

**STABILIZED CONSTRUCTION ENTRANCE**



- NOTES:
- TOP AND BOTTOM WIRES OF MESH SUPPORT SHALL BE MIN GAGE NO. 9.
  - INTERMEDIATE WIRES OF MESH SUPPORTS SHALL BE MIN GAGE NO. 11.
  - TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE REMOVED IN CONJUNCTION WITH THE FINAL GRADING.
  - FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION #92 GEOTEXILE, TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 40 FOR WOVEN.
  - FENCE POST SHALL BE EITHER STANDARD STEELPOST OR WOOD POST WITH A MINIMUM SECTIONAL AREA OF 3.0 SQ. IN.
  - THE MESH SUPPORT MAY BE OMITTED IF A MAXIMUM OF 5' IS USED FOR POST TO POST SPACING.

**SILT FENCE**

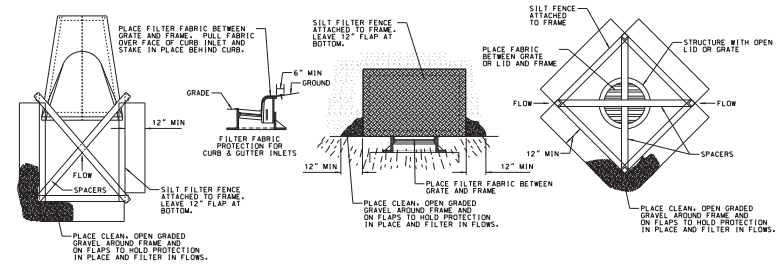
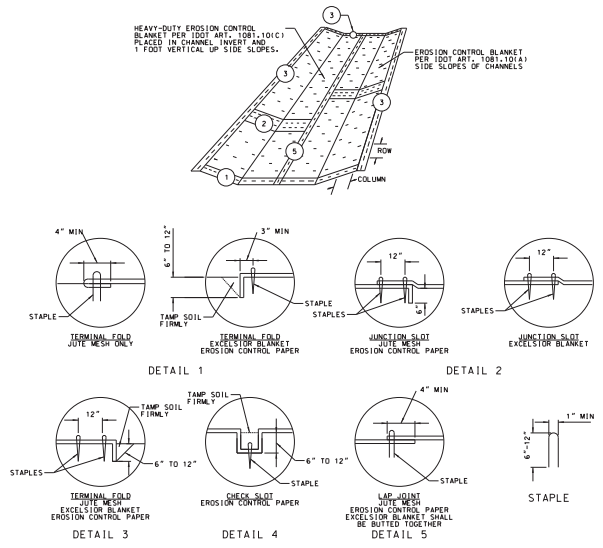


- NOTES:
- FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATIONS #92 GEOTEXILE, TABLE 1 OR 2, CLASS I, II OR IV AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE INSTALLATION OF ROCK.
  - ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING: DOT COARSE AGGREGATE (GRADATION CA-1, CA-2, CA-3 OR CA-4) AND BE PLACED ACCORDING TO CONSTRUCTION SPECIFICATION 25 ROCK LAY USING PLACEMENT METHOD 1 AND CLASS III COMPACTION.
  - ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - IF WASH ROCKS ARE USED THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.

**STABILIZED CONSTRUCTION ENTRANCE**

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS





INLET AND PIPE PROTECTION

- NOTES:
- ON EROSION CONTROL PAPER, CHECK SLOTS IN DITCH CHANNEL SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 50' ON SLOPES OF MORE THAN 4% AND LESS THAN 6%. ON SLOPES OF 6% OR MORE, THEY SHALL BE SPACED SO THAT ONE OCCURS WITHIN EACH 25'.
  - STAPLES ARE TO BE PLACED ALTERNATELY, IN COLUMNS APPROXIMATELY 2' APART AND IN ROWS APPROXIMATELY 3' APART. APPROXIMATELY 175 STAPLES ARE REQUIRED PER 4' x 150' ROLL OF MATERIAL.
  - EROSION CONTROL MATERIAL SHALL BE PLACED LOOSELY OVER GROUND SURFACE. DO NOT STRETCH.
  - ALL TERMINAL ENDS AND TRANSVERSE LAPS SHALL BE STAPLED AT APPROXIMATELY 12" INTERVALS.

SOIL EROSION BLANKET

PROJECT: RIVER 504 CONDOMINIUMS, ST. CHARLES, ILLINOIS  
 DRAWN BY: J.B.  
 CHECKED BY: AM  
 DATE: 04-05-2023  
 SHEET NUMBER: 13

