	AGENDA ITEM EXECUTIVE SUMMARY	Agenda Item Number: 4a
CITY OF ST. CHARLES ILLINOIS • 1834	**Title:**	Recommendation to approve a Minor Change to PUD for KFP PUD – Thorntons.
	Presenter:	Russell Colby

Meeting: Planning & Development Committee **Date**: February 13, 2023

Proposed Cost: $0	Budgeted Amount: $0	Not Budgeted: ☐

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

The KFP Planned Unit Development was approved in August 2021 (Ordinance No. 2021-Z-12) for the four parcels located at the northeast corner of E. Main St. and Dunham Rd., in order to facilitate redevelopment of the Circle K gas station on the existing gas station parcel and former Corfu parcel and to improve site access to neighboring properties (Taco Bell and Franky's).

Circle K is no longer interested in completing the redevelopment project. However, Thonrtons gas station is now working with the property owner, KFP Family Associates LP, to the lease the property and undertake the project.

Ryan Swanson with Arc Design Resources, on behalf of Thorntons, has submitted an application for Minor Change to PUD proposing adjustments to the approved plans for the gas station redevelopment. The plans are substantially similar to the approved plans however some minor modifications are proposed:

- Site Plan: Reduction from 3 to 2 underground storage tanks with pavement shifted closer to the street (still within the required 20 ft. setback).
- Signage: New monument sign at the corner instead of utilizing the existing sign; one Throntons sign on the front elevation (3 wall signs were approved for Circle K); Thortons brand signage on fuel canopy and freestanding directional signs.
- Building: New building design reflecting the Thorntons brand (primary façade material is brick with a stone knee wall. The front façade includes storefront windows and a louvered panel element); increase in building footprint from 4,700 sf to 5,000 sf.
- Landscaping: Modified foundation landscaping to account for slight change in building footprint; tree removed from the center parking lot island due to a light pole now proposed.

Staff provided the applicant with a number of minor comments to address prior to City Council action. Plans were resubmitted on 2/9 in response the comments, incorporating the following:

- An outdoor sales area was relocated from the parking area to the sidewalk adjoining the building.
- A tree was added within the building foundation planting bed.
- A parking lot island tree was added back to the plan and relocated.
- The stone base of the monument sign will match the stone used on the building.
- The material of the canopy columns will match the building (brick surface material).

The Minor Change complies with the KFP PUD Ordinance and the applicable provisions of the Zoning Ordinance subject to resolution of staff comments. Plans for the other two parcels located within the PUD (Taco Bell and Franky's) remain unchanged.

Attachments (*please list*)**:**
Application, Revised Plans, PUD Ord. 2021-Z-12

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to approve a Minor Change to PUD for KFP PUD – Thorntons, subject to resolution of staff comments.

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

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

CITY OF ST. CHARLES
ILLINOIS • 1834

MINOR CHANGE TO PUD APPLICATION

For City Use	
Project Name:	KFP PUD - Thornton's
Project Number:	2023 -PR- 001
Cityview Project Number:	PLMC202300097

Received Date
RECEIVED
JAN 31 2023
City of St. Charles
Community Development

- *File this application to request approval of a Minor Change to an approved PUD Preliminary Plan in a manner that complies with all standards of the PUD Ordinance applicable to the property and meets the definition of a Minor Change per the Zoning Ordinance or the PUD Ordinance.*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements.*
- *The Minor Change will be scheduled for review by the Planning & Development Committee of the City Council when staff has determined the plans are ready.*

1. Property Information:	Location: 2500 E. Main St., 2520 E. Main St (NE Corner Main St. and Dunham Rd)	
	Parcel Number (s): 09-26-276-037 and 09-26-276-030	
	PUD Name: KFP Subdivision	
2. Applicant Information:	Name: Ryan Swanson/ Arc Design Resources, Inc. (on behalf of Thorntons)	Phone: (815) 484-4300
	Address 5291 Zenith Parkway Loves Park, IL 61111	Email: ryans@arcdesign.com
3. Record Owner Information:	Name: KFP Family Associates, L.P., an Illinois limited partnership	Phone: (630) 660-4643
	Address: 550 Renee Court Geneva, IL 60134	Email: mlinardos@comacast.net

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4. **PUD Information:**

Name of PUD: KFP Subdivision

PUD Ordinance #: 2021-Z-12

Ordinance or Resolution that approved the current plans: 2021-Z-12

5. **Proposed Changes:**

PUD Plans to be changed:

- [x] Site/Engineering Plan
- [x] Landscape Plan
- [x] Architectural Elevations
- [x] Signs
- [ ] Other plans:

Description of plan changes:

A new user (Thorntons) has replaced Circle K to redevelop the existing Circle K and Corfu parcels. The overall layout for the Thorntons site is generally the same as previously proposed with Circle K with minor exceptions at the underground tank layout area, outdoor display area, and landscaping updates. Proposed driveway changes to Main St. and Dunham Rd. remain unchanged. The cross access as proposed with the lot combination (connecting Taco Bell with Franky's) is also unchanged. Most significantly, Thorntons presents a different building than Circle K. While the size is consistent with the previously-approved buildng, the branding is now specific to Thorntons,with the architecture still providing an aesthetically-pleasing and high-quality presentation. The look of the canopy and signage is also changed to Thorntons-specific branding.

6. **Required Attachments:**

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.

- [x] **APPLICATION FEE:** $200

- [x] **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.

- [x] **REIMBURSEMENT OF FEES INITIAL DEPOSIT:** Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

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

- [x] **PROOF OF OWNERSHIP:** a) A current title policy report; or
  b) A deed and a current title search

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

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☑ **LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

☑ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.

☑ **PLAT OF SURVEY:** A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

☑ **COVER LETTER:** A letter describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

☑ **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: One 1(1) full size plan set, one (1) 11" by 17" copy, and PDF electronic file emailed to: cd@stcharlesil.gov

Plans shall include the following, depending on the scope of the proposed Minor Change:

- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, show existing/approved and proposed plans, indicate species and quantities of plant material to replace existing/approved materials.
- For changes to signs, show existing/approved and proposed signage plans, and include renderings of proposed signage indicating size, materials, and location on the building and/or site.
- Additional information may be necessary depending on the specific change proposed.

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.

KFP Family Associates L.P. — 1/26/2023
Record Owner — Date

Melia C. Ellis Fernandez — 1/26/2023
~~Applicant or Authorized Agent~~ — Date
Owner Signature

Scanned with CamScanner

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

Record Owner — Date

R. C. Sme — 1-26-23

Applicant or Authorized Agent — Date

ARC DESIGN
RESOURCES INC.

CIVIL ENGINEERING
LAND SURVEYING
LANDSCAPE ARCHITECTURE

5291 ZENITH PARKWAY
LOVES PARK, ILLINOIS 61111
PHONE: 815.484.4300
FAX: 815.484.4303
ARCDESIGN.COM

January 26, 2023

Ms. Ellen Johnson
Planner
City of St. Charles
2 E Main Street
St. Charles, IL 60174

Re: Minor Change to PUD
Arc Project 22094

Dear Ellen,

Through most of 2021, KFP Family Associates, LP and RDK Ventures LLC (Circle K) collectively worked with City staff, Plan Commission, and City Council to approve a Special Use and Planned Unit Development (PUD) for purposes of redeveloping the existing Circle K and Corfu parcels. Overall, this redevelopment opportunity consisted of combining the two parcels into one lot, demolishing the two buildings, and constructing a new, state of the art fuel and convenience operation. Along with this store redevelopment, the PUD also included a new cross-access drive from Dunham Road, connecting the existing Taco Bell facility, new Circle K parcel and the existing Franky's restaurant together behind their collective buildings. Multiple access points along Main Street and Dunham Road were also consolidated. The redevelopment presented many improvements for the businesses and also positively benefited the City and the Illinois Department of Transportation.

Although permits and approvals were completed, Circle K decided not to complete the project. Their lease on the existing site will terminate in a few months.

Thorntons, a high-quality convenience and fuel operator, has been working with KFP to lease the property and redevelop the existing Circle K and Corfu parcels with a proposal consistent with what had been previously approved. The overall site layout, building size, canopy, number of dispensers (8), parking, and landscaping is virtually unchanged from what was approved previously. The building architecture is the most significant change due to Thorntons-specific branding, however Thorntons uses modern, high-quality building materials including nichiha brick, stone wainscot, and an aluminum storefront entrance feature adding material diversity and building articulation. Aside from some other small site changes related to operational differences (mostly related to underground tank placement), the building architecture represents the largest change to the development.

Please note that all of the other components of the PUD, including cross access and driveway improvements, are included with this Thorntons redevelopment as well.

ARC DESIGN
RESOURCES INC.

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LAND SURVEYING
LANDSCAPE ARCHITECTURE

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PHONE: 815.484.4300
FAX: 815.484.4303
ARCDESIGN.COM

Based on the small extent of changes to the overall redevelopment and prior discussions with you, we are proposing a Minor Change to the PUD. Enclosed please find the Application, PUD Plat, Survey, and Site Plans depicting the prior approved plan with the Thorntons plan.

Thank you for your consideration. If you have any questions or concerns, please do not hesitate to call me at (815) 484-4300 ext. 217 or email me at ryans@arcdesign.com. Thank you in advance for your assistance.

Sincerely,

Ryan C. Swanson, P.E.
Project Manager

Enclosed:

- Minor Change to PUD Application
- Required Attachments
- Required Fees
- Supporting Plan Information

OWNERSHIP DISCLOSURE FORM
PARTNERSHIP

STATE OF ILLINOIS)
) SS
COUNTY OF KENDALL)

Melia C. Linardos and Georgia Mangos Darras, being first duly sworn on oath depose and state that Melia C. Linardos is a Member and President and Georgia Mangos Darras is a Member and Second Vice-President of Kacheres Management Company, L.L.C., an Illinois limited liability company, and one hundred percent (100%) general partner for KFP Family Associates, L.P., an Illinois limited partnership.

Melia C. Linardos
Melia C. Linardos

Georgia Mangos Darras
Georgia Mangos Darras

SUBSCRIBED and SWORN to before me this 18th day of January, 2023.

Kimberley A. Guerrieri
Notary Public

"OFFICIAL SEAL"
KIMBERLEY A. GUERRIERI
Notary Public, State of Illinois
My Commission Expires 07/25/24

OWNER AUTHORIZATION

The undersigned, KFP Family Associates, L.P., an Illinois limited partnership ("Owner") certifies that it has authorized the foregoing Minor Change to PUD Application to be submitted to the City of St. Charles (the "Application").

The undersigned provides this authorization solely as Owner of the real estate that is the subject of the Application, and for the limited purpose of consenting to the Application. Owner makes no representation as to the Application's conformance with applicable ordinances.

OWNER:

KFP FAMILY ASSOCIATES, L.P.,
an Illinois limited partnership

By: Kacheres Management Company, L.L.C.
Its: General Partner

By: Melia C. Linardos
Melia C. Linardos
Its Member and President

By: Georgia Mangos Darras
Georgia Mangos Darras
Its Member and Second Vice-President

THORNTONS™

January 26, 2023

From: Darren Wright
Development Project Manager
Thorntons
2600 James Thornton Way
Louisville, KY 40245

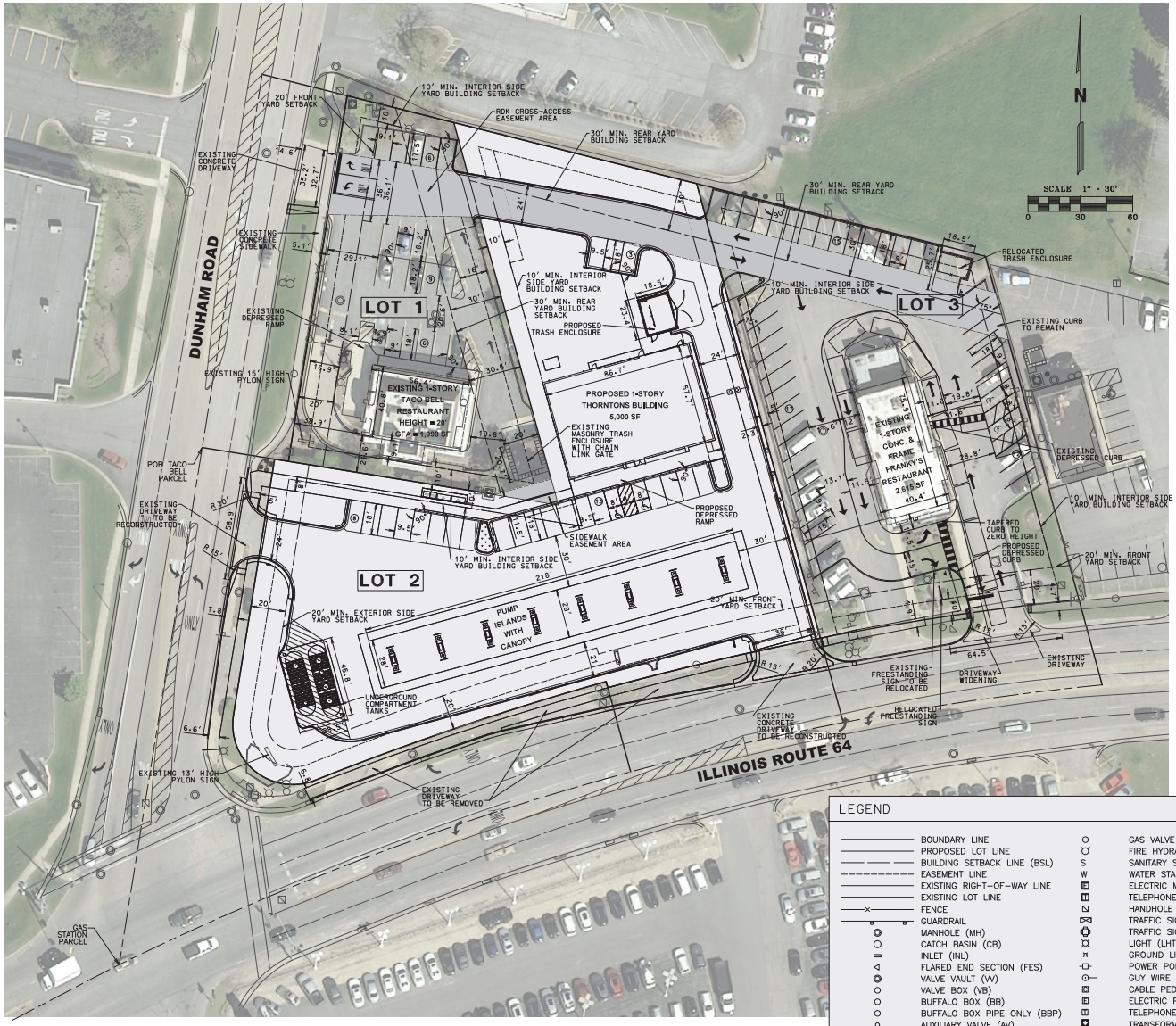
To: City of St. Charles
Ms. Ellen Johnson
City Planner
Community Development Division
2 E. Main Street
St. Charles, IL 60174
630-377-4443
ejohnson@stcharlesil.gov

Re: Authorization Letter for: 2500 E. Main Street & 2520 E. Main Street (KFP Subdivision)
Parcel numbers 09-26-276-037 & 09-26-276-030

To whom it may concern:

As the developer of the above stated property, Thorntons hereby authorizes Arc Design Resources, and their representatives, to submit the Minor Change to PUD application on our behalf.

Signature: Darren E Wright Digitally signed by Darren E Wright DN: C=US, E=darren.wright@mythorntons.com, CN=Darren E Wright Reason: I am approving this document Date: 2023.01.26 13:32:36-05'00' Date: 1-26-2023



ZONING REQUIREMENTS SUMMARY

ZONING DISTRICT		ZONE BC (BUSINESS AND MIXED USED DISTRICTS - COMMUNITY BUSINESS DISTRICT)
BULK REGULATIONS		
17.14.030	MINIMUM LOT AREA	1 ACRE
17.14.030	MINIMUM LOT WIDTH	NONE
17.14.030	MAXIMUM BUILDING COVERAGE	40%
17.14.030	MAXIMUM GROSS FLOOR AREA PER BUILDING	75,000 SF
17.14.030	MAXIMUM BUILDING HEIGHT	40 FT
17.14.030	FRONT YARD (SEE NOTE 1)	BUILDING/PARKING: 20 FT
17.14.030	INTERIOR SIDE YARD	BUILDING: 10 FT/ PARKING: NONE
17.14.030	EXTERIOR SIDE YARD	BUILDING/PARKING: 20 FT
17.14.030	MINIMUM REAR YARD	BUILDING: 30 FT/ PARKING: NONE
17.14.030	LANDSCAPE BUFFER YARD	25 FT
FENCE HEIGHT		
17.22.020C	FRONT YARD	6 FEET 4 INCHES
17.22.020C	REAR YARD	8 FEET
17.22.020C	EXTERIOR SIDE YARD/ REAR YARD OF THROUGH LOT	6 FEET 4 INCHES
17.22.020C	INTERIOR SIDE YARD	8 FEET
17.22.020C	BUILDING AREA OF LOT	8 FEET
17.22.020C	WITHIN 40 FEET OF ROW	4 FEET
PARKING		
17.24.070B	PARKING STALL WIDTH	9 FT
17.24.070B	PARKING STALL LENGTH	18 FT
17.24.070B	AISLE WIDTH	21.5 FT (75°) /24 FT (90°)
17.24.070B	ONE-WAY CROSS AISLE	14 FT
17.24.070B	TWO-WAY CROSS AISLE	24 FT
17.24.070B	VERTICAL CLEARANCE	7 FT
17.24.070C3	DRIVEWAY WIDTH	TWO-WAY: 30 FEET MAX. HIGH TRAFFIC GENERATORS: 48 FEET MAX.
REQUIRED OFF-STREET PARKING		
17.24.140	GAS STATION	1 PER SERVICE BAY + 4 PER 1000 SF OF GFA
17.24.140	RESTAURANT	10 PER 1000 SF OF GFA
LANDSCAPING		
17.26.060	LANDSCAPED AREA	20% OF LOT/PARCEL W/ ON-SITE STORMWATER STORAGE 10% OF LOT/PARCEL W/ OFF-SITE STORMWATER STORAGE
17.26.100	LANDSCAPE ISLAND	ONE LANDSCAPE ISLAND SHALL BE REQUIRED PER TEN (10) PARKING SPACES
17.26.130	REFUSE DUMPSTER SCREENING	GATED MASONRY SCREEN WALL/ OPAQUE FENCE
FREESTANDING SIGNS		
17.28.050A1	MINIMUM ROW SETBACK	10 FT

NOTES

1. PER 17.24.010.A – "IF AN EXISTING PARKING LOT IS RESURFACED OR RECONSTRUCTED, AND THE PARKING LOT DOES NOT MEET THE CURRENT YARD REQUIREMENT, THE REQUIRED YARD MAY BE REDUCED BY FIFTY PERCENT (50%). IF THE EXISTING PARKING LOT IS SET BACK AT A DISTANCE GREATER THAN FIFTY PERCENT (50%) OF THE REQUIRED YARD OF THE ZONING DISTRICT, THE EXISTING PARKING LOT SETBACK SHALL NOT BE REDUCED FURTHER THAN THE DISTANCE THE EXISTING PARKING LOT IS SET BACK FROM THE PROPERTY LINE.

PARKING SUMMARY

LOT #	GROSS FLOOR AREA (GFA)	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED
LOT 1	1,999 SF	20	21	1	1
LOT 2	5,000 SF	20	24	2	2
LOT 3	2,615 SF	27	44	2	2

ZONING SUMMARY

LOT #	LAND USE	AREA OF PROPERTY (SF)	AREA OF PROPERTY (AC)	LANDSCAPE AREA REQUIRED (SF)	LANDSCAPE AREA PROVIDED (SF)
LOT 1	RESTAURANT	22,850	0.525	2,285	3,930
LOT 2	GAS STATION	65,998	1.515	6,600	17,870
LOT 3	RESTAURANT	35,095	0.806	3,510	5,580

DEVIATIONS LIST

(17.14.030)	MINIMUM LOT AREA LESS THAN 1 ACRE.
(17.14.030)	PAVEMENT WITHIN 20 FEET OF FRONT YARD SETBACK.
(17.24.070.C.3)	DRIVEWAY WIDTH ADJOINING PUBLIC STREETS GREATER THAN 30 FEET IN WIDTH FOR TWO-WAY.
(17.26.080.C)	LESS THAN 50% OF BUILDING WALLS ARE LANDSCAPED.
(17.28.050)	FREESTANDING SIGN MINIMUM ROW SETBACK LESS THAN 10 FEET.
(17.28.050)	MORE THAN (1) WALL SIGN.
(17.28.060)	ELECTRONIC CHANGEABLE SIGN EXCEEDING 50% OF TOTAL SIGN AREA.
(17.28.090)	MORE THAN 1 GROUND (DIRECTIONAL SIGN) ADJACENT TO DRIVEWAY ACCESS FROM A PUBLIC STREET.

NOTES

1. REFER TO PLAT OF SUBDIVISION FOR LOT DIMENSIONS, BEARING, LEGAL DESCRIPTIONS, EASEMENTS PROVISIONS, ETC.
2. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL PROPOSED DETAILS.

LEGEND

BOUNDARY LINE	GAS VALVE (GV)
PROPOSED LOT LINE	FIRE HYDRANT (FH)
BUILDING SETBACK LINE (BSL)	SANITARY STAMP
EASEMENT LINE	WATER STAMP
EXISTING RIGHT-OF-WAY LINE	ELECTRIC MANHOLE (EMH)
EXISTING LOT LINE	TELEPHONE MANHOLE (TMH)
FENCE	HANDHOLE (HH)
GUARDRAIL	TRAFFIC SIGNAL BOX (TSB)
MANHOLE (MH)	TRAFFIC SIGNAL (TS)
CATCH BASIN (CB)	LIGHT (LHT)
INLET (INL)	GROUND LIGHT (GLHT)
FLARED END SECTION (FES)	POWER POLE (PP)
VALVE VAULT (VV)	GUY WIRE (GW)
VALVE BOX (VB)	CABLE PEDESTAL (PEDC)
BUFFALO BOX (BB)	ELECTRIC PEDESTAL (PEDE)
BUFFALO BOX PIPE ONLY (BBP)	TELEPHONE PEDESTAL (PEDT)
AUXILIARY VALVE (AV)	TRANSFORMER
CLEANOUT (CO)	SIGN
BOLLARD (BOL)	MAILBOX (MB)

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

Day & Robert, PC

300 E. 5th Avenue, Suite 365
St. Charles, Illinois

DATE	DESCRIPTION OF REVISION	BY
2023-01-25	REVISED PER THORNTONS GEOMETRY	AJ
2021-11-10	REVISED PER CITY COMMENTS	AJ
2021-07-09	PUD PRELIMINARY PLAN SUBMITTAL	RLM
2021-06-11	REVISED DEVIATIONS LIST	RLM
2021-06-08	UPDATED CIRCLE K LAYOUT	RLM
2021-06-08	REVISED DEVIATIONS LIST	RLM
2021-06-07	REVISED ACCESS EASEMENTS AND DEVIATIONS LIST	RLM

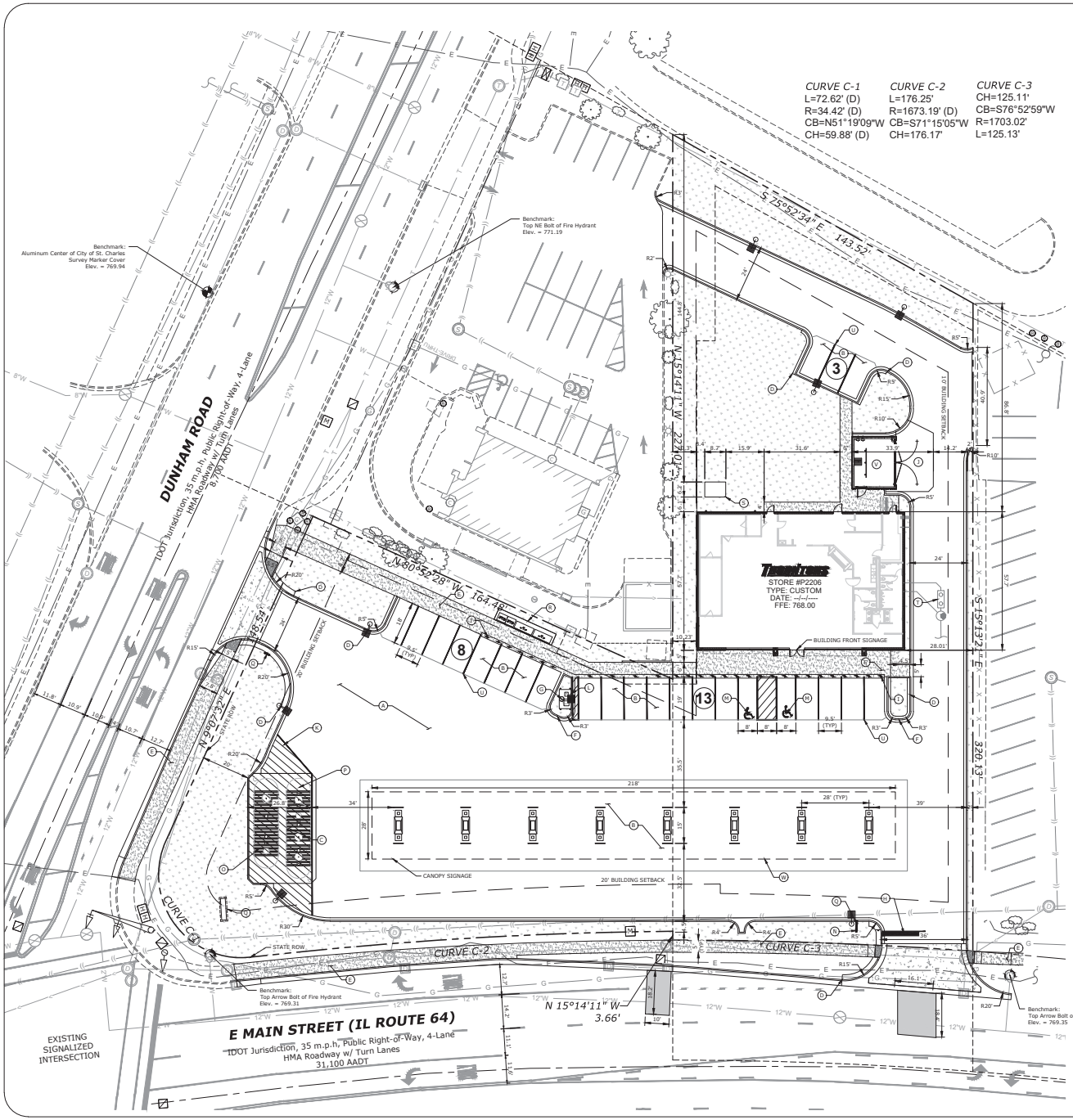
DESIGNED	AJ
DRAWN	AJ
APPROVED	SRK
DATE	11/13/2020
SCALE	1" = 30'-0"

PLANNED DEVELOPMENT EXHIBIT (PHASE 1)
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET

PROPOSED (UPDATED) PUD EXHIBIT

2/23/2021 4:24:27 PM
J:\2020\Engineering Work_MEP-FP\D Zoning Submittal.pdf



Site Plan Summary Table

	Required	Provided
Building Setbacks		
Front: South	20	120+
Rear: North	30	85+
Side: East	10	10.2
Side: West	20	28
Dispenser Setbacks	20	45+
Parking		
Minimum	20	24 +32 (fueling stations)
Maximum	---	---
Accessible / Van Accessible	1 (1)	2 (2)
Land Use Data		
Max Building Height (Ft)	40	---
Zoning Category / Zoning Agency (City, County, etc.)	BC, Community Business - City of St. Charles, Kane County	
Total Site Area (S.F.)	72,264	
Building Area (S.F.)	5,000	
Existing Building Area (S.F.)	7,717	
On-site Vehicular Circulation (Paved) (S.F.)	36,403	
On-site Sidewalk (S.F.)	3,209	
Tank Pad Area (S.F.)	1,612	
Canopy Area (S.F.)	6,104	
Open Space (S.F.)	17,692	
Off-site Sidewalk Area (New and/or Replaced) (S.F.)	2,171	
Driveway Apron / Turnout Areas (in Public ROW) (S.F.)	1,375	
Off-site Roadway Improvements (Turn Lane, etc.) (S.F.)	2,235	

SITE LEGEND

- A STANDARD DUTY ASPHALT PAVEMENT SECTION AND NOTES. SEE SHEET C3.2 - PAVEMENT PLAN FOR SITE PAVING INFORMATION
- B LIGHT DUTY PAVEMENT SECTION. SEE SHEET SEE SHEET C3.2 - PAVEMENT PLAN FOR SITE PAVING INFORMATION
- C TANK PAD PAVING SECTION AND CONCRETE NOTES. SEE SHEET C3.2 - PAVEMENT PLAN FOR SITE PAVING INFORMATION
- D HARDSCAPE BUFFER. SEE DETAILS SHEET C7.1 - THORNTONS DETAILS
- E CONCRETE SIDEWALK. SEE SHEET C7.1 - THORNTONS DETAILS
- F CONCRETE CURB. SEE SHEET C7.1 - THORNTONS DETAILS
- G LIGHT POLE. SEE DETAILS ON SHEET C7.2 - THORNTONS DETAILS.CONFIRM LIGHT POLE FIXTURE TYPE AND ORIENTATION WITH PHOTOMETRIC PLAN
- H PAVEMENT MARKING. SEE DETAIL ON C7.0 - THORNTONS DETAILS
- I PIPE BOLLARD. SEE DETAILS ON C7.0 - THORNTONS DETAILS AND C7.2 - THORNTONS DETAILS
- J HEAVY DUTY PAVEMENT SECTION. SEE SHEET SEE SHEET C3.2 - PAVEMENT PLAN FOR SITE PAVING INFORMATION
- K LIST PAVEMENT HATCHING - SEE DETAILS CDS-08 AND CSD-09 ON C7.0 - THORNTONS DETAILS
- L SERVICE ISLAND SEE DETAILS ON C7.2 - THORNTONS DETAILS
- M ACCESSIBLE PARKING SPACE. DETAIL PER AUTHORITY HAVING JURISDICTION AND DETAILS ON C7.0 - THORNTONS DETAILS
- N FUTURE TACO BELL DIRECTIONAL SIGN
- O SINGLE COMPARTMENT TANK. REFERENCE FUEL DRAWINGS
- P THREE COMPARTMENT TANK REFERENCE FUEL DRAWINGS
- Q MONUMENT/PYLON/GROUND/DRECTIONAL SIGN. SEE SIGNAGE PLANS
- R OUTDOOR MERCHANDISING
- S PROPOSED TRANSFORMER LOCATION. COORDINATE PAD WITH COMED
- T PROPOSED GREASE TRAP LOCATION. REFERENCE MEP PLANS
- U PAINTED 4" WIDE YELLOW STRIPE
- V WASTE ENCLOSURE. REF. ARCH. PLANS
- W PROPOSED CANOPY. REF. CANOPY PLANS
- X PROPOSED BUILDING SETBACK LINE
- Y RESERVED FOR FUTURE EV CHARGING STATIONS

SITE PLAN LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED EASEMENT
- EXISTING EASEMENT
- EXISTING FENCE
- PROPOSED CONCRETE CURB AND GUTTER
- EXISTING CONCRETE CURB AND GUTTER
- EXISTING TRAFFIC POLE & SIGNAL
- DIMENSIONS (TO BACK OF CURB)

SCALE 1" = 20'

REVISIONS

NO.	DATE	DESCRIPTION

ARC DESIGN RESOURCES INC.
5291 Zenith Parkway
Loves Park, IL 61111
REGISTRATION NUMBER: 184.001534-0001
DATE: 1/6/2023

THORNTONS ST. CHARLES, IL

SITE PLAN

DESIGN: RCS | DRAFTING: LND
SCALE: 1:20 | DATE: 1/6/2023

THORNTONS
2500 E MAIN STREET
ST. CHARLES, IL 60174

PROPOSED SITE PLAN

PLANT LIST

KEY	QTY	Botanical name / COMMON NAME	SIZE	REMARKS
AC	3	Abies concolor WHITE FIR	6'	EVERGREEN
ACB	3	Amelanchier canadensis 'Brilliantissima' BRILLIANCE SERVICEBERRY	6'	ORNAMENTAL / UPRIGHT
AAB	2	Acer x 'Autumn Brilliance' AUTUMN BRILLIANCE MAPLE	2.5"	
GTS	5	Gleditsia triacanthos x 'Skyline' SKYLINE HONEYLOCUST	2.5"	THORNLESS / SEEDLESS
MR	2	Malus x 'Red Barron' RED BARRON CRABAPPLE	6'	ORNAMENTAL
MS	3	Malus x 'Ivory Spear' IVORY SPEAR CRABAPPLE	6'	ORNAMENTAL / UPRIGHT
QB	1	Quercus bicolor SWAMP WHITE OAK	2.5"	SPECIMEN
SRT	3	Syringa reticulata JAPANESE TREE LILAC	6'	ORNAMENTAL
TCL	5	Tilia cordata LITTLE LEAF LINDEN	2.5"	
AMM	15	Aronia melanocarpa 'Morton' IRIQUOIS BEAUTY CHOKEBERRY	24"/ 5 GAL	
JCS	19	Juniperus chinensis x sargentii 'Viridis' GREEN SARGENT JUNIPER	5 GAL	EVERGREEN
JHG	31	Juniperus chinensis 'Gold Lace' GOLD LACE JUNIPER	5 GAL	EVERGREEN
JHH	27	Juniperus horizontalis 'Hughes' HUGHES CREEPING JUNIPER	5 GAL	EVERGREEN
POS	15	Physocarpus opulifolius 'Summer Wine' SUMMER WINE NINEBARK	24"/5 GAL	
SBG	23	Spiraea bumalda 'Glow Girl' GLOW GIRL TOR SPIREA	24"/5 GAL	
SJR	23	Spiraea japonica 'SMNSJMFR' RED DOUBLE-PLAY ARTISAN SPIREA	24"/5 GAL	
SPB	12	Syringa patula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24"/5 GAL	
TMT	12	Taxus media x 'Tauntonii' TAUNTON JAPANESE YEW	24"/5 GAL	
TOT	5	Thuja occidentalis 'Emerald' EMERALD ARBORVITAE	4'	EVERGREEN
CFR	41	Calamagrostis acutiflora 'Karl Forster' FEATHER REED GRASS	GAL	3'-0" O.C. - ORN. GRASS
EPM	10	Echinacea purpurea 'Magnus' PURPLE CONEFLOWER	GAL	2'-0" O.C. - PERENNIAL
HRH	24	Hemerocallis 'Red Hot Returns' EVERAFTER RED HOT RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
RFG	15	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	GAL	2'-0" O.C. - PERENNIAL
SEA	25	Sedum x 'Autumn Joy' AUTUMN JOY SEDUM	GAL	2'-0" O.C. - PERENNIAL
SEF	30	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL
SHP	43	Sporobolus heterolepis PRAIRIE DROPSEED	GAL	2'-6" O.C. - ORN. GRASS

ZONING DATA

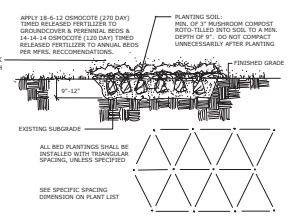
CATEGORY	AREA/QUANTITY	REQUIREMENT	PROVISION
STREET FRONTAGE / ROW LANDSCAPE AREA	IL RT 64 (MAIN ST): 324' DUNHAM ROAD: 174'	7 TREES + 228' PLANTING AREA 4 TREES + 120' PLANTING AREA (REQ. 1 TREE / 50' ROW + MIN. 75% PLANTED W/ SHRUBS/PERENNIALS	7 TREES + 246' (89%) PLANTED AREA 4 TREES + 120' (75%) PLANTED AREA
PARKING LANDSCAPE AREA	30 PARKING SPACES	3 ISLANDS + 3 TREES (1 ISLAND + 1 TREE / 10 SPACES W/ PLANTS TO FILL AREA)	4 ISLANDS (2 TERMINAL) + 4 TREES WITH PLANTS TO FILL AREA
FOUNDATION LANDSCAPE	278 LF FOUNDATION AREA	111 SHRUBS = 20 / 50 LF OF FOUND, MIN. 5' WIDTH AREA, 50% PLANTED	155 SHRUBS + MIN. 5' WIDTH, AND 50% OF FOUNDATION PLANTED
FOUNDATION TREES	141 LF FOUND. PLANT BED	3 TREES = 2 / 50 LF OF PLANT BED	4 TREES
BUFFER LANDSCAPE	N/A - SAME ZONING	ALL SIDES PROPERLY LANDSCAPED W/ PLANTINGS	ALL SIDES PROPERLY LANDSCAPED W/ PLANTINGS
OVERALL LANDSCAPE AREA	65,993 SF (1.515 AC.)	MIN. 15% COVERAGE = 9,899 SF	29% COVERAGE (19,090 SF)

PLANTING NOTES

1. Landscape Contractor (Contractor) shall make a site visit prior to bidding/construction to inspect the current site conditions and review proposed planting plan and related work. Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
2. Contractor shall verify locations of all underground utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling J.U.L.I.E. at '811'. For regional locating, contact "Digger's Hotline". Any damage or interruption of services shall be the responsibility of the contractor. Contractor to coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to owner's representative prior to commencing work.
3. Contractor is responsible for application and cost of all necessary building permits and code verifications. Submit copies of all documents to owner and landscape architect.
4. Contractor shall grade entire site to correct surface irregularities in preparation for sod/seed. Roto-til, disc, drag, harrow or hand rake sub grade in all lawn areas and remove construction debris, foreign matter or stones larger than 2". Grading shall provide slopes which are smooth, continuous, free from depressions or ridges. Level, rake and roll as necessary to an even and true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.
5. All disturbed areas should be brought to grade with "topsoil" to a depth of 6 inches in areas to be seeded or sodded, and 12 inches for all interior (curbed) landscape islands All lawn areas are to be finished with mulch, straw mulch, seed, sod, etc. or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/sod notes for acceptance details).
6. Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The drawings shall take precedence over the lists.
7. Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
8. Size & grading standards of plant material shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown.
9. All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.
10. Any plant materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump.
11. Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall assume maintenance responsibilities for a period of thirty (30) days, for all plant material, to include: watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the owner (see below).
12. All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. After the first thirty (30) days, the owner shall assume maintenance responsibilities as described (see above). Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
13. All planting beds and tree saucers shall be mulched continuous with 3" depth shredded hardwood mulch, see planting details. All deciduous trees (shade / ornamental) that are not located in in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees and multi-stemmed ornamental trees shall be mulched to outer-most branches at the time of installation.
14. Planting edge delineation at all planting bed lines and tree saucers shall require a minimum 4" depth "vee" shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of plant bed continuous between lawn and mulched areas as indicated on plan.
15. Contractor to sod all disturbed lawn areas. Sod shall be locally sourced. Sod shall be staked or stapled in place. Sodding strips shall be placed to ensure no overlap in strips. Joints shall be staggered (brick pattern).
16. All turf areas shall be fertilized at installation with 6-17-17 analysis, at a rate of 6 lbs. per 1,000 s.f.. A second application of 21-7-14 to be applied at rate of 6 lbs. per 1,000 s.f. after the first cutting. Acceptance and guarantee notes shall apply to all sodded areas.
17. Acceptance of grading and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding, re-sodding and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded or re-sodded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.

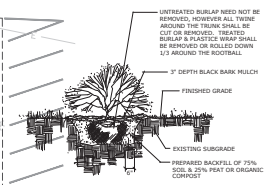
LEGEND

- MIXED PERENNIALS / ORNAMENTAL GRASSES
- EVERGREEN / DECIDUOUS SHRUBS
- LARGE DECIDUOUS SHADE TREE
- EVERGREEN TREE / ORNAMENTAL TREE
- SOD AREA FOR TURF WITHIN P.L. UNLESS OTHERWISE DIRECTED BY OWNER
- EXISTING DECIDUOUS TREE



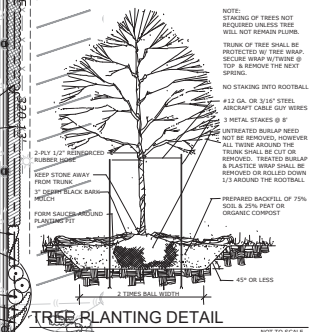
BED PLANTING DETAIL

(GROUNDCOVER, PERENNIALS & ANNUALS) NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

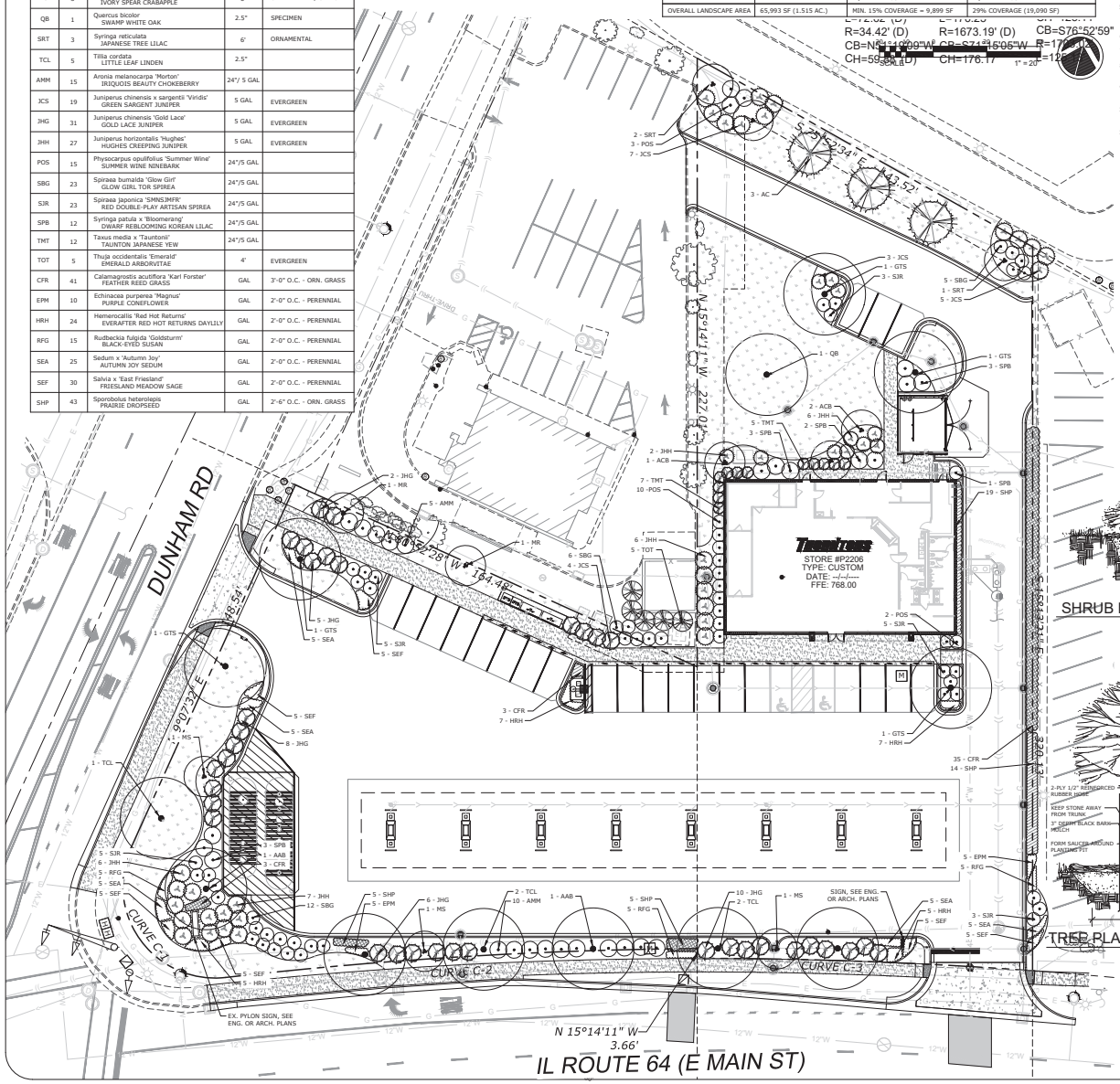


TREE PLANTING DETAIL

NOT TO SCALE

Thorntons Landscaping Matrix

Owner's Landscape Plan Matrix (matrix only appears on Owner's Prelim and Pre-Bid review drawing set)	Answer	Code section reference
Continuous screening of vehicular use areas required?	Req'd: Yes. Parking lots, vehicle display or drive-throughs abuting a public street; screening at min. 30" for min. 50% of frontage (except for driveways and sidewalks); types of plants required not specified. *Road Frontage landscaping may be used to meet this standard.	Section 17.26.100 A.1
	Provided: Road Frontage landscape meets the requirement.	
Total on-site trees	n/a	n/a
	Provided: n/a	
Major road frontage tree requirements	Req'd: Yes. 1 tree/50' ROW + 75% of frontage area planted with trees, shrubs, perennials, etc.	Section 17.26.090 C.1-2
	Provided: Yes. IL Rt 64 (Main St) 324' = 7 trees + 85% of frontage planted.	
Minor road frontage tree requirements	Req'd: Yes. 1 tree/50' ROW + 75% of frontage area planted with trees, shrubs, perennials, etc.	Section 17.26.090 C.1-2
	Provided: Yes. Dunham Rd 174' = 4 trees + 75% of frontage planted.	
Residential boundary trees or buffer	Req'd: n/a - not adjacent to residential	Section 17.26.070
	Provided: n/a - not adjacent to residential	
Non-residential boundary trees or buffer	Req'd: n/a - adjacent to same zoning uses	Section 17.26.070
	Provided: n/a - adjacent to same zoning uses	
Are parking terminal painted islands permitted, or raised planted islands required?	Req'd: Raised, planted islands are required at 1 island /10 spaces (min. 160 s.f.)	Section 17.26.100
	Provided: 1 island at end of parking spaces	
Are trees required in parking terminal raised islands?	Req'd: Yes. Raised, planted islands are required at 1 island + 1 tree and plants to fill area /10 spaces (min. 160 s.f.)	Section 17.26.100
	Provided: 30 parking spaces = 3 islands + 3 trees + plants to fill area	
Required Interior site trees (*Foundation trees)	Req'd: Yes. 2 trees/50' LF of foundation	Section 17.26.080 C.1.a-b
	Provided: 141 LF foundation = 3 trees	
Open space on site	Req'd: Yes. Min. 15% site coverage of landscape area (for sites with off-site stormwater storage)	Section 17.26.060
	Provided: Yes. Lot area 69,993 SF; 15% = 9,899 SF (19,090 SF provided)	



REVISIONS

NO.	DATE	DESCRIPTION

ARC DESIGN RESOURCES INC.
5291 Zenith Parkway
Loves Park, IL 61111
REGISTRATION NUMBER: 184.001534-0001
DATE: 1/6/2023

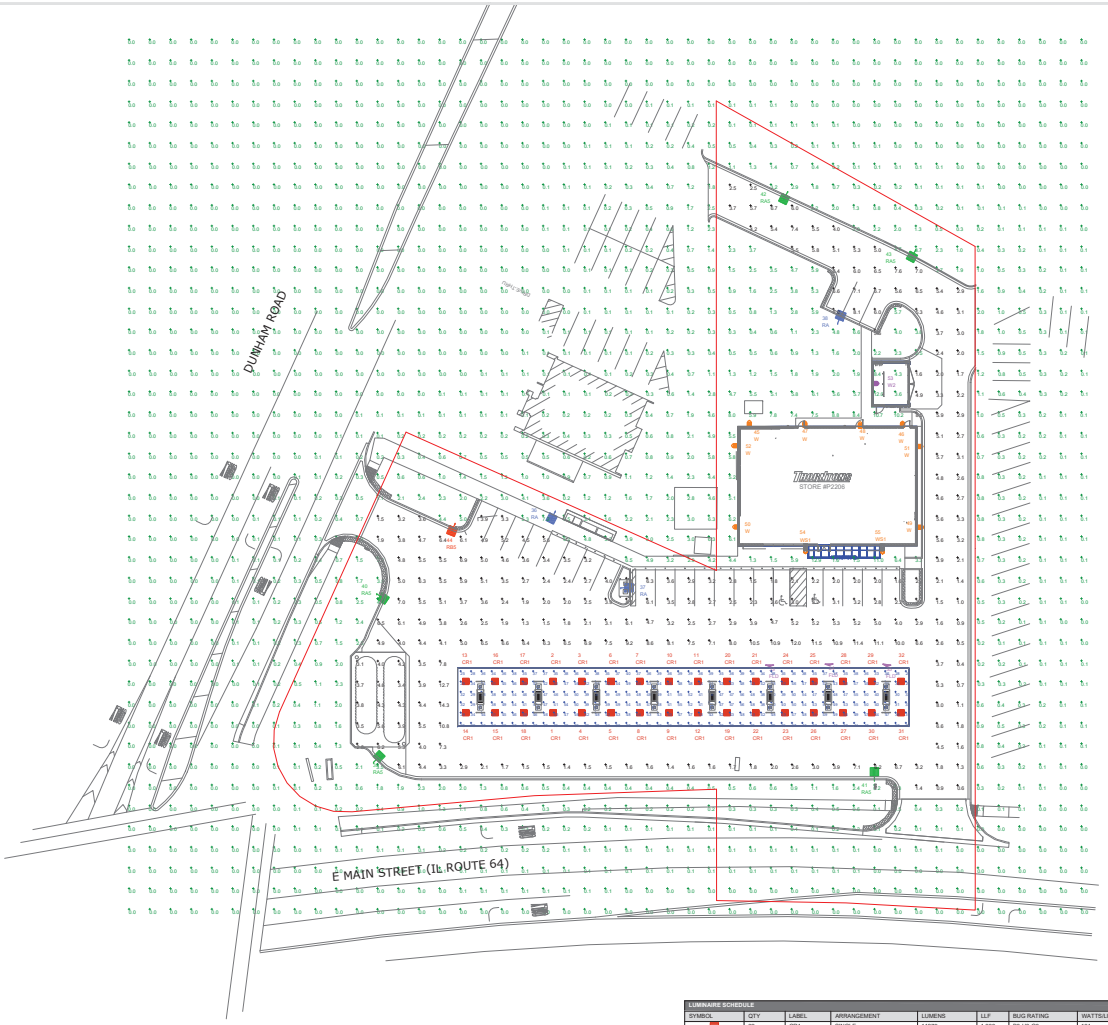
THORNTONS ST. CHARLES, IL

LANDSCAPE PLAN

DESIGN: RCS
DRAFTING: LND
SCALE: 1:20
DATE: 1/6/2023

THORNTONS
2500 E MAIN STREET
ST. CHARLES, IL 60174

PROPOSED LANDSCAPE PLAN



NOTE:
- POLE MOUNTED FIXTURES ARE MOUNTED ON A 20FT POLE ATOP A 36 INCH HIGH CONCRETE BASE.

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	CR1	15
2	CR1	15
3	CR1	15
4	CR1	15
5	CR1	15
6	CR1	15
7	CR1	15
8	CR1	15
9	CR1	15
10	CR1	15
11	CR1	15
12	CR1	15
13	CR1	15
14	CR1	15
15	CR1	15
16	CR1	15
17	CR1	15
18	CR1	15
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23	CR1	15
24	CR1	15
25	CR1	15
26	CR1	15
27	CR1	15
28	CR1	15
29	CR1	15
30	CR1	15
31	CR1	15
32	CR1	15
33	FLD	18
34	FLD	18
35	FLD	18
36	RA	23
37	RA	23
38	RA	23
39	RAS	23
40	RAS	23
41	RAS	23
42	RAS	23
43	RAS	23
44	RBS	23
45	W	12
46	W	12
47	W	12
48	W	12
49	W	12
50	W	12
51	W	12
52	W	12
53	W2	6
54	WS1	12
55	WS1	12

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
CANOPY	41.48	56	24	1.73	2.33
PAVED AREA	4.34	14.3	0.4	10.85	35.75
UNDIFIND AREA	0.50	12.9	0.0	N.A.	N.A.

LUMINAIRE SCHEDULE										
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURE	DESCRIPTION
	32	CR1	SINGLE	11279	1.030	B3-U0-G0	101	3232	CREE, INC.	CAN-304-P6-RS-06-E-UL-WH-700-57K
	3	FLD	SINGLE	11017	1.030	B3-U0-G0	100	300	Cree Inc	FLD-EDG-N6-AA-06-E-UL-XX-525-57K
	3	RA	SINGLE	16100	1.030	B3-U0-G3	104	312	Cree Lighting	OSQ-ML-DA-XX + OSQM-B-16L-57K7-3M-UL-XX-Q9
	5	RAS	SINGLE	12699	1.030	B2-U0-G2	104	520	Cree Inc	OSQ-ML-DA-XX +OSQM-B-16L-57K7-3M-UL-XX-Q9 + OSQ9BLSMF
	1	RBS	SINGLE	12549	1.030	B2-U0-G2	104	104	Cree Inc	OSQ-ML-DA-XX +OSQM-B-16L-57K7-4M-UL-XX-Q9 + OSQ-BLSMF
	8	W	SINGLE	5893	1.030	B2-U0-G2	68	544	CREE, INC.	SEC-EDG-3M-WM-04-E-ULXX--525-40K
	1	W2	SINGLE	2490	1.030	B1-U0-G1	19	19	Cree Inc	XSPW-B-WM-3ME-2L-40K-UL-XX
	2	WS1	SINGLE	1980	1.000	N.A.	27.7	55.4	CREE	CL-P5642-31-30K + CL-P8768-31

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
-	-	-	-
-	-	-	-
-	-	-	-
-	-	-	-

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SCALE: 1" = 30'
LAYOUT BY: TAS
DWG SIZE: D
DATE: 1/31/23

PROJECT NAME:
THORNTONS
ST. CHARLES, IL
DRAWING NUMBER:
RL-8578-S1

THORNTONS

PROPOSED LIGHTING/ PHOTOMETRICS

THORNTONS

FRONT ELEVATION
ST CHARLES, IL
OCTOBER 10, 2022

FRONT ELEVATION

0' 5' 10'

PROPOSED BUILDING ELEVATIONS

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THORNTONS

REAR ELEVATION
ST CHARLES, IL
OCTOBER 10, 2022

REAR ELEVATION

0' 5' 10'

PROPOSED BUILDING ELEVATIONS

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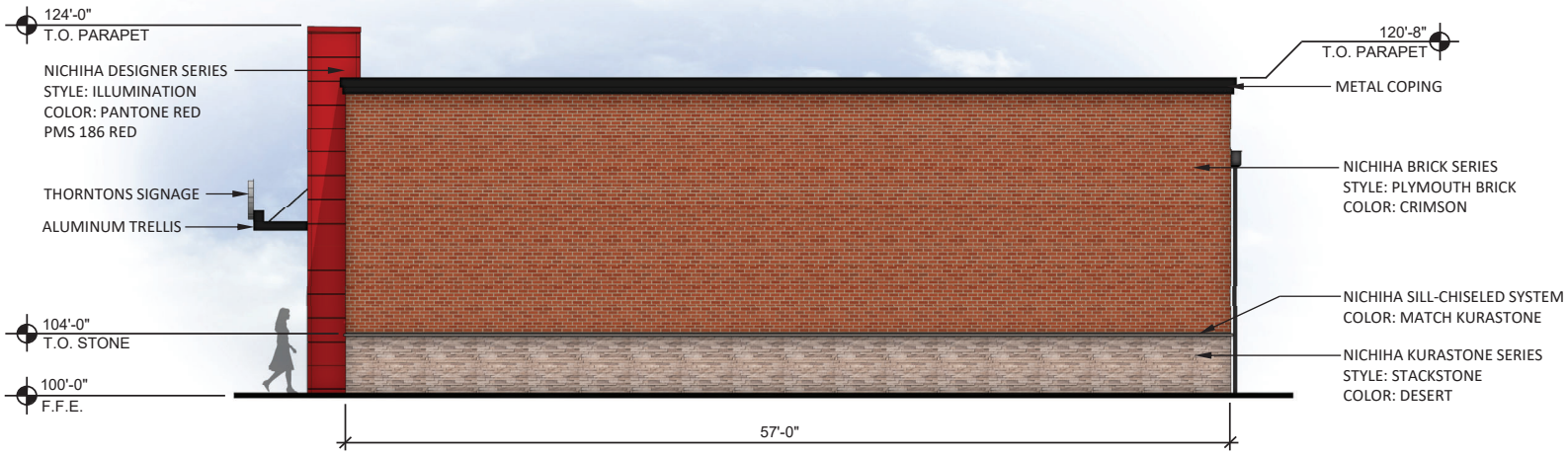
THORNTONS

SIDE ELEVATION
ST CHARLES, IL
OCTOBER 10, 2022



SIDE ELEVATION

0' 5' 10'

PROPOSED BUILDING ELEVATIONS

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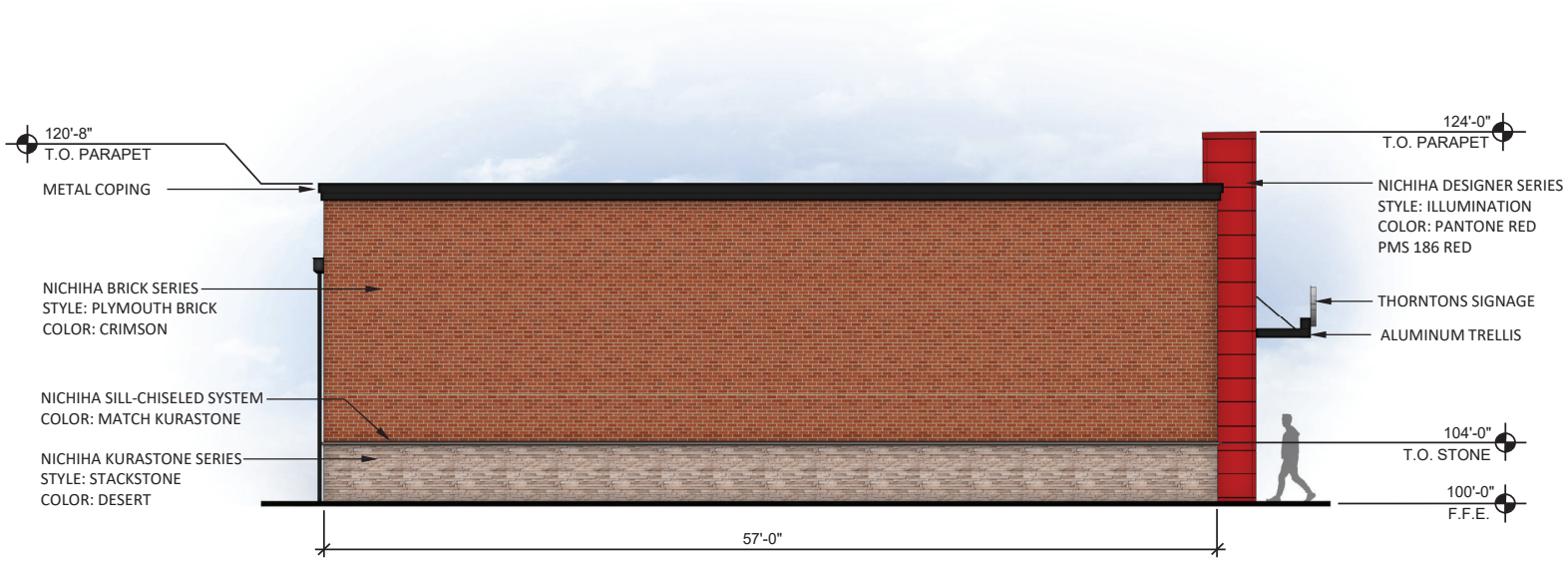
THORNTONS

SIDE ELEVATION
ST CHARLES, IL
OCTOBER 10, 2022



SIDE ELEVATION

0' 5' 10'

PROPOSED BUILDING ELEVATIONS

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Stratus™

stratusunlimited.com
888.503.1569

LOCATION NUMBER:

P2206

SITE ADDRESS:

NW Corner Main & Dunham
St. Charles, IL 60174

SIGN CODE:

Zoned- BC - Community Business/Planned Unit Development Overlay/KFP PUD
Building Signage: Allowed 1.5 sq. ft. per linear ft of wall on which the sign will be attached.
Number allowed: 1 per business street frontage

Freestanding Signs:
Number of signs allowed: 1 sign per business.
SF. allowed: 1.5 SF for each linear foot of street frontage exceeding 100' whichever is less.
Max Height allowed: 15' FT.
Set back: 10' ft. from ROW. 8' from any overhead powerlines.

Directional Signs:
Allowed 1 directional for each enter/exit.
Set back- 5' from right of way.
Max SF of 5'
Max height of 4' tall

Canopy Signs:
Number allowed: 1 sign per side, max of 2 based on the two street frontages.
SF allowed: Allowed 1 sf per linear ft of canopy.

Summary:
Qty (1) 31" letterset @ 46.1 SF- Front of building
Qty (2) 31" lettersets @ 41.3' SF each – Retail Canopy
Retail Canopy- NO LED border- Code says LED border would be included in SF calculations.
Qty (1) 15' Monument sign @ 100 ' SF

Additional Notes:
Variance Info. – No variance will be allowed for signage. Must follow PUD.

