



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 3b

Title:

Plan Commission recommendation to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for Meijer Outlot (Meijer PUD).

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: May 14, 2018

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

Executive Summary *(if not budgeted please explain):*

A separate application for Special Use (PUD Amendment) submitted on behalf of Meijer is also on the Committee agenda for this meeting. That application requests to reduce the parking requirement for the Meijer store in order to allow a portion of the parking lot to be sold off for an outlot development.

Alrig, USA is proposing to convert the northeastern portion of the Meijer parking lot into an outlot development. The property is 2.94 acres in size.

Details of the proposal are as follows:

- Re-subdivide the Meijer lot to create a new lot for the outlot development:
 - Proposed Lot 1 – Meijer; 32.929 acres
 - Proposed Lot 2 – Outlot; 2.94 acres
- Construct three buildings on the outlot:
 - Building A – Restaurant; approx. 2,000 sf (northern building)
 - Building B – Wahlburgers Restaurant; approx. 6,000 sf (middle building)
 - Building C – Retail/Restaurant; approx. 3,000 sf retail & 2,000 sf restaurant (southern building)

The applicant is requesting a PUD amendment to amend the Meijer PUD ordinance to replace it with a new PUD ordinance for the property. A PUD Preliminary Plan for the development is also proposed.

Plan Commission Review

Plan Commission held a public hearing on 5/8/18 and recommended approval, subject to resolution of staff comments, by a vote of 8-0. The applicant stated the plans will be modified to address the following, in addition to outstanding staff comments:

- Additional landscaping will be added along the eastern portion of the site to further screen the drive-thru lanes.
- Vegetation around the detention pond will be cleaned up, including addressing issues with invasive species.
- Additional architectural features will be added to the rear of the buildings (facing Randall Rd.)

Annexation Agreement Amendment

Property within the Meijer PUD is subject to the provisions of an annexation agreement between the City and property owner, expiring in 2019. The annexation agreement will need to be amended to incorporate the proposed changes to the Meijer PUD. A public hearing to consider the annexation agreement amendment will be scheduled for the City Council meeting on June 4, pending a recommendation from Planning & Development Committee.

Attachments *(please list):*

Plan Commission Resolution, Staff Memo, Applications, Plans, PUD Ordinances

Plan Commission recommendation to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for Meijer Outlot (Meijer PUD), contingent upon resolution of all staff comments prior to final Council action.

City of St. Charles, Illinois
Plan Commission Resolution No. 6-2018

A Resolution Recommending Approval of Special Use for Planned Unit Development and PUD Preliminary Plan for Meijer Outlot Development (Alrig USA)

Passed by Plan Commission on May 8, 2018

WHEREAS, it is the responsibility of the St. Charles Plan Commission to hold public hearings and review requests for Special Use; and

WHEREAS, the Plan Commission held a public hearing and has reviewed the petitions for Special Use for PUD and PUD Preliminary Plan for Meijer Outlot Development (Alrig, USA) and;

WHEREAS, in accordance with Section 17.04.410.D.3, the Plan Commission finds the Special Use for PUD and PUD Preliminary Plan to be in the public interest based on the following criteria for Planned Unit Developments:

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

The proposed PUD will preserve native vegetation, topographic and geological features, and environmentally sensitive areas by reducing the overall percent imperviousness for the proposed site. The proposed PUD will be a more efficient use of the existing site. An overflow parking lot will be converted to a mixed retail/restaurant use. A decrease in the overall percent imperviousness will lessen the burden on existing drainage ponds and structures.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

The PUD preserves historic buildings, sites or neighborhoods. The proposed landscaping improvements for the PUD will be superior to the existing landscaping conditions. The PUD will provide buffering/screening from public roads. The

Resolution 6-2018

proposed retail restaurant buildings within the PUD will offer high quality architectural design, compatible with surrounding properties. The PUD provides an efficient site design and will feature energy efficient buildings.

iii. **The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):**

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed development will consist of 19,716 SF of mixed retail, drive-thru restaurant, and restaurant use and will be constructed on an existing overflow parking lot for the Meijer.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Connections to existing utilities will be provided as part of the development. Proposed access drives will connect to existing drives. Drainage will be provided through existing and proposed drainage structures.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The surrounding establishments are retail and restaurant uses. The proposed development will not be injurious to the existing uses and would not impair property values within the vicinity.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed development will be constructed on existing overflow parking for the Meijer. Future impediments to the surrounding properties are not anticipated.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The establishment, maintenance, and operations of the drive-thru restaurant will be limited to business hours. The proposed development will not be detrimental to or endanger the public health, safety, comfort or general welfare.

Resolution 6-2018

- F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.**

See previous section.

- iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.**

The proposed PUD will not impair physical development, diversity, tax base, or the economic well-being of the City.

- v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.**

The proposed PUD conforms to the existing uses within the existing PUD.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of a Special Use for PUD and PUD Preliminary Plan for Meijer Outlot Development, subject to resolution of outstanding staff comments prior to City Council action.

Roll Call Vote:

Ayes: Holderfield, Schuetz, Vargulich, Purdy, Wallace, Pretz, Kessler, Pietryla

Nays:

Absent: Funke

Motion carried: 8-0

PASSED, this 8th day of May 2018.

Chairman
St. Charles Plan Commission

Community and Economic Development
 Planning Division

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



Staff Report

TO: Chairman Ed Bessner
 And the Members of the Planning & Development Committee

FROM: Ellen Johnson, Planner

RE: Amendment to Special Use for Planned Unit Development & PUD Preliminary Plan –
 Meijer Outlot (Meijer PUD)

DATE: May 9, 2018

I. APPLICATION INFORMATION:

Project Name: Meijer Outlot

Applicant: Alrig, USA

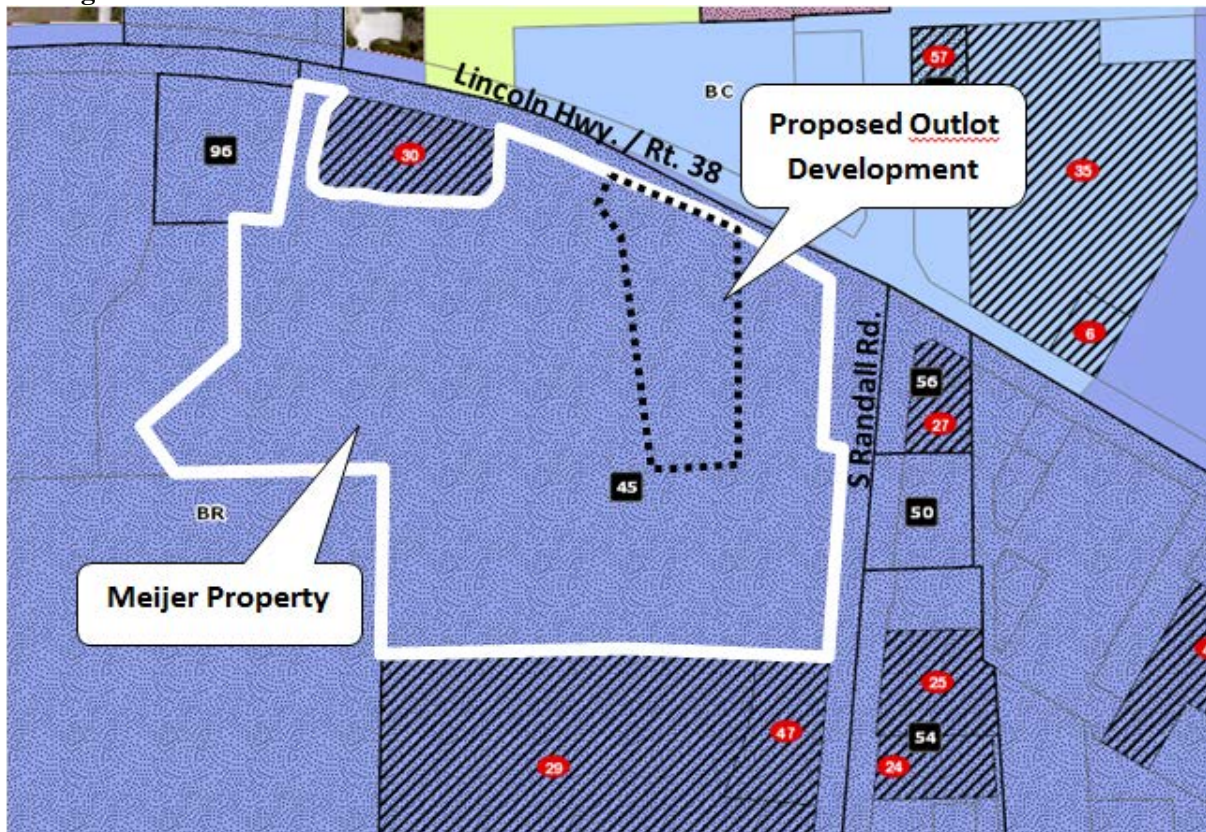
Purpose: Subdivide the Meijer property to create an outlot development at the northeast corner of the parking lot

General Information:		
Site Information		
Location	Portion of Meijer property, 855 S. Randall Rd.	
Acres	35.869 acres total; Proposed Outlot = 2.94 acres	
Applications	Special Use (PUD Amendment) PUD Preliminary Plan	
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.04 Administration Ch. 17.14 Business and Mixed Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Title 16 Subdivisions and Land Improvement Ordinance No. 1999-M-24 “An Ordinance Granting a Special Use as a Planned Unit Development (Meijer PUD)”	
Existing Conditions		
Land Use	Commercial- Meijer store parking lot	
Zoning	BR Regional Business & PUD (Meijer PUD)	
Zoning Summary		
North	BC Community Business PL Public Lands	Retail strip center, Moose Lodge, Fair Grounds
East	BR Regional Business & PUD (Randall Road Commercial PUDs)	Commercial uses
South	BR Regional Business & PUD (Meijer PUD)	Lowe’s
West	BR Regional Business & PUD (Bricher Commons PUD & Metro Storage PUD)	Metro Storage facility, vacant land
Comprehensive Plan Designation		
Corridor/Regional Commercial		

Aerial



Zoning



II. BACKGROUND

The subject property is a proposed 2.94 acre parcel on the Meijer property, covering the northeastern portion of the parking lot, with frontage on Lincoln Hwy.

The Meijer PUD was approved under Ordinance 1999-M-24 “An Ordinance Granting a Special Use as a Planned Unit Development (Meijer PUD)”. The PUD includes the Meijer property, including the Meijer building and adjacent parking lot, gas station, and two detention ponds, as well as the Lowe’s property and outlots for Burger King and the Bricher Crossing multi-tenant building.

An application for Special Use (PUD Amendment) submitted on behalf of Meijer is currently under consideration by the City. This application is on the Planning & Development Committee agenda as a separate item. Part of the application is a request to reduce the parking requirement for the Meijer store in order to allow a portion of the parking lot to be sold off for an outlot development.

III. PROPOSAL

Alrig, USA is proposing to convert the northeastern portion of the Meijer parking lot into an outlot development. The applicant is also proposing to remove the subject property from the Meijer PUD and establish a new PUD.

Details of the proposal are as follows:

- Re-subdivide the Meijer lot to create a new lot for the outlot development:
 - Proposed Lot 1 – Meijer; 32.929 acres
 - Proposed Lot 2 – Outlot; 2.94 acres
- Shift the main drive aisle running along the eastern end of the Meijer parking lot to the west to create the outlot.
- Construct three buildings on the outlot:
 - Building A – Restaurant; approx. 2,000 sf (northern building)
 - Building B – Wahlburgers Restaurant; approx. 6,000 sf (middle building)
 - Building C – Retail/Restaurant; approx. 3,000 sf retail & 2,000 sf restaurant (southern building)
- The buildings face west, towards the Meijer store, with the rears facing Randall Rd.
- Access to the outlot development from existing access points off Randall Rd. and Lincoln Hwy. through the Meijer lot.
- Eliminate the right in-only entrance from Lincoln Hwy.
- Modify the landscaping around the detention pond at the northeastern corner of the Meijer property.

The following zoning applications have been submitted to facilitate this project:

- **Special Use (PUD Amendment)** – To amend the Meijer PUD ordinance to replace it with a new PUD ordinance for the subject property.
- **PUD Preliminary Plan** – To approve preliminary engineering plans, landscape plan, architectural elevations, and preliminary plat of subdivision for development of the property.

IV. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Corridor/Regional Commercial”. The plan states (p.39):

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

The Land Use Plan identifies Corridor/Regional Commercial in the City’s east and west gateways, clustered around Kirk Road and Randall Road, two busy north south streets that bisect the City. Both of these areas are ideally suited for a large scale commercial/retail development capable of drawing from a larger region. At both locations, access and visibility is ideal for a more regional commercial draw, and heavy traffic volumes provide visibility desired by retailers. As development and redevelopment is considered in these areas, consideration should be given to maximizing revenue generating opportunities. It is also important to recognize the importance of promoting high-quality development in these locations as they serve as gateways into the City and are pivotal in shaping perceptions of St. Charles as visitors enter the City.

Both the Kirk Road and Randall Road corridors are critical to the economic livelihood of the City and both have challenges and issues that must be addressed in order to maintain their vitality. In addition to the recommendations and policies provided in this section of the Plan, Chapter 8 – Subarea Plans provides additional actions and considerations to maintain these areas as vital commercial centers.”

The detention pond at the southwest corner of Randall Rd. and Lincoln Hwy. is identified as a “Catalyst Site” within the West Gateway Subarea. The plan states (p. 97):

“The City should encourage Meijer to explore vaulting detention and/or reducing its parking lot to facilitate the development at this key intersection.”

V. ANALYSIS

The applicant is proposing to create new PUD development standards for the subject property. Therefore, staff has performed an analysis of the submitted PUD Preliminary Plan to identify compatibility with the Zoning Ordinance, Title 17 of City Code.

A. PROPOSED USES

Restaurant and retail uses are proposed. Both uses are permitted in the BR Regional Business zoning district, which is the underlying zoning of the subject property.

Two of the three proposed restaurants include drive-through facilities. Drive-Through Facility is a Special Use in the BR District. The applicant has requested two Drive-Through Facilities be permitted under the new PUD ordinance for the property.

B. ZONING BULK STANDARDS

The table below compares the submitted plans with the requirements of the BR zoning district. Current PUD requirements are not included due to the applicant’s request to create new PUD standards for the subject property. For purposes of the zoning review, the northern property line (Lincoln Hwy.) is considered the front lot line, based on the proposed subdivision layout. Deviations from the Zoning Ordinance requirements that are requested as part of the proposal are indicated in *bold italics* (see discussion below the table).

Category	Zoning Ordinance Standard (BR District)	Proposed
Min. Lot Area	1 acre (per building)	<i>2.94 acres</i>
Lot Width	None	269 ft.
Building Coverage	30%	10.3%
Building Height	40 ft.	Bldg A – 19’8” Bldg B – 23’4” Bldg C – 22’
Building Setbacks:		
<i>Front (Lincoln Hwy)</i>	20 ft.	55 ft.
<i>Interior side (east)</i>	15 ft.	46 ft.
<i>Interior side (west)</i>	15 ft.	80 ft.
<i>Rear (south)</i>	30 ft.	83.7 ft.
Parking Setbacks:		
<i>Front (Lincoln Hwy)</i>	20 ft.	31 ft.
<i>Interior side (east)</i>	0 ft.	10.2 ft.
<i>Interior side (west)</i>	0 ft.	7 ft.
<i>Rear (south)</i>	0 ft.	9.7 ft.
Parking Requirement	Restaurant: 10 spaces per 1,000 sf GFA @ 10,152 sf = 102 spaces Retail: 4 spaces per 1,000 sf GFA @ 3,040 sf = 12 spaces Total required: 114 spaces	164 spaces
Parking Stall Size	9’ x 18’ OR 9’x16’ w/ 2 ft. bumper overhang	9’ x 18’
Drive-Aisle Width	24’ (two-way)	24’ (two-way)

The applicant has requested a deviation from the following requirement:

1. Section 17.22.010.A – More than one building may be erected on a single lot, provided that all bulk requirements are met for each building as though each building were a principal building on an individual lot. The BR District requires a 1 acre minimum lot area. Per this section, a lot area of 3 acres is required for 3 buildings.

Three buildings are proposed on 2.94 acres, slightly under the 3 acres required.

C. DRIVE-THROUGH FACILITIES

Two drive-through facilities for restaurant users are proposed, one for Building A and one for Building C. Both drive-through lanes wrap around the north sides of the buildings. The table below compares the plans with the requirements of Section 17.24.100 “Drive-Through Facilities”. Deviations from the Zoning Ordinance requirements that are requested as part of the proposal are indicated in *bold italics* (see discussion below the table).

Category	Zoning Ordinance Standard	Proposed
Screened from Public Street	Stacking spaces concealed from view from public streets to greatest extent possible by orientation, design or screening	<i>Building A stacking lane wraps around the north side of the building, along Lincoln Hwy.</i>
Obstruction of Required Parking	Stacking spaces cannot obstruct access to required parking spaces	Meets requirement based on number of stalls provided
Obstruction of Ingress/Egress	Location of stacking spaces cannot obstruct ingress/egress to the site or interfere with vehicle circulation	Meets requirement based on number of stalls provided
Lane Configuration	Stacking spaces must be placed in a single line up to point of service	Meets requirement
Required Stacking Spaces	15	<i>Building A: 8 stacking spaces Building C: 11 stacking spaces</i>
Required Stacking Space Size	9' x 20'	9' x 20'

The applicant has requested deviations from the following requirements:

1. Section 17.24.100.A.4: Vehicle stacking shall be concealed from view from public streets and surrounding property to the greatest extent possible by their orientation, design, or by screening. This will often involve orienting the Drive-Through to the side or rear of the building, away from the public street.

The stacking lane for Building A wraps around the north side of the building, along Lincoln Hwy. due to the building’s orientation facing west.

2. Section 17.24.100.B-C: 15 stacking spaces are required for a restaurant drive-through. 5 stacking spaces are required for a “Coffee or Tea Room”.

8 stacking spaces are proposed for Building A and 11 stacking spaces are proposed for Building C. This section of the ordinance allows a reduction in the required number of stacking spaces to be requested for a specific business based on data from comparable facilities. However, users for the two proposed drive-through restaurants have not been identified. The applicant is requesting approval of the drive-through layouts as proposed assuming the stacking requirement can be accommodated. The buildings will not be constructed until users are identified.

Once users are identified, if the stacking is not adequate to meet code, a drive-through stacking reduction will need to be requested based on data demonstrating the amount of stacking is adequate. This will require review by the Plan Commission. The code states the following regarding the procedure:

“The number of required stacking spaces may be reduced by the City Council, after receiving a recommendation from the Plan Commission, if the petitioner presents a study with quantifiable evidence based on comparable facilities that demonstrates that the number of stacking spaces may be reduced without affecting the ability of the proposed facility to meet the applicable requirements. The approval of a reduced number of stacking spaces shall apply only to the specific business for which the study was conducted.”

Staff Comment:

- Stacking spaces 9’x20’ in size must be shown on the plans.

D. LANDSCAPING

Landscape Plan for Outlot Development:

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

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	>30%
Public Street Frontage Landscaping <i>(applies to Lincoln Hwy. frontage)</i>	75% 1 tree per 50 lineal ft. (5 trees required)	Appears to meet; see staff comment
Parking Lot Screening <i>(applies to Lincoln Hwy. frontage)</i>	50% of parking lot to height of 30”	100%
Interior Parking Lot Landscaping	10%	Appears to meet; see staff comment
Building Foundation Landscaping		
<i>Front walls (west elevations)</i>	75% of wall length; planting bed width of 8 ft.	Meets planting bed requirement but additional plantings needed; see staff comment
<i>Remaining walls</i>	50% of wall length; planting bed width of 8 ft.	Meets planting bed requirement but additional plantings needed; see staff comment
Monument Sign Landscaping	3 ft. around signs	Meets requirement
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	TBD; see staff comment

Staff Comments:

- 75% of the public street frontage must be planted with a combination of shrubs and perennials. This applies to the Lincoln Hwy. frontage. This requirement appears to be met with the proposed and existing landscaping. The existing landscaping should be identified on the plan to confirm.
- 10% of the interior area of the parking lot must be devoted to landscaping. This appears to be met. The applicant must calculate the percentage provided. If the 10% requirement is not met, additional landscape islands could be added due to the excess number of parking spaces.
- The amount of required plantings along the building foundation is calculated by dividing the total lineal feet of the building walls by 50. 2 trees and 20 shrubs/bushes/perennials are required per 50 ft. of wall. This requirement was calculated incorrectly on the landscape plan and half the required plantings are provided.

- Building A – 9 trees & 88 shrubs/bushes/perennials are required.
- Building B – 12 trees & 124 shrubs/bushes/perennials are required.
- Building C – 12 trees & 118 shrubs/bushes/perennials are required.
- A rendering of the refuse enclosure is needed. The enclosure must meet the screening requirements contained in Section 17.26.120.

Detention Basin Tree Removal

In order to increase visibility of the outlot development from Randall Rd., several trees are proposed to be removed around the adjacent detention basin. A Tree Removal Plan has been provided identifying trees that will be removed and preserved. All evergreen trees will be removed. All trees being preserved are deciduous. Meijer has provided a letter stating their consent to modify the landscaping around the detention basin, as it is on the Meijer property.

E. BUILDING ARCHITECTURE

Architectural elevations have been submitted for the three proposed buildings. The table below compares the submitted plans to the design requirements of Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts.

Category	Zoning Ordinance Standard	Proposed
Architectural Features #1 (17.06.030.A.2)	50% of façade comprised of architectural features	Appears to meet based on applicant’s request to consider the west elevations as the building facades; see deviation request & staff comment
Architectural Features #2 (17.06.030.A.3)	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Does not meet for east elevations of Buildings A & C; see staff comment
Entrance Articulation	Public entrances must be articulated from building	Meets requirement
Building Materials	A list of approved & prohibited materials is provided	More EIFS than permitted is shown on Building B; see staff comment
Roof-Mounted Mechanical Screening	Roof-mounted mechanical equipment screened from view from public streets by architectural element of building or screening wall	TBD; see staff comment

The applicant has requested deviations from the following requirements:

1. Section 17.06.020.B.1: Building facades should be located along streets with parking in less prominent locations.

The buildings are oriented with the fronts facing west, towards Meijer, with the backs facing Randall Rd.

2. Section 17.06.030.A.2 – Architectural features must comprise at least 50% of the façade. The façade is the side of the building facing a public street. The facades of Buildings B and C are the east walls (facing Randall). Building A has two facades- the north and east sides. Architectural features include windows, doors, cornices, eaves, gutters, belt courses, lintels, sills, archways, awnings, columns, pilasters, and decorative ornaments.
3. Section 17.06.030.B.1 – Retail buildings must provide windows so that the first floor is transparent from a height of 18” to 7’ above grade for at least 60% of the length of the façade, and must contain a public entrance. (Applies to Building C only)

The two requirements listed above are not met for the buildings if the “facades” are considered the sides facing the street because the buildings face west, towards Meijer, and back up to Randall Rd. The applicant has requested the west elevations be considered the façades for determining compliance with these two code sections.

Staff Comments:

- The architectural features for each building must be quantified to confirm compliance with the 50% requirement (based on the west elevations being considered the façades).
- All street-facing facades must have at least 2 of the following features: change in wall plane of at least 2 ft.; change in wall texture or masonry patterns; transparent windows; columns/pilasters projecting 6” from the wall plane. One additional feature is needed on the east elevations of Building A and C.
- The plans identify use of CMU block on Building B. Smooth-faced CMU is prohibited. CMU must be tinted and/or textured.
- EIFS cannot cover more than 10% of any building wall. It appears that EIFS covers more than 10% of the west elevation of Building B.
- Confirmation is needed that the design of the buildings will provide required screening of roof-mounted mechanical equipment.

F. SIGNAGE

Two monument signs are proposed – one on the subject property along Lincoln Hwy. and another along Randall Road, off-site on the Meijer property. Meijer has provided a letter stating their consent to locate a monument sign off-site as proposed.

Locations for wall signs are shown on the architectural elevations. One wall sign is permitted per street frontage. For the purposes of this section, the internal ring road will be considered a “street frontage”. Buildings B and C are allowed 2 wall signs (per business). Building A is allowed 3 wall signs.

Staff Comments:

- Renderings of the monument signs are required. The signs will need to meet all standards of Ch. 17.28 “Signs”.
- It appears that 4 wall signs are proposed on Building A; only 3 are permitted.

G. LIGHTING

A photometric plan has been submitted. Staff has reviewed the plan for conformance with Section 17.22.040 “Site Lighting”.

Staff Comment:

- Pole height must also be indicated. Maximum pole height is 40 ft.

H. ENGINEERING REVIEW

Engineering plans are currently under review by City staff. Based on discussions regarding the project, staff anticipates that comments will not impact the site layout. The plans will need to be revised in response to all staff comments prior to City Council approval of the PUD Preliminary Plan.