**ESI** CONSULTANTS, LTD.  
 2000 W. MAIN STREET, UNIT H  
 ST. CHARLES, IL 62274  
 (630) 587-9900

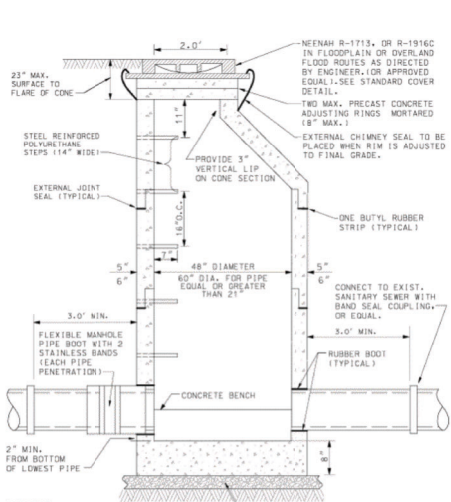
**J&B BUILDERS, INC.**  
 2000 W. MAIN STREET, UNIT H  
 ST. CHARLES, IL 62274  
 (630) 587-9900

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS

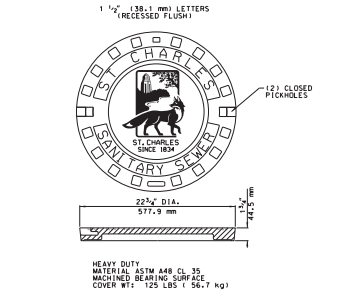
ESI PROJECT NO: 22-871	ENGR: AM
FILE: *SHEET_NAME*	DRAWN BY: JB
DATE: 04-05-2023	QC'D: AM

**RIVER 504 CONDOMINIUMS**  
 ST. CHARLES, ILLINOIS

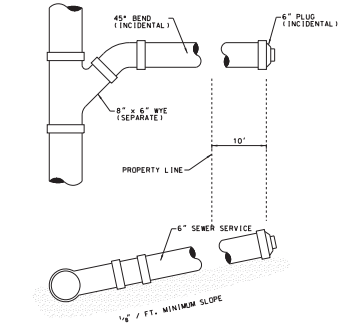
**STORMWATER POLLUTION PREVENTION DETAILS**



- NOTES:**
1. MANHOLES MUST CONFORM TO ASTM C-478.
  2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
  3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES.
  4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
  5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
  6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
  7. USE ECCENTRIC/OFFSET CONE ONLY.
  8. FRAMES LOCATED WITHIN PAVED AREAS SHALL BE SET ACCORDING TO FRAME AND LID ADJUSTMENT DETAIL.

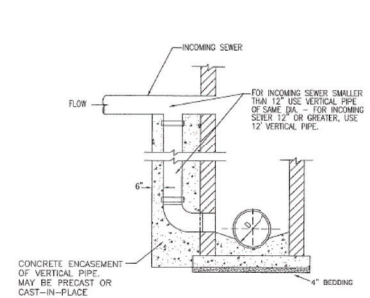


**SPECIAL LETTERED R-1712 HDSI SANITARY SEWER COVER**

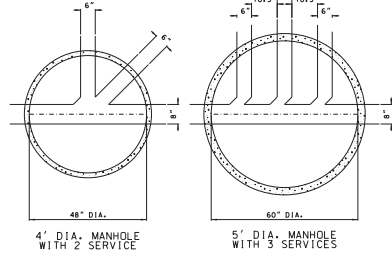


- NOTES:**
1. ALL SERVICES SHALL BE REFERENCED BY THE CONTRACTOR TO THE NEAREST DOWNSIDE MANHOLE AND SUCH INFORMATION SHALL BE FURNISHED TO THE ENGINEER FOR USE IN PREPARING "AS BUILT" PLANS.
  2. ALL SEWER SERVICES SHALL TERMINATE AT A POINT TEN (10) FEET INTO THE SOIL AT THE UPPER END OF THE SEWER SERVICE. A BRICK SHALL BE PLACED AT THE TYPICAL DEPTH OF THE PIPE AND A 4\"/>
- NO SADDLE TAPS ARE ALLOWED. ALL SERVICES TO EXISTING SEWERS SHALL BE CUT-IN WYE OR TEE.

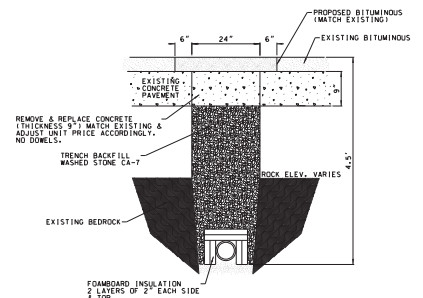
**SANITARY SERVICE**



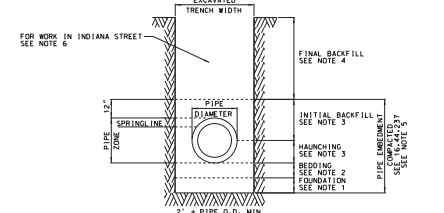
**OUTSIDE DROP MANHOLE CONNECTION**



**SANITARY SEWER MANHOLE BENCH CONFIGURATION**

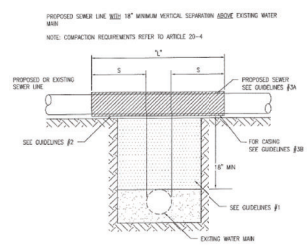


**CONDUIT INSTALLATION IN BEDROCK**

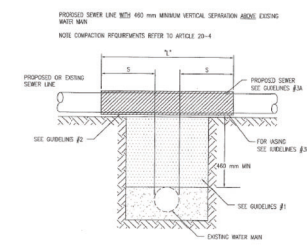


- NOTES:**
1. FOUNDATION IS REQUIRED WHEN DEEMED NECESSARY BY THE ENGINEER.
  2. BEDDING SHALL CONFORM TO 100% GRAVELATION CA-7 OR CA-11 CRUSHED IN ACCORDANCE WITH ASTM D-2931 CLASS 1; THICKNESS SHALL BE EQUAL TO 1/4\"/>