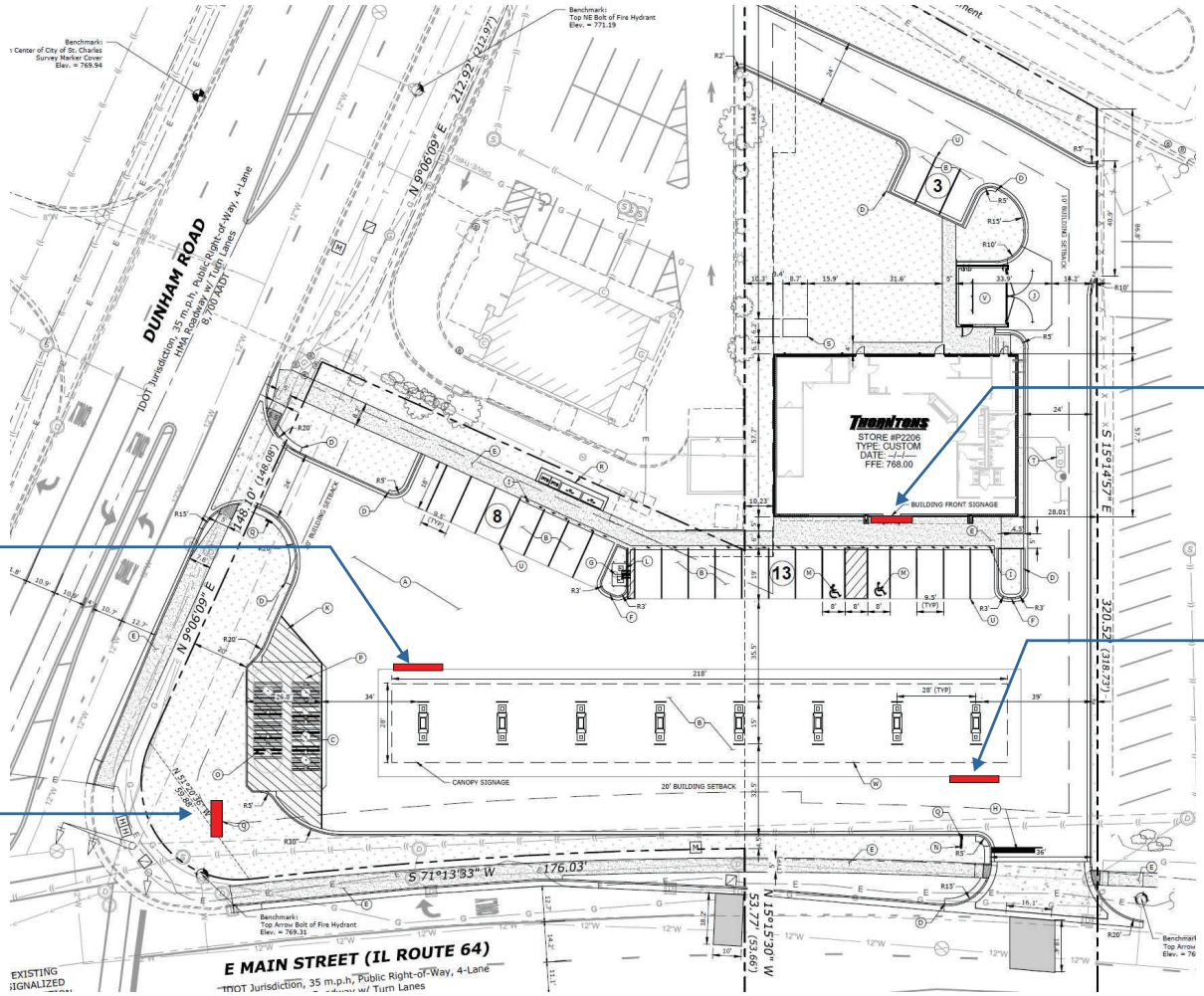
THORNTONS

Infinite possibilities, ideal solutions.

PROPOSED SIGNAGE

SITE PLAN

Scale: REFERENCE ONLY



E01 **BUILDING**
31" THORNTONS
46.1 SQ FT

E02 **CANOPY**
(1) 31" THORNTONS
41.3 quare feet

E03 **CANOPY**
(1) 31" THORNTONS
41.3 quare feet

E06 **D/F MONUMENT**
99.9 SQ FT

stratus™
stratusunlimited.com
8959 Tyler Boulevard
Mentor, Ohio 44060
888.503.1569

CLIENT:	ORDER NUMBER:	PROJECT NUMBER:
THORNTONS	1187964	83164
	SITE NUMBER: P2206	PROJECT MANAGER: Kevin Horne
ADDRESS: NW Corner Main & Dunham St. Charles, IL 60174	PAGE NO.: 2	ELECTRONIC FILE NAME: G:\ACCOUNTS\T\THORNTON'S\2022\TN\ Dickerson Pike-Madison.cdr

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SITE PLAN - DIRECTIONALS

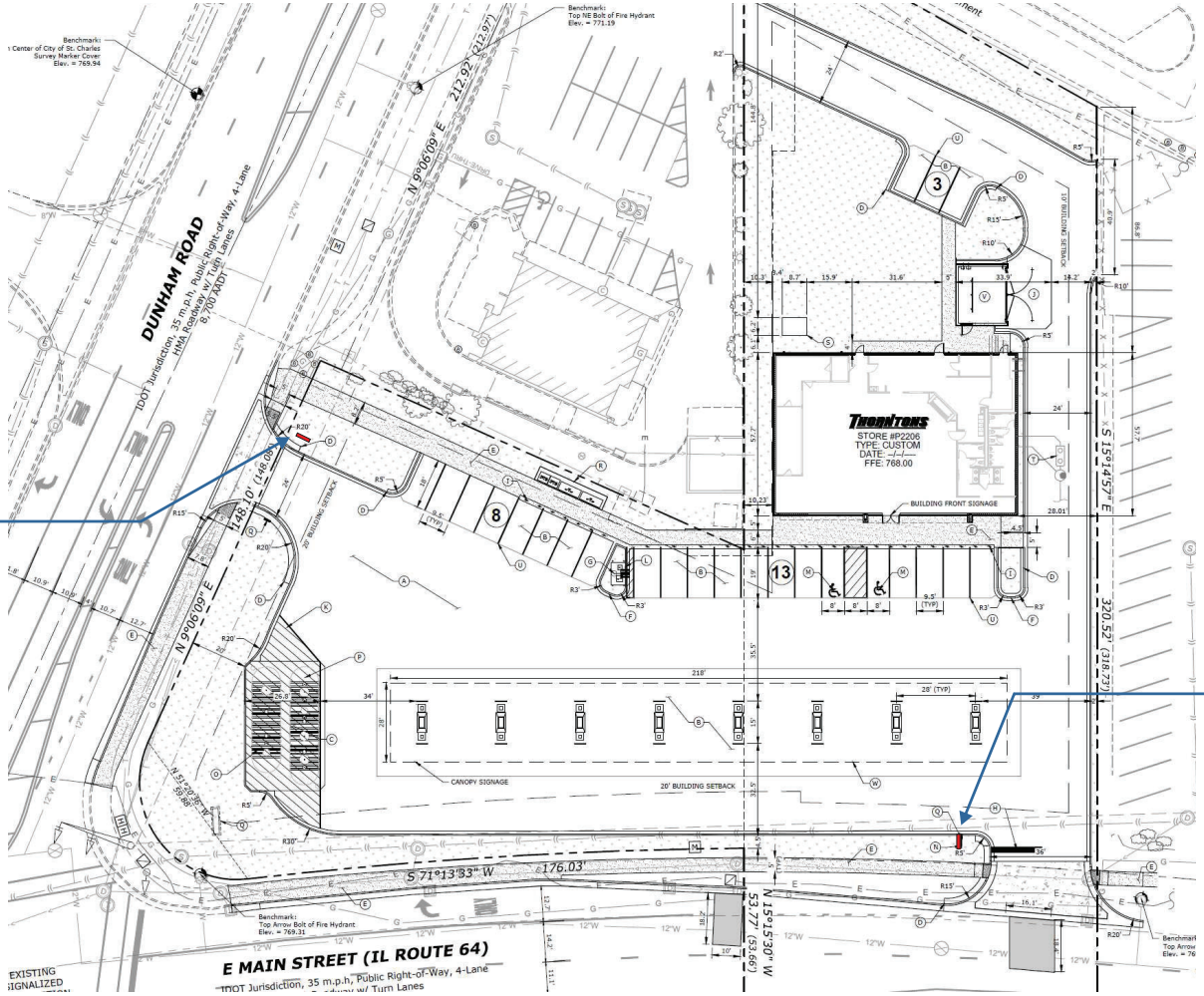
Scale: REFERENCE ONLY

Side A Side B

D/F DIRECTIONAL

4 Square feet

E04



Side A Side B

D/F DIRECTIONAL

4 Square feet

E05

CLIENT:	ORDER NUMBER:	PROJECT NUMBER:
THORNTONS	1187964	83164
	SITE NUMBER: P2206	PROJECT MANAGER: Kevin Horne
ADDRESS: NW Corner Main & Dunham St. Charles, IL 60174	PAGE NO.: 3	ELECTRONIC FILE NAME: G:\ACCOUNTS\T\THORNTON'S\2022\TN\ Dickerson Pike-Madison.cdr

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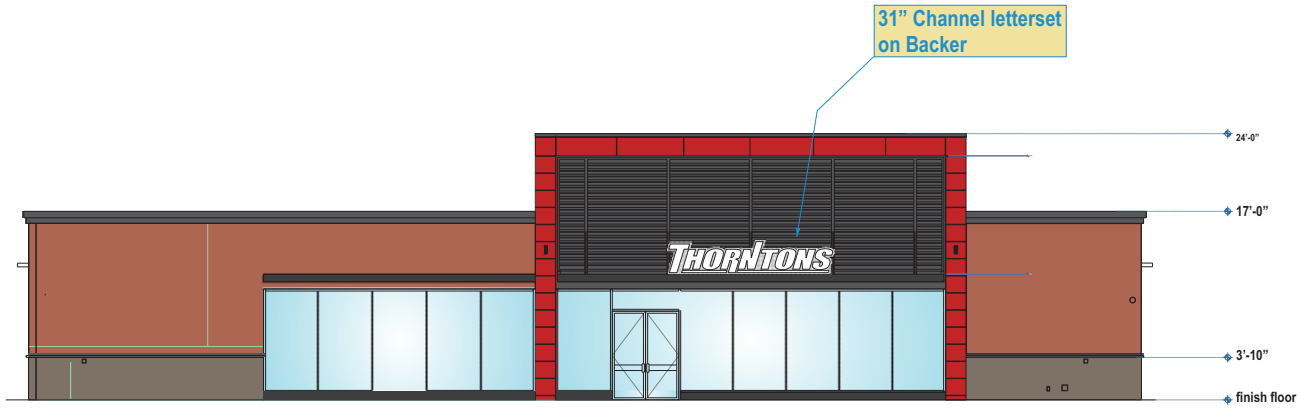
BUILDING ELEVATIONS

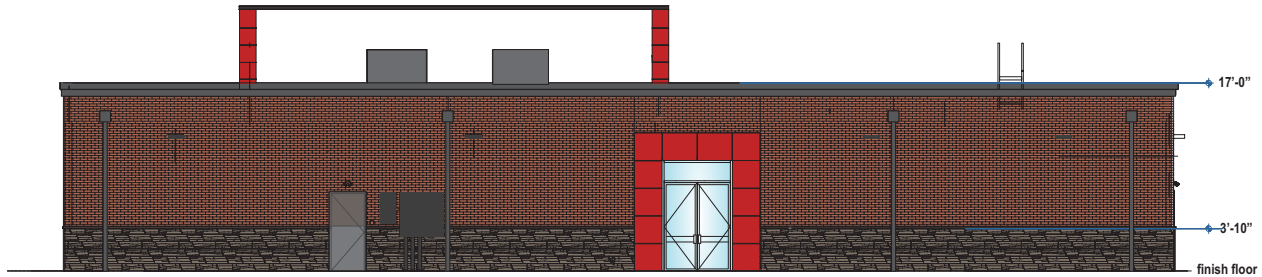
Scale: 3/16"=1'-0"

TYPICAL ELEVATIONS SHOWN FOR VIEWING PURPOSES; ACTUAL ELEVATIONS TO BE PROVIDED

STANDARD 5500 ELEVATIONS



TYPICAL BUILDING FRONT ELEVATION



TYPICAL BUILDING REAR ELEVATION

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ORDER NUMBER: 1187964

PROJECT NUMBER: 83164

SITE NUMBER: P2206

PROJECT MANAGER: Kevin Horne

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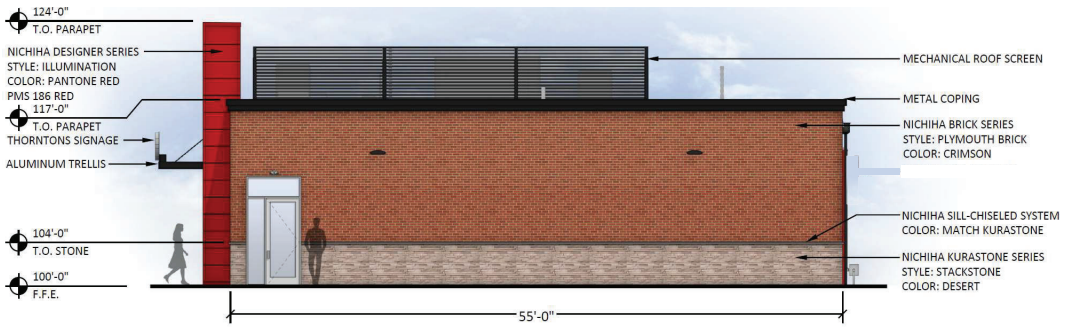
BUILDING SIDE ELEVATIONS

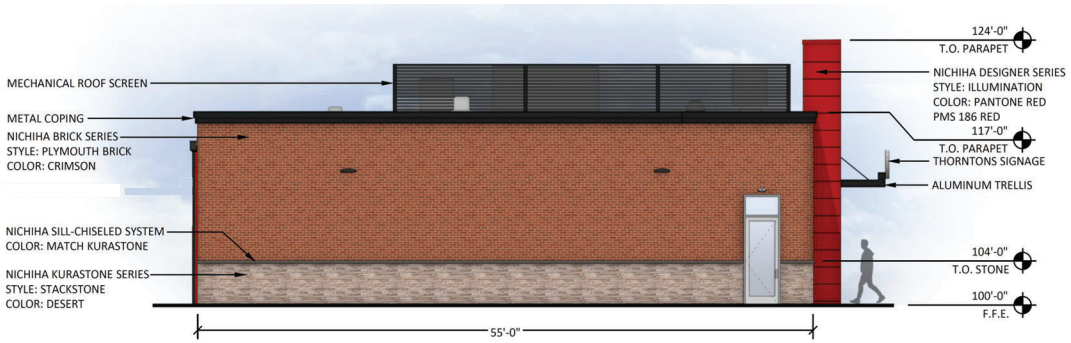
Scale: 3/16"=1'-0"

TYPICAL ELEVATIONS SHOWN FOR VIEWING PURPOSES; ACTUAL ELEVATIONS TO BE PROVIDED

STANDARD 5500 ELEVATIONS



RIGHT ELEVATION



LEFT ELEVATION

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	SITE NUMBER: P2206	PROJECT MANAGER: Kevin Horne	
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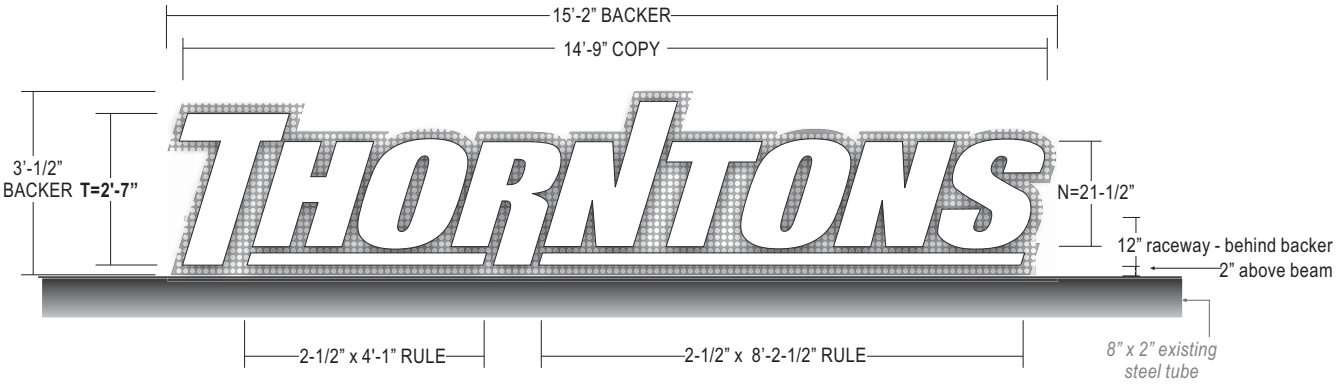
E01 LED ILLUM. CHANNEL LETTERS — CL-31-RW-PERF

Scale: 1"=1'-0"

46.1 square feet

ELECTRICAL NOTE:

ILLINOIS: Any channel letter sets must have seal tite connectors and housings per code



FACES: 3/16" #7328 White acrylic

TRIMCAP: 1" White jewelite

LETTER BACKS: .063 alum. - prefinish White all sides

RETURNS: 5" deep .040 alum. returns painted GG White

ILLUM. : White GE LED's as required by manufacturer; Whips to be a minimum of 6'-0" in length; **POWER SUPPLIES TO BE HOUSED WITHIN RACEWAY**

BACKER: .080 perforated alum. screen backer; Holes to be .50" diameter and are 11/16" on centers to allow for 48% visibility; Backer painted Metallic Silver front & back; Backer to be mounted behind letters & will help to conceal raceway

INSTALL: Custom 12" high x 6" deep alum. raceway to house all electrical - Painted Black - all sides; Raceway mounted to 1/4" steel plate shelf provided at top edge of steel tube using stainless steel fasteners as required; 1" alum. flat bar to be used for back bracing as necessary - painted Black to match raceway

QUANTITY: (1) One channel letterset required for storefront elevation

CONSTRUCTION NOTES: ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC;

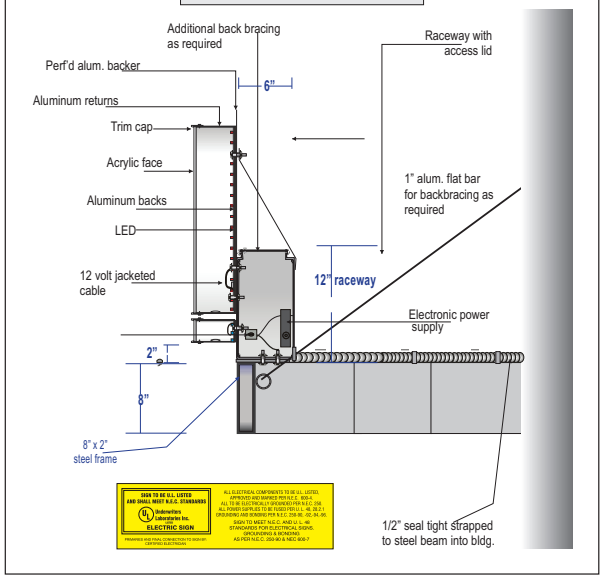
MANUFACTURER NOTES: SIGNAGE MUST BE 3 WIRE

COLOR PALETTE

- **Trimcap / Face:** White #7328 White Acrylic
- **Returns:** Grip Guard White
- **Raceway** Black
- **Backer** MP 33172 Silver Surfer

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!

SECTION DETAIL:



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ORDER NUMBER: 1187964

PROJECT NUMBER: 83164

SITE NUMBER: P2206

PROJECT MANAGER: Kevin Horne

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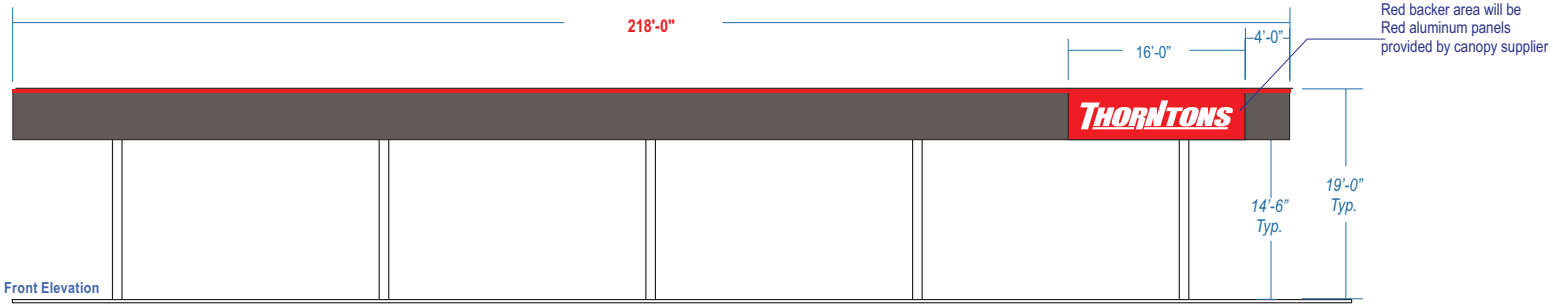
TYPICAL RETAIL CANOPY ELEVATIONS

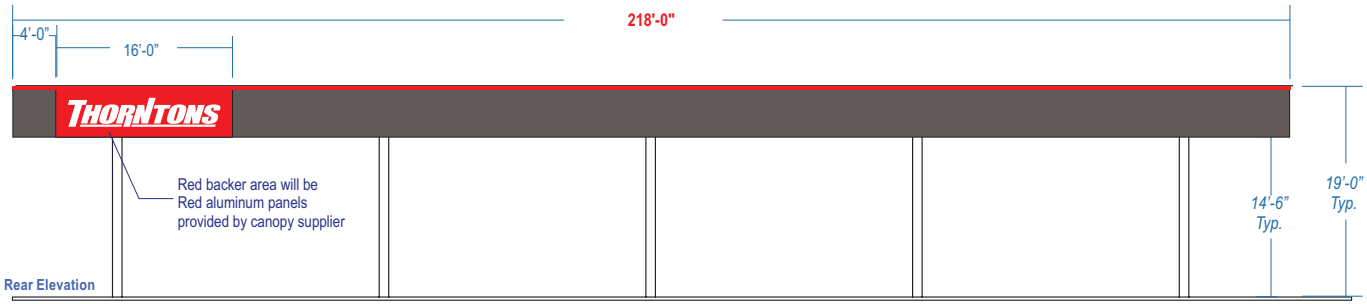
CL-31

Scale: 3/16"=1'-0"

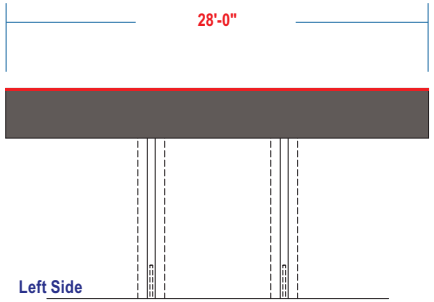
TYPICAL CANOPY VIEW -
EXACT MEASUREMENTS OF CANOPY TO BE PROVIDED!



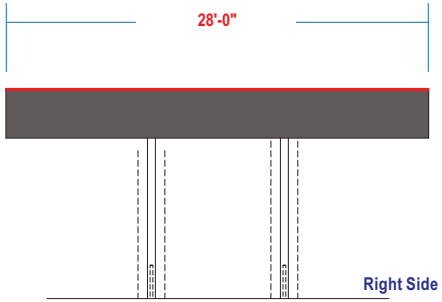
Front Elevation



Rear Elevation



Left Side

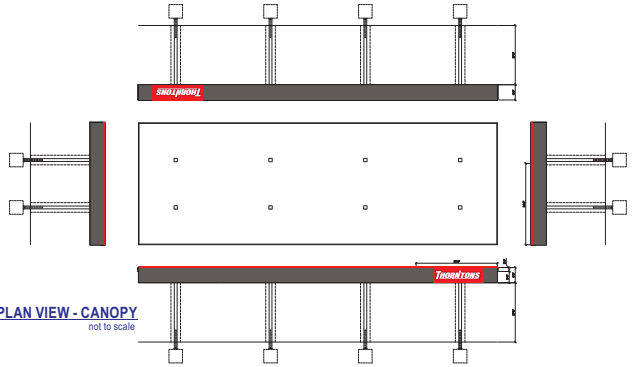


Right Side

COLOR PALETTE

Pantone 8600 C
Gray

ALL PAINT FINISHES TO BE HIGH GLOSS
UNLESS OTHERWISE SPECIFIED!



SAMPLE PLAN VIEW - CANOPY
not to scale

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ORDER NUMBER: 1187964

PROJECT NUMBER: 83164

SITE NUMBER: P2206

PROJECT MANAGER: Kevin Horne

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E02

E03

LED ILLUM. CHANNEL LETTERS

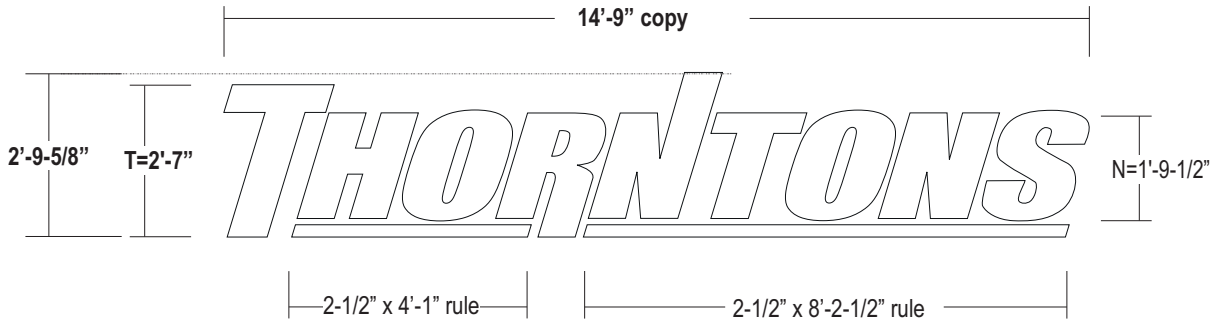
CL-31

Scale: 1"=1'-0"

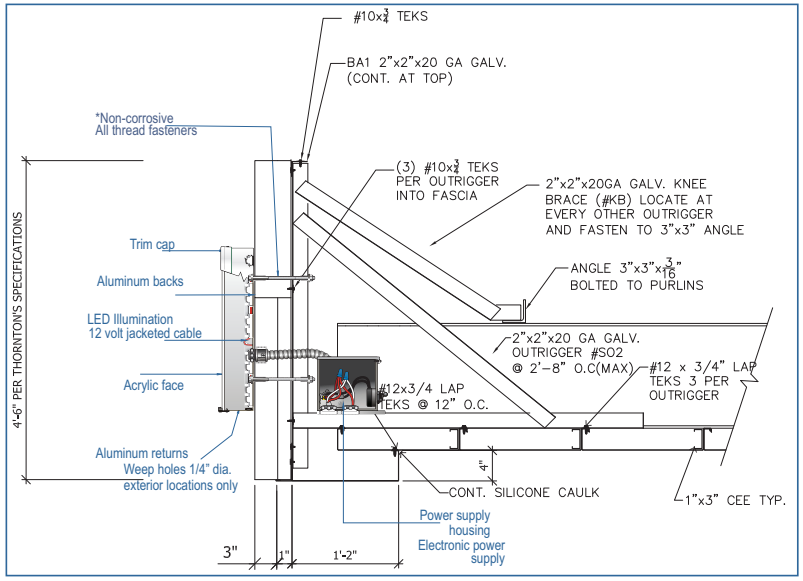
41.3 square feet

ELECTRICAL NOTE:

ILLINOIS: Any channel letter sets must have seal tite connectors and housings per code



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



FACES:	3/16" #7328 White acrylic
TRIMCAP:	1" White jewelite
LETTER BACKS:	.063 alum. - prefinish White all sides
RETURNS:	5" deep .040 alum. returns painted GG White
ILLUM. :	White GE LED's as required by manufacturer; Whips to be a minimum of 6'-0" in length; **POWER SUPPLIES HOUSED BEHIND CANOPY FASCIA**
INSTALL:	Thru bolted flush to canopy fascia using all thread into blocking as required 12" standard length of threaded rod will be supplied unless otherwise noted 3/8" threaded rod into blocking or Stratus approved equivalent
QUANTITY:	*(2) Two required for canopy*
CONSTRUCTION NOTES:	ALL SIGNAGE IS REQUIRED TO HAVE EXTERNAL DISCONNECT SWITCHES AS REQUIRED BY NEC
MANUFACTURER NOTES:	SIGNAGE MUST BE 3 WIRE ELECTRIC FEEDS NEED TO BE IN CENTER OF LETTERS

COLOR PALETTE

Trimcap / Face: White #7328 White Acrylic

Returns: Grip Guard White

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!

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ORDER NUMBER: 1187964

PROJECT NUMBER: 83164

SITE NUMBER: P2206

PROJECT MANAGER: Kevin Horne

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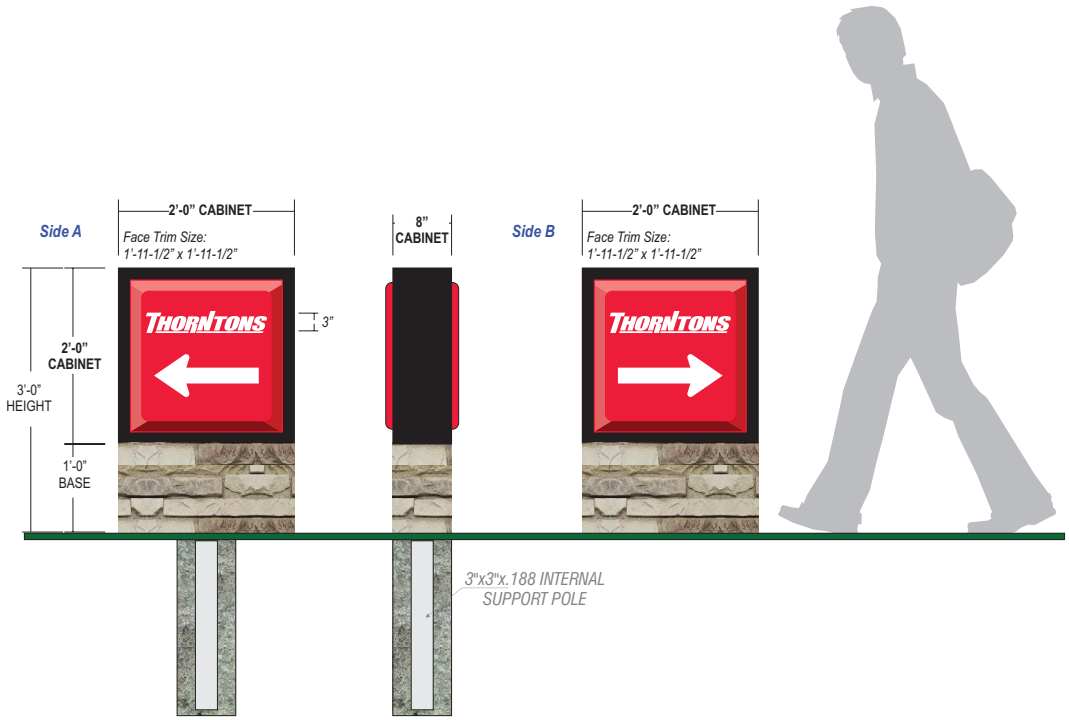
E04

E05

D/F ILLUMINATED DIRECTIONAL

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

4 square feet



CABINET: 8" deep aluminum extrusion with 1-1/2" retainers all painted Black

FACES: .150 pan formed polycarbonate

GRAPHICS: Reverse sprayed to match colors shown

ILLUM.: GE White LED's as required by manufacturer

BASE: Fab'd aluminum framework for sign base w/ 3/4" treated plywood overlay
Stratus to furnish the alum. fab'd frame and plywood wrap the frame
Nichiha Desert Stone veneer installed over framework
Stone thickness is approx. 3/4" provided and installed by others;
Stone veneer provided & installed by others

INSTALL: 3" x 3"x.188 square alum. pole and cabinet to be welded to alum. pole and direct burial installation

QUANTITY: (2) Two directionals required

JOB NOTE: *Sign is required to have an external disconnect*

Nichiha Desert Stone veneer

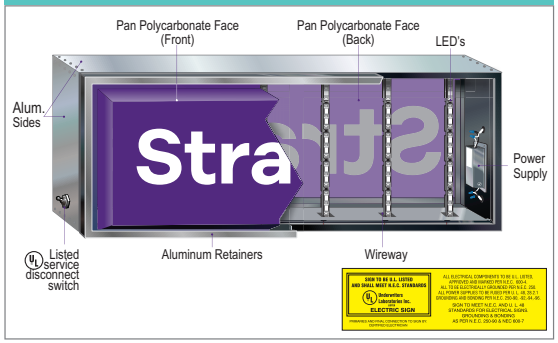
COLOR PALETTE

CABINET
Black

FACE:
Gripflex 585 Flame Red
Avery A9340-TU Red

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!

D/F CABINET | PAN POLYCARBONATE FACES | LED ILLUM.



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PROJECT MANAGER: Kevin Horne

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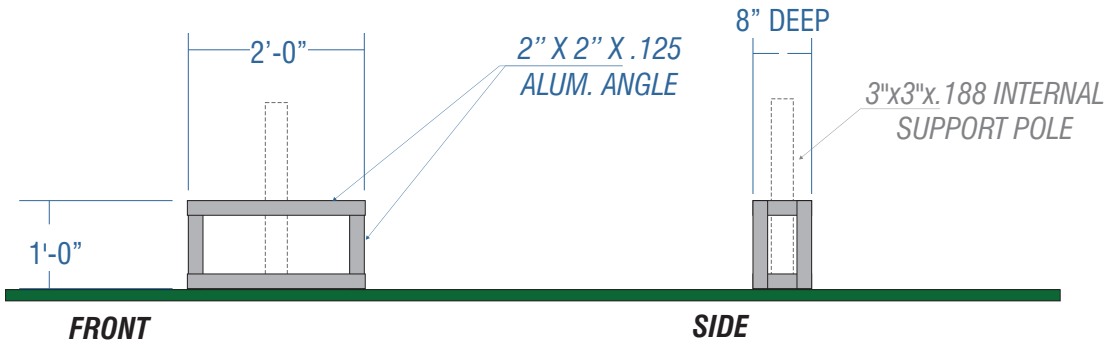
E04

E05

D/F ILLUMINATED DIRECTIONAL - FRAMEWORK

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

4 square feet



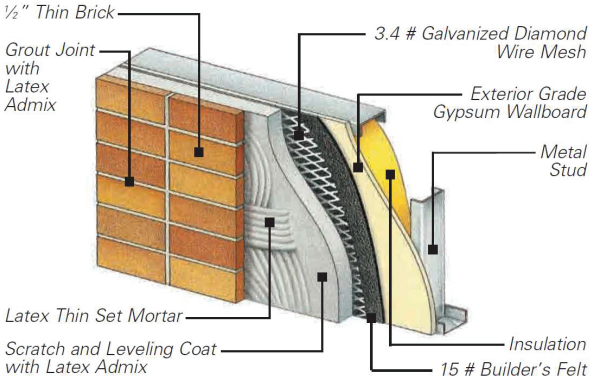
POLE COVER: Fab'd aluminum framework for sign base w/ 3/4" treated plywood overlay
Stratus to furnish the alum. fab'd frame and plywood wrap the frame
Nichiha Desert Stone veneer installed over framework
Stone thickness is approx. 3/4" provided and installed by others;
Stone veneer provided & installed by others

JOB NOTES: Insulation not required for base

Nichiha Desert
Stone veneer

MORTAR BED SYSTEM

Pre-Fabricated or On-Site Panelization



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SITE NUMBER: P2206

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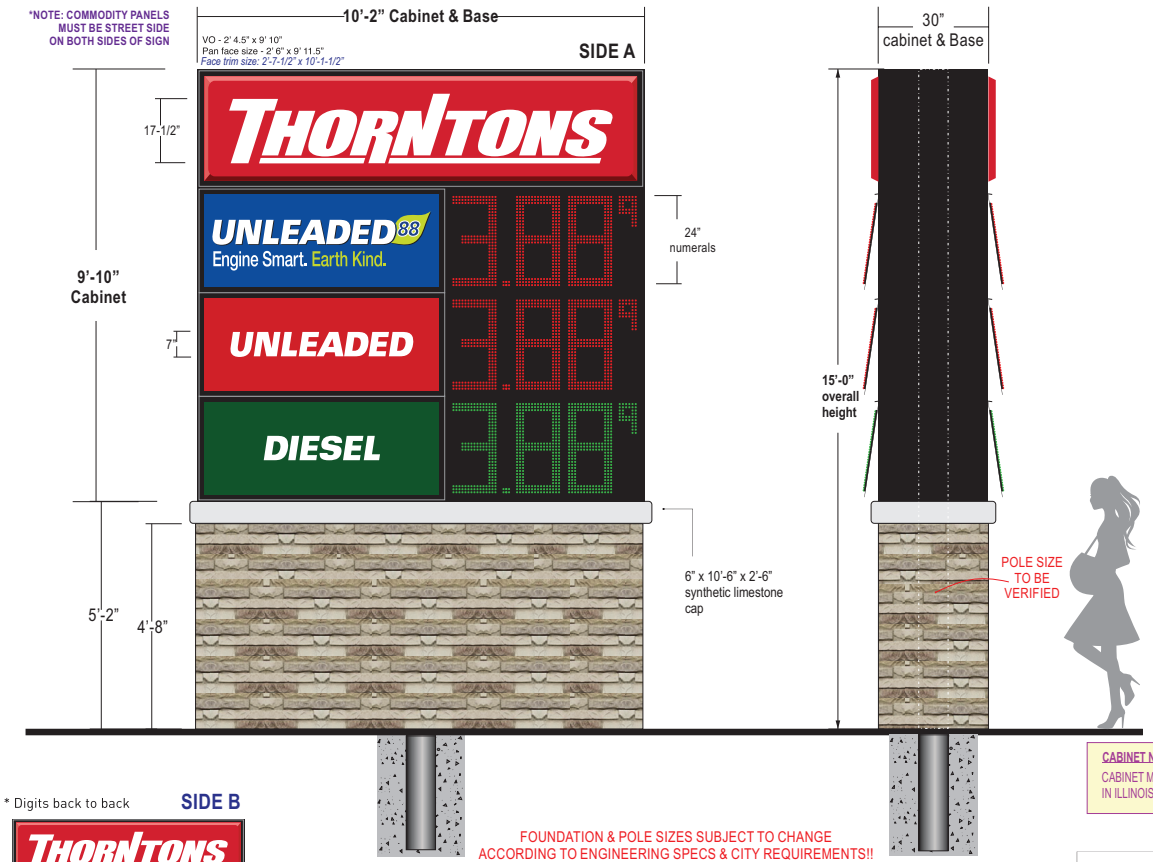
E06 D/F ILLUMINATED MONUMENT

Scale: 3/4"=1'-0"

99.9 square feet

*NOTE: COMMODITY PANELS MUST BE STREET SIDE ON BOTH SIDES OF SIGN



* Digits back to back

SIDE B

FOUNDATION & POLE SIZES SUBJECT TO CHANGE ACCORDING TO ENGINEERING SPECS & CITY REQUIREMENTS!!

CABINET: 30" deep Fab'd alum. construction with 2" retainers- All painted Black; Cabinet to sleeve overtop internal support pole & saddle weld into place as required
Sign cabinet provided to Thorntons by Sunshine Electronic Displays

HEADER FACE: (2) Two gloss panned polycarbonate faces with reverse sprayed graphics to match colors shown; *Provided by Stratus*

ILLUM.: Internal White Sunshine LED lightstrips; **Power supplies to be housed within cabinet**

PRICING UNIT: Sunshine double pricer unit - **30" deep;** Character height = 20"; Red & Green LED digit colors; Commodity panels are flat white polycarbonate panels w/ reverse weeded copy to match colors shown

---

BASE: Fab'd aluminum framework for sign base w/ 3/4" treated plywood overlay
Stratus to furnish the alum. fab'd frame and plywood wrap the frame
Nichiha Desert Stone veneer installed over framework Stone thickness is approx. 3/4" provided and installed by others; *Stone veneer provided & installed by others*

CAPS: (1) One 3" Synthetic limestone cap for top of base
Provided and installed by others following cabinet install;
All Electrical to be done by others - to be connected and tested
Installer to connect primary if accessible at time of install

SUPPORT: Cabinet to sleeve overtop internal support; Direct burial installation as required by city requirements & engineering specs
ADDITIONAL FOOTER DETAILS AND POLE SIZE TO FOLLOW

JOB NOTES: GC responsible to layout the sign location based on setback information provided by *Stratus* in advance of Sign Spot. Thornton's determines final placement. Sign Spot schedule TBD. Installer to be on site and set up a minimum of (30) thirty minutes prior to scheduled spot. Spot with 4' x 8' plywood piece.

Installer to pour the footer and set the pole immediately following sign spot, within reason.

GC and EC responsible to stub conduit and provide electrical to pricer \ Ensure next to the pole and tall enough to go into the sign following the setting of the footer and pole

Frame and plywood overlay to be installed by installer within a few days of pole setting

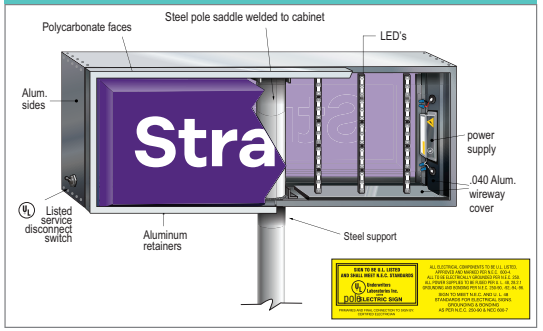
CABINET NOTE:
CABINET MUST INCLUDE LOCKING EXTERNAL DISCONNECT SWITCH IN ILLINOIS & FLORIDA DUE TO CODE REQUIREMENTS

COLOR PALETTE

- **Cabinet:** Black
- **UNLEADED 88:** Pantone 661C Blue
- **UNL 15 & UNL:** 3M 3630-33 Red
- **DIESEL:** 3M 3630-76 Holly Green
- **HEADER FACE:** Gripflex 585 Flame Red
- **UNLEADED 88:** Pantone 382 C Green Yellow

ALL PAINT FINISHES TO BE HIGH GLOSS UNLESS OTHERWISE SPECIFIED!

D/F LED ILLUM CABINET | PAN POLY FACES | SLEEVED



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ORDER NUMBER: 1187964

PROJECT NUMBER: 83164

SITE NUMBER: P2206

PROJECT MANAGER: Kevin Horne

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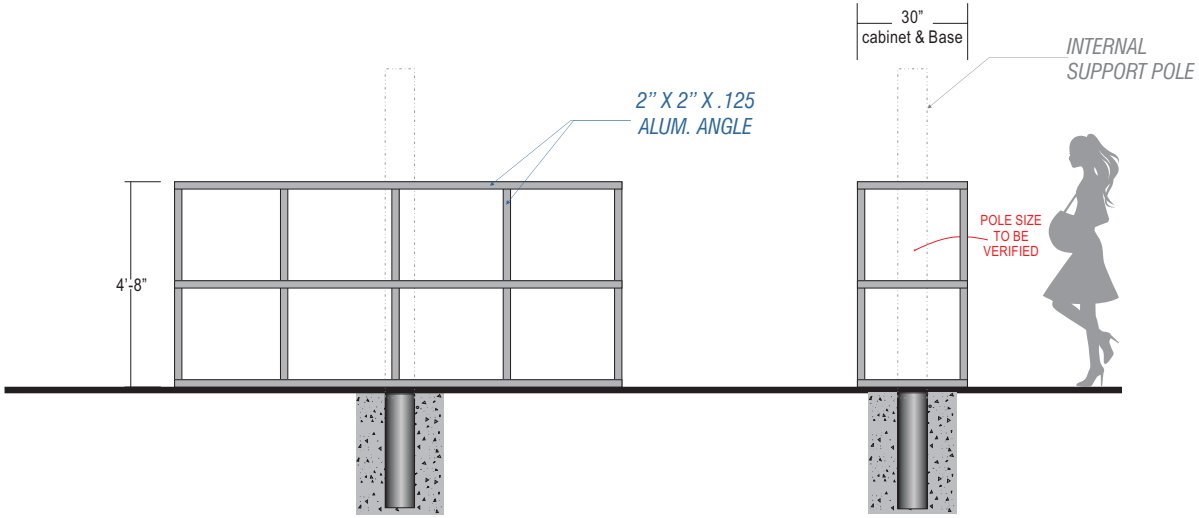
E06 D/F ILLUMINATED MONUMENT - FRAMEWORK

Scale: 3/4"=1'-0"

99.9 square feet

POLE COVER: Fab'd aluminum framework for sign base w/ 3/4" treated plywood overlay
Stratus to furnish the alum. fab'd frame and plywood wrap the frame
Nichiha Desert Stone veneer installed over framework
Stone thickness is approx. 3/4" provided and installed by others;
Stone veneer provided & installed by others

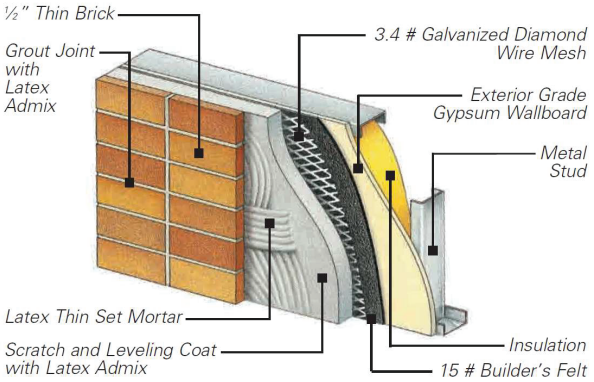
JOB NOTES: Insulation not required for base



Nichiha Desert
Stone veneer

MORTAR BED SYSTEM

Pre-Fabricated or On-Site Panelization



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CLIENT: THORNTONS

ADDRESS: NW Corner Main & Dunham
St. Charles, IL 60174

PAGE NO.: 12

ORDER NUMBER: 1187964

PROJECT NUMBER: 83164

SITE NUMBER: P2206

PROJECT MANAGER: Kevin Horne

ELECTRONIC FILE NAME: G:\ACCOUNTS\T\THORNTON'S\2022\TN\Dickerson Pike-Madison.cdr

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	415203	01/27/23 KW					

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REFER TO:
Minutes 8-2-2021
Page

City of St. Charles, Illinois

Ordinance No.: 2021-Z-12

An Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for KFP Planned Unit Development (Northeast corner of E. Main St. & Dunham Rd.)

Adopted by the

City Council

of the

City of St. Charles

August 2, 2021

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, **August 9, 2021**

Nancy Garrison
City Clerk

CITY OF ST. CHARLES, ILLINOIS
INCORPORATED OCTOBER 17, 1874

(S E A L)

City of St. Charles, Illinois
Ordinance No. 2021-Z-12

An Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for KFP Planned Unit Development (Northeast Corner of E. Main St. & Dunham Rd.)

WHEREAS, on or about April 30, 2021, KFP Family Associates, LP and RDK Ventures LLC (the "Applicant") together filed petitions for Special Use for Planned Unit Development and PUD Preliminary Plan for the real estate currently addressed as 2500 E. Main St., 2520 E. Main St., 2526 E. Main St., and 510 Dunham Rd., legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"), for the purpose of redeveloping a gas station and improving site access; and,

WHEREAS, Notice of Public Hearing on said petition for Special Use for Planned Unit Development was published on or about May 21, 2021 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about June 8, 2021 on said petition in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petition and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said Special Use for Planned Unit Development and PUD Preliminary Plan petitions on or about June 8, 2021; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about June 14, 2021; and,

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and Planning & Development Committee and has considered the same.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, as follows:

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the

public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "C", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- PUD Exhibit; Mackie Consultants LLC; revisions dated 7/9/2021
- Preliminary Plat of Subdivision; Mackie Consultants LLC; revisions dated 7/9/2021
- KFP Subdivision Preliminary Engineering Plans; Mackie Consultants LLC; revisions dated 7/9/2021
- KFP Subdivision Landscape Plan; Mackie Consultants LLC; revisions dated 7/15/2021
- Circle K Preliminary Engineering Plans (Part of KFP Subdivision); ARC Design Resources Inc.; revisions dated 7/8/2021 (with the exception of Sheet C05 and Sheet L01, revisions dated 7/15/2021)
- Building & Trash Enclosure Elevations- Circle K; not dated
- Photometric Plan; Red Leonard Associates; revisions dated 6/7/2021
- Signage Plans; Corporate Identification Solutions; dated 3/18/2021

4. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

a. Zoning: The Subject Property shall be subject to the requirements of the BC Community Business District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, except as specifically varied in the "PUD Deviations" attached hereto and incorporated herein as Exhibit "D".

5. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of August 2021.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of August 2021.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 2nd day of August 2021.

Lora Vitek, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:
Ayes: 9
Nays: 0
Absent: 1
Abstain: 0
Date:_____

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 990 FEET TO THE EAST LINE EXTENDED NORTH OF TRACT "J" AS SHOWN ON THE PLAT OF SURVEY OF THAT PART OF THE EAST HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 23, 1938 IN BOOK 28 OF PLATS, PAGE 6, AS DOCUMENT 421812; THENCE SOUTH ALONG THE EXTENSION OF THE EAST LINE OF SAID TRACT "J", 217.3 FEET TO THE CENTER LINE OF STATE ROUTE NO. 64; THENCE NORTH 63 DEGREES 28 MINUTES EAST ALONG SAID CENTER LINE, 660.4 FEET; THENCE EASTERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT WHICH IS TANGENT TO LAST DESCRIBED COURSE, 20.2 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF DUNHAM ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE OF DUNHAM ROAD, 300.25 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID CENTERLINE OF DUNHAM ROAD, 206.48 FEET TO THE WESTERLY LINE OF PROPERTY NOW OR FORMERLY OWNED OR OCCUPIED BY MR. STEAK; THENCE SOUTHERLY 158.23 FEET TO A POINT ON THE CENTER LINE OF STATE ROUTE NO. 64 WHICH IS 313.35 FEET NORTHEASTERLY (AS MEASURED ON A STRAIGHT LINE) FROM THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID STATE ROUTE 64 WITH THE CENTER LINE OF DUNHAM ROAD FOR A PLACE OF BEGINNING; THENCE NORTHERLY ALONG THE LAST DESCRIBED COURSE AND SAID COURSE EXTENDED 385.21 FEET TO A POINT ON A LINE DRAWN FROM THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RUSSELL C. NORRIS BY DEED DATED DECEMBER 10, 1952 AND RECORDED DECEMBER 17, 1952, IN BOOK 1605, PAGE 197, AS DOCUMENT 713387, TO A POINT ON THE EASTERLY LINE OF TRACT "B" OF THE PLAT OF SURVEY AFORESAID WHERE THE EASTERLY LINE OF SAID TRACT "B" ANGLES TO THE WEST; THENCE SOUTH 75 DEGREES 15 MINUTES 0 SECONDS EAST ALONG SAID LINE, 138.89 FEET TO THE EASTERLY LINE, IF EXTENDED NORTHERLY, OF SAID MR. STEAK PROPERTY; THENCE SOUTHERLY ON SAID EASTERLY LINE AND EASTERLY LINE IF EXTENDED NORTHERLY, 318.73 FEET TO THE CENTER LINE OF SAID STATE ROUTE NO. 64; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 125.12 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 990 FEET TO THE EAST LINE EXTENDED NORTH OF TRACT "J" AS SHOWN ON THE PLAT OF

SURVEY OF THAT PART OF THE EAST HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 23, 1938 IN BOOK 28 OF PLATS, PAGE 6, AS DOCUMENT 421812; THENCE SOUTH ALONG THE EXTENSION OF THE EAST LINE OF SAID TRACT "J", 217.3 FEET TO THE CENTER LINE OF STATE ROUTE NO. 64; THENCE NORTH 63 DEGREES 28 MINUTES EAST ALONG SAID CENTER LINE, 660.4 FEET; THENCE EASTERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT WHICH IS TANGENT TO LAST DESCRIBED COURSE, 20.2 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF DUNHAM ROAD FOR A PLACE OF BEGINNING; THENCE NORTH ALONG SAID CENTER LINE OF DUNHAM ROAD, 300.25 FEET; THENCE EASTERLY AT RIGHT ANGLES TO SAID CENTERLINE OF DUNHAM ROAD, 206.48 FEET; THENCE SOUTHERLY 158.23 FEET TO A POINT ON THE CENTER LINE OF STATE ROUTE NO. 64; SAID POINT BEING 313.35 FEET NORTHEASTERLY FROM THE PLACE OF BEGINNING, AS MEASURED ON A STRAIGHT LINE FROM SAID PLACE OF BEGINNING; THENCE WESTERLY ALONG SAID CENTER LINE ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,637.1 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

LESS AND EXCEPT THAT PART TAKEN FOR ROAD PURPOSES BY ORDER VESTING TITLE ENTERED IN CASE NO. 11 ED 29, CIRCUIT COURT OF KANE COUNTY, ILLINOIS, RECORDED MARCH 15, 2019 AS DOCUMENT 2019K010101, DESCRIBED AS FOLLOWS:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN DUNHAM EAST UNIT NO. ONE, BEING A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 1976 AS DOCUMENT NO. 1362570; THENCE SOUTH 09 DEGREES 06 MINUTES 58 SECONDS WEST ON A BEARING BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE NAD 83 ON THE EAST RIGHT OF WAY LINE OF DUNHAM ROAD, 212.97 FEET TO THE NORTH LINE OF PARCEL 6 OF THE LANDS CONVEYED TO KFP ASSOCIATES, LP BY THE DEED RECORDED OCTOBER 3, 2003 AS DOCUMENT NO. 2003K183781; THENCE NORTH 80 DEGREES 53 MINUTES 02 SECONDS WEST, ON SAID NORTH LINE, 8.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 80 DEGREES 53 MINUTES 02 SECONDS WEST, ON SAID NORTH LINE, 42.00 FEET TO THE CENTERLINE OF SAID DUNHAM ROAD; THENCE SOUTH 09 DEGREES 06 MINUTES 58 SECONDS WEST, ON SAID CENTERLINE, 300.25 FEET TO THE CENTERLINE OF ILLINOIS ROUTE 64; THENCE NORTHEASTERLY ON A 1653.02 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, ON SAID CENTERLINE OF ILLINOIS ROUTE 64, A DISTANCE OF 313.83 FEET, THE CHORD OF SAID CURVE BEARS NORTH 69 DEGREES 15 MINUTES 17 SECONDS EAST, 313.36 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 6; THENCE NORTH 14 DEGREES 37 MINUTES 54 SECONDS WEST, ON THE EAST LINE OF SAID PARCEL 6, A DISTANCE OF 53.66 FEET; THENCE SOUTHWESTERLY ON A 1673.19 FOOT RADIUS CURVE CONCAVE SOUTHEASTERLY, 176.61 FEET, THE

CHORD OF SAID CURVE BEARS SOUTH 71 DEGREES 14 MINUTES 53 SECONDS WEST, 176.53 FEET; THENCE NORTHWESTERLY ON A 34.42 FOOT RADIUS CURVE CONCAVE NORTHEASTERLY, 72.62 FEET, THE CHORD OF SAID CURVE BEARS NORTH 51 DEGREES 19 MINUTES 43 SECONDS WEST, 59.88 FEET; THENCE NORTH 09 DEGREES 06 MINUTES 58 SECONDS EAST, PARALLEL WITH AND 42.00 FEET EAST OF SAID CENTERLINE OF DUNHAM ROAD, 148.08 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 990 FEET TO THE EAST LINE EXTENDED NORTH OF TRACT "J" AS SHOWN ON THE PLAT OF SURVEY OF THAT PART OF THE EAST HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 23, 1938 IN BOOK 28 OF PLATS, PAGE 6, AS DOCUMENT 421812; THENCE SOUTH ALONG THE EXTENSION OF THE EAST LINE OF SAID TRACT "J", 217.3 FEET TO THE CENTER LINE OF STATE ROUTE NO. 64; THENCE NORTH 63 DEGREES 28 MINUTES EAST ALONG SAID CENTER LINE, 660.4 FEET; THENCE EASTERLY ALONG SAID CENTER LINE BEING ALONG A CURVE TO THE RIGHT WHICH IS TANGENT TO LAST DESCRIBED COURSE, 20.2 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF DUNHAM ROAD; THENCE NORTH ALONG SAID CENTER LINE OF DUNHAM ROAD, 300.25 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY AT RIGHT ANGLES TO SAID CENTER LINE OF DUNHAM ROAD, 206.48 FEET; THENCE NORTHERLY (ON A LINE WHICH WHEN EXTENDED SOUTHERLY, INTERSECTS THE CENTERLINE OF SAID STATE ROUTE NO. 64 AT A POINT WHICH IS 313.35 FEET NORTHEASTERLY, AS MEASURED ON A STRAIGHT LINE, FROM THE POINT OF INTERSECTION OF THE CENTER LINE OF SAID STATE ROUTE NO. 64 WITH THE CENTER LINE OF DUNHAM ROAD) 226.98 FEET TO A POINT ON A LINE DRAWN FROM THE NORTHWEST CORNER OF A TRACT OF LAND CONVEYED TO RUSSELL C. NORRIS BY DEED DATED DECEMBER 10, 1952 AND RECORDED DECEMBER 17, 1952 IN BOOK 1605, PAGE 197 AS DOCUMENT 713387 TO A POINT ON THE EASTERLY LINE OF TRACT "B" OF THE PLAT OF SURVEY AFORESAID WHERE THE EASTERLY LINE OF SAID TRACT "B" ANGLES TO THE WEST; THENCE NORTH 75 DEGREES 15 MINUTES WEST ALONG SAID LINE, 113.09 FEET TO THE CENTER LINE OF DUNHAM ROAD; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE 216.60 FEET TO THE POINT OF BEGINNING, (EXCEPT THE WESTERLY 50 FEET, AS MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF DUNHAM ROAD), IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 990 FEET TO

THE EAST LINE EXTENDED NORTH OF TRACT "J" AS SHOWN ON THE PLAT OF SURVEY OF THAT PART OF THE EAST HALF OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED APRIL 23, 1938 IN BOOK 28 OF PLATS, PAGE 6, AS DOCUMENT 421812; THENCE SOUTH ALONG THE EXTENSION OF THE EAST LINE OF SAID TRACT "J" 217.3 FEET TO THE CENTER LINE OF STATE ROUTE NO. 64; THENCE NORTH 63 DEGREES 28 MINUTES EAST, ALONG SAID CENTER LINE, 660.4 FEET; THENCE EASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE RIGHT WHICH IS TANGENT TO LAST DESCRIBED COURSE, 20.2 FEET TO THE POINT OF INTERSECTION OF SAID CENTER LINE WITH THE CENTER LINE OF DUNHAM ROAD; THENCE CONTINUING ALONG SAID CENTER LINE OF ROUTE NO. 64, A DISTANCE OF 438.95 FEET TO THE SOUTHEAST CORNER OF THE PROPERTY NOW OR FORMERLY LEASED OR OWNED BY MR. STEAK FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG SAID CENTER LINE OF ROUTE NO. 64, A DISTANCE OF 150.0 FEET; THENCE NORTH 14 DEGREES 42 MINUTES WEST, PARALLEL WITH THE NORTHEAST LINE OF SAID MR. STEAK TRACT, 253.82 FEET TO A POINT ON A LINE DRAWN NORTH 74 DEGREES 26 MINUTES 10 SECONDS WEST FROM THE NORTHWEST CORNER OF PROPERTY CONVEYED TO RUSSELL C. NORRIS AND GRACE L. NORRIS BY DEED DATED APRIL 29, 1958 AND RECORDED MAY 6, 1958 IN BOOK 1889, PAGE 509 AS DOCUMENT 860850 (SAID LINE IF EXTENDED WESTERLY WILL INTERSECT THE EASTERLY LINE OF TRACT "B" OF THE PLAT OF SURVEY AFORESAID AT A POINT WHERE THE EASTERLY LINE OF SAID TRACT "B" ANGLES TO THE WEST); THENCE NORTH 75 DEGREES 26 MINUTES 10 SECONDS WEST, ALONG SAID LINE, 170.69 FEET TO ITS INTERSECTION WITH SAID NORTHEASTERLY LINE, IF EXTENDED NORTHWESTERLY, OF SAID MR. STEAK TRACT; THENCE SOUTH 14 DEGREES 42 MINUTES EAST, ALONG SAID NORTHEASTERLY LINE AND SAID NORTHEASTERLY LINE, IF EXTENDED, 319.78 FEET TO THE PLACE OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXHIBIT "B"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

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.**

Recognizing this is a commercial, as opposed to residential PUD, Applicants proposed PUD satisfies this finding of fact by advancing purposes #1, #5 and #6.

Consistent with the goals of the 2013 Comprehensive Plan, Applicants believe the proposed redevelopment will promote a more efficient use of the land and structures with a more attractive development to the betterment of the east St. Charles community as a whole at this heavily trafficked corner. The obsolete existing gas station improvements and the vacant and worn Corfu restaurant will be demolished and replaced with state-of-the-art buildings and structures. More green space and landscaping will be added as part of the project. The Franky's Red Hots property will also be significantly upgraded to improve its functionality. The resultant harmony and synergy that will be achieved for the overall corner by creating rear cross-access linking the properties will promote easy pedestrian access to multiple retail/restaurant uses, improve the performance of all tenants and increase tax dollars. Finally, as noted above, the elimination of curb cuts along both Route 64 and Dunham Rd. will foster a more efficient and safer internal and external traffic pattern.