I. PRELIMINARY PLAT OF SUBDIVISION

A Preliminary Plat of Subdivision has been submitted. Proposed is re-subdivision of the Meijer property as follows:

- Proposed Lot 1 – Meijer; 32.929 acres
- Proposed Lot 2 – Oulot; 2.94 acres

Staff Comments:

- The Subdivision Code requires 10 ft. wide perimeter utility and drainage easements around each lot. Perimeter easements are requested around Lot 2.
- Easements are needed for the proposed watermain, storm sewer, and sanitary sewer located on Lot 2 and where mains are being extended on Lot 1.
- Cross access easements are needed to allow access to Lot 2 through Lot 1. Vehicles should be permitted to enter and exit the property at each of the access points off Randall Rd. and Rt. 38. This could be accomplished with a blanket cross access easement or with identified easement corridors.

VI. PLAN COMMISSION RECOMMENDATION

Plan Commission held a public hearing on the Special Use (PUD Amendment) application on 5/8/18 and recommended approval of the Special Use (PUD Amendment) and PUD Preliminary Plan applications, subject to resolution of staff comments, by a vote of 8-0.

VII. ATTACHMENTS

- Application for Special Use for PUD; received 4/9/18
- Application for PUD Preliminary Plan; received 4/9/18
- Preliminary Plat of Subdivision; dated 4/4/18
- Engineering Plans; dated 4/6/18
- Architectural Elevations; dated 4/4/18

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use	
Project Name:	<u>Meijer outlet</u>
Project Number:	<u>2018 -PR- 004</u>
Application Number:	<u>2018 -AP- 007</u>



To request a Special Use for a property, or to request to amend an existing Special Use Ordinance for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a public hearing date for an application.

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

1. Property Information:	Location: 855-865 South Randall Road, St. Charles	
	Parcel Number (s): 09-32-476-008	
	Proposed Name: Proposed Retail - St. Charles	
2. Applicant Information:	Name Alrig USA	Phone 248.646.9999
	Address 30200 Telegraph Road, Suite 205 Bingham Farms, MI 48025	Fax
		Email
3. Record Owner Information:	Name Meijer Stores, L.P.	Phone 616-791-3909
	Address 2929 Walker Ave NW Grand Rapids, MI 49544	Fax
		Email matt.levitt@meijer.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** X
- New PUD
- Amendment to existing PUD- Ordinance #: 1999-M-24
- PUD Preliminary Plan filed concurrently
- Other Special Use (from list in the Zoning Ordinance):** _____
- Newly established Special Use
- Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: PUD

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

What is the property's current zoning? BR-PUD

What is the property currently used for? Retail/Restaurant

If the proposed Special Use is approved, what improvements or construction are planned?
Construction of mixed restaurant, drive-thru restaurant, and retail uses and associated site improvements on an existing Meijer overflow parking lot.

For Special Use Amendments only:

Why is the proposed change necessary?
To remove the subject property from the Meijer PUD and establish unique development standards for the outlot development

What are the proposed amendments? (Attach proposed language if necessary)
Creation of a new PUD for the subject property, with the zoning deviations identified in Exhibit A

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

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

☒ APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD \$1,000; all other Special Use requests \$750)

☒ REIMBURSEMENT OF FEES AGREEMENT:

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

☒ REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

☒ PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

☒ LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper

☒ PLAT OF SURVEY:

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

☒ FINDINGS OF FACT:

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.*)

☒ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

☒ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

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

☒ **ENDANGERED SPECIES REPORT:**

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

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

☒ **TRAFFIC STUDY:** If requested by the Director of Community Development.

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

☒ **PLANS:**

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

Copies of Plans:

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

☒ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line

- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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



Record Owner 3/30/18
Date



Applicant or Authorized Agent 3/22/18
Date

EXHIBIT A

Zoning Deviations

The following zoning deviations are requested for the proposed multi-use project as part of the Meijer outlot development located at IL Route 38 and Randall Road.

Drive-Thru Facilities:

- Section 17.14.020: Drive-Thru is a Special Use in the BR District.

Requesting two (2) drive-thru facilities to be permitted uses in the BR District as a Special Use. Due to the layout of the parcel, no public streets are impacted by the drive-thru facilities and additional circulation routes are available within the development.

- Section 17.24.100.B-C: 15 stacking spaces are required for a restaurant drive-thru. 5 stacking spaces are required for a “coffee/tea room” drive-thru.

Based on the proposed site plan for Building A, the drive-thru lane can accommodate 8 spaces before impacting parking areas. It can accommodate 15 stacking spaces before extending off the proposed lot.

The proposed plan for Building C, as a restaurant drive-thru, can accommodate 11 stacking spaces before impacting parking areas. It can accommodate 20 stacking spaces before extending off the proposed lot.

No users are currently identified for Building A or Building C. Construction will not begin until users have been identified, at which time historical data will be used to determine whether the number of stacking spaces is adequate per each user. If a reduction in the required number of stacking spaces is required for a user or business, it will be requested at that time.

- Section 17.24.100.A.4 – Vehicle stacking must be concealed from view from public streets and surrounding property to the greatest extent possible by their orientation, design or by screening. This will often involve orienting the drive-thru to the side or rear of the building, away from the public street. The Building A drive-thru is along the Rt. 38 frontage and the Building C drive-thru is along the rear of the building, visible from Randall Rd.

The proposed drive-thru lanes are oriented as such with the west elevations as the façade. Additional screening will be provided along the frontage of Rt 38 and Randall Road.

Building Architecture:

- Section 17.06.020.B.1: Building facades should be located along streets with parking in less prominent locations. The proposed buildings are oriented with the facades facing west, with the rear of the buildings facing Randall Rd. Has flipping the orientation of the buildings been considered so that they face Randall Rd.?

Yes, it was considered but we would rather the main entrance remain. We would request that the west elevation is the façade for Building A, B, and C. The rear elevations will be enhanced.

- Section 17.06.030.B.1 – Retail buildings must provide windows so that the first floor is transparent from a height of 18” to 7’ above grade for at least 60% of the length of the façade, and must contain a public entrance.

- o This requirement applies to Building C, east elevation (façade). It appears this requirement is met for the west elevation. Similar to above, a request could be made to consider the west elevation as the façade for determining compliance with this section.

We would request that the west elevation is the façade for Building A, B, and C.

- Section 17.22.010.A – More than 1 building may be erected on a single lot, provided that all bulk requirements are met for each building as though each building were a principal building on an individual lot. One of the bulk requirements in the BR Zoning District is a 1 acre minimum lot area requirement. Per this section, a lot area of 3 acres is required for 3 buildings.

Requesting three (3) buildings to be permitted on ±2.94 acre lot. Based on the proposed layout of the parcel, each building has adequate parking and circulation through the site will not be impacted.

- Section 17.06.030.A.2 – Architectural features must comprise at least 50% of the façade. The façade is the side of the building facing a public street. The facades of Buildings B and C are the east walls (facing Randall). Building A has two facades- the north and east sides. Architectural features include windows, doors, cornices, eaves, gutters, belt courses, lintels, sills, archways, awnings, columns, pilasters, and decorative ornaments.
 - It does not appear this requirement is met for Buildings A and C. It may be met for Building B; please provide a calculation.
 - It appears that the front (west) elevations meet this requirement if they were considered the “façade”.
 - A deviation could be requested from this requirement OR a request could be made to consider the front (west) elevations the façade of the buildings for determining compliance with this Section.
- **We would request that the west elevation is the façade for Building A, B, and C.**



April 16, 2018

Ms. Ellen Johnson, Planner
City of St. Charles
Community & Economic Development – Planning Division
2 E Main Street
St Charles, IL 60174

RE: Letter of Authorization
Special Use and PUD Preliminary Plan applications
Meijer Outlot Development – Alrig USA

Dear Ms. Johnson,

This letter is furnished in response to the April 13th, 2018 completeness review letter for the referenced application submitted for review.

We certify that we are the owner of the property for the submitted Special Use and PUD Preliminary Plan review application.

We acknowledge this application and authorize the applicant, Alrig USA, to submit development applications to the City and proceed to secure whatever approvals and permits they may need from the City and other agencies regarding this development.

Additionally, we authorize Alrig USA to modify the detention basin landscaping and to locate a monument sign off-site along Randall Road, as shown on the plans.

Please contact me should you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink that reads "Matt Seitz".

Meijer, Inc.
2929 Walker, NW, Grand Rapids, MI 49544

**OWNERSHIP DISCLOSURE FORM
PARTNERSHIPS**

MICHIGAN)
STATE OF ~~ILLINOIS~~)
KENT) SS.
~~KANE COUNTY~~)

I, Michael L. Kinstle, being first duly sworn on oath depose and say that I am ~~a~~
the Vice President-Real Estate of Meijer Group, Inc., the
General Partner of Meijer Stores Limited Partnership, a Michigan ~~an Illinois~~

~~(General)~~ (Limited) Partnership and that the following ~~persons~~ are all of the partners thereof:

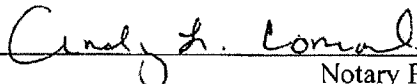
<u>Meijer Group, Inc.</u>	<u>(General)</u> (Limited) Partner
<u>Meijer Distribution, Inc.</u>	(General) <u>(Limited)</u> Partner
_____	(General)(Limited) Partner
_____	(General)(Limited) Partner
_____	(General)(Limited) Partner
_____	(General)(Limited) Partner

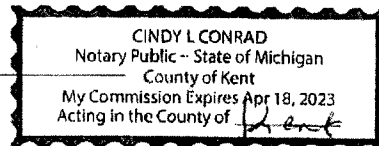
MEIJER STORES LIMITED PARTNERSHIP

By: Meijer Group, Inc., its general partner

By:  ~~(General)~~ (Limited) Partner
Michael L. Kinstle
Its: Vice President-Real Estate

Subscribed and Sworn before me this 30th day of
March, 2018.


Notary Public



LEGAL DESCRIPTION

A PART OF LOT 1 IN THE RESUBDIVISION #2 OF THE RESUBDIVISION OF MEIJER #182 SUBDIVISION, RECORDED OCTOBER 31, 2002 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS AS DOCUMENT NUMBER 2002K140590, LOCATED IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 1, BEING ALSO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY, ALSO KNOWN AS ILLINOIS ROUTE 38, PER DOC. NO. 2000K089685;

THENCE ALONG THE NORTHERLY LINE OF SAID LOT 1, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY, THE FOLLOWING THREE (3) COURSES:

1) NORTH 47 DEGREES 48 MINUTES 37 SECONDS WEST, A DISTANCE OF 37.76 FEET;

2) NORTH 59 DEGREES 39 MINUTES 50 SECONDS WEST, A DISTANCE OF 60.83 FEET;

3) NORTHWESTERLY, 159.98 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 3438.02 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 60 DEGREES 59 MINUTES 49 SECONDS WEST AND A LENGTH OF 159.97 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF A DETENTION POND EASEMENT HERETOFORE GRANTED PER DOC. NO. 2000K089685 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;

THENCE ALONG THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF SAID DETENTION POND EASEMENT AND ALSO ALONG THE WESTERLY LINE OF SAID DETENTION POND EASEMENT, SOUTH 01 DEGREE 35 MINUTES 28 SECONDS EAST, A DISTANCE OF 505.63 FEET;

THENCE SOUTH 88 DEGREES 29 MINUTES 06 SECONDS WEST, A DISTANCE OF 183.94 FEET;

THENCE NORTHEASTERLY, 30.84 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 20.50 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 48 DEGREES 25 MINUTES 25 SECONDS WEST AND A LENGTH OF 28.01 FEET;

THENCE NORTH 05 DEGREES 19 MINUTES 57 SECONDS WEST, A DISTANCE OF 444.46 FEET;

THENCE NORTH 14 DEGREES 48 MINUTES 13 SECONDS WEST, A DISTANCE OF 46.63 FEET;

THENCE NORTH 24 DEGREES 12 MINUTES 35 SECONDS WEST, A DISTANCE OF 63.17 FEET;

THENCE NORTH 23 DEGREES 07 MINUTES 51 SECONDS EAST, A DISTANCE OF 67.59 FEET TO A POINT ON THE NORTHERLY LINE OF THE AFORESAID LOT 1, SAID POINT BEING ALSO ON THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY;

THENCE ALONG THE NORTHERLY LINE OF THE AFORESAID LOT 1, BEING ALSO ALONG THE AFORESAID SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY, SOUTHEASTERLY, 269.53 FEET ALONG AN ARC TO THE RIGHT AND HAVING A RADIUS OF 3438.02 FEET, SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 64 DEGREES 34 MINUTES 34 SECONDS EAST AND A LENGTH OF 269.46 FEET TO THE POINT OF BEGINNING,

CONTAINING 2.940 ACRES, MORE OR LESS.

THE BASIS OF BEARINGS FOR THE ABOVE LEGAL DESCRIPTION IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83)

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)



For Special Use for PUD or PUD Amendment applications.

The St. Charles Zoning Ordinance requires the Plan Commission to consider the criteria listed below in making a recommendation to the City Council on whether a proposed Planned Unit Development is in the public interest.

As the applicant, the "burden of proof" is on you to provide information that addresses the criteria below in order to demonstrate that the project is in the public interest.

(You may utilize this form or provide the responses on another sheet.)

PUD Name

Date

From the St. Charles Zoning Ordinance, Section 17.04.410.3:

The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.
5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community

The proposed PUD will preserve native vegetation, topographic and geological features, and environmentally sensitive areas by reducing the overall percent imperviousness for the proposed site.

The proposed PUD will be a more efficient use of the existing site. An overflow parking lot will be converted to a mixed retail/restaurant use. A decrease in the overall percent imperviousness will lessen the burden on existing drainage ponds and structures.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

- A. Conforming to the requirements would inhibit creative design that serves community goals, or**
- B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.
2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.
3. The PUD will provide superior landscaping, buffering or screening.
4. The buildings within the PUD offer high quality architectural design.
5. The PUD provides for energy efficient building and site design.
6. The PUD provides for the use of innovative stormwater management techniques.
7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.
8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.
9. The PUD preserves historic buildings, sites or neighborhoods.

The proposed landscaping improvements for the PUD will be superior to the existing landscaping conditions. The PUD will provide buffering/screening from public roads.
The proposed retail restaurant buildings within the PUD will offer high quality architectural design, compatible with surrounding properties.
The PUD provides an efficient site design and will feature energy efficient buildings.

iii. The proposed PUD conforms with the standards applicable to Special Uses (section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed development will consist of 19,716 SF of mixed retail, drive-thru restaurant, and restaurant use and will be constructed on an existing overflow parking lot for the Meijer.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.

Connections to existing utilities will be provided as part of the development.
Proposed access drives will connect to existing drives.
Drainage will be provided through existing and proposed drainage structures.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The surrounding establishments are retail and restaurant uses. The proposed development will not be injurious to the existing uses and would not impair property values within the vicinity.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed development will be constructed on existing overflow parking for the Meijer. Future impediments to the surrounding properties are not anticipated.

E. Effect on General Welfare: That the establishment, maintenance or operation of the Special Use will not be detrimental to or endanger the public health, safety, comfort or general welfare.

The establishment, maintenance, and operations of the drive-thru restaurant will be limited to business hours. The proposed development will not be detrimental to or endanger the public health, safety, comfort or general welfare.

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

See previous section.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.

The proposed PUD will not impair physical development, diversity, tax base, or the economic well-being of the City.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan.

The proposed PUD conforms to the existing uses within the existing PUD.

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	<u>Meijer Outlet</u>
Project Number:	<u>2018 -PR- 004</u>
Application Number:	<u>2018 -AP- 008</u>



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

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

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

1. Property Information:	Location: 855-865 South Randall Road, St. Charles	
	Parcel Number (s): 09-32-476-008	
	Proposed PUD Name: Proposed Retail - St. Charles	
2. Applicant Information:	Name Alrig USA	Phone 248.646.9999
	Address 30200 Telegraph Road, Suite 205 Bingham Farms, MI 48025	Fax
		Email
3. Record Owner Information:	Name Meijer Stores, L.P.	Phone 616-791-3909
	Address 2929 Walker Ave NW Grand Rapids, MI 49544	Fax
		Email matt.levitt@meijer.com

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

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

- REIMBURSEMENT OF FEES AGREEMENT:**

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

- REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

- PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

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

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

☒ **PLAT OF SURVEY:**

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

☒ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

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

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

☒ **ENDANGERED SPECIES REPORT:**

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

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

☒ **PLANS:**

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

Copies of Plans:

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

☒ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

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

the proposal indicated

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

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

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

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

ARCHITECTURAL PLANS:

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

TREE PRESERVATION PLAN:

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

LANDSCAPE PLAN:

Landscape Plan showing the following information:

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

STORMWATER MANAGEMENT:

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

SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:

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

☒ PUBLIC BENEFITS, DEPARTURES FROM CODE:

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

☐ SCHEDULE: Construction schedule indicating:

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


☐ PARK AND SCHOOL LAND/CASH WORKSHEETS

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

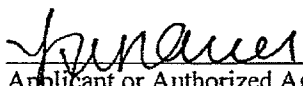
☐ INCLUSIONARY HOUSING SUMMARY

For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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



Record Owner 3/30/18
Date

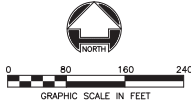


Applicant or Authorized Agent 3/28/18
Date

RESUBDIVISION OF THE RESUBDIVISION #2 OF THE RESUBDIVISION OF MEIJER #182 SUBDIVISION LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

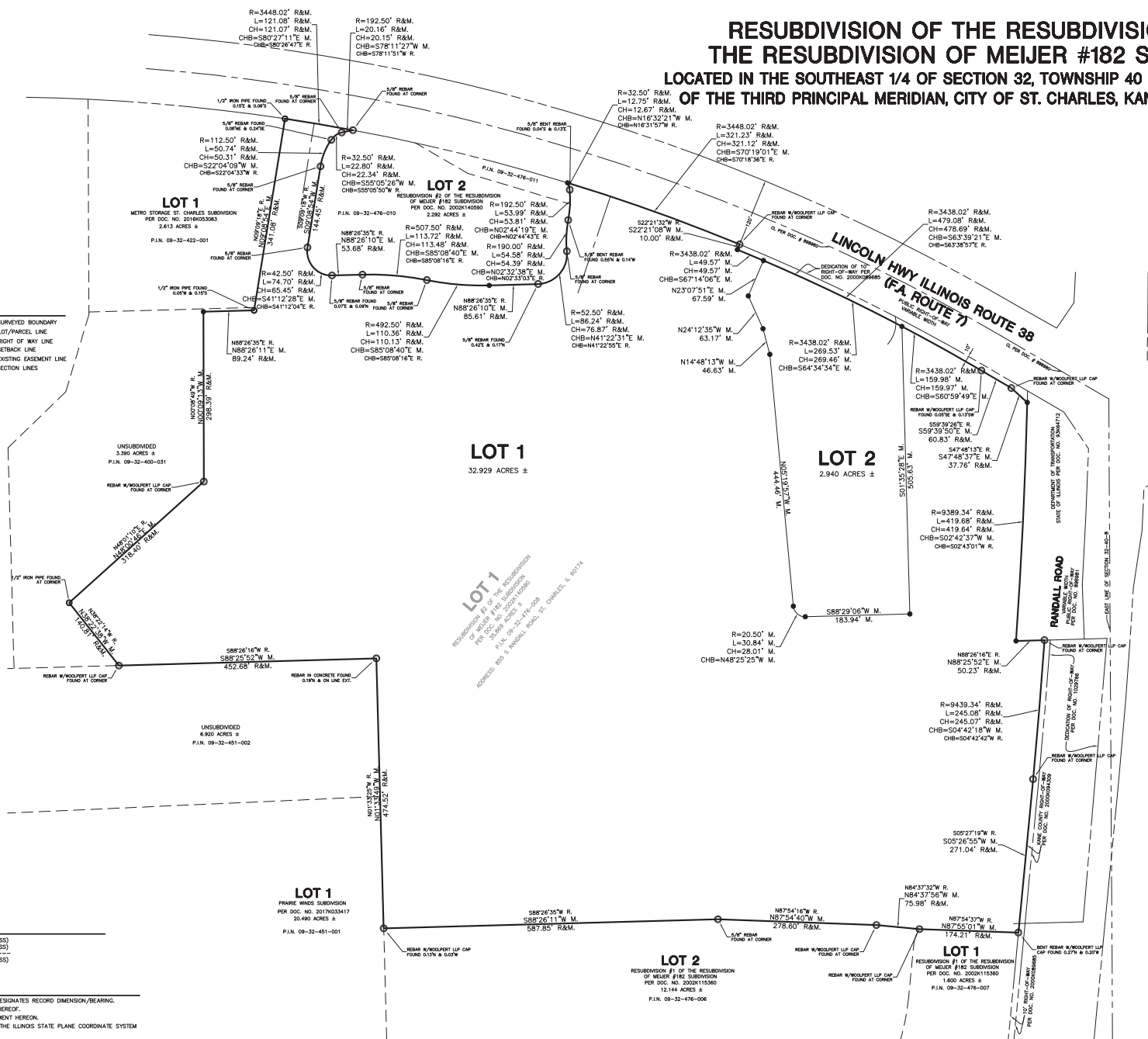


SITE MAP
NOT TO SCALE



LEGEND:

- SURVEYED BOUNDARY
- - - LOT/PARCEL LINE
- - - RIGHT OF WAY LINE
- - - SETBACK LINE
- - - EXISTING EASEMENT LINE
- - - SECTION LINES
- SET R.R. SPIKE/NAI IN ASPHALT OR IRON PIPE W/ CAP IN SOIL OR CUT CROSS IN CONCRETE
- SET CONCRETE MONUMENT
- REBAR FOUND
- IRON PIPE FOUND
- NAIL FOUND
- SPIKE FOUND
- CHISELED CROSS FOUND
- MONUMENT FOUND
- R/W MONUMENT FOUND
- BRASS PLUG FOUND



AREA SCHEDULE:

LOT 1:	1,434,376 S.F. OR 32.929 ACRES (MORE OR LESS)
LOT 2:	128,086 S.F. OR 2.940 ACRES (MORE OR LESS)
TOTAL:	1,562,462 S.F. OR 35.869 ACRES (MORE OR LESS)

NOTES:

1. "M." DESIGNATES MEASURED DIMENSION/BEARING, "D." DESIGNATES RECORD DIMENSION/BEARING.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83).



WOOLPERT, INC.
DESIGN (GEOMETRIC) INFRASTRUCTURE
1815 South Meyers Road,
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

G:\S\Projects\Verona\77742 - Alfy, S\Cheren\Drawings\77742 - Plot-R\1.dwg, Plotted: Apr 04, 2018 - 3:44pm

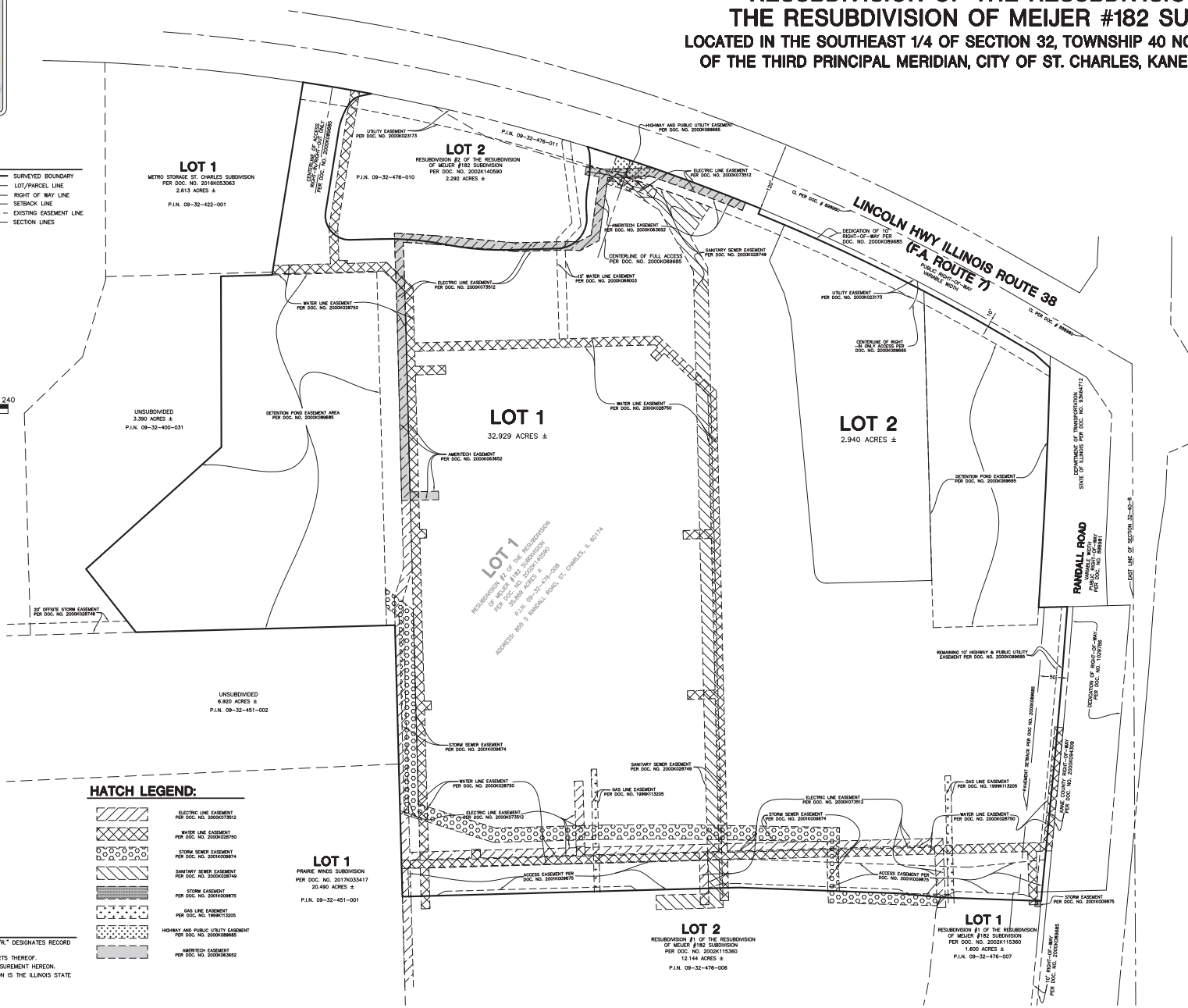
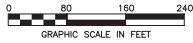
**RESUBDIVISION OF THE RESUBDIVISION #2 OF
THE RESUBDIVISION OF MEIJER #182 SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.**



SITE MAP
NOT TO SCALE

LEGEND:

- SURVEYED BOUNDARY
 - - - LOT/PARCEL LINE
 - - - RIGHT OF WAY LINE
 - - - SETBACK LINE
 - - - EXISTING EASEMENT LINE
 - - - SECTION LINES
- SET R.F. SPIKE/NAIL IN ASPHALT OR IRON PIN W/ CAP IN SOIL OR CUT CROSS IN CONCRETE
 - SET CONCRETE MONUMENT
 - REMAIN FOUND
 - IRON PIPE FOUND
 - NAIL FOUND
 - SPIKE FOUND
 - CHISELED CROSS FOUND
 - MONUMENT FOUND
 - R/W MONUMENT FOUND
 - BRASS PLUG FOUND



HATCH LEGEND:

- ELECTRIC LINE EASEMENT PER DOC. NO. 2000073912
- WATER LINE EASEMENT PER DOC. NO. 2000028750
- STORM SEWER EASEMENT PER DOC. NO. 200008874
- SANITARY SEWER EASEMENT PER DOC. NO. 200008749
- STORM EASEMENT PER DOC. NO. 200008875
- GAS LINE EASEMENT PER DOC. NO. 1999113205
- HIGHWAY AND PUBLIC UTILITY EASEMENT PER DOC. NO. 200008965
- EASEMENT PER DOC. NO. 200008302

NOTES:

1. "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THE BASIS OF MEASURED BEARINGS SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83).