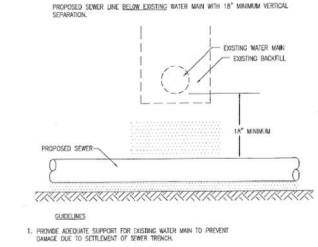
**PVC SANITARY SEWER TRENCH CROSSING**



- GUIDELINES:**
1. IF SELECT GRANULAR BACKFILL EXISTED REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS #) AND COMPACT.
  2. SOFT SELECT GRANULAR BACKFILLING AND GRANULAR BACKFILL TO ONE (1) FOOT ABOVE TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS #) AND COMPACT THE LENGTH OF 12 FEET.
  3. A) CONSTRUCT 12\"/>



- GUIDELINES:**
1. IF SELECT GRANULAR BACKFILL EXISTED REMOVE WITHIN WIDTH OF PROPOSED SEWER TRENCH AND REPLACE WITH SELECT EXCAVATED MATERIAL (CLASS #) AND COMPACT.
  2. SOFT SELECT GRANULAR BACKFILLING AND GRANULAR BACKFILL TO 300 MM OVER TOP OF SEWER AND USE SELECT EXCAVATED MATERIAL (CLASS #) AND COMPACT THE LENGTH OF 12 FEET.
  3. A) CONSTRUCT 12\"/>

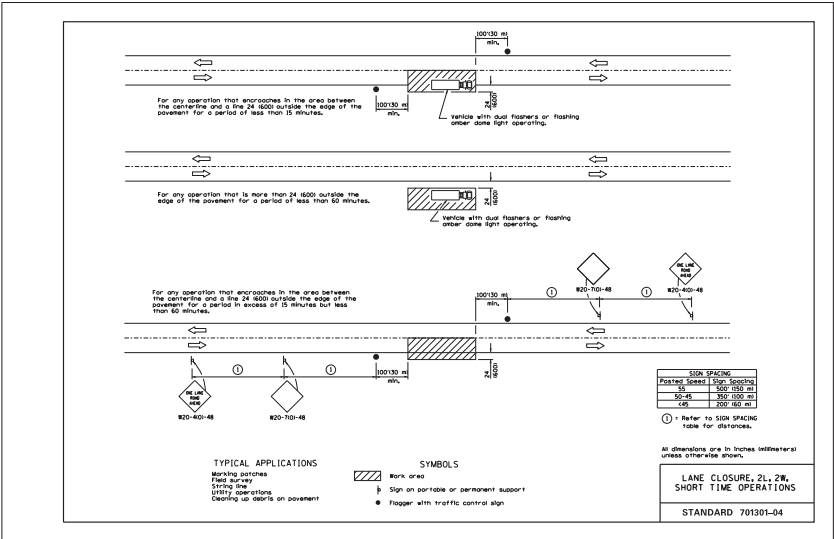


- GUIDELINES:**
1. PROVIDE ADEQUATE SUPPORT FOR EXISTING WATER MAIN TO PREVENT DAMAGE DUE TO SETTLEMENT OF SEWER TRENCH.