Simply put, Applicants believe the proposed PUD is exactly what the City has envisioned for this key corner. Applicants also believe that PUD approval will accelerate the future redevelopment of the Phase 2 PUD for the balance of the KFP holdings comprised of the Bosa Donuts and Jersey Mike's Subs properties.

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 are, 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.**

Retention of two of the four buildings (Franky's Red Hots and Taco Bell) out of the four principal structures located within the proposed PUD requires that several non-conformities be approved as part of the requested Special Use for PUD. These non-conformities include:

- 17.14.030 Minimum lot area less than one acre
- 17.14.030 Pavement within 20 foot front yard setback
- 17.24.070.C.3 Driveway width adjoining public streets greater than 30 ft. in width
- 17.26.080.C Less than 50% of building walls are landscaped
- 17.28.050 Freestanding signs minimum ROW setback less than 10 feet
- 17.28.050 More than one wall sign per street frontage

This is a commercial PUD so many of the foregoing factors simply do not apply. That said, the redevelopment will result in a more efficient design and synergistic function among the properties. It will also increase green space and have superior landscaping. The justification for relief from the three code sections cited above is primarily driven by

the extraordinary demands of completing full redevelopment of the former Corfu and RDK/Circle K sites, while simultaneously maintaining the Taco Bell and Franky's Red Hots buildings. To a great extent, without the three stated code deviations the proposed PUD would simply not be achievable.

iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):

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

The Special Use for PUD will serve the public convenience. The proposed Special Use for PUD will promote reinvestment in retail land uses and expand the goods and services available at a high traffic key corner location in the City. Approval of the proposed Special Use for PUD will also improve access management along an important arterial corridor by consolidating access points to Main Street and introducing cross-access easements to facilitate multi-location purchases without the need to access the arterial corridor.

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

This corner is one of the most heavily developed locations in east St. Charles along Route 64 (Main Street). Route 64 is designated as a Strategic Regional Arterial roadway which experiences 29,500 vehicles per day according to IDOT. City records report that Dunham Road experiences an additional 8,700 vehicles per day. All public utilities are readily available to the subject property, and both Route 64 and Dunham Road frontages have been extensively engineered to accommodate the vehicular demands of the surrounding area and beyond.

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 Special Use for PUD will improve transportation efficiency and safety to the benefit of the entire area. The only use of the property that will changes as part of the PUD will be to eliminate the aging and vacant Corfu restaurant and expand a use of the RDK/Circle K property that has existed for more than half a century by constructing a state-of-the-art fuelling station and convenience store. These improvements will certainly increase, as opposed to diminish, property values for the whole corner and intersection area.

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.

Consistent with the goals of the 2013 Comprehensive Plan, the Special Use for PUD will improve transportation efficiency and safety to the benefit of the entire are. The only use of the property that will change as part of the Special Use for PUD will be to eliminate the aging and vacant Corfu restaurant and expand a use of the RDK/Circle K property that has existed for more than half a century by constructing a state-of-the-art fuelling station and convenience store. This redevelopment will clearly improve the surrounding properties at this key corner and intersection area and will also likely accelerate redevelopment of the balance of KFP's adjacent holdings within the future Phase 2 PUD.

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.

See responses to (A) through (D) above.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

With the exceptions listed in Item ii, the Special Use for PUD will conform to all applicable provisions of the City zoning and subdivision regulations.

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

The KFP collective 3.5-acre holdings generate property taxes of roughly $101,500 (2019) on an annual basis. Expansion of the fueling station and convenience retail store operations are expected to generate increased sales and motor fuel taxes. Closing curb cuts and providing enhanced and safer cross-access circulation opportunities between and among the properties will likely increase the economic performance of all tenants, while minimizing traffic on both Main Street and Dunham Road. Collectively, the proposed PUD serves multiple express planning goals recited within the 2013 Comprehensive Plan and provides the exact type of redevelopment envisioned by the City for this important and heavily trafficked corner in east St. Charles.

Property	2019 Taxes	Lot Area	Building/Lot Coverage Percentage	Building Height	Parking Spaces
RDK/Shell 09-26-276-037	$21,571.14	28,376 SF	9.7% exist 7.2% propose	23 ft	6
Taco Bell 09-26-276-029	$13,272.66	22,779 SF	8.8%	less than 20 ft	21
Former Corfu 09-26-276-030	$24,097.58	36,529 SF	13.6%	not applicable	70

Franky's Red Hots 09-26-276-026	$21,924.46	35,155 SF	7.4%	less than 20 ft	44
Bosa Donuts 09-26-276-027	$10,058.68	12,770 SF	10.2%	less than 20 ft	25
Jersey Mike's Subs 09-26-276-028	$10,486.80	14,832 SF	11.1%	less than 20 ft	15

	2020 Ql	2020 Q2	2020 Q3	2020 Q4	2021 Ql
Total Merchandise Sales	1,120,713.91	1,409417.04	383,647.70	749,224.36	1,154,510.80
Service Revenue	19,121.20	25,462.11	5,635.50	10,358.17	19,047.68
Fuel Gallons	1,772,002.85	2,140,696.61	421,089.42	885,685.40	1,445,867.04

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

The location that is the subject of the Special Use application has received extensive comment and planning direction within the City of St. Charles 2013 Comprehensive Plan.

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as "Neighborhood Commercial." The Plan states (p. 39):

> "Areas designated as neighborhood commercial are intended toward smaller-scale retail and service commercial areas geared toward providing for the daily shopping, service, and convenience needs of surrounding neighborhoods. Uses in the neighborhood commercial areas should be of a scale and intensity to be considered generally compatible with adjacent and nearby residential uses."

The following items in the Commercial Areas Policies section relate to this redevelopment project as well (p. 48):

> "Promote a mix of attractive commercial uses along the Main Street Corridor that provide a range of goods and services to the St. Charles Community. A wide range of commercial uses exist along the Main Street Corridor, providing a variety of goods and services to residents. As a primary east-west route through the City, Main Street contributes to the overall character, image, and appearance of St. Charles... *The City should continue to promote reinvestment along this key commercial corridor and maintain Main Street as a unique commercial corridor that can accommodate a wide array of business*

types to cater to the diverse needs of the St. Charles community.

"Improve access management along the City's commercial corridors. *The City should work to minimize curb cuts, consolidate the access points, and facilitate cross-access easements and shared parking agreements between adjacent properties. These improvements would serve to increase safety for motorists, pedestrians, and bicycling by minimizing points of conflict and creating predictability for the location and frequency of ingress and egress."*

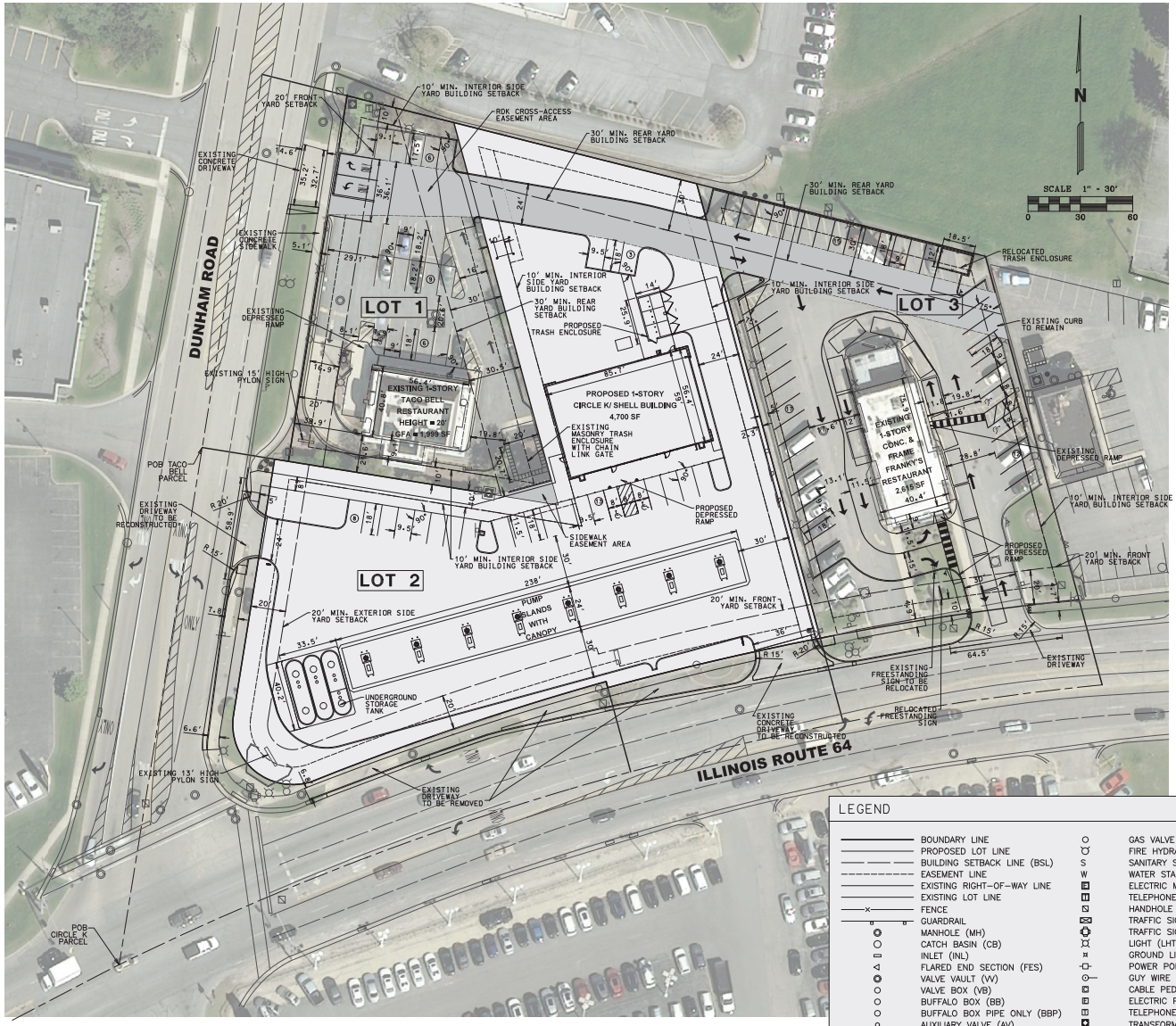
The subject property is located within the East Gateway Subarea. Page 103 of the East Gateway Improvement Plan recommends the following improvements in the vicinity:

- *Provide Internal Cross Access wherever possible between commercial properties connecting independent and isolated commercial* uses with one another.
- Fill sidewalk gaps along the Main Street frontages of the subject property.

Applicants submit that consistent with the foregoing goals adopted by the City, approval of the proposed Special Use PUD will promote reinvestment in retail land uses and expand the goods and services available at a high traffic key corner location in the City. Approval of the proposed Special Use PUD will also improve access management along an important arterial corridor by consolidating access points to Main Street and introducing cross-access easements to facilitate multi-location purchases without the need to access the arterial corridor.

<u>EXHIBIT "C"</u>

PUD PRELIMINARY PLAN
(42 pages)



ZONING REQUIREMENTS SUMMARY

ZONING DISTRICT		ZONE BC (BUSINESS AND MIXED USED DISTRICTS - COMMUNITY BUSINESS DISTRICT)
BULK REGULATIONS		
17.14.030	MINIMUM LOT AREA	1 ACRE
17.14.030	MINIMUM LOT WIDTH	NONE
17.14.030	MAXIMUM BUILDING COVERAGE	40%
17.14.030	MAXIMUM GROSS FLOOR AREA PER BUILDING	75,000 SF
17.14.030	MAXIMUM BUILDING HEIGHT	40 FT
17.14.030	FRONT YARD (SEE NOTE 1)	BUILDING/PARKING: 20 FT
17.14.030	INTERIOR SIDE YARD	BUILDING: 10 FT/ PARKING: NONE
17.14.030	EXTERIOR SIDE YARD	BUILDING/PARKING: 20 FT
17.14.030	MINIMUM REAR YARD	BUILDING: 30 FT/ PARKING: NONE
17.14.030	LANDSCAPE BUFFER YARD	25 FT
FENCE HEIGHT		
17.22.020C	FRONT YARD	6 FEET 4 INCHES
17.22.020C	REAR YARD	8 FEET
17.22.020C	EXTERIOR SIDE YARD/ REAR YARD OF THROUGH LOT	6 FEET 4 INCHES
17.22.020C	INTERIOR SIDE YARD	8 FEET
17.22.020C	BUILDING AREA OF LOT	8 FEET
17.22.020C	WITHIN 40 FEET OF ROW	4 FEET
PARKING		
17.24.070B	PARKING STALL WIDTH	9 FT
17.24.070B	PARKING STALL LENGTH	18 FT
17.24.070B	AISLE WIDTH	21.5 FT (75°) /24 FT (90°)
17.24.070B	ONE-WAY CROSS AISLE	14 FT
17.24.070B	TWO-WAY CROSS AISLE	24 FT
17.24.070B	VERTICAL CLEARANCE	7 FT
17.24.070C3	DRIVEWAY WIDTH	TWO-WAY: 30 FEET MAX. HIGH TRAFFIC GENERATORS: 48 FEET MAX.
REQUIRED OFF-STREET PARKING		
17.24.140	GAS STATION	1 PER SERVICE BAY + 4 PER 1000 SF OF GFA
17.24.140	RESTAURANT	10 PER 1000 SF OF GFA
LANDSCAPING		
17.26.060	LANDSCAPED AREA	20% OF LOT/PARCEL W/ ON-SITE STORMWATER STORAGE 10% OF LOT/PARCEL W/ OFF-SITE STORMWATER STORAGE
17.26.100	LANDSCAPE ISLAND	ONE LANDSCAPE ISLAND SHALL BE REQUIRED PER TEN (10) PARKING SPACES
17.26.130	REFUSE DUMPSTER SCREENING	GATED MASONRY SCREEN WALL/ OPAQUE FENCE
FREESTANDING SIGNS		
17.28.050A1	MINIMUM ROW SETBACK	10 FT

NOTES

1. PER 17.24.010.A – "IF AN EXISTING PARKING LOT IS RESURFACED OR RECONSTRUCTED, AND THE PARKING LOT DOES NOT MEET THE CURRENT YARD REQUIREMENT, THE REQUIRED YARD MAY BE REDUCED BY FIFTY PERCENT (50%). IF THE EXISTING PARKING LOT IS SET BACK AT A DISTANCE GREATER THAN FIFTY PERCENT (50%) OF THE REQUIRED YARD OF THE ZONING DISTRICT, THE EXISTING PARKING LOT SETBACK SHALL NOT BE REDUCED FURTHER THAN THE DISTANCE THE EXISTING PARKING LOT IS SET BACK FROM THE PROPERTY LINE.

PARKING SUMMARY

LOT #	GROSS FLOOR AREA (GFA)	PARKING SPACES REQUIRED	PARKING SPACES PROVIDED	ACCESSIBLE PARKING REQUIRED	ACCESSIBLE PARKING PROVIDED
LOT 1	1,999 SF	20	21	1	1
LOT 2	4,700 SF	47	24	2	2
LOT 3	2,615 SF	27	44	2	2

ZONING SUMMARY

LOT #	LAND USE	AREA OF PROPERTY (SF)	AREA OF PROPERTY (AC)	LANDSCAPE AREA REQUIRED (SF)	LANDSCAPE AREA PROVIDED (SF)
LOT 1	RESTAURANT	22,850	0.525	2,285	–
LOT 2	GAS STATION	65,998	1.515	6,600	–
LOT 3	RESTAURANT	35,095	0.806	3,510	–

DEVIATIONS LIST

(17.14.030)	MINIMUM LOT AREA LESS THAN 1 ACRE.
(17.14.030)	PAVEMENT WITHIN 20 FEET OF FRONT YARD SETBACK.
(17.24.070.C.3)	DRIVEWAY WIDTH ADJOINING PUBLIC STREETS GREATER THAN 30 FEET IN WIDTH FOR TWO-WAY.
(17.26.080.C)	LESS THAN 50% OF BUILDING WALLS ARE LANDSCAPED.
(17.28.050)	FREESTANDING SIGN MINIMUM ROW SETBACK LESS THAN 10 FEET.
(17.28.050)	MORE THAN (1) WALL SIGN.
(17.28.060)	ELECTRONIC CHANGABLE SIGN EXCEEDING 50% OF TOTAL SIGN AREA.
(17.28.090)	MORE THAN 1 GROUND (DIRECTIONAL SIGN) ADJACENT TO DRIVEWAY ACCESS FROM A PUBLIC STREET.

NOTES

1. REFER TO PLAT OF SUBDIVISION FOR LOT DIMENSIONS, BEARING, LEGAL DESCRIPTIONS, EASEMENTS PROVISIONS, ETC.
2. REFER TO ENGINEERING DRAWINGS FOR ADDITIONAL PROPOSED DETAILS.

LEGEND

BOUNDARY LINE	GAS VALVE (GV)
PROPOSED LOT LINE	FIRE HYDRANT (FH)
BUILDING SETBACK LINE (BSL)	SANITARY STAMP
EASEMENT LINE	WATER STAMP
EXISTING RIGHT-OF-WAY LINE	ELECTRIC MANHOLE (EMH)
EXISTING LOT LINE	TELEPHONE MANHOLE (TMH)
FENCE	HANDHOLE (HH)
GUARDRAIL	TRAFFIC SIGNAL BOX (TSB)
MANHOLE (MH)	TRAFFIC SIGNAL (TS)
CATCH BASIN (CB)	LIGHT (LHT)
INLET (INL)	GROUND LIGHT (GLHT)
FLARED END SECTION (FES)	POWER POLE (PP)
VALVE VAULT (VV)	GUY WIRE (GW)
VALVE BOX (VB)	CABLE PEDESTAL (PEDC)
BUFFALO BOX (BB)	ELECTRIC PEDESTAL (PEDE)
BUFFALO BOX PIPE ONLY (BBP)	TELEPHONE PEDESTAL (PEDT)
AUXILIARY VALVE (AV)	TRANSFORMER
CLEANOUT (CO)	SIGN
BOLLARD (BOL)	MAILBOX (MB)

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www.mackieconsult.com
MACKIE CONSULTANTS

CLIENT:

Day & Robert, PC

300 E. 5th Avenue, Suite 365
St. Charles, Illinois

DATE	DESCRIPTION OF REVISION	BY
2021-07-09	PUD PRELIMINARY PLAN SUBMITTAL	RLM
2021-06-11	REVISED DEVIATIONS LIST	RLM
2021-06-08	UPDATED CIRCLE K LAYOUT	RLM
2021-06-08	REVISED DEVIATIONS LIST	RLM
2021-06-07	REVISED ACCESS EASEMENTS AND DEVIATIONS LIST	RLM

DESIGNED	RLM
DRAWN	RLM
APPROVED	SRK
DATE	11/13/2020
SCALE	1" = 30'-0"

PLANNED DEVELOPMENT EXHIBIT (PHASE 1)
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 3432

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ILLINOIS FIRM LICENSE 184-002694

2/9/2021 8:52:16 AM
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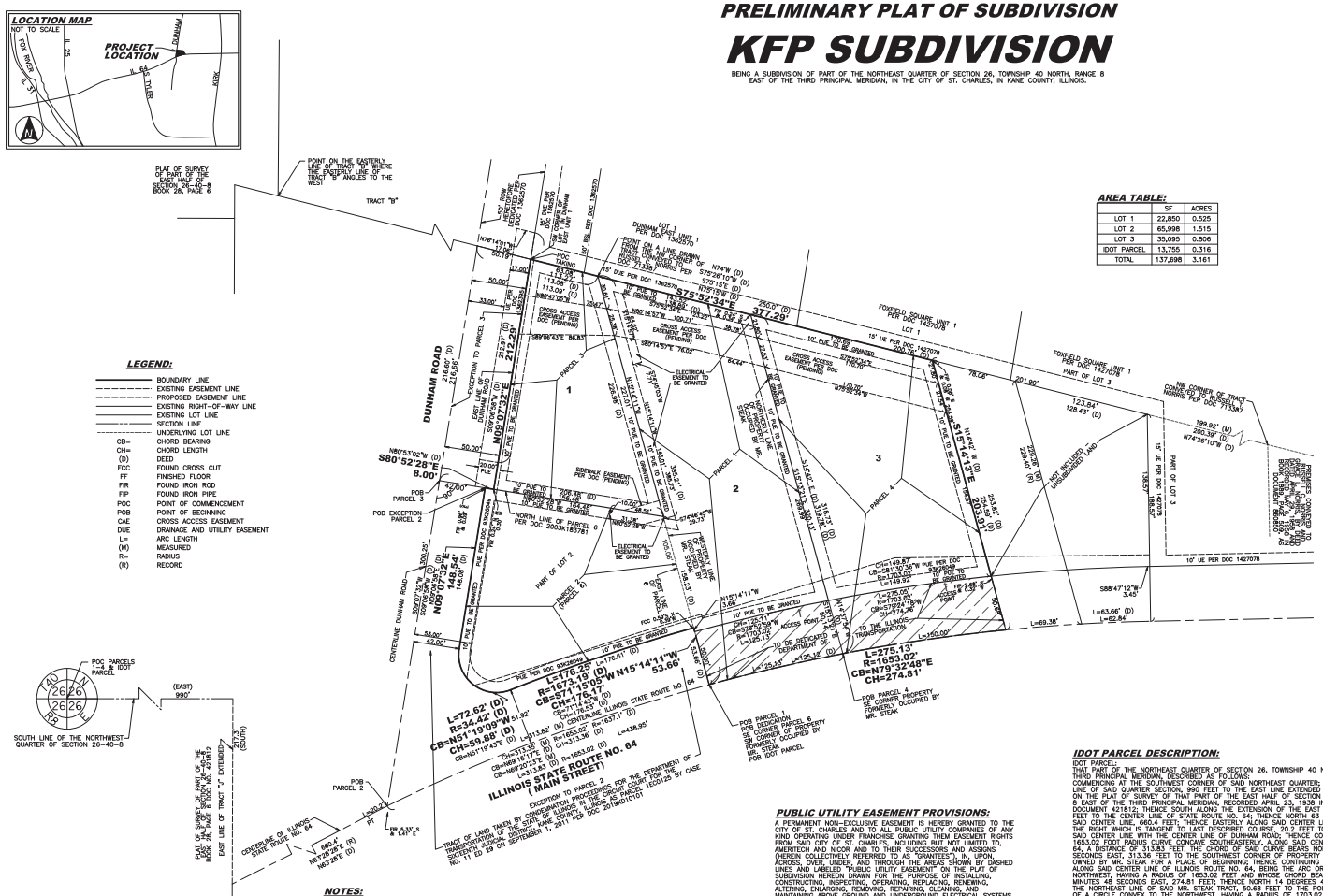
PRELIMINARY PLAT OF SUBDIVISION

KFP SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, IN KANE COUNTY, ILLINOIS.


LOCATION MAP
NOT TO SCALE
PROJECT LOCATION
DUNHAM
KIRK
TYLER
FOX RIVER
IL 25
IL 64
N
POINT ON THE EASTERLY LINE OF TRACT "B" WHERE THE EASTERLY LINE OF TRACT "B" ANGLES TO THE WEST
PLAT OF SURVEY OF PART OF THE EAST HALF OF SECTION 26-40-8 BOOK 28, PAGE 6
TRACT "B"
DUNHAM ROAD
S75°52'34"E 377.29'
S15°14'13"E
S80°52'28"E 8.00'
N00°07'32"E 212.29'
N00°07'32"E 148.58'
POB PARCEL 3
POB EXCEPTION PARCEL 2
POB PARCEL 2
POB PARCEL 4
POB PARCEL 6
POC PARCELS 1-4 & IDOT PARCEL
SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 26-40-8
(EAST) 990'
CENTERLINE DUNHAM ROAD
CENTERLINE ILLINOIS STATE ROUTE NO. 64
ILLINOIS STATE ROUTE NO. 64 (MAIN STREET)
S15°14'11"W 53.66'
L=176.76' (D)
R=1672.19' (D)
CB=S17°15'05"W
CH=176.67'
L=275.13'
R=1653.02'
CB=N79°32'48"E
CH=274.81'
L=72.62' (D)
R=34.42' (D)
CB=N51°19'09"W (D)
CH=59.80' (D)
PARCEL 1
PARCEL 2
PARCEL 3
PARCEL 4
PARCEL 5
PARCEL 6
PARCEL 7
PARCEL 8
PART OF LOT 1
PART OF LOT 2
PART OF LOT 3
LOT 1 UNIT 1 DUNHAM ROAD SUBDIVISION
FOXFIELD SQUARE UNIT 1 PER DOC 1427078
NORTH LINE OF PARCEL 6 PER DOC 2003K187871
PLAT OF SURVEY OF PART OF THE EAST HALF OF SECTION 26-40-8 BOOK 28, PAGE 6 DOC NO. 421812
EAST LINE OF TRACT "J" EXTENDED
TRACT OF LAND TAKEN BY CONDEMNATION PROCEEDINGS FOR THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, PARCEL 1 DOC NO. 11 ED 29 ON SEPTEMBER 1, 2011 PER DOC 2019K010101
EXCEPTION PROCEEDINGS FOR THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, PARCEL 2 DOC NO. 11 ED 29 ON SEPTEMBER 1, 2011 PER DOC 2019K010101
POB PARCEL 1 SW CORNER PROPERTY FORMERLY OCCUPIED BY MR. STEAK FOR IDOT PARCEL
POB PARCEL 4 SE CORNER PROPERTY FORMERLY OCCUPIED BY MR. STEAK
POB PARCEL 6 NW CORNER PROPERTY FORMERLY OCCUPIED BY MR. STEAK
PROPERTIES CONVEYED TO MR. STEAK
PROPERTIES CONVEYED TO MR. STEAK BY DOCUMENT 1000R0000
NO INCLUDED UNDERGROUND LAND
MR. CORNER OF TRACT CONVEYED TO RUSSELL C. NORRIS "PER DOC 713387"
10' UE PER DOC 1427078
10' UE PER DOC 1427078
S88°47'12"E 3.45'
L=63.66' (D)
L=62.84'
L=69.38'
L=150.00'
L=125.12'
L=275.13'
R=1653.02'
CB=N79°32'48"E
CH=274.81'
L=436.95'
L=113.82' (M)
L=153.02' (D)
L=153.02' (D)
L=113.82' (M)
L=20.33' (D)
L=153.02' (D)
L=637.1' (D)
L=436.95'
L=20.33' (D)
L=20.22' (D)
PR 5.00' R & 1.00' F
N00°28'28"E (R)
N00°28'28"E (D)
N00°28'28"E (D)
N00°28'28"E (R)
N00°28'28"E (D)
N00°28'28"E (D)
N00°28'28"E (D

KFP SUBDIVISION PRELIMINARY ENGINEERING PLANS

IL ROUTE 64 AND DUNHAM ROAD

CITY OF ST. CHARLES, ILLINOIS

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM	FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE		
CATCH BASIN		
INLET		
CLEANOUT		
WATER MAIN	WM	8" WM
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
FLARED END SECTION		
COMBINED SEWER		
STREET LIGHT/PARKING LOT LIGHT		
POWER POLE		
STREET SIGN		
FENCE	X	X
GAS MAIN	G	G
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
CABLE TV LINE	CTV	CATV
HIGH WATER LEVEL		HWL XXX
NORMAL WATER LEVEL		NWL XXX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION	BC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	BC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION	FF XXX.XX	FF = XXX.XX
TOP OF FOUNDATION	TF XXX.XX	TF = XXX.XX
GRADE AT FOUNDATION	GF XXX.XX	GF = XXX.XX
HIGH OR LOW POINT		Ⓛ = Ⓗ
OVERLAND FLOOD ROUTE		
PAVEMENT FLOW DIRECTION		2.0%
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		
RAILROAD TRACKS		
VEGETATION		
RAILROAD CROSSING GATE		
GUARDRAIL		
SPLICE BOX		
MAILBOX		
GUY WIRE		
RIGHT OF WAY		
TEMPORARY EASEMENT		
GRAVEL SHOULDER		

INDEX

1 COVER SHEET
2 EXISTING CONDITIONS AND DEMOLITION PLAN
3 PROPOSED CONDITIONS AND GRADING PLAN
4 SPECIFICATIONS AND CONSTRUCTION DETAILS
5 TRASH ENCLOSURE DETAILS
6 IDOT CONSTRUCTION DETAILS
7 IDOT CONSTRUCTION DETAILS

ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	STORM MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FES	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
GR	GRADE RING ELEVATION	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RIM	RIM ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
HYD	FIRE HYDRANT	RT	RIGHT		
HMA	HOT MIX ASPHALT	ROW	RIGHT OF WAY		

DRAINAGE CERTIFICATION

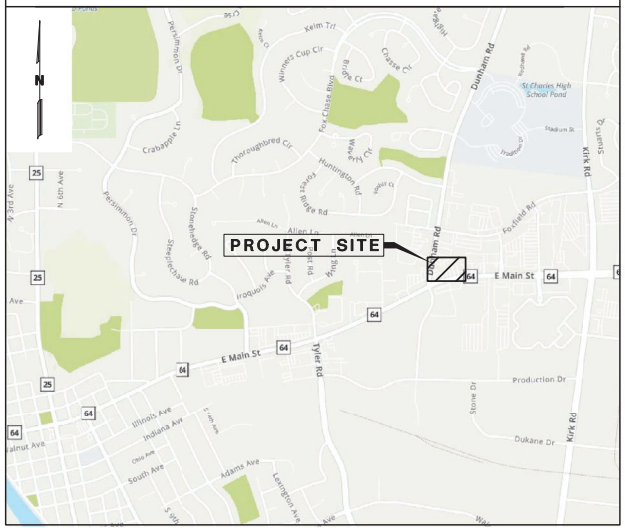
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

ROXANNA K. MORALES
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
062-063086
EXP. 11/30/2021

ENGINEER'S SIGNATURE

ENGINEER'S SEAL

LOCATION MAP



BENCHMARKS

BENCHMARKS ARE IN ACCORDANCE WITH NAVD 88 DATUM

CALL JULIE TOLL FREE 1-800-892-0123

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS

Call 48 hours before you dig (Excluding Sat, Sun, & Holidays)

1-800-892-0123

Mackie Consultants, LLC
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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
KFP Family Associates, L.P.
550 Renee Court
Geneva, Illinois 60134

DATE	DESCRIPTION OF REVISION	BY
2021-07-09	PUD PRELIMINARY SUBMITTAL	RLM
2021-04-26	IDOT REVISION	RLM

DESIGNED	RLM
DRAWN	RLM
APPROVED	SRK
DATE	3/25/2021
SCALE	N.T.S.

COVER SHEET
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET 1 OF 7

PROJECT NUMBER: 3432A

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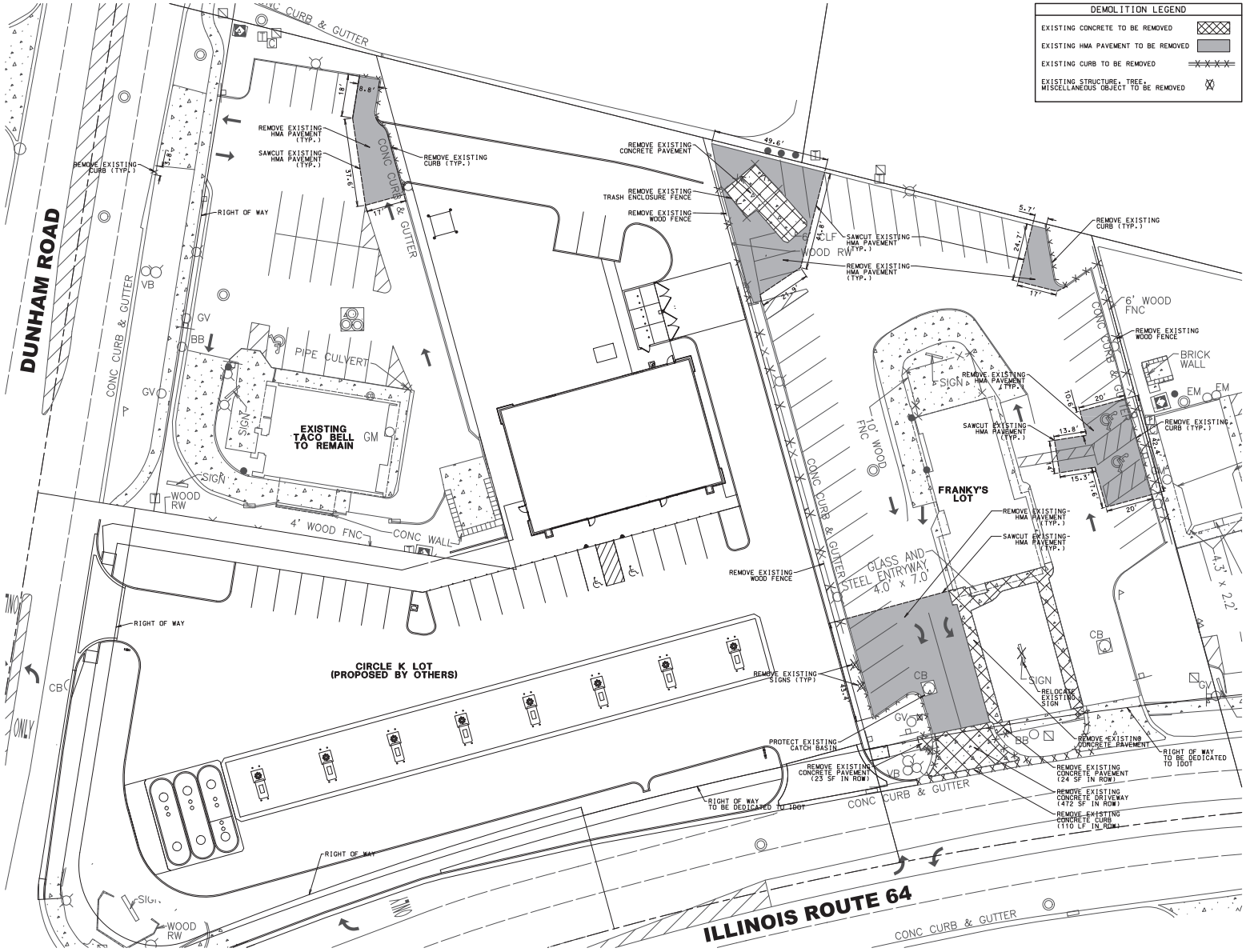
3/25/2021
P:\3432A Kingsley Walk Preliminary Plans\01-Cover.pdf



GENERAL NOTES:

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON AUGUST 13-17, 2018. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.

DEMOLITION PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED AUGUST 22, 2018 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
7. ALL HMA PAVEMENT AND BUILDING MATERIALS SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
8. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
9. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
10. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
11. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
12. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS FENCES, WHEEL STOPS, POLES LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
13. ANY EXISTING PAVEMENT TO REMAIN SHALL BE BROKEN UP IN PLACE TO PROVIDE ADEQUATE DRAINAGE.
14. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
15. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
16. ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
17. EXISTING WELLS ENCOUNTERED SHALL BE EXCAVATED, SEALED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
18. EXISTING SEPTIC FIELDS ENCOUNTERED SHALL BE EXPOSED, DRAINED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
19. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
KFP Family Associates, L.P.
550 Renee Court
Geneva, Illinois 60134

DATE	DESCRIPTION OF REVISION	BY
2021-07-09	PUD PRELIMINARY SUBMITTAL	RLM
2021-04-26	IDOT REVISION	RLM

DESIGNED	RLM
DRAWN	RLM
APPROVED	SRK
DATE	3/25/2021
SCALE	1" = 20'-0"

EXISTING CONDITIONS AND DEMOLITION PLAN
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET 2 OF 7

PROJECT NUMBER: 3432A

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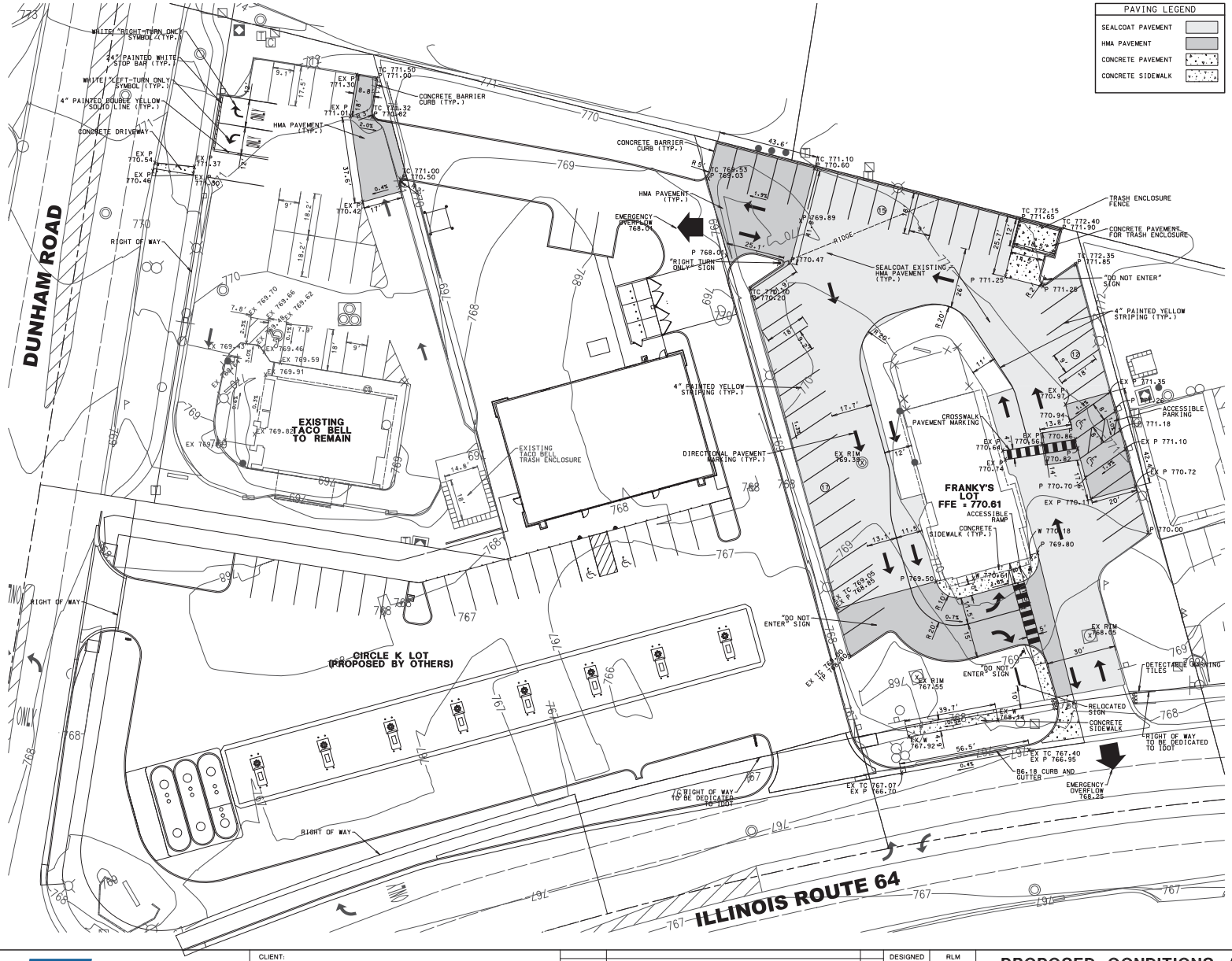
ILLINOIS FIRM LICENSE 184-002694

2/26/2021
PLOT BY: RLM
N:\3432A Longwing Plaza Preliminary Plans\02-Existing Conditions and Demolition Plan.dwf



PAVING LEGEND
SEALCOAT PAVEMENT
HMA PAVEMENT
CONCRETE PAVEMENT
CONCRETE SIDEWALK

N

SCALE 1" = 20'

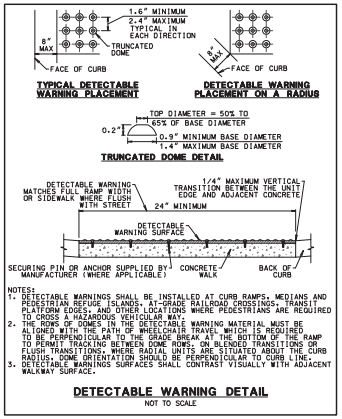
0 20 40

SITE PLAN GENERAL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB OR FACE OF BUILDING, UNLESS OTHERWISE NOTED.
2. ALL RADII ARE TO BACK OF CURB, UNLESS OTHERWISE NOTED.
3. ALL ONSITE PAVEMENT MARKINGS SHALL BE PAINTED, UNLESS OTHERWISE NOTED.
4. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 AND SHALL BE DEPRESSED CURB WHERE SIDEWALK MEETS A STREET, UNLESS OTHERWISE INDICATED. CURB DEPRESSIONS SHALL MEET ADA REQUIREMENTS AS NOTED IN THE CONSTRUCTION DETAILS.
5. ALL JOINTS MADE WITH EXISTING PAVEMENT, CURB, WALK OR CURB AND GUTTER ARE TO BE SAWCUT FULL DEPTH WITHIN 24 HOURS OF PLACEMENT.
6. ALL CURB ISLANDS TO HAVE 1-FOOT MINIMUM RADIUS ON CORNERS, UNLESS OTHERWISE SHOWN.

GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON AUGUST 13-17, 2018. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 10%.
6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
7. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
8. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
9. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.



NOTES:
1. DETECTABLE WARNINGS SHALL BE INSTALLED AT CURB RAMPS, MEDIANS AND PEDESTRIAN REFUGE ISLANDS, AT-GRADE RAILROAD CROSSINGS, TRANSIT PLATFORM EDGES, AND OTHER LOCATIONS WHERE PEDESTRIANS ARE REQUIRED TO CROSS A HAZARDOUS VEHICULAR WAY.
2. THE ROWS OF DOMES IN THE DETECTABLE WARNING MATERIAL MUST BE ALIGNED WITH THE PATH OF WHEELCHAIR TRAVEL WHICH IS REQUIRED TO BE PERPENDICULAR TO THE GRADE BREAK AT THE BOTTOM OF THE RAMP TO PERMIT TRACKING BETWEEN DOME ROWS. ON BLENDED TRANSITIONS OR FLUSH TRANSITIONS, WHERE RADIAL UNITS ARE SITUATED ABOUT THE CURB RADIUS, DOME ORIENTATION SHOULD BE PERPENDICULAR TO CURB LINE.
3. DETECTABLE WARNINGS SURFACES SHALL CONTRAST VISUALLY WITH ADJACENT WALKWAY SURFACE.

DETECTABLE WARNING DETAIL
NOT TO SCALE

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DATE	DESCRIPTION OF REVISION	BY
2021-07-09	PUD PRELIMINARY SUBMITTAL	RLM
2021-04-26	IDOT REVISION	RLM

DESIGNED	RLM
DRAWN	RLM
APPROVED	SRK
DATE	3/25/2021
SCALE	1" = 20'-0"

PROPOSED CONDITIONS AND GRADING PLAN
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET 3 OF 7

PROJECT NUMBER: 3432A

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2/9/2021
P:\3432A1 Copperfield Pointe Preliminary Plans\03-Proposed Conditions and Grading Plan.pdf

GENERAL NOTES

A. REFERENCED SPECIFICATIONS

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION:
- CITY OF ST. CHARLES ENGINEERING DESIGN & INSPECTION POLICY MANUAL
- CITY OF ST. CHARLES MUNICIPAL CODE

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

B. NOTIFICATIONS

1. THE MUNICIPALITY AND OWNER MUST BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO EACH PHASE OF WORK.CONTRACTOR SHALL DETERMINE ITEMS REQUIRING INSPECTION PRIOR TO START OF CONSTRUCTION OR EACH WORK PHASE.
2. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF THE UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED. CALL J.U.L.I.E. AT 1-800-892-0123.

C. GENERAL NOTES

1. THE MUNICIPALITY AND THE OWNER OR OWNER'S REPRESENTATIVE SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION IMPROVEMENTS.
2. THE CONTRACTOR(S) SHALL INDEMNIFY THE OWNER, ENGINEER, MUNICIPALITY, AND THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, OR TESTING OF THIS WORK ON THE PROJECT.
3. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE MUNICIPALITY UNLESS CHANGES ARE APPROVED BY THE MUNICIPALITY OR AUTHORIZED AGENT. THE CONSTRUCTION DETAILS, AS PRESENTED ON THE PLANS, MUST BE FOLLOWED. PROPER CONSTRUCTION TECHNIQUES MUST BE FOLLOWED ON THE IMPROVEMENTS INDICATED ON THE PLANS.
4. A WATER-TIGHT PLUG SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE PLUG SHALL REMAIN IN PLACE UNTIL REMOVAL IS AUTHORIZED BY THE MUNICIPALITY AND/OR SEWER DISTRICT AFTER THE SEWERS HAVE BEEN TESTED AND ACCEPTED.
5. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER, SUCH AS GROUND AND SURFACE WATER, FROM ENTERING THE EXISTING SANITARY SEWERS.
6. DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OF LINES FOR THE DEFLECTION TEST SHALL BE PROHIBITED WITHOUT PRIOR APPROVAL FROM THE MUNICIPALITY AND/OR SEWER DISTRICT.
7. THE LOCATION OF VARIOUS EXISTING UNDERGROUND UTILITIES WHICH ARE SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND REPRESENT THE BEST KNOWLEDGE OF THE ENGINEER. VERIFY LOCATIONS AND ELEVATIONS PRIOR TO BEGINNING THE CONSTRUCTION OPERATIONS.
8. ANY EXISTING PAVEMENT, SIDEWALK, DRIVEWAY, ETC., DAMAGED DURING CONSTRUCTION OPERATIONS AND NOT CALLED FOR TO BE REMOVED SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
9. NO FINAL CONNECTION SHALL BE MADE TO THE EXISTING WATER MAIN SYSTEM UNTIL THE WATER MAIN HAS BEEN PRESSURE TESTED AND CHLORINATED.
10. ALL NON-PAVING CONCRETE USED ON THE PROJECT SHALL BE IDOT CLASS SI.
11. MATERIAL AND COMPACTION TESTING SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE MUNICIPALITY AND OWNER.
12. THE UNDERGROUND CONTRACTOR SHALL MAKE ALL NECESSARY ARRANGEMENTS TO NOTIFY ALL INSPECTION AGENCIES.
13. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION WHICH DRAIN OFFSITE PROPERTY SHALL BE CONNECTED TO THE STORM SEWER SYSTEM. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION THAT SERVES ON-SITE PROPERTY CAN BE CAPPED AND/OR REMOVED FROM THE SITE.
14. ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED DURING CONSTRUCTION SHALL BE ADJUSTED TO FINISH GRADE PRIOR TO FINAL INSPECTION.
15. RECORD DRAWINGS SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE ENGINEER AS SOON AS UNDERGROUND IMPROVEMENTS ARE COMPLETED. FINAL PAYMENTS TO THE CONTRACTOR SHALL BE HELD UNTIL THEY ARE RECEIVED. ANY CHANGES IN LENGTH, LOCATION OR ALIGNMENT SHALL BE SHOWN IN RED. ALL WYES OR BENDS SHALL BE LOCATED FROM THE DOWNSTREAM MANHOLE. ALL VALVES, B-BOXES, TEES OR BENDS SHALL BE TIED TO A FIRE HYDRANT.
16. TRAFFIC CONTROL SIGNS SHALL BE INSTALLED DURING CONSTRUCTION IN ACCORDANCE WITH THE IDOT SS AND IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. THE SAFE AND ORDERLY PASSAGE OF TRAFFIC AND PEDESTRIANS SHALL BE MAINTAINED AT ALL TIMES.

D. EXCAVATION AND SITE GRADING

1. BUILDING PAD, BUILDING FOOTING, AND PAVEMENT SUBGRADES SHALL BE CONSTRUCTED OF SUITABLE FILL MATERIAL AS DETERMINED BY THE SOILS ENGINEER, AND COMPACTED TO A MINIMUM BEARING CAPACITY OF 3,000 PSF IN BUILDING PAD AREAS AND 95% MODIFIED PROCTOR DENSITY WITHIN ([PUBLIC, PARKING LOT] PAVEMENT AREAS OR PUBLIC RIGHT-OF-WAYS.)
2. COMPACTION TESTING SHALL MEET THE REQUIREMENTS OF THE MUNICIPALITY AND THE OWNER.
3. NO EQUIPMENT, MATERIAL OR WORK IS TO BE PERFORMED OUTSIDE THE LIMITS OF CONSTRUCTION.
4. THE CONTRACTOR IS REQUIRED TO MEET ALL SOIL EROSION CONTROL AND SEDIMENTATION REQUIREMENTS AS SET FORTH IN THE IEPA STANDARDS, MUNICIPAL ORDINANCES, COUNTY ORDINANCES, AND THE ENGINEERING PLANS.
5. ALL PAVEMENT SUBGRADES SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK. ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
6. ALL UNSUITABLE MATERIAL, AS DETERMINED BY THE SOILS ENGINEER, SHALL BE REMOVED AND (A.) DISC-DRIED AND RECOMPACTED, OR (B.) LIME OR CEMENT DRIED AND RECOMPACTED, OR (C.) REPLACED WITH CRUSHED STONE, IDOT CA-6 GRADATION. ALL OPTIONS MEETING COMPACTION REQUIREMENTS AS SPECIFIED EARLIER IN THESE SPECIFICATIONS.
7. ALL REMOVAL OR EXCAVATION ITEMS BEING DISPOSED OF AT AN UNCONTAMINATED SOIL FILL OPERATION OR CLEAN CONSTRUCTION AND DEMOLITION DEBRIS (CCDD) FILL SITE SHALL MEET THE REQUIREMENTS OF PUBLIC ACT 96-1416. ALL COSTS ASSOCIATED WITH MEETING THESE REQUIREMENTS SHALL BE INCLUDED IN THE UNIT PRICE COST FOR THE ASSOCIATED REMOVAL OR EXCAVATION ITEMS IN THE CONTRACT. THESE COSTS SHALL INCLUDE BUT ARE NOT LIMITED TO ALL REQUIRED TESTING, LAB ANALYSIS, CERTIFICATION BY A LICENSED PROFESSIONAL ENGINEER, AND STATE AND LOCAL TIPPING FEES.

E. PAVEMENT CONSTRUCTION

1. HOT-MIX ASPHALT PAVEMENT SHALL HAVE A MINIMUM TOTAL COMPACTED THICKNESS AS SHOWN ON THE DRAWINGS AND SHALL BE COMPACTED TO 93% OF THE MAXIMUM UNIT WEIGHT AS DETERMINED BY ASTM D-2041.
2. THE PAVEMENT SUBGRADE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 301 (SUBGRADE PREPARATION) OF THE IDOT SS. SUBGRADE SHALL BE COMPACTED TO A MINIMUM IBR OF 3.0.
3. THE AGGREGATE BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 351 (AGGREGATE BASE COURSE) OF THE IDOT SS.
4. NO AGGREGATE BASE COURSE SHALL BE INSTALLED UNTIL THE SUBGRADE HAS BEEN APPROVED BY THE OWNER.
5. HOT-MIX ASPHALT PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 406 (HOT-MIX ASPHALT BINDER AND SURFACE COURSE).
6. NO HOT-MIX ASPHALT BINDER SHALL BE INSTALLED UNTIL THE AGGREGATE BASE COURSE HAS BEEN APPROVED BY THE OWNER. AGGREGATE BASE COURSE PRIME COAT (MC-30) SHALL BE APPLIED AT A RATE OF 0.25 TO 0.5 GALLONS PER SQUARE YARD. THE EXACT RATE TO BE SPECIFIED BY THE ENGINEER.
7. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE ALL NECESSARY SIGNS, BARRICADES, FENCES, ETC. TO KEEP THE CONSTRUCTION SITE IN COMPLIANCE WITH STATE AND FEDERAL LAWS. THE MUNICIPALITY MAY REQUIRE ADDITIONAL SIGNAGE OR BARRICADES. THE CONTRACTOR SHALL COMPLY WITH ALL SUCH MUNICIPAL REQUIREMENTS.
8. ALL EXISTING PAVEMENT, SIDEWALK, OR CURB AND GUTTER TO BE REMOVED SHALL BE SAWCUT ALONG THE LIMITS OF THE PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.
9. PRIOR TO PLACEMENT OF BASE COURSE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH A FULLY LOADED TEN WHEEL TRUCK. AND ANY SOFT YIELDING AREAS SHALL BE REMOVED AND REPLACED WITH COMPACTED CA-6 CRUSHED STONE.
10. CURB AND GUTTER REMOVAL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 440 (REMOVAL OF EXISTING PAVEMENT AND APPURTENANCES) OF THE IDOT SS.
11. ALL PAVEMENT MARKINGS SHALL BE (PAINT, THERMOPLASTIC, PREFORMED PLASTIC).
12. P.C.C. ROADWAY PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420 (PORTLAND CEMENT CONCRETE PAVEMENT) OF THE IDOT SS. P.C.C. PAVEMENT FOR TRUCK DOCKS OR OTHER MISCELLANEOUS AREAS SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 423 (PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT) OF THE IDOT SS. PCC PAVEMENT SHALL BE CLASS PV, UNLESS OTHERWISE NOTED. CONCRETE SHALL BE FINISHED AS DIRECTED BY THE OWNER OR ARCHITECT. JOINTS IN CONCRETE PAVEMENT SHALL BE PROVIDED AS FOLLOWS:
    a. JOINTS WITHIN SINGLE LANE PAVEMENT (APPROXIMATELY 12-FEET WIDE) SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 420.
    b. CONTRACTION JOINTS IN TRUCK DOCK PAVEMENT OR SIMILAR CONSTRUCTION SHALL BE DIVIDED BY GROOVES CONSTRUCTED AT 10 FOOT MAXIMUM INTERVALS BOTH TRANSVERSELY AND LONGITUDINALLY, UNLESS OTHERWISE DIRECTED BY THE ENGINEER. THESE GROOVES SHALL EXTEND TO 1/4 THE DEPTH OF THE PAVEMENT, SHALL NOT BE LESS THAN 1/8 INCH NOR MORE THAN 1/4 INCH IN WIDTH AND SHALL BE EDGED WITH AN EDGING TOOL HAVING A 1/4 INCH RADIUS. THE EDGES OF THE SLABS SHALL BE EDGED AS DESCRIBED ABOVE.
    c. EXPANSION JOINTS SHALL BE PROVIDED WHERE THE PROPOSED PAVEMENT OCCUPIES THE ENTIRE SPACE BETWEEN THE CONCRETE CURB OR COMBINATION CURB AND GUTTER AND AN ADJACENT BUILDING, PERMANENT STRUCTURE, EXISTING DRIVEWAY OR OTHER SIMILAR OBSTRUCTION. A ONE (1) INCHED PREFORMED EXPANSION JOINT FILLER SHALL BE PLACED BETWEEN THE DRIVEWAY PAVEMENT AND THE OBSTRUCTION. THE EXPANSION JOINT FILLER SHALL EXTEND THE ENTIRE DEPTH OF THE PAVEMENT.
13. ADA ACCESSIBLE CURB RAMPS SHALL BE PROVIDED AT ALL LOCATIONS WHERE THE SIDEWALK ADJOINS THE CURB AND GUTTER. ALL ADA RAMPS SHALL PROVIDE DETECTABLE WARNINGS PER THE DETAIL NOTED WITHIN THIS PLAN SET. THE INSTALLATION OF THESE DETECTABLE WARNINGS SHALL CONFORM TO SECTION 424 OF THE IDOT SS AND THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
14. ALL CONCRETE FOR SIDEWALK AND CURB AND GUTTER IS TO BE CLASS SI, 6.1 BAG MIX WITH NO FLY ASH.
15. COMBINATION CURB AND GUTTER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 606 (CONCRETE GUTTER, CURB, MEDIAN,AND PAVED DITCH) OF THE IDOT SS.
    a. EXPANSION JOINTS SHALL BE PLACED AT THE END OF RADII AND AT INTERVALS OF NO MORE THAN 40-FEET IN STRAIGHT LINE PORTIONS OF WORK. EXPANSION JOINTS SHALL BE PROVIDED WHERE THE CURB AND GUTTER ABUTS AN EXISTING OR PROPOSED SIDEWALK, BUILDING, PERMANENT STRUCTURE OR EXISTING OR PROPOSED CONCRETE DRIVEWAY. EXPANSION JOINTS ARE REQUIRED 5-FEET ON EACH SIDE OF ANY STORM SEWER STRUCTURE IN THE CURB LINE. EXPANSION JOINTS SHALL CONSIST OF 1-INCH PREMOLDED EXPANSION JOINT FILLER MATERIAL.
    b. EXPANSION JOINTS SHALL INCLUDE 12-INCH LONG #4 DOWEL BARS WITH CAP.
    c. CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NO MORE THAN 10-FEET. CONTRACTION JOINTS SHALL BE SAWED TO A DEPTH EQUAL TO 1/3 THE THICKNESS OF THE GUTTER FLAG AND TO A WIDTH OF NOT LESS THAN 1/8 INCH.
    d. A MINIMUM 4-INCH COMPACTED AGGREGATE BASE SHALL BE PROVIDED UNDER THE CURB AND GUTTER AND SHALL EXTEND 1-FOOT BEHIND BACK OF CURB. REFER TO SECTION 606 FOR ADDITIONAL JOINTING REQUIREMENTS.
16. SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 424 (PORTLAND CEMENT CONCRETE SIDEWALK) OF THE IDOT SS.
    a. THE SURFACE SHALL BE DIVIDED BY GROOVES CONSTRUCTED AT RIGHT ANGLES TO THE CENTERLINE OF THE SIDEWALK OR AS SHOWN ON THE ENGINEERING PLANS. GROOVES SHALL EXTEND TO 1/4 THE DEPTH OF THE SIDEWALK, SHALL BE NOT LESS THAN 1/8 IN. NOR MORE THAN 1/4 IN. IN WIDTH, AND SHALL BE LONGER THAN 6 FT. NOR LESS THAN 4 FT. ON ANY SIDE, UNLESS OTHERWISENOTED.
    b. EXPANSION JOINTS SHALL BE 1/2 IN. THICK AND CONSIST OF PREFORMED JOINT FILLER. THE TOP OF THE JOINT FILLER SHALL BE 1/4 IN. BELOW THE SURFACE OF THE SIDEWALK.
    c. EXPANSION JOINTS SHALL BE PLACED BETWEEN THE SIDEWALK AND ALL STRUCTURES SUCH AS LIGHT POLES, TRAFFIC SIGNAL POLES, TRAFFIC POLES AND SUBWAY COLUMNS, WHICH EXTEND THROUGH THE SIDEWALK. EXPANSION JOINTS SHALL BE PLACED AT MAXIMUM INTERVALS OF 50 FT. IN THE SIDEWALK. WHERE THE SIDEWALK IS CONSTRUCTED ADJACENT TO PAVEMENT OR CURB HAVING EXPANSION JOINTS, THE EXPANSION JOINTS IN THE SIDEWALK SHALL BE PLACED IN LINE WITH THE EXPANSION JOINTS AS NEARLY AS PRACTICABLE. EXPANSION JOINTS SHALL BE PLACED WHERE THE SIDEWALK ABUTS EXISTING SIDEWALKS, BETWEEN DRIVEWAY PAVEMENT AND SIDEWALK, AND BETWEEN SIDEWALK ACCESSIBILITY RAMPS AND CURBS WHERE THE RAMP ABUTS A CURB.
17. HOT-MIX ASPHALT BASE COURSE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF SECTION 355 (HOT-MIX ASPHALT BASE COURSE) OF THE IDOT SS.
18. HOT-MIX ASPHALT SPECIFICATIONS SHALL BE AS FOLLOWS:

ITEM	AIR VOIDS
HMA SURFACE COURSE, MIX "D", IL-9.5MM, N50, 1.5" MIN.	4% AT 50 GYR.
HMA BINDER COURSE, IL-19.0, N50; 2.50" MIN	4% AT 50 GYR.
LEVELING BINDER (MACHINE METHOD), IL-4.75, N50, 3/4" MIN	3.5% AT 50 GYR.
CLASS D PATCHES (HMA BINDER IL-19mm)	4% AT 70 GYR.

THE UNIT WEIGHT USED TO CALCULATE ALL HMA SURFACE MIXTURE QUANTITIES IS 112 LBS/SQ YD/IN.

THE "AC TYPE" FOR POLYMERIZED HMA MIXES SHALL BE "SBS/SBR PG.76-22" AND FOR ALL NON-POLYMERIZED HMA THE "AC TYPE" SHALL BE "PG 64-22" UNLESS MODIFIED BY DISTRICT ONE SPECIAL PROVISIONS. FOR "PERCENT OF RAP" SEE SPECIAL PROVISIONS. APPLICABLE DISTRICT ONE SPECIAL PROVISIONS MAY INCLUDE, "RECLAIMED ASPHALT PAVEMENT AND SHINGLES", "HMA MIXTURE IL-4.75" AND "STONE MATRIX ASPHALT (SMA)".

19. ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH SHALL BE REINFORCED WITH TWO EQUALLY SPACED #4 REBARS CENTERED IN THE FLAG FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE EQUALLY SPACED #4 REBARS CENTERED IN THE SIDEWALK FOR A LENGTH OF 10 FEET ON EITHER SIDE OF THE TRENCH.
20. ALL WATER AND SANITARY SERVICE LOCATIONS SHALL BE STAMPED ON THE CURB WITH "W" OR "S" AT THE DEMARKED LOCATIONS WHERE POSSIBLE.

F. LANDSCAPING

1. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED. SEEDING SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 250 (SEEDING) OF THE IDOT SS. SEEDING MIXTURE SHALL BE CLASS 1 LAWN MIXTURE, UNLESS OTHERWISE INDICATED.
2. EROSION CONTROL BLANKET SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 251 (MULCH) OF THE IDOT SS. EROSION CONTROL BLANKET SHALL BE EXCELSIOR DS-150 OR SC-150 DEPENDING ON THE INTENDED USE.

G. SEALCOATING

LIMITATIONS:
POLYMER MODIFIED MASTERSEAL (PMM) SHALL NOT BE APPLIED WHEN TEMPERATURE IS EXPECTED TO DROP BELOW 50°F AT ANY TIME WITHIN A 24 HOUR PERIOD AFTER APPLICATION.

TECHNICAL DATA:
ASTM TEST METHODS
D-140 SAMPLING OF BITUMINOUS MATERIALS.
D-466 METHODS OF TESTING FILM DEPOSITS FROM BITUMINOUS EMULSIONS.
B-117 SALT SPRAY (FOG) TESTING.
D-529 RECOMMENDED PRACTICE FOR ACCELERATED WEATHERING TEST OF BITUMINOUS MATERIALS.
D-2939 BITUMINOUS-BASE EMULSIONS FOR USE AS PROTECTIVE COATINGS.

INSTALLATION:
SURFACE MUST BE CLEAN AND FREE FROM ALL LOOSE MATERIAL AND DIRT. PAVEMENT SURFACE REPAIRS SHOULD BE MADE WITH A SUITABLE HOT OR COLD ASPHALT MIX. CRACKS SHOULD BE FILLED WITH SEALMASTER HOT POUR OR COLD APPLIED CRACK FILLERS. TREAT ALL GREASE, OIL, AND GASOLINE SPOTS OR STAINS WITH SEALMASTER PETRO SEAL OR PREP SEAL.

METHODS:
PMM SHALL BE APPLIED BY EITHER PRESSURIZED SPRAY APPLICATION EQUIPMENT OR SELF- PROPELLED SQUEEGEE EQUIPMENT. PRESSURIZED SPRAY EQUIPMENT SHALL BE CAPABLE OF SPRAYING PAVEMENT SEALER WITH SAND ADDED. EQUIPMENT SHALL HAVE CONTINUOUS AGITATION OR MIXING CAPABILITIES TO MAINTAIN HOMOGENEOUS CONSISTENCY OF PAVEMENT SEALER MIXTURE THROUGHOUT APPLICATION PROCESS. SELF- PROPELLED SQUEEGEE EQUIPMENT SHALL HAVE AT LEAST 2 SQUEEGEE OR BRUSH DEVICES (ONE BEHIND THE OTHER) TO ASSURE ADEQUATE DISTRIBUTION AND PENETRATION OF SEALER INTO BITUMINOUS PAVEMENT. HAND SQUEEGEES AND BRUSHES SHALL BE ACCEPTABLE IN AREAS WHERE PRACTICALITY PROHIBITS THE USE OF MECHANIZED EQUIPMENT.

MIXING PROCEDURES:
FOR OPTIMUM RESULTS PMM SHALL BE MIXED IN ACCORDANCE WITH THE FOLLOWING MIX DESIGN (BASED ON 100 GALLONS FOR EASE OF CALCULATION):
PMM CONCENTRATE - 100 GALLONS, SAND# - 400 LBS. #(40-70 MESH AS) NOTE: IF REQUIRED, A SMALL AMOUNT OF WATER MAY BE ADDED TO FACILITATE APPLICATION OF MIXED MATERIAL.

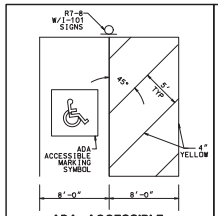
APPLICATION:
FOR OPTIMUM PERFORMANCE AND DURABILITY APPLY TWO COATS OF PMM WITH SAND. A THIRD COAT OF PMM WITH SAND MAY BE APPLIED TO HIGH TRAFFIC AREAS SUCH AS ENTRANCES, EXITS, AND DRIVE LANES.

APPLICATION RATE OF MIXED PMM:
APPLY PROPERLY MIXED PMM (PMM CONCENTRATE, SAND, AND WATER - IF NEEDED) AT A RATE OF .11 TO .13 GALLON PER SQUARE YARD (70-82 SQUARE FEET PER GALLON) PER COAT.

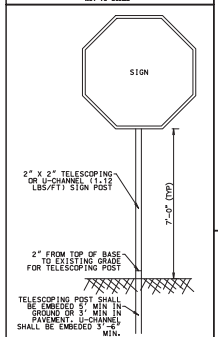
ESTIMATING MATERIAL REQUIREMENTS:
TO ESTIMATE GALLONS OF PMM CONCENTRATE REQUIRED TO COVER A SPECIFIC AREA USE THE FOLLOWING COVERAGE RATE: ONE GALLON OF PMM CONCENTRATE WILL COVER APPROXIMATELY 85-95 SQUARE FEET (9.4 TO 10.5 SQUARE YARDS) PER COAT WHEN PROPERLY MIXED AS A SAND-FILLED COAT AND APPLIED. NOTE: COVERAGE RATES MAY VARY DUE TO PAVEMENT AGE AND POROSITY.

PRECAUTIONS:
BOTH SURFACE AND AMBIENT TEMPERATURE SHALL BE A MINIMUM OF 50°F. TEMPERATURE SHALL NOT DROP BELOW 50°F IN A 24 HOUR PERIOD FOLLOWING APPLICATION. NEW ASPHALT SURFACE SHOULD BE ALLOWED TO CURE A MINIMUM OF FOUR WEEKS UNDER IDEAL WEATHER CONDITIONS (70°F) BEFORE APPLYING PMM. KEEP OUT OF REACH OF CHILDREN. DO NOT STORE UNOPENED DRUMS OR PAILS IN FREEZING TEMPERATURES.

MAINTENANCE:
PERIODIC CLEANING OF PARKING LOT SURFACE WILL ENSURE OPTIMUM PRODUCT SERVICE LIFE.

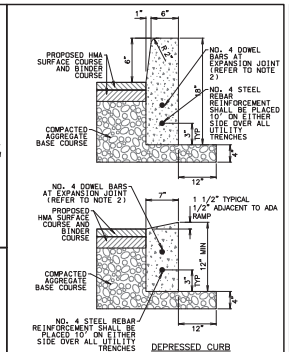


ADA ACCESSIBLE MARKING DETAILS
NOT TO SCALE



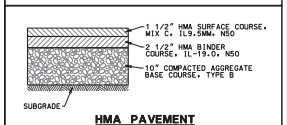
SIGN POST DETAIL
NOT TO SCALE

ADA ACCESSIBLE PARKING SIGNS
NOT TO SCALE

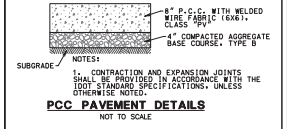


NOTES:
1. CURB SHALL BE CONSTRUCTED WITH PORTLAND CEMENT IDOT CLASS "SI" CONCRETE.
2. CONTRACTION AND EXPANSION JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS AS NOTED WITHIN THIS PLAN SET OR AS OTHERWISE SHOWN.
3. BARRIER CURB SHALL BE PLACED ON 4" MINIMUM COMPACTED AGGREGATE BASE COURSE.

BARRIER CURB ADJACENT TO HMA PAVEMENT DETAIL
NOT TO SCALE



HMA PAVEMENT
NOT TO SCALE

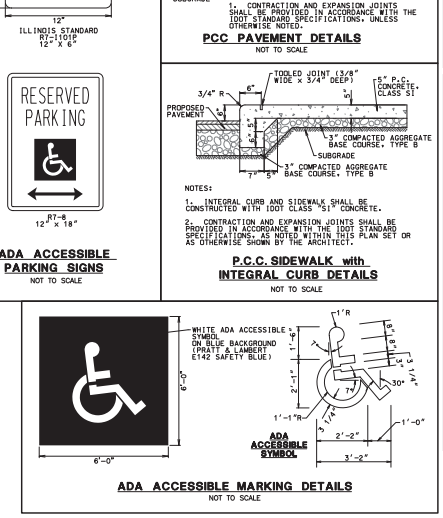


NOTES:
1. CONTRACTION AND EXPANSION JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, UNLESS OTHERWISE NOTED.

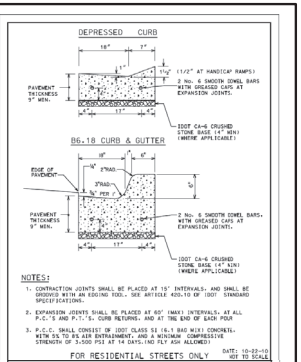
PCC PAVEMENT DETAILS
NOT TO SCALE

NOTES:
1. INTEGRAL CURB AND SIDEWALK SHALL BE CONSTRUCTED WITH IDOT CLASS "SI" CONCRETE.
2. CONTRACTION AND EXPANSION JOINTS SHALL BE PROVIDED IN ACCORDANCE WITH THE IDOT STANDARD SPECIFICATIONS, AS NOTED WITHIN THIS PLAN SET OR AS OTHERWISE SHOWN BY THE ARCHITECT.

P.C.C. SIDEWALK with INTEGRAL CURB DETAILS
NOT TO SCALE

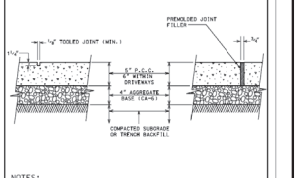


ADA ACCESSIBLE MARKING DETAILS
NOT TO SCALE



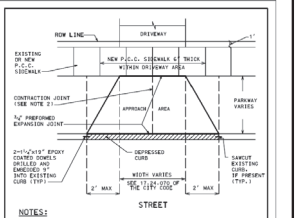
NOTES:
1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.(NO FLY ASH ALLOWED)

FOR RESIDENTIAL STREETS ONLY — DATE: 10-02-00 — NOT TO SCALE
B6.18 COMB. CONCRETE CURB AND GUTTER (SPECIAL)
B6.18 P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)
E-1



NOTES:
1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB. CHANGE OF DIRECTION. OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, WITH A MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

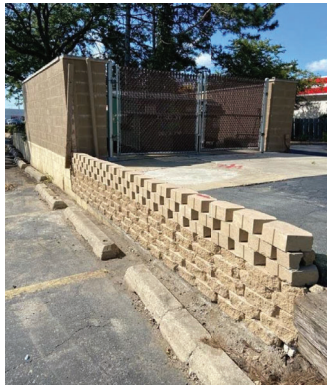
NOT TO SCALE
CONCRETE WALK JOINT DETAILS
DATE: 3-31-09
E-2


ROW LINE
DRIVEWAY
EXISTING OR NEW P.C.C. SIDEWALK
NEW P.

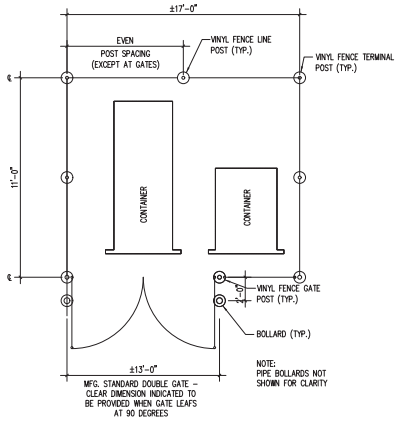
SIDE VIEW

BACK VIEW

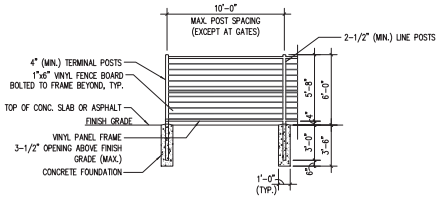
FRONT VIEW



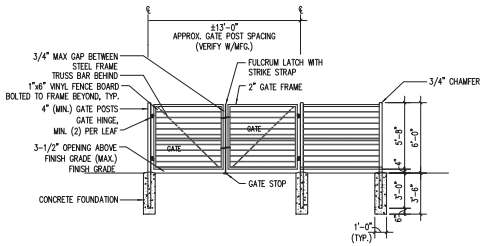
TACO BELL EXISTING TRASH ENCLOSURE
NOT TO SCALE



TOP VIEW



SIDE VIEW



FRONT VIEW

FRANKY'S TRASH ENCLOSURE FENCE DETAIL
NOT TO SCALE

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(847)696-1400
www.mackieconsult.com

CLIENT:
KFP Family Associates, L.P.
550 Renee Court
Geneva, Illinois 60134

DATE	DESCRIPTION OF REVISION	BY
2021-07-09	PUD PRELIMINARY SUBMITTAL	RLM
2021-04-26	IDOT REVISION	RLM

DESIGNED	RLM
DRAWN	RLM
APPROVED	SRK
DATE	3/25/2021
SCALE	N.T.S.

TRASH ENCLOSURE DETAILS
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET 5 OF 7

PROJECT NUMBER: 3432A

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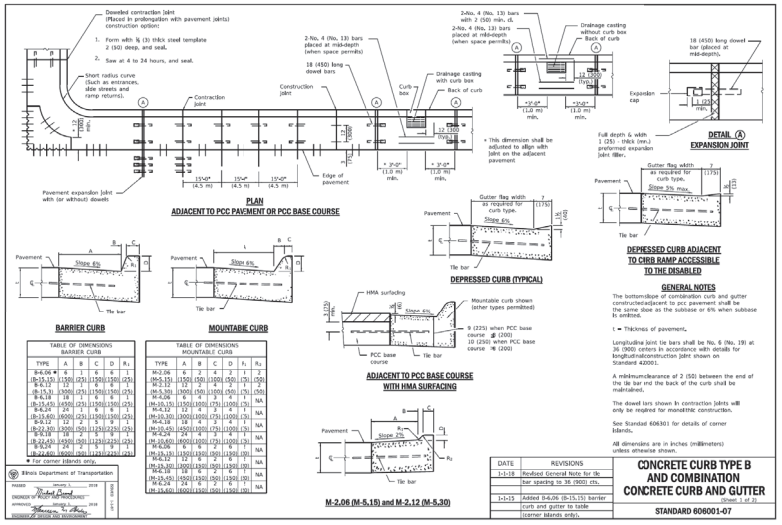

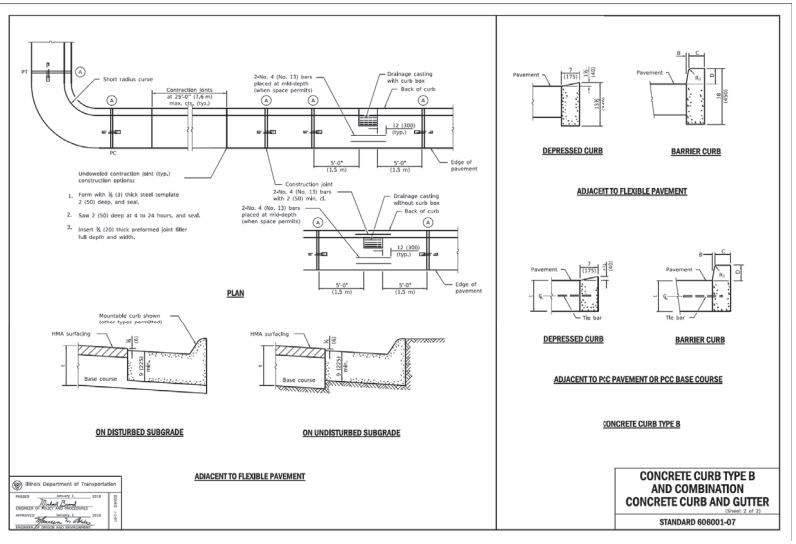

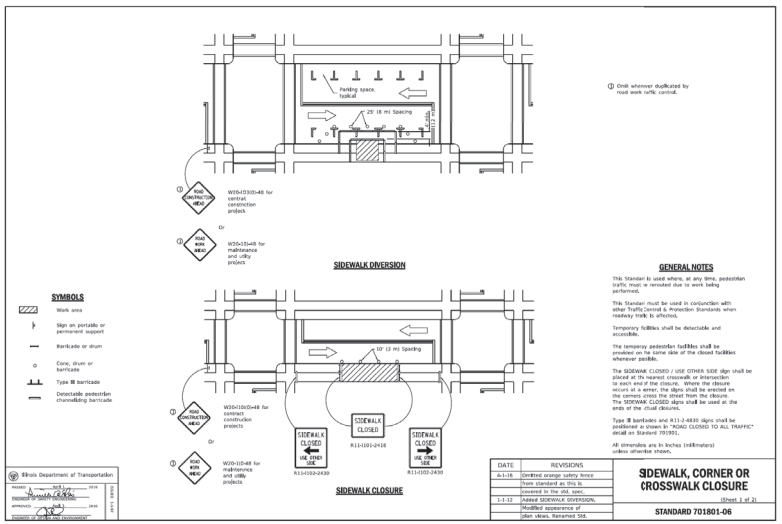

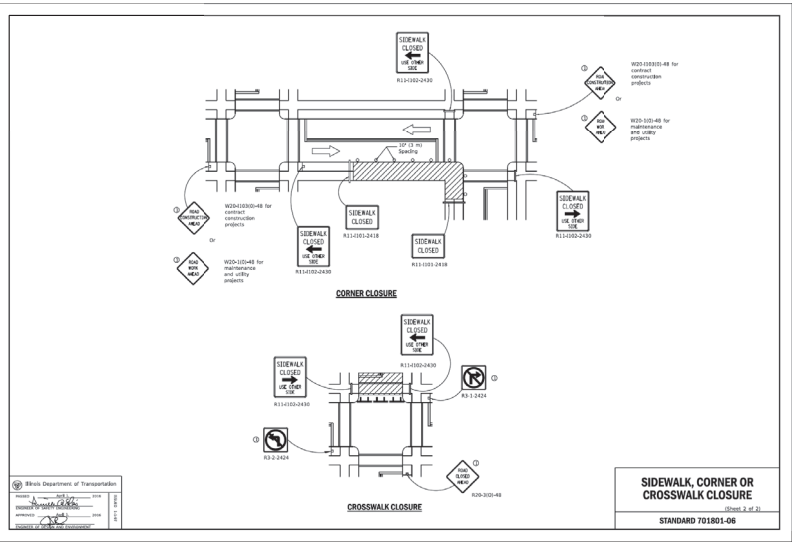

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550 Renee Court
Geneva, Illinois 60134

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DESIGNED	RLM
DRAWN	RLM
APPROVED	SRK
DATE	3/25/2021
SCALE	N.T.S.

IDOT CONSTRUCTION DETAILS
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET 6 OF 7

PROJECT NUMBER: 3432A
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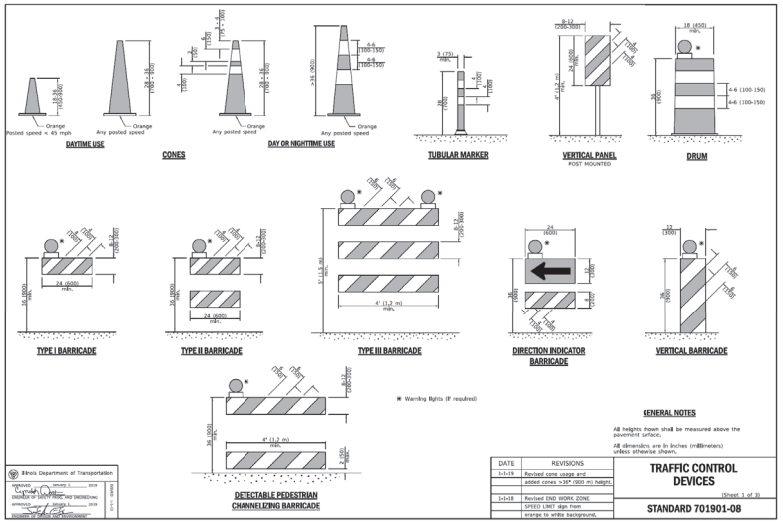
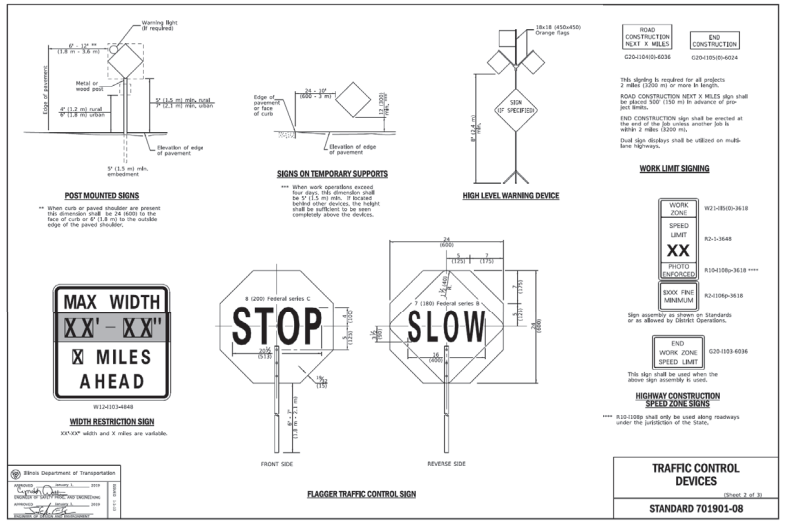
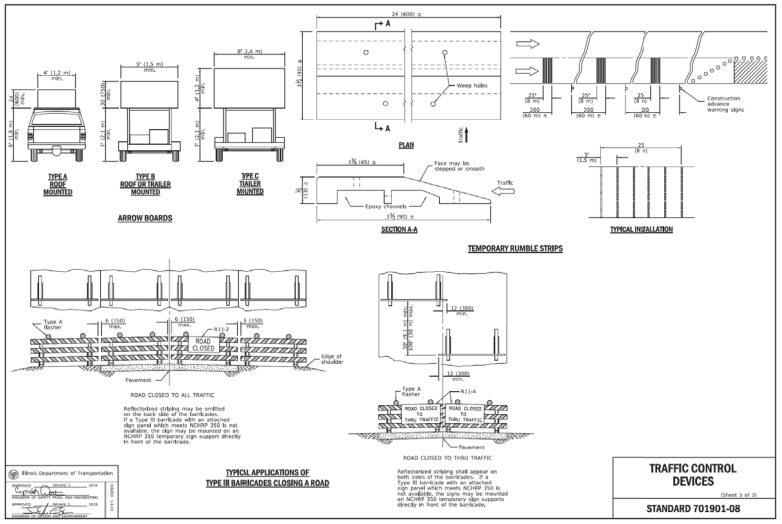
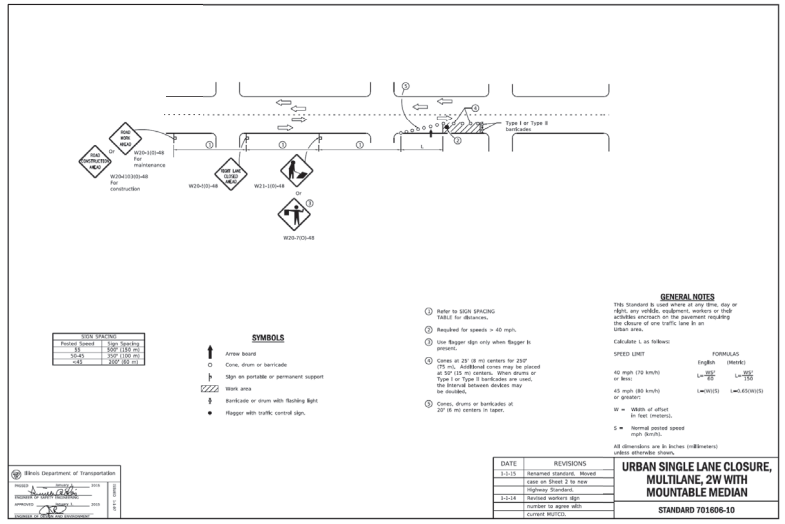


DATE	REVISIONS
1-1-19	Revised cone usage and added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE SPEED LIMIT sign from orange to white background.







STOP SPACING	
Posted Speed	Sign Spacing
55	500' (150 m)
50-45	350' (100 m)
<40	200' (60 m)

DATE	REVISIONS
1-1-15	Renamed standard. Moved case on Sheet 2 to new Highway Standard.
1-1-14	Revised workers dgn number to agree with current MUTCD.

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CLIENT:
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550 Renee Court
Geneva, Illinois 60134

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2021-07-09	PUD PRELIMINARY SUBMITTAL	RLM
2021-04-26	IDOT REVISION	RLM

DESIGNED	RLM
DRAWN	RLM
APPROVED	SRK
DATE	3/25/2021
SCALE	N.T.S.

IDOT CONSTRUCTION DETAILS
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET 7 OF 7

PROJECT NUMBER: 3432A

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3/25/2021
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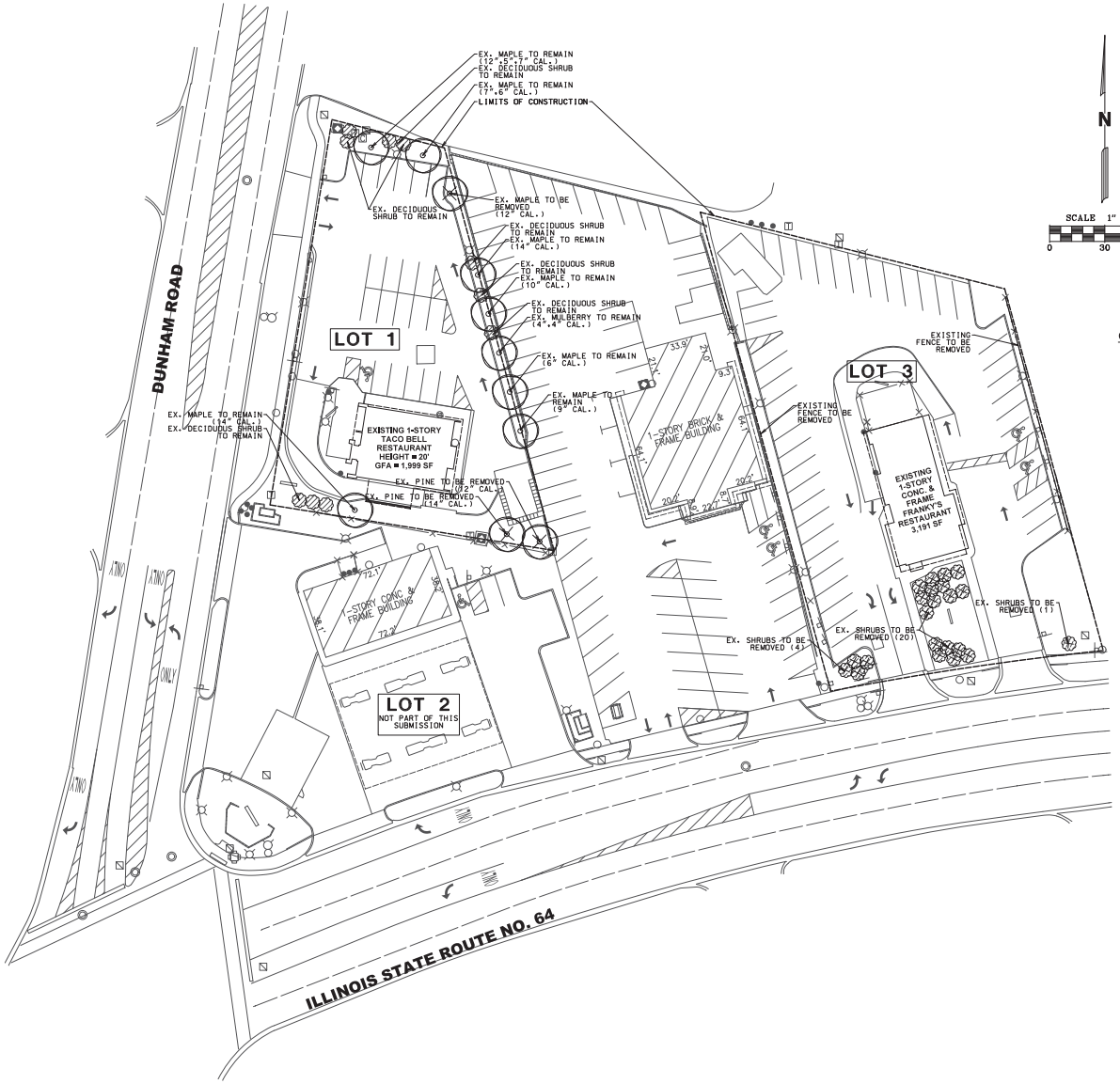


N

SCALE 1" = 30'

0 30 60

KEY

EXISTING VEGETATION

- EXISTING TREE TO BE PROTECTED
- EXISTING TREE TO BE REMOVED
- EXISTING SHRUB
- EXISTING SHRUB TO BE REMOVED
- EXISTING FENCE
- LIMITS OF CONSTRUCTION

CONSTRUCTION AND TREE PRESERVATION SPECIFICATIONS FOR EXISTING TREES

THE FOLLOWING SPECIFICATIONS ARE GUIDELINES TO ENSURE THAT THE EXISTING TREES WITHIN THE CONSTRUCTION ZONE ARE NOT DAMAGED DURING THE PROPOSED CONSTRUCTION.

AS WITH ALL GUIDELINES, IT WILL BE IN THE CONTRACTOR'S BEST INTEREST, TO SCHEDULE A MEETING PRIOR TO CONSTRUCTION TO ENSURE THAT ALL QUESTIONS REGARDING PROPOSED WORK AND TREE IMPACTS ARE DISCUSSED AND AGREEMENT REACHED WITH THE CITY FORESTER.

PROXIMITY TO TREES
- ANY NEW SIDEWALK OR STREET EXCAVATION TO BE MADE WILL REQUIRE PRIOR APPROVAL BY THE CITY FORESTER.
- SITE MARKINGS INDICATING PROXIMITY OF PROPOSED WORK SHALL BE MARKED BY EACH TREE WITH PAINT PRIOR TO SCHEDULING AN INSPECTION BY THE CITY FORESTER.
- THE PERMITTED DISTANCE FROM THE TRUNK OF A TREE TO ANY PROPOSED EXCAVATION IS 6 FEET OR MORE. IF THE PROPOSED IMPROVEMENT IS WITHIN 6 FEET OR LESS OF THE TREE, THE TREE MAY BE REQUIRED TO BE REMOVED. (SEE TREE REMOVAL).

TREE PRESERVATION FENCING
- 4' CHAIN LINK FENCE WILL NEED TO BE ERECTED FROM DRIP LINE TO DRIP LINE OF EACH TREE WITHIN THE CONSTRUCTION ZONE.
- ENCLOSED TREE PROTECTION DETAIL WILL BE PART OF THE CONSTRUCTION DOCUMENTS.

TREE ROOT PRUNING
- ROOT PRUNING SHALL BE PERFORMED ON ANY TREE THAT IS MORE THAN 6 FEET FROM THE PROPOSED CONSTRUCTION ZONE.
- ROOT PRUNING WILL NOT BE PERMITTED ON ANY TREE THAT IS LESS THAN 6 FEET AWAY FROM PROPOSED CONSTRUCTION ZONE.
- ROOT PRUNING EQUIPMENT MUST BE APPROVED BY THE VILLAGE FORESTER PRIOR TO USE.
- HAND ROOT PRUNING WILL NOT BE PERMITTED UNLESS APPROVED BY THE VILLAGE FORESTER. ALL HAND ROOT PRUNING WILL REQUIRE A CERTIFIED ARBORIST'S SUPERVISION.

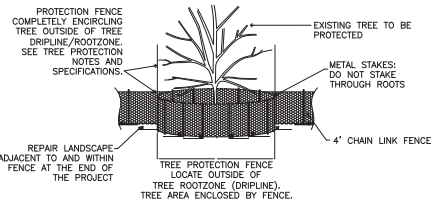
TREE REMOVAL
- TREE REMOVAL IS RECOMMENDED FOR TREES CLOSER THAN 6 FEET TO A CONSTRUCTION ZONE.
- THE USE OF STRUCTURAL SOIL AND BARRIER FABRIC WILL BE CONSIDERED AS AN ALTERNATIVE TO TREE REMOVAL. ALL TREE REMOVALS REQUIRE A WRITTEN PERMIT FROM THE VILLAGE FORESTER PRIOR TO REMOVAL.

TREE CANOPY PRUNING
- TREE BRANCHES HANGING INTO THE CONSTRUCTION ZONE MAY BE PRUNED BY A CERTIFIED TREE WORKER. ALL PRUNING CUTS MUST MEET ANSI A300-2001 STANDARDS.
- NO AMERICAN ELMS OR OAKS MAY BE PRUNED WITHOUT WRITTEN PERMISSION AND INSTRUCTIONS TO CERTIFIED ARBORIST FROM THE VILLAGE FORESTER BETWEEN APRIL 1ST AND OCTOBER 31ST.

DAMAGE TO TREES
- CONTRACTOR RESPONSIBLE FOR DAMAGE TO EXISTING TREES TO REMAIN
- REVIEW BY OWNER OR OWNER'S REPRESENTATIVE TO DETERMINE WHETHER DAMAGED VEGETATION TO BE REPLACED OR OTHER ALTERNATIVE MEASURE.

END OF SECTION

NOTES:
1. REVIEW TREE PROTECTION FENCE INSTALLATION WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION ACTIVITIES.
2. CONTRACT/ CONSTRUCTION FENCE TO INCLUDE PERIMETER OF TREE PROTECTION FENCE WHERE THESE INTERSECT.
3. MAINTAIN TREE PROTECTION AND FENCE WITHIN CONSTRUCTION/WORK LIMIT FENCE FOR THE DURATION OF THE PROJECT.
4. NO STAGING, TRENCHING, DIGGING, TRAFFICKING, RE-GRADING OR OTHER IMPACT SHALL BE ALLOWED IN TREE PROTECTION AREA.
5. CONTRACTOR MUST COORDINATE PLACEMENT OF EROSION CONTROL FENCE WITH TREE PROTECTION TO ENSURE MAXIMUM PROTECTION OF ROOTS, AND SOIL IN CANOPY ZONE.
6. TREE MAINTENANCE SHALL INCLUDE WATERING, WEEDING, REMOVAL OF DEBRIS AND DUST PROTECTION. WASH TREE AND LEAVES WITHIN 24 HOURS POST OVERSPRAY FROM DUST, PAINT, CONSTRUCTION RESIDUE.
7. TEMPORARILY TIE CANOPY IF NEEDED FOR OVERHEAD PROTECTION, NOT TOO EXCEED 24 HOURS PER WEEK.



TREE PROTECTION DETAIL
NTS

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Geneva, Illinois 60134

DATE	DESCRIPTION OF REVISION	BY
07-16-21	PUD PRELIMINARY SUBMITTAL	JJA

DESIGNED	JJA
DRAWN	JJA
APPROVED	SRK
DATE	03/22/2021
SCALE	1" = 30'-0"

TREE PRESERVATION AND REMOVAL PLAN
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET L1 OF 3

PROJECT NUMBER: 3432A

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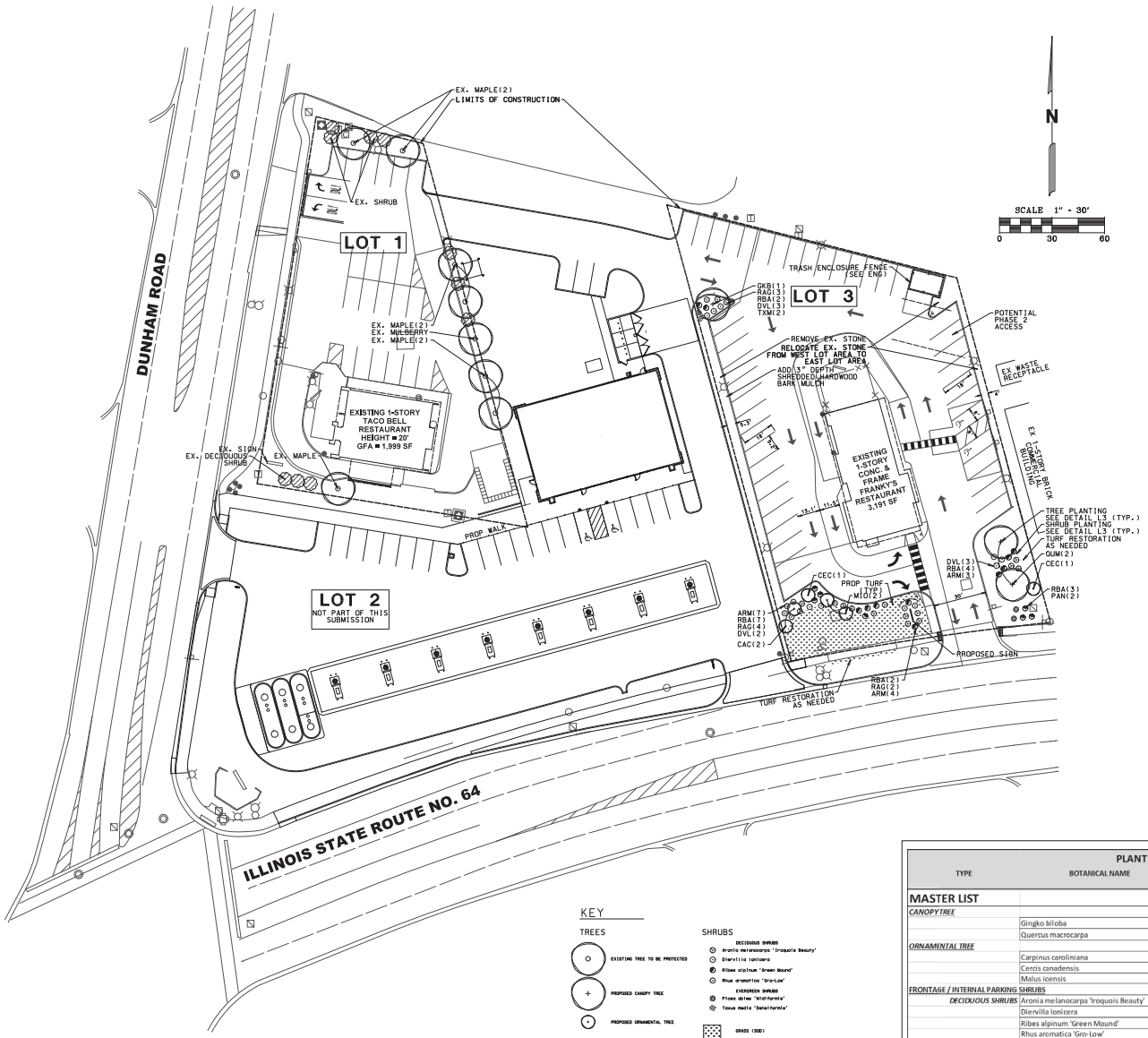

GENERAL LANDSCAPE SITEWORK NOTES:

1. INSTALLATION OF EXISTING SOIL SUBGRADES MUST BE TESTED FOR DRAINAGE AND DECOMPACTED IN AREAS OF HEAVY CONTRUCTION STAGING PRIOR TO PLACEMENT OF IMPORTED PLANTING SOILS, TO ENSURE PLANTING AREA SOILS ARE NOT COMPACTED AND WELL DRAINED.
2. INCLUDE THE PERIOD OF SOIL AND LANDSCAPE INSTALLATION ON THE GENERAL CONSTRUCTION SCHEDULE. A LANDSCAPE SCHEDULE MUST SUBMITTED FOR LANDSCAPE ARCHITECT REVIEW FOR QUALITY ASSURANCE AS PART OF THIS WORK, AND COORDINATED WITH THE OVERALL GENERAL CONSTRUCTION SCHEDULE.
3. SCHEDULE PLANTS TO BE PROCURED, DUG AND INSTALLED WITHIN APPROPRIATE SEASONS PER SPECIFICATIONS. THE INITIAL SIX WEEKS OF ESTABLISHMENT PERIOD FOR CONTAINER AND BALLED PLANTS WILL INCLUDE 2–3 TIMES PER WEEK WATERING, WEEDING AND MONITORING, DEPENDENT ON REQUIREMENTS AND CONDITIONS.
4. A ONE YEAR WARRANTY INCLUDING REGULAR CONTRACT MAINTENANCE BEGINNING AT SUBSTANTIAL COMPLETION MUST BE INCLUDED WITH THIS WORK. THE YEAR LANDSCAPE WARRANTY MUST INCLUDE REGULAR MONITORING AND AS NEEDED MAINTENANCE OF PLANTED LANDSCAPE AREAS, BY A TRAINED CREW. THIS SHALL OCCUR TWICE A MONTH THROUGH THE FIRST GROWING SEASONS AND ONCE A MONTH THEREAFTER. THIS DOES NOT INCLUDE LANDSCAPE WATERING WHICH MUST BE SUPPLIED ON AN AS NEEDED BASIS.
5. NOTE THAT LANDSCAPE AREAS AND PATHS MAY DRAIN TOWARDS PLANTING AREAS WHICH INCLUDE LOW POINTS WITH LANDSCAPE DRAINS. THE CONTRACTOR MAY REQUIRE TEMPORARY PROVISION OF SOIL, PLANT, AND SEED EROSION PROTECTION UNTIL PLANTS ARE ROOTED AND ESTABLISHED, THROUGH THE WARRANTY PERIOD.
6. THE LANDSCAPE CONTRACTOR MUST SUBMIT LANDSCAPE SUBMITTALS FOR MATERIALS MEETING PROJECT SPECIFICATIONS, AS PART OF THIS WORK.
7. INFORMATION PERTAINING TO THE LOCATION OF EXISTING CONDITIONS IS APPROXIMATE AND IS INCLUDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ARCHITECT AND THE OWNER ASSUME NO RESPONSIBILITY FOR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS.
8. THE CONTRACTOR IS TO RESOLVE CONFLICTS BETWEEN SITE LANDSCAPE AND UTILITIES. LANDSCAPE FINISHES PREVAIL OVER BELOW AND ABOVE GRADE PRIVATE SITE UTILITY LOCATIONS.
9. CLARIFICATION, DISCREPANCIES, AND CONFLICTS OF PLANS: ALL REQUESTS FOR CLARIFICATION OR ADDITIONAL INFORMATION RELATIVE TO CONSTRUCTION METHODS, ITEMS, OR EQUIPMENT PRIOR TO BIDDING SHALL BE DIRECTED TO THE ARCHITECTS WHO WILL FURNISH IN WRITING SUCH INFORMATION OR CLARIFICATION REQUIRED. ANY DISCREPANCIES OR CONFLICTS ON THE PLANS, QUANTITIES, OR SPECIFICATIONS, DISCOVERED BY THE CONTRACTOR, EITHER PRIOR TO, OR AFTER THE AWARD OF THE CONTRACT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE WORK IS BEGUN SO THAT THE PROPER CORRECTIONS CAN BE MADE.
10. LOCATION OF UNDERGROUND FACILITIES: CONTRACTOR SHALL CONTACT JULIE 811 OR 800–892–0123 PRIOR TO BEGINNING WORK THE CONTRACTOR SHALL TAKE ALL NECESSARY SAFETY PRECAUTIONS TO PROTECT EXISTING STRUCTURES AND SITE LANDSCAPE TO REMAIN. ANY DAMAGE TO STRUCTURES OR EXISTING SITE CONDITIONS TO REMAIN ARE THE CONTRACTOR'S RESPONSIBILITY, AND MUST BE REPAIRED TO THEIR ORIGINAL CONDITIONS.
11. RESTORATION: RESTORATION OF DAMAGE TO PUBLIC OR PRIVATE PROPERTY OUTSIDE THE LIMITS OF THIS PROJECT AND OF ALL EXISTING ROADS AND RIGHTS–OF–WAY AND EASEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH APPLICABLE STANDARDS SET FOR THE VILLAGE OF LAGRANGE AND THE OWNER. CLEAN–UP AND FINAL RESTORATION MUST BE PERFORMED IMMEDIATELY UPON COMPLETION OF EACH PHASE OF THE WORK. RESTORE AREAS TO ORIGINAL CONDITION OR BETTER.
12. MAINTAIN ROADWAYS AND SIDEWALKS ADJOINING THE PROJECT SITE FREE FROM MUD AND DEBRIS AT ALL TIMES.
13. THE CONTRACTOR SHALL REVIEW ALL AVAILABLE SOILS REPORTS.
14. MATERIAL QUANTITIES INDICATED IN DOCUMENTS ARE APPROXIMATE. THE CONTRACTOR IS TO VERIFY QUANTITIES WITH BID. VALID BIDS MUST INCLUDE QUANTITIES, UNIT PRICING, WRITTEN UNDERSTANDING OF SCOPE WARRANTIES, WARRANTY PERIOD MAINTENANCE.
15. PERMITS: IT IS THE CONTRACTOR'S RESPONSIBILITY PROCURE ALL PERMITS AND SCHEDULE INSPECTIONS REQUIRED AS PART OF THE WORK DESCRIBED HEREIN, IN A TIMELY MANNER WITHIN THE PROJECT SCHEDULE.
16. INDEMNIFICATION: THE CONTRACTOR, BY AGREEING TO PERFORM THE WORK, AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER, ARCHITECT, THE CITY, AND ALL AGENTS AND ASSIGNS OF THOSE PARTIES, FROM ALL SUITS, CLAIMS, AND LEGAL FEES ARISING OUT OF THE DEFENSE OF SAID PARTIES.
17. SEE CIVIL SHEETS FOR ALL TOPOGRAPHICAL, DRAINAGE, UTILITY INFORMATION, HARDSCAPE. SEE CIVIL SHEETS FOR DEMOLITION AND PROTECTION INFORMATION NOT PERTAINING TO LANDSCAPE WORK.

ZONING DATA — LOT 3

CATEGORY	AREA / QUANTITY	REQUIREMENT	PROVIDED
STREET FRONTAGE	120 LINEAR FEET (EXCLUDING DRIVEWAY)	1 TREE / 50 FEET	6 ORNAMENTA. TREES 1 CANOPY TREE
		75% SHRUB AND/OR PERENNIAL PLANTINGS	96 LF PLANTINGS
PARKING LANDSCAPE AREA	44 PARKING SPACES	1 LANDSCAPE ISLAND PER 10 SPACES	4 LANDSCAPE ISLANDS
		PLANT MATERIAL PROVIDED WITHIN ISLAND	2 SHADE TREES; LIMITED DUE TO DRIVE AISLE VISIBILITY
FOUNDATION LANDSCAPE	230 LINEAR FEET	EVERY 50 LF = 2 SHADE/ORN/EVERGREEN TREES 20 SHRUBS	RESTRICTED DUE TO EXISTING PEDESTRAIN ACCESS AND DRIVE AISLES
BUFFER LANDSCAPE	474 TOTAL LINEAR FEET (2) ADJACENET LOT LINES	PROVIDE SCREENING WHERE AVAILABLE	SCREENING NOT PROVIDED; LIMITED BY EXISTING ADJACENT FENCE, STRUCTURE AND LIGHTING

PLANT SCHEDULE: PROPOSED PLANT MATERIAL - ST. CHARLES KFP DEVELOPMENT

TYPE	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE AT INSTALLATION CAL	SIZE	UNIT	NOTES GENERAL COMMENTS	PLAN CODE
MASTER LIST								
CANOPY TREE								
	Gingko biloba	Maidenhair Tree	1	2.5" CAL		B&B	Male Species	GKB
	Quercus macrocarpa	Burr Oak	2	2.5" CAL		B&B		QUM
ORNAMENTAL TREE								
	Carpinus caroliniana	American Hornbeam	2	6' HT		B&B		CAC
	Cercis canadensis	Eastern Redbud	2	6' HT		B&B		CEC
	Malus ioensis	Iowa Crab	2	6' HT		B&B		MIO
FRONTAGE / INTERNAL PARKING SHRUBS								
DECIDUOUS SHRUBS	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry	14		#5 CONT	CONT	30" HT	ARM
	Diervilla lonicera	Bush Honeysuckle	8		#5 CONT	CONT	30" HT	DVL
	Ribes alpinum 'Green Mound'	Alpine Currant	18		#5 CONT	CONT	30" HT	RBA
	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	9		#5 CONT	CONT	30" HT	RAG
EVERGREEN SHRUBS	Picea abies 'Nidiformis'	Bird's Nest Spruce	2		#5 CONT	CONT	30" HT	PAN
	Taxus media 'Densiformis'	Dense Yew	2		#5 CONT	CONT	30" HT	TXM
TURF AREAS (SF)			1,740	SOD				

KEY

TREES
- EXISTING TREE TO BE PROTECTED
- PROPOSED CANOPY TREE
- PROPOSED ORNAMENTAL TREE
- EXISTING SHRUB

SHRUBS
- DECIDUOUS SHRUBS
- Aronia melanocarpa 'Iroquois Beauty'
- Diervilla lonicera
- Ribes alpinum 'Green Mound'
- Rhus aromatica 'Gro-Low'
- EVERGREEN SHRUBS
- Picea abies 'Nidiformis'
- Taxus media 'Densiformis'
- GRASS (SOD)
- LIMITS OF CONSTRUCTION

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CLIENT:
KFP Family Associates, L.P.
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Geneva, Illinois 60134

DATE	DESCRIPTION OF REVISION	BY
07-16-21	PUD PRELIMINARY SUBMITTAL	JJA

DESIGNED	JJA
DRAWN	JJA
APPROVED	SRK
DATE	03/22/2021
SCALE	1" = 30'-0"

PROPOSED LANDSCAPE PLAN
IL ROUTE 64 AND DUNHAM ROAD
ST. CHARLES, ILLINOIS

SHEET L2 OF 3

PROJECT NUMBER: 3432A

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3/22/2021 3432A.dwg
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LANDSCAPE NOTES:

1.SUBMIT LANDSCAPE CONTRACTOR NAME WITH BID FOR OWNER APPROVAL.

2.CONTRACTOR TO REVIEW THE SPECIFIED INSTALLATION, SUBMITTAL AND MAINTENANCE REQUIREMENTS, NOTED IN SPECIFICATIONS, AND SUBMIT ACKNOWLEDGEMENT FORMS WITH THE BID ON CONTRACTOR'S LETTERHEAD.

3.SUBMIT AND UPDATE LANDSCAPE PROJECT SCHEDULES. THE GENERAL CONTRACTOR IS TO PHASE CONSTRUCTION TO COMPLETE SOIL AND PLANTING INSTALLATION WITHIN TYPICAL PLANTING SEASONS. INCLUDE DATES ON SCHEDULES FOR LANDSCAPE ARCHITECT REVIEW

4.MONITOR AND PROTECT FINAL GRADE SUBSOIL, FINISHED GRADE PLANTING SOIL, AND NEW PLANTING INSTALLATIONS FROM CONSTRUCTION ACCESS. PROHIBIT TRAFFIC, STORAGE, CONSTRUCTION DAMAGE THROUGH SITE MANAGEMENT, MONITORING, SIGNAGE AND TEMPORARY PROTECTIVE FENCING. PROTECT COMPLETED PLANT INSTALLATIONS FROM DAMAGE THROUGH SUBSTANTIAL COMPLETION. PROTECT SEEDED AREAS THROUGH THE WARRANTY PERIOD.

5.EXISTING TREES INDICATED AS PROTECTED, MUST BE FENCED, WATERED THROUGH THE CONSTRUCTION PERIOD.

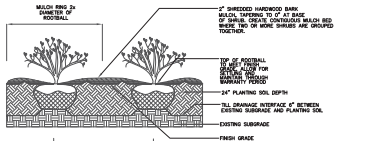
6.ALLOW FOR SETTLING WHEN INSTALLING PLANTING SOIL GRADES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SOIL GRADES AND CORRECT HEIGHTS FOR PLANT MATERIAL THROUGH THE WARRANTY PERIOD. THE CONTRACTOR SHALL NOT TOP DRESS THE PLANTING SOIL TO A DEPTH WHICH CREATES POOR DRAINAGE OR RESULTS IN PLANTS BEING TOO DEEP.

7.TREE PLANTING PITS MUST DRAIN FREELY AND BE FREE OF CONSTRUCTION SCRAP, TRASH, DEBRIS, AND NON-SOIL MATERIAL. TEST PERCOLATION PRIOR TO PLANT INSTALLATION.

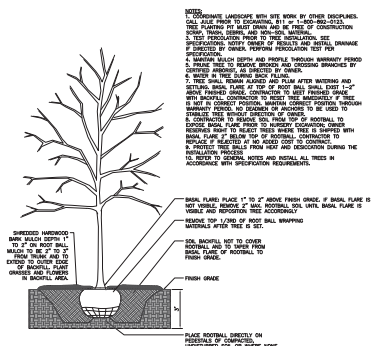
8.EXISTING PLANTS TO REMAIN WILL BE INSPECTED BY THE LANDSCAPE ARCHITECT FOLLOWING CONSTRUCTION. PLANTS TO REMAIN MAY REQUIRE REPLACEMENT ON BASIS OF CONDITION FOLLOWING CONSTRUCTION. REPLACEMENT TREES TO BE SPECIFIED BY THE LANDSCAPE ARCHITECT AT A 3" CALIPER SIZE.

9.PLANTING SOIL: MEETING PHYSICAL AND CHEMICAL CHARACTERISTICS OF SANDY LOAM SOIL NOT EXCEEDING 35% CLAY, STATE ENVIRONMENTAL PER PROJECT REQUIREMENTS, AGRONOMIC TESTING STANDARDS, AND MEETING SOIL SPECIFICATIONS. MUST BE NATURALLY OCCURRING NATIVE SOIL MATERIAL MEETING PERCOLATION REQUIREMENTS, FREE OF GRAY CLAY AND STONES GREATER THAN 1". REMOVE FOREIGN OBJECTS.

10.PLANTING SOIL DEPTHS: PROVIDE MINIMUM DEPTHS AS FOLLOWS:
CANOPY TREE PLANTING - 36"
ORNAMENTAL TREE AND SHRUB PLANTING - 24"
HERBACEOUS, GRASSES, SEEDED AREAS, SOD LAWN - 18".



SHRUB PLANTING
NTS



TREE PLANTING DETAIL
NTS

CONSTRUCTION AND TREE PRESERVATION SPECIFICATIONS FOR EXISTING TREES

THE FOLLOWING SPECIFICATIONS ARE GUIDELINES TO ENSURE THAT THE EXISTING TREES WITHIN THE CONSTRUCTION ZONE ARE NOT DAMAGED DURING THE PROPOSED CONSTRUCTION.

AS WITH ALL GUIDELINES, IT WILL BE IN THE CONTRACTOR'S BEST INTEREST, TO SCHEDULE A MEETING PRIOR TO CONSTRUCTION TO ENSURE THAT ALL QUESTIONS REGARDING PROPOSED WORK AND TREE IMPACTS ARE DISCUSSED AND AGREEMENT REACHED WITH THE VILLAGE FORESTER.

PROXIMITY TO TREES
ANY NEW SIDEWALK OR STREET EXCAVATION TO BE MADE WILL REQUIRE PRIOR APPROVAL BY THE VILLAGE FORESTER.
SITE MARKINGS INDICATING PROXIMITY OF PROPOSED WORK SHALL BE MARKED BY EACH TREE WITH PAINT PRIOR TO SCHEDULING AN INSPECTION BY THE VILLAGE FORESTER.
THE PERMITTED DISTANCE FROM THE TRUNK OF A TREE TO ANY PROPOSED EXCAVATION IS 6 FEET OR MORE. IF THE PROPOSED IMPROVEMENT IS WITHIN 6 FEET OR LESS OF THE TREE, THE TREE MAY BE REQUIRED TO BE REMOVED. (SEE TREE REMOVAL).

TREE PRESERVATION FENCING
4' CHAIN LINK FENCE WILL NEED TO BE ERECTED FROM DRIP LINE TO DRIP LINE OF EACH TREE WITHIN THE CONSTRUCTION ZONE.
ENCLOSED TREE PROTECTION DETAIL WILL BE PART OF THE CONSTRUCTION DOCUMENTS.

TREE ROOT PRUNING
ROOT PRUNING SHALL BE PERFORMED ON ANY TREE THAT IS MORE THAN 6 FEET FROM THE PROPOSED CONSTRUCTION ZONE.
ROOT PRUNING WILL NOT BE PERMITTED ON ANY TREE THAT IS LESS THAN 6 FEET AWAY FROM PROPOSED CONSTRUCTION ZONE.
ROOT PRUNING EQUIPMENT MUST BE APPROVED BY THE VILLAGE FORESTER PRIOR TO USE.
HAND ROOT PRUNING WILL NOT BE PERMITTED UNLESS APPROVED BY THE VILLAGE FORESTER.
ALL HAND ROOT PRUNING WILL REQUIRE A CERTIFIED ARBORIST'S SUPERVISION.

TREE REMOVAL
TREE REMOVAL IS RECOMMENDED FOR TREES CLOSER THAN 6 FEET TO A CONSTRUCTION ZONE.
THE USE OF STRUCTURAL SOIL AND BARRIER FABRIC WILL BE CONSIDERED AS AN ALTERNATIVE TO TREE REMOVAL. ALL TREE REMOVALS REQUIRE A WRITTEN PERMIT FROM THE VILLAGE FORESTER PRIOR TO REMOVAL.

TREE CANOPY PRUNING
TREE BRANCHES HANGING INTO THE CONSTRUCTION ZONE MAY BE PRUNED BY A CERTIFIED TREE WORKER. ALL PRUNING CUTS MUST MEET ANSI A300-2001 STANDARDS.
NO AMERICAN ELMS OR OAKS MAY BE PRUNED WITHOUT WRITTEN PERMISSION AND INSTRUCTIONS TO CERTIFIED ARBORIST FROM THE VILLAGE FORESTER BETWEEN APRIL 1ST AND OCTOBER 31ST.

REGRADING PERFORMED WITH OVERSIGHT BY ARBORIST
LOWERING GRADE: WHERE NEW FINISH GRADE IS INDICATED BELOW EXISTING GRADE AROUND TREES, SLOPE GRADE BEYOND THE PROTECTION ZONE. MAINTAIN EXISTING GRADES WITHIN THE PROTECTION ZONE.
LOWERING GRADE WITHIN PROTECTION ZONE: WHERE NEW FINISH GRADE IS INDICATED BELOW EXISTING GRADE AROUND TREES, SLOPE GRADE AWAY FROM TREES AS RECOMMENDED BY ARBORIST UNLESS OTHERWISE INDICATED.
ROOT PRUNING: PRUNE TREE ROOTS EXPOSED BY LOWERING THE GRADE. DO NOT CUT MAIN LATERAL ROOTS OR TAPROOTS; CUT ONLY SMALLER ROOTS. CUT ROOTS AS REQUIRED FOR ROOT PRUNING.
RAISING GRADE: WHERE NEW FINISH GRADE IS INDICATED ABOVE EXISTING GRADE AROUND TREES, SLOPE GRADE BEYOND THE PROTECTION ZONE. MAINTAIN EXISTING GRADES WITHIN THE PROTECTION ZONE.
MINOR FILL WITHIN PROTECTION ZONE: WHERE EXISTING GRADE IS 2 INCHES OR LESS BELOW ELEVATION OF FINISH GRADE, FILL WITH TOPSOIL. PLACE TOPSOIL IN A SINGLE UNCOMPACTED LAYER AND HAND GRADE TO REQUIRED FINISH ELEVATIONS.

MAINTENANCE
MAINTAIN PROTECTED TREES AND LANDSCAPE AREAS THROUGH PROJECT SUBSTANTIAL COMPLETION THROUGH PROVISION AND MAINTENANCE OF PROTECTION DEVICES AS APPROVED BY OWNER.
MAINTENANCE OF PROTECTED PLANTS DURING PROTECTION PERIOD INCLUDES WATERING, NECESSARY CULTIVATION, WEEDING, PRUNING, DISEASE AND INSECT PEST CONTROL, PROTECTIVE SPRAYING ENSURE NORMAL, VIGOROUS, AND HEALTHY GROWTH.
PROVIDE TEMPORARY SOIL STABILIZATION, MULCHING, WET BURLAP WRAP, GATORBAG WATERING, WATERING, FOR PLANTS WHICH ARE ROOT PRUNED, AS PRESCRIBED BY THE CERTIFIED ARBORIST.

END OF SECTION

LANDSCAPE PLANTINGS

PART 1 - GENERAL
1.1 DESCRIPTION:
A.SECTION INCLUDES: LANDSCAPING WORK AS SHOWN AND SPECIFIED.
B.SCOPE: THIS SECTION INCLUDES, BUT MUST NOT BE LIMITED TO, PROVISIONS FOR THE FOLLOWING ITEMS:
1.LANDSCAPE QUALITY AND PROJECT SCHEDULING
2.TOPSOIL REMOVAL AND REPLACEMENT
3.PROVISION OF TOP SOIL
4.BED PREPARATION
5.PLANT SOURCING
6.TREES
7.SHRUBS
8.PERENNIALS, FORBS, ORNAMENTAL GRASSES, AND BULBS
9.PROJECT PERIOD LANDSCAPE MAINTENANCE
10.PROTECTION OF NEW LANDSCAPING
11.WARRANTY
12.REPLACEMENTS

1.2 SUBMITTALS
A.SUBMIT WITH BID:
1.LANDSCAPE CONTRACTOR QUALIFICATIONS.
2.LANDSCAPE SCHEDULE.
3.LETTER INDICATING CONTRACTOR AND LANDSCAPE CONTRACTOR HAVE READ DOCUMENTS AND WILL PROVIDE SPECIFIED INSTALLATION, MAINTENANCE, AND WARRANTIES.
4.VERIFICATION OF LANDSCAPE QUANTITIES PER EACH SPECIES OR INSTALLATION TYPE.
5.LIST OF PLANT MATERIAL NURSERY SOURCES AND SCHEDULE FOR PROCUREMENT.