WOOLPERT, INC.
DESIGN (GEOTECHNICAL) ENGINEERING
1815 South Meyers Road,
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

G:\Projects\Various\77742 - Airy, S\Cherish\Drawings\77742 - Plot-R1.dwg, Plotted: Apr 04, 2018 - 3:44pm

**RESUBDIVISION OF THE RESUBDIVISION #2 OF
THE RESUBDIVISION OF MEIJER #182 SUBDIVISION
LOCATED IN THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST
OF THE THIRD PRINCIPAL MERIDIAN, CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.**

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: _____
ADDRESS: _____

PARCEL INDEX NUMBER:
09-32-476-008

OWNER'S CERTIFICATE:

STATE OF _____ }
COUNTY OF _____ } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED, THE _____ OF MEIJER GROUP, INC., A MICHIGAN CORPORATION, ON BEHALF OF SAID CORPORATION, FOR AND AS THE ACT OF THE GENERAL PARTNER OF MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP, IS THE OWNER OF THE LAND DESCRIBED IN THE SUBDIVISION PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICT(S): COMMUNITY UNIT SCHOOL DISTRICT NUMBER 303.

WITNESS OUR HANDS AND SEALS THIS _____ DAY OF _____, A.D., 20____

MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP

BY: MEIJER GROUP, INC
ITS: GENERAL PARTNER

BY: _____
NAME: _____
ITS: _____
ADDRESS: _____

NOTARY CERTIFICATE:

STATE OF _____ }
COUNTY OF _____ } SS

I, _____ NOTARY PUBLIC IN THE AFORESAID COUNTY AND STATE, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY _____

_____ OF MEIJER GROUP, INC., A MICHIGAN CORPORATION, ON BEHALF OF SAID CORPORATION, FOR AND AS THE ACT OF THE GENERAL PARTNER OF MEIJER STORES LIMITED PARTNERSHIP, A MICHIGAN LIMITED PARTNERSHIP AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SUBDIVISION PLAT AS THE _____ OF SAID MEIJER GROUP, INC., AS THE FREE AND VOLUNTARY ACT AND DEED OF SAID MEIJER GROUP, INC., ON BEHALF OF SAID CORPORATION, FOR AND AS THE ACT OF THE GENERAL PARTNER OF MEIJER STORES LIMITED PARTNERSHIP, FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, A.D., 20____

MY COMMISSION EXPIRES _____
NOTARY PUBLIC SIGNATURE

CITY COUNCIL CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF KANE } SS
CITY OF ST. CHARLES

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE COUNTY,

ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

CITY COUNCIL OF ST. CHARLES, ILLINOIS

SIGNED: _____
MAYOR

ATTEST: _____
CITY CLERK

SPECIAL ASSESSMENTS CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF KANE } SS
CITY OF ST. CHARLES

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS RESUBDIVISION.

DATED AT ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

COLLECTOR OF SPECIAL ASSESSMENTS

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF KANE } SS
CITY OF ST. CHARLES

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D., 20____

CITY OF ST. CHARLES PLAN COMMISSIONS

CHAIRMAN

DIRECTOR OF PUBLIC WORKS CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF KANE } SS
CITY OF ST. CHARLES

I, _____, DIRECTOR OF PUBLIC WORKS FOR THE CITY OF ST. CHARLES, ILLINOIS DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DATED AT ST. CHARLES, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____

DIRECTOR OF PUBLIC WORKS

COUNTY CLERK'S CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED RESUBDIVISION.

I DO FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED RESUBDIVISION.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY OF KANE

THIS _____ DAY OF _____, A.D., 20____

COUNTY CLERK

COUNTY RECORDER'S CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF KANE } SS

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M., AND WAS RECORDED IN PLAT ENVELOPE NO. _____, DOCUMENT NO. _____

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, STEPHEN R. KREGER, ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 35-002985, DO HEREBY CERTIFY, THAT AT THE REQUEST OF THE OWNER THEREOF, I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 1 IN THE RESUBDIVISION #2 OF THE RESUBDIVISION OF MEIJER #182 SUBDIVISION, RECORDED OCTOBER 31, 2002 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS AS DOCUMENT NUMBER 2002K140590, LOCATED IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 35.869 ACRES, MORE OR LESS, AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

3" DIAMETER BY 24" LONG IRON REBARS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES EXCEPT AS NOTED.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION WHICH WAS PREPARED IN ACCORDANCE WITH PROVISIONS OF APPLICABLE ORDINANCES OF THE CITY OF SAINT CHARLES, ILLINOIS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THE MONUMENTATION SHOWN ON THE FACE OF THIS PLAT HAS BEEN FOUND OR WILL BE PLACED IN THE GROUND AS INDICATED HEREON, AFTER THE COMPLETION OF THE CONSTRUCTION OF THE IMPROVEMENTS OR WITHIN 12 MONTHS AFTER RECORDATION OF THIS PLAT, WHICHEVER SHALL OCCUR FIRST.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF SAINT CHARLES WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS - MAP NUMBERS 17089C0263H AND 17089C0264H, BOTH PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, WHICH ARE THE MOST CURRENT FLOOD INSURANCE RATE MAPS AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADINGS) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAPS FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____, A.D.

WOOLPERT, INC.

STEPHEN R. KREGER
PROFESSIONAL LAND SURVEYOR #35-002985
STATE OF ILLINOIS
LICENSE EXPIRES NOVEMBER 30, 2018

WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM REGISTRATION NUMBER 184-001393



WOOLPERT, INC.
1815 South Meyers Road,
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

3 of 3

DATE: 04/04/18
PROJECT: NO. 77742

Layout Tab Name: C001 GENERAL NOTES, Images, Xrefs: 077742-18-K.dwg
 User: Served By: Bynonfield, 3/17/2018 8:09:32 PM
 C:\E:\Clients\WV077742_NonIncorporat - St. Charles, IL\G.D\Resubmitt\CV04\047742-C001-185.dwg Plotted: Bynonfield, Theresa, 3/16/2018 14:27:35 PM

GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY ALL ELEVATIONS PRIOR TO THE START OF WORK. ANY DISCREPANCIES FOUND SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CORRECTED AND CORRECTED BY THE ENGINEER.
2. THE ACCURACY AND COMPLETE INCLUSION OF THE LOCATIONS OF EXISTING UTILITIES IS NOT GUARANTEED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY BE DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ENGINEER. PROJECT OWNER AND UTILITY OWNER, BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL LOT IRONS DAMAGED OR REMOVED DURING CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED BY THE ENGINEER AND SAID COST OF REPLACEMENT SHALL BE PAID BY THE CONTRACTOR.
4. ALL SITE IMPROVEMENTS, INCLUDING STORM WATER DRAINAGE (BUT NOT WATER MAIN AND SANITARY SEWER) SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE SECTIONS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION OF THE STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION," ADOPTED APRIL 1, 2016 WITH ALL SUBSEQUENT SUPPLEMENTS, AND THE CITY OF ST. CHARLES, IN CASE OF CONFLICT, THE LATTER SHALL TAKE PRECEDENCE.
5. ALL SEWER AND WATER MAIN CONSTRUCTION SHALL CONFORM TO THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION, UNLESS OTHERWISE NOTED.
6. ALL SEWERS AND WATER MAINS WHICH FALL WITHIN THREE FEET OF EXISTING OR PROPOSED PAVED AREAS SHALL BE BACKFILLED WITH AGGREGATE CA-6 OR OTHER APPROVED GRANULAR MATERIAL. THE GRAVEL SHALL EXTEND A DISTANCE OF 2'-0" BEYOND THE PAVEMENT AND EXTEND DOWN FROM THAT POINT AT A 1:1 SLOPE, AWAY FROM THE PAVEMENT.
7. ALL NEW AND EXISTING STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION. WORK ADJUSTMENTS UPWARD SHALL BE MADE USING PRECAST CONCRETE ADJUSTMENT RINGS, BUT NO MORE THAN 8" OF RINGS SHALL BE USED. IF THE TOTAL HEIGHT OF ALL ADJUSTMENTS EXCEEDS 8", THEN ADJUSTMENTS SHALL BE MADE BY INTERCHANGING AND/OR ADDING/SUBSTITUTING COMPLETE BARREL SECTIONS TO ACHIEVE DESIRED ELEVATIONS.
8. WHENEVER A SEWER CROSSES UNDER A WATER MAIN, THE MINIMUM VERTICAL DISTANCE FROM THE TOP OF THE SEWER TO THE BOTTOM OF THE WATER MAIN SHALL BE 18 INCHES; FURTHERMORE, A MINIMUM HORIZONTAL DISTANCE OF 10 FEET BETWEEN ALL SEWERS AND WATER MAINS SHALL BE MAINTAINED UNLESS: THE SEWER IS LAID IN A SEPARATE TRENCH, KEEPING A MINIMUM 18" VERTICAL SEPARATION; OR THE SEWER IS LAID IN A TRENCH WITH THE WATER MAIN LOCATED AT THE OPPOSITE SIDE ON A BENCH OF UNDISTURBED EARTH KEEPING A MINIMUM OF 18" VERTICAL SEPARATION. IF EITHER THE VERTICAL OR HORIZONTAL DISTANCES DESCRIBED ABOVE CANNOT BE MAINTAINED, OR THE SEWER CROSSES ABOVE THE WATER MAIN, THEN WITHIN A DISTANCE OF 10 FEET ON EITHER SIDE OF THE WATER MAIN, THE SEWER PIPES SHALL BE CAST IRON OR DUCTILE IRON.
9. PERMITS AND LICENSES OF A TEMPORARY NATURE NECESSARY FOR THE PROSECUTION OF THIS PROJECT SHALL BE SECURED AND PAID FOR BY THE CONTRACTOR. PRIOR TO SUBMITTING HIS BID, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE ENGINEER TO ANY MATERIAL OR EQUIPMENT HE DEEMS INADEQUATE AND TO ANY ITEM OF WORK OMITTED.
10. ALL EXISTING SEPTIC SYSTEMS ARE TO BE ABANDONED. ABANDONED TANKS ARE TO BE FILLED TO OR REMOVED BY A LICENSED SEPTIC SYSTEM CONTRACTOR. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.
11. A LICENSED WELL DRILLER SHALL CAP ALL WELLS IN ACCORDANCE WITH STATE AND COUNTY REGULATIONS. CERTIFICATES SHALL BE FURNISHED, SUBMITTED AND APPROVED BY THE APPROPRIATE HEALTH DEPARTMENT PRIOR TO ACCEPTANCE OF THE WORK.

PAVEMENT & CONCRETE CONSTRUCTION

1. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATION BEGINS.
2. ALL CURBS CONSTRUCTED OR REPLACED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO #4 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE #6 REBARS.
3. CONNECTION JOINTS SHALL BE CONSTRUCTED AT TEN (10) FOOT MINIMUM INTERVALS. THE GRANULAR CURB BASE SHALL BE A MINIMUM OF THREE (3) INCHES OF 3/8" TO 3/4" OPEN GRADED GRANULAR MATERIAL TO ALLOW FOR PROPER SUBSURFACE DRAINAGE. COMPACTED CURB SUBGRADE SHALL BE SHAPED PARALLEL TO THE CURB FLOW LINE AND POSITIVELY DRAINED TO THE INLETS AND CATCH BASINS. ALL PAVEMENT SHALL BE CONSTRUCTED ON A SELECT COMPACTED SUBGRADE, GRADED PARALLEL TO THE FINISH SURFACE.
4. EXPANSION JOINTS SHALL BE REQUIRED AT ALL POINTS OF CURVATURE, AT BOTH SIDES OF ALL DRAINAGE STRUCTURES AND AT ALL LOCATIONS WHERE THE SIDEWALK ABUTS THE CONCRETE CURB AND GUTTER.
5. CURB AND GUTTER SHALL BE CONSTRUCTED AND TIED INTO EXISTING P.C.C. PAVEMENT IN ACCORDANCE WITH I.D.O.T. STANDARDS 606001 AND 420001
6. ALL CONCRETE CURB AND GUTTER SHALL BE SEALED WITH W.R. MEADOWS T1A44 SEALANT OR APPROVED EQUAL, IMMEDIATELY AFTER SEVEN (7) DAYS OF CURING AT A RATE OF 300 SF PER GALLON UTILIZING A SPRAY APPLICATION. THE SURFACE MUST BE THOROUGHLY CLEAN AND DRY OF APPLICATION.

GRADING NOTES

1. CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR SURFACE UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND THE OWNER, OR REPLACED.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
4. CONTRACTOR TO PERFORM PAVEMENT RESTORATION FOR ALL UTILITY INSTALLATION AND RELOCATION WITHIN PAVEMENT LIMITS.
5. THE GRADING AND CONSTRUCTION OF STREET AND PARKING LOT IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
6. STREET PAVING AND CURBS TO REMAIN SHALL BE PROTECTED FROM DAMAGE, AND IF DAMAGED SHALL BE REPLACED TO MEET STATE AND LOCAL STANDARDS AND SPECIFICATIONS ON MATERIAL AND WORKMANSHIP.
7. UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATION FOR STREETS, BUILDING PADS AND PARKING LOTS SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL.
8. THE SOIL INVESTIGATION REPORT FOR THE SITE, AND ALL APPENDIX MATERIAL OF ALL EXISTING UTILITIES WHICH ARE TO BE TAPPED OR EXTENDED ON SITE, ANY DEVIATIONS FROM PLAN INFORMATION SHALL BE PROVIDED TO THE ENGINEER IN WRITING WITHIN 24 HOURS AND PRIOR TO THE START OF CONSTRUCTION ON THAT IMPROVEMENT. SHOULD THE CONTRACTOR START WORK WITHOUT NOTIFICATION TO THE ENGINEER OF ANY DISCREPANCIES, HE WILL ASSUME ALL RESPONSIBILITY OF THE WORK NECESSARY TO COMPLETE THE PROJECT.
10. ALL FIELD TILE ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON RECORD PLANS BY THE CONTRACTOR.
11. ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ST. CHARLES AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION.
- 11.1. ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
- 11.2. STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
- 11.3. LOCAL MUNICIPAL REQUIREMENTS.
12. ROOF DRAINS, FOUNDATION DRAINS, AND OTHER CLEAN WATER CONNECTIONS TO THE SANITARY SEWER SYSTEM ARE PROHIBITED.
13. PROPER TRANSITION TO BE PROVIDED FROM END OF PROPOSED STORM SEWERS, DITCHES, ROADWAYS, ETC. TO EXISTING GRADE. RESTORATION OF DISTURBED AREAS OUTSIDE OF THE CONSTRUCTION LIMITS IS THE RESPONSIBILITY OF THE CONTRACTOR. AREAS SHALL BE RESTORED TO PRECONSTRUCTION CONDITIONS TO THE SATISFACTION OF THE OWNER.
14. CONTRACTOR TO ADJUST ALL EXISTING UTILITY STRUCTURES TO PROPOSED GRADE.
15. INVERTS AT BOTTOM OF MANHOLES AND CATCH BASINS MUST BE CHANNELIZED.
16. ALL ROOF LATERALS OUT OF THE BUILDING SHALL BE 6" PVC SDR 35 UNLESS OTHERWISE NOTED.
17. PROVIDE UNDERDRAINS FROM SEEPS OR SPRINGS ENCOUNTERED. EXTEND TO STORM SEWER SYSTEM OR DAYLIGHT AT THE BOTTOM OF THE FILL SLOPE.
18. GRADES SHOWN ARE FINISHED GRADES. LANDSCAPED AREAS TO HAVE MINIMUM 6 INCHES OF TOPSOIL RESPAED.
19. CONTRACTOR TO ENSURE POSITIVE DRAINAGE AROUND ISLANDS.
20. IN CASE OF ANY CONFLICT, MUNICIPAL SPECIFICATIONS, STANDARDS, AND DETAILS SHALL BE FOLLOWED.
21. ALL DETENTION POUNDS SHALL HAVE A TWO FOOT THICK CLAY LINER BETWEEN THE BOTTOM OF THE POND AND THE NORMAL WATER LEVEL.
22. ALL FLARED END SECTIONS SHALL HAVE A GRADE INSTALLED.
23. ALL STORM SEWER FRAMES AND GRATES/LIDS SHALL BE MARKED WITH "DUMP NO WASTE" AND "DRAINS TO CREEK".
24. THE SLOPE BETWEEN TWO ELEVATIONS SHOWN ON THE GRADING PLAN MUST BE UNIFORM, AND THERE SHALL NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN TWO MARKED POINTS.
25. ALL OPEN LID GRATES IN GRASSY AREAS TO BE BEEHIVE STYLE GRATES. (DOT TY. 8).
26. SLOPE ELEVATIONS AT TIE IN TO EXISTING CURB OR PAVEMENT ARE APPROXIMATE. CONTRACTOR TO MATCH EXISTING ELEVATIONS.

WATER NOTES

1. ALL WATER MAIN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION, THE NOTES ON THE PLANS, AND IN ACCORDANCE WITH THE CODES AND ORDINANCES OF THE CITY OF ST. CHARLES.
2. ALL WATER SERVICES 2 INCHES AND SMALLER SHALL BE TYPE K-TYPE COPPER WITH NO COUPLINGS OTHER THAN FOR CURB STOPS TO BE INCLUDED IN THE INSTALLATION.
3. ALL WATER MAINS 3 INCHES AND LARGER SHALL BE DUCTILE IRON PIPE CLASS 52 WITH EITHER MECHANICAL OR PUSH-ON JOINTS AND SHALL CONFORM TO ANSI A21.51, ANWA C11 AND ANSI A21.11, ANWA C111.
4. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH ANS/AWWA.
5. ALL DIP WATER MAIN AND FITTINGS TO BE ENCASED IN 8-MIL POLYETHYLENE.
6. ALL FIRE HYDRANTS, VALVE TEES, AND BENDS MUST BE BRACED BY THE USE OF THRUST BLOCKING. PIPE JOINTS SHALL BE IN CONFORMANCE TO ANSI A21.11 AND FITTINGS IN CONFORMANCE TO ANSI A21.10, A21.51 AND ANWA C-151. WHERE NECESSARY MEGALUGS SHOULD BE USED TO RESTRAIN THE JOINTS IN LINE OR IN ADDITION TO THRUST BLOCKING.
7. ALL WATER MAIN IS REQUIRED TO HAVE A MINIMUM DEPTH OF 5'-5" MEASURED FROM PROPOSED FINISHED GRADE TO TOP OF PIPE.
8. ALL WATER MAIN MUST BE A MINIMUM OF 10' HORIZONTALLY FROM ANY SEWER LINES. IF THE NEW WATER MAIN IS PLACED WITHIN 10' OF AN EXISTING WATER SUPPLY, THE CONTRACTOR MUST FOLLOW ALL APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS AND SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," THE SAME SEPARATION ALSO APPLIES TO ALL SEWER STRUCTURES.
9. ALL WATER MAINS WILL BE STERILIZED AND BACTERIOLOGICAL TESTS PERFORMED, IN ACCORDANCE WITH ANWA STANDARD C600, C601, AND C602 SPECIFICATION FOR DISINFECTING WATER MAINS, AND WILL NOT BE PUT IN SERVICE UNTIL A SATISFACTORY REPORT IS IN EVIDENCE. WHEN ANY DISINFECTING WATER MAINS ARE INSTALLED, WATER SAMPLES SHALL BE TAKEN FROM TEMPORARY OR UNCOMPLETED CONNECTIONS.
10. PRESSURE CONNECTIONS SHALL BE MADE WITH A SPLIT CASE TAPPING DEVICE. THE VALVE ADJACENT TO THE PRESSURE TAP SHALL BE PLACED INSIDE A VALVE VAULT.
11. WATER VALVE UNITS MUST BE A TYPE A STRUCTURE AND CONFORM TO THE SAME SPECIFICATIONS AS PREVIOUSLY DETAILED FOR SEWER CONSTRUCTION. ALL ADJUSTMENTS AND FRAMES SHALL BE SEALED TO PREVENT INFILTRATION. WATER VALVE VAULT LIDS, INSTALLATION SHALL BE THE SAME HEAVY WEIGHT TYPE AS SPECIFIED FOR STORM SEWER, AND VALVE BOX LIDS SHALL BE IMPRINTED WITH THE WORD "WATER".
12. FOR MAINS 8" AND LESS A 4" VALT MAY BE USED. FOR MAINS LARGER THAN 8" A 60" VALVE SHALL BE USED. THE VALVE SHALL BE SEALED WITH THE USE OF CONCRETE BLOCKS AND MORTAR. ALL PIPES ENTERING THE MANHOLE SHALL HAVE A 2" WIDE MORTARED COLLAR ON BOTH THE INSIDE AND OUTSIDE OF THE VALVE. VALVE TEES SHALL ALSO BE SEALED WITH THE USE OF RUBBER BOOTS. A DISTANCE OF APPROXIMATELY 12" MUST BE PROVIDED BETWEEN THE FLOOR OF THE VALVE AND THE BOTTOM OF THE VALVE. THIS WILL ALLOW SPACE FOR A CONCRETE PEDESTAL WITH A MINIMUM HEIGHT OF 12". THE PEDESTAL SHALL EQUAL THE WIDTH OF THE PIPE. A 1/2" LAYER OF PREFORMED JOINT FILLER SHALL BE PLACED BETWEEN THE PEDESTAL AND THE VALVE.
13. THE OPERATING NUT OF EACH VALVE SHALL BE LOCATED DIRECTLY BELOW THE MANHOLE OR VALVE BOX LID.
14. VALVE BOX CONSTRUCTION AND MATERIALS SHALL CONFORM WITH ALL STANDARDS FOUND IN THE "STANDARD SPECIFICATIONS FOR THE CONSTRUCTION OF WATER AND SEWER MAINS IN ILLINOIS." VALVE BOXES SHALL BE SEALED AS TO NOT ALLOW THE ENTRANCE OF ANY LOOSE IMPEDIMENTS.
15. THE VALVE BOX SHALL BE PLACED VERTICAL WITH THE OPENING DIRECTLY ABOVE THE OPERATING NUT. ALL BOXES SHALL BE ADJUSTABLE WITH A MINIMUM OF 6" OF ADJUSTING REMAINING. AFTER THE BOX HAS BEEN BROUGHT TO MATCH EXISTING GRADE.
16. A MINIMUM OF 18" MUST BE PRESENT BETWEEN THE CENTER OF THE AUXILIARY VALVE AND THE FRONT OF THE HYDRANT TO ENSURE PROPER CLEARANCE. ALL HYDRANTS WILL BE BRACED USING POURED IN PLACE CONCRETE BEHIND THE HYDRANT. THE SOLE USE OF ROOFS FOR BRACING THE HYDRANT WILL NOT BE PERMITTED. NO PART OF THE CONCRETE SHALL COME IN CONTACT WITH THE WEEP HOLE OF THE HYDRANT. A MINIMUM OF 1/2 C.Y. OF WASHED STONE SHALL BE PLACED AROUND THE HYDRANT AT THE WEEP HOLE. THIS STONE SHALL THEN BE COVERED WITH FILTER FABRIC TO PREVENT SEDIMENT FROM CLOGGING THE WEEP HOLE.
17. FIRE HYDRANTS SHALL BE OF THE COMPRESSION OR GATE TYPE, AS MANUFACTURED BY EAST JORDAN, OR APPROVED EQUAL, CONFORMING TO THE LATEST AWWA SPECIFICATION, TESTED TO 300 PSI. HYDRANTS SHALL HAVE AN INCH AND ONE-QUARTER INCH VALVE OPENING AND BE PROVIDED WITH A FOUR AND ONE-HALF INCH PUMPER CONNECTION AND TWO TWO AND ONE-HALF INCH HOSE CONNECTIONS WITH NATIONAL STANDARD THREAD.