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS



PROJECT: RIVER 504 CONDOMINIUMS, ST. CHARLES, ILLINOIS  
 DRAWN BY: J.B. BROWN  
 DATE: 04-05-2023  
 SHEET: 16 OF 16

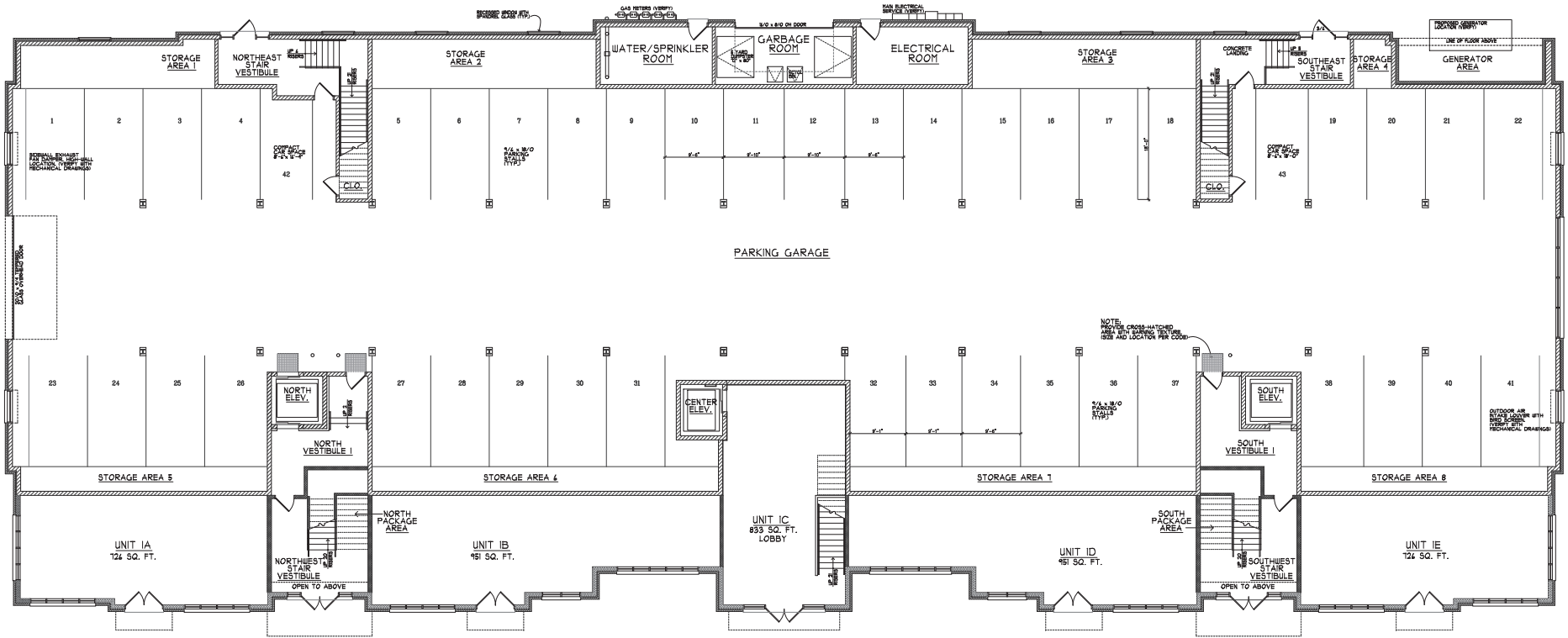


NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS









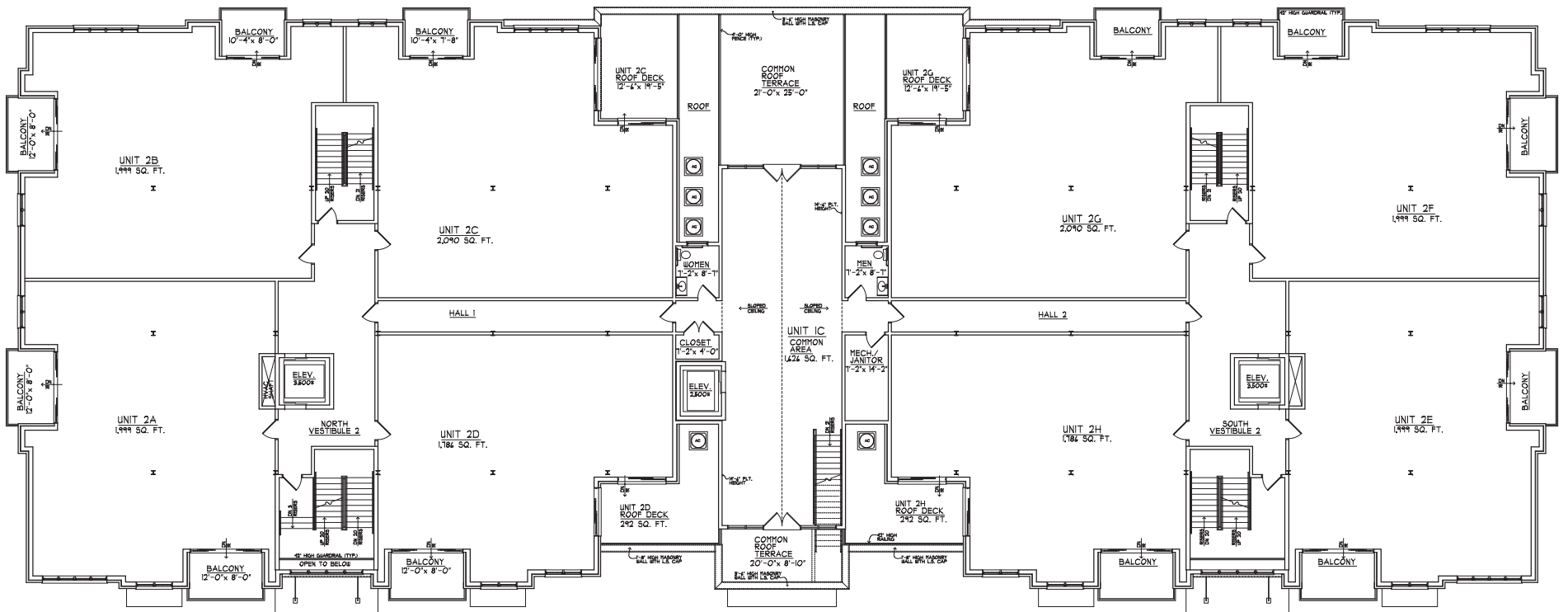
FIRST FLOOR PLAN

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



PLOTTED: 5/17/2023

PROPOSED NEW MIXED USE BUILDING:  
**RIVER 504 CONDOMINIUMS**  
 SOUTH FIRST STREET ST. CHARLES, ILLINOIS 60114  
 J & B BUILDERS, INC.  
 MARSHALL ARCHITECTS, INC.