1.3 PRODUCT DELIVERY, STORAGE, AND HANDLING
A.PREPARATION FOR DELIVERY
1.BALLED AND BURLAPPED (B&B) PLANTS:
a.DIG AND PREPARE FOR SHIPMENT IN MANNER THAT WILL NOT DAMAGE ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT OF PLANT.
b.ORIGINATE FROM SOIL WHICH WILL HOLD GOOD BALL WHEN WRAPPED WITH BURLAP OR SIMILAR MATERIAL, BOUND WITH TWINE OR CORD SO AS TO HOLD BALLS FIRM AND INTACT.

LANDSCAPE PLANTINGS (continued)
c.TREE BASAL FLARE: BASAL FLARE MUST BE VISIBLE WITHIN TOP 1" OF EXCAVATED TREE BALL.
3.POTTED OR CONTAINER PLANTS
a.PROVIDE CONTAINER TO HOLD BALL SHAPE PROTECTING ROOT MASS DURING DELIVERY AND HANDLING.
b.ROOTS MUST COMPRISE GREATER THAN 70% OF THE POTTED SOIL VOLUME.
B.STORAGE:
1.PLANT MATERIAL:
a.SET PLANTS IN A TEMPORARY NURSERY AREA WHICH ARE NOT TO BE PLANTED WITHIN 4 HRS, ON GROUND AND HEAL IN WITH PEAT, SOIL, MULCH OR OTHER MEDIA; PLANTS MUST BE STORED PLUMB. CONSTRUCT AND MAINTAIN THIS AREA. IRRIGATE PLANTS AS REQUIRED. DO NOT REMOVE CONTAINER GROWN STOCK FROM CONTAINERS UNTIL PLANTING TIME.
B.WATER PLANTS AS NECESSARY UNTIL PLANTED.
C.QUALITY: THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT MATERIAL WHICH HAS INCURRED DAMAGE DUE TO SHOCK, WILTING, OR MISHANDLING, TO BE REPLACED AT NO ADDITIONAL COST TO THIS CONTRACT.

1.4 JOB CONDITIONS
A.PLANTING SEASONS:
1.SPRING SEASON: ALL PLANTS - WHEN GROUND BECOMES WORKABLE TO JUNE 15.
2.AFTER JUNE 15, PER DIRECTION OF OWNER'S REPRESENTATIVE.
3.FALL SEASON:
a.WOODY DECIDUOUS PLANTS - SEPTEMBER 1 TO NOVEMBER 15.
b.EVERGREENS - SEPTEMBER 1 - SEPTEMBER 30
c.HERBACEOUS PERENNIALS AND GRASSES - SEPTEMBER 1 - SEPTEMBER 30
B.INVASIVE VEGETATION AND WEEDS:
1.DO NOT INSTALL NEW PLANTING UNTIL AREAS ARE FREE OF WEEDS AND INVASIVE VEGETATION. IF PRESENT, APPLY REPEATED APPLICATIONS OF OWNER'S REPRESENTATIVE APPROVED HERBICIDE, TO PREPARE BED IN WEED FREE CONDITION PRIOR TO START OF PROPOSED LANDSCAPING WORK.
C.UTILITIES:
1.VERIFY LOCATION OF UNDERGROUND UTILITIES WITH JULLLE (811) AND PERFORM WORK IN A MANNER TO AVOID POSSIBLE DAMAGE. HAND-EXCAVATE AS REQUIRED. MAINTAIN ANY GRADE STAKES SET BY OTHERS UNTIL REMOVAL IS MUTUALLY AGREED UPON. REPAIR ALL UTILITIES, DRAINAGE SYSTEMS, OR PLANTER BASE DAMAGED BY EXCAVATION AND INSTALLATION AT CONTRACTOR'S EXPENSE.
2.CONFIRM WITH GENERAL CONTRACTOR PRESENCE OF UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
D.PROTECTION:
1.PROTECT SEEDED AND PLANTED AREAS AGAINST DAMAGE BY OTHER WORK.
2.REPLACE, REPAIR, RESTAKE OR REPLANT SOD OR PLANTINGS WHICH ARE DAMAGED.
3.PROTECT LAWN AREAS, AND REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.
4.PROTECT LANDSCAPED AREAS WITH APPROVED TEMPORARY FENCING THROUGH SUBSTANTIAL COMPLETION, OR THROUGH PERIOD DIRECTED BY OWNER'S REPRESENTATIVE.
5.PROTECT PLANTS FROM ANIMAL PREDATION THROUGH THE WARRANTY PERIOD.
E.WHEREVER LANDSCAPE WORK IS EXECUTED IN CONJUNCTION WITH OTHER WORK, ARRANGE SCHEDULE THAT WILL PERMIT EXECUTION OF LANDSCAPE WORK AS SPECIFIED.
F.EXCAVATION:
1.WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR OBSTRUCTIONS, NOTIFY THE OWNER'S REPRESENTATIVE. RESOLVE THE CONDITIONS WITH THE OWNER'S REPRESENTATIVE AND RECEIVE APPROVAL BEFORE PLANTING.

PART 2 - PRODUCTS
2.1 PLANTS
A.GENERAL:
1.TEMPORARY NURSERY: NO ON SITE TEMPORARY NURSERY SPACE WILL BE PROVIDED, EXCEPT AS DIRECTED BY THE OWNER'S REPRESENTATIVE. PROTECT PLANTS, LANDSCAPE MATERIALS, FROM DAMAGE AND THEFT AS PART OF THIS WORK.
2.DELIVER FRESH NURSERY MATERIAL FOR SAME-DAY INSTALLATION OR AS APPROVED THE OWNER'S REPRESENTATIVE, IN A HEALTHY STATE. REQUEST OWNER'S REPRESENTATIVE'S INSPECTION AT TIME OF DELIVERY. PROVIDE COPIES OF DELIVERY TICKET. MAINTAIN PLANTS IN HEALTHY, TURGID CONDITION THROUGH FINAL ACCEPTANCE AND WARRANTY PERIOD.
3.PROVIDE NURSERY GROWN PLANT MATERIAL. PROVIDE PLANTS GROWN WITHIN SAME HARDINESS ZONE AS PROJECT SITE OR HAVE BEEN ACCLIMATED TO CONDITIONS OF SAME HARDINESS ZONE FOR MINIMUM OF TWO GROWING SEASONS.
4.UNLESS SPECIFICALLY NOTED OTHERWISE, PROVIDE PLANTS OF SELECTED SPECIMEN QUALITY HAVE NORMAL HABIT OF GROWTH AND BE SOUND, HEALTHY, VIGOROUS PLANTS WITH WELL DEVELOPED ROOT SYSTEMS, FREE OF DISEASE, INSECT PESTS, THEIR EGGS OR LARVAE, AND INJURIES.
5.DO NOT PRUNE BEFORE DELIVERY. PRUNE ONLY AT TIME OF PLANTING AND AS DIRECTED BY A CERTIFIED ARBORIST.
6.TREES WHICH HAVE DAMAGED OR CROOKED LEADER, OR MULTIPLE LEADERS, ARE NOT ACCEPTABLE UNLESS SPECIFICALLY SPECIFIED. TREES WITH ABRASION OF BARK, SUN SCALDS, DISFIGURING KNOTS, OR FRESH CUTS OF LIMBS OVER 1-1/4 IN., WHICH HAVE NOT COMPLETELY CALLOUSED, ARE NOT ACCEPTABLE.
7.PLANTS MUST BE FRESHLY DUG OR CONTAINER-GROWN. NO HEELED-IN PLANTS OR PLANTS FOR COLD STORAGE WILL BE ACCEPTED.
B.BALLED AND BURLAPPED PLANTS (DESIGNATED B&B):
1.DIG PLANTS WITH FIRM NATURAL BALLS OF EARTH OF DIAMETER INDICATED BELOW AND OF SUFFICIENT DEPTH TO ENCOMPASS FIBROUS AND FEEDING ROOT SYSTEM NECESSARY FOR FULL RECOVERY OF PLANT.
2.BASAL FLARE FOR TREES AND SHRUBS MUST BE LOCATED WITHIN THE TOP 1-2" OF THE TREE BALL, WITH SOIL REMOVED FROM FLARE AT TIME OF PLANTING TO SET CORRECT PLANTING DEPTH. TREES SHIPPED WITH THE BASAL FLARE BELOW THIS DIMENSION MAY BE REJECTED PENDING OWNER'S REPRESENTATIVE REVIEW, AND REPLACED AT NO ADDED COST TO THIS CONTRACT. DO NOT SHAVE TREE BALLS.
C.CONTAINER OR POT GROWN PLANTS:
1.CONTAINER GROWN PLANTS MUST HAVE HEAVY FIBROUS ROOT SYSTEM, OR WELL DEVELOPED TAPROOT, THAT HAS BEEN DEVELOPED BY PROPER HORTICULTURAL PRACTICE INCLUDING TRANSPLANTING AND ROOT PRUNING.
2.ROOT SYSTEM MUST HAVE DEVELOPED SUFFICIENTLY LONG FOR NEW FIBROUS ROOTS TO DEVELOP SO ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM CONTAINER.
D.DECIDUOUS (SHADE AND ORNAMENTAL TREES)
1.TREE PLANTINGS MUST BE FREE OF BRANCHES EQUIVALENT TO 1/2 OF TREE HEIGHT OR SO THAT CROWN OF TREE IS IN PROPORTION TO TRUNK AS TREE GROWS. TREES WITH ASCENDING BRANCHES MAY BE BRANCHED 1 FOOT OR MORE BELOW BRANCH HEIGHTS AS LISTED.
2.MULTI-STEM TREE PLANTINGS MUST HAVE MINIMUM THREE MAIN TRUNKS, FROM WHICH EVEN BRANCHING OCCURS, PROVIDING AN EVENLY VEGETATED APPEARANCE.
3.PROVIDE TREES OF SPECIMEN QUALITY.
E.DECIDUOUS SHRUBS: PROVIDE SHRUBS OF THE HEIGHT SHOWN OR LISTED AND WITH NOT LESS THAN MINIMUM NUMBER OF CANES REQUIRED BY ANSI/AAN Z60.1 FOR TYPE AND HEIGHT OF SHRUB REQUIRED.
1.PROVIDE BALLED AND BURLAPPED (B&B) DECIDUOUS SHRUBS.

LANDSCAPE PLANTINGS (continued)
2.2 LANDSCAPE MATERIALS
A.WOOD MULCH FOR WOODY PLANTS ONLY:
1.COMPOSTED SHREDDED HARDWOOD BARK:
a.FROM MIXED HARDWOOD SPECIES AND FREE OF STICKS WEEDS, LEAVES, AND WOOD CHIPS, 60% MUST RANGE BETWEEN 1 AND 3 IN. IN LENGTH; REMAINING 40% MUST NOT EXCEED 1-1/2 IN.
b.MAXIMUM OF 5% CONTENT BY WEIGHT OF SHREDDED WOOD PARTICLES.
B.SOIL AMMENDMENT - FOR PERENNIAL PLANTS ONLY:
1. MIDWEST TRADING 'ONE STEP' SOIL AMMENDMENT OR APPROVED EQUAL.
a. APPLY TO 2" DEPTH ABOVE FINISH GRADE.
b.WEED HERBICIDE: ORGANIC AND INORGANICALLY BASED SPRAY FORMULATED FOR CONTROL AND REMOVAL OF HERBACEOUS WEEDS.
C.TREE STAKES AND GUYS:
1.AS REQUIRED, PROVIDE STAKES AND DEADMEN OF SOUND NEW HARDWOOD, FREE OF KNOTHOLES AND OTHER DEFECTS. PROVIDE WIRE TIES AND GUYS OF TWO STRAND, TWISTED, PLIABLE GALVANIZED IRON WIRE, NOT LIGHTER THAN 12-GAUGE (2.68 MM) WITH ZINC COATED TURNBUCKLES.

PART 3 - EXECUTION
3.1 INSTALLATION
A.SUBGRADE PREPARATION:
1.GRADE SOIL SUBGRADE AWAY FROM AND AROUND BUILDINGS AND TOWARDS DRAIN STRUCTURES AND NATURAL DRAINAGE LOCATIONS, OMITTING CLOSED DEPRESSIONS.
2.PROVIDE CONSULTATION WITH SOIL SCIENTIST OR AGRONOMIST, TO MEET WITH THE OWNER'S REPRESENTATIVE, TO DETERMINE METHODS FOR RE-ESTABLISHING THE SOIL DRAINAGE, INCLUDING:
a.REMOVE AND REPLACE DAMAGED OR NON-DRAINING SUBSOIL IF REQUIRED.
b.TEST SUBGRADE FOR DRAINAGE.
3.SCARIFY COMPACTED SUBGRADE AREAS TO A DEPTH OF 12-INCHES. CONTRACTOR MUST WORK THE SOIL DOWN TO PEA SIZED PARTICLES PRIOR TO TOPSOIL INSTALLATION.
4.PRIOR TO PLACING TOPSOIL, REPAIR DISTURBANCES TO PREVIOUSLY GRADED AREAS, REMOVE SURPLUS SUBGRADE MATERIAL ASSOCIATED WITH ANY LANDSCAPE CONSTRUCTION.
B.TOPSOIL SOIL FINISH GRADING:
1.SCHEDULE SOIL WORK TO ALLOW FOR LANDSCAPE INSTALLATION WITHIN REQUISITE PLANTING PERIODS.
2.SCHEDULE PLACEMENT OF SOIL PRIOR TO PLANTING, TO ALLOW TIME FOR SETTLEMENT. DO NOT MECHANICALLY COMPACT SOIL, OR ALLOW VEHICULAR OR EQUIPMENT ACCESS ON SOIL WHICH MAY IMPACT SOIL STRUCTURE FOR PLANTING PURPOSES.
3.REVIEW SOIL DEPTH REQUIREMENTS FOR EACH AREA OF PLANTING. WHERE SOIL ADDITION OR REPLACEMENT IS REQUIRED, TILL THE INTERFACE BETWEEN EXISTING AND NEW SOIL TO A MINIMUM DEPTH OF 8" TO IMPROVE DRAINAGE.
4.PROVIDE TOPSOIL DEPTH FOR AREAS AS INDICATED ON DRAWINGS, AFTER COMPACTION AND FINISH GRADING. TOPSOIL MUST BE SPREAD, CULTIVATED, LIGHTLY COMPACTED TO PREVENT FUTURE SETTLEMENT, DRAGGED, AND GRADED TO FINISH GRADE. TOPSOIL MUST NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION. THE CONTRACTOR MUST PROPERLY DISPOSE OF SURPLUS MATERIALS.
5.ROLL THE AREA WITH AN APPROPRIATELY SIZED ROLLER USED IN LANDSCAPING TO FIRM THE TURF BED, PRIOR TO RE-LEVELING TO LINE AND GRADE.
6.FINISHED GRADES MUST SLOPE TO DRAIN, BE FREE OF DEPRESSIONS OR OTHER IRREGULARITIES AFTER THOROUGH SETTLEMENT AND COMPACTION OF SOIL, AND MUST BE UNIFORM IN SLOPE BETWEEN GRADING CONTROLS AND THE ELEVATIONS INDICATED.
7.ALLOW FOR SETTLEMENT.
8.PROTECT INSTALLED SOIL AREAS FROM STOCKPILING OF MATERIALS AND VEHICLES. PROVIDE AND MAINTAIN TEMPORARY PROTECTION FENCE, ADVISORY SIGNAGE AS NEEDED TO PROTECT INSTALLED SOIL AREAS FROM COMPACTION AND DAMAGE.
C. PLANTING PREPARATION:
1.PREPARATION OF PLANTING AREAS: COVER SURROUNDING TURF (IF EXISTING) IN MANNER TO PROTECT TURFED AREAS THAT ARE TO BE TRUCKED OR HAULED OVER AND UPON WHICH SOIL IS TO BE TEMPORARILY STOCKED.
2.MANAGE PROJECT PHASING TO LIMIT USE AND TRAFFIC OF PLANTING SOIL AREAS.
3.REVIEW FINAL WORK TO ENSURE PLANTING AREAS HAVE POSITIVE DRAINAGE AND DO NOT CREATE CLOSED DEPRESSIONS.
4.PROVIDE MAINTENANCE OF FINISHED GRADES AND LANDSCAPING THROUGH FINAL ACCEPTANCE AND WARRANTY PERIOD. REPAIR GRADES AND LANDSCAPING AS NEEDED DUE TO EROSION, DISTURBANCE CAUSED BY CONTRACTOR ACTIVITY.
5.STAKE OR PAINT LOCATIONS OF TREES, SHRUBS AND BED LINES, SOD AND SEED AREAS.
6.THERE MUST BE AN ACCESSIBLE ACTIVE WATER SOURCE ON SITE BEFORE PLANT INSTALLATION.
7.CLEAR AND GRUB SOIL, PREPARE REUSE OF EXISTING PLANTING SOIL.
8.REMOVE 4" EXISTING SOIL CONTAINING WEED CROWNS AND ROOTS.
D.EXCAVATION FOR PLANTING:
1.DO NOT SHIP PLANTS UNTIL WATER SOURCE IS AVAILABLE.
2.EXCAVATE CIRCULAR PITS WITH VERTICAL SIDE FOR PLANTS, EXCEPT FOR GROUND COVER OR OTHER BEDDING TYPE PLANT MATERIAL.
3.DIAMETER OF PITS FOR TREES MUST BE AT LEAST 2 FT GREATER THAN DIAMETER OF BALL, OR CONTAINER.
4.DEPTH OF PITS FOR TREES MUST BE AS INDICATED. EXCAVATE TO GREATER DEPTH AS SUITABLE TO ACCOMMODATE BALL, CONTAINER OR BARE ROOTS WHEN PLANT IS SET TO FINISH GRADE ALLOWING FOR 6 IN. OF COMPACTED, PREPARED SOIL IN BOTTOM OF PIT.
5.WHEN PLANTING IN HEAVY CLAY SOILS, PLACE BASAL FLARE OF TREE 3" ABOVE FINISHED GRADE TO ENSURE BALL DRAINAGE. FEATHER EDGES OF BALL TO MATCH FINISHED GRADE.
6.VERIFY ADEQUATE DRAINAGE IS PROVIDED FOR ALL PLANTING PITS AND BED.
7.PER OWNER'S REPRESENTATIVE'S DIRECTION, WHERE PERCOLATION TESTS INDICATE PERCOLATION OF LESS THAN 1" PER HOUR MINIMUM, SUMP DRAINAGE MAY BE USED. AUGER AN 8-INCH DIAMETER BY 6-FOOT DEEP DRAINAGE PASSAGE BENEATH INDIVIDUAL TREE PITS. FILL PASSAGE WITH SPECIFIED DRAINAGE STONE AND COVER WITH FILTER FABRIC. UTILIZE CONTINUOUS TRENCH FOR ROWS OF TREES.
8.DISPOSE OF EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING OFFSITE IN LEGAL MANNER.
E.PREPARATION OF PLANTING PITS:
1.LOOSEN SOIL AT BOTTOM OF PIT TO MINIMUM DEPTH OF 4 IN. BY SPADING OR OTHER EFFECTIVE METHODS.
2.SCARIFY WALLS OF PLANT PITS.
3.BACKFILL PIT WITH 6-INCH LAYER OF COMPACTED, TOP SOIL.
F.SETTING AND BACKFILLING PLANTS:
1.BALLED AND BURLAPPED (B&B) PLANTS:
a.SET BALLED AND BURLAPPED STOCK ON LAYER OF HAND-COMPACTED SOIL, PLUMB AND IN PROPER ALIGNMENT, WITH TOP OF BALL AND BASAL FLARE APPROXIMATELY 3" ABOVE ADJACENT FINISHED LANDSCAPE GRADES. REMOVE BURLAP, TWINE, AND PINS FROM TOP HALF OF ROOTBALL, RETAIN ON BOTTOMS. REMOVE TOP 1/3 OF WIRE BASKET. WHEN PLANT IS SET, PLACE ADDITIONAL BACKFILL AROUND BASE AND SIDES OF BALL, AND WORK EACH LAYER TO SETTLE BACKFILL AND ELIMINATE VOIDS AND AIR POCKETS. WHEN EXCAVATION IS APPROXIMATELY TWO THIRDS FULL, FILL EXCAVATION WITH WATER AND LET DRAIN BEFORE PLACING REMAINDER OF BACKFILL. CONSTRUCT 4" TO 6" HEIGHT EARTHEN WATERING SAUCER AT PERIMETER OF BALL, FIRMED TO RESIST EROSION, AND WATER COMPLETED PLANTING THOROUGHLY.
b.REMOVE TWINE TIED AROUND TREE TRUNK. REMOVE PLASTIC WRAP AROUND BALL.
REMOVE WIRE AND OTHER NON-DEGRADABLE MATERIALS. UNTREATED BURLAP NEED NOT BE REMOVED, BUT MUST BE LOOSENED AND ROLLED DOWN AROUND TREE TRUNK.
c.BACKFILL PLANTING PITS WITH TOP SOIL IN 12-IN. LAYERS AND TAMP EACH LAYER TO FILL VOIDS UNTIL PLANTING MIXTURE IS AT FINAL GRADE.
d.WRAP TREE TRUNKS OF 2 INCH (51 MM) CALIPER AND LARGER. START AT GROUND AND COVER TRUNK TO HEIGHT OF FIRST BRANCHES AND SECURELY ATTACH. INSPECT TREE TRUNKS FOR INJURY, IMPROPER PRUNING, AND INSECT INFESTATION AND TAKE CORRECTIVE MEASURES BEFORE WRAPPING.
2.CONTAINER GROWN PLANTS:
a.IF GROWING MEDIUM IS COMPRISED OF 75% OR MORE OF PEAT, PERLITE, SAND OR LIKE MATERIAL OTHER THAN SOIL, PULL VISIBLE ROOTS AWAY FROM CONTAINER MEDIUM SO AS TO LEAVE ROOTS PARTIALLY EXPOSED.
b.PLACE PLANTS IN PLANT PIT OR TRENCH AND CAREFULLY BACKFILL WITH TOP SOIL AMONG EXPOSED ROOTS. CONTINUE BAC

CIRCLE K ST. CHARLES

(PART OF KFP SUBDIVISION)

St Charles, IL 60174

2500 E Main Street

GENERAL NOTES

1. The designs represented in these plans are in accordance with established practices of civil engineering for the design functions and uses intended by the owner at this time. Neither the engineer nor its personnel can or do warrant these designs or plans as constructed except in the specific cases where the engineer inspects and controls the physical construction on a contemporary basis at the site.
2. The contractor, by agreeing to perform the work, agrees to indemnify and hold harmless the owner, the engineer, the city, and all agents and assigns of those parties, from all suits and claims arising out of the performance of said work, and further agrees to defend or otherwise pay all legal fees arising out of the defense of said parties.
3. In accordance with generally accepted construction practices, the contractor shall be solely and completely responsible for conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal working hours. Any construction observation by the engineer of the contractor's performance is not intended to include review of the adequacy of the contractors safety measures, in, or near the construction site. The contractor is responsible for maintaining adequate signs, barricades, fencing, traffic control devices and measures, and all other measures that are necessary to protect the safety of the site at all times.
4. Maintain access for vehicular and pedestrian traffic as required for other construction activities. Use traffic control devices to include temporary striping, flagmen, barricades, warning signs, and warning lights shall be in accordance with current MUTCD and IDOT standards.
5. All phases of the site work for this project shall meet or exceed industry standards and requirements set forth by the the owner's "Description of Work", City of St. Charles, the State of Illinois, and this plan set.
6. The City of St. Charles must be notified at least two (2) working days prior to the commencement or resumption of any work.
7. The contractor shall coordinate all permit and inspection requirements with responsible local, state, and federal agencies. The contractor shall include the costs of this coordination and all inspection fees in the bid price.
8. All work performed by the contractor shall come with a warranty against defects in workmanship and materials. This warranty period shall run concurrent with the required warranty periods the owner must provide to each local government agency, as a condition of the permit.
9. The contractor will be held solely responsible for and shall take precautions necessary to avoid property damage to adjacent properties during the construction of this project.
10. All structures, inlets, pipes, swales, roads and public egresses must be kept clean and free of dirt and debris at all times.
11. Any field tiles encountered during construction shall be recorded showing size, location, and depth by the contractor, and either reconnected and rerouted or connected to the storm sewer system. The owner shall be notified immediately upon encountering any tile.
12. The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify the location and elevation of existing pipe inverts, curb or pavement where matching into existing work. The contractor shall field verify horizontal control by referencing property corners to known property lines. Notify the engineer of discrepancies in either vertical or horizontal control prior to proceeding.
13. All elevations are on NAVD 88 datum.
14. Parking areas designated as A.D.A. and all sidewalk shall be compliant with state and local A.D.A. requirements.
15. Tactile warning plates per IDOT specifications shall be placed at all locations where sidewalk that is to be replaced intersects public roads and at locations indicated in this plan set.
16. The contractor shall verify the location of all utilities in the field prior to construction. This includes sanitary sewer, water main, storm sewer, General Telephone, Commonwealth Edison, Northern Illinois Gas and cable television, if any. The J.U.L.I.E. number is 1-800-892-0123.
17. Property corners shall be carefully protected until they have been referenced by a Professional Land Surveyor.
18. The contractor shall keep careful measurements and records of all construction and shall furnish the Engineer, the Owner and the City with record drawings in a digital format compatible with AutoCAD Release 14 upon completion of his work.
19. Any excess dirt or materials shall be placed by the contractor onsite at the owner's direction or as indicated on the plans.
20. Notify the owner and Kane County of any existing wells. Obtain permit form the Illinois Bureau of Minerals and the State Water Survey. Cap and abandon wells in accordance with local, state, and federal regulations.
21. Finish grade shall in all areas not specifically reserved for storm water management shall drain freely. No ponding shall occur. Tolerances to be observed will be measured to the nearest 0.04 of a foot for paved surfaces and 0.10 of a foot for unpaved areas.

DRAINAGE CERTIFICATION

I hereby certify that to the best of my knowledge and belief, the drainage of surface waters will not be changed by the construction of said improvements or any part thereof, or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public area, or drains which the subdivider has a right to use and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of the improvements.

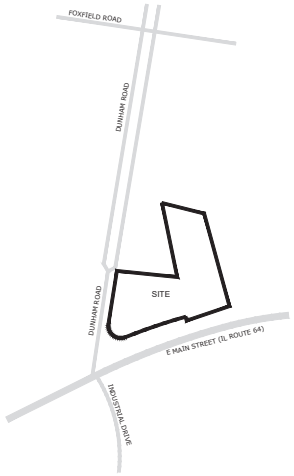
Dated this 8th day of July, A.D., 2021.

Engineer's Signature

RYAN C. SWANSON
062-055014
LICENSED
PROFESSIONAL
ENGINEER
OF
ILLINOIS
Exp 11-30-21

Engineer's Seal

VICINITY MAP



Call Before You Dig

JULIE ILLINOIS ONE CALL SYSTEM

DIAL 811 OR (800) 892-0123

DEVELOPER:

RDK Ventures LLC

550 Warrenville Road, Suite 400
Lisle, IL 60532
(812) 374-2529

ENGINEER:

ARC DESIGN RESOURCES INC.

5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Illinois Design Firm License No. 184-001334

INDEX OF SHEETS

Sheet Number	Sheet Title
C00	COVER
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C05	LAYOUT PLAN
C06	GRADING PLAN
C06.1	GRADING DETAILS
C07	DRAINAGE PLAN
C08	UTILITY PLAN
C08.1	UTILITY PLAN AND PROFILES
C09	DETAILS
C10	IDOT Details (1)
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C12	IDOT Details (3)
C13	CITY DETAILS
C14	EROSION CONTROL DETAILS
L01	LANDSCAPE PLAN

APPROVAL	DATE
CITY OF ST. CHARLES	PENDING
IDOT	PENDING

UTILITY OFFICIALS

PUBLIC WORKS DEPARTMENT:
CITY OF ST. CHARLES
1405 S. 7TH AVENUE, ST. CHARLES, IL 60174
PETER SUHR
DIRECTOR OF PUBLIC WORKS
630-377-4405

WATER DEPARTMENT:
CITY OF ST. CHARLES
1405 S. 7TH AVENUE, ST. CHARLES, IL 60174
TIM WILSON
ENVIRONMENTAL SERVICES MANAGER
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SEWER DISTRICT:
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PROJECT NAME
OWNER'S NAME

CIRCLE K ST. CHARLES
2500 E Main Street
St Charles, IL 60174
Kane County

RDK Ventures LLC
550 Warrenville Road, Suite 400
Lisle, IL 60532
(812) 374-2529

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	2021 03-18
2. AGENCY APPROVAL	2021 07-08
3. —	—
4. —	—
5. —	—
6. —	—
7. —	—
8. —	—
9. —	—
10. —	—
11. —	—
12. —	—

REVISIONS

ITEM	DATE
1. —	—
2. —	—
3. —	—
4. —	—
5. —	—
6. —	—

SHEET TITLE

COVER

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

C00

GENERAL PAVING NOTES

1. All pavement shall be constructed in accordance with the following:
   A. Concrete pavement shall be constructed in accordance with the Illinois Department of Transportation (IDOT) "Standard Specifications for Road and Bridge Construction" (Standard Specifications), latest edition, including all updates and standards thereto.
   B. Standards and requirements of City of St. Charles.
   C. Additional details and requirements provided in the contract documents, including this plan set.
2. All proposed pavement areas shall be stripped of all topsoil and unsuitable material and excavated or filled to within 0.10 feet of design subgrade.
3. The subgrade of pavement areas shall be free of all unsuitable material and shall be compacted to a minimum 95 per cant of Standard proctor density.
4. The subgrade shall be proof rolled, inspected and approved by the City of St. Charles prior to placing the base material. Notify the engineer at least 48 hours prior to finished subgrade preparation.
5. The earthwork contractor shall be responsible for removal of spoil material from the underground contractors, preparing the roadway subgrade, proof rolled, placing topsoil to a minimum depth of 4 inches to finished grade in the parkways areas only, grading of drainage swales, and all other tasks as directed by the owner or engineer.
6. The quantities contained in these documents are approximate and estimated, and are presented as a guide to the contractor in determining the scope of work. It is the Contractor's responsibility to determine all quantities and to become familiar with the site and soil conditions.
7. The paving Contractor is responsible for the final subgrade preparation, proof rolling, the pavement base, binder, and surface, and all final clean-up and related work associated with the paving operation.
8. The proposed pavement shall be of the type and thickness as specified in the engineering drawings, and constructed in strict conformance with the previously referenced IDOT standard specifications and City of St. Charles.
9. Areas of deficient paving, including compaction, smoothness, thickness, and asphalt mixture, shall be delineated, removed, and replaced in compliance with Specifications requirements unless corrected otherwise as directed and approved by the owner.
10. Field quality control tests specified herein will be conducted by the owner's Independent Testing Laboratory (ITL) at no cost to the contractor. Any testing and inspection resulting from the requirements of necessary permits by City of St. Charles or the State of Illinois shall be at the contractor's expense. The contractor shall perform additional testing as considered necessary by the contractor for assurance of quality control. Retesting required as a result of failed initial tests shall be at the contractor's expense.
    A. Field testing, frequency, and methods may vary as determined by and between the owner, the ITL and City of St. Charles.
    B. Testing shall be performed on finished surface of each asphalt concrete course for smoothness, using 10'-0" straightedge applied parallel with, and at right angles to centerline of paved area. The following tolerances in 10 ft shall not be exceeded: Base Course Surface: 1/4-inch, Wearing Course Surface: 1/8-inch.
    C. No ponding shall occur on paved surfaces.

WATER UTILITY NOTES

1. Water mains and services shall be constructed in accordance with the following:
   A. "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto).
   B. All applicable state and local plumbing codes.
   C. Additional details and requirements provided in the contract documents, including this plan set.
   D. City of St. Charles watermain codes.
   Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
2. Contact all public and private utility companies 48 hours prior to any excavation. Cost of replacement or repair of existing utilities damaged as a result of the contractor's operation shall be the contractor's responsibility.
3. All water main and service pipe greater than 2" in diameter shall be ductile iron pipe conforming to AWWA C151, class or thickness per AWWA C150, seal coated and / or cement line per AWWA C104, with mechanical or rubber ring (slip seal or push on) joints. Fittings shall comply with AWWA C110. Joints shall comply with AWWA C111.
4. The minimum cover for all water main and water service pipe is 5' from finished grade to top of pipe. The maximum cover for water piping is 10'.
5. All testing shall be done after the installation of service lines. Suitable means shall be provided for determining the quantity of water lost by leakage under the specified test pressure in accordance with Section 41-2.14C of the Standard Specifications. All utility and service trenches within three (3) feet of paved surfaces, or at a distance specified by the Engineer, shall be backfilled with CA-7 (Virgin Crushed Limestone). FA-6 (clean beach sand) material shall be used in all other unpaved locations.
6. Trench backfill shall be placed in lifts not to exceed 12" compacted to 95% of maximum Standard proctor density.
7. Corporation stops shall conform to the following:
   A. Mueller B-25008-N (1" through 2")
   B. Ford:
      B.1. FB1000-4-Q-NL (1")
      B.2. FB1000-6-Q-NL (1½")
      B.3. FB1000-7-Q-NL (2")
   C. A.Y. McDonald 4701-BQ (1" through 2")
8. Curb stops shall conform to the following:
   A. Muller B-25155-N (1" through 2")
   B. Ford
      B.1. B-44-444-Q-NL (1")
      B.2. B-44-666-Q-NL (1½")
      B.3. B-44-777-Q-NL (2")
   C. A.Y. McDonald 6104-Q (1" through 2")
9. Curb Box: Minneapolis pattern, lid marked "WATER".
10. Water pipe separation from storm and sanitary sewer shall conform to section 41-2.01 of the Standard Specifications.
11. The water service pipe shall be type K copper tubing in accordance with ASTM B88 and ASTM 251 up to 2" in diameter.
12. No object may be constructed, maintained or installed within 48 inches of a fire hydrant. No trees, bushes, walls, or other obstacles which may hide or impede the use of a fire hydrant will not be permitted.
13. Connections to existing mains shall be under shut down with cut-in tee in valve vault.
14. Disinfection.
    A. Water from the existing distribution system or other source of supply shall be controlled so as to flow slowly into the newly laid pipeline during the application of chlorine gas. The rate of chlorine mixture flow shall be in such proportion to the rate of water entering the pipe that the chlorine dose applied to the water entering the newly laid pipe shall be at least forty to fifty ppm, or enough to meet the requirements during the retention period. This may require as much as one hundred ppm of chlorine in the water left in the line after chlorination.
    B. Valves shall be manipulated so that the strong chlorine solution in the line being treated will not flow back into the line supplying the water.
    C. Treated water shall be retained in the pipe long enough to destroy all spore-forming bacteria. This retention period shall be at least twenty-four hours. After the chlorine-treated water has been retained for the required time, the chlorine residual at the pipe extremities and at other representative points should be at least ten ppm.
    D. In the process of chlorinating newly laid pipe, all valves or other appurtenances shall be operated while the pipeline is filled with the chlorinating agent.
    E. All water mains and services shall be disinfected and tested according to the requirements of the Standards for Disinfecting Water Mains, AWWA C601. All disinfection shall be performed by an independent firm exhibiting experience in the methods and techniques of this operation, and shall be approved by the Village.
15. Final Flushing and Testing.
    A. Following chlorination, all treated water shall be thoroughly flushed from the newly laid pipeline at its extremities until the replacement water, throughout its length shall, upon test, be approved as safe water by the Village Engineer. This quality of water delivered by the new main should continue for a period of at least two full days as demonstrated by laboratory examination of samples taken from a tap located and installed in such a way as to prevent outside contamination. Samples should never be taken from an unsterilized hose or from a fire hydrant, because such samples seldom meet current bacteriological standards.
    B. After disinfecting and flushing, water samples shall be collected by the contractor on two successive days, with notice given, so that the collection may be witnessed by the Village. Bacteriological sampling and analysis of the samples shall be performed by a laboratory approved by the Illinois Department of Public Health and the Village. Should the initial treatment result in an unsatisfactory bacterial test, the procedure shall be repeated until satisfactory results are obtained. The contractor or developer shall pay for the sampling and analysis. Results of the analysis shall be transmitted by the laboratory directly to the Village Engineer. Test results shall indicate the date the sample was collected, the date the analysis was made, the exact locations at which samples were taken, the firm submitting the sample, and the project at which the samples were collected. Sufficient samples shall be collected in order to insure that the system is bacteriologically safe.
16. Any areas where solid rock is encountered when laying the water main, approved bedding material shall be used.

SANITARY SEWER NOTES

1. Sanitary Sewer shall be constructed in accordance with the following:
   A. "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto).
   B. All applicable state and local plumbing codes.
   C. Additional details and requirements provided in the contract documents, including this plan set.
   Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
2. Contact all public and private utility companies 48 hours prior to any excavation. Cost of replacement or repair of existing utilities damaged as a result of the contractor's operation shall be the contractor's responsibility.
3. The contractor shall field verify the elevations of the benchmarks prior to commencing work. The contractor shall also field verify location, elevation and size of existing utilities, and verify floor, curb or pavement elevations where matching into existing work. The contractor shall field verify horizontal control by referencing shown coordinates to known property lines. Notify engineer of discrepancies in either vertical control prior to proceeding with work.
4. Refer to building plans for exact locations of new utility entries.
5. Install cleanouts and manholes in accordance with the standard details in this plan set and with the aforementioned standard specifications. The contractor shall adjust all cleanouts and manhole castings to final grade as defined in this plan set.
6. Cap ends of any conduits installed and mark ends.
7. All sanitary sewers under and within two feet of any existing or proposed pavement shall be backfilled with granular backfill material IDOT gradation FA-6 or approved equal (grade 8 or grade 9).
8. Sanitary sewer services shall be 6" watermain quality SDR 26 PVC in accordance with ASTM D2241. All services shall be sloped from the main at 1% minimum unless otherwise noted.
9. Joints for all sanitary sewer shall confirm to ASTM D-3212 for PVC pipe. Pipes shall be joined by means of a flexible gasket. Gaskets for PVC pipe joints shall be in conformance with ASTM A21.11-79 (AWWA C111).
10. All new sanitary manholes shall be vacuum tested in accordance with ASTM C1244.
11. All utility and service trenches within three (3) feet of paved surfaces, or at a distance specified by the Engineer, shall be backfilled with CA-7 (Virgin Crushed Limestone). FA-6 (clean beach sand) material shall be used in all other unpaved locations.
12. Disconnection of existing services shall be by means of cutting out existing wye or tee and replacing with a straight piece of equal size pipe and making the final connection with non-shear mission couplings. Disconnection of all services must be performed prior to the demolition of an existing structure.
13. Existing services to be abandoned shall be filled or removed.
14. Infiltration testing.
    A. It is the intent of this title to secure a sewer system with a minimum amount of infiltration. The maximum allowable infiltration shall not exceed two hundred gallons per inch of diameter of sewer per mile per twenty-four hour day at any time for any section of the system. The joints shall be tight and any joint with visible leakage or leakage in excess of the amount specified above shall be repaired at the contractor's expense.
    B. The repair must be of a permanent nature and of a quality equal to initial work which is constructed in conformance with the applicable specifications.
    C. Immediately after backfilling, the entire length of the sewer trench, including stubs, shall be inundated to normal ground water level or eighteen inches above the top of sewer pipe, whichever is higher. At that time, infiltration tests shall be made to determine compliance with the allowable infiltration criteria. To measure the amount of infiltration, the contractor shall furnish, install, and maintain a v-notch shape created weir in a metal frame tightly secured at the lower end of each sewer test section as directed by the City of St. Charles engineer or his / her authorized representative. The City of St. Charles engineer or his / her authorized representative will check the infiltration by measuring the flow over such weirs. When infiltration is demonstrated to be within the allowable limits, the contractors shall remove such weirs.
15. Exfiltration testing:
    A. If during the construction of the sewer system the engineer determines that it is impractical to obtain a proper infiltration test, then a test for watertightness shall be made by bulkheading the sewer at the manhole at the lower end of the section under test and filling the sewer with water to eighteen inches above the top of the sewer in the manhole at the upper end of the section. Leakage will then be the measured amount of water added to maintain the above described level at a maximum allowable exfiltration rate of two hundred gallons per inch of diameter of sewer per mile per twenty-four hour day at any time for any section of the system.
16. Air testing:
    A. In lieu of infiltration or exfiltration testing, the City of St. Charles engineer may permit air testing in accordance with ASTM C828.
17. Deflection testing for flexible conduit
    A. All sanitary sewer lines shall be deflection tested after 30 days following final backfill operations.
    B. If the deflection test is to be run using a rigid ball or mandrel, it shall have a diameter equal to 95% of the base diameter of the pipe as described in ASTM D3034. The test shall be performed without mechanical pulling devices.
    C. Wherever possible and practical, the testing shall initiate at the downstream lines and proceed towards the upstream lines.
    D. Maximum allowable pipe deflection is 5%. Where deflection is found to be in excess of 5% of the original pipe diameter, the contractor shall excavate to the point of excess deflection and carefully compact around the point excess deflection was found. The line shall then be retested for deflection. If after the initial testing the deflected pipe fail to return to the original size (inside diameter), the line shall be replaced at the contractor's expense.

STORM SEWER NOTES

1. Storm sewer shall be constructed in accordance with the following:
   A. "Standard Specifications for Water and Sewer Main Construction in Illinois" (Standard Specifications), Seventh Edition dated 2014 (and all revisions and supplements thereto).
   B. Standards and requirements of City of St. Charles.
   C. Additional details and requirements provided in the contract documents, including this plan set.
   Where criteria of the aforementioned specifications conflict, the more stringent criteria shall be implemented.
2. All storm sewer pipe shall be reinforced concrete pipe unless otherwise specified in this plan set.
3. All storm sewer system elements shall conform to the following specifications:
   A. Storm pipe:
      A.1. Reinforced circular concrete pipe (12" diameter and larger) shall be Class III (minimum), wall B, in accordance with ASTM C76.
   B. Joints for storm pipe:
      B.1. Reinforced concrete pipe shall be in accordance with ASTM C443 ("O" ring).
   C. Manholes and Catch Basins:
      C.1. Manholes and catch basins shall be precast reinforced concrete in accordance with ASTM C478.
      C.2. Adjusting rings:
         C.2.a. No more than 2 precast concrete adjusting rings shall be allowed.
         C.2.b. Precast concrete adjusting rings shall have a maximum height of 8 inches.
      C.3. For pipe and frame seals, all pipe connection openings shall be precast with resilient rubber watertight pipe to manhole sleeves or seals. External flexible watertight sleeves shall also extend from the manhole cone to the manhole frame.
      C.4. All bottom sections shall be monolithically precast including bases and invert flowlines.
   D. Castings (Unless otherwise noted within the plans):
      D.1. Curb inlets / catch basins: Neenah R3281-A or R-3278-1
      D.2. Depressed curb inlets / catch basins: R-3506-A2
      D.3. Catch basin ("behind the curb" type): Neenah R-3305 or Neenah R-1713
      D.4. Catch basin / manhole type "D":
         D.4.a. Grate: Neenah R-2504 ("Open" manholes only)
         D.4.b. Frame: Neenah R-1713
      D.5. Catch basin (unpaved areas; "beehive"): Neenah R-4340-B
4. Inspect pipe for defects and cracks before being lowered into the trench, piece by piece. Remove and replace defective, damaged or unsound pipe or pipe that has had its grade disturbed after laying. Protect open ends with a stopper to prevent earth or other material from entering the pipe during construction. Remove dirt, excess water, and other foreign materials from the interior of the pipe during the pipe laying progress.
5. Install pipe in accordance with manufacturer's written recommendations.
6. Commence installation at the lowest point for each segment of the route. Lay RCP with the groove or bell end up-stream.
7. Lay pipe to the required line and slope gradients with the necessary fittings, bends, manhole, risers and other appurtenances placed at the required location as noted on Drawings.
8. All utility and service trenches within three (3) feet of paved surfaces, or at a distance specified by the Engineer, shall be backfilled with CA-7 (Virgin Crushed Limestone). FA-6 (clean beach sand) material shall be used in all other unpaved locations.
9. Compact backfill to 98 percent of maximum density in accordance with ASTM D698, (or 95 percent of maximum density, in accordance with ASTM D1557) obtained at optimum moisture as determined by AASHTO T180.
10. Do not backfill trenches until required tests are performed and utility systems comply with and are accepted by applicable governing authorities.
11. Backfill trenches to contours and elevations shown on the drawings.

EARTHWORK NOTES

1. A geotechnical exploration has been performed for this development. Reference Report of Geotechnical Exploration performed by APEC, Job Number 2020-081 (Collins, P.E.).
2. Unsuitable Materials:
   Assume that if unsuitable materials are encountered and the replacement of these materials is required, this situation shall be handled as follows:
   A. The site contractor shall notify the general contractor immediately. The project superintendent, prior to the undercutting being completed, shall approve any additional undercutting. The quantities shall be verified by the engineer as the additional removal is being completed.
   B. If approved by the engineer, these materials shall be removed and replaced with compacted granular materials and compacted in accordance to required standards. The cost of this work shall be an extra to the contract, with the cost being adjusted by change order.
   C. If the site contractor is furnishing any off site materials, a representative sample of such materials shall be furnished to the general contractor's approved testing agency to determine a proctor.
   D. These materials shall be placed as homogeneously as possible to facilitate accurate compaction and moisture testing.
3. Definition for materials
   A. "Organic material" is defined as material having an organic content in excess of 8% or as determined by the project owner's engineer.
   B. Topsoil shall be friable and loamy (loam, sandy loam, silt loam, sandy clay loam, or clay loam).
      B.1. Sand content shall generally be less than 70% by weight.
      B.2. Clay content shall generally be less than 35% by weight.
      B.3. Organic soils, such as peat or muck, shall not be used as topsoil.
   C. Topsoil shall be relatively free from large roots, weeds, brush, or stones larger than 25 mm (1 inch). At least 90% shall pass the 2.00 mm (no. 10) sieve.
   D. Topsoil ph shall be between 5.0 and 8.0. Topsoil organic content shall not be less than 1.5% by weight. Topsoil shall contain no substance that is potentially toxic to plant growth.
   E. "Existing on-site material within moisture content limits" is defined as material of such a quality that the specified compaction can be met without any additional work other than "densifying" with a roller. Scarification and drying of this material will not need to be done prior to compaction.
   F. "Existing on-site material NOT within moisture content limits" is defined as material with a high moisture content that can not meet specified compaction requirements without scarification and drying, chemical stabilization, etc. of this material prior to compaction.
   G. "Unsuitable material" is defined as any materials that:
      G.1. Cannot be utilized as "topsoil" (organic) for landscape areas.
      G.2. Cannot be utilized as "engineered fill" regardless of moisture content and / or does not structurally meet the standards of the project owner's engineer's recommendations for "engineered fill".
      G.3. Can be defined as natural materials or materials from "demolition" and / or excavated areas (i.e., materials that would not be suitable for "engineered fill").
   H. "Off-site material" is defined as any materials that are brought from any area not indicated on this plan set.
   I. "Trench backfill" shall be defined as any materials used for the purposes of backfilling any trench and / or any excavation requiring backfilling. Refer to "Standards for fill areas" to determine acceptable materials and procedures.
   J. The term "stripping" or "strip" as used herein shall be defined as the removal of all "organic materials" from a given area. The term "organic materials" is defined as material having an organic content over 8% based on ASTM D2974, or as defined by the owner's engineer.
4. Standards for cut areas:
   A. A "cut area" is defined as any area where "engineered fill" is not required to bring the site to design subgrade elevation. Instead, excavation or "cutting" is required to achieve design subgrade elevation ("engineered fill" being defined as any material being "offsite material").
   B. In "cut areas" the site contractor shall perform one of the following procedures at the discretion and in the presence of a representative of the owner's engineer and the project architect:
      B.1. For exposed building or parking lot subgrades consisting primarily of granular soils, the exposed subgrade should be compacted / densified by at least one (1) pass of a smooth-drummed vibratory roller having a minimum gross weight of 10 tons.
      B.2. For exposed building or parking lot subgrades consisting primarily of cohesive soils, the exposed subgrades should be proof-rolled with a fully-loaded six-wheeled truck having a minimum gross weight of 25 tons. The maximum allowable deflection under the specified equipment shall be 1/2".
   C. In the event that adequate stability of granular soils subgrades cannot be achieved by the procedures as outlined in item 1 above, or that deflections greater than 1/2" are observed during the "proof rolling" of cohesive soils subgrades (as outlined in item 2 above) additional corrective measures will be required. These measures could include, but not necessarily be limited to, scarification, moisture conditioning, re-compaction, undercutting and replacement with engineered fill or crushed stone (with or without geotextiles), or chemical stabilization.
   D. It shall be considered as part of the scope of these documents (and thus part of this contractor's responsibility) to perform scarification and drying of the subgrade per Illinois Department of Transportation (IDOT) standards (scarify a 16" depth for 3 days). If this does not work then additional drying measures shall be an extra to the contract.
   E. Any proposed corrective measures by the contractor should be reviewed by the owner's engineer and the project architect. In the event that in the opinion of the owner's engineer and / or the project architect proof rolling is not a good indicator of the subgrade stability, an alternative method shall be specified by the owner's engineer and / or the project architect.
5. Standards for fill areas:
   A. A "fill" area is defined as any area where material is required to adjust the existing elevation to a proposed subgrade elevation (these areas require installation of "engineered fill" to achieve design subgrade elevation). "Engineered fill" material can be defined as either "granular soil" or "soil" that is either from the construction site or is "offsite material". Materials having their origin from the construction site is referred to as "borrow". The composition and the compaction standards of the engineered fill for this project will be specified by owner's engineer and the project architect.
   B. In "fill" areas, "borrow" materials are allowed to be utilized as engineered fill such that the site contractor compacts the "borrow" areas to the specified compaction.
6. Compaction standards (for engineered fill and back filled areas)
   A. Prior to placement of fill in areas below the design grade, the exposed subgrade should be observed by a representative of the owner's engineer to evaluate that adequate stripping has been performed. Additionally, the proof rolling or compacting procedures outlined in the "standards for cut areas" section of these notes should be performed. It is typical practice to proof roll (and densify if necessary) exposed subgrades prior to filling. If soft or unstable subgrades are observed, these areas should be stabilized or undercut. Minimum compaction standards are based upon a percentage of the fill or backfill material's maximum standard proctor dry density (ASTM D698). All engineered subgrades should meet the following minimum compaction:
      A.1. Areas under foundations bases:
         A.1.A. 95% standard proctor for all fill placed below foundation base elevation in the building area.
      A.2. Areas under floor slabs and above foundations/footing bases:
         A.2.A. 95% standard proctor for all fill placed more than 12 inches below final grade for support of floor slabs and above foundation base elevation in the building area.
         A.2.B. 95% standard proctor for fill placed in the upper 12 inches of design subgrade below slabs. The granular fill under the floor slab should be compacted to a minimum of 95% standard proctor.
      A.3. Areas under pavement sections:
         A.3.A. 95% standard proctor for all fill placed more than 12 inches below passenger car pavement sections and 95% standard proctor for the top 12 inches.
      A.4. Landscaped areas:
         A.4.A. 90% standard proctor for all fill placed in landscape areas. These areas should be brought to grade with "topsoil" to a depth of 12 inches in areas to be seeded, 6 inches in areas to be sodded, and 24 inches for all interior curbed landscape islands.
      A.5. Base course portion of pavement sections:
         A.5.A. 95% standard proctor for all base course materials that are part of a "pavement section".
   B. The option of utilizing the modified proctor (ASTM D1557) in lieu of the specified standard proctor (ASTM D698) shall be at the discretion of the general contractor, contingent upon written approval by the architect and owner's engineer.
   C. All backfill and fill materials shall be placed in lifts not greater than 8" in loose depth. Before compacting, moisten or aerate each layer as necessary to provide optimum moisture content. Compact each layer to required percentage of maximum density of the area.
7. Finish grading:
   A. The term "finish grading" as used herein shall be defined as that condition that areas not receiving a finish product such as parking areas, driveways, roadways, sidewalks, etc. Finish graded areas would generally be those areas receiving "landscaping" such as seed, sod, trees, bushes, mulch, etc.
   B. The site contractor is responsible for "finish grading" all areas within the perimeter of the "construction site". The definition of the "construction site" is the area encompassing all disturbed areas that were disturbed as a result of the construction process relating to the general contract of which this site contract was part of.

DEMOLITION NOTES

1. The contractor shall be responsible for the demolition and removal of all items that impede the proper placement of any items proposed by this plan set.
2. The removal work shall include but not be limited to: obtaining all demolition permits required, removal of the existing trees, sealing of the existing water well(s), removal any septic system or dry wells (if any) and other items to complete the removals.
3. The contractor shall remove all materials deemed unsuitable by the engineer within eight inches of the proposed building footprint to the depth that such unsuitable materials exist. Voids shall be filled in accordance with the "Earthwork Notes" on this plan sheet.
4. Tree removal shall include the complete removal of all stumps and roots.
5. The contractor shall coordinate disconnection, removal, and relocation of the existing utilities with the appropriate utility companies. The contractor shall be responsible for all fees that are levied by utility companies in conjunction with demolition and removal of existing utilities.
6. Disposal of all materials shall comply with all local, state, and federal regulations. All waste material shall be disposed of off-site. The contractor shall be responsible for the removal of all materials from the site, including all associated permits and regulatory requirements.
7. The contractor shall be familiar with the appropriate specifications for well abandonment, materials, procedures, and access to equipment required to properly seal wells (if any). The contractor shall be responsible to obtain, complete, and file the appropriate forms through Kane County and the Illinois Environment Protection Agency (IEPA).
8. The contractor shall maintain all existing utility services to adjacent lots. Interruption of services to adjacent lots shall not occur without proper approval. A minimum of 48 hours notice shall be given to the property owners prior to the connection of the new services. The contractor shall be responsible for costs associated with the connection of temporary utility services, if required, to facilitate construction staging.
9. The contractor shall ensure that all existing parking, sidewalks, drives, etc., are free and clear of any construction activity and / or excavated and hauled material to ensure easy and safe pedestrian and vehicular traffic to and from adjacent sites.
10. The contractor shall perform a full-depth saw cut along the perimeter of pavement removal that abuts existing pavement that is to remain.
11. Any damage sustained by items that are to remain in place shall be repaired or replaced to the owner's satisfaction at no cost to the owner.

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Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CIRCLE K ST. CHARLES

2500 E Main Street
St Charles, IL 60174
Kane County

RDK Ventures LLC
550 Warrenville Road, Suite 400
Lisle, IL 60532
(812) 374-2529

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	2021 03-18
2. AGENCY APPROVAL	2021 07-08
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4. —	—
5. —	—
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REVISIONS

ITEM	DATE
1. —	—
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6. —	—

SHEET TITLE

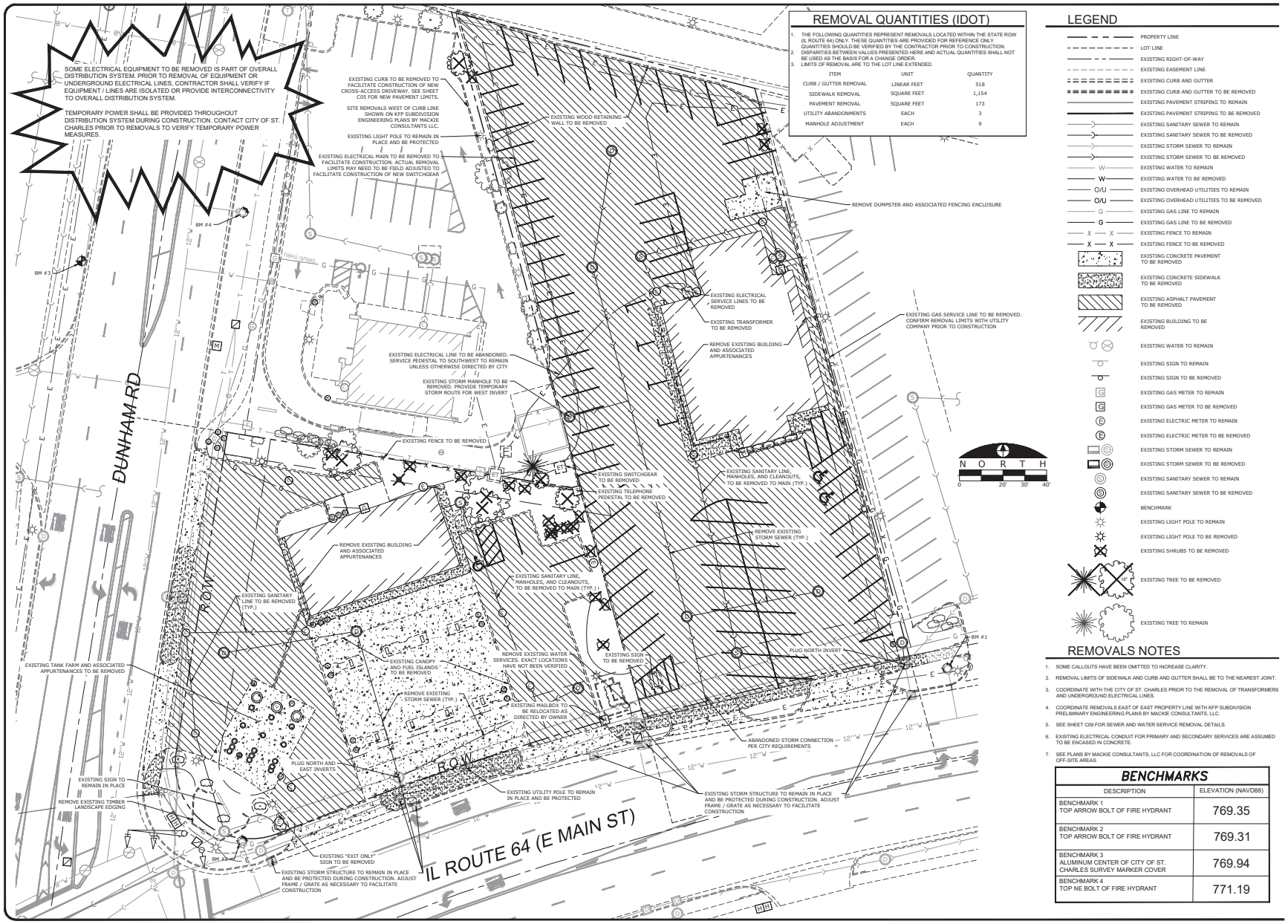
GENERAL NOTES

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

C01



REMOVAL QUANTITIES (IDOT)

1. THE FOLLOWING QUANTITIES REPRESENT REMOVALS LOCATED WITHIN THE STATE ROW (IL ROUTE 64) ONLY. THESE QUANTITIES ARE PROVIDED FOR REFERENCE ONLY. QUANTITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. DISPARITIES BETWEEN VALUES PRESENTED HERE AND ACTUAL QUANTITIES SHALL NOT BE USED AS THE BASIS FOR A CHANGE ORDER.
3. LIMITS OF REMOVAL ARE TO THE LOT LINE EXTENDED.

ITEM	UNIT	QUANTITY
CURB / GUTTER REMOVAL	LINEAR FEET	518
SIDEWALK REMOVAL	SQUARE FEET	1,154
PAVEMENT REMOVAL	SQUARE FEET	173
UTILITY ABANDONMENTS	EACH	3
MANHOLE ADJUSTMENT	EACH	9

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER TO BE REMOVED
- EXISTING PAVEMENT STRIPING TO REMAIN
- EXISTING PAVEMENT STRIPING TO BE REMOVED
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING STORM SEWER TO REMAIN
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING WATER TO REMAIN
- EXISTING WATER TO BE REMOVED
- EXISTING OVERHEAD UTILITIES TO REMAIN
- EXISTING OVERHEAD UTILITIES TO BE REMOVED
- EXISTING GAS LINE TO REMAIN
- EXISTING GAS LINE TO BE REMOVED
- EXISTING FENCE TO REMAIN
- EXISTING FENCE TO BE REMOVED
- EXISTING CONCRETE PAVEMENT TO BE REMOVED
- EXISTING CONCRETE SIDEWALK TO BE REMOVED
- EXISTING ASPHALT PAVEMENT TO BE REMOVED
- EXISTING BUILDING TO BE REMOVED
- EXISTING WATER TO REMAIN
- EXISTING SIGN TO REMAIN
- EXISTING SIGN TO BE REMOVED
- EXISTING GAS METER TO REMAIN
- EXISTING GAS METER TO BE REMOVED
- EXISTING ELECTRIC METER TO REMAIN
- EXISTING ELECTRIC METER TO BE REMOVED
- EXISTING STORM SEWER TO REMAIN
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING SANITARY SEWER TO BE REMOVED
- BENCHMARK
- EXISTING LIGHT POLE TO REMAIN
- EXISTING LIGHT POLE TO BE REMOVED
- EXISTING SHRUBS TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

REMOVALS NOTES

1. SOME CALLOUTS HAVE BEEN OMITTED TO INCREASE CLARITY.
2. REMOVAL LIMITS OF SIDEWALK AND CURB AND GUTTER SHALL BE TO THE NEAREST JOINT.
3. COORDINATE WITH THE CITY OF ST. CHARLES PRIOR TO THE REMOVAL OF TRANSFORMERS AND UNDERGROUND ELECTRICAL LINES.
4. COORDINATE REMOVALS EAST OF EAST PROPERTY LINE WITH KFP SUBDIVISION PRELIMINARY ENGINEERING PLANS BY MACKIE CONSULTANTS, LLC.
5. SEE SHEET C09 FOR SEWER AND WATER SERVICE REMOVAL DETAILS.
6. EXISTING ELECTRICAL CONDUIT FOR PRIMARY AND SECONDARY SERVICES ARE ASSUMED TO BE ENCASED IN CONCRETE.
7. SEE PLANS BY MACKIE CONSULTANTS, LLC FOR COORDINATION OF REMOVALS OF OFF-SITE AREAS.