REQUIRED WATER TESTING

ALL WATER MAIN AND SEWER PIPE FITTINGS, VALVES AND HYDRANTS SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF 150 PSI AFTER INSTALLATION. EACH SECTION OF WATER MAIN AND CONNECTIONS TO BE PRESSURE TESTED SHALL BE CAREFULLY FILLED WITH WATER TO EXHAUST TRAPPED AIR, AND THE TEST PRESSURE SHALL BE APPLIED BY USE OF A PUMP CONNECTED TO A TAP IN THE PIPE. THE TEST PRESSURE SHALL HOLD WITHOUT DEPRESSION OR FURTHER PRESSURE APPLICATION FOR A DURATION OF TWO HOURS. IN THE EVENT OF A PRESSURE LOSS, THE CONTRACTOR SHALL LOCATE AND CORRECT ALL AREAS AND THEN REPEAT THE HYDROSTATIC PRESSURE TEST UNTIL SATISFACTORY TO THE CITY OF ST. CHARLES ENGINEER. THE DISTRICT MUST BE CONTACTED AT LEAST 24 HOURS PRIOR TO PRESSURE TESTING THE WATER MAIN.

DISINFECTION

AFTER THE WATER MAIN WORK HAS BEEN SATISFACTORILY COMPLETED, INCLUDING PRESSURE AND LEAKAGE TESTING, THE CONTRACTOR SHALL FURNISH HYPOCHLORITE AND CHEMICALS NECESSARY TO PROPERLY DISINFECT THE WORK IN ACCORDANCE WITH THE LATEST REVISION OF AWWA STANDARD C601, CHLORINE WHICH MAY BE USED IN THE DISINFECTING SOLUTIONS IS CHLORINE GAS ONLY. DISINFECTING SOLUTIONS SHALL BE APPLIED BY CONTINUOUS FEED METHOD UNLESS OTHERWISE APPROVED IN WRITING BY THE ENGINEER, AND SHALL CONTAIN A MINIMUM OF 50 MILLIGRAMS PER LITER (MG/L) OF AVAILABLE CHLORINE. THE DISINFECTING SOLUTION SHALL BE RETAINED IN THE MAIN FOR A PERIOD OF NOT LESS THAN 24 HOURS AFTER A MINIMUM OF 24 HOURS OF CONTACT. LESS THAN 25 MG/L CHLORINE THROUGHOUT THE NEW WORK, AFTER THE 24 HOUR RETENTION PERIOD, THE DISINFECTING SOLUTION SHALL BE FLUSHED FROM THE MAIN UNTIL THE CHLORINE CONCENTRATION IN THE WATER FLOWING FROM THE MAIN IS NO HIGHER THAN THAT GENERALLY PREVAILING IN THE OWNER'S SYSTEM, OR LESS THAN 1mg/L.

STORM SEWER

1. ALL STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", STATE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION, ADOPTED APRIL 1, 2016, AND REVISIONS THEREON, THE NOTES ON THE PLANS, AND IN ACCORDANCE WITH THE ORDINANCES OF THE CITY OF ST. CHARLES.
2. ALL STORM SEWER SHALL BE CLASS B REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-361, PVC SDR-26, OR DUCTILE IRON PIPE CLASS 52. CALLS OUT ON PLANS SHALL BE BACKFILLED WITH COMPACTED CA-7, RUBBER GASKETS SHALL BE USED.
3. ALL MANHOLES AND INLET STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE MANUFACTURED TO A.S.T.M. DESIGNATION C-478.
4. SEE DETAIL SHEET FOR MANHOLE FRAMES AND GRATES.
5. AFTER THE STRUCTURE HAS PROPERLY SET AND PIPE HAS BEEN CONNECTED, ALL REMAINING OPENINGS TO THE STRUCTURE SHALL BE MORTARED. THIS INCLUDES BUT IS NOT LIMITED TO LIFT HOLES AND VOIDS AROUND CONNECTING PIPE. PRECAST ELEMENTS MUST BE SEALED WITH A BUTYL RUBBER JOINT SEALANT AND BE TUCKPOINTED WITH HYDRAULIC GEMENT. CONNECTING PIPE SHALL BE MORTARED ON BOTH THE INSIDE AND OUTSIDE OF THE STRUCTURE.
6. ALL STRUCTURES SHALL HAVE THE ADJUSTMENT RINGS AND FRAME SEALED WITH A RUBBER GASKET. ADJUSTMENT RINGS SHALL BE RUBBER, EI/JW INFRASER OR APPROVED EQUAL.
7. ALL STRUCTURES SHALL HAVE THE FRAME AND LID OR GRATE PARALLEL TO THE SURROUNDING GROUND. THE ADJUSTMENT RINGS SHALL NOT BE SET ON SLOPES IN LEVEL AREAS AND VICE VERSA. IF A CASTING IS TO BE PLACED ON A SLOPE, THE ADJUSTMENT RINGS SHALL BE SET ON SLOPES AND WITH THE USE OF CONCRETE MORTAR AND BRICKS. BITUMINOUS MASTIC IS PERMITTED WHEN COMBINED WITH THE USE OF CONCRETE OR MORTAR.

SANITARY SEWER CONSTRUCTION

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION, THE NOTES ON THE PLANS, AND IN ACCORDANCE WITH CODES AND ORDINANCES OF THE CITY OF ST. CHARLES.
2. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER SUCH AS GROUND AND SURFACE WATER FROM ENTERING THE EXISTING SANITARY SEWERS.
3. THE CONTRACTOR SHALL BE PROHIBITED FROM DISCHARGING ANY UNPOLLUTED WATER IN TO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OR FLOATING LINES FOR THE DEFLECTION TEST WITHOUT PRIOR APPROVAL.
4. ALL SANITARY SEWERS 15" AND LESS IN DIAMETER SHALL BE PVC COMPOSITE SEWER PIPE IN ACCORDANCE WITH A.S.T.M. D-2680, AND PVC COMPOSITE SEWER PIPE HAVING ELASTOMERIC SEALS, PER A.S.T.M. D-3112, OR EQUAL OR PVC SEWER PIPE IN ACCORDANCE WITH A.S.T.M. D-3034 WITH ELASTOMERIC SEALS PER D-3212. SANITARY SEWER SERVICES SHALL BE 6" MINIMUM SIZE. 4" SERVICE SHALL BE PVC SDR 35 PIPE IN CONFORMANCE WITH A.S.T.M. D-3034. PVC SHALL HAVE FLEXIBLE ELASTOMERIC SEALS PER A.S.T.M. D-3212. WATER-MAN QUALITY SANITARY SEWERS TO COMPLY WITH ASTM D2424.
5. ALL MANHOLES SHALL BE PRECAST REINFORCED CONCRETE SECTIONS, 48" DIAMETER CONCRETE WITH PRECAST REINFORCED CONCRETE OF SET CONES, MANUFACTURED TO A.S.T.M. C-478. ALL SANITARY MANHOLES SHALL HAVE GRETEK OR APPROVED EQUAL, INTERNAL GRADE ADJUSTMENT SKIRTS. ADJUSTMENTS TO FINISHED GRADE SHALL BE ACCOMPLISHED USING EI/JW INFRA-RISER OR APPROVED EQUAL, RUBBERIZED GRADE ADJUSTING RINGS.
6. ALL ADJUSTMENT RINGS AND FRAMES SHALL BE SEALED. THE INSIDE OF THE STRUCTURE SHALL BE SEALED WITH CONCRETE MORTAR. THE OUTSIDE OF THE MANHOLE SHALL BE SEALED WITH AN INFASHLED RUBBER GASKET. THIS GASKET SHALL ENCOMPASS ALL ADJUSTMENT RINGS, AND FORM A WATERPROOF SEAL BETWEEN THE STRUCTURE AND FRAME.
7. ALL STRUCTURES SHALL BE A TYPE A MANHOLE WITH A POURED BENCH AND TROUGH. THE BENCH AND TROUGH OF THE STRUCTURE SHALL BE POURED CONCRETE, WITH A SMOOTH FINISH. THE BENCH SHALL BE A MINIMUM HEIGHT OF ONE-HALF OF THE DIAMETER OF THE CONNECTING PIPE AND EXTEND TO THE INSIDE WALLS OF THE MANHOLES. ANY CHANGE IN DIRECTION SHOULD BE MADE WITH THE USE OF ROUNDED TURNS, SHARP ANGLES WILL NOT BE PERMITTED IN THE REDIRECTION OF SEWER FLOW.
8. SANITARY MANHOLE LIDS SHALL BE A NENAH HEAVY WEIGHT TYPE R-1712-O (WEIGHT 365 LBS), EAST JORDAN 1051 (WEIGHT 375 LBS) OR APPROVED EQUAL. ALL SANITARY LIDS ARE REQUIRED TO BE SELF SEALING WITH A CONCEALED POK HOLE.
9. SANITARY SEWER MANHOLES WITH INTERNAL DROPS TWO FEET OR LESS SHALL HAVE A PRECAST CONCRETE TROUGH BUILT IN THE STRUCTURE TO OBTAIN A SMOOTH FLOW TRANSITION FROM THE UPSTREAM PIPE INVERT TO THE DOWNSTREAM PIPE INVERT.
10. BAND SEAL, OR SIMILAR COUPLINGS SHALL BE USED IN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS.
11. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHALL BE USED:
 - A. DISASSEMBLY OF SEWER MAIN BY PROPER TOOL "SEWER TAP" MACHINE (OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE.
 - B. AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION.
 - C. WITH A PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED PORTION OF PIPE FOR INSERTION OF PROPER FITTING USING "BAND SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
12. WHERE A SEWER MAIN LATERAL OR BUILDING SERVICE SEWER CROSSES A WATERMAIN, A MINIMUM VERTICAL SEPARATION OF 18" SHALL BE PROVIDED BETWEEN THE TOP OF THE SEWER PIPE AND THE BOTTOM OF THE WATER MAIN. WHERE THE 18" VERTICAL SEPARATION IS NOT PROVIDED, THE SEWER SHALL BE CONSTRUCTED OF WATERMAIN QUALITY PIPE. ADDITIONALLY, THE SANITARY SEWER SHALL BE SUPPORTED AS INDICATED IN THE "STANDARD SPECIFICATIONS".

REQUIRED SANITARY SEWER TESTING

1. THE ENGINEER SHALL DETERMINE DURING CONSTRUCTION WHETHER INFILTRATION OR EXFILTRATION TESTING SHALL BE REQUIRED. MAXIMUM ALLOWABLE INFILTRATION SHALL BE 100 GALLONS PER MILE PER INCH DIAMETER OF PIPE. THE USE OF A V-NOTCH WEIR OR A PLUG WITH SPIGOT TO MEASURE FLOWS SHALL BE DETERMINED BY THE ENGINEER PRIOR TO THE TEST.
2. THE SANITARY SEWER SHALL BE TELEVIEWED BY THE CONTRACTOR AND A VIDEO TAPE RECORD SHALL BE MADE AND TURNED OVER TO THE CITY OF ST. CHARLES.
3. ALL SANITARY SEWERS WILL BE AIR TESTED BY THE CONTRACTOR UNDER THE SUPERVISION OF THE CITY OF ST. CHARLES ENGINEER. ALL TESTING WILL BE DONE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS," LATEST EDITION.
4. ALL SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C-1244-02 STANDARDS AND LEAKAGE TESTED IN ACCORDANCE WITH ASTM C-1989-94 & ASTM C-1244-93 STANDARDS.

DEFLECTION TESTING FOR FLEXIBLE THERMOPLASTIC PIPE

ALL PIPELINE SHALL BE TESTED FOR EXCESS DEFLECTION BY PULLING A "GO NO GO" MANROD THROUGH THE PIPE FROM MANHOLE TO MANHOLE. THE MANROD SHALL BE SIZED IN ACCORDANCE WITH THE TESTING LIMITS GIVEN BELOW, AND AS SPECIFIED IN THE SPECIAL PROVISIONS. A "DEFLECTOMETER" MAY ALSO BE USED TO CHECK AND RECORD DEFLECTION, WHEREVER POSSIBLE AND PRACTICAL. THE TESTING SHALL INITIATE AT THE DOWNSTREAM LINES AND PROCEED TOWARDS THE UPSTREAM LINES.

WHERE DEFLECTION IS FOUND TO BE IN EXCESS OF ALLOWABLE TESTING LIMITS, THE CONTRACTOR SHALL EXCAVATE TO THE POINT OF EXCESS DEFLECTION AND CAREFULLY COMPACT AROUND THE POINT WHERE EXCESS DEFLECTION WAS FOUND. THE LINE SHALL THEN BE RETESTED FOR DEFLECTION. HOWEVER, SHOULD AFTER THE INITIAL TESTING THE DEFLECTED PIPE FAIL TO RETURN TO THE ORIGINAL SIZE (INSIDE DIAMETER), THE LINE SHALL BE REPLACED.

SAMPLING SHALL BE PERFORMED ON ALL SEWER PIPELINE BY THE ENGINEER.


DEFLECTION LIMITS FOR FLEXIBLE THERMOPLASTIC PIPES:

DEFLECTION OF POLYVINYL CHLORIDE (PVC) PIPE SHALL NOT EXCEED 5.0% OF THE "BASE ID." (INTERNAL DIAMETER) OF THE PIPE. "BASE ID." SHALL BE CALCULATED IN ACCORDANCE WITH THE FOLLOWING:

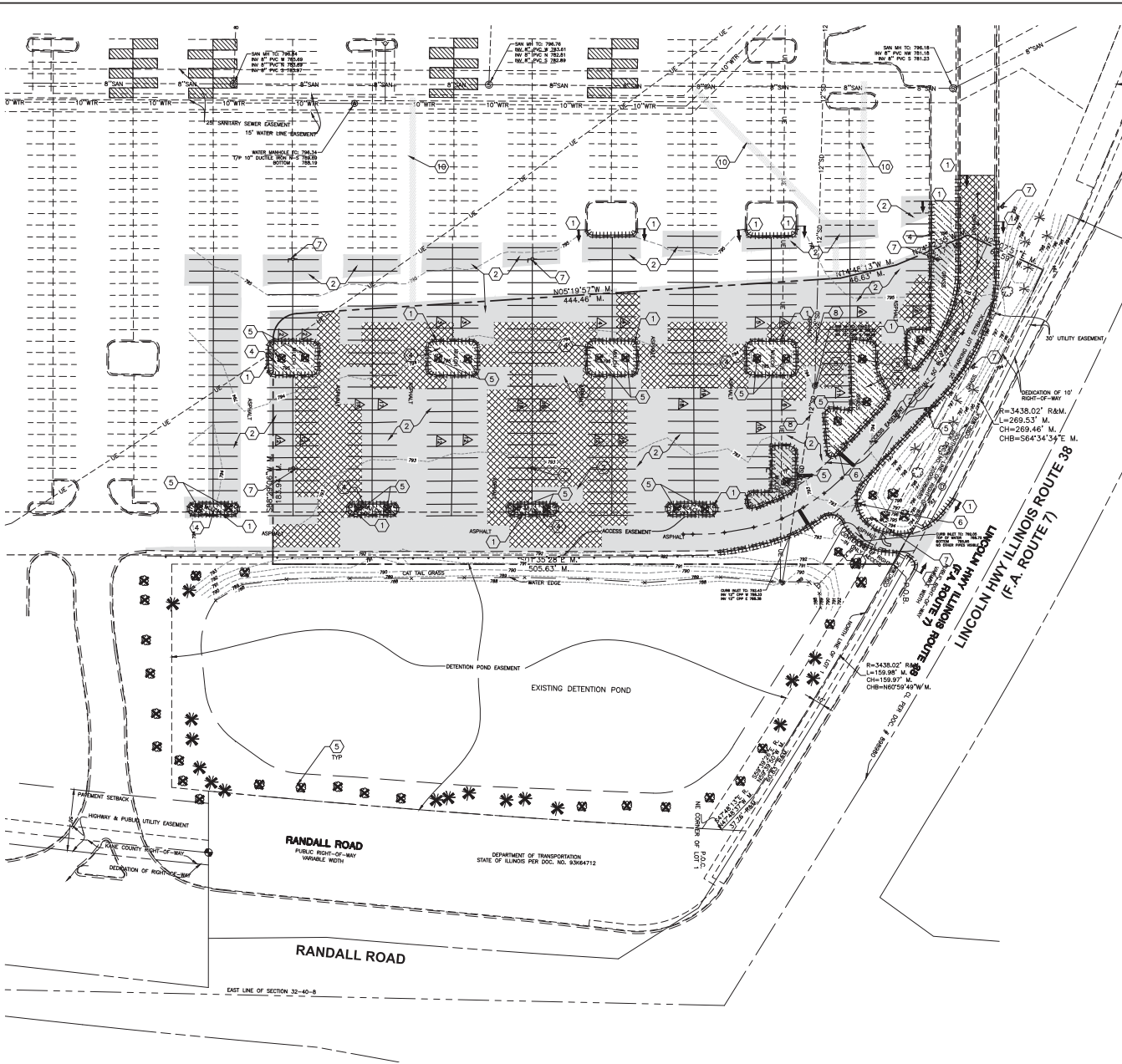
AVG ID = AVG OD - (21.062)
 TOLERANCE PACKAGE = (A2+B2+C2)/2

A = OD TOLERANCE (ASTM D3034)
 B = EXCESS WALL THICKNESS TOLERANCE = 0.06T
 C = OD OF ROUNDNESS TOLERANCE = 0.015 (AVEGAVE OD)
 T = MINIMUM WALL THICKNESS (ASTM D3034)

BASE ID = AVG. ID - TOLERANCE PACKAGE

PROJECT NO.: 077742 DATE: 04/09/18 DES.: JH DR.: JH CKD.: JS	No. DATE	REVISION
	1816 South Meyers Road Suite 900 Oakbrook Terrace, IL 60181 800.424.9800 FAX: 630.955.3731	
	SITE IMPROVEMENT PLANS PROPOSED MIXED USE DEVELOPMENT	GENERAL NOTES
	SHEET NO.	C001

Layout Tab Name: C100 EXIST. CONDITIONS & DEMOLITION PLAN, Images from 182-Wahburgers-Redline-180330 (002).jpg - Xrefs: 077742-X.dwg; 077742-X-DIGITIZED.dwg; 077742-TBLK.dwg; 077742-P.dwg
 User: Sreed Byhorstfeld, 4/2/2018 10:32:58 AM
 C:\Users\slm\OneDrive\077742-Wahburgers - St. Charles, IL\0. Disciplines\Civil\0645\077742-C100-EC.dwg Plotted: Byhorstfeld, Thomas PlotDate: April 6, 2018, 1:47:44 PM



EXISTING LEGEND

- ⊙ STORM MANHOLE
- CURB INLET
- CATCH BASIN
- ⊙ FIRE HYD.
- ⊙ WATER VALVE
- ⊙ WATER MANHOLE
- ⊙ SPRINKLER CONTROL VALVE
- ⊙ GAS METER
- ⊙ ELEC. TRANSFORMER
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- ⊙ CLEANOUT
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- GUY WIRE
- ⊠ TELEPHONE PEDESTAL
- ⊠ TRAFFIC SIGNAL PULL BOX
- ⊙ SANITARY MANHOLE
- SAN
- UE - UNDERGROUND ELECTRIC
- G - UNDERGROUND GAS
- SD - STORM
- SAN - SANITARY
- WTR - WATER
- WTR - EXISTING CURB (AND GUTTER)
- ⊠ TC - TOP OF CASTING
- ⊠ PK - PARKING COUNT

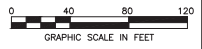
DEMOLITION LEGEND

- 1 SAWCUT AND REMOVE EXISTING CURB AND GUTTER
- 2 SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT FULL DEPTH
- 3 SAWCUT AND REMOVE EXISTING ASPHALT PAVEMENT, BASE COURSE TO REMAIN
- 4 REMOVE EXISTING LANDSCAPING
- 5 REMOVE EXISTING TREE, SEE TREE REMOVE PLAN C101
- 6 REMOVE EXISTING SIGN
- 7 REMOVE EXISTING LIGHTPOLE
- 8 REMOVE EXISTING STORM SEWER
- 9 REMOVE EXISTING STORM STRUCTURE
- 10 SAWCUT AND REMOVE FOR UTILITY TRENCH, REPLACE IN KIND

DEMOLITION NOTES

- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO AVAILABLE INFORMATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE PRESENCE AND LOCATION OF THE EXISTING UTILITIES AND REPAIRING ANY DAMAGE DONE TO THE UTILITIES DURING PROBING OR CONSTRUCTION.
- CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES FOR THE RELOCATION OF UTILITIES ON SITE OR CROSSING THE SITE TO SERVICE ADJACENT PROPERTIES. DO NOT INTERRUPT EXISTING UTILITIES SERVING FACILITIES OCCUPIED AND USED BY OWNER OR OTHERS, DURING OCCUPIED HOURS, EXCEPT WHEN PERMITTED BY OTHERS.
- DEMOLISH AND COMPLETELY REMOVE FROM SITE. EXISTING UNDERGROUND UTILITIES INDICATED TO BE REMOVED, COORDINATE WITH UTILITY COMPANIES FOR SHUT-OFF OF SERVICES, IF LINES ARE ACTIVE.
- EXISTING PAVEMENT AND CONCRETE PAVEMENTS ARE TO BE REMOVED FROM THE SITE AND DISPOSED OF IN A LEGAL MANNER.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
- PAVEMENT DAMAGED DUE TO THE REMOVAL OF EXISTING CURB SHALL BE SAWCUT, REMOVED AND REPLACED IN KIND.
- A FULL DEPTH SAWCUT SHALL BE PROVIDED IN ALL AREAS WHERE PROPOSED PAVEMENT OR CURB AND GUTTER MEETS EXISTING PAVEMENT.
- CONTRACTOR TO VERIFY LOCATION AND ELEVATION OF BENCHMARKS PRIOR TO THE START OF CONSTRUCTION.