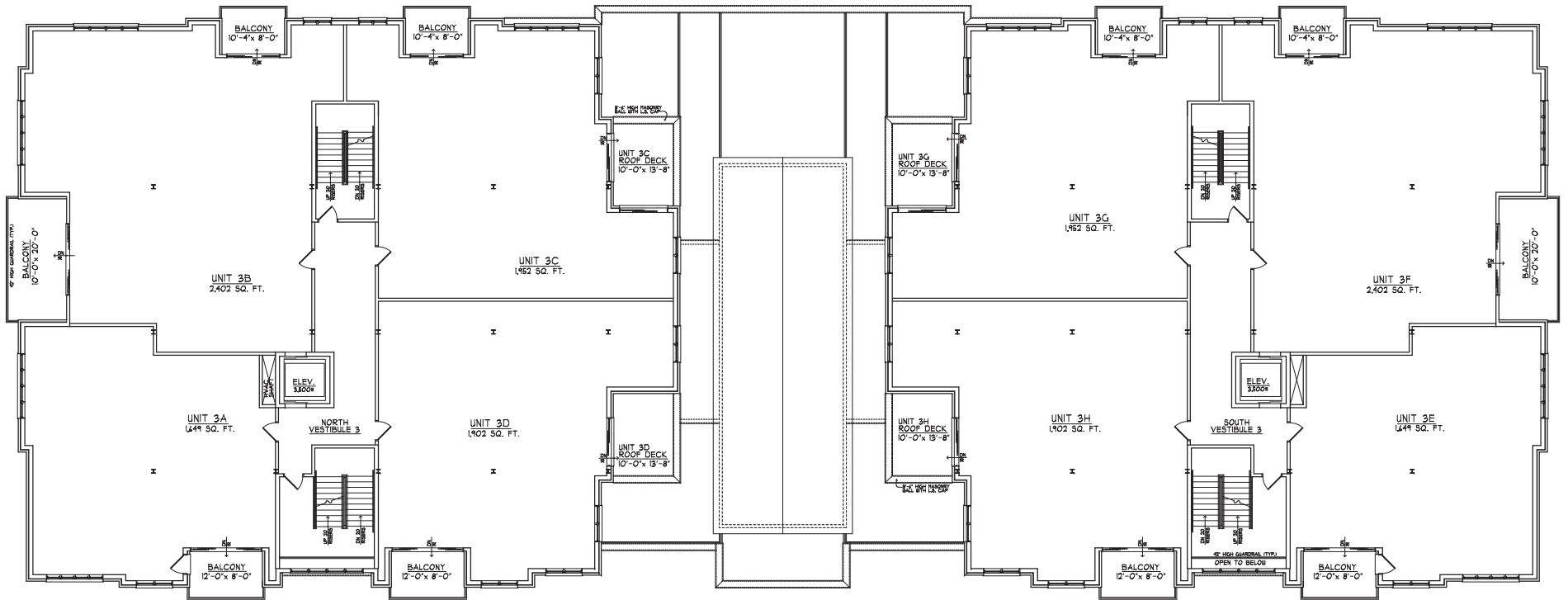
SECOND FLOOR PLAN  
SCALE: 1/8" = 1'-0"



PLOTTED: 4/10/2023

PROPOSED NEW MIXED USE BUILDING:  
**RIVER 504 CONDOMINIUMS**  
SOUTH FIRST STREET ST. CHARLES, ILLINOIS 60114  
J & B BUILDERS, INC.  
MARSHALL ARCHITECTS, INC.