BENCHMARKS

DESCRIPTION	ELEVATION (NAVD88)
BENCHMARK 1 TOP ARROW BOLT OF FIRE HYDRANT	769.35
BENCHMARK 2 TOP ARROW BOLT OF FIRE HYDRANT	769.31
BENCHMARK 3 ALUMINUM CENTER OF CITY OF ST. CHARLES SURVEY MARKER COVER	769.94
BENCHMARK 4 TOP NE BOLT OF FIRE HYDRANT	771.19

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REVISIONS

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3. —	—
4. —	—
5. —	—
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SHEET TITLE

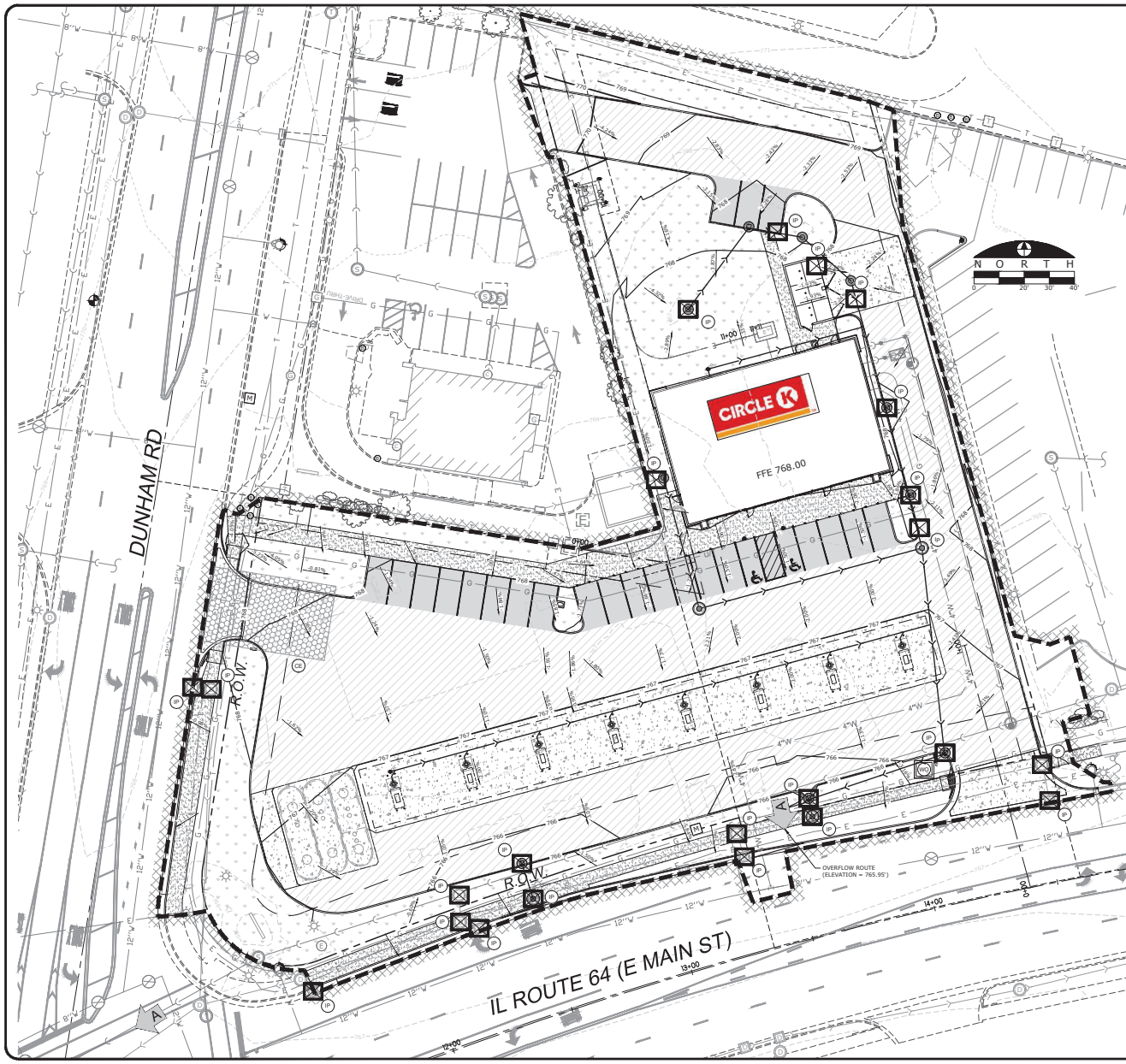
REMOVALS PLAN

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

C02



LEGEND

SEE SITE PLAN SET FOR EXISTING SYMBOLS

- PROPERTY LINE
- LIMITS OF DISTURBANCE
- STORM SEWER
- 800 PROPOSED CONTOUR LINE
- 800 EXISTING CONTOUR LINE
- EDGE OF PAVEMENT
- PROPOSED DRAINAGE STRUCTURE
- DIRECTION OF OVERLAND FLOOD ROUTE
- DIRECTION OF OVERLAND FLOW AND SLOPE
- TURF AREA (SEE LANDSCAPING PLAN FOR TYPE)
- X.XX SEE SPECIFIC KEY NOTE ON THIS SHEET

EROSION DETAILS (SEE SWPPP DETAILS SHEET FOR ITEMS BELOW)

- 1.01 CE TEMPORARY STONE CONSTRUCTION EXIT
- 1.02 SF SF TEMPORARY SILT FENCE
- 1.03 IP INLET PROTECTION PER STRUCTURE TYPE
- 1.04 BLS SLOPE PROTECTION BLANKET AND S150 OR EQUAL. ALL SLOPES STEEPER THAN 8:1 SHALL RECEIVE SLOPE PROTECTIONS IL530 - INSTALL PER MANUFACTURER RECOMMENDATIONS.
- 1.06 WO WO CONCRETE WASHOUT

EROSION CONTROL REFERENCE NOTES

1.01 SEE CONSTRUCTION EXIT DETAIL IL-630 FROM THE ILLINOIS URBAN MANUAL (THIS DETAIL AND OTHERS CAN BE FOUND IN THE SWPPP BINDER FOR THIS SITE). THE CONSTRUCTION EXIT SHALL BE A MINIMUM OF 24' IN WIDTH AND 50' FEET IN LENGTH FROM EXISTING PAVED SURFACE. ALL CONSTRUCTION TRAFFIC MUST UTILIZE CONSTRUCTION EXITS PER DETAIL TO ACCESS THE PUBLIC ROAD. DURING CONSTRUCTION, THE CONSTRUCTION EXITS MAY BE SHIFTED AT THE CONTRACTOR'S DISCRETION TO FACILITATE GRADING OPERATION. EXIT MUST TERMINATE AT EXISTING PAVED SURFACE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE RUNOFF FROM THE CONSTRUCTION EXIT IS DIRECTED BACK TOWARD THE SITE OR THAT THE RUNOFF IS CLEAR OF SEDIMENT. NOTE: CONSTRUCTION TRAFFIC SHOULD BE LIMITED TO A SINGLE CONSTRUCTION ENTRANCE EXCEPT WHERE UNAVOIDABLE.

1.02 THE CONTRACTOR MAY PERMANENTLY REMOVE ANY PORTION OF THE PERIMETER SILT FENCE AFTER ESTABLISHMENT OF FINAL GRADE AND/OR FINAL STABILIZATION RENDERS THE RESPECTIVE PORTION OF THE PERIMETER SILT FENCE UPSTREAM OF A DISTURBANCE AND/OR INEFFECTIVE AS A BEST MANAGEMENT PRACTICE. ANY SUCH REMOVAL SHALL BE NOTED ON THE SWPPP SITE MAPS ALONG WITH UPSTREAM STABILIZATION AND GRADING CONDITIONS.

1.03 NO STRUCTURE SHALL BE ALLOWED TO BE PROTECTED WITH ANY MEASURE OTHER THAN THOSE DETAILED IN THIS SWPPP SITE MAP FOR MORE THAN 48 HOURS OR IF RAIN IS IMMINENT. STRUCTURES THAT WILL NOT RECEIVE A CASTING WITHIN 48 HOURS OF INSTALLATION SHALL RECEIVE INLET PROTECTION. UPON INSTALLATION OF THE GRATE, INLET PROTECTION SHALL BE INSTALLED RESPECTIVE TO THE TYPE OF GRATE. STRUCTURES WITH CLOSED LIDS WILL NOT REQUIRE PROTECTION FOLLOWING INSTALLATION OF LID. CONTRACTOR SHALL NOTE TIME STRUCTURE INSTALLATION (AND PROTECTION INSTALLATION, INCLUDING TYPES OF PROTECTION) ARE EMPLOYED. WHENEVER PIPE INSTALLATION IS HALTED FOR MORE THAN 24 HOURS OR WHEN RAIN IS IMMINENT, THE OPEN END SHALL BE PROTECTED WITH A TEMPORARY BULK HEAD. A 3/4" SHEET OF PLYWOOD THAT EXTENDS 8" BEYOND THE OUTSIDE DIAMETER OF THE PIPE SHALL BE PLACED AGAINST THE EXPOSED PIPE END. GRAVEL SHALL BE PLACED AGAINST THE PLYWOOD IN SUFFICIENT QUANTITY SO AS TO ENSURE THE TIGHTEST POSSIBLE SEAL. THE TRENCH SHALL BE DEWATERED PRIOR TO REMOVING THE BULKHEAD.

1.04 SHORT TERM EROSION CONTROL FABRIC NAG SC150 SHALL BE APPLIED TO ALL SLOPES 8:1 OR STEEPER THAN 8:1 PRIOR TO PERMANENT SEEDING. FOLLOW MANUFACTURER SPECIFICATIONS FOR INSTALLATION. CONTRACTOR SHALL NOTE ALL AREAS WHERE NAG SC150 HAS BEEN INSTALLED RELATIVE TO ASBUILT GRADES AND FURNISH THESE BOUNDARIES TO THE CIVIL ENGINEER UPON REQUEST. PERMANENT SEEDING SHOULD BE PLANTED AS SOON AS IT IS PRACTICAL TO ENSURE PROPER GERMINATION PRIOR TO TERMINATION OF PERMIT COVERAGE. THE CONTRACTOR SHALL PLANT PERMANENT SEEDING AS SPECIFIED ON THE LANDSCAPING PLAN AS SOON AS FINAL BASIN GRADES ARE ESTABLISHED AS SPECIFIED ON THE GRADING PLAN. SEE SITE LANDSCAPING PLAN FOR EXACT GROUND COVER TYPE AND LOCATION.

1.05 OFFSITE UTILITY TRENCHING SPOILS MUST BE TREATED AS STOCKPILES FOR SWPPP PURPOSES. BMP'S MUST PROTECT THE SIDE OF THE SPOIL STOCKPILE THAT IS FARTHEST AWAY FROM THE TRENCH. INTERMEDIATE BMP'S SHALL BE LOCATED IN THE FIELD TO PREVENT DOWNSTREAM SEDIMENT RUNOFF. NO MORE THAN 100 LF OF TRENCH MAY REMAIN OPEN AT ANY ONE TIME. CONTRACTOR IS RESPONSIBLE FOR RESTORING GRADE AND VEGETATION THROUGHOUT THE DISTURBED AREA. THE CONTRACTOR SHALL ENSURE THAT THE OFFSITE WORK ZONES POSE NO PUBLIC SAFETY HAZARDS.

1.06 CONCRETE WASHOUTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IUM654BW, ET, OR SB.

GENERALIZED SEQUENCE OF CONSTRUCTION

1. PLACE SWPPP BOX ON SITE. SWPPP BOX SHALL CONTAIN A COPY OF THE LETTER OF COVERAGE AND ILLINOIS GENERAL PERMIT. SWPPP BOX SHALL CONSIST OF LARGE MAILBOX WITH THE LETTERS "SWPPP" ON THE SIDES. MAILBOX SHALL BY SUPPORTED BY A 4"X4" POST IN A 5-GALLON BUCKET OF CONCRETE, TO ALLOW THE BOX TO BE PORTABLE AND REUSABLE.
2. PREPARE TEMPORARY PARKING AND STORAGE AREA. UPON IMPLEMENTATION AND INSTALLATION OF THE FOLLOWING AREAS:TRAILER, PARKING, LAY DOWN, PORTA-POTTY, WHEEL WASH, CONCRETE WASHOUT, MASONS AREA, FUEL AND MATERIAL STORAGE CONTAINERS, ETC., DENOTE THEM ON THE SITE MAPS IMMEDIATELY AND NOTE ANY CHANGES IN THE LOCATIONS AS THEY OCCUR THROUGHOUT THE CONSTRUCTION PROCESS.
3. CONSTRUCT THE SILT FENCES ON THE SITE. INSTALL INLET PROTECTION DEVICES IN EXISTING STRUCTURES.
4. DEMOLISH BUILDINGS, IF APPLICABLE.
5. TEMPORARILY SEED, THROUGHOUT CONSTRUCTION, DENUDED AREAS THAT WILL BE INACTIVE FOR 14 DAYS OR MORE.
6. CONSTRUCT TEMPORARY STORMWATER MANAGEMENT AREAS, INCLUDING, BUT NOT LIMITED TO: DETENTION POND, SEDIMENT TRAPS, DETWATERING DEVICES, LEVEL SPREADERS, ETC.
7. INSTALL UTILITIES, UNDERDRAINS, AND STORM SEWERS. INSTALL INLET PROTECTION CONCURRENTLY.
8. PERMANENTLY STABILIZE AREAS TO BE VEGETATED AS THEY ARE BROUGHT TO FINAL GRADE.
9. PREPARE AREA OF SITE FOR PAVING / BUILDING FOUNDATIONS.
10. PAVE AREA OF SITE.
11. COMPLETE GRADING AND INSTALLATION OF PERMANENT STABILIZATION OVER ALL AREAS.
12. REMOVE ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES (ONLY ONCE SITE IS STABILIZED.)

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CIRCLE K ST. CHARLES

2500 E Main Street
St Charles, IL 60174
Kane County

RDK Ventures LLC
550 Warrenville Road, Suite 400
Lisle, IL 60532
(812) 374-2529

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	2021 03-18
2. AGENCY APPROVAL	2021 07-08
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REVISIONS

ITEM	DATE
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5. —	—
6. —	—

SHEET TITLE

SWPPP

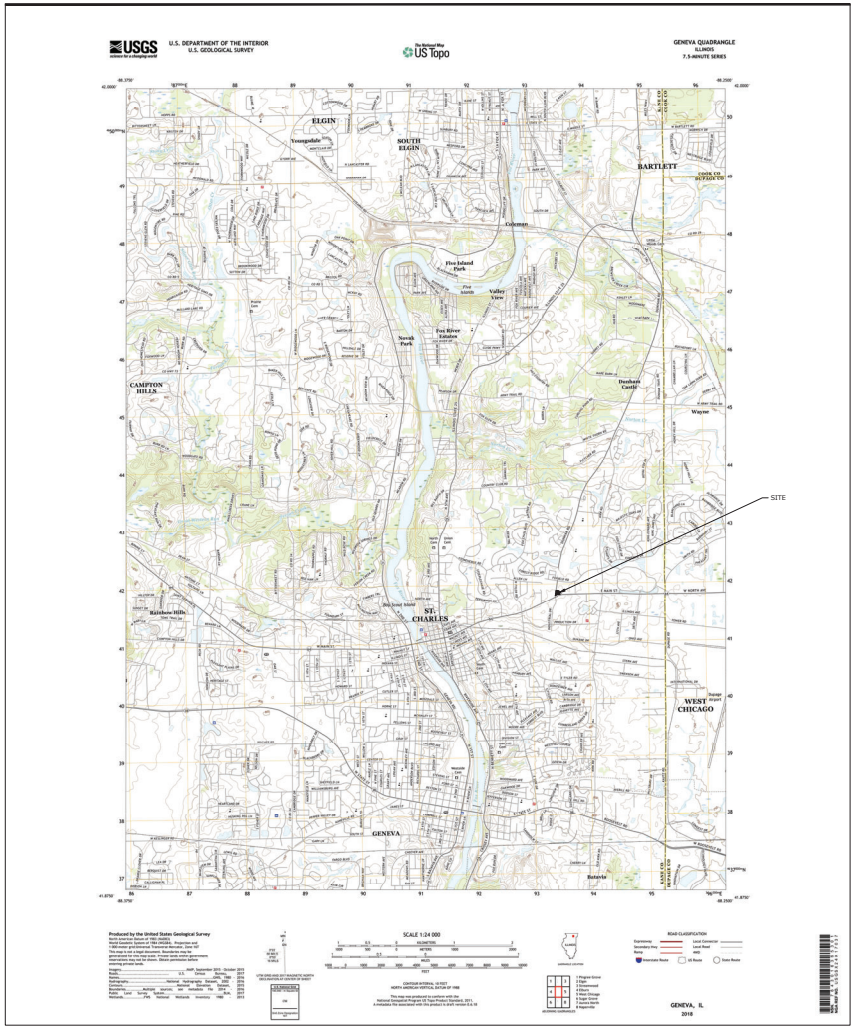
DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

C03

SWPPP INFORMATION SIGN



SWPPP INFORMATION SIGN

3' (SUGGESTED SIZE TO DISPLAY NEEDED LETTERING AND NOTICES)

"SWPPP INFORMATION" MUST BE DISPLAYED PROMINENTLY ACROSS THE TOP OF THE SIGN, AS SHOWN IN THE DETAIL.

SIGN TO BE CONSTRUCTED OF A RIGID MATERIAL, SUCH AS PLYWOOD OR OUTDOOR SIGN BOARD. SIGN MUST BE CONSTRUCTED IN A MANNER TO PROTECT DOCUMENTS FROM DAMAGE DUE TO WEATHER (WIND, SUN, MOISTURE, ETC.).

SWPPP INFORMATION

COPY OF NOI

DETAILED DESCRIPTION OF THE LOCATION OF THE SWPPP DOCUMENTATION (CERTIFICATIONS, INSPECTION FORMS, AND SITE MAPS) ON THE SITE. IF DOCUMENTATION IS NOT ON SITE, A DETAILED SET OF DIRECTIONS MUST BE GIVEN TO THE DOCUMENT LOCATION. SWPPP DOCUMENTS MUST BE AVAILABLE FOR INSPECTION WHILE CONSTRUCTION ACTIVITY IS PRESENT.

CONTACT INFORMATION (NAME AND PHONE NUMBER) MUST BE DISPLAYED FOR THE PERSON(S) RESPONSIBLE FOR SWPPP IMPLEMENTATION AND MAINTENANCE AND FOR THE PERSON(S) RESPONSIBLE FOR KEEPING THE SWPPP DOCUMENTS (IF OTHER THAN THE PERSON NAMED RESPONSIBLE FOR SWPPP IMPLEMENTATION).

3' (SUGGESTED) INCREASE AS REQUIRED WHEN ADDITIONAL NOTS ARE APPLICABLE

STORMWATER OUTFLOW CONTRIBUTING AND RECEIVING WATERS

FROM SITE - DRAINAGE AREA "A" (1.72 ACRES) CONSISTING OF LANDSCAPED AREAS, PAVED AREAS AND BUILDINGS. ALL FLOWS TREATED BY PERIMETER AND INTERMEDIATE BMP'S AND TRANSPORTED VIA OVERLAND AND STORM SEWER. THIS DRAINAGE AREA ULTIMATELY DRAINS TO THE SOUTHWEST OF THE SITE WHERE IT LEAVES THE SITE VIA STORM SEWER.

TO RECEIVING WATERS - ULTIMATELY CONVEYED TO THE FOX RIVER LOCATED APPROXIMATELY 1.5 MILES TO THE WEST OF THE SITE.

SITE DESCRIPTION

SITE LOCATION: 2500 E MAIN STREET IN ST. CHARLES, ILLINOIS, BEING PART OF SECTION 26, TOWNSHIP 40N, RANGE 8E, OF THE THIRD PRINCIPAL MERIDIAN IN KANE COUNTY.
LATITUDE: 41.921196
LONGITUDE: -88.285250

ADJACENT PROPERTIES: THE SITE IS LOCATED ALONG A COMMERCIAL CORRIDOR AND IS GENERALLY SURROUNDED BY COMMERCIAL PROPERTIES ON ALL SIDES.

SITE TOPOGRAPHY: THERE IS APPROXIMATELY 4' OF TOPOGRAPHICAL RELIEF THROUGHOUT THE SITE, WITH ELEVATIONS RANGING FROM 769.5' TO 765.5'. THERE ARE MULTIPLE INLETS THROUGHOUT THE SITE THAT DRAIN ISOLATED DEPRESSIONAL AREAS.

RAINFALL INFORMATION: THE TOTAL AVERAGE ANNUAL RAINFALL FOR THE PROJECT AREA IS APPROXIMATELY 38 INCHES.

POST-CONSTRUCTION CONDITIONS: POST-CONSTRUCTION CURVE NUMBER OF THE SITE: 93 (IMPERVIOUS CN = 98, PERVIOUS CN = 80).

TOTAL SITE AREA:
LIMITS OF SITE = 1.44 ACs
LIMITS OF DISTURBANCE = 1.72 ACs
DISTURBANCE IMPERVIOUS AREA: 1.08 ACs
DISTURBANCE PERVIOUS AREA: 0.36 ACs

ENVIRONMENTAL PERMITS - OTHER THAN NPDES, STORMWATER AND/OR EROSION AND SEDIMENT CONTROL: WETLANDS-NONE

THREATENED AND ENDANGERED SPECIES: THERE ARE NO KNOWN ISSUES RELATED TO THREATENED AND ENDANGERED SPECIES

HISTORICAL PROPERTIES: THERE ARE NO KNOWN ISSUES RELATED TO HISTORICAL PRESERVATION

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SHEET TITLE

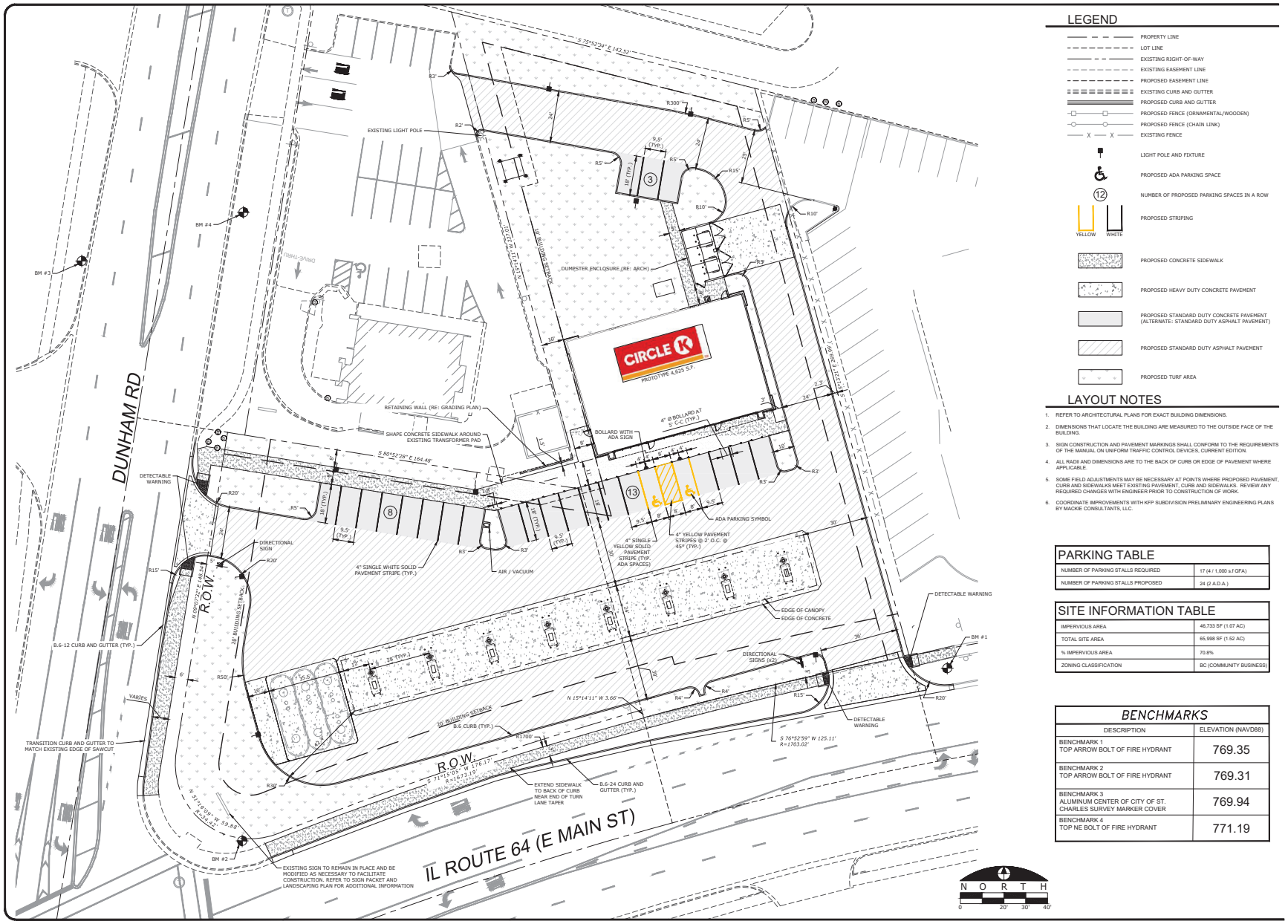
SWPPP (2)

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

C04



LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED FENCE (ORNAMENTAL/WOODEN)
- PROPOSED FENCE (CHAIN LINK)
- EXISTING FENCE
- LIGHT POLE AND FIXTURE
- PROPOSED ADA PARKING SPACE
- NUMBER OF PROPOSED PARKING SPACES IN A ROW
- PROPOSED STRIPING (YELLOW, WHITE)
- PROPOSED CONCRETE SIDEWALK
- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED STANDARD DUTY CONCRETE PAVEMENT (ALTERNATE: STANDARD DUTY ASPHALT PAVEMENT)
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT
- PROPOSED TURF AREA

LAYOUT NOTES

1. REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
2. DIMENSIONS THAT LOCATE THE BUILDING ARE MEASURED TO THE OUTSIDE FACE OF THE BUILDING.
3. SIGN CONSTRUCTION AND PAVEMENT MARKINGS SHALL CONFORM TO THE REQUIREMENTS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION.
4. ALL RADII AND DIMENSIONS ARE TO THE BACK OF CURB OR EDGE OF PAVEMENT WHERE APPLICABLE.
5. SOME FIELD ADJUSTMENTS MAY BE NECESSARY AT POINTS WHERE PROPOSED PAVEMENT, CURB AND SIDEWALKS MEET EXISTING PAVEMENT, CURB AND SIDEWALKS. REVIEW ANY REQUIRED CHANGES WITH ENGINEER PRIOR TO CONSTRUCTION OF WORK.
6. COORDINATE IMPROVEMENTS WITH KFP SUBDIVISION PRELIMINARY ENGINEERING PLANS BY MACKIE CONSULTANTS, LLC.

PARKING TABLE

NUMBER OF PARKING STALLS REQUIRED	17 (4 / 1,000 s.f GFA)
NUMBER OF PARKING STALLS PROPOSED	24 (2 A.D.A.)

SITE INFORMATION TABLE

IMPERVIOUS AREA	46,733 SF (1.07 AC)
TOTAL SITE AREA	65,998 SF (1.52 AC)
% IMPERVIOUS AREA	70.8%
ZONING CLASSIFICATION	BC (COMMUNITY BUSINESS)

BENCHMARKS

DESCRIPTION	ELEVATION (NAVD88)
BENCHMARK 1 TOP ARROW BOLT OF FIRE HYDRANT	769.35
BENCHMARK 2 TOP ARROW BOLT OF FIRE HYDRANT	769.31
BENCHMARK 3 ALUMINUM CENTER OF CITY OF ST. CHARLES SURVEY MARKER COVER	769.94
BENCHMARK 4 TOP NE BOLT OF FIRE HYDRANT	771.19

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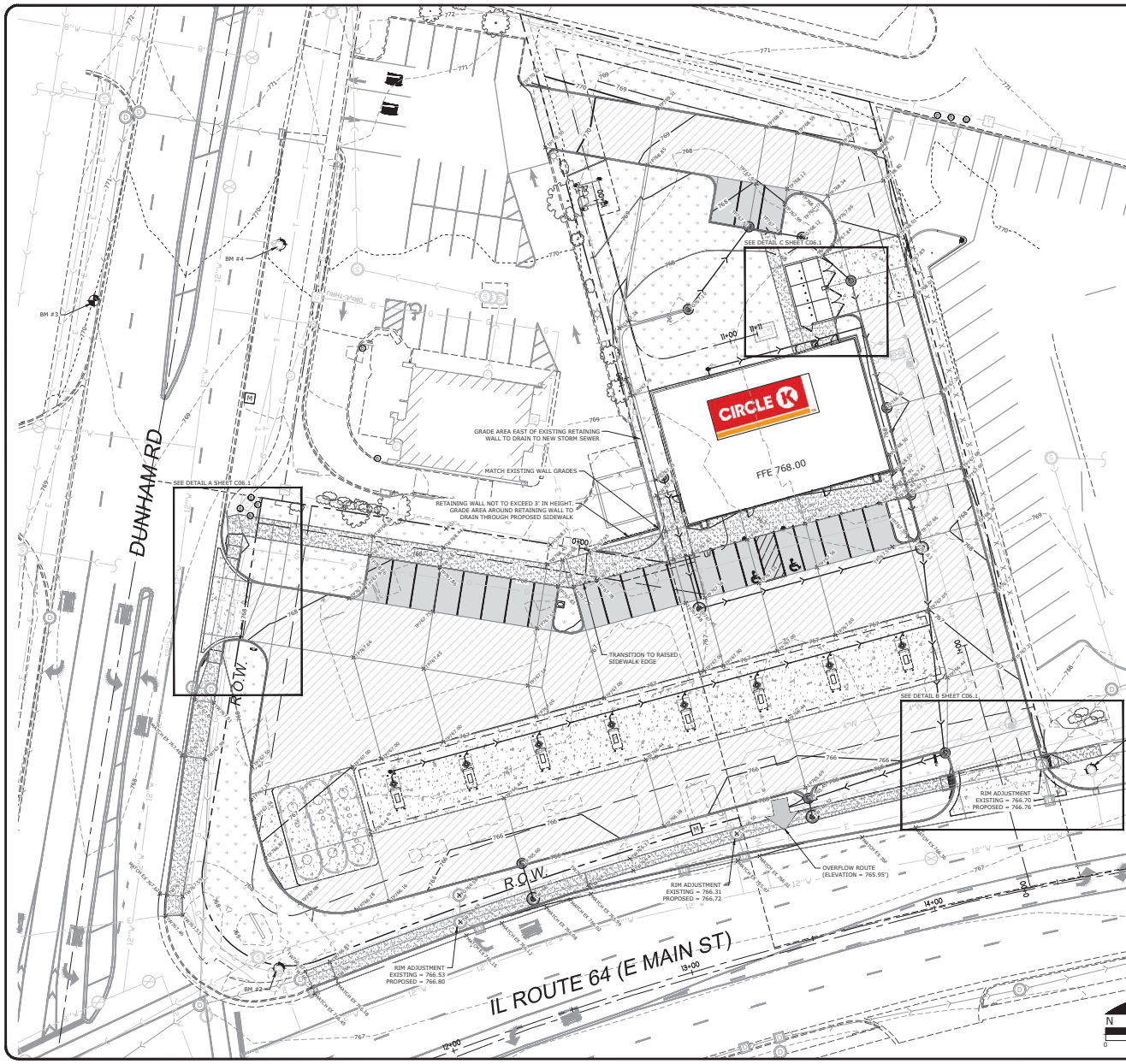
LAYOUT PLAN

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

C05



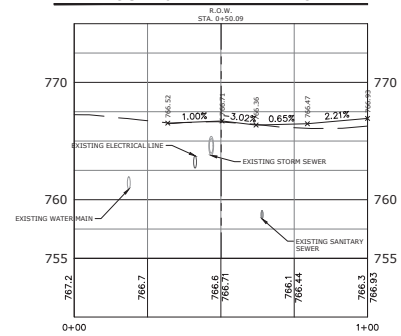
LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- 800 PROPOSED CONTOUR LINE
- 800 EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- PROPOSED CLEANOUT
- 1.6% DIRECTION OF SHEET FLOW
- TOP OF WALK ELEVATION
- TOP OF PAVEMENT ELEVATION
- FINISHED GRADE ELEVATION
- TOP OF WALL ELEVATION
- BOTTOM OF WALL ELEVATION
- BENCHMARK
- EMERGENCY OVERLAND FLOW ROUTE

GRADING NOTES

1. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION AND ELEVATION OF EXISTING PIPE INVERTS, FLOOR ELEVATIONS CURB OR PAVEMENT WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL OR VERTICAL CONTROL BY REFERENCING SHOWN COORDINATES OR ELEVATIONS TO HORIZONTAL OR VERTICAL CONTROL POINTS PRIOR TO PROCEEDING WITH WORK.
2. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL AND SODDED (OR SEEDED WHERE NOTED) AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
3. ALL STORM SEWER PIPE IS TO BE REINFORCED CONCRETE CULVERT PIPE CLASS IV UNLESS OTHERWISE NOTED. WHERE HDPE OR PVC PIPE IS LISTED AS ACCEPTABLE MATERIALS, PVC SDR 35, HDPE DOUBLE WALL (ADS N-12), OR PVC SCHEDULE 40 MAY BE USED AT THE CONTRACTOR'S DISCRETION.
4. THE MAXIMUM SLOPE RATIO ON CUT/FILL SLOPES IS 4 HORIZONTAL TO 1 VERTICAL.
5. PROPERTY CORNERS SHALL BE CAREFULLY PROTECTED UNTIL THEY HAVE BEEN REFERENCED BY A PROFESSIONAL LAND SURVEYOR. PROPERTY MONUMENTS DISTURBED BY THE CONTRACTOR'S OPERATION SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL SET ALL CLEANOUT, MANHOLE AND INLET CASTINGS, FIRE HYDRANTS AND VALVE BOXES TO FINISHED GRADE.
7. ALL PROPOSED PAVED AREAS SHALL BE STRIPPED OF ALL TOPSOIL AND UNSUITABLE MATERIAL AND EXCAVATED OR FILLED TO WITHIN 0.10 FEET OF DESIGN SUBGRADE.
8. THE EARTHWORK CONTRACTOR IS RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE AT THE CONCLUSION OF EACH WORKING DAY.
9. COORDINATE IMPROVEMENTS EAST OF EAST PROPERTY LINE WITH KFP SUBDIVISION PRELIMINARY ENGINEERING PLANS BY MACKIE CONSULTANTS, LLC.

IL ROUTE 64 DRIVEWAY PROFILE



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SHEET TITLE

GRADING PLAN

DRAWN	TWL
CHECKED	LND
PM	RCS

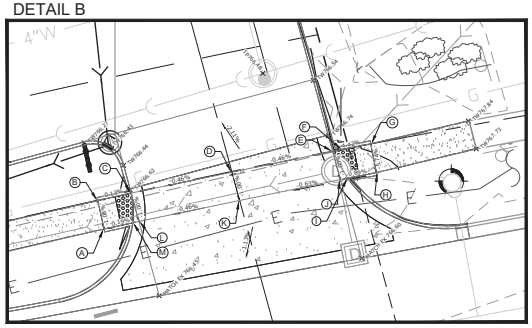
PROJECT NUMBER
SHEET NUMBER

17125

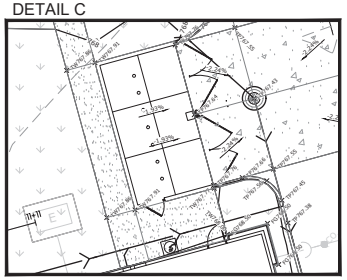
C06

DETAIL A

DETAIL B



DETAIL C



N O R T H

0 10' 15' 20'

POINT TABLE

POINT	STATION	OFFSET	ELEVATION
A	14+13.34	45.40 L	766.57
B	14+13.36	50.40 L	766.62
C	14+19.01	50.40 L	766.63
D	14+36.03	50.30 L	766.71
E	14+53.04	50.38 L	766.79
F	14+54.61	50.38 L	766.86
G	14+59.47	50.38 L	767.08
H	14+59.48	45.38 L	766.80
I	14+54.61	45.38 L	766.75
J	14+53.39	45.39 L	766.74
K	14+36.32	45.30 L	766.66
L	14+19.26	45.40 L	766.58
M	14+18.21	45.40 L	766.57

LEGEND

- PROPERTY LINE
- LOT LINE
- EXISTING RIGHT-OF-WAY
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- PROPOSED STORM SEWER
- EXISTING STORM SEWER
- PROPOSED GRADE BREAK LINE
- 800 PROPOSED CONTOUR LINE
- 800 EXISTING CONTOUR LINE
- PROPOSED CATCH BASIN OR MANHOLE
- PROPOSED CLEANOUT
- 1.6% DIRECTION OF SHEET FLOW
- 766.55 TOP OF WALK ELEVATION
- 766.50 TOP OF PAVEMENT ELEVATION
- 766.50 FINISHED GRADE ELEVATION
- 766.50 TOP OF WALL ELEVATION
- 763.50 BOTTOM OF WALL ELEVATION
- BENCHMARK
- EMERGENCY OVERLAND FLOW ROUTE

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SHEET TITLE

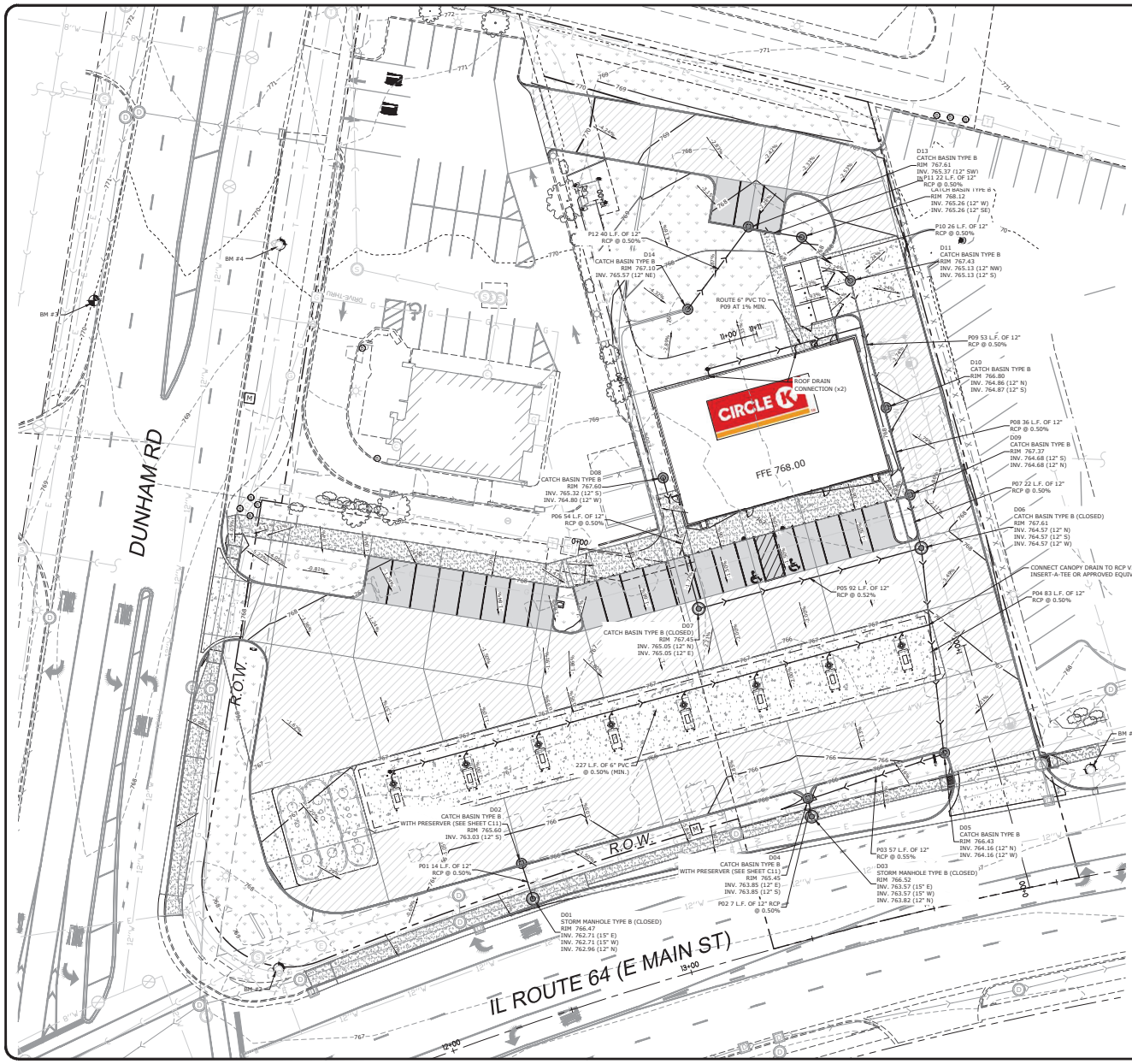
GRADING DETAILS

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

C06.1



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- 800 PROPOSED CONTOUR LINE
- 800 EXISTING CONTOUR LINE
- W PROPOSED WATER SERVICE
- S PROPOSED SANITARY SEWER
- G PROPOSED GAS MAIN
- E PROPOSED UNDERGROUND ELECTRIC SERVICE
- UT PROPOSED TELEPHONE SERVICE
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED CATCH BASIN OR MANHOLE
- CO PROPOSED CLEANOUT
- 1.6% DIRECTION OF SHEET FLOW

RIM ELEVATION DEFINITION

CURB TYPE CASTING
RIM ELEV.

PAVED AREA CASTING
RIM ELEV.

DRAINAGE PLAN NOTES

1. ALL PROPOSED SITE STORM SEWER IS PRIVATELY OWNED AND MAINTAINED.

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N O R T H
0 20' 30' 40'

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DRAINAGE PLAN

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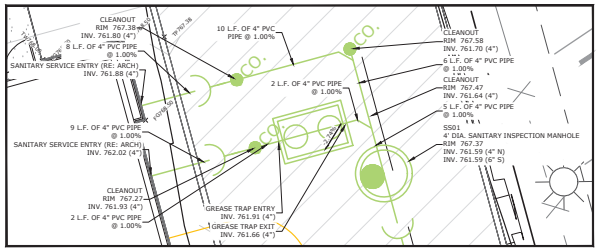
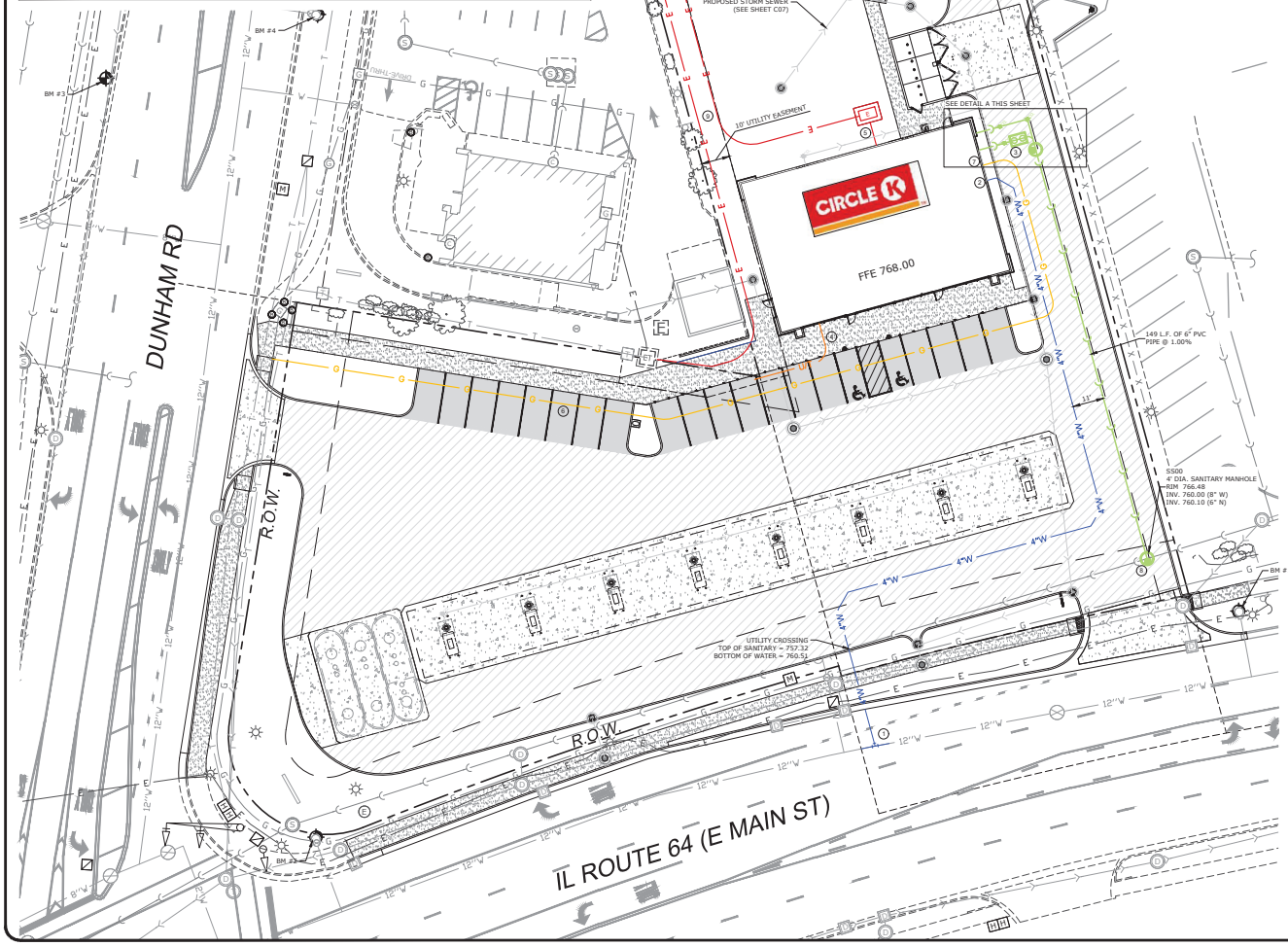
PROJECT NUMBER
SHEET NUMBER

17125

C07

DETAIL A





LEGEND

- PROPERTY LINE
- EXISTING WATER MAIN
- PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- EXISTING GAS MAIN
- PROPOSED GAS MAIN
- PROPOSED UNDERGROUND ELECTRIC SERVICE
- PROPOSED TELEPHONE SERVICE
- EXISTING OVERHEAD UTILITY LINES
- PROPOSED TRANSFORMER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- LIGHT POLE AND FIXTURE

UTILITY NOTES

1. THE CONTRACTOR SHALL PROVIDE PROPER SAFETY DEVICES IN ACCORDANCE WITH OSHA STANDARDS FOR ALL STAFF WORKING IN OPEN TRENCH CONDITIONS. TRENCH BOXES AND OTHER SHORING SHALL BE REQUIRED FOR ALL TRENCH WORK, IN THE RIGHT-OF-WAY, AND ON PRIVATE PROPERTY, WHILE THE SITE IS UNDER CONSTRUCTION.
2. ALL PRIVATE WATER MAINS CONSTRUCTED ON THE PROPERTY ARE TO BE CONSTRUCTED WITH MATERIALS THAT FOLLOW THE STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL REQUIREMENTS FOR PIPE MATERIAL AND OTHER WATER MAIN APPURTENANCES PRIOR TO THE START OF CONSTRUCTION.
3. EXISTING UTILITY INFORMATION IS SHOWN FROM SURVEY WORK BY OTHERS, FIELD OBSERVATIONS, AVAILABLE PUBLIC RECORDS AND AS-BUILT DRAWINGS. EXACT LOCATIONS AND ELEVATIONS OF UTILITIES SHALL BE DETERMINED PRIOR TO INSTALLING NEW WORK. EXCAVATE TEST PITS AS REQUIRED.
4. CONTACT ALL PUBLIC AND PRIVATE UTILITY COMPANIES 48 HOURS PRIOR TO ANY EXCAVATION. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATION SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
5. THE CONTRACTOR SHALL FIELD VERIFY THE ELEVATIONS OF THE BENCHMARKS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL ALSO FIELD VERIFY LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES, AND VERIFY FLOOR, CURB OR PAVEMENT ELEVATIONS WHERE MATCHING INTO EXISTING WORK. THE CONTRACTOR SHALL FIELD VERIFY HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES. NOTIFY ENGINEER OF DISCREPANCIES IN EITHER VERTICAL CONTROL PRIOR TO PROCEEDING WITH WORK.
6. REFER TO BUILDING PLANS FOR EXACT LOCATIONS OF NEW UTILITY ENTRIES.
7. CONTRACTOR SHALL SET ALL CLEANOUT, CASTINGS, AND VALVE BOXES TO FINISHED GRADE.
8. MULETAPE SHALL BE INSTALLED IN ALL ELECTRICAL CONDUIT. CONFIRM MULETAPE SPECIFICATIONS WITH CITY PRIOR TO CONSTRUCTION.

UTILITY KEY LEGEND

1. CUT-IN TEE FOR 4" D.I.P SERVICE LINE. SEE SHEET C09 FOR DETAILS
2. DOMESTIC WATER / FIRE SERVICE ENTRY (RE: ARCH)
3. 500 GAL. GREASE TRAP (RE: ARCH / MEP)
4. PROPOSED PHONE SERVICE (8 PAIR, 4 LINES)
5. PROPOSED ELECTRICAL SERVICE WITH PAD MOUNTED TRANSFORMER (3 PHASE, 800 AMP, 120/208 VOLTS, 4 WIRE) (CONTRACTOR TO COORDINATE WITH CITY OF ST. CHARLES ELECTRIC UTILITY PRIOR TO CONSTRUCTION)
6. PROPOSED 2" SCH. 40 STEEL PIPE GAS SERVICE (COORDINATE INSTALLATION AND SLEEVING REQUIREMENTS WITH NICOR PRIOR TO CONSTRUCTION). FINAL LOADING BTUs TBD.
7. GAS SERVICE ENTRY AND METER (RE: ARCH)
8. VERIFY DEPTH OF EXITING SANITARY SEWER PRIOR TO CONSTRUCTION AND ADJUST DEPTH OF SERVICE CONNECTION AS NECESSARY TO MAINTAIN A MINIMUM DROP OF 0.10'
9. SEE SHEET C08 FOR ELECTRICAL LINE INFORMATION

BENCHMARKS

DESCRIPTION	ELEVATION (NAVD88)
BENCHMARK 1 TOP ARROW BOLT OF FIRE HYDRANT	769.35
BENCHMARK 2 TOP ARROW BOLT OF FIRE HYDRANT	769.31
BENCHMARK 3 ALUMINUM CENTER OF CITY OF ST. CHARLES SURVEY MARKER COVER	769.94
BENCHMARK 4 TOP NE BOLT OF FIRE HYDRANT	771.19

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(812) 374-2529

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REVISIONS

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6. —	—

SHEET TITLE

UTILITY PLAN

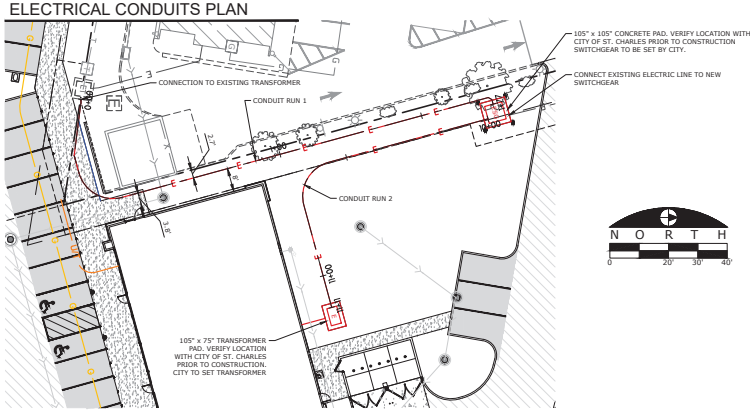
DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

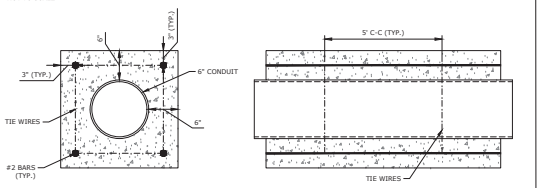
C08

ELECTRICAL CONDUITS PLAN



CONDUIT ENCASEMENT DETAIL

NOT TO SCALE



LEGEND

- PROPERTY LINE
- 10"W — EXISTING WATER MAIN
- W — PROPOSED WATER SERVICE
- C — EXISTING SANITARY SEWER
- C — PROPOSED SANITARY SEWER
- C — PROPOSED STORM SEWER
- G — EXISTING GAS MAIN
- G — PROPOSED GAS MAIN
- E — PROPOSED UNDERGROUND ELECTRIC SERVICE
- U/T — PROPOSED TELEPHONE SERVICE
- O/U — EXISTING OVERHEAD UTILITY LINES
- E — PROPOSED TRANSFORMER
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING WATER VALVE
- EXISTING MANHOLE OR CATCH BASIN
- PROPOSED SANITARY MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING UTILITY POLE
- EXISTING LIGHT POLE
- LIGHT POLE AND FIXTURE

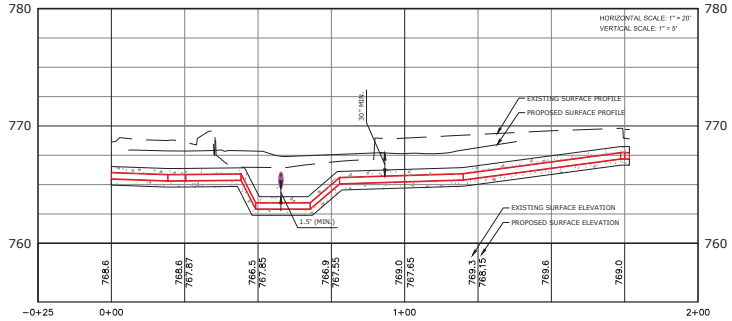
UTILITY NOTES

1. ELECTRICAL CONDUIT SHALL BE GALVANIZED STEEL, SCHEDULE 80 PVC, OR FIBERGLASS. VERIFY MATERIALS WITH CITY OF ST. CHARLES PRIOR TO INSTALLATION.

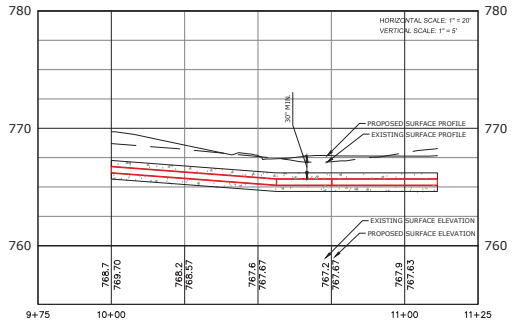
1.1. ALL CONDUIT ELBOWS SHALL BE GALVANIZED STEEL OR FIBERGLASS.

2. CONCRETE USED FOR ENCASEMENT SHALL BE 3000 PSI MINIMUM AT 28 DAYS.
3. TERMINATE CONCRETE ENCASEMENT 5' FROM TRANSFORMER / SWITCH GEAR PADS OR AT LOCATIONS SPECIFIED BY CITY OF ST. CHARLES.
4. MULETAPE SHALL BE INSTALLED IN ALL ELECTRICAL CONDUIT. CONFIRM MULETAPE SPECIFICATIONS WITH CITY PRIOR TO CONSTRUCTION.
5. DEVELOPMENT SHOULD BE WITHIN 6 INCHES OF FINAL GRADE PRIOR TO CITY PROCEEDING WITH INSTALLATION OF FACILITIES.
6. ADJUST VERTICAL DEFLECTIONS IN CONDUIT RUN AS NECESSARY TO FACILITATE CONSTRUCTION.

CONDUIT RUN 1 PROFILE



CONDUIT RUN 2 PROFILE



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N O R T H
0 20' 30' 40'

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SHEET TITLE

UTILITY PLAN AND PROFILES

DRAWN	TWL
CHECKED	LND
PM	RCS

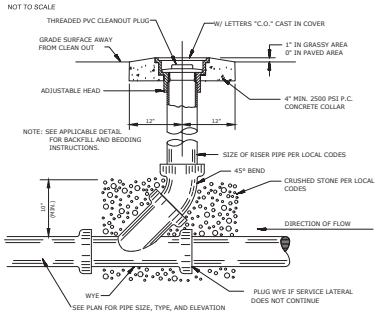
PROJECT NUMBER
SHEET NUMBER

17125

C08.1

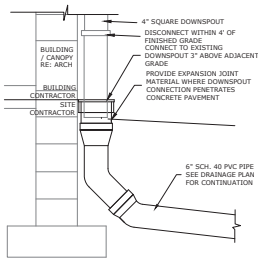
SEWER CLEANOUT DETAIL

NOT TO SCALE



DOWNSPOUT CONNECTION DETAIL

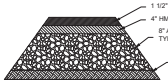
NOT TO SCALE



A WATERTIGHT CONNECTION SHALL BE MAINTAINED WITH ANY TRANSITION FROM SCHEDULE 40 PVC PIPE TO ANY OTHER PIPE TYPE.