BENCHMARK:
 THE BASIS OF ELEVATIONS HEREON IS NAVD 88.
 REBAR FOUND - SEE EXISTING CONDITIONS PLAN FOR LOCATION.
 ELEVATION = 791.01'



REVISION	
No.	DATE

PROJECT No: 077742
 DATE: 04/06/18
 DES: TH
 DR: TH
 CKD: JS

1816 South Meyers Road
 Suite 950
 Oakbrook Terrace, IL 60181
 630.424.9880
 FAX: 630.495.3731

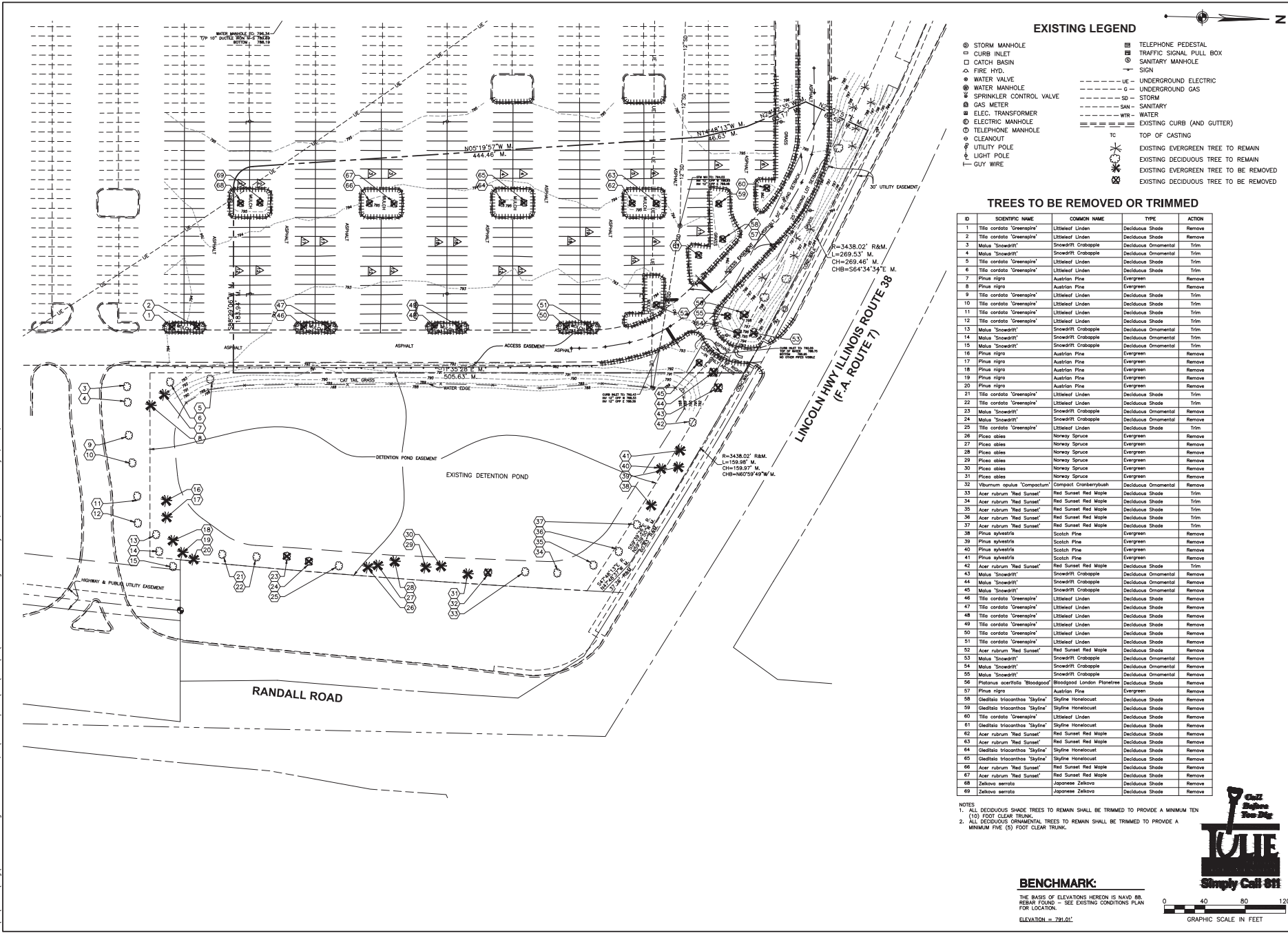
WOLBERT
 ENGINEERS & ARCHITECTS

**SITE IMPROVEMENT PLANS
 PROPOSED MIXED USE DEVELOPMENT**
 ILLINOIS ROUTE 38 AND RANDALL ROAD
 ST. CHARLES, ILLINOIS

EXIST. CONDITIONS & DEMOLITION PLAN

SHEET No. **C100**

Layout Tab Name: C101 TREE REMOVAL.mxd; Project: 182--Wauburgers--Elevations--180330 (002).lsp; Xrefs: 077742-X-DIGITIZED.dwg; 077742-TBLK.dwg; 077742-P.dwg
 Last Saved By: mwhitney, 7/19/2018 2:50:51 PM
 A:\E:\Clients\Wauburgers\077742_Wauburgers - St. Charles, IL\3.0_Disciplines\Civil\0648_G0\077742-C101-EG.dwg Plotted By: bharthi, john PlotDate: 3/2018, 1:12:43 PM



EXISTING LEGEND

- ⊙ STORM MANHOLE
- CURB INLET
- ⊠ CATCH BASIN
- ⊠ FIRE HYD.
- ⊙ WATER VALVE
- ⊙ WATER MANHOLE
- ⊙ SPRINKLER CONTROL VALVE
- ⊙ GAS METER
- ⊙ ELEC. TRANSFORMER
- ⊙ ELECTRIC MANHOLE
- ⊙ TELEPHONE MANHOLE
- CLEANOUT
- ⊙ UTILITY POLE
- ⊙ LIGHT POLE
- ⊙ GUY WIRE
- ⊠ TELEPHONE PEDESTAL
- ⊙ TRAFFIC SIGNAL PULL BOX
- ⊙ SANITARY MANHOLE
- ⊙ SAN
- UE --- UNDERGROUND ELECTRIC
- G --- UNDERGROUND GAS
- SD --- STORM
- SAN --- SANITARY
- WTR --- WATER
- EX --- EXISTING CURB (AND GUTTER)
- TC TOP OF CASTING
- ⊙ EXISTING EVERGREEN TREE TO REMAIN
- ⊙ EXISTING DECIDUOUS TREE TO REMAIN
- ⊙ EXISTING EVERGREEN TREE TO BE REMOVED
- ⊙ EXISTING DECIDUOUS TREE TO BE REMOVED

TREES TO BE REMOVED OR TRIMMED

ID	SCIENTIFIC NAME	COMMON NAME	TYPE	ACTION
1	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Remove
2	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Remove
3	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Trim
4	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Trim
5	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Trim
6	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Trim
7	Pinus nigra	Austrian Pine	Evergreen	Remove
8	Pinus nigra	Austrian Pine	Evergreen	Remove
9	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Trim
10	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Trim
11	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Trim
12	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Trim
13	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Trim
14	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Trim
15	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Trim
16	Pinus nigra	Austrian Pine	Evergreen	Remove
17	Pinus nigra	Austrian Pine	Evergreen	Remove
18	Pinus nigra	Austrian Pine	Evergreen	Remove
19	Pinus nigra	Austrian Pine	Evergreen	Remove
20	Pinus nigra	Austrian Pine	Evergreen	Remove
21	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Trim
22	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Trim
23	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Remove
24	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Remove
25	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Trim
26	Ficus abies	Norway Spruce	Evergreen	Remove
27	Ficus abies	Norway Spruce	Evergreen	Remove
28	Ficus abies	Norway Spruce	Evergreen	Remove
29	Ficus abies	Norway Spruce	Evergreen	Remove
30	Ficus abies	Norway Spruce	Evergreen	Remove
31	Ficus abies	Norway Spruce	Evergreen	Remove
32	Viburnum opulus 'Compactum'	Compact Cranberrybush	Deciduous Ornamental	Remove
33	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Trim
34	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Trim
35	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Trim
36	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Trim
37	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Trim
38	Pinus sylvestris	Scotch Pine	Evergreen	Remove
39	Pinus sylvestris	Scotch Pine	Evergreen	Remove
40	Pinus sylvestris	Scotch Pine	Evergreen	Remove
41	Pinus sylvestris	Scotch Pine	Evergreen	Remove
42	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Trim
43	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Remove
44	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Remove
45	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Remove
46	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Remove
47	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Remove
48	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Remove
49	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Remove
50	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Remove
51	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Remove
52	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Remove
53	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Remove
54	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Remove
55	Malus 'Snowdrift'	Snowdrift Crabapple	Deciduous Ornamental	Remove
56	Platanus acerifolia 'Bloodgood'	Bloodgood London Planetree	Deciduous Shade	Remove
57	Pinus nigra	Austrian Pine	Evergreen	Remove
58	Geodalia bicoloris 'Skyline'	Skyline Honeylocust	Deciduous Shade	Remove
59	Geodalia bicoloris 'Skyline'	Skyline Honeylocust	Deciduous Shade	Remove
60	Tilia cordata 'Greenspire'	Littleleaf Linden	Deciduous Shade	Remove
61	Geodalia bicoloris 'Skyline'	Skyline Honeylocust	Deciduous Shade	Remove
62	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Remove
63	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Remove
64	Geodalia bicoloris 'Skyline'	Skyline Honeylocust	Deciduous Shade	Remove
65	Geodalia bicoloris 'Skyline'	Skyline Honeylocust	Deciduous Shade	Remove
66	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Remove
67	Acer rubrum 'Red Sunset'	Red Sunset Red Maple	Deciduous Shade	Remove
68	Zelkova serrata	Japanese Zelkova	Deciduous Shade	Remove
69	Zelkova serrata	Japanese Zelkova	Deciduous Shade	Remove

NOTES
 1. ALL DECIDUOUS SHADE TREES TO REMAIN SHALL BE TRIMMED TO PROVIDE A MINIMUM TEN (10) FOOT CLEAR TRUNK.
 2. ALL DECIDUOUS ORNAMENTAL TREES TO REMAIN SHALL BE TRIMMED TO PROVIDE A MINIMUM FIVE (5) FOOT CLEAR TRUNK.

BENCHMARK:

ON THE BASIS OF ELEVATIONS HEREON IS SAID 80 REBAR FOUND - SEE EXISTING CONDITIONS PLAN FOR LOCATION.
 ELEVATION = 791.01'



REVISION

No.	DATE	REVISION

PROJECT No: 077742
 DATE 04/05/18
 DES. JH
 DR. JH
 CKD. JS

1816 South Meyers Road
 Suite 960
 Oakbrook Terrace, IL 60181
 (800.424.9880)
 FAX: 630.495.3731

WOLPERT
 CONSULTANTS

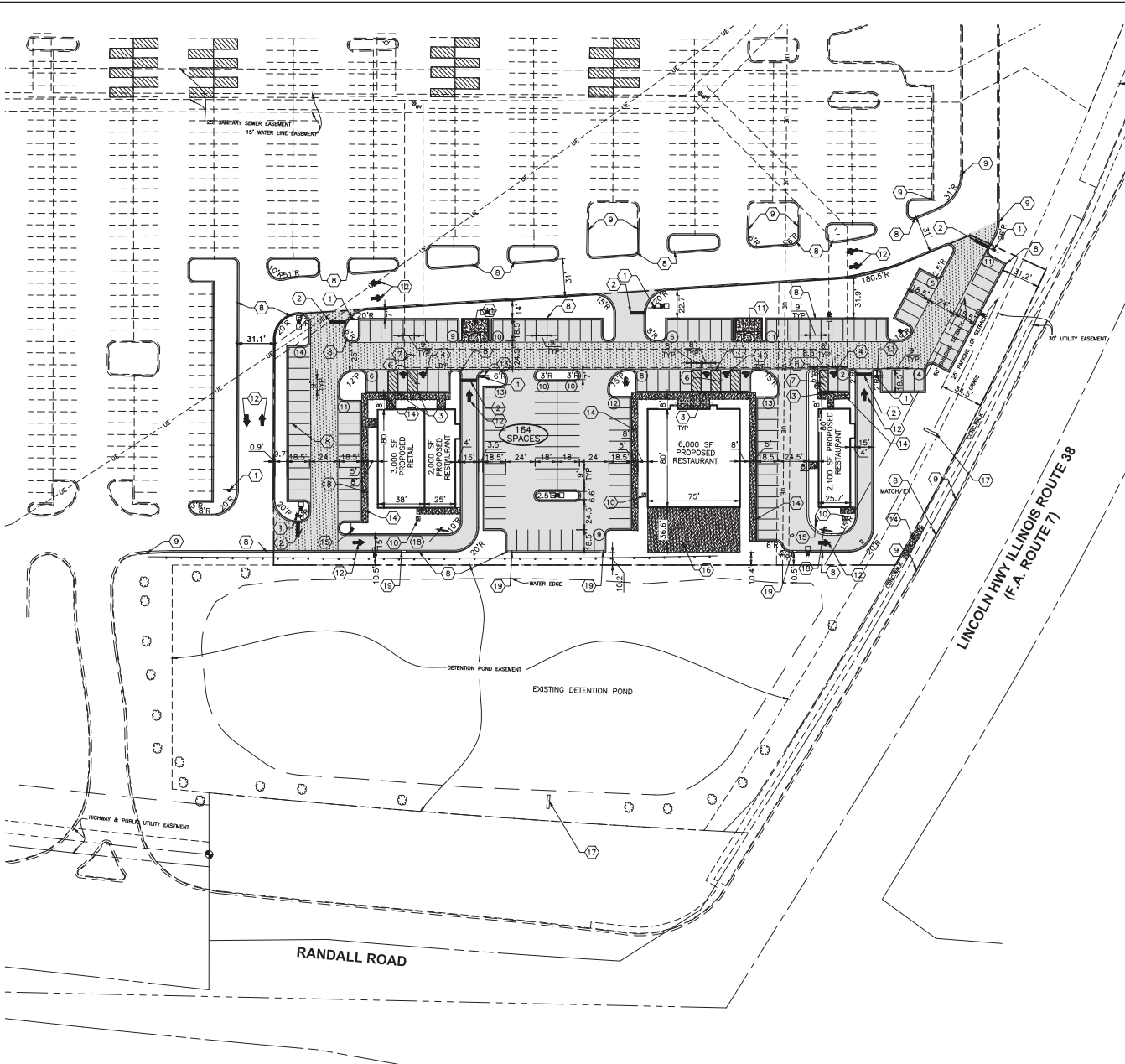
SITE IMPROVEMENT PLANS
PROPOSED MIXED USE DEVELOPMENT
 ILLINOIS ROUTE 38 AND RANDALL ROAD
 ST. CHARLES, ILLINOIS

TREE REMOVAL PLAN

SHEET No. **C101**



Layout Tab Name: C200 SITE PLAN; Images: Pages from 182-Wauburgers-Refine--180330 (002).ind; Xrefs: 077742-X.dwg; 077742-X-DIMITIZED.dwg; 077742-TBLK.dwg; 077742-P.dwg
 User: Sowed Byhorstfield, 5/2/2018 6:45:50 PM
 C:\Users\clm13\OneDrive\Documents\Civil\Codes\077742-C200-SIT.dwg; Project: Byhorstfield, Theresa; PlotDate: May 3, 2018, 6:46:01 PM



SITE LEGEND

- INDICATES LIGHT DUTY PAVEMENT--SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY PAVEMENT--SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE PAVEMENT--SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW SIDEWALK--SEE DETAILS FOR COMPOSITION
- LIGHT POLES
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- INDICATES ROW PARKING COUNT
- INDICATES PARKING TOTAL FOR SURROUNDING AREA
- PROPERTY BOUNDARY

SITE KEY NOTES

- | NO. | DESCRIPTION |
|-----|---|
| 1 | "STOP" SIGN, R1-1 |
| 2 | 24" WIDE STOP BAR, TRAFFIC WHITE PAINT |
| 3 | ACCESSIBLE PARKING SIGN |
| 4 | ACCESSIBLE PARKING SYMBOL |
| 5 | ACCESSIBLE RAMP WITH DETECTABLE WARNING |
| 6 | ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS |
| 7 | PAINT 4" WIDE STRIPES @ 2'-0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT |
| 8 | CURB AND GUTTER |
| 9 | BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT. |
| 10 | PROPOSED CONCRETE TRANSFORMER PAD |
| 11 | PROPOSED DUMPSTER ENCLOSURE |
| 12 | DIRECTIONAL ARROW, TRAFFIC WHITE PAINT |
| 13 | "DO NOT ENTER" SIGN |
| 14 | CONCRETE SIDEWALK |
| 15 | "DRIVE-THRU" SIGN |
| 16 | CONCRETE PATIO |
| 17 | PROPOSED MONUMENT SIGN |
| 18 | PROPOSED MENU BOARD LOCATION |
| 19 | CURB CUT |

SITE NOTES

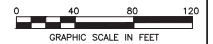
- ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
- ALL PROPOSED CURB AND GUTTER SHALL BE B-6.12 UNLESS OTHERWISE NOTED.
- ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
- ROADWAY AND SIDEWALK CONSTRUCTION TO MEET REQUIREMENTS OF THE CITY OF ST. CHARLES AND THE ILLINOIS ADA ACCESSIBILITY CODE.
- CONTRACTOR TO PROVIDE STONE BASE COURSE IN AREAS WHERE EXISTING ISLANDS HAVE BEEN REMOVED. MATCH LIGHT DUTY PAVEMENT SECTION UNLESS OTHERWISE NOTED.
- CONTRACTOR TO PATCH IN KIND AREAS WHERE PAVEMENT HAS BEEN REMOVED FOR PROPOSED LANDSCAPE ISLANDS AFTER CURB AND GUTTER IS INSTALLED.

SITE DATA

PROPOSED SITE AREA	#2.94 ACRES
ZONING	BR-PUD
PIN	09-32-476-008 (MEIJER)
BUILDING DATA:	
RETAIL BUILDING AREA	3,000 SQ. FT.
RESTAURANT BUILDING AREA	10,100 SQ. FT.
PARKING DATA:	
RETAIL SPACES REQUIRED	4/1000 SF = 12
RESTAURANT SPACES REQUIRED	10/1000 SF = 101
TOTAL SPACES REQUIRED	113
TOTAL SPACES PROVIDED	164
ACCESSIBLE SPACES REQUIRED	6
ACCESSIBLE SPACES PROVIDED	6

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88.
 REBAR FOUND - SEE EXISTING CONDITIONS PLAN FOR LOCATION.
 ELEVATION = 791.01'



REVISION

DATE

NO.

PROJECT No: 077742

DATE 04/06/18

DES: JH

DR: JH

CKD: JSC

1815 South Meyers Road

Suite 950

Oakbrook Terrace, IL 60181

DR. TH

FAX: 630-955-3731



SITE IMPROVEMENT PLANS

PROPOSED MIXED USE DEVELOPMENT

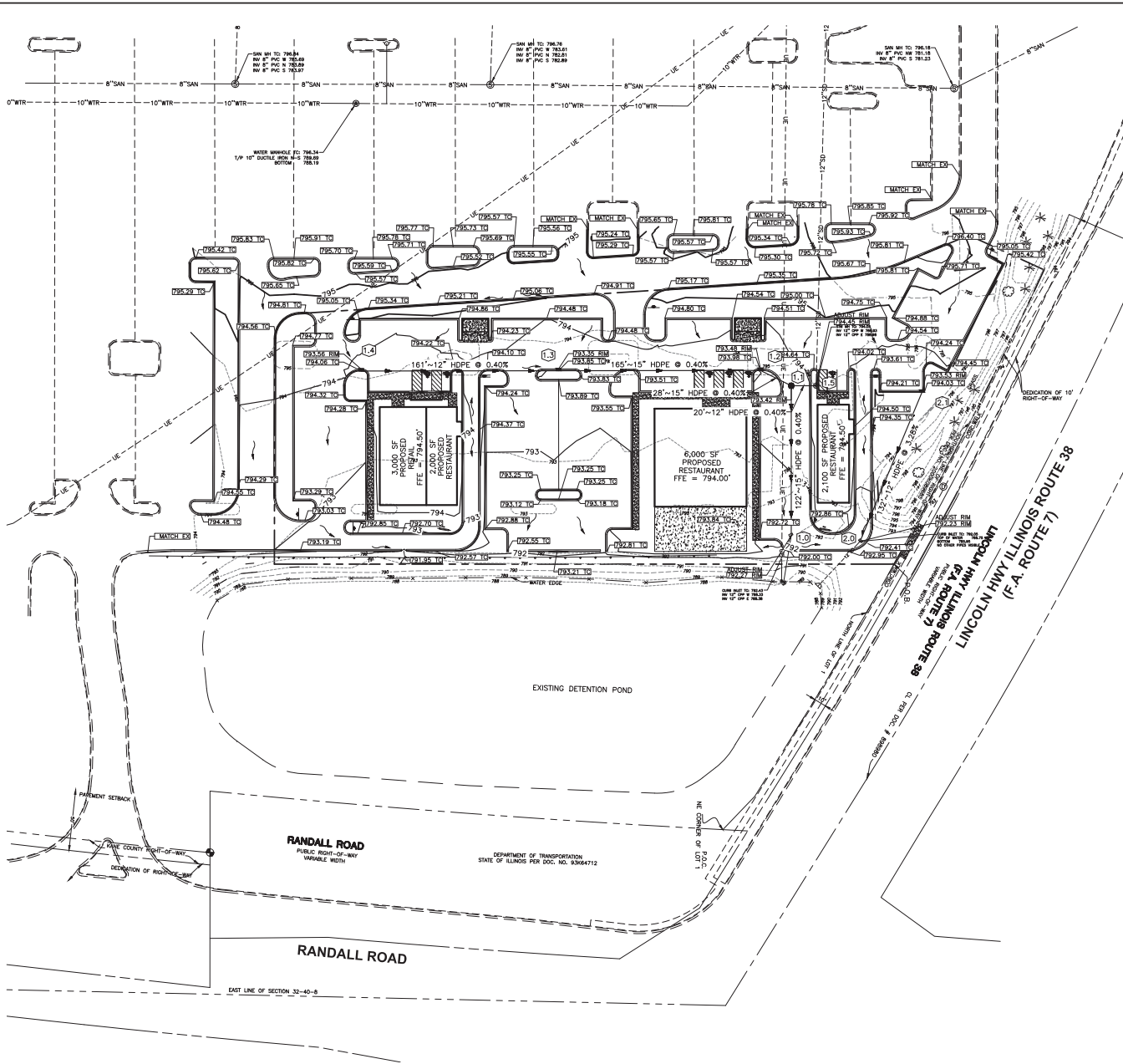
ILLINOIS ROUTE 38 AND RANDALL ROAD
 ST. CHARLES, ILLINOIS

SITE PLAN

SHEET NO.

C200

Layout, Tab Name: C300 GRADING PLAN, Imprint: Pages from 182-Wauburgers-Refine-180330 (000).jpg - Xrefs: 077742-X.dwg: 077742-K-DIGITIZED.dwg: 077742-TBLK.dwg: 077742-P.dwg
 User: Sowed Byhorstfeld, 4/16/2018 1:47:13 PM
 C:\E:\Clients\Wauburgers\077742-Wauburgers - St. Charles, IL\A.O. Disciplines\Civil\Code\077742-C300-00A.dwg Plotted: Byhorstfeld, Theresa PlotDate: April 6, 2018, 1:48:04 PM



GRADING LEGEND

- EXISTING BOUNDARY
- - - PROPOSED BOUNDARY
- 803 EXISTING 1' CONTOUR
- 810 EXISTING 5' CONTOUR
- 803 PROPOSED 1' CONTOUR
- 810 PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- DIRECTION OF FLOW
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED CLEANOUT
- BENCHMARK
- PROPOSED CURB AND GUTTER
- PROPOSED STORM STRUCTURE CALLOUT

PROPOSED ELEVATIONS LEGEND

- X 800.00 TC ELEVATION AT TOP OF CURB
- X 800.00 TL ELEVATION AT FLOW LINE
- X 800.00 PD ELEVATION AT TOP OF PAVEMENT
- X 800.00 GD ELEVATION AT GRADE
- X 800.00 ST ELEVATION AT TOP OF SLAB
- X 800.00 TW ELEVATION AT TOP OF WALK
- X 800.00 RM ELEVATION AT TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- X 800.00 EM ELEVATION TO MATCH EXISTING GRADE

EXISTING ELEVATIONS LEGEND

- X 800.00 TC TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- X 800.00 SPOT ELEVATION

STORM STRUCTURE TABLE

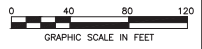
STRUCTURE ID	DESCRIPTION	RIM/GRATE*	INVERT
1.0	EXISTING STORM STRUCTURE OPEN LID	792.27	15" = 788.33 (W) 12" = 788.38 (E)**
1.1	STORM MH 48" DIA OPEN LID	793.42	15" = 788.82 (SW) 12" = 788.85 (N) 15" = 788.82 (E)
1.2	CURB INLET	793.98*	15" = 788.93 (S) 15" = 788.93 (NE)
1.3	CURB INLET	793.85*	15" = 789.59 (N) 12" = 789.59 (S)
1.4	CURB INLET	794.06*	12" = 790.24 (N)
1.5	EXISTING STM MANHOLE CLOSED LID	794.45	12" = 788.93 (S) 12" = 788.93 (W)**
2.0	EXISTING STORM STRUCTURE OPEN LID	792.23	12" = 786.23 (W) 12" = 785.95 (SE)**
2.1	CURB INLET	794.05*	12" = 790.55 (E)

NOTES:

- *RIM ELEVATION FOR CURB INLET STRUCTURES SHOWN IN TABLE ARE TOP OF CURB ELEVATIONS. RIM FLOW LINE ELEVATIONS ARE 0.5' BELOW TOP OF CURB. REFER TO PLAN.
- **VERIFY EXISTING INVERT ELEVATIONS AT EXISTING STRUCTURES.
- ADJUST EXISTING STRUCTURES 1.0, 1.5, AND 2.0 TO MEET PROPOSED RIM ELEVATIONS. SEE ADDITIONAL NOTES ON DETAIL 6/C601.
- EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE CITY OF ST. CHARLES AND SHALL BE REPLACED WITH NEENAH R-1713 FRAME AND OPEN/CLOSED LID.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88. REBAR FOUND - SEE EXISTING CONDITIONS PLAN FOR LOCATION.
 ELEVATION = 791.01'