THIRD FLOOR PLAN

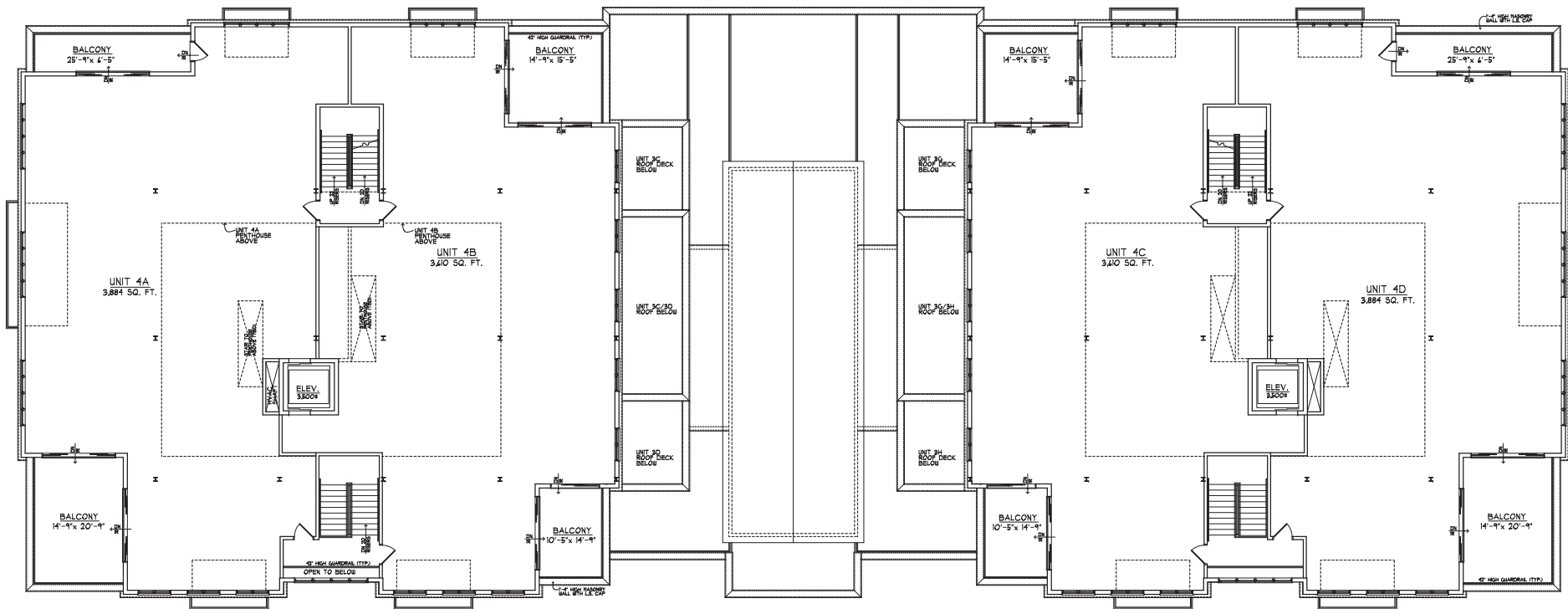
SCALE: 1/8" = 1'-0"



PLOTTED: 4/13/2023

PROPOSED NEW MIXED USE BUILDING:  
**RIVER 504 CONDOMINIUMS**

SOUTH FIRST STREET ST. CHARLES, ILLINOIS 60114  
 J & B BUILDERS, INC.  
 MARSHALL ARCHITECTS, INC.