PAVEMENT DETAILS

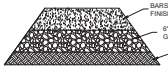
NOT TO SCALE



STANDARD DUTY ASPHALT PAVEMENT

HEAVY DUTY ASPHALT PAVEMENT

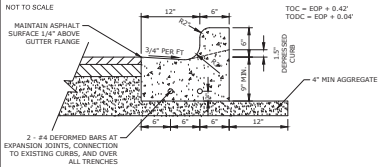
STANDARD DUTY CONCRETE



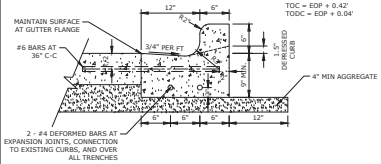
HEAVY DUTY CONCRETE

CURB SECTION

NOT TO SCALE



B-6.12 SECTION (ADJACENT TO ASPHALT)



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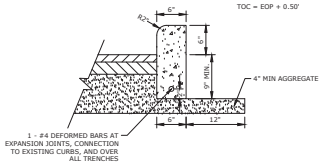
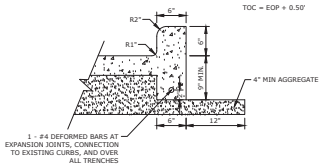


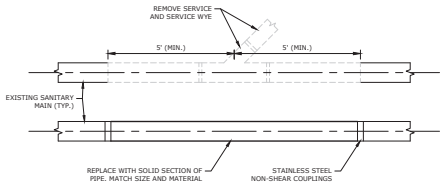
B-6 SECTION (ADJACENT TO ASPHALT)



B-6 SECTION (ADJACENT TO CONCRETE)

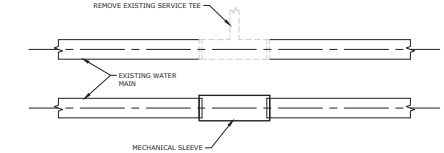
SEWER SERVICE REMOVAL DETAIL

NOT TO SCALE



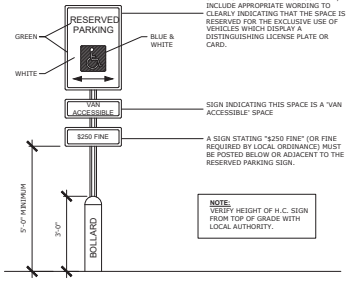
WATER SERVICE REMOVAL DETAIL

NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL

NOT TO SCALE

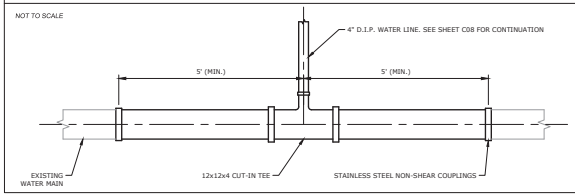


39" STANDARD ACCESSIBLE SYMBOL

ACCESSIBLE SYMBOL

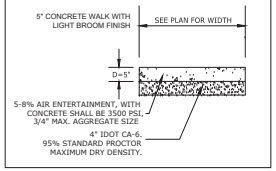
CUT-IN TEE DETAIL

NOT TO SCALE



CONCRETE SIDEWALK DETAILS

NOT TO SCALE



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SHEET TITLE

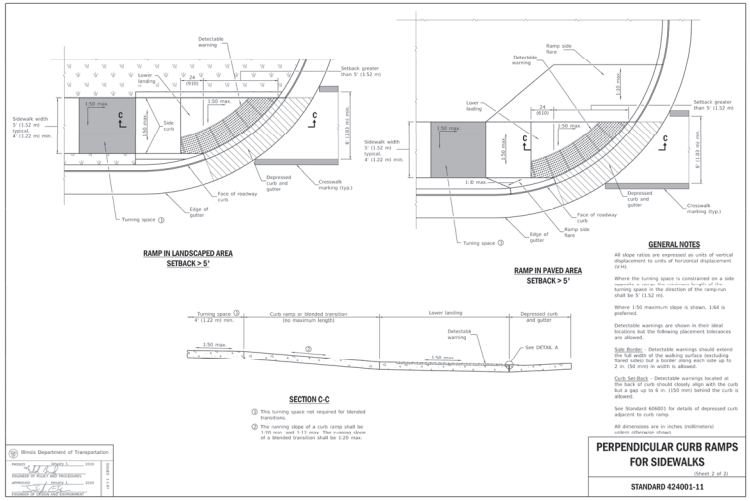
DETAILS

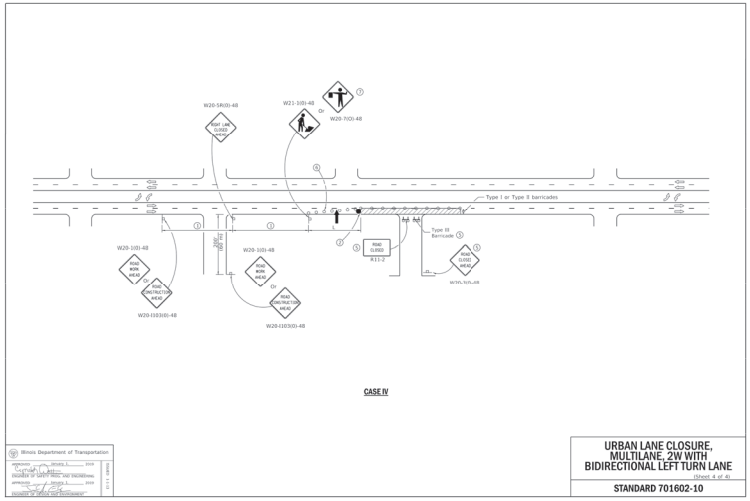
DRAWN	TWL
CHECKED	LND
PM	RCS

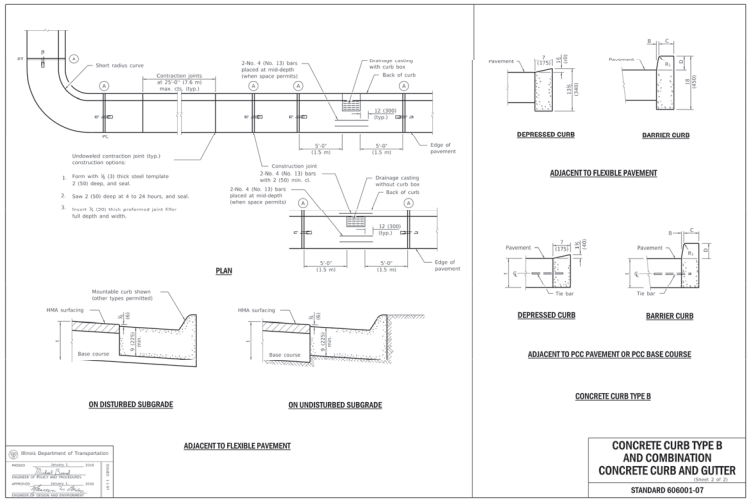
PROJECT NUMBER
SHEET NUMBER

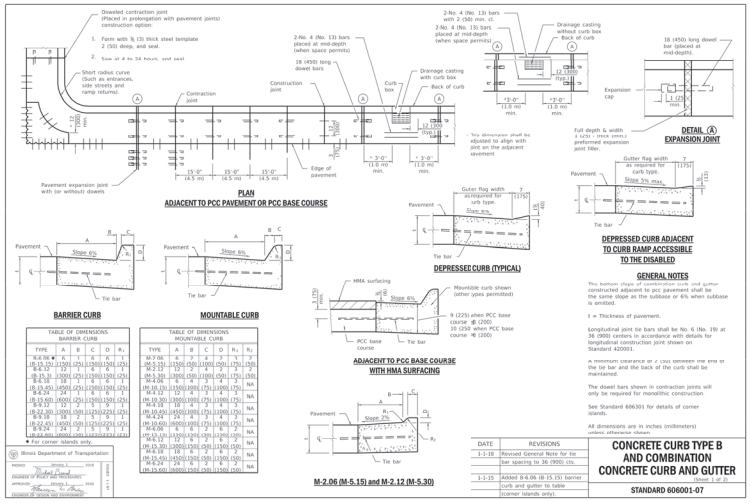
17125

C09









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SHEET TITLE

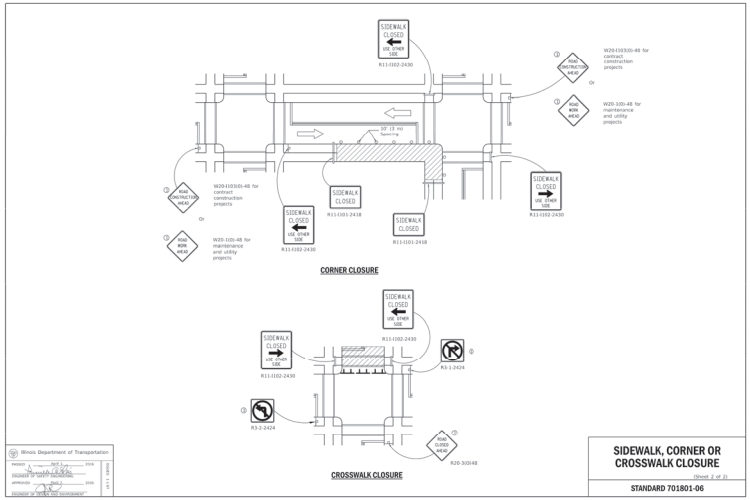
IDOT DETAILS (1)

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

C10

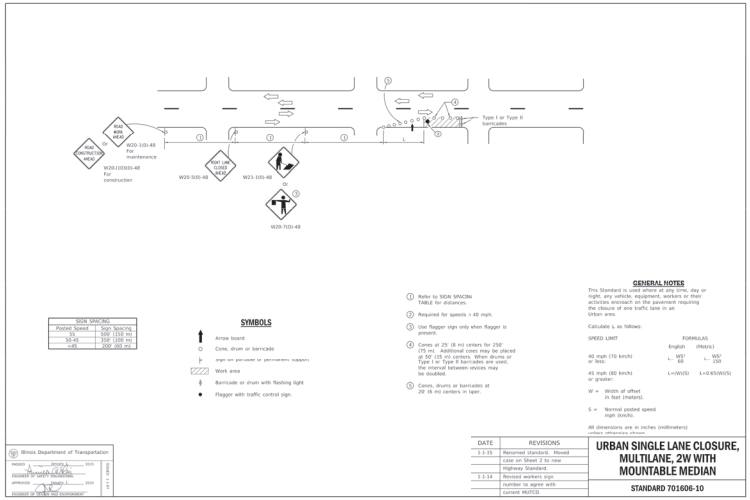


Illinois Department of Transportation

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 2 of 2)

STANDARD 701801-06



SIGN SPACING	
Posted Speed	Sign Spacing
30	500' (150 m)
50-45	350' (100 m)
≤35	200' (60 m)

SYMBOLS

- Arrow board
- Cone, drum or barricade
- Sign on portable or permanent support
- Work area
- Barricade or drum with flashing light
- Flagger with traffic control sign.

1. Refer to SIGN SPACING TABLE for distances.
2. Required for speeds > 40 mph.
3. Use flagger sign only when flagger is present.
4. Cones at 25' (8 m) centers for 250' (75 m). Additional cones may be placed at 50' (15 m) centers. When drums or Type I or Type II barricades are used, the interval between devices may be doubled.
5. Cones, drums or barricades at 20' (6 m) centers in taper.

GENERAL NOTES

This Standard is used where at any time, day or night, any vehicle, equipment, workers or their activities encroach on the pavement requiring the closure of one traffic lane in an Urban area.

Calculate L as follows:

SPEED LIMIT — FORMULAS

	English	(Metric)
40 mph (70 km/h) or less	$L = \frac{WS^2}{60}$	$L = \frac{WS^2}{150}$
45 mph (80 km/h) or greater	L=(W)(S)	L=0.65(W)(S)

W = Width of offset in feet (meters).

S = Normal posted speed mph (km/h).

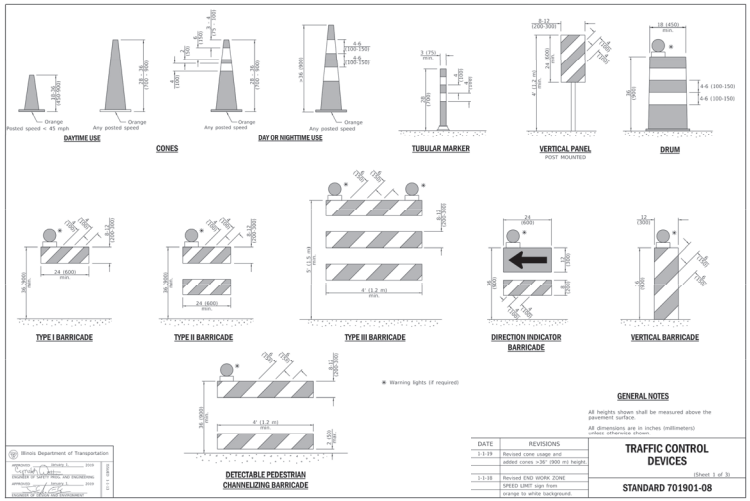
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

DATE	REVISIONS
1-1-15	Renamed (Standard. Moved case on Sheet 2 to new Highway Standard.
1-1-14	Revised workers sign number to agree with current MUTCD.

URBAN SINGLE LANE CLOSURE, MULTILANE, 2W WITH MOUNTABLE MEDIAN

STANDARD 701606-10



GENERAL NOTES

All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

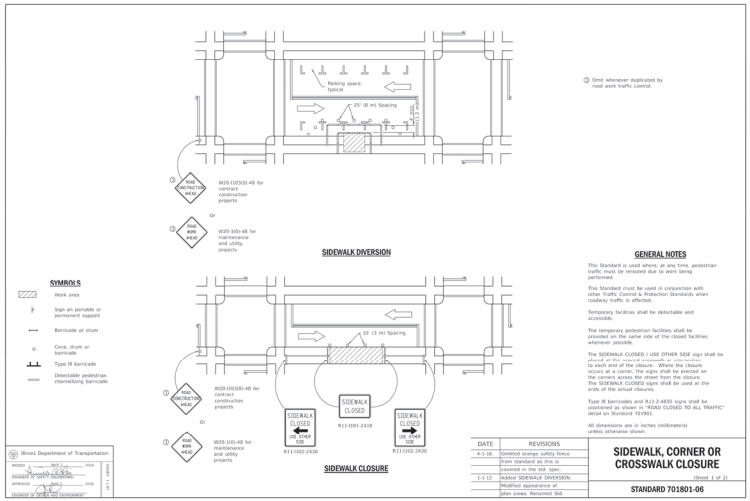
Illinois Department of Transportation

DATE	REVISIONS
1-1-19	Revised cone usage and added cones >36" (900 m) height.
1-1-18	Revised END WORK ZONE SPEED LIMIT sign from orange to white background.

TRAFFIC CONTROL DEVICES

(Sheet 1 of 3)

STANDARD 701901-08



Omit whenever duplicated by road work traffic control.

GENERAL NOTES

This Standard is used where, at any time, pedestrian traffic must be rerouted due to work being performed.

This Standard must be used in conjunction with other Traffic Control & Protection Standards when roadway traffic is affected.

Temporary facilities shall be detectable and accessible.

The temporary pedestrian facilities shall be provided on the same side of the closed facilities whenever possible.

The SIDEWALK CLOSED / USE OTHER SIDE sign shall be placed at the beginning of the closure and at the end of the closure. Where the closure occurs at a corner, the signs shall be erected on the corners across the street from the closure. The SIDEWALK CLOSED signs shall be used at the ends of the actual closures.

Type III barricades and R11-2-4830 signs shall be used in place of "SIDEWALK CLOSED TO ALL TRAFFIC" detail on Standard 701901.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation

DATE	REVISIONS
4-1-16	Omitted orange safety fence from standard as this is covered in the std. spec.
1-1-12	Added SIDEWALK DIVERSION. Modified appearance of plan views. Renamed Std.

SIDEWALK, CORNER OR CROSSWALK CLOSURE

(Sheet 1 of 2)

STANDARD 701801-06

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SHEET TITLE

IDOT DETAILS (2)

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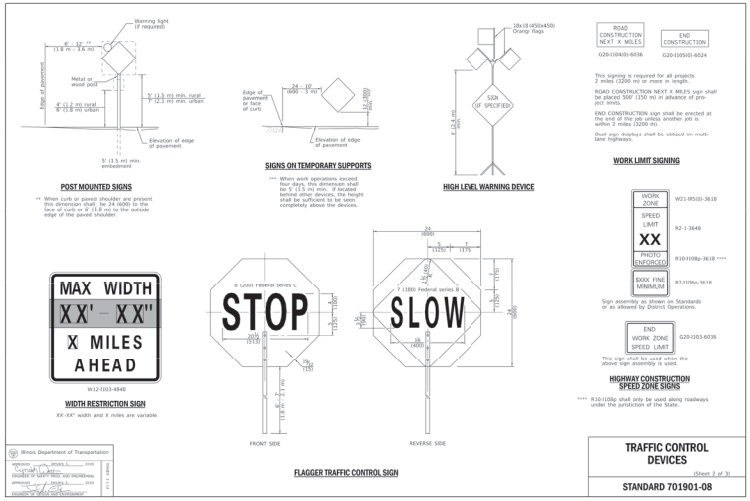
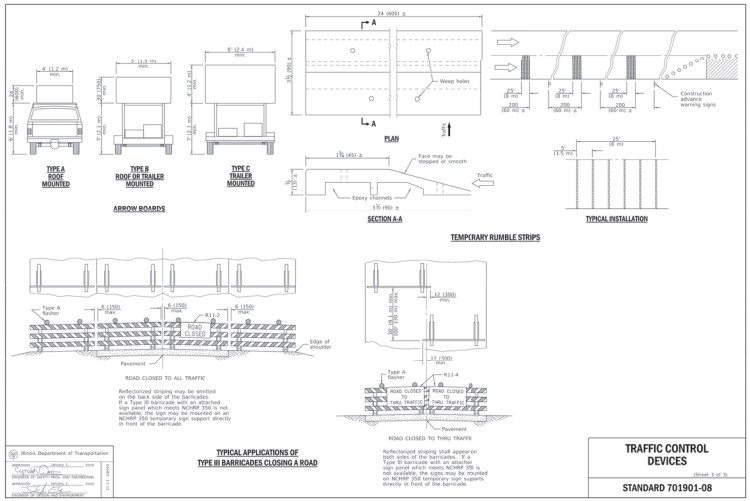
PROJECT NUMBER
SHEET NUMBER

17125

C11





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5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CIRCLE K ST. CHARLES

2500 E Main Street
St Charles, IL 60174
Kane County

RDK Ventures LLC
550 Warrenville Road, Suite 400
Lisle, IL 60532
(812) 374-2529

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	2021 03-18
2. AGENCY APPROVAL	2021 07-08
3. —	—
4. —	—
5. —	—
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REVISIONS

ITEM	DATE
1. —	—
2. —	—
3. —	—
4. —	—
5. —	—
6. —	—

SHEET TITLE

IDOT DETAILS (3)

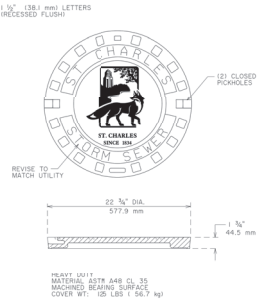
DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

C12

SPECIAL LETTERED R-1713 HDSI WATER VAULT, SANITARY AND STORM SEWER MANHOLE COVER



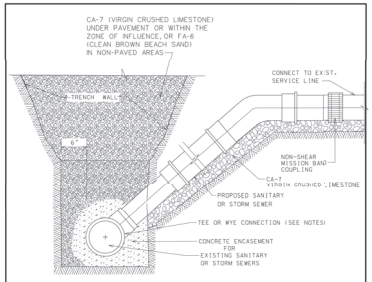
NOT TO SCALE

STANDARD COVER DETAIL

DATE: 11-19-09

D-7

SANITARY AND STORM SERVICE DETAIL



NOTES:

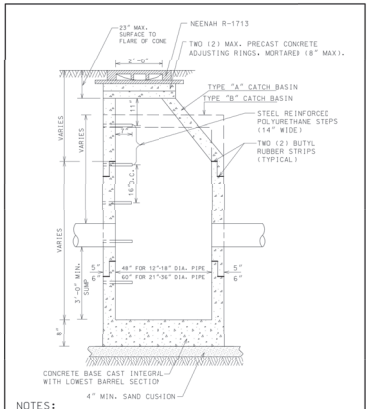
1. FOR PROPOSED STORM SEWER SERVICE ≤ 6" ON RCP PIPE ≥ 15", CORE THE PIPE AND USE A BOOT CONNECTION.
2. FOR PROPOSED STORM SEWER SERVICE ≥ 8", A MANHOLE SHALL BE INSTALLED.
3. FOR CONNECTING SANITARY OR STORM SEWER SERVICE TO AN EXISTING SANITARY OR STORM SEWER ≤ 12", REMOVE A SECTION OF PIPE AND INSTALL A TEE OR WYE CONNECTION.
4. FOR CONNECTING SANITARY SEWER SERVICE TO AN EXISTING SANITARY SEWER ≥ 15", CIRCULAR SAW-CUT AND USE A HUB WYE OR TEE SADDLE CONNECTION.
5. FOR PROPOSED STORM OR SANITARY SEWER SERVICES, ENCASE ALL CONNECTIONS IN LOW STRENGTH CONCRETE TO PREVENT THE FITTINGS FROM ROTATING.
6. FOR TRENCHES WITHIN AN EXISTING PAVED SURFACE AREA, CA-7 (VIRGIN CRUSHED LIMESTONE) BACKFILL SHALL BE USED.
7. FOR PROPOSED 6" STORM SEWER SUMP LINE, INSTALL PLUG AND 2" X 4" POST AT END OF LINE.

NOT TO SCALE

DATE: 12-8-10

C-2

TYPE A & B CATCH BASIN DETAIL



NOTES:

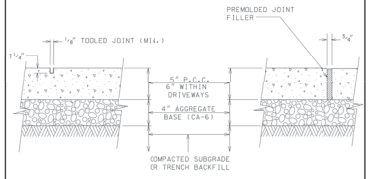
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
5. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
6. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

DATE: 7-27-10

B-5

CONTRACTION JOINT DETAIL / EXPANSION JOINT DETAIL



NOTES:

1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI. MIN. 3,500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

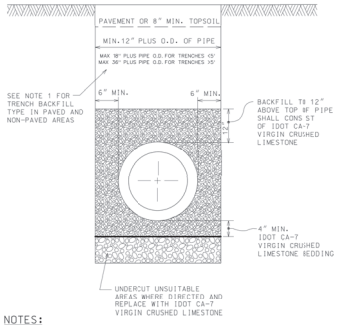
NOT TO SCALE

CONCRETE WALK JOINT DETAILS

DATE: 3-31-09

E-5

RCP & DIP TRENCH DETAIL



NOTES:

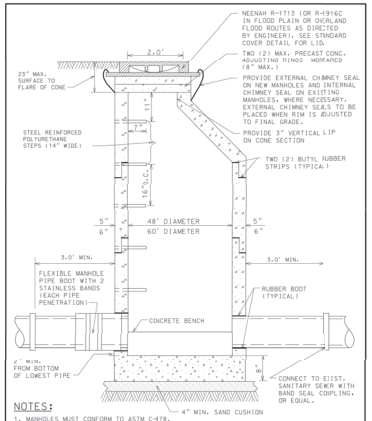
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OF WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
4. ALL STORM SEWER SMALLER THAN 15" DIA. THAT WILL BE PUBLICLY OWNED & MAINTAINED SHALL BE RIGID PVC PIPE, MINIMUM SDR 26 WITH PUSH-ON GASKET JOINTS.

NOT TO SCALE

DATE: 3-26-13

A-6

SANITARY MANHOLE DETAIL



NOTES:

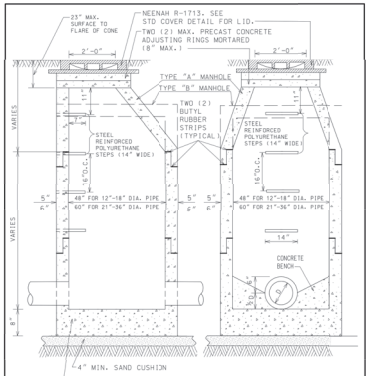
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
7. USE ECCENTRIC CONE ONLY.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

DATE: 7-27-10

A-2

TYPE A & B STORM MANHOLE DETAIL



NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

DATE: 7-27-10

B-3

ARC DESIGN RESOURCES INC.

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LOVES PARK, IL 61111
VOICE: (815) 484-4300
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REVISIONS

ITEM	DATE
1. —	—
2. —	—
3. —	—
4. —	—
5. —	—
6. —	—

SHEET TITLE

CITY DETAILS

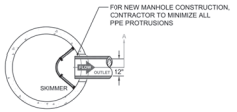
DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

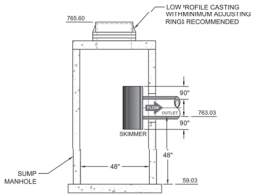
C13

PLAN VIEW



COMPONENT	PART #
DISSIPATOR	n/a
SKIMMER	S15

CROSS SECTION AA

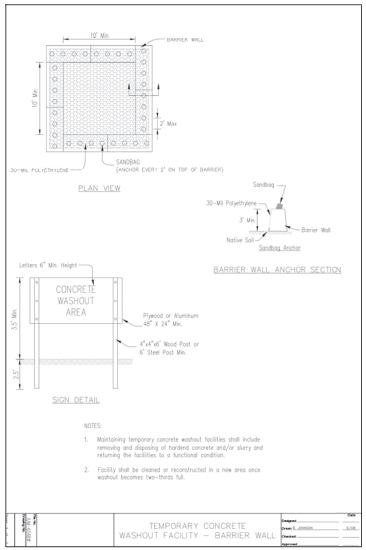


Not to Scale

DESIGNED AND MANUFACTURED BY: momentum — THE PRESERVER™ — ENERGY DISSIPATOR AND/OR SKIMMER — PRESERVER USA — ThePreserver.com • 1-877-773-0073

STRUCTURE ID:	DS2
PROJECT:	CIRCLE K
LOCATION:	ST. CHARLES, IL

DRAWING NO. S-13-01 — REVISIONS



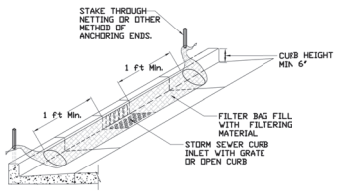
NOTES:

1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL

Designed _____ Date
Drawn R. JOHNSON 5/08
Checked _____ Date
Approved _____ Date

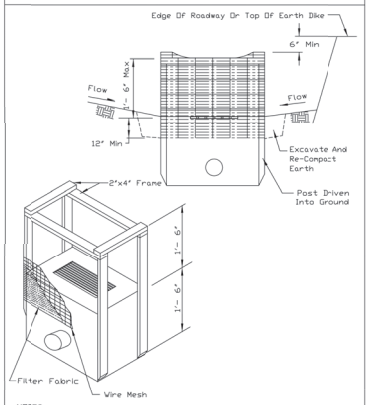
INLET PROTECTION – PAVED AREAS CURB PROTECTION



REFERENCE
Project _____
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

STANDARD DWG. NO. ILM-561C
SHEET 1 OF 1
DATE 01-11-11

INLET PROTECTION – FABRIC DROP PLAN



NOTES:

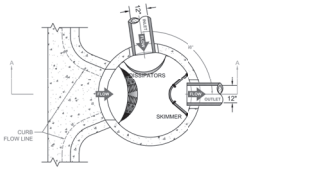
1. Filter fabric shall meet the requirement of material specification 592 GEOTEXTILE table 1 or 2, class I, with an EOS of at least 30 for nonwoven and 50 for woven.
2. The wire mesh shall have a maximum opening of at least 6 inches.
3. Limit drainage area to the inlet protection to 1 acre.

REFERENCE
Project _____
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

NRCS Natural Resources Conservation Service

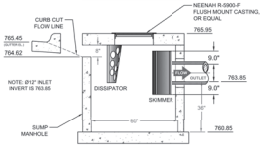
STANDARD DWG. NO. IL-560
SHEET 1 OF 1
DATE 6-29-93

PLAN VIEW



COMPONENT	PART #
DISSIPATOR	CC & D15
SKIMMER	S13

CROSS SECTION AA



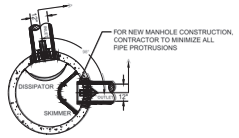
Not to Scale

DESIGNED AND MANUFACTURED BY: momentum — THE PRESERVER™ — ENERGY DISSIPATOR AND/OR SKIMMER — PRESERVER USA — ThePreserver.com • 1-877-773-0073

STRUCTURE ID:	D24 (CURB CUT OPTION)
PROJECT:	CIRCLE K
LOCATION:	ST. CHARLES, IL

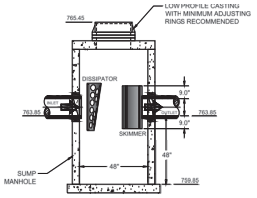
DRAWING NO. S-13-01 — REVISIONS

PLAN VIEW



COMPONENT	PART #
DISSIPATOR	D15
SKIMMER	S15

CROSS SECTION AA

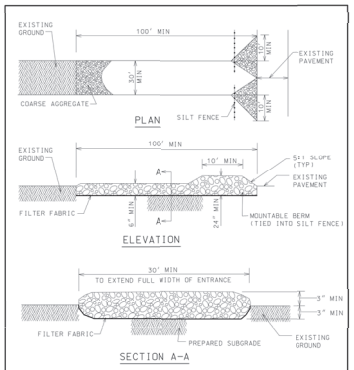


Not to Scale

DESIGNED AND MANUFACTURED BY: momentum — THE PRESERVER™ — ENERGY DISSIPATOR AND/OR SKIMMER — PRESERVER USA — ThePreserver.com • 1-877-773-0073

STRUCTURE ID:	D24
PROJECT:	CIRCLE K
LOCATION:	ST. CHARLES, IL

DRAWING NO. S-13-01 — REVISIONS



NOTES:

1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY THE CITY.

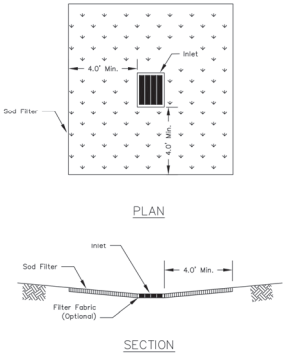
DATE: 3-31-09

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL

C-3

INLET PROTECTION SOD FILTER PLAN



NOTES:

1. The sod should be flush with surrounding ground surface.
2. If used, filter fabric shall meet the requirements of material specification 592 GEOTEXTILE Table 1 or 2, Class 1 with AOS of at least 30 for nonwoven and 50 for woven.

REFERENCE
Project _____
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

NRCS Natural Resources Conservation Service

STANDARD DWG. NO. IL-562
SHEET 1 OF 1
DATE 11-23-01

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
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10. —	—
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12. —	—

REVISIONS

ITEM	DATE
1. —	—
2. —	—
3. —	—
4. —	—
5. —	—
6. —	—

SHEET TITLE

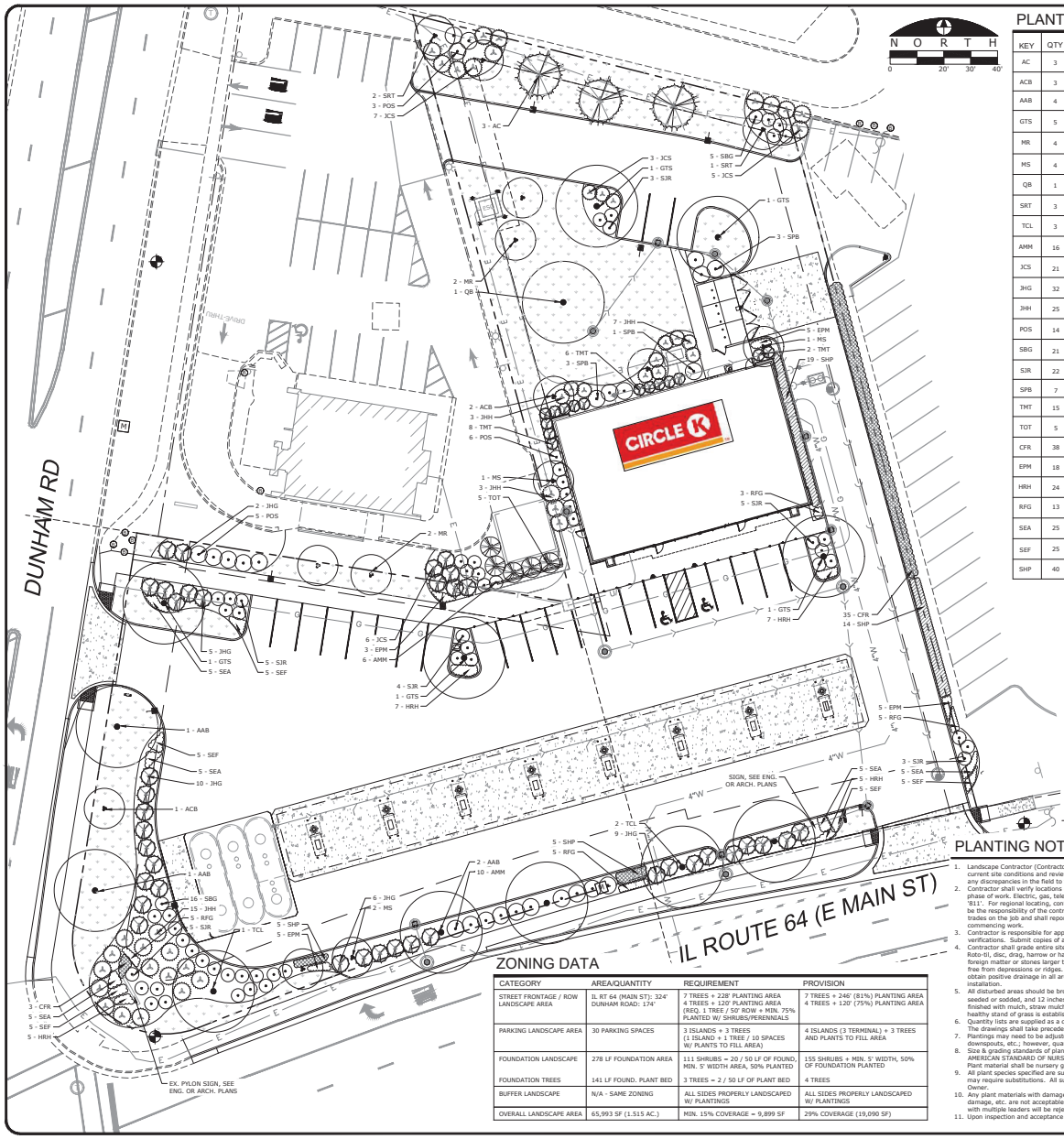
EROSION CONTROL DETAILS

DRAWN	TWL
CHECKED	LND
PM	RCS

PROJECT NUMBER
SHEET NUMBER

17125

C14

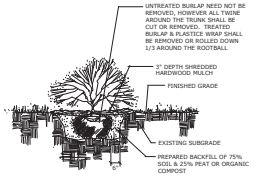


PLANT LIST

KEY	QTY	Botanical name / COMMON NAME	SIZE	REMARKS
AC	3	Abies concolor WHITE FIR	6'	EVERGREEN
ACB	3	Amelanchier canadensis 'Brilliantissima' BRILLIANCE SERVICEBERRY	6'	ORNAMENTAL / UPRIGHT
AAB	4	Acer x 'Autumn Brilliance' AUTUMN BRILLIANCE MAPLE	2.5"	
GTS	5	Gleditsia triacanthos x 'Skyline' SKYLINE HONEYLOCUST	2.5"	THORNLESS / SEEDLESS
MR	4	Malus x 'Red Barron' RED BARRON CRABAPPLE	6'	ORNAMENTAL
MS	4	Malus x 'Ivory Spear' IVORY SPEAR CRABAPPLE	6'	ORNAMENTAL / UPRIGHT
QB	1	Quercus bicolor SWAMP WHITE OAK	2.5"	SPECIMEN
SRT	3	Syringa reticulata JAPANESE TREE LILAC	6'	ORNAMENTAL
TCL	3	Tilia cordata LITTLE LEAF LINDEN	2.5"	
AMM	16	Aronia melanocarpa 'Morton' IRIQUOIS BEAUTY CHOKEBERRY	24"/ 5 GAL	
JCS	21	Juniperus chinensis x sargentii 'Viridis' GREEN SARGENT JUNIPER	5 GAL	EVERGREEN
JHG	32	Juniperus chinensis 'Gold Lace' GOLD LACE JUNIPER	5 GAL	EVERGREEN
JHH	25	Juniperus horizontalis 'Hughes' HUGHES CREEPING JUNIPER	5 GAL	EVERGREEN
POS	14	Physocarpus opulifolius 'Summer Wine' SUMMER WINE NINEBARK	24"/5 GAL	
SBG	21	Spiraea bumalda 'Glow Girl' GLOW GIRL TOR SPIREA	24"/5 GAL	
SJR	22	Spiraea japonica 'SMNSJMFR' RED DOUBLE-PLAY ARTISAN SPIREA	24"/5 GAL	
SPB	7	Syringa pubula x 'Bloomerang' DWARF REBLOOMING KOREAN LILAC	24"/5 GAL	
TMT	15	Taxus media x 'Tauntoni' TAUNTON JAPANESE YEW	24"/5 GAL	
TOT	5	Thuja occidentalis 'Emerald' EMERALD ARBORVITAE	4'	EVERGREEN
CFR	38	Calamagrostis acutiflora 'Karl Forster' FEATHER REED GRASS	GAL	3'-0" O.C. - ORN. GRASS
EPM	18	Echinacea purperea 'Magnus' PURPLE CONEFLOWER	GAL	2'-0" O.C. - PERENNIAL
HRH	24	Hemerocallis 'Red Hot Returns' EVERAFTER RED HOT RETURNS DAYLILY	GAL	2'-0" O.C. - PERENNIAL
RFG	13	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	GAL	2'-0" O.C. - PERENNIAL
SEA	25	Sedum x 'Autumn Joy' AUTUMN JOY SEDUM	GAL	2'-0" O.C. - PERENNIAL
SEF	25	Salvia x 'East Friesland' FRIESLAND MEADOW SAGE	GAL	2'-0" O.C. - PERENNIAL
SHP	40	Sporobolus heterolepis PRAIRIE DROPSEED	GAL	2'-6" O.C. - ORN. GRASS

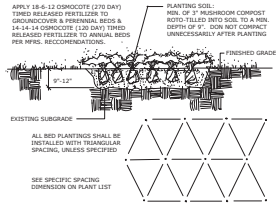
LEGEND

- MIXED PERENNIALS / ORNAMENTAL GRASSES
- EVERGREEN / DECIDUOUS SHRUBS
- LARGE DECIDUOUS SHADE TREE
- EVERGREEN TREE / ORNAMENTAL TREE
- SEED AREA FOR TURF WITHIN P.L. UNLESS OTHERWISE DIRECTED BY OWNER - SEE ENGINEERING PLANS
- EXISTING DECIDUOUSTREE



SHRUB PLANTING DETAIL

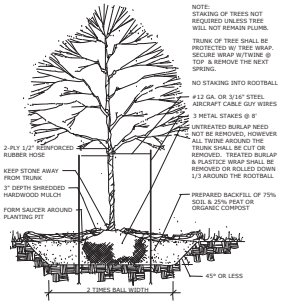
NOT TO SCALE



BED PLANTING DETAIL

(GROUNDCOVER, PERENNIALS & ANNUALS)

NOT TO SCALE



TREE PLANTING DETAIL

NOT TO SCALE

ZONING DATA

CATEGORY	AREA/QUANTITY	REQUIREMENT	PROVISION
STREET FRONTAGE / ROW LANDSCAPE AREA	IL RT 64 (MAIN ST): 324' DUNHAM ROAD: 174'	7 TREES + 228' PLANTING AREA 4 TREES + 120' PLANTING AREA (REQ. 1 TREE / 50' ROW + MIN. 75% PLANTED W/ SHRUBS/PERENNIALS	7 TREES + 246' (81%) PLANTING AREA 4 TREES + 120' (75%) PLANTING AREA
PARKING LANDSCAPE AREA	30 PARKING SPACES	3 ISLANDS + 3 TREES (1 ISLAND + 1 TREE / 10 SPACES W/ PLANTS TO FILL AREA)	4 ISLANDS (3 TERMINAL) + 3 TREES AND PLANTS TO FILL AREA
FOUNDATION LANDSCAPE FOUNDATION TREES	278 LF FOUNDATION AREA 141 LF FOUND. PLANT BED	111 SHRUBS = 20 / 50 LF OF FOUND, MIN. 5' WIDTH AREA, 50% PLANTED 3 TREES = 2 / 50 LF OF PLANT BED	155 SHRUBS + MIN. 5' WIDTH, 50% OF FOUNDATION PLANTED 4 TREES
BUFFER LANDSCAPE	N/A - SAME ZONING	ALL SIDES PROPERLY LANDSCAPED W/ PLANTINGS	ALL SIDES PROPERLY LANDSCAPED W/ PLANTINGS
OVERALL LANDSCAPE AREA	65,993 SF (1.515 AC.)	MIN. 15% COVERAGE = 9,899 SF	29% COVERAGE (19,090 SF)

PLANTING NOTES

1. Landscape Contractor (Contractor) shall make a site visit prior to bidding/construction to inspect the current site conditions and review proposed planting plan and related work. Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
2. Contractor shall verify locations of all underground utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television can be located by calling J.U.L.I.E. at '811'. For regional locating, contact 'Digger's Hotline". Any damage or interruption of services shall be the responsibility of the contractor. Contractor to coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to owner's representative prior to commencing work.
3. Contractor is responsible for application and cost of all necessary building permits and code verifications. Submit copies of all documents to owner and landscape architect.
4. Contractor shall grade entire site to correct surface irregularities in preparation for sod/seed. Roto-til, disc, drag, harrow or hand rake sub grade in all lawn areas and remove construction debris, foreign matter or stones larger than 2". Grading shall provide slopes which are smooth, continuous, free from depressions or ridges. Level, rake and roll as necessary to an even and true condition and obtain positive drainage in all areas. Finish grades shall meet the approval of owner prior to lawn installation.
5. All disturbed areas should be brought to grade with "topsoil" to a depth of 6 inches in areas to be seeded or sodded, and 12 inches for all interior (curbed) landscape islands. All lawn areas are to be finished with mulch, straw mulch, seed, sod, etc. or as noted. All lawn areas to be watered until a healthy stand of grass is established. (see seed/sod notes for acceptance details).
6. Quantity lists are supplied as a convenience; however, the contractor should verify all quantities. The drawings shall take precedence over the lists.
7. Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; however, quantities and sizes shall remain consistent with these plans.
8. Size & grading standards of plant material shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK, by the American Nursery & Landscape Association. Plant material shall be nursery grown and be either balled and burlap or container grown.
9. All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner.
10. Any plant materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected by Landscape Architect and/or Owner. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump.
11. Upon inspection and acceptance of all landscape items by Landscape Architect and/or Owner the contractor shall assume maintenance responsibilities for a period of thirty (30) days, for all plant material, to include: watering, cultivating, weeding, pruning, mulching and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition until responsibility is transferred to the owner (see below).
12. All plant material shall be guaranteed for one (1) year after acceptance by landscape architect and/or owner. After the first thirty (30) days, the owner shall assume maintenance responsibilities as described (see above). Contractor shall replace without cost to owner any dead or unacceptable plants, as determined by the landscape architect at the end of one (1) year guarantee period. Contractor shall notify immediately, in writing, any concerns related to maintenance practices.
13. All planting beds and tree saucers shall be mulched continuous with 3" depth shredded hardwood mulch, see planting details. All deciduous trees (shade / ornamental) that are not located in in a planting bed shall be mulched with a 3'-0" diameter circle. Evergreen trees and multi-stemmed ornamental trees shall be mulched to outer-most branches at the time of installation.
14. Planting edge delineation at all planting bed lines and tree saucers shall require a minimum 4" depth "vee" shaped cultivated, spaded edge with a vertical face abutting all lawn areas and sloped to inside of plant bed continuous between lawn and mulched areas as indicated on plan.
15. Contractor to seed all disturbed lawn areas. Seeded lawn to be a combination of bluegrass, perennial rye and red fescue with the suggested following analysis by weight: 30% rugby Kentucky bluegrass, 20% park Kentucky bluegrass, 20% creeping red fescue, 20% scaditis hard fescue, and 10% perennial ryegrass. Seed to be applied at a rate of 4 lbs. per 1,000 s.f.. All seeded lawn areas shall be covered with straw mulch or erosion control netting, consisting of hand or machine application at a rate of 2 ton per acre. Mulch shall be compact enough to reduce erosion of seed and topsoil but loose enough to allow air to circulate. Install per Method 1, Section 251, of the Standard Specifications for Road and Bridge Construction.
16. All seeded turf areas shall be fertilized at installation with 6-17-17 analysis, at a rate of 6 lbs. per 1,000 s.f.. A second application of 21-7-14 to be applied at rate of 6 lbs. per 1,000 s.f. after the first cutting. Acceptance and guarantee notes shall apply to all seeded areas.
17. Acceptance of grading and seed shall be by landscape architect and/or owner. Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, re-seeding (wash-offs) and other operations necessary to keep lawn in a thriving condition. Upon final acceptance, owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show a uniform stand of grass for any reason whatsoever shall be re-seeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare or dead spots, none of which are larger than one (1) square foot and when combined do not exceed 2% of total lawn area.

ARC DESIGN RESOURCES INC.
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303
www.arcdesign.com
Illinois Design Firm License No. 184-001334

PROJECT NAME
OWNER'S NAME

CIRCLE K ST. CHARLES

2500 E Main Street
St Charles, IL 60174
Kane County

RDK Ventures LLC
550 Warrenville Road, Suite 400
Lisle, IL 60532
(812) 374-2529

CONSULTANTS

ISSUED FOR

	DATE
1. AGENCY REVIEW	2021 03-18
2. AGENCY APPROVAL	2021 07-08
3. AGENCY APPROVAL	2021 07-15
4. —	—
5. —	—
6. —	—
7. —	—
8. —	—
9. —	—
10. —	—
11. —	—
12. —	—

REVISIONS

ITEM	DATE
1. —	—
2. —	—
3. —	—
4. —	—
5. —	—
6. —	—

SHEET TITLE

LANDSCAPE PLAN

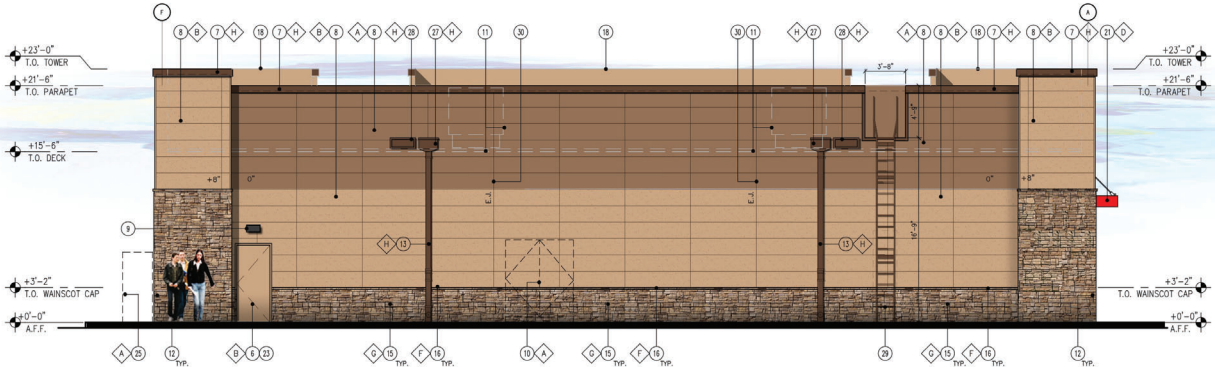
DRAWN TWL
CHECKED LND
PM RCB

PROJECT NUMBER
SHEET NUMBER

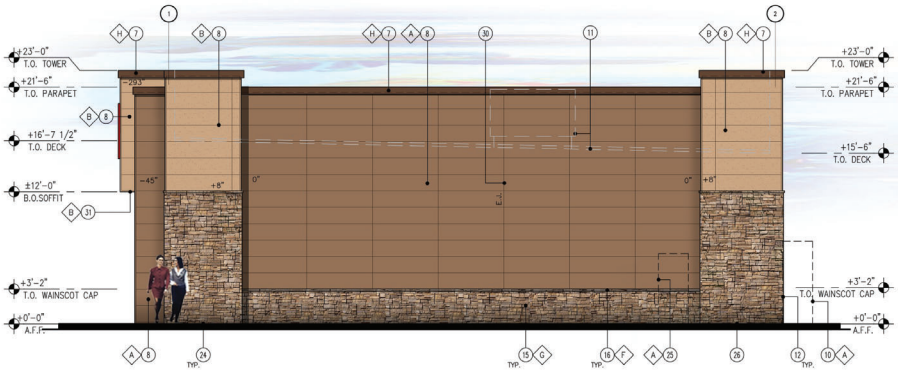
17125

L01

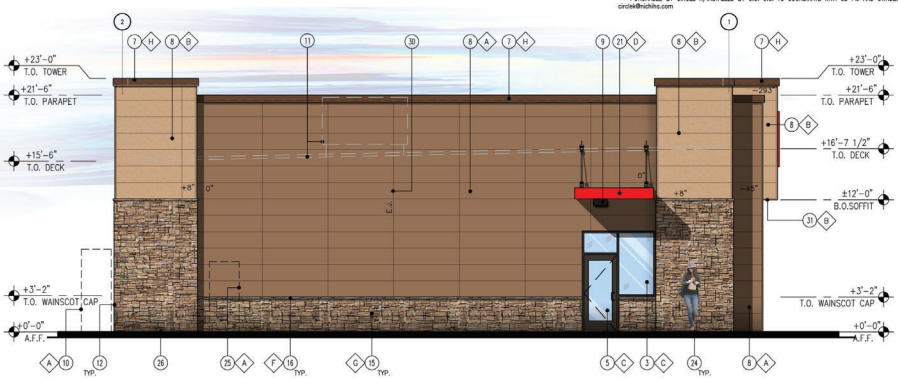
1 FRONT ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

KEY NOTES (X)

1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY / SOFFIT
3. DARK BRONZE ANODIZED WINDOW FRAM W/ GRAY TINTED GLASS PER SOLARBAN SOLARGRAY SPECS, SEE GLAZING SCHEDULE ON SHEET A6.0
4. INTERNALLY ILLUMINATED SIGN WITH BLOCKING (UNDER SEPARATE PERMIT)
5. DARK BRONZE W/ GRAY TINED GLASS STOREFRONT SYSTEM
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
7. PRE-FINISHED METAL COPING
8. 3/8 THK. X 17 3/8 H X 71 3/8 L WALL PANEL FIBER CEMENT
9. WALL MOUNTED LIGHT FIXTURE, COLOR: BLACK. SEE ELECTRICAL PLAN
10. SES PANEL LOCATION. SEE ELECTRICAL PLAN
11. ROOF LINE AND HVAC UNITS
12. 1-1/2" STAINLESS STEEL CORNER EDGE, TYP. TO ALL CORNERS
13. DOWNSPOUT, RE: PLUMBING PLAN
14. ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS.
    FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 1 3/8" THK. X 6" HIGH FIBER CEMENT WAINSCOT
16. 1-1/2" HIGH FIBER CEMENT CAP INSTALL PER MFR. SPECS.
17. NICHIHA ESSENTIAL "OVERHANG" FLASHING
18. PARAPET WALL BEYOND
19. (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. FIRE DEPARTMENT CONNECTION (IF REQUIRED)
21. METAL CANOPY
22. EMERGENCY FUEL SHUT-OFF SWITCH, REFER TO SHEET F1.0 – FUEL PIPING FLOOR PLAN
23. INSULATED METAL DOOR
24. NICHIHA ESSENTIAL "STARTER" FLASHING
25. CO2 TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 11/A8.3
27. LEADER BOX. SEE PLUMBING DWGS.
28. EMERGENCY OVERFLOW SCUPPER. SEE PLUMBING DWGS.
29. METAL ROOF ACCESS LADDER WITH SECURITY DOOR LADDER GUARD MODEL # LG6 C1 P2 BY COTTERMAN
30. CONTROL/EXPANSION JOINT "E.J." LOCATION, SEE DETAIL 5/A8.1
31. HARDIESOFFIT FIBER CEMENT PANELS, SEE DETAIL 2/A8.3

FINISH SCHEDULE (◇)

- (A) – ***NICHIHA TUFF BLOCK
  – COLOR TO MATCH #SW 6095 TOASTY
- (B) – ***NICHIHA TUFF BLOCK
  – COLOR TO MATCH #SW 6115 TOTALLY TAN
- (C) – 1" INSULATED, DOUBLE PANED GRAY TINTED GLASS
- (D) – *SHERWIN WILLIAMS #SW 4081
  – **SAFETY RED
- (E) – *SHERWIN WILLIAMS #SW 7005
  – CIRCLE K WHITE
- (F) – ***NICHIHA CHISELED SILL TAN
- (G) – ***NICHIHA LEDGESTONE BLUFF
- (H) – *SHERWIN WILLIAMS #SW 6090 – JAVA
  – FIRESTONE MANSARD BROWN SR (USE FOR PRE-FINISHED METAL COPING)
- (I) – CIRCLE K ORANGE #PMS 144
- (J) –*** NICHIHA TUFF BLOCK
  –COLOR TO MATCH #SW 4081

* USE SHERWIN WILLIAMS MANUFACTURER ONLY
** COLOR TO BE PRE-ORDERED TO ENSURE AVAILABILITY AT TIME OF CONSTRUCTION
*** PURCHASED BY CIRCLE K/INSTALLED BY G.C. G.C. TO COORDINATE WITH CD PM AND OWNDER'S REP
circlek@nichiha.com

CIRCLE K STORES INC.
1120 W. Warner Road, Building B
Tempe, Arizona 85284
t: (602) 728-4850
f: (602) 307-4850

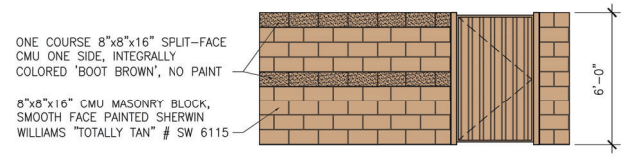
CIRCLE K
PROJECT ADDRESS
CITY,CA
PROJECT NUMBER

BUILDING EXTERIOR ELEVATIONS - 4625

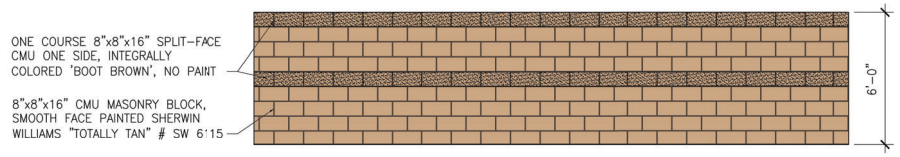
SCALE: AS NOTED

A-2

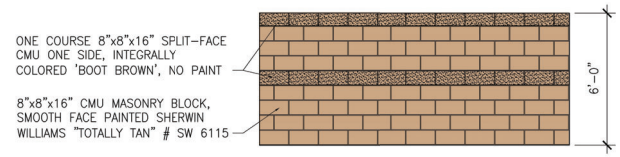
00/00/00



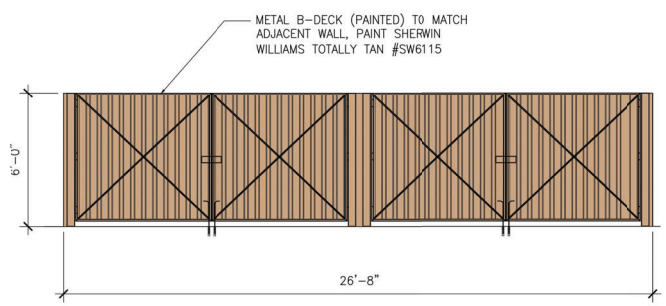
4 SIDE ELEVATION
3/8"=1'-0"



3 REAR ELEVATION
3/8"=1'-0"



2 SIDE ELEVATION
3/8"=1'-0"



1 GATE ELEVATION
3/8"=1'-0"

BERGMANN
ARCHITECTS ENGINEERS PLANNERS

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PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE

PROJECT MANAGER

QUALITY CONTROL

DRAWN BY

PROJECT NAME
CIRCLE K STORES INC.

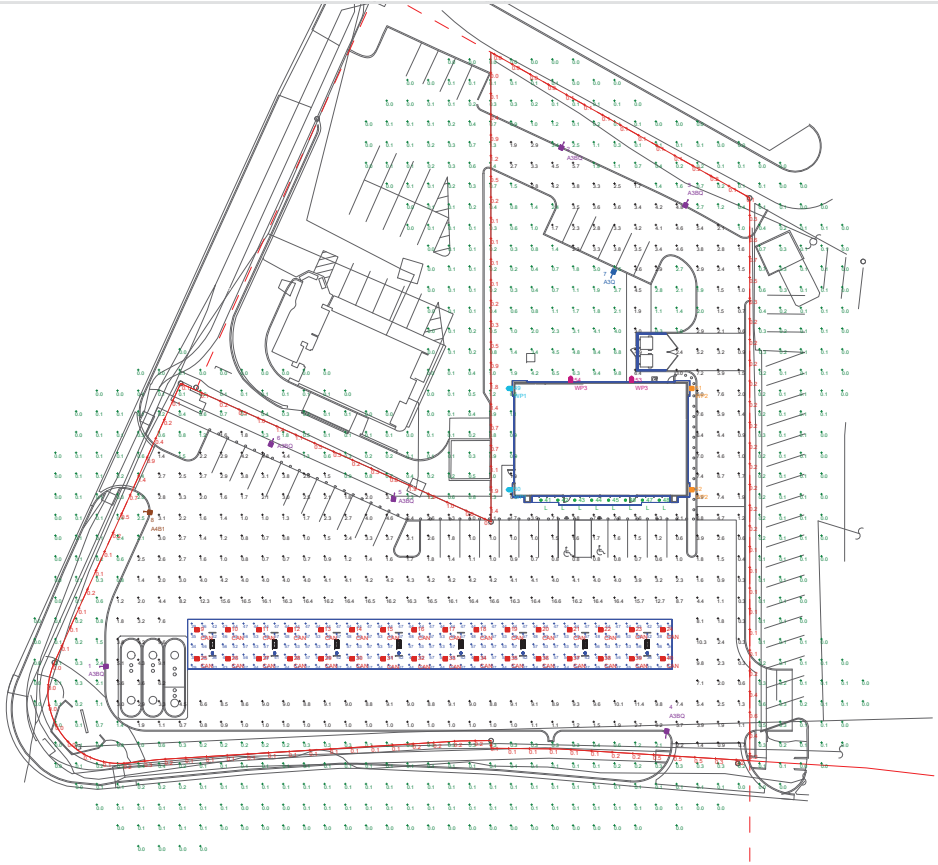
CIRCLE K STORES INC.

PROJECT NUMBER

SHEET TITLE
TRASH ENCLOSURE ELEVATIONS

SHEET NUMBER
A2.3

5200 NATIONAL PROTOTYPE-REAR DOOR OPTION



THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

NOTE:
- ALL AREA LIGHTS ON NEW 15 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

FOOTCANDLE LEVELS CALCULATED AT GRADE USING INITIAL LUMEN VALUES					
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	4.18	16.6	0.3	13.93	55.33
PROPERTY LINE	0.34	1.9	0.0	N.A.	N.A.
UNDEFINED	0.45	9.8	0.0	N.A.	N.A.
UNDER CANOPY	47.97	57	29	1.65	1.97

LUMINAIRE LOCATION SUMMARY		
LUM NO.	LABEL	MTG. HT.
1	A3BQ	18
2	A3BQ	18
3	A3BQ	18
4	A3BQ	18
5	A3BQ	18
6	A3BQ	18
7	A3Q	18
8	A4B1	18
9	CAN	17.5
10	CAN	17.5
11	CAN	17.5
12	CAN	17.5
13	CAN	17.5
14	CAN	17.5
15	CAN	17.5
16	CAN	17.5
17	CAN	17.5
18	CAN	17.5
19	CAN	17.5
20	CAN	17.5
21	CAN	17.5
22	CAN	17.5
23	CAN	17.5
24	CAN	17.5
25	CAN	17.5
26	CAN	17.5
27	CAN	17.5
28	CAN	17.5
29	CAN	17.5
30	CAN	17.5
31	CAN	17.5
32	CAN	17.5
33	CAN	17.5
34	CAN	17.5
35	CAN	17.5
36	CAN	17.5
37	CAN	17.5
38	CAN	17.5
39	CAN	17.5
40	CAN	17.5
41	L	12
42	L	12
43	L	12
44	L	12
45	L	12
46	L	12
47	L	12
48	L	12
49	WP1	14.5
50	WP1	14.5
51	WP2	14.5
52	WP2	14.5
53	WP3	14.5
54	WP3	14.5

LUMINAIRE SCHEDULE												
SYMBOL	QTY	LABEL	ARRANGEMENT	LUMENS	LATF	DIMMING LUMEN MULTIPLIER	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
	6	A3BQ	SINGLE	6975	1.030	1.000	1.030	B1-U0-G2	54	324	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-16L-57K7-3M-UL-NM-XX-Q1 + OSQ-BLSMF
	1	A3Q	SINGLE	8850	1.030	1.000	1.030	B2-U0-G2	54	54	Cree Lighting	OSQ-ML-B-XX-XX + OSQM-B-16L-57K7-3M-UL-NM-XX-Q1
	1	A4B1	SINGLE	6799	1.030	1.000	1.030	B1-U0-G2	54	54	Cree Inc	OSQ-ML-B-XX-XX + OSQM-B-16L-57K7-4M-UL-NM-XX-Q1 + OSQ-BLSMF
	32	CAN	SINGLE	14415	1.030	1.000	1.030	B3-U0-G0	132	4224	CREE, INC.	CAN-228-PS-RM-06-E-UL-XX-700-57K
	8	L	SINGLE	1800	1.030	1.000	1.030	B1-U0-G0	20.5	164	Cree Lighting	LR6X-18L-40K
	2	WP1	SINGLE	3550	1.030	0.340	0.350	B1-U0-G1	10.36	20.72	Cree Inc.	SEC-EDG-2M-WM-02-E-UL-XX-525-40K-DIM (SET @ 2.6V)
	2	WP2	SINGLE	8877	1.030	1.000	1.030	B2-U0-G2	101	202	CREE, INC.	SEC-EDG-2M-WM-06-E-UL-XX-525-40K
	2	WP3	SINGLE	8877	1.030	1.000	1.030	B2-U0-G2	100	200	CREE, INC.	SEC-EDG-4M-WM-06-E-UL-XX-525-40K

REDLEONARD ASSOCIATES
1340 Kemper Meadow Dr, Forest Park, OH 45240
513-574-9500 | redleonard.com

REV.	BY	DATE	DESCRIPTION
R1	FNE	6/7/21	REVISED PER CITY COMMENTS

DISCLAIMER

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SCALE: 1" = 30'
LAYOUT BY: FNE
DWG SIZE: D
DATE: 3/18/21

PROJECT NAME:
CIRCLE K
ST. CHARLES, IL

DRAWING NUMBER:
RL-7264-S1-R1

CIRCLE K™

	QTY	LABEL	DESCRIPTION
AREA	6	A3BQ	OSQ-ML-B-XX-XX + OSQM-B-16L-57K7-3M-UL-NM-XX-Q1 + OSQ-BLSMF
	1	A3Q	OSQ-ML-B-XX-XX + OSQM-B-16L-57K7-3M-UL-NM-XX-Q1
	1	A4B1	OSQ-ML-B-XX-XX + OSQM-B-16L-57K7-4M-UL-NM-XX-Q1 + OSQ-BLSMF

	QTY	LABEL	DESCRIPTION
CANOPY	32	CAN	CAN-228-PS-RM-06-E-UL-XX-700-57K

	QTY	LABEL	DESCRIPTION
SOFFIT	8	L	LR6X-18L-40K

	QTY	LABEL	DESCRIPTION
WALL MOUNTED	2	WP1	SEC-EDG-2M-WM-02-E-UL-XX-525-40K-DIM (SET @ 2.6V)
	2	WP2	SEC-EDG-2M-WM-06-E-UL-XX-525-40K
	2	WP3	SEC-EDG-4M-WM-06-E-UL-XX-525-40K

OSQ Series

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Rev. Date: 01/28/2021

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. The OSQ™ is available in a wide range of optical patterns and lumen packages, providing the ability to match any application. The OL lumen package is available upgrade for HID applications up to 250 Watt, and the 7L lumen package is available upgrade for HID applications up to 400 Watt. The 25L lumen package is a suitable upgrade for HID applications up to 750 Watts, and the 55L lumen package is suitable upgrade for HID applications up to 1000 Watts.
Applications: Parking lots, walkways, campuses, car dealerships, office complexes, homes, condominiums, and internal roadways.