REVISION	DATE

PROJECT No: 077742
 DATE 04/06/18
 DES: TH
 DR: TH
 CKD: JC

1815 South Meyers Road
 Suite 950
 Oakbrook Terrace, IL 60181
 630.424.9880
 FAX: 630.495.3731

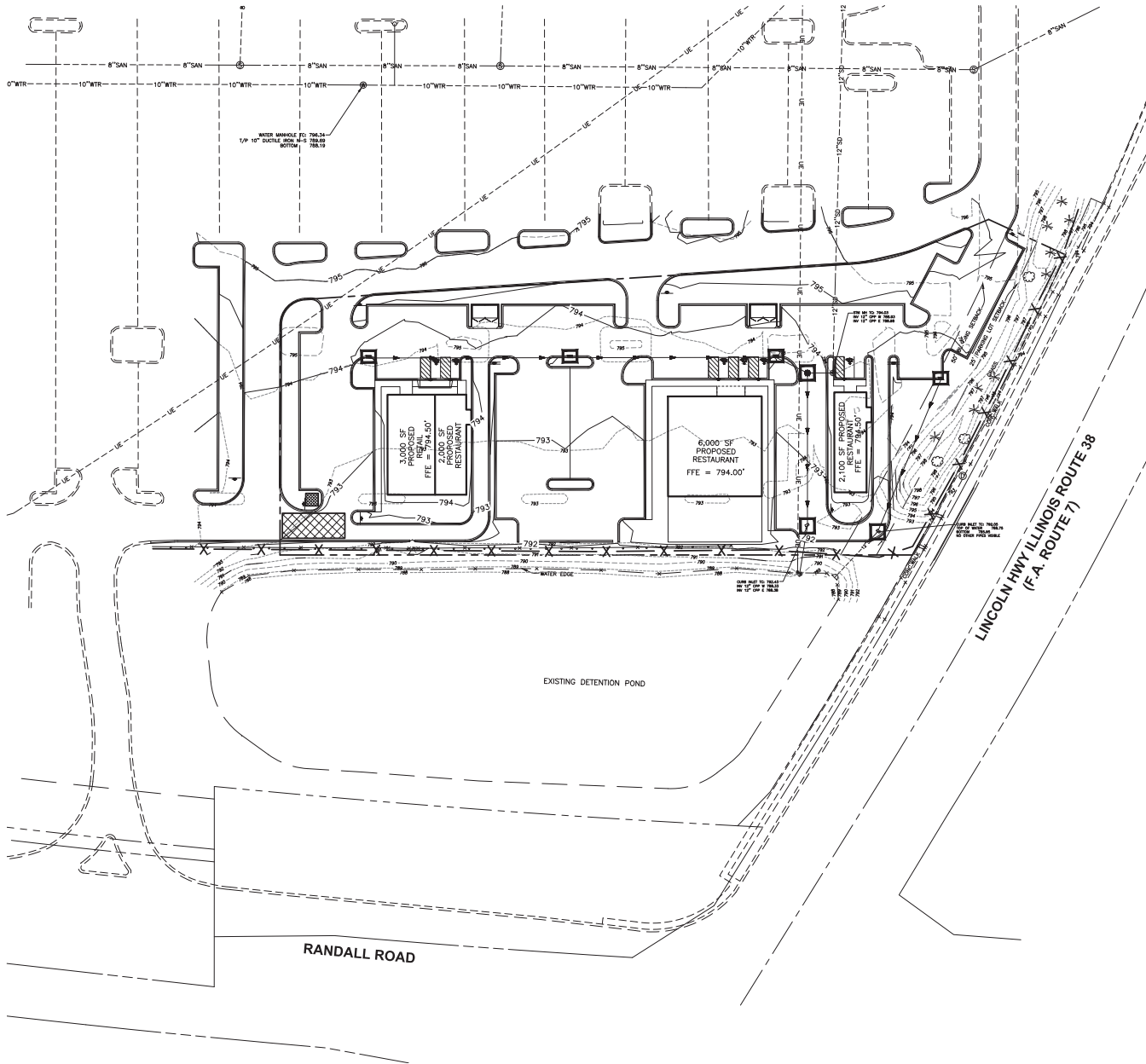
WOLBERT
 CIVIL ENGINEERS & ARCHITECTS

**SITE IMPROVEMENT PLANS
 PROPOSED MIXED USE DEVELOPMENT**
 ILLINOIS ROUTE 38 AND RANDALL ROAD
 ST. CHARLES, ILLINOIS

GRADING PLAN

SHEET No. **C300**

Layout Tab Name: C301 EROSION CONTROL PLAN Images: Pages from 182-Maburgers-Redline-180330 (002).jpg - Xrefs: 077742-X.dwg: 077742-X-DIGITIZED.dwg: 077742-TBLK.dwg: 077742-F.dwg
 Last Saved By: Howard, 4/2/2018 12:13:06 PM
 C:\E:\Clients\WHD\077742-Maburgers - St. Charles, IL\A.O. Disciplines\Civil\Code\077742-C301-EROC.dwg Plotted By: Howard, 4/2/2018 1:48:12 PM



EROSION CONTROL LEGEND

- X SILT FENCE
- [Hatched Box] STABILIZED CONCRETE ENTRANCE
- [Cross-hatched Box] TEMPORARY CONCRETE CLEAN OUT AREA
- [Square with X] INLET PROTECTION
- [Square with Dashed Border] CURB INLET PROTECTION

EROSION CONTROL NOTES

1. SOIL TRACKED OFF-SITE BY CONSTRUCTION VEHICLES SHALL BE REMOVED FROM THE PAVEMENTS AS DEEMED NECESSARY BY THE CITY OF ST. CHARLES ENGINEER AND SHALL BE RETURNED TO THE SITE OR DISPOSED OF IN AN APPROVED MANNER.
2. INLET PROTECTION SHALL BE REMOVED AFTER THE SITE HAS BEEN PAVED AND ALL ISLANDS/GRASS AREAS HAVE BEEN MULCHED/SEEDED.
3. CONTRACTOR SHALL CLEAN ANY SEDIMENT THAT COLLECTS IN CHANNEL AND INLETS OR IS DEPOSITED ON-SITE PRIOR TO REMOVAL OF EROSION CONTROL MEASURES.
4. EROSION CONTROL DEVICES AS SHOWN ARE THE MINIMUM PROTECTION REQUIREMENTS. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE SITE IS PERMANENTLY STABILIZED. THE CONTRACTOR IS REQUIRED TO INSTALL ADDITIONAL DEVICES FOR PROTECTION AT HIS EXPENSE TO MINIMIZE EROSION PER LOCAL REQUIREMENTS.
5. ALL EROSION CONTROL STRUCTURES SHALL BE INSPECTED AND MAINTAINED AT LEAST ONCE EVERY 7 DAYS AND WITHIN 24 HOURS OF A SIGNIFICANT RAINFALL. RECORDS OF THESE INSPECTIONS AND CORRECTIVE ACTIONS TAKEN SHALL BE MAINTAINED ON FILE IN THE CONSTRUCTION OFFICE.
6. CONTRACTOR SHALL PREVENT SEDIMENT FROM LEAVING THE SITE.
7. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
8. INSTALL ADDITIONAL CONTROL MEASURES IF DEEMED NECESSARY BY ONSITE INSPECTION.
9. CONTRACTOR SHALL ESTABLISH PERMANENT SOIL STABILIZATION.
10. INLET PROTECTION SHALL BE AN INLET PROTECTOR MANUFACTURED BY MAR-MAC OR IPP INLET FILTER OR APPROVED EQUAL.
11. SOIL STOCKPILES GREATER THAN 10 CUBIC YARDS MUST BE LOCATED AT LEAST 25' FROM ROADWAYS, DRAINAGE CHANNELS, WETLANDS, ETC.
12. ALL RIP RAP TO BE MIN. 8" DIAMETER (DOT GRADATION 3).
13. SIDE SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET BY THE SITE CONTRACTOR. EROSION CONTROL BLANKET SHALL BE TYPE SC150, STRAW/FIBER EROSION CONTROL BLANKET AS MANUFACTURED BY NORTH AMERICAN GREEN COMPANY, OR AN ENGINEER APPROVED EQUAL.

SEQUENCE OF MAJOR CONSTRUCTION ACTIVITIES

1. INSTALL PERIMETER SE/SC MEASURES SUCH AS SILT FENCE AND A STABILIZED CONSTRUCTION ENTRANCE.
2. DISTURBED AREAS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS CEASED FOR MORE THAN 14 DAYS SHALL BE TEMPORARILY SEEDED AND WATERED. MAINTENANCE FOR SE/SC MEASURES MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 0.5-INCH OR GREATER RAINFALL EVENT.
3. INSTALL STORM SEWER, SANITARY SEWER, WATER AND ASSOCIATED INLET AND OUTLET PROTECTION (SEE DETAIL)
4. TEMPORARILY STABILIZE ALL AREAS INCLUDING LOTS THAT HAVE REACHED TEMPORARY GRADE.
5. INSTALL CONCRETE AND ASPHALT PAVEMENT
6. REMOVE ALL TEMPORARY SE/SC MEASURES

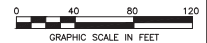
AREA SUMMARY

PROJECT SITE AREA = 2.94 ACRES
 DISTURBED AREA = 3.60 ACRES

BENCHMARK:

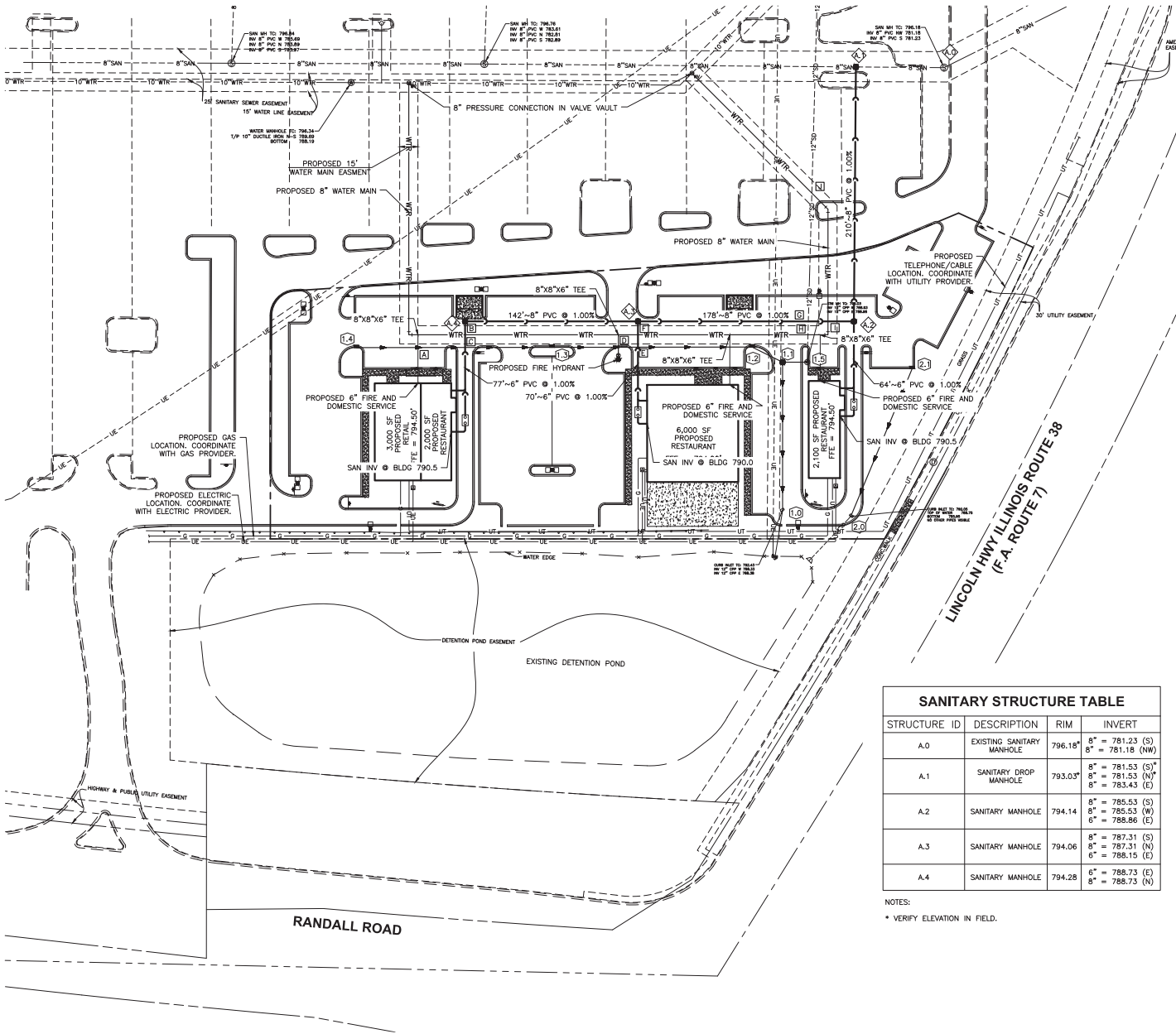
THE BASIS OF ELEVATIONS HEREON IS NAVD 88.
 REBAR FOUND - SEE EXISTING CONDITIONS PLAN FOR LOCATION.

ELEVATION = 791.01'



<p>PROJECT No.: 077742 DATE: 04/06/18 DES. BY: JH DR. BY: JH CKD. BY: JS</p> <p>1816 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 630.424.9880 FAX: 630.495.3731</p> <p style="text-align: center;">WOODBERT <small>INCORPORATED</small></p>	<p style="text-align: center;">EROSION CONTROL PLAN</p> <p style="text-align: center;">SITE IMPROVEMENT PLANS PROPOSED MIXED USE DEVELOPMENT</p> <p style="text-align: center;">ILLINOIS ROUTE 38 AND RANDALL ROAD ST. CHARLES, ILLINOIS</p> <p style="text-align: center;">SHEET NO. C301</p>
---	---

Layout Tab Name: C400 UTILITY PLAN, Images: Pages from 182-Nahburgers-Redline-180330 (002).ppt · Xrefs: 077742-X.dwg, 077742-X.dwg, 077742-X.dwg, 077742-X.dwg, 077742-X.dwg, 077742-X.dwg
 User: Sowed Byhorstfeld, 4/2/2018 1:28:08 PM
 C:\E:\Clients\WHD\077742 Nahburgers - St. Charles, IL\A.O. Disciplines\Civil\Cadd\077742-C400-UT.dwg Plotted Byhorstfeld, Theresa PlotDateApril 6, 2018, 1:48:28 PM



UTILITY LEGEND

- - - - - PROPOSED BOUNDARY
 - - - - - PROPOSED SANITARY SEWER
 - - - - - PROPOSED STORM DRAIN
 - - - - - PROPOSED WATER MAIN
 - - - - - PROPOSED ELECTRIC
 - - - - - PROPOSED GAS
 - - - - - PROPOSED TELEPHONE

■ PROPOSED CATCH BASIN
 ■ PROPOSED CURB INLET
 ● PROPOSED MANHOLE
 ● PROPOSED CLEAN OUT
 ● PROPOSED FIRE HYDRANT
 ● PROPOSED VALVE
 ● PROPOSED VALVE VAULT
 □ LIGHT POLES

1/0700 INDICATES DETAIL LOCATION (DETAIL NUMBER/DETAIL SHEET)
 1/0700 PROPOSED SANITARY STRUCTURE CULLOUT
 1/0700 PROPOSED STORM STRUCTURE CULLOUT
 1/0700 PROPOSED UTILITY CROSSING CULLOUT

- ### UTILITY NOTES
- CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR ELECTRIC SERVICE AND TRANSFORMER LOCATION.
 - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR NATURAL GAS SERVICE.
 - CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER FOR TELEPHONE SERVICE.

UTILITY CROSSINGS

FINISH GRADE	B/PIPE	T/PIPE	VERTICAL CLEARANCE
12" STM	793.69	789.99	1.50'
6" WTR	789.99	788.49	
6" SAN	794.03	788.82	1.50'
8" WTR	788.82	787.32	
12" STM	793.74	789.84	0.39'
6" SAN	789.84	789.45	
12" STM	793.65	789.33	1.50'
6" WTR	789.33	787.83	
12" STM	793.28	789.27	0.41'
6" SAN	789.27	788.86	
6" SAN	793.59	788.23	1.50'
6" WTR	788.23	786.73	
12" STM	794.3	789.02	2.45'
6" SAN	789.02	786.57	
12" STM	794.22	788.98	1.50'
6" WTR	788.98	787.48	
8" WTR	794.26	788.51	2.10'
8" SAN	788.51	786.41	
12" STM	795.32	789.42	1.50'
6" WTR	789.42	787.92	

* VERIFY ELEVATION IN FIELD
 ** PROVIDE WATER MAIN PROTECTION

SANITARY STRUCTURE TABLE

STRUCTURE ID	DESCRIPTION	RIM	INVERT
A.0	EXISTING SANITARY MANHOLE	796.18	8" = 781.23 (S) 8" = 781.18 (NW)
A.1	SANITARY DROP MANHOLE	793.03	8" = 781.53 (S)* 8" = 781.53 (N)* 8" = 783.43 (E)
A.2	SANITARY MANHOLE	794.14	8" = 785.53 (S) 8" = 785.53 (W) 6" = 788.86 (E)
A.3	SANITARY MANHOLE	794.06	8" = 787.31 (S) 8" = 787.31 (N) 6" = 786.15 (E)
A.4	SANITARY MANHOLE	794.28	6" = 788.73 (E) 8" = 788.73 (N)

NOTES:
 * VERIFY ELEVATION IN FIELD.

BENCHMARK:
 THE BASIS OF ELEVATIONS HEREON IS NAVD 88. REBAR FOUND - SEE EXISTING CONDITIONS PLAN FOR LOCATION.
 ELEVATION = 791.01'

Simply Call 811

0 40 80 120
 GRAPHIC SCALE IN FEET

NO.	DATE	REVISION

PROJECT No: 077742
 DATE 04/06/18
 DES. TH
 DR. TH
 CKD. JC

1816 South Meyers Road
 Suite 950
 Oakbrook Terrace, IL 60181
 630.424.9880
 FAX: 630.495.3731

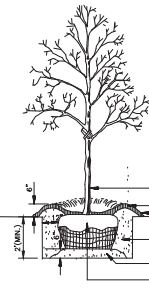
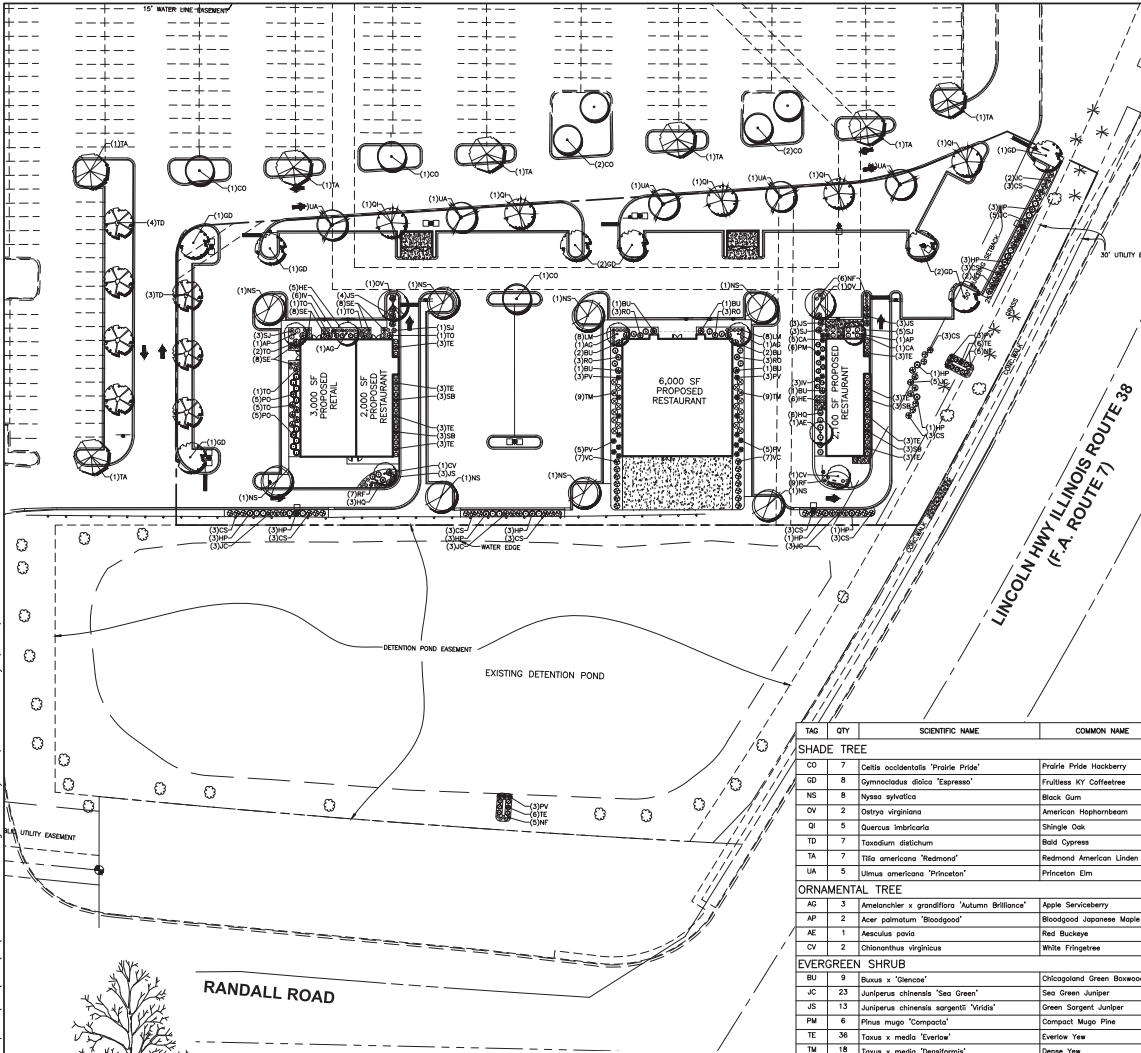
WOOLBERT
 CONSULTING ENGINEERS

**SITE IMPROVEMENT PLANS
 PROPOSED MIXED USE DEVELOPMENT**
 ILLINOIS ROUTE 38 AND RANDALL ROAD
 ST. CHARLES, ILLINOIS

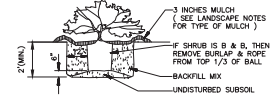
UTILITY PLAN

SHEET No. **C400**

Layout Tab Name: C500 LANDSCAPE PLAN, Images: PP-1A-C (17-104)-Building A (Coffee Shop).jpg; PP-1A-C (17-104)-Building B (Restaurant).jpg; PP-1A-C (17-104)-Building C (Crisp Mail).jpg; Pops from 182-Wauburgers-Refine-180330 (002).jpg; Xref: 077742-X.dwg; 077742-X-D
 Last Saved By: mwhitney, 7/7/2018 10:35:58 AM
 User: C:\Users\mwhitney\OneDrive\Documents\Civil\077742-C500-LAN.dwg; 077742-C500-LAN.dwg; Discipline: Civil; Date: 07/7/2018; 11:28:44 AM



TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.

NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

LANDSCAPE NOTES

- LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES. PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
- GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
- ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH. ALL ANNUAL AND PERENNIAL BEDS TO BE TILLED TO A MINIMUM DEPTH OF 18 INCHES AND AMENDED WITH 4 INCHES OF ORGANIC MATERIAL. MULCH PLANT BEDS WITH 2 INCH DEPTH OF PINE BARK MINI NUGGETS.
- PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOMS OF HOLES PRIOR TO PLANTING. SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
- TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR POP MIX).
- EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1/2 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
- SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOIL.
- SOIL TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO SPRINKLING ON SITE), LIME IMMEDIATELY ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
- ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
- ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRABLE TOPSOIL PRIOR TO PLANTING.
- LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
- SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
- ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
- WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

LANDSCAPE CODE SUMMARY

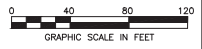
- 17.26.060 - GENERAL LANDSCAPING REQUIREMENTS**
 FIFTEEN PERCENT (15%) OF TOTAL LOT TO BE RESERVED FOR LANDSCAPE AREA.
 TOTAL SITE: 128,066 SF
 = 19,210 SF LANDSCAPE AREA REQUIRED
 = 40,000+ SF LANDSCAPE AREA PROVIDED
- 17.26.070 - LANDSCAPE BUFFERS**
 NO BUFFERS REQUIRED
- 17.26.080 - BUILDING FOUNDATION LANDSCAPING**
 FIFTY PERCENT (50%) OF LINEAL FEET OF BUILDING WALL TO BE LANDSCAPED. PROVIDE TWO (2) SHADE, ORNAMENTAL, OR EVERGREEN TREES AND TWENTY (20) SHRUBS AND PERENNIALS PER FIFTY (50) LINEAL FEET OF BUILDING WALL LANDSCAPE REQUIRED.
- NORTH BUILDING: 220 LF**
 = 110 LF REQUIRED = 4.4 TREES & 44 SHRUBS REQUIRED
 = 1 SHADE TREE, 3 ORNAMENTAL TREE, & 52 SHRUBS PROVIDED
- CENTER BUILDING: 310 LF**
 = 155 LF REQUIRED = 6.2 TREES & 62 SHRUBS REQUIRED
 = 4 SHADE TREES, 2 ORNAMENTAL TREES, & 68 SHRUBS PROVIDED
- SOUTH BUILDING: 294 LF**
 = 147 LF REQUIRED = 5.9 TREES & 59 SHRUBS REQUIRED
 = 3 SHADE TREES, 3 ORNAMENTAL TREES, & 59 SHRUBS PROVIDED
- 17.26.090.1 - PUBLIC STREET FRONTAGE LANDSCAPING**
 PROVIDE ONE SHADE, ORNAMENTAL, OR EVERGREEN TREE PER EVERY FIFTY (50) LINEAL FEET OF PUBLIC STREET FRONTAGE
- LINCOLN HIGHWAY ILLINOIS ROUTE 38: 269.5 LF**
 = 5.4 TREES REQUIRED
 = MET BY EXISTING TREES TO REMAIN
- 17.26.090.2 - SCREENING OF PARKING LOTS**
 PROVIDE A SCREEN A MINIMUM OF THIRTY INCHES (30") FOR NO LESS THAN FIFTY PERCENT (50%) OF PUBLIC STREET FRONTAGE.
- LINCOLN HIGHWAY ILLINOIS ROUTE 38: 290 LF**
 = 145 LF OF SCREEN REQUIRED
 = 150 LF OF SCREEN (34 SHRUBS)
- RANDALL ROAD: 384 LF**
 = 192 LF OF SCREEN REQUIRED
 = 195 LF OF SCREEN (41 SHRUBS)
- 17.26.090.3 - INTERIOR PARKING LOT LANDSCAPING**
 TEN PERCENT (10%) OF VEHICULAR USE AREA TO BE RESERVED FOR LANDSCAPE AREA. PROVIDE ONE SHADE TREE FOR EVERY ONE HUNDRED AND SIXTY (160) SQUARE FEET OF REQUIRED LANDSCAPE AREA.
- 66,054 SF OF VEHICULAR USE AREA**
 = 6,604.4 SF OF LANDSCAPE AREA REQUIRED
 = 41.3 TREES REQUIRED
 = 41 SHADE TREES PROVIDED
- 17.26.100 - SIGN LANDSCAPING**
 PROVIDE LANDSCAPE THAT A MINIMUM OF THREE FEET FROM THE OUTER EDGE OF THE SIGN BASE ON ALL SIDES.
- 2 SIGNS
 = 14 SHRUBS, ORNAMENTAL GRASSES, & PERENNIALS PROVIDED AT EACH SIGN

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREE						
CD	7	<i>Celtis occidentalis</i> 'Prairie Pride'	Prairie Pride Hockberry	B&B	2.5' cal. 14"ht. 7"wd	Full, well shaped
GD	8	<i>Gymnocodia dioica</i> 'Espresso'	Frutless KY Coffeetree	B&B	2.5' cal. 14"ht. 7"wd	Full, well shaped
NS	8	<i>Nyssa sylvatica</i>	Black Gum	B&B	2.5' cal. 14"ht. 7"wd	Full, well shaped
OV	2	<i>Ostrya virginiana</i>	American Hopbeam	B&B	2.5' cal. 14"ht. 7"wd	Full, well shaped
QI	5	<i>Quercus imbricaria</i>	Shingle Oak	B&B	2.5' cal. 14"ht. 7"wd	Full, well shaped
TD	7	<i>Taxodium distichum</i>	Bald Cypress	B&B	2.5' cal. 14"ht. 7"wd	Full, well shaped
TA	7	<i>Tilia americana</i> 'Redmond'	Redmond American Linden	B&B	2.5' cal. 14"ht. 7"wd	Full, well shaped
UK	5	<i>Ulmus americana</i> 'Princeton'	Princeton Elm	B&B	2.5' cal. 14"ht. 7"wd	Full, well shaped
ORNAMENTAL TREE						
AG	3	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Apple Serviceberry	B&B	1.5' cal. 8"ht. 4"wd.	Full, well shaped, single-stem
AP	2	<i>Acer palmatum</i> 'Bloodgood'	Bloodgood Japanese Maple	B&B	1.5' cal. 8"ht. 4"wd.	Full, well shaped, single-stem
AE	1	<i>Aesculus pavia</i>	Red Buckeye	B&B	1.5' cal. 8"ht. 4"wd.	Full, well shaped, 3-stem
CV	2	<i>Chionodoxa virginicus</i>	White Fringetree	B&B	1.5' cal. 8"ht. 4"wd.	Full, well shaped, multi-stem
EVERGREEN SHRUB						
BU	9	<i>Buxus x 'Glennae'</i>	Chicagoland Green Boxwood	B&B	24"ht. x 24"wd.	Full, vigorous
JC	23	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	B&B	24"ht. x 24"wd.	Full, vigorous
JS	13	<i>Juniperus chinensis sargentii</i> 'Viridis'	Green Sargent Juniper	#3 cont.	12"ht. x 24"wd.	Full, vigorous
PM	6	<i>Pinus mugo</i> 'Compacta'	Compact Mugo Pine	B&B	24"ht. x 24"wd.	Full, vigorous
TE	36	<i>Taxus x media</i> 'Everlow'	Everlow Yew	B&B	12"ht. x 24"wd.	Full, vigorous
TW	18	<i>Taxus x media</i> 'Densiformis'	Dense Yew	B&B	24"ht. x 24"wd.	Full, vigorous
TD	11	<i>Thuja occidentalis</i> 'Woodward'	Woodward Globe Arborvitae	B&B	24"ht. x 24"wd.	Full, vigorous
DECIDUOUS SHRUB						
CE	30	<i>Cornus sericea</i> 'Tartan'	Arctic Fire Dogwood	B&B	24"ht. x 24"wd.	Full, vigorous
HP	22	<i>Hydrangea paniculata</i> 'Little Lime'	Little Lime Hydrangea	B&B	24"ht. x 24"wd.	Full, vigorous
HQ	9	<i>Hydrangea quercifolia</i> 'Pee-wee'	Oakleaf Hydrangea	B&B	24"ht. x 24"wd.	Full, vigorous
IV	9	<i>Ilex virginica</i> 'Little Henry'	Little Henry Sweetgale	#3 cont.	24"ht. x 24"wd.	Full, vigorous
PO	10	<i>Physocarpus opulifolius</i> 'Donna May'	Little Devil Ninebark	B&B	24"ht. x 24"wd.	Full, vigorous
RO	12	<i>Rosa x 'Noonance'</i>	White Carpet Rose	#3 cont.	12"ht. x 24"wd.	Full, vigorous
SB	12	<i>Spiraea betulifolia</i> 'Tor'	Tor Birchleaf Spirea	#3 cont.	24"ht. x 24"wd.	Full, vigorous
SJ	12	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Spirea	#3 cont.	12"ht. x 24"wd.	Full, vigorous
VC	14	<i>Viburnum coccineum</i> 'Compacta'	Deer Koenigsplein Viburnum	B&B	24"ht. x 24"wd.	Full, vigorous
ORNAMENTAL GRASS						
CA	6	<i>Calamagrostis x acutifolia</i> 'Kari Foerster'	Feather Reed Grass	#2 cont.		
PV	22	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switchgrass	#2 cont.		Full, vigorous
PERENNIAL						
HE	11	<i>Heimerocallis 'Happy Returns'</i>	Happy Returns Daylily	#1 cont.		
LM	16	<i>Liatris muscari</i> 'Big Blue'	Big Blue Liatris	#1 cont.		
NF	12	<i>Nepeta 'Fascination'</i> 'Walker's Low'	Walker's Low Catmint	#1 cont.		
RF	16	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-eyed Susan	#1 cont.		
SE	24	<i>Sedum 'Elencolumbanum'</i>	Yellow Stonecrop	#1 cont.		

PERMANENT SEEDING

ALL FILL AND CUT SLOPES SHOULD BE SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED TO THE FOLLOWING GRASS MIXTURES:
 (1) 6# TURF TYPE TALL FESCUE (TRIPLE BLEND)
 8# 12-12-12 FERTILIZER
 1 1/2 BALES OF STRAW PER 1000 SQUARE FEET
 ON 2:1 OR STEEPER SLOPES USE:
 (2) 2# CROWNWETCH
 1 1/2# TALL FESCUE
 1 1/2# PERENNIAL RYEGRASS
 20# 5-10-10 FERTILIZER
 2 BALES OF STRAW PER 1000 SQUARE FEET

BENCHMARK:
 THE BASIS OF ELEVATIONS HEREIN IS NAVD 88.
 REBAR FOUND - SEE EXISTING CONDITIONS PLAN FOR LOCATION.
 ELEVATION = 791.01'



REVISION

No.	DATE	DESCRIPTION

PROJECT No: 077742
 DATE: 04/05/18
 DES. BY: DR. JH
 CHECKED BY: DR. JH
 C.D. NO.: JC

1815 South Meyers Road
 Suite 960
 Oakbrook Terrace, IL 60181
 DR. CHARLES ILLINOIS
 800.424.9880
 FAX: 630.955.3731

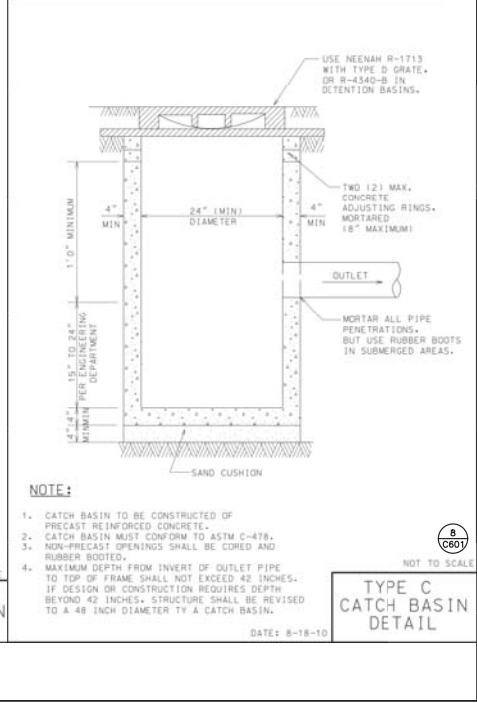
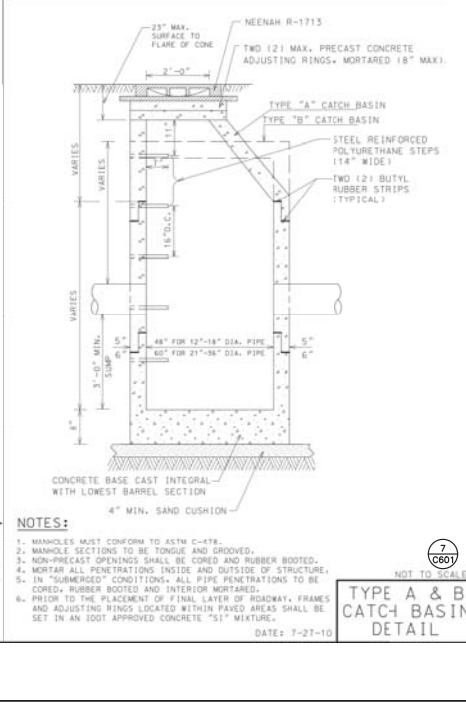
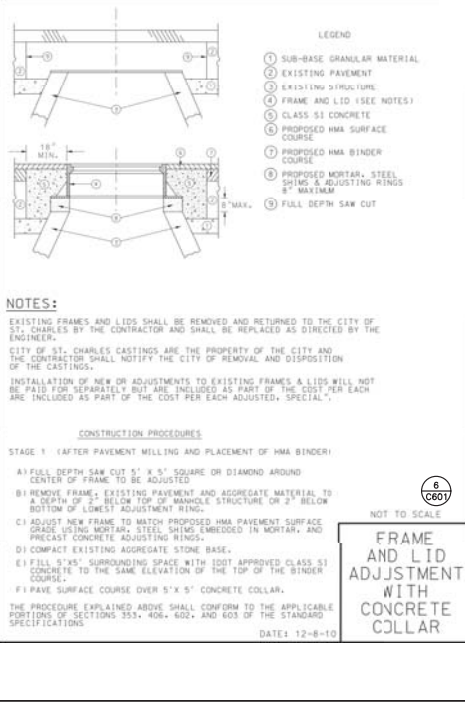
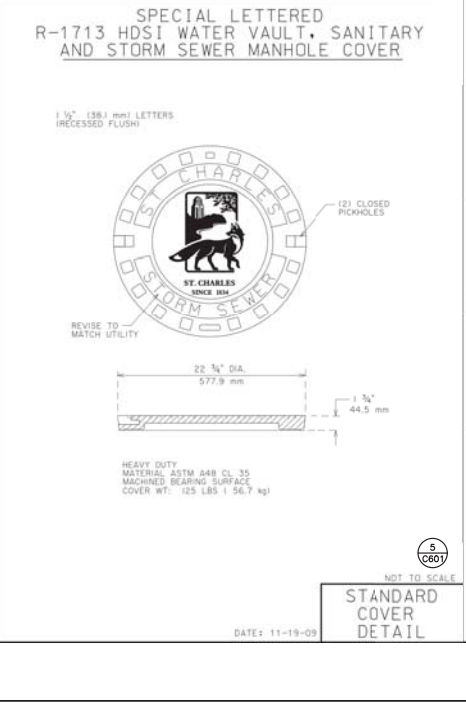
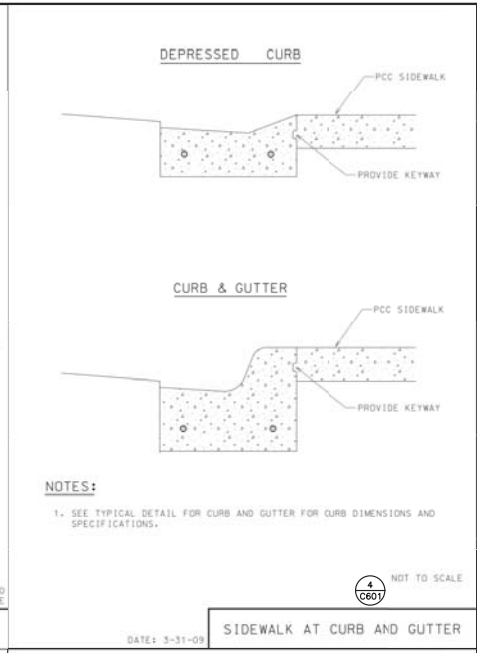
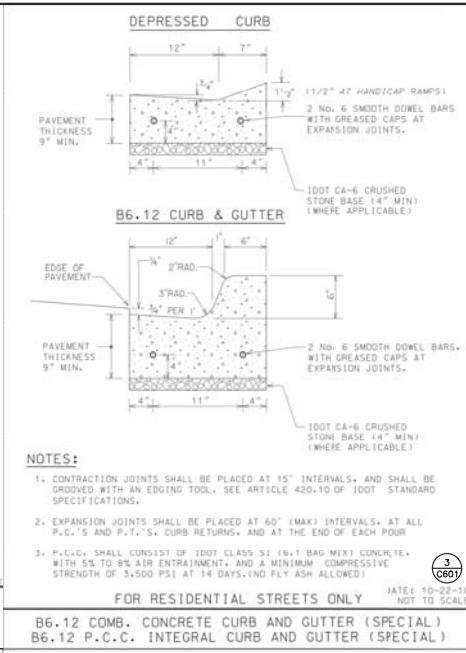
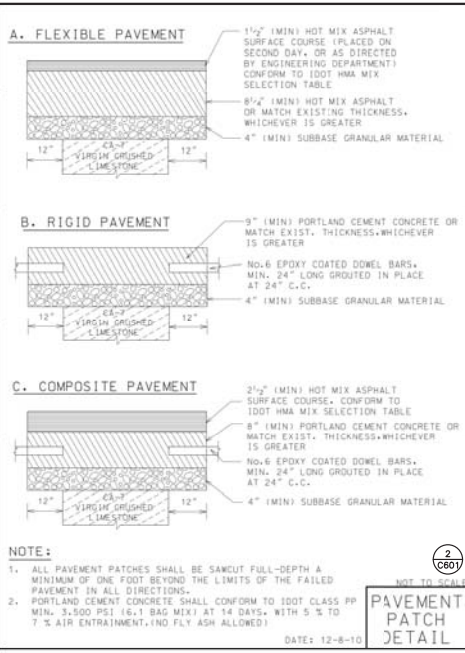
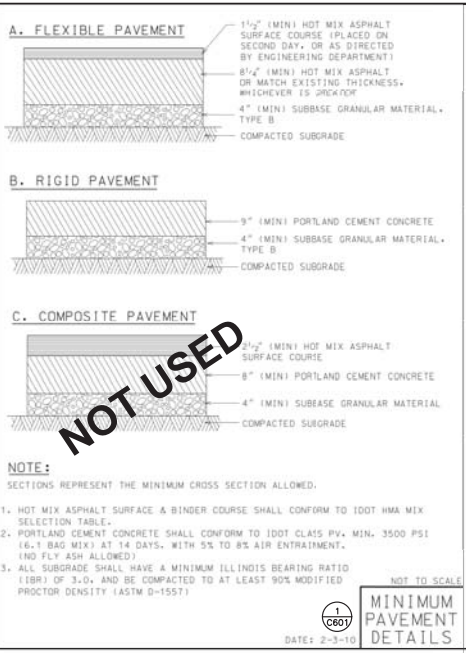
WOLBERT
 LANDSCAPE ARCHITECTS

**SITE IMPROVEMENT PLANS
 PROPOSED MIXED USE DEVELOPMENT**
 ILLINOIS ROUTE 38 AND RANDALL ROAD
 ST. CHARLES, ILLINOIS

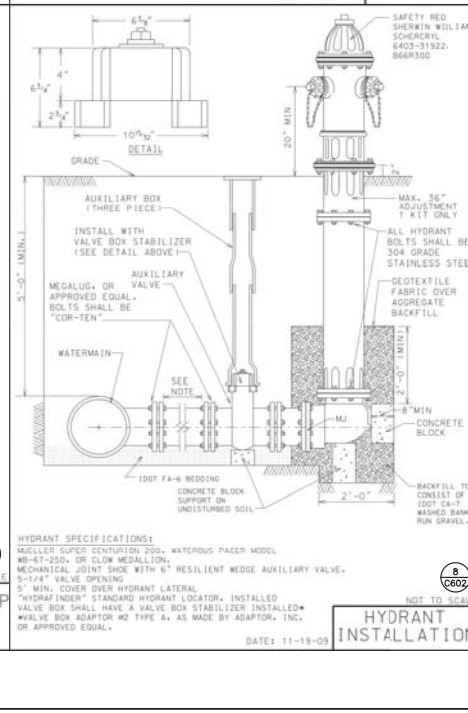
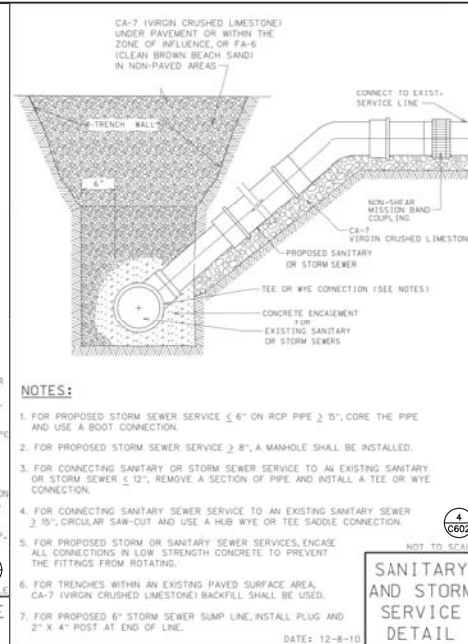
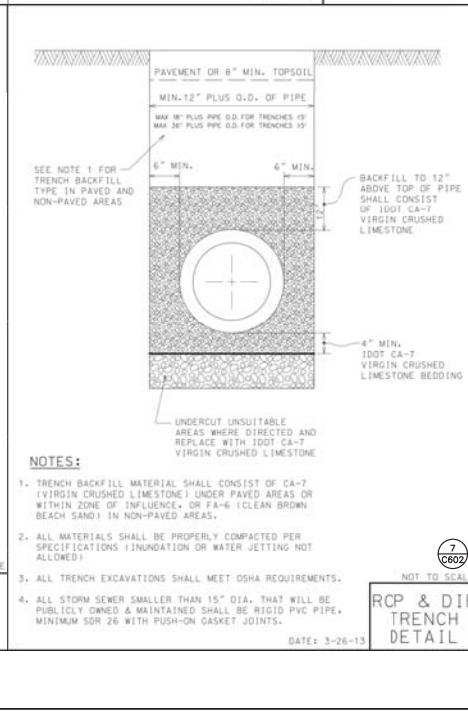
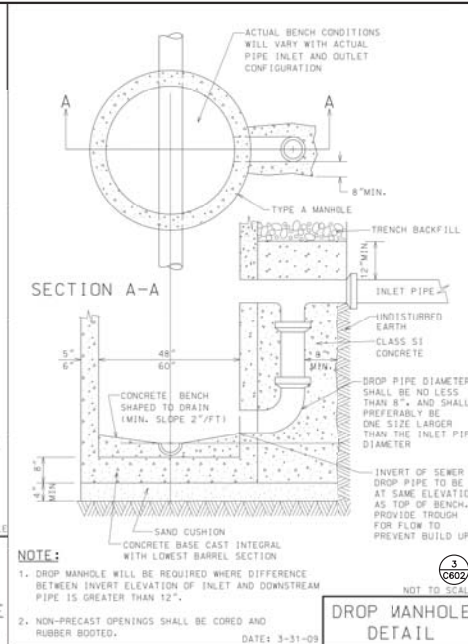
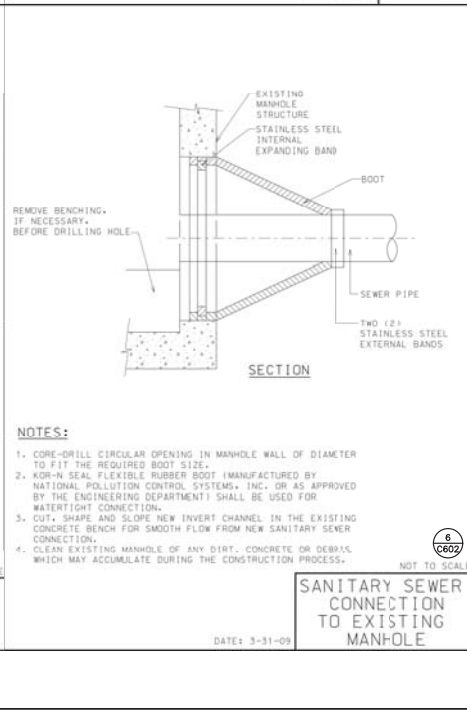
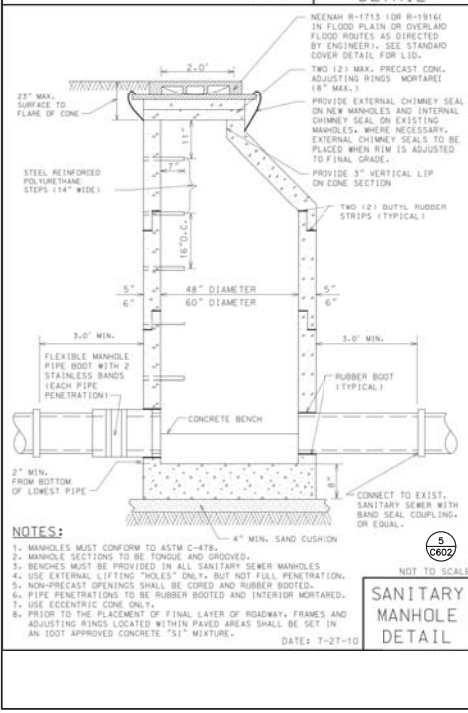
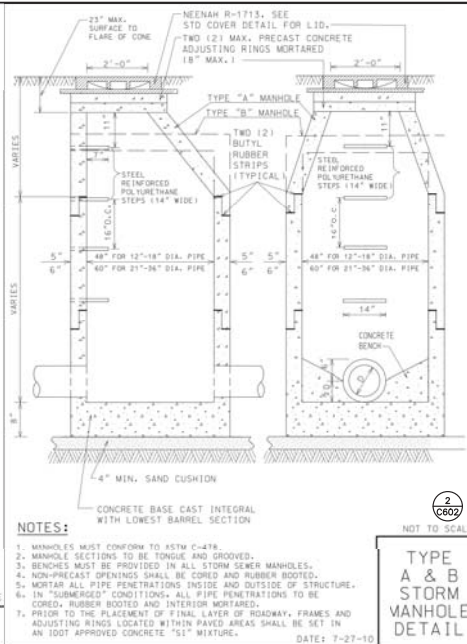
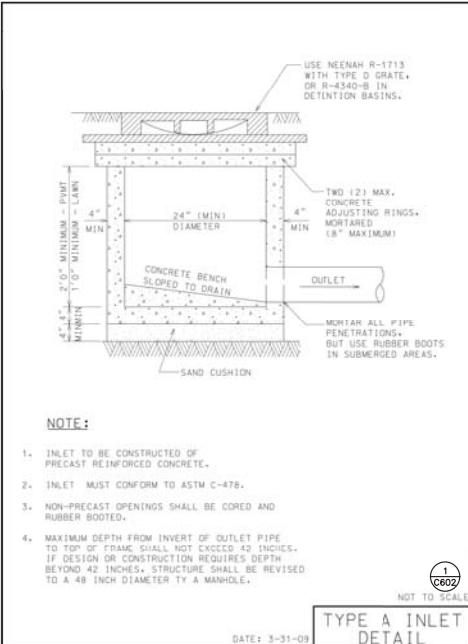
LANDSCAPE PLAN