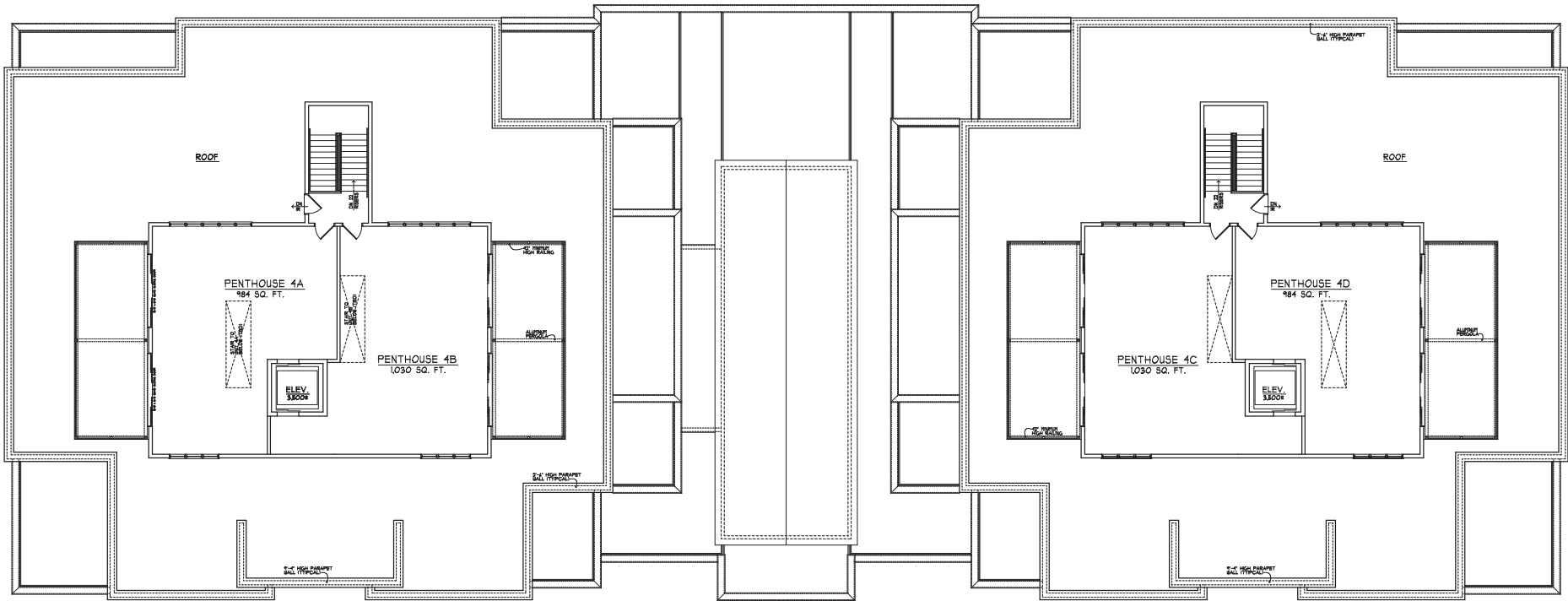
FOURTH FLOOR PLAN

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



PLOTTED: 4/10/2023

PROPOSED NEW MIXED USE BUILDING:  
**RIVER 504 CONDOMINIUMS**  
 SOUTH FIRST STREET ST. CHARLES, ILLINOIS 60114  
 J & B BUILDERS, INC.  
 MARSHALL ARCHITECTS, INC.



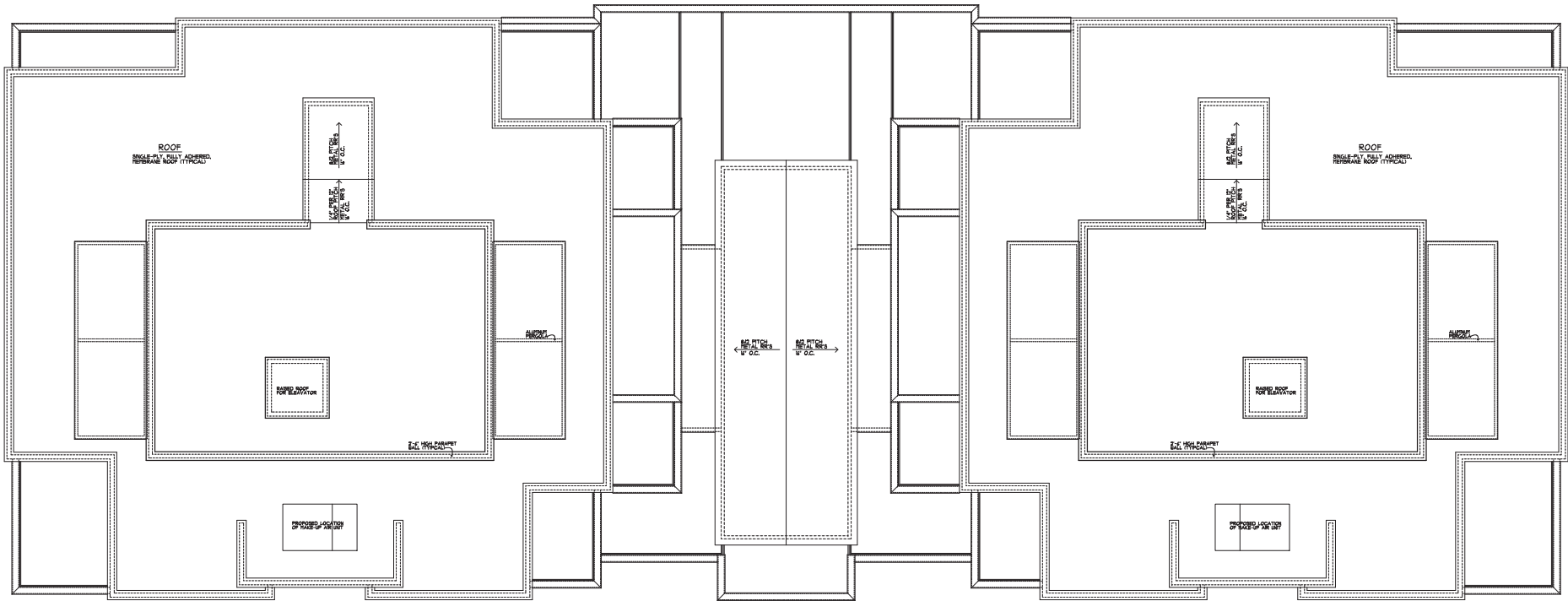
PENTHOUSE/  
ROOF DECK PLAN  
SCALE: 1/8" = 1'-0"



PLOTTED: 4/10/2023

PROPOSED NEW MIXED USE BUILDING:  
**RIVER 504 CONDOMINIUMS**

SOUTH FIRST STREET ST. CHARLES, ILLINOIS 60114  
J & B BUILDERS, INC.  
MARSHALL ARCHITECTS, INC.



**ROOF PLAN**  
SCALE: 1/8" = 1'-0"



PLOTTED: 4/11/2023

PROPOSED NEW MIXED USE BUILDING:  
**RIVER 504 CONDOMINIUMS**  
 SOUTH FIRST STREET ST. CHARLES, ILLINOIS 60114  
 J & B BUILDERS, INC.  
 MARSHALL ARCHITECTS, INC.



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

PLOTTED: 5/17/2023  
 PROPOSED NEW MIXED USE BUILDING:  
**RIVER 504 CONDOMINIUMS**  
 SOUTH FIRST STREET ST. CHARLES, ILLINOIS 60114  
 J & B BUILDERS, INC.  
 MARSHALL ARCHITECTS, INC.





**EAST ELEVATION**

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

TERNALLY SEPARATED ALUMINUM FRAMES AND TERRAZZO SLAB. FINISH AT FIRST FLOOR. VERIFY BRICK AND FRAME SIZE WITH MANUFACTURER.

PLOTTED: 5/11/2023  
 PROPOSED NEW MIXED USE BUILDING:  
**RIVER 504 CONDOMINIUMS**  
 SOUTH FIRST STREET ST. CHARLES, ILLINOIS 60114  
 J & B BUILDERS, INC.  
 MARSHALL ARCHITECTS, INC.



**NORTH ELEVATION**

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



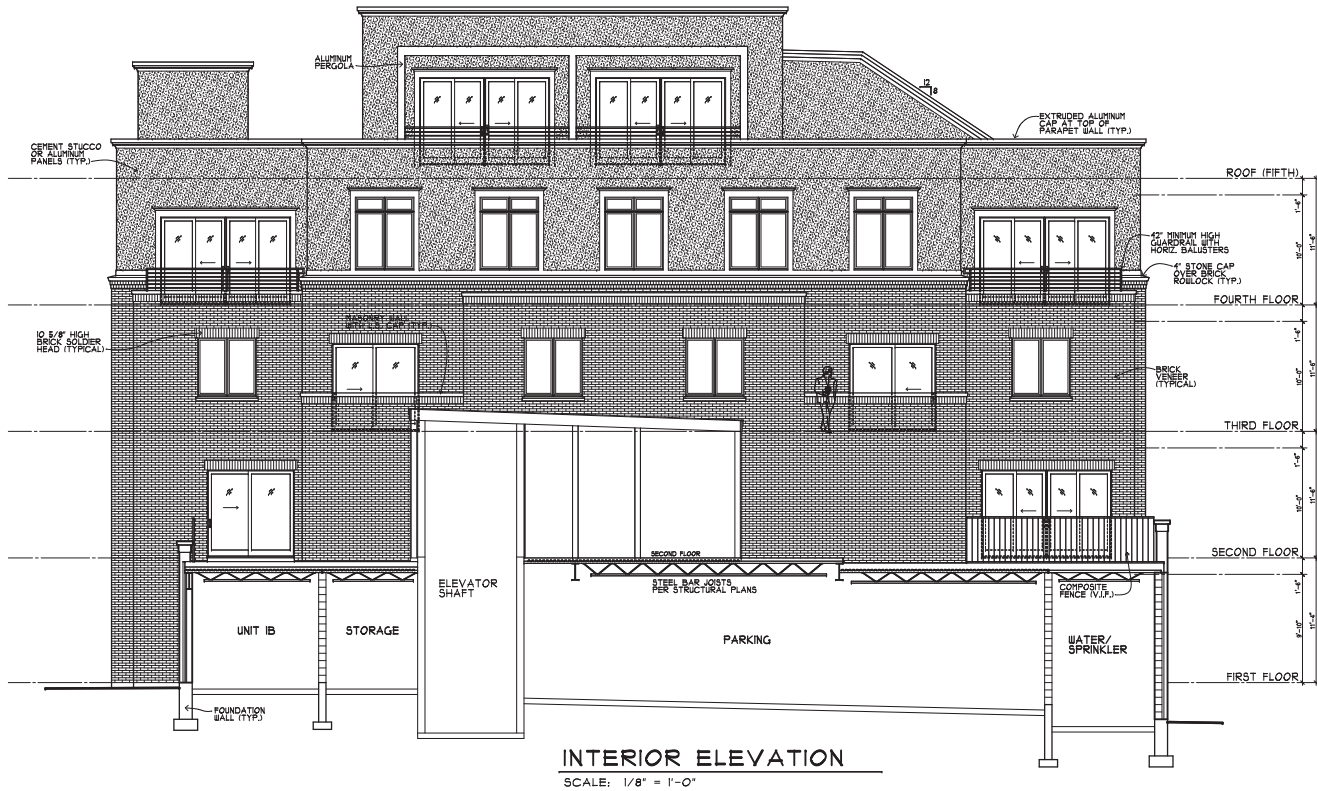
**SOUTH ELEVATION**

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

PLOTTED: 5/11/2023

PROPOSED NEW MIXED USE BUILDING:  
**RIVER 504 CONDOMINIUMS**

SOUTH FIRST STREET ST. CHARLES, ILLINOIS 60174  
J & B BUILDERS, INC.  
MARSHALL ARCHITECTS, INC.



PLOTTED: 5/18/2023

PROPOSED NEW MIXED USE BUILDING:  
**RIVER 504 CONDOMINIUMS**  
 SOUTH FIRST STREET ST. CHARLES, ILLINOIS 60114  
 J & B BUILDERS, INC.  
 MARSHALL ARCHITECTS, INC.