Performance Summary

Uniform Cree TrueWhite® Technology on 3000K Luminaires.
Nanooptic® Precision Delivery Optic® optic
Assembled in the U.S.A. of U.S. and imported parts
Initial Delivered Lumens: 1,600 - 38,200
Efficacy: Up To 170 LPW
CRI: Minimum 70 CRI (3000K), 65CRI & 5700K), 70 CRI (5000K)
CCT: 3000K, 4000K, 5000K, 5700K
Limited Warranty[1]: 10 years on luminaire; 10 years on Colorfast DetailGuard® finish; up to 5 years for Synapse® accessories. 1 year on luminaire accessories.
[1] See www.cree-led.com/terms/ for warranty terms. For Synapse accessories, consult Synapse user chart for details on warranty terms.

Ordering Information

Example: **OSQ-B-16L-57K7-3M-UL-NM-XX-Q1** (all lens components that must be ordered separately)

Mount Luminaire must be ordered separately!

Mount	Description	Color Options	Qty
OSQ-ML-B	Adjustable Arm		
OSQ-ML-B-DA	Direct Arm		
OSQ-ML-B-TAP	Transportation Mount (luminaire shown, do not specify color)		
OSQ-ML-B-TNP	Tenon Mount		

Note: Refer to page 2 for factory installed options. For additional mounts, refer to standard product flyer.

Luminaire	Weight
OSQM	20.0 lbs (9.5 kg)
OSQS	24.0 lbs (11 kg)

Note: Refer to page 2 for factory installed options. For additional mounts, refer to standard product flyer.

Luminaire (Must must be ordered separately)

Size	Optics	Lens	Series	Voltage	Mounting	Shield	Drive Current	Color Options	Qualifiers*	Options
M (Medium) L (Large)	1M (1 Medium) 2M (2 Medium) 3M (3 Medium) 4M (4 Medium)	5K5 (5500K, Nominal) 5K7 (5700K, Nominal) 3K (3000K, Nominal) 4K (4000K, Nominal) 5K (5000K, Nominal)	3 (Gen 3) 4 (Gen 4)	120 (120V) 208 (208V) 240 (240V) 277 (277V) 347 (347V) 480 (480V) UNV (120-277V) HVU (347-480V)	NM (Non-Mounting) SM (Square Mounting) RM (Round Mounting)	Blank (No Shield) SHLD (Shield)	350 (350mA) 530 (530mA) 700 (700mA) 1A0 (1000mA) 1A4 (1400mA) 1A6 (1600mA) 2A0 (2000mA) 2A4 (2400mA) 2A8 (2800mA) 3A2 (3200mA) 4A0 (4000mA)	Blank (No Qualifier) HS (House Side Shield) DM (Dual Mount) DM0HS (Dual Mount Zero House Side Shield) SCR (Square Cut Radius) SCWR (Square Cut Wide Radius)	**Field Installable Accessories:** **Shipped separately unless specified with "Factory Installed" option.** **Visor:** - Compatible with: OSQ, P7W, P7S (please to consult Synapse for compatibility) - Factory installed option: add suffix VISR to OSQ order code - Refer to Cree.com/Synapse for availability and MSL ratings **Field Programmable Multi-Level, HS and Dual Mount Sensors:** - Factory installed option: add suffix **P** to Product Ordering Number - Refer to Cree.com/Synapse for availability and MSL ratings **INTERCONNECTING CABLES:** **Field adaptable design:** - Available in lengths of 2M, 4M, 6M, 8M, 10M and 20M - Offers field design adaptability - Ideal for "Daisy Chain" multi-luminaire installations - Compatible with P7W, P7S, or Wireless systems **VERTICAL TENON/SWIVEL:** - Factory installed option: add suffix VT to product order code (P7, P7S, P7W, 2M, 3M, 4M, 5M, 6M, 8M, 10M, 20M) - Compatible with P7W, P7S, or Wireless systems - Provides a tenon mount with a 2-3 inch length for ease of installation and adjustability - Ideal for "Daisy Chain" multi-luminaire installations **Notes Angle:** - Factory installed option: add suffix NA to product order code - Refer to MSL, configuration diagram on page 2 for specifications - Ideal for "Daisy Chain" multi-luminaire installations **Notes:** - Refer to MSL, configuration diagram on page 2 for specifications - Ideal for "Daisy Chain" multi-luminaire installations - Not available with Synapse® optics

* Available with the Field Programmable Multi-Level and Dual Mount sensors. Not available with Synapse® Wireless Sensor.
** Luminaire comes standard with HS dimming.

US: cree-led.com/lighting 800.236.4865
Canada: creelighting.com/ca.en 800.473-1234

CREE LIGHTING

228 Series™

LED Recessed Canopy Luminaire

Rev. Date: 05/22/2020

Product Description

Slim, low profile, easy mounting from below or above the deck. Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sinks specifically designed for LED. Luminaire mounts directly to the canopy deck and is secured in place with compression molded lens gasket. Fit is accomplished without fasteners. Optical system is a combination of molded acrylic lens and between-luminaire housing and canopy deck. Suitable for use in single or double skin canopies with 12" (305mm) or 14" (356mm) wide panels. Designed for canopies of 16-22 gauge (maximum 0.064" (1.63mm) thickness).
Applications: Petroleum stations, convenience stores, drive-thru banks and restaurants, retail and grocery.

Performance Summary

Patented NanoOptic® Product Technology
Assembled in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 3000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty[1]: 10 years on luminaires/10 years on Colorfast DetailGuard® finish
[1] See http://lighting.cree.com/warranty for warranty terms.

Accessories

Field Installed

Upgrade Plate Kit	Upgrade Plate Kit - Plastic
Allows 228 Gen Recessed Housings, 1,000 lumen and higher to mount into existing open junction box. - Includes mounting channels, and hardware Kit: CTUPKIT228 - 30 LED Kit: CTUPKIT228 - 60 LED Kit: CTPKIT228 - 90 LED - Kit will mount fixture plate to any square-cast 3" (76mm) octagon Kit: CTUPKIT90 - 30 LED Kit: CTUPKIT90 - 60 LED Kit: CTPKIT90 - 90 LED - Kit will mount fixture plate to any 4" (102mm) or 5" (127mm) square junction box that also have 2.5" (64mm) or 3" (76mm) deep	Allows 228 Gen Recessed Housings, 1,000 lumen and higher to mount into existing open junction box. Kit can also replace existing plastic upgrade plate. Kit includes mounting channels, and hardware. Kit: CTUPKIT228 - 30 LED Kit: CTUPKIT228 - 60 LED Kit: CTPKIT228 - 90 LED - Kit will mount fixture plate to any square-cast 3" (76mm) octagon Kit: CTUPKIT90 - 30 LED Kit: CTUPKIT90 - 60 LED Kit: CTPKIT90 - 90 LED - Kit will mount fixture plate to any 4" (102mm) or 5" (127mm) square junction box that also have 2.5" (64mm) or 3" (76mm) deep **Junction Box Adapter** - Allows 228 Gen Recessed Housings to mount to any 4" x 4" (102mm x 102mm) or 5" (127mm) square junction box - Kit includes 2 x 1/2" (13mm) conduit knockout plugs Kit: CTJBA228 - Kit will mount fixture plate to any square-cast 3" (76mm) octagon junction box Kit: CTJBA90 - Kit will mount fixture plate to any square-cast 4" (102mm) octagon junction box Kit: CTJBA102 - Kit will mount fixture plate to any 4" (102mm) or 5" (127mm) square junction box Kit: CTJBA4 - Kit will mount fixture plate to any 4" (102mm) or 5" (127mm) square junction box Kit: CTJBA5

Ordering Information

Example: CAN-228-RL-RM-06-E-UL-NH-700

CAN-228								
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
CAN-228	**SM** (Type II Medium Square Symmetric) **RL** (Type II Medium Round Symmetric)	**SM** (Surface) **RM** (Recessed)	**06** (Nominal 60 LEDs) **12** (Nominal 120 LEDs)	**E** (Gen E)	**UL** (Universal 120-277V) **HV** (High Voltage 347-480V)	**BZ** (Bronze) **BK** (Black) **WH** (White) **SV** (Silver) **DDBZ** (Dark Bronze) **MBZ** (Medium Bronze)	**350** (350mA) **530** (530mA) **700** (700mA) **1A0** (1000mA)	**DIM** - 0-10 Dimming - Factory or Field installable option. Refer to Cree.com/Lighting/Support for details. Add suffix DIM to product order code - Not available with PML option **Photocell** - Compatible only with 120V, 277V or 347V (please to consult Cree) - Contact factory if factory is required for CMS, DCR or Dual Photocell Control - Refer to Cree.com/Lighting for availability with PML option **Shield** - Offers side shielding having, one lens deep face shielded - Type III Medium **PML Programmable Multi-Level** - Factory or field installable option. Add suffix **PML** to product order code **LCC - LUMEN COLOR Temperature Customization Capability** - Color temperature per customers specification **TRL - Amber Turtle Friendly LEDs** - Amber LED with CCT of 2200K - Lumen multiplier from 0.50x-0.53 (200lm) - Minimal light pollution, attract fewer insects, attract dominant wavelength - Ideal for Turtle Friendly Lighting (may be required for Florida Fish and Wildlife Conservation Commission compliance)

* Available with the Field Programmable Multi-Level and Dual Mount sensors. Not available with Synapse® Wireless Sensor.
** Luminaire comes standard with HS dimming.

US: lighting.cree.com T (800) 236-4865 F (262)504-5676
Canada: www.cree.com/canada T (905) 673-1234 F (905)670-7957

CREE

LRX Series

LRX™ LED Downlight – 4"

Rev. Date: 02 08/26/2020

Product Description

The LRX™ Downlight is an unparalleled combination of light quality and efficacy – bringing outstanding performance and value to the retrofit downlight space. Delivering up to 2000 lumens of exceptional 90+ CRI light while achieving up to 70 lumens per watt, this breakthrough performance is achieved by combining the high efficacy with an integrated application-focused thermal management design. The LRX™ downlight is available in warm or neutral color temperatures, three lumen packages, and offers a variety of trim options.
Applications: Commercial renovation and retrofit

Performance Summary

Uniform Cree TrueWhite® Technology
Initial Delivered Lumens: 600 - 2,000
Input Power: 8 - 30 Watts
CRI: 90+
R9: >50
CCTs: 2700K, 3000K, 3500K, 4000K
Limited Warranty[1]: 10 years
L70 Lifetime: > 100,000 hours at 25°C
Dimming: Dimmable to 5%
[1] See www.cree-led.com/terms/ for warranty terms.

Housing & Trims

Reference Housing & Trim documents for more details.

Housings

Albeon 2500 Gen Housings Recessed Housings, 1,000 lumens and higher - Includes mounting channels, and hardware **Kit:** CTUPKIT2500 - Kit will mount fixture plate to any square-cast 3" (76mm) octagon junction box	**2010 Gen Housings Recessed Housings, 1,000 lumens and higher** - Includes mounting channels, and hardware **Kit:** CTUPKIT2010 - Kit will mount fixture plate to any square-cast 3" (76mm) octagon junction box	**Wall Mount Housings, 1,000 lumens and higher** **Kit:** CTUPKIT2010 - Kit will mount fixture plate to any square-cast 3" (76mm) octagon junction box	**Albeon Surface Mount Housings, 1,000 lumens and higher** **Kit:** CTUPKIT2500 - Kit will mount fixture plate to any square-cast 3" (76mm) octagon junction box
Recessed "Pan" Conversion Kit, 1,000 lumens and higher **Kit:** CTUPKIT2010	**2700 Conversion Housings 2700 Recessed Housings** **Kit:** CTUPKIT2010	**2700 Wall Mount Housings 2700 Recessed Housings** **Kit:** CTUPKIT2010	**2700 Surface Mount Housings** **Kit:** CTUPKIT2500
Surface Mount Housings, 1,000 lumens and higher **Kit:** CTUPKIT2500 - Kit will mount fixture plate to any square-cast 3" (76mm) octagon junction box	**Surface Mount Housings, 1,000 lumens and higher** - Compatible with Cree Gen 2 and Gen 3 Surface Mount Housings - Compatible with Cree Gen 2 and Gen 3 Recessed Housings - Includes 2" (51mm) canopy and 1" (25.4mm) stem	**Universal Canopy 2700 Recessed "Pan" Conversion Kit** **Kit:** CTUPKIT2010	**Universal Canopy 2700 Surface Mount Housings** **Kit:** CTUPKIT2500

Trims

LETA08 - Flat Black Reflector w/White Flange **LETA09** - Flat Black Reflector w/Black Flange	**5" Adapter Ring** **Kit:** LRXAR5 - Allows good trim accommodation existing housings with apertures from 4.38" (111mm) to 4.63" (117mm) in diameter

Ordering Information

Example: LR6X-18L-27K-40K

LR6X						
Series	Initial Delivered Lumens	CCT	Voltage	Base Type
LR6X	**18L** (600 Lumens - 8.1 LPW) **30L** (1,000 Lumens - 14 LPW) **40L** (1,400 Lumens - 18 LPW) **50L** (1,700 Lumens - 20 LPW) **60L** (2,000 Lumens - 23 LPW) **27K** (2,700 Kelvin) **30K** (3,000 Kelvin) **35K** (3,500 Kelvin) **40K** (4,000 Kelvin)	**27K** (2700 Kelvin) **30K** (3000 Kelvin) **35K** (3500 Kelvin) **40K** (4000 Kelvin)	**Blank** (120-277 Volts)	**Blank** - Standard connectors for mounting to 6in and 8in6in housings, 120-277V rated LED energy connections (120-277V), and traditional Cree Lighting 277V connectors (277V)

US: creelighting.com 800.236.4865
Canada: creelighting.com/ca.en 800.473-1234

CREE LIGHTING

THE EDGE® Series

LED Security Wall Pack Luminaire

Rev. Date: V7 10/28/2020

Product Description

THE EDGE® wall mount luminaire has a slim, low profile design. The luminaire and caps are made from durable, corrosion resistant, marine grade 316 stainless steel. The luminaire housing is rugged cast aluminum heat sinks specifically designed for LED applications. Housing is rugged aluminum. Includes a lightweight mounting box for installation over standard and mud ring single gang J-Boxes. Secures to wall with four 3/16" (5mm) screws (by others). Conduit entry from top, bottom, sides and rear. Allows mounting for upright or downlight. Designed and approved for easy through wiring. Includes IeeSlider's guard.
Applications: General area and security lighting

Performance Summary

Patented NanoOptic® Product Technology
Assembled in the U.S.A. of U.S. and imported parts
CRI: Minimum 70 CRI
CCT: 4000K (+/- 300K), 5700K (+/- 500K) standard
Limited Warranty[1]: 10 years on luminaire/10 years on Colorfast DetailGuard® finish
[1] See www.cree-led.com/terms/ for warranty terms.

Accessories

Field Installed

Shroud Options (sold loose)	Stainless Steel Wire Guard	Hand-Held Remote
SHRD - Shroud **SHRDHS** - Shroud with House Side Shield - Shroud is an aesthetic upgrade option - Shroud is not a light source - Shroud is not a light source	**WIRE** - Wire Guard - Wire Guard is an aesthetic upgrade option - Wire Guard is not a light source - Wire Guard is not a light source	**RMT** - Hand-Held Remote - Hand-held remote for programmable multi-level option, a minimum of the Field Installable option is required

* Wire Guard is not a light source

Ordering Information

Example: SEC-EDG-2M-WM-06-E-UL-NH-700

SEC-EDG								
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
SEC-EDG	**2M** (2 Medium) **4M** (4 Medium) Type II Medium w/BLS **2MW** (2 Medium w/BLS) **4MW** (4 Medium w/BLS) Type II Short w/BLS **2S** (2 Short) **4S** (4 Short) Type III Medium w/BLS **2M3** (2 Medium) **4M3** (4 Medium) Type III Medium w/BLS **2M3W** (2 Medium) **4M3W** (4 Medium) Type III Medium w/BLS	**WM** (Wall Mount)	**02** (Nominal 200 LEDs) **06** (Nominal 600 LEDs)	**E** (Gen E)	**UL** (Universal 120-277V) **HV** (High Voltage 347-480V)	**BK** (Black) **BZ** (Bronze) **WH** (White) **SV** (Silver) **DDBZ** (Dark Bronze) **MBZ** (Medium Bronze)	**350** (350mA) **525** (525mA) **700** (700mA) **1A0** (1000mA) **1A4** (1400mA) **1A6** (1600mA) **2A0** (2000mA) **2A4** (2400mA) **2A8** (2800mA) **3A2** (3200mA) **4A0** (4000mA)	**DIM** - 0-10 Dimming - Factory or Field installable option. Refer to Cree.com/Lighting/Support for details. Add suffix DIM to product order code - Not available with PML option **Photocell** - Compatible only with 120V, 277V or 347V (please to consult) - Contact factory if factory is required for CMS, DCR or Dual Photocell Control - Refer to Cree.com/Lighting for availability with PML option **Shield** - Offers side shielding having, one lens deep face shielded - Type III Medium **PML Programmable Multi-Level** - Factory or field installable option. Add suffix **PML** to product order code **LCC - LUMEN COLOR Temperature Customization Capability** - Color temperature per customers specification **TRL - Amber Turtle Friendly LEDs** - Amber LED with CCT of 2200K - Lumen multiplier from 0.50x-0.53 (200lm) - Minimal light pollution, attract fewer insects, attract dominant wavelength - Ideal for Turtle Friendly Lighting (may be required for Florida Fish and Wildlife Conservation Commission compliance)

* Available with the Field Programmable Multi-Level and Dual Mount sensors. Not available with Synapse® Wireless Sensor.
** Luminaire comes standard with HS dimming.

US: creelighting.com 800.236.4865
Canada: creelighting.com/ca.en 800.473-1234

CREE LIGHTING

OSQ™ LED Area/Flood Luminaire featuring Cree TrueWhite® Technology – Medium & Large

Product Specifications

CREE TRUEWHITE® TECHNOLOGY
Cree TrueWhite® Technology is a patented-pending, high-quality white light. Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – or bi-on no compromise luminaire.

CONSTRUCTION & MATERIALS
- Slim, low profile design minimizes wind load requirements.
- Luminaire sides are rugged die cast aluminum with high performance extruded aluminum heat sink specifically designed for LED.
- Luminaire mounts directly to the canopy deck and is secured in place with compression molded lens gasket.
- Fit is accomplished without fasteners. Optical system is a combination of molded acrylic lens and between-luminaire housing and canopy deck.
- Suitable for single or double skin canopies with 12" (305mm) or 14" (356mm) wide panels. Designed for canopies of 16-22 gauge (maximum 0.064" (1.63mm) thickness).
- Lens is UV stabilized polycarbonate material. Gasket is compounded and extruded silicone.
- Luminaire and fixture hardware finish is corrosion resistant. Fasteners are stainless steel.
- Housing is rugged aluminum. Housing is powder coated. Color is dark bronze unless other color specified.
- **Weight:** See Dimensions and Weight chart on page 1

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow-blow fuse or type C/D breaker should be used to address inrush current
- **Operating Temperature Range:** -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Meets IEC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of exposure to salt fog per ASTM B117 and IEC 60068-2-11 Standard 9.1 (17 years in Miami, Florida)
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with P7S or SL options with 61,000+ and 525 or 700mA drive current. Please refer to www.designlights.org/QPL for most current information
- ⚠ **CA RESIDENTS WARNING** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Product Specifications

STANDARD + SIMPLIFIED INTELLIGENT CONTROL
The Synapse SimpleSNAP platform is a highly intuitive connected lighting solution featuring zero-touch commissioning and configuration capabilities. Wireless control and monitoring is accomplished via an 18-Watts per gateway. The system features a reliable and robust lighting mesh network with a breeze-based interface that runs on smartphones, tablets, and PCs. The field-rack lighting gateway, SNAP Link 2, provides a 0-10V, DALI, or DMX interface for control of luminaire level, status, providing antenna energy productivity, code compliance and a better light experience.

Electrical Data*

Input Power (Watts)	System Watts 120-277V	System Watts 347-480V	Total Current (A) 120V	208V	240V	277V	347V	480V
25.0**	25.0**	27.0**	0.21	0.12	0.11	0.09	0.06	0.05
30.0**	Approaching 30	30.0**	0.25	0.14	0.13	0.11	0.07	0.05
35.0	35.0	35.0	0.29	0.17	0.15	0.13	0.08	0.06
40.0	40.0	40.0	0.33	0.19	0.17	0.14	0.09	0.07
50.0	50.0	50.0	0.42	0.24	0.21	0.18	0.12	0.09
60.0	60.0	60.0	0.50	0.29	0.25	0.21	0.14	0.10
70.0	70.0	70.0	0.58	0.33	0.29	0.24	0.16	0.12
80.0	80.0	80.0	0.67	0.38	0.33	0.28	0.18	0.14

* Nominal data at 25°C (77°F) ambient temperature. Input power and current may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%.
** Minimum 25W for 120-277V, minimum 30W for 347-480V.

OSQ Series Ambient Adjusted Lumen Maintenance*

Ambient	Initial LMF	25K hr Projected LMF	50K hr Projected LMF	75K hr Projected LMF	100K hr Projected LMF
0°C (32°F)	Approaching 1.05	1.05	1.05	1.05	1.05
10°C (50°F)	Approaching 1.05	1.05	1.05	1.05	1.05
25°C (77°F)	Approaching 1.00	1.00	1.00	1.00	1.00
30°C (86°F)	Approaching 1.00	1.00	0.99	0.99	0.99
40°C (104°F)	Approaching 0.98	0.97	0.96	0.95	0.94
50°C (122°F)	Approaching 0.95	0.93	0.92	0.90	0.89

* Lumen maintenance values at 25°C are extrapolated up to 100 hours based on 6 LM-80 test results up to the maximum allowable drive current per Cree's interpretation of IES TM-21 guidelines and current industry practice. Please refer to www.cree-led.com/terms/ for more information on Cree's Lumen Maintenance Factors. Please refer to the customer care Resource Document for another average lighting ambient temperature.
** Extrapolation with IES TM-21 Standard Method applied beyond the standard maximum of 6 times the duration that are measured and reported to LM-80 test results.
*** Extrapolation beyond 6 times the duration that are measured and reported to LM-80 test results is not in accordance with the IES TM-21 Standard.
**** Estimated values are calculated and reported for informational purposes only and are not a guarantee of future performance.

Accessories

Field Installed

Bandgate Shield (Front Facing Optics)	Hood-Field Remote	Shorting Cap
- Bandgate Shield is an aesthetic upgrade option - Bandgate Shield is not a light source **Bandgate Shield (Rotated Optics)** - Bandgate Shield is an aesthetic upgrade option - Bandgate Shield is not a light source **Bandgate Shield (Rotated Optics)** - Bandgate Shield is an aesthetic upgrade option - Bandgate Shield is not a light source **Bandgate Shield (Rotated Optics)** - Bandgate Shield is an aesthetic upgrade option - Bandgate Shield is not a light source	**RMT** - Hand-Held Remote - Hand-held remote for programmable multi-level option, a minimum of the Field Installable option is required	**SC-DIMMER** - Shorting cap for 0-10V dimming

Field Installable Accessories

Sensor Control Lighting Controller
SLC-DCR
- Suitable for 120-277V DALI-2 ballasts only
- Supports DALI-2 Part 103 Control Devices
- Ordering Information:
- Provides 0-10V dimming, scheduling, occupancy, daylight harvesting, and lumen maintenance
- Refer to Cree.com/Lighting for more details

Synapse Wireless Sensor
- Motion and light sensor
- Ordering Information:
- Refer to www.cree-led.com/ for more details

SimpleSNAP On-Site Commissioning
- Ordering Information:
- Refer to www.cree-led.com/ for more details

Synapse Wireless Gateway
- Ordering Information:
- Refer to www.cree-led.com/ for more details

Synapse Wireless Sensor
- Motion and light sensor
- Ordering Information:
- Refer to www.cree-led.com/ for more details

US: lighting.cree.com T (800) 236-4865 F (262)504-5676
Canada: www.cree.com/canada T (905) 673-1234 F (905)670-7957

CREE LIGHTING

228 Series™ LED Recessed Canopy Luminaire

Product Specifications

CONSTRUCTION & MATERIALS
- Slim, low profile, easy mounting from below or above the deck.
- Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sink specifically designed for LED.
- Luminaire mounts directly to the canopy deck and is secured in place with compression molded lens gasket.
- Fit is accomplished without fasteners. Optical system is a combination of molded acrylic lens and between-luminaire housing and canopy deck.
- Suitable for single or double skin canopies with 12" (305mm) or 14" (356mm) wide panels. Designed for canopies of 16-22 gauge (maximum 0.064" (1.63mm) thickness).
- Lens is UV stabilized polycarbonate material. Gasket is compounded and extruded silicone.
- Luminaire and finish hardware is corrosion resistant. Fasteners are stainless steel.
- Housing is rugged aluminum. Housing is powder coated. Color is dark bronze unless other color specified.
- **Weight:** See Dimensions and Weight chart on page 1

ELECTRICAL SYSTEM
- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- **Maximum 10V Source Current:** 20 LED: 0.15mA; 40 LED: 0.30mA
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow-blow fuse or type C/D breaker should be used to address inrush current
- **Operating Temperature Range:** -40°C - +40°C (-40°F - +104°F)

REGULATORY & VOLUNTARY QUALIFICATIONS
- cULus Listed
- Suitable for wet locations
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Luminaire and finish endurance tested to withstand 5,000 hours of exposure to salt fog per ASTM B117 and IEC 60068-2-11 Standard 9.1 (17 years in Miami, Florida)
- Meets Buy American requirements within ARRA
- DLC qualified when ordered with P7S or SL options with 61,000+ and 525 or 700mA drive current. Please refer to www.designlights.org/QPL for most current information
- ⚠ **CA RESIDENTS WARNING** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

LED Count (x10)	System Watts 120-277V	Total Current (A) 120V	208V	240V	277V	347V	480V
350mA							
40	14	0.14	0.07	0.07	0.06	0.04	0.03
60	21	0.21	0.12	0.11	0.09	0.06	0.04
80	28	0.28	0.15	0.13	0.11	0.08	0.05
100	35	0.35	0.18	0.16	0.14	0.09	0.06
120	42	0.42	0.21	0.19	0.16	0.11	0.07
530mA							
60	31	0.30	0.16	0.15	0.12	0.10	0.06
80	42	0.41	0.22	0.20	0.16	0.13	0.08
100	52	0.51	0.27	0.24	0.20	0.16	0.10
120	63	0.61	0.32	0.29	0.24	0.19	0.12
700mA							
60	41	0.40	0.21	0.19	0.16	0.12	0.08
80	55	0.55	0.29	0.26	0.21	0.16	0.11
100	69	0.69	0.36	0.32	0.26	0.20	0.13
120	83	0.83	0.43	0.38	0.31	0.24	0.15

* Nominal data at 25°C (77°F) ambient temperature. Input power and current may differ by +/- 10% when operating between 120-277V or 347-480V +/- 10%.

228 Series™ Ambient Adjusted Lumen Maintenance*

Ambient	Initial LMF	25K hr Projected LMF	50K hr Projected LMF	75K hr Projected LMF	100K hr Projected LMF
0°C (32°F)	1.05	1.05	1.05	1.05	1.05
10°C (50°F)	1.05	1.05	1.05	1.05	1.05
25°C (77°F)	1.00	1.00	1.00	1.00	1.00
30°C (86°F)	1.00	1.00	0.99	0.97	0.96
40°C (104°F)	0.98	0.97	0.95	0.93	0.91
50°C (122°F)	0.95	0.93	0.91	0.88	0.86

* Lumen maintenance values at 25°C are extrapolated up to 100 hours based on 6 LM-80 test results up to the maximum allowable drive current per Cree's interpretation of IES TM-21 guidelines and current industry practice. Please refer to www.cree-led.com/terms/ for more information on Cree's Lumen Maintenance Factors. Please refer to the customer care Resource Document for another average lighting ambient temperature.
** Extrapolation with IES TM-21 Standard Method applied beyond the standard maximum of 6 times the duration that are measured and reported to LM-80 test results.
*** Extrapolation beyond 6 times the duration that are measured and reported to LM-80 test results is not in accordance with the IES TM-21 Standard.
**** Estimated values are calculated and reported for informational purposes only and are not a guarantee of future performance.

US: lighting.cree.com T (800) 236-4865 F (262)504-5676
Canada: www.cree.com/canada T (905) 673-1234 F (905)670-7957

CREE LIGHTING

LRX™ LED Downlight – 4"

Product Specifications

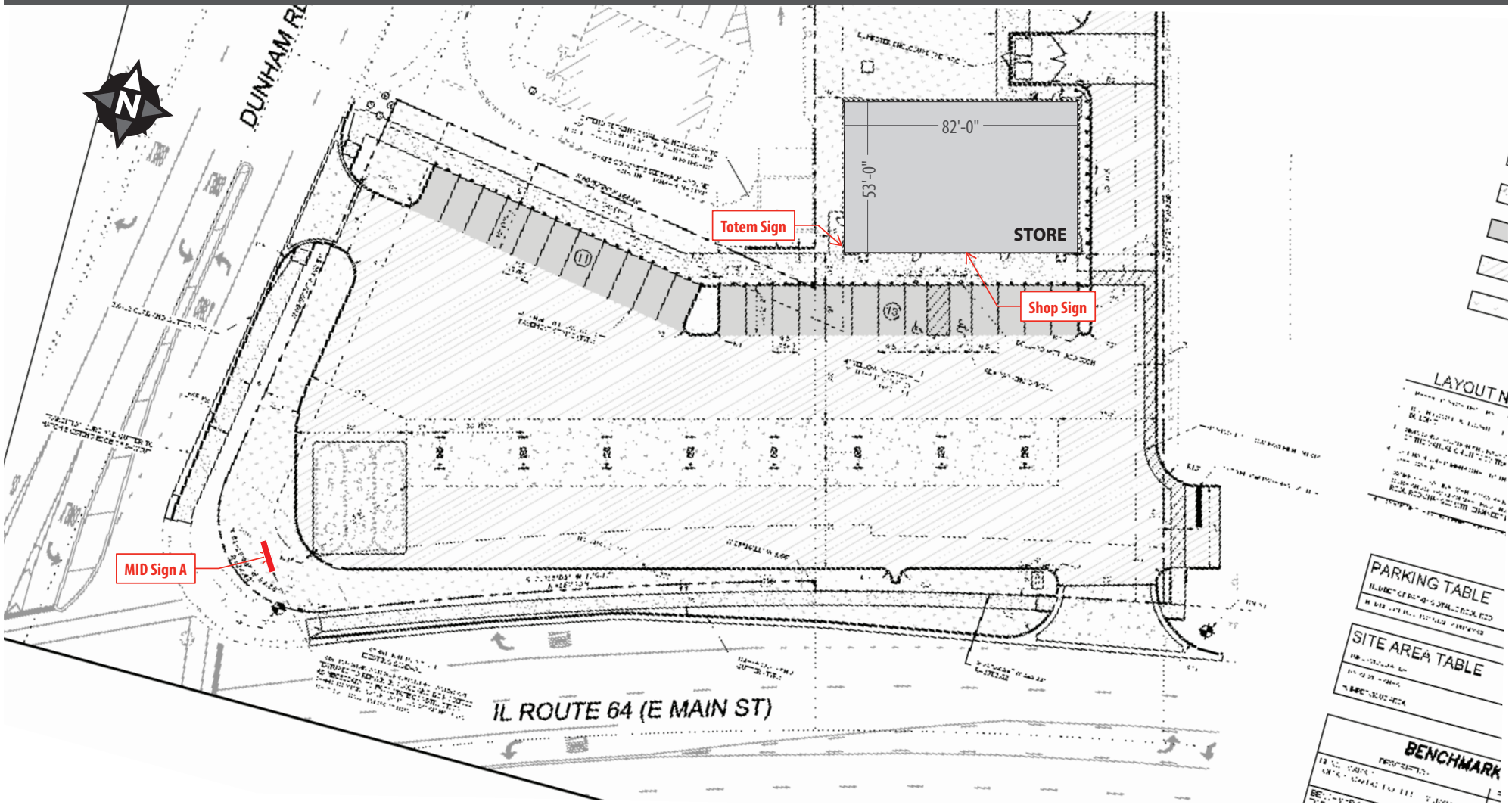
CREE TRUEWHITE® TECHNOLOGY
Cree TrueWhite® Technology is a patented-pending, high-quality white light. Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – or bi-on no compromise luminaire.

CONSTRUCTION & MATERIALS
- Housing is rugged aluminum. Housing is finished in the light source. Adjustable flip clips provide robust retention for flood lens.
- Thermal management system uses integral heat sink to conduct heat away from LEDs for optimal performance. LED junction temperatures stay below specified maximum even when installed in with worst case ambient conditions.
- Suitable for insulated and non-insulated ceilings.
- One-piece aluminum lower reflector redirects light while also conducting heat away from LEDs. It creates a comfortable visual transition from the lens to the ceiling plane and easily accommodates LED wrap-in trims.

OPTICAL SYSTEM
- Combination of reflective and refractive optical components achieves a uniform, comfortable appearance while eliminating pixelation, hot spots and minimizing glare.
- Components work together to optimize distribution, balancing the delivery of high illuminance levels on horizontal surfaces with an ideal amount of light on the vertical surfaces for a room. This increases the perception of spaciousness.
- Deep set polycarbonate diffusing lens shields direct view of LEDs and provides greater visual cut off.

ELECTRICAL SYSTEM
- Integral, high efficiency driver and power supply
- **Power Factor:** > 0.9 (120V)
- **Total Harmonic Distortion:** < 20% (120V)
- **Input Voltage:** 120V - 277V (Universal, 50/60Hz)
- 120V is dimmable to 5% with most leading edge dimmers
- 277V is dimmable to 5% with most trailing edge dimmers.
- For a list of compatible dimmers please consult www.cree-led.com/lighting/support/downloads/dim

2500 E MAIN ST



CORPORATE IDENTIFICATION SOLUTIONS

CUSTOMER	LOCATION	DRAWN BY	REVISION	CORPORATE ID SOLUTIONS
CIRCLE K	ST. CHARLES, IL	AO	00	5563 N ELSTON AVE. CHICAGO, IL 60630 P: 773-763-9600 | F: 773-763-9606 CORPORATEIDSOLUTIONS.COM
SITE NUMBER	**ACCOUNT REP**	**DATE**	**SCALE**	
6715	BEN DEHAYES	03/18/21	NTS	

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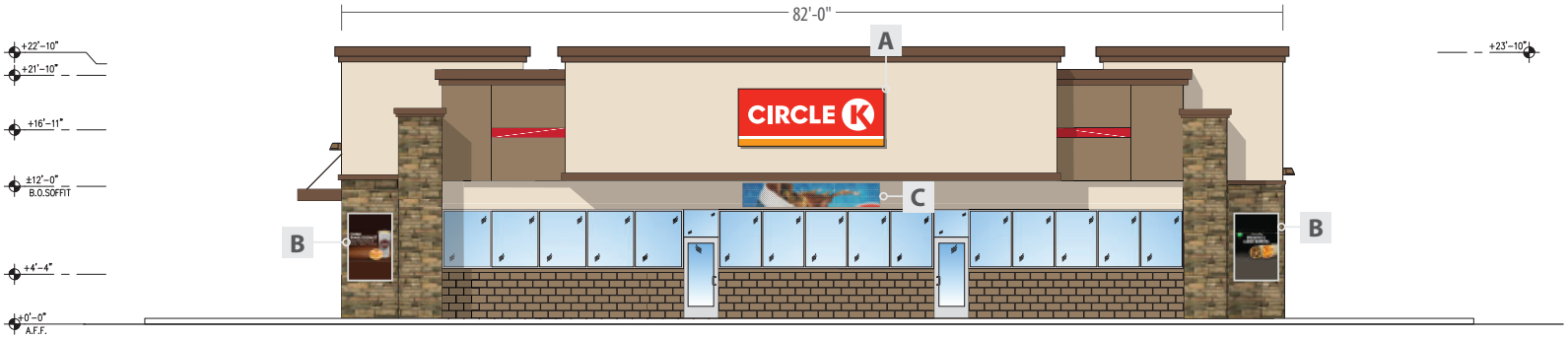
SIGNATURE _____ DATE _____

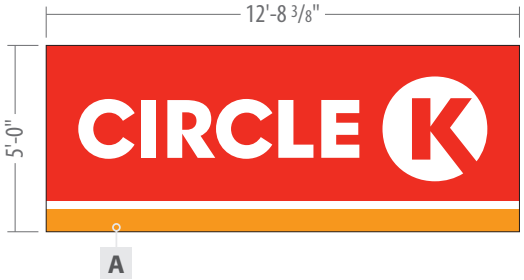
PROPOSED



LEVEL A
NEW CONSTRUCTION

	HEIGHT	FRONT	SIDES
BUILDING INFO	23' - 10"	~82'	~53'
FASCIA INFO	NA	NA	NA

	SIGN DESCRIPTION	QTY	SIZE	AREA
A	Illuminated Circle K Shop Sign	1	5'-0" x 12'-8 3/8"	60 SF
B	Message Panels	2	6'-0" x 4'-0"	24 SF
C	Electronic Message Board	1	2'-1" x 12'-0"	25 SF
D	Illuminated Circle K Totem Sign	1	5'-0" x 4'-2"	20.8 SF



SCALE: 1:40

CORPORATE IDENTIFICATION SOLUTIONS

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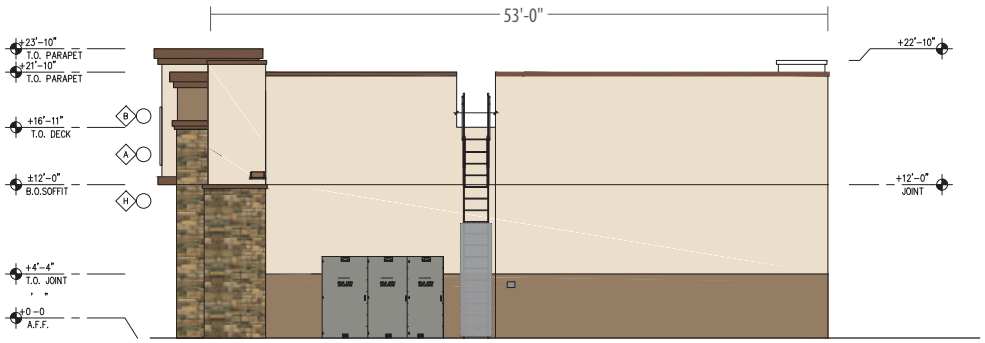
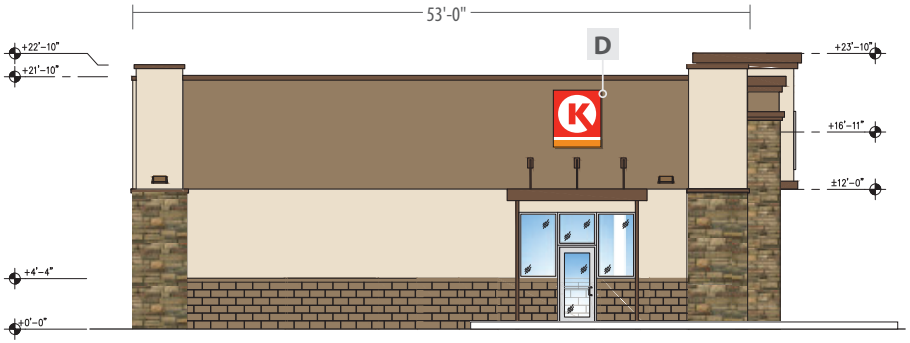
PROPOSED





LOWER SIGN IF NEEDED TO ENSURE ELECTRICAL IS BELOW ROOFLINE

LEVEL A
NEW CONSTRUCTION

	HEIGHT	FRONT	SIDES
BUILDING INFO	23' - 10"	~82'	~53'
FASCIA INFO	NA	NA	NA

	SIGN DESCRIPTION	QTY	SIZE	AREA
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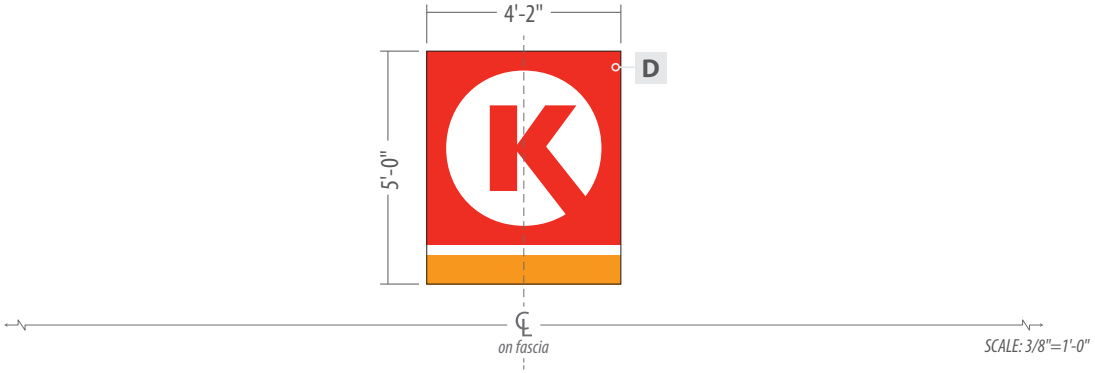

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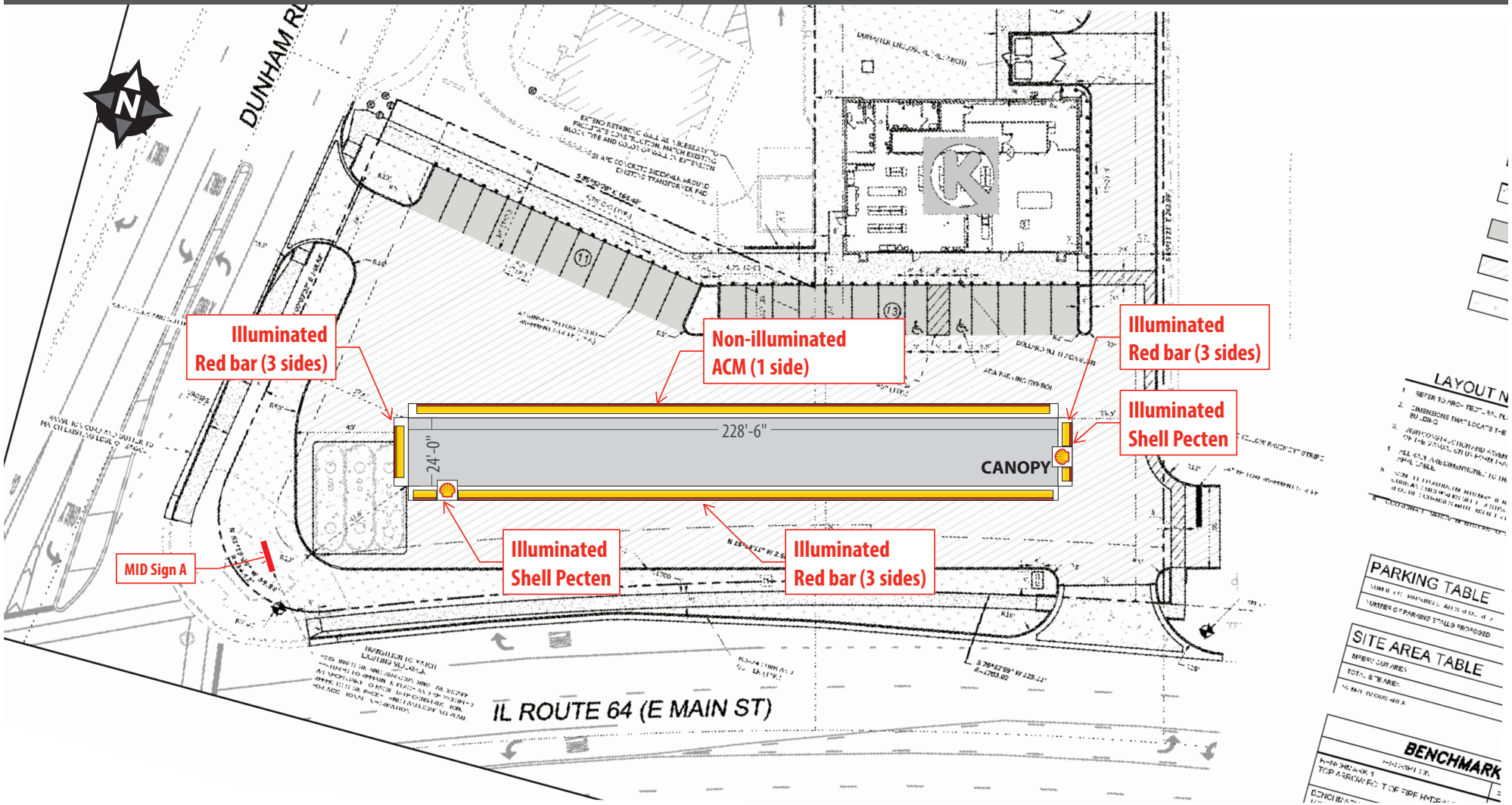
2500 E MAIN ST



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SITE NUMBER	**ACCOUNT REP**	**DATE**	**SCALE**	
6715	BEN DEHAYES	07/28/21	NTS	

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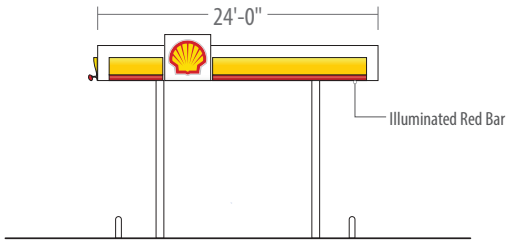
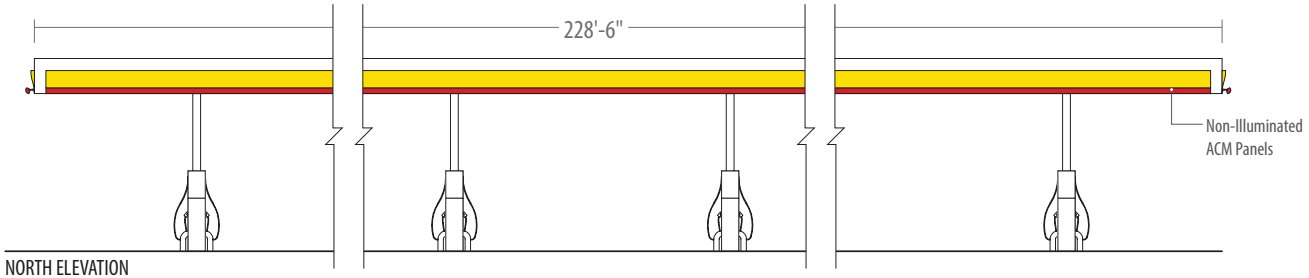
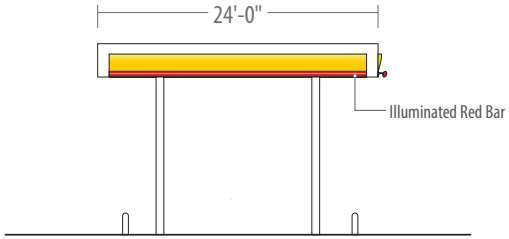


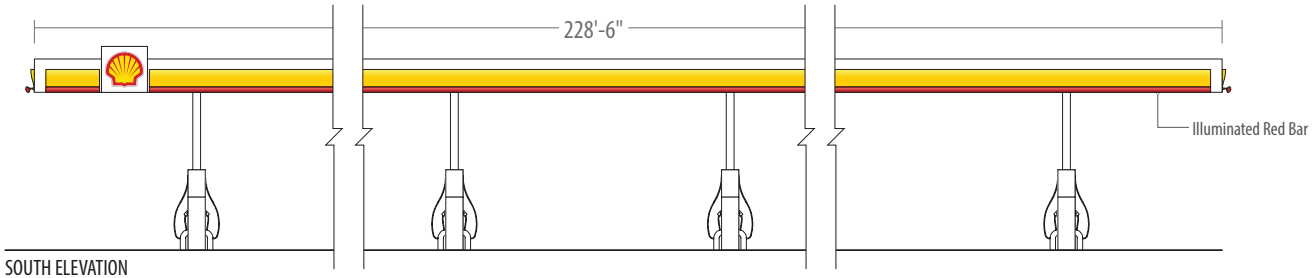
EAST ELEVATION



NORTH ELEVATION



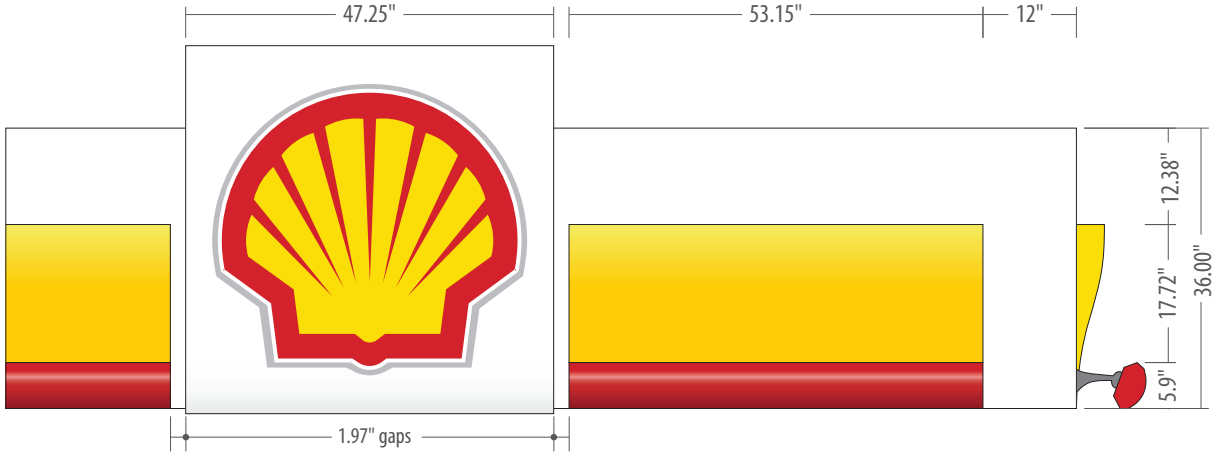
WEST ELEVATION



SOUTH ELEVATION

FIELD VERIFY ALL DIMENSIONS PRIOR TO MANUFACTURE

SOUTH ELEVATION			
Gas Island Canopy Fascia	40" x 228'-6"	761.6 SF	2.0% of available space
Shell Illuminated Pecten	47.25" x 47.25"	15.5 SF	
EAST ELEVATION			
Gas Island Canopy Fascia	40" x 24'-0"	79.9 SF	19.3% of available space
Shell Illuminated Pecten	47.25" x 47.25"	15.5 SF	
WEST ELEVATION			
Non-Illuminated ACM			
NORTH ELEVATION			
Non-Illuminated ACM			



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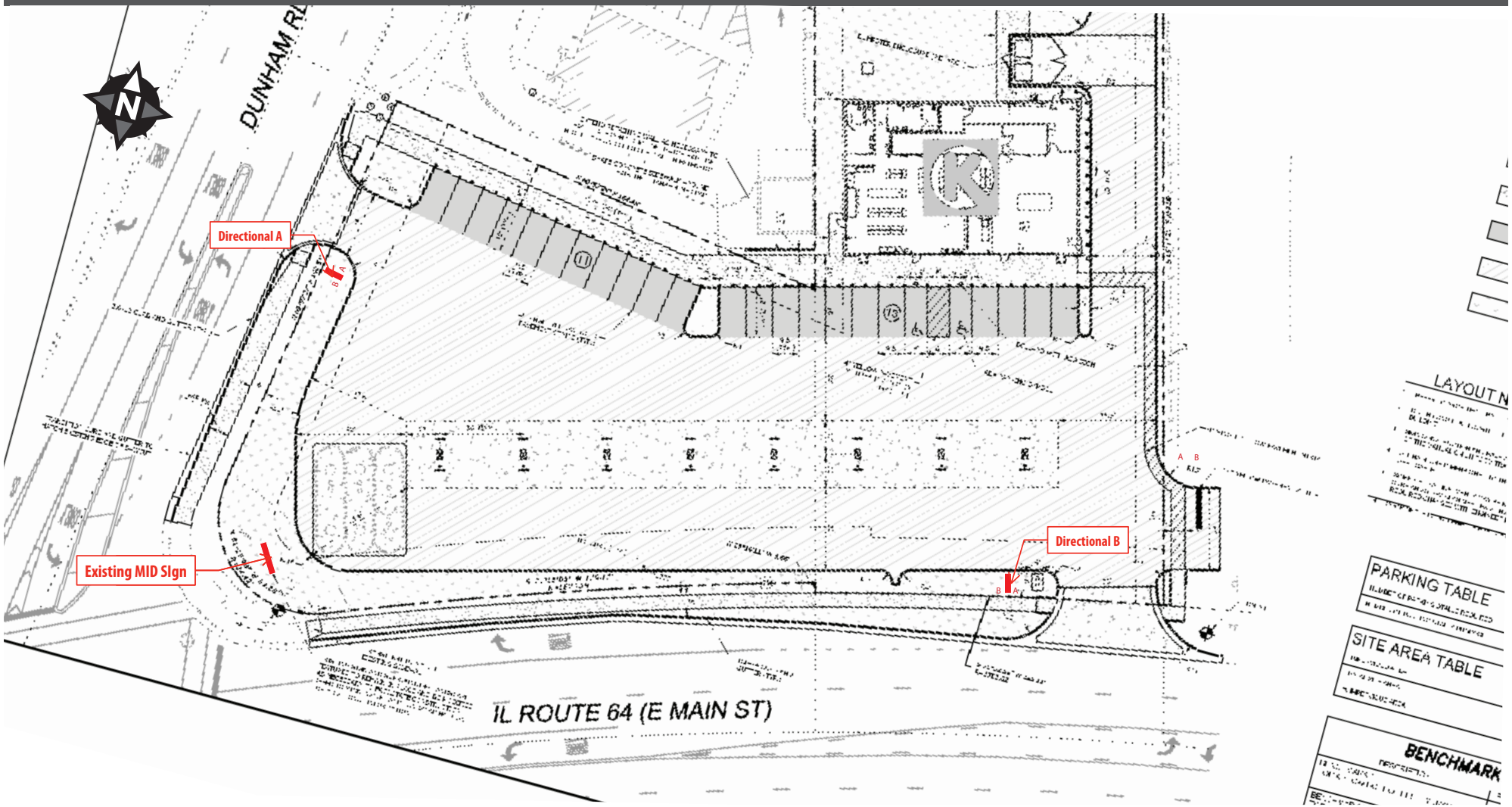

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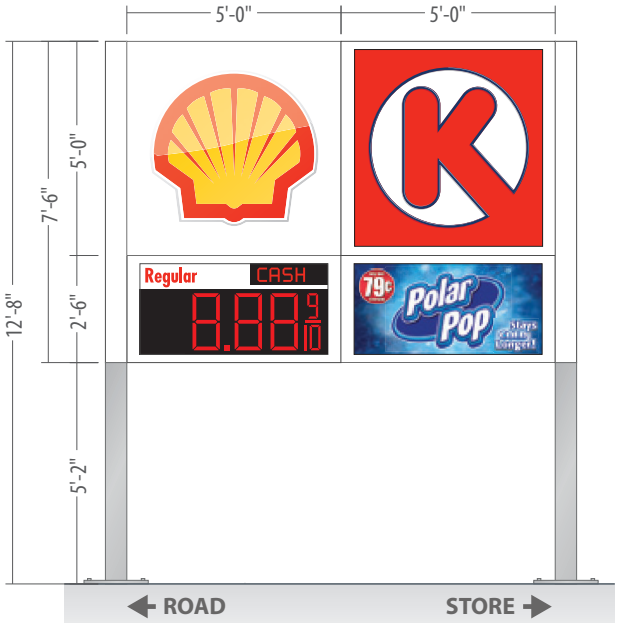
SIGNATURE _____ DATE _____

EXISTING

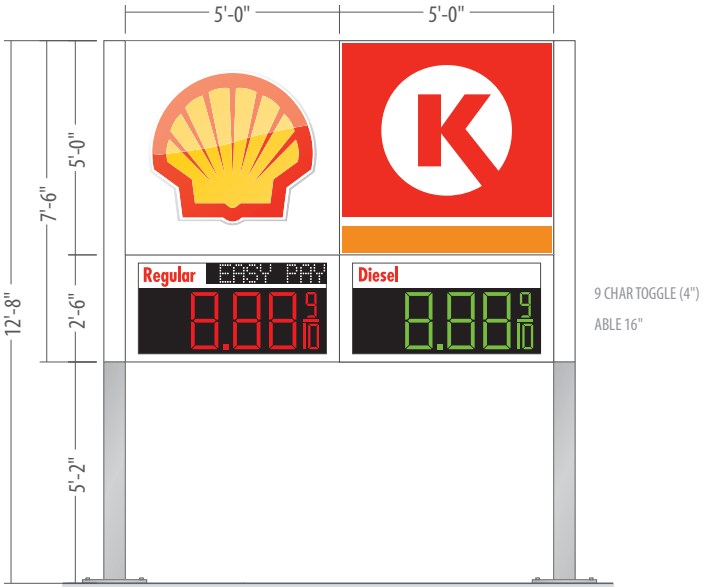
SCOPE OF WORK

- Re-use existing cabinets
- New Circle K Faces
- New Unleaded faces, re-use existing 16" LEDs
- New 4" toggles
- New Diesel faces, new 16" LEDs

REFLECTS CURRENT SURVEY



EXISTING SIGN: 75 SF



PROPOSED SIGN: 75 SF

CORPORATE IDENTIFICATION SOLUTIONS

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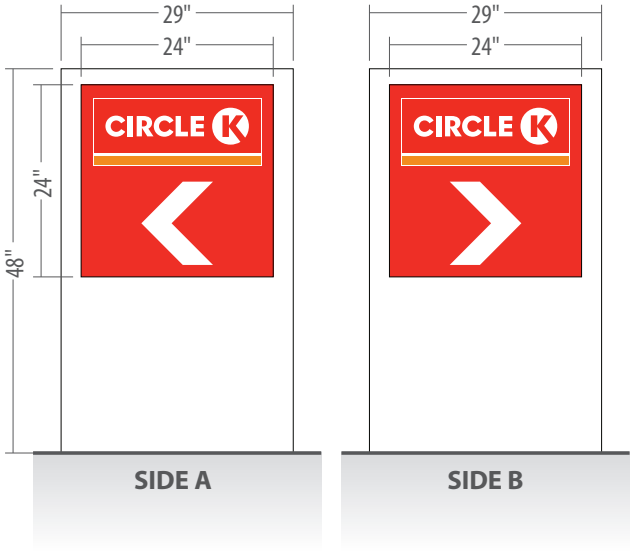
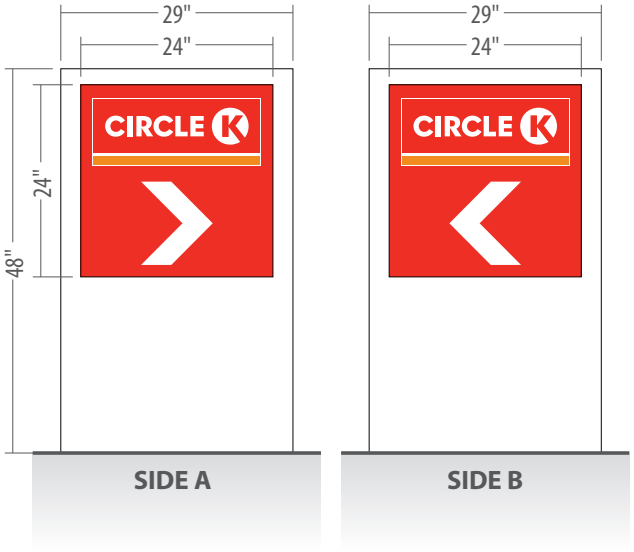


DIRECTIONAL A
ILLUMINATED
4.0 SF



DIRECTIONAL B
ILLUMINATED
4.0 SF

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EXHIBIT "D"

PUD DEVIATIONS

Ch. 17.14 Business & Mixed Use Districts,	
Minimum Lot Area **17.14.030, Table 17.14-2 – BC District**	Lot 1 and Lot 3 under 1 acre, as shown on the Preliminary Plat of Subdivision
Front Yard **17.14.030, Table 17.14-2 – BC District**	Paving within 20 ft. front yard along E. Main St., as shown on the PUD Preliminary Plan (Lot 2)
Ch. 17.24 Off-Street Parking, Loading & Access	
Driveway Width **17.24.070.C.3**	Two-way driveway on Dunham Rd. greater than 30 feet in width, as shown on the PUD Preliminary Plan (Lot 1)
Ch. 17.26 Landscaping & Screening	
Building Foundation Landscaping **17.26.080.C**	Less than 50% of the total horizontal dimension of the building walls and less than 50% of the wall facing a public street (south elevation) are landscaped, as shown on the PUD Preliminary Plan (Lot 2)
Ch. 17.28 Signs	
Permitted Signs for BL, BC & BR