SHEET No. **C500**

Layout Tab Name: C601 DETAILS, Images: Xrefc: 077742-TBK.dwg
 Last Saved By: Bynonriedfield, 4/9/2018 1:38:09 PM
 C:\E:\Client\Wing\077742\NonSurgen - ST. Charles, IL\A.O. Disciplines\Civil\C601\077742-C600-DET.dwg Plotted: Bynonriedfield, Thomas Plichtak April 8, 2018, 11:48:54 PM

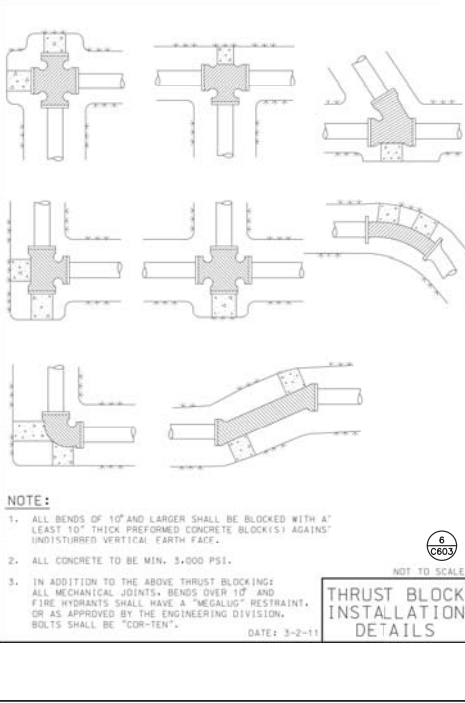
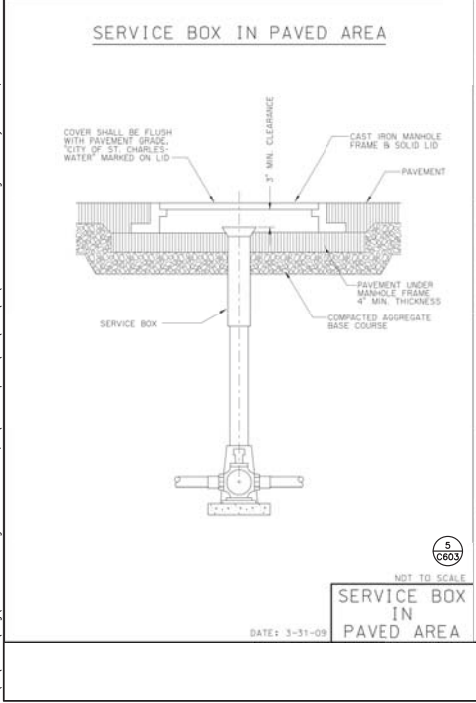
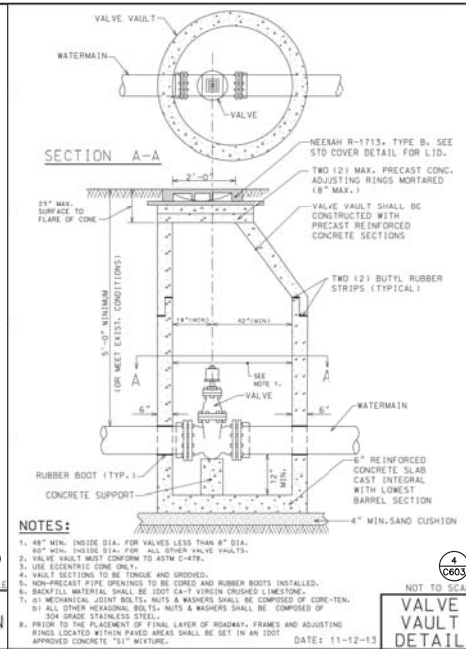
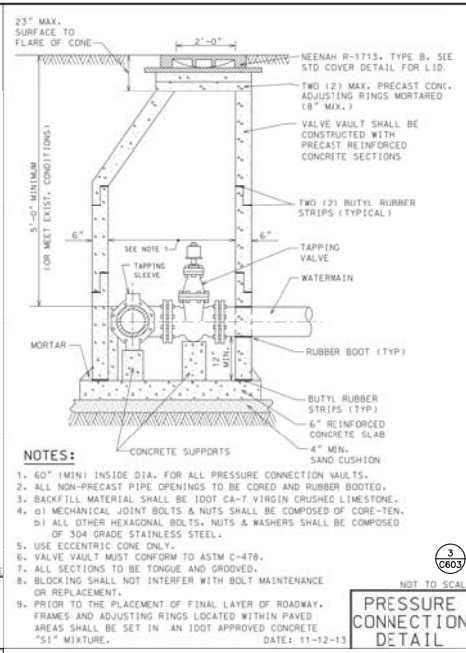
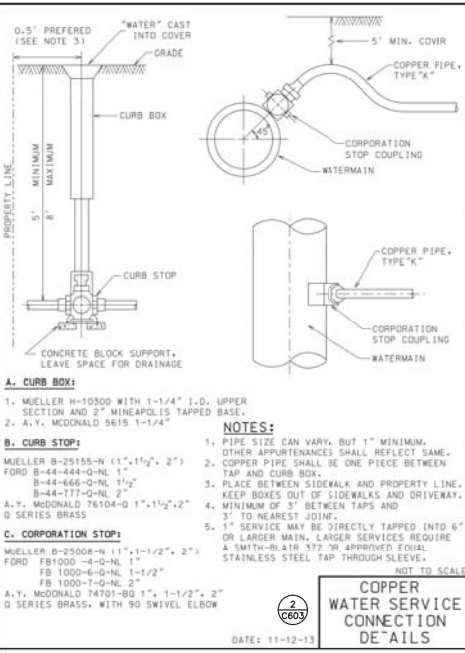
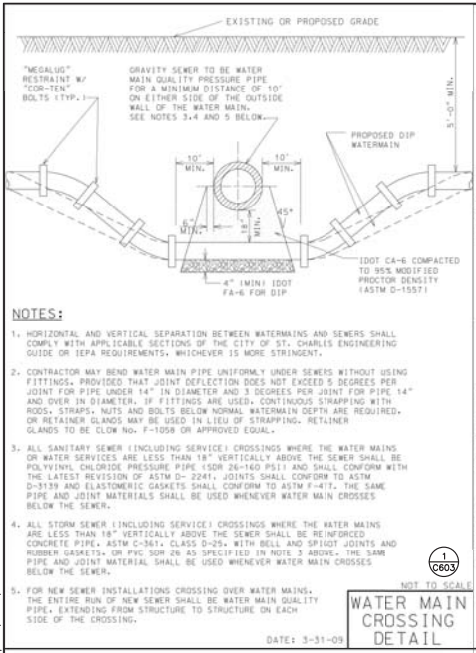


PROJECT No:	077742
DATE:	04/06/18
DES. BY:	JH
DR. BY:	JH
CKD. BY:	JG
REVISION	
No.	DATE
1816 South Meyers Road	
Suite 950	
Oakbrook Terrace, IL 60181	
DR. JH	
630.424.9880	
FAX: 630.953.3731	
WOLPERT	
ILLINOIS ROUTE 38 AND RANDALL ROAD	
ST. CHARLES, ILLINOIS	
SITE IMPROVEMENT PLANS	
PROPOSED MIXED USE DEVELOPMENT	
DETAILS	
SHEET No.	
C601	



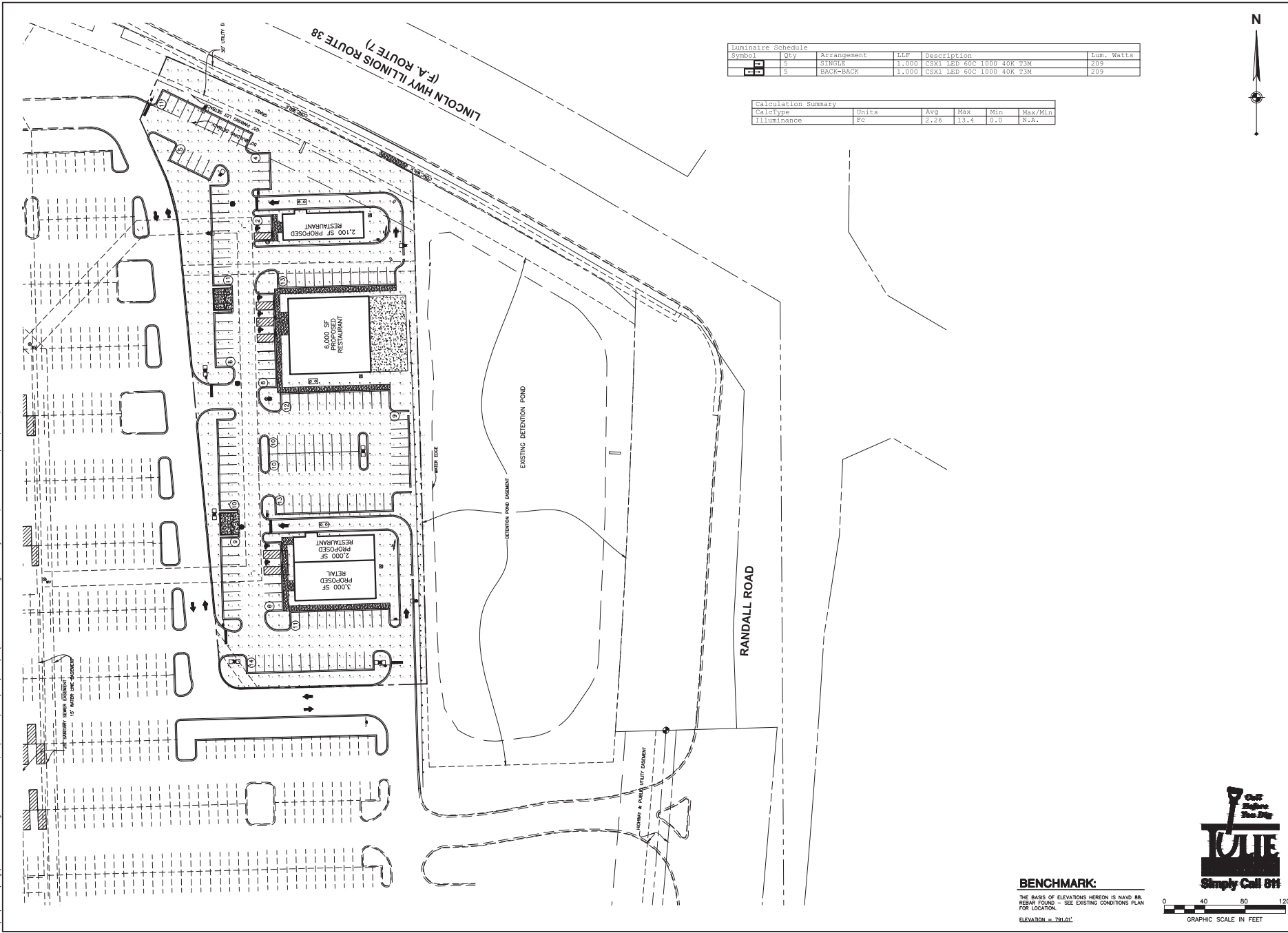
REVISION		PROJECT No: 077742	DATE 02/06/18	DES. JH	DR. JH	CKD. JC
No.	DATE					
		1816 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 800.424.9080 FAX: 630.955.3731				
		WOODBERT INCORPORATED				
		SITE IMPROVEMENT PLANS PROPOSED MIXED USE DEVELOPMENT				
		ILLINOIS ROUTE 30 AND RANDALL ROAD ST. CHARLES, ILLINOIS				
		DETAILS				
		SHEET No.				
		C602				

Layout Tab Name: C603 DETAILS, images: Xrefc: 077742-TBLK.dwg
 Last Saved By: ByronHartfield, 4/9/2018 1:38:29 PM
 C:\E:\Client\W1077742\NonSurgers - St. Charles, IL\3.0_Disciplines\Civil\C603\077742-C603-DET.dwg Plotted: ByronHartfield, Theresa Plichtekapell 6, 2018, 11:48:53 PM



PROJECT No: 077742	DATE 02/06/18	DES. BY TH	DR. BY TH	CKD. BY JC	NO.	DATE	REVISION
1816 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 WOODBERT ENGINEERS ARCHITECTS ILLINOIS ROUTE 38 AND RANDALL ROAD ST. CHARLES, ILLINOIS FAX: 630-953.3731							
SITE IMPROVEMENT PLANS PROPOSED MIXED USE DEVELOPMENT ILLINOIS ROUTE 38 AND RANDALL ROAD ST. CHARLES, ILLINOIS DETAILS							
SHEET No. C603							

Layout Tab Name: C700 LIGHTING PLAN, images: Pogas from 182-Webburgers-Redline-180330 (002).jpg - Xrefs: 077742-X.dwg: 077742-Y-DIGITIZED.dwg: 077742-TBLK.dwg: 077742-P.dwg
 Last Saved By: hofniedfeld, 4/2/2018 3:20:39 PM
 C:\E:\Clients\Wing\077742_Webburgers - St. Charles, IL\A.O. Disciplines\Civil\Cadd\C0\077742-C700-LIT.dwg Plotted: Bynorniedfeld, Theresa Pothsdapf, 6/20/18, 1:49:55 PM

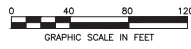


Luminaire Schedule					
Symbol	Qty	Arrangement	ILF	Description	Lum. Watts
□	5	SINGLE	1.000	CSX1 LED 60C 1000 40K T3M	209
□	5	BACK-BACK	1.000	CSX1 LED 60C 1000 40K T3M	209

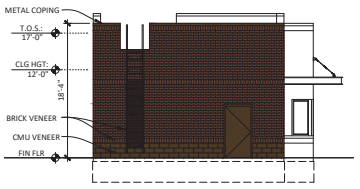
Calculation Summary					
CalcType	Units	Avg	Max	Min	Max/Min
Illuminance	Fc	2.26	13.4	0.0	N.A.



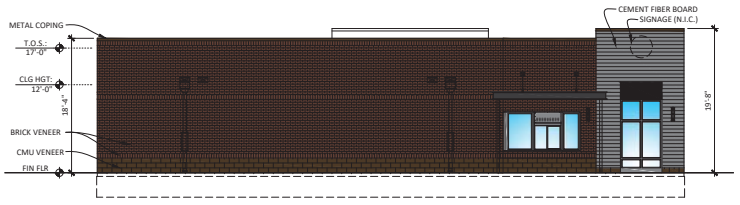
BENCHMARK:
 THE BASIS OF ELEVATIONS HEREON IS NAVD 88.
 REBAR FOUND - SEE EXISTING CONDITIONS PLAN FOR LOCATION.
 ELEVATION = 791.01'



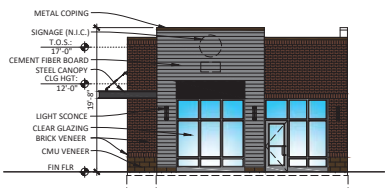
WOOLBERT ARCHITECTS & ENGINEERS 1816 South Meyers Road Suite 950 Oakbrook Terrace, IL 60181 630.424.9880 FAX: 630.495.3731		PROJECT No: 077742 DATE: 04/26/18 DES. BY: DR. TH. CKD. JS.	
		REVISION No. DATE	
SITE IMPROVEMENT PLANS PROPOSED MIXED USE DEVELOPMENT ILLINOIS ROUTE 39 AND RANDALL ROAD ST. CHARLES, ILLINOIS		SHEET NO. C700	
LIGHTING PLAN			



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



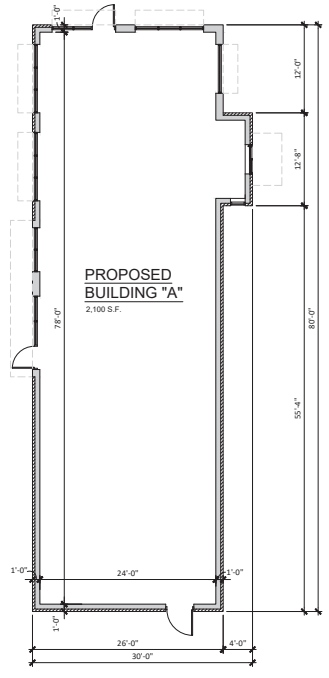
PRELIMINARY NORTH ELEVATION
SCALE: 1/8" = 1'-0" 3



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



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



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

proposed

ST. CHARLES MALL

1138 AND RANDALL RD
ST. CHARLES, ILLINOIS

REV	DATE	ISSUED FOR REVIEW	ISSUED
04-04-18		ISSUED FOR REVIEW	

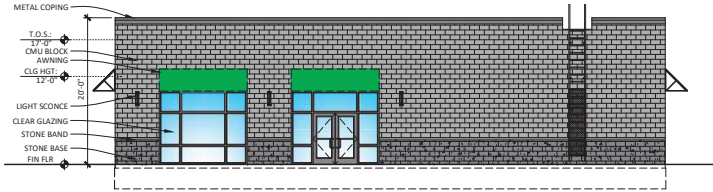
This drawing is an instrument of service, contains the property of Detroit Architectural Group, Inc. Any changes, publications, or modifications must be provided unless expressly approved.

SEAL:

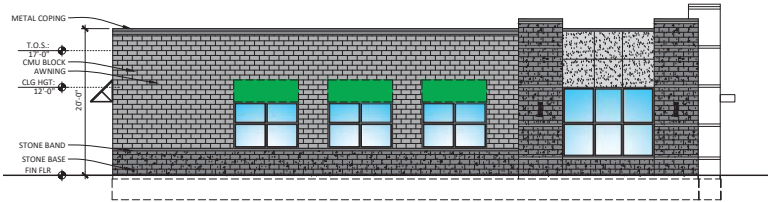
DRAWN BY: TJG
CHECKED BY: VW
IN CHARGE: VW
SHEET NAME:
BUILDING-A (COFFEE SHOP)
FLOOR PLAN AND ELEVATIONS

JOB NO:
17-104

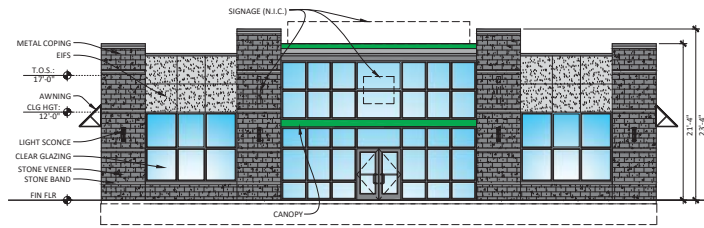
SHEET NO:
PP-1A



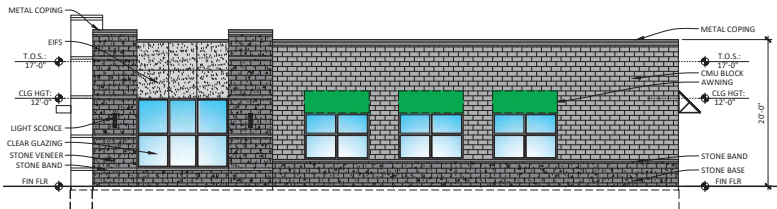
PRELIMINARY EAST ELEVATION 4
 SCALE: 1/8" = 1'-0"



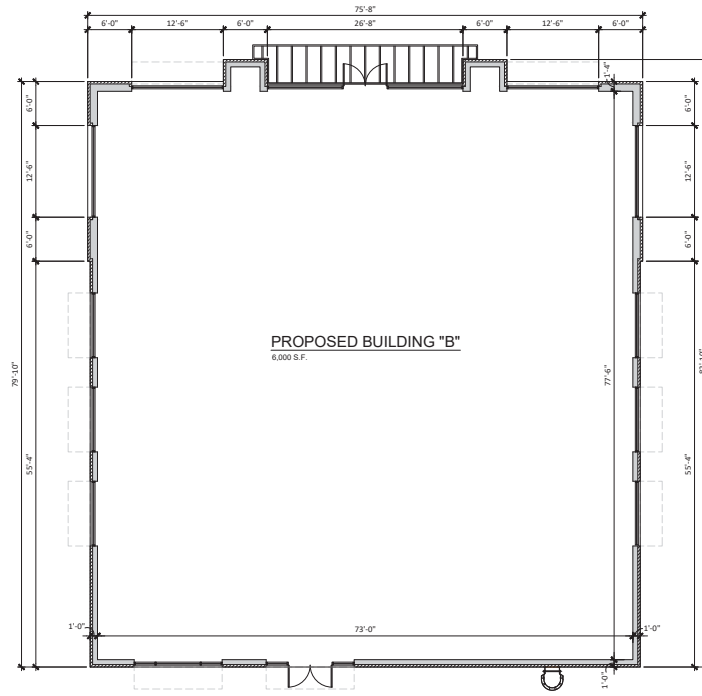
PRELIMINARY NORTH ELEVATION 3
 SCALE: 1/8" = 1'-0"



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



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



PRELIMINARY FLOOR PLAN 1
 SCALE: 3/8" = 1'-0"

proposed

ST. CHARLES MALL

IL38 AND RANDALL RD
 ST. CHARLES, ILLINOIS

REV	DATE	ISSUED FOR REVIEW	ISSUED
04-04-18			

This drawing is an instrument of service, remains the property of Detroit Architectural Group, Inc. Any changes, additions, or deletions must be made on a separate sheet unless expressly approved.

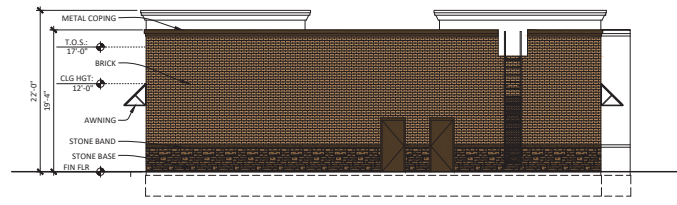
SEAL:

DRAWN BY: TJG
 CHECKED BY: VW
 IN CHARGE: VW

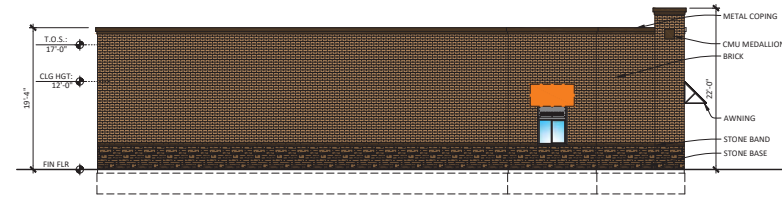
SHEET NAME:
 BUILDING-B (RESTAURANT)
 FLOOR PLAN AND ELEVATIONS

JOB NO: 17-104

SHEET NO: PP-1B



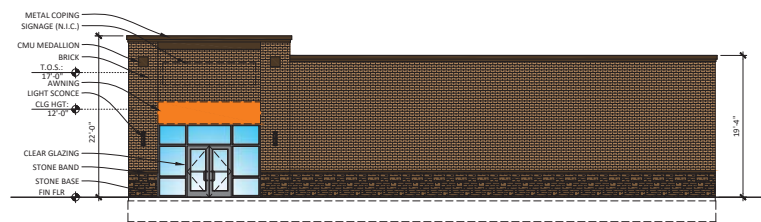
PRELIMINARY EAST ELEVATION
 SCALE: 1/8" = 1'-0" 4



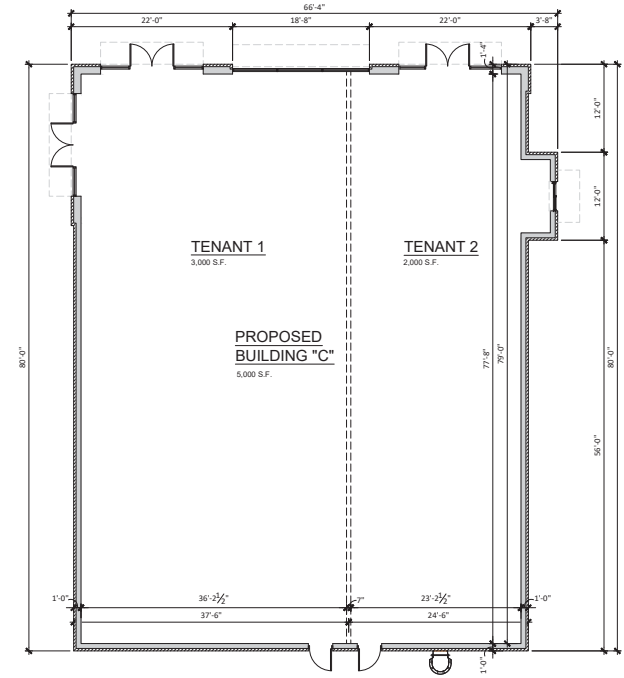
PRELIMINARY NORTH ELEVATION
 SCALE: 1/8" = 1'-0" 3



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



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



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

proposed
 ST. CHARLES MALL

1138 AND RANDALL RD
 ST. CHARLES, ILLINOIS

REV	DATE	ISSUED FOR REVIEW	ISSUED
D4-04-18			

This drawing is an instrument of service, remains the property of Design Architectural Group, Inc. Any changes, additions or deletions shall be made only by written agreement.

DRAWN BY: TIG
 CHECKED BY: VW
 IN CHARGE: VW

SHEET NAME:
 BUILDING-C (MULTI-TENANT)
 FLOOR PLAN AND ELEVATIONS

JOB NO:
 17-104

SHEET NO:
 PP-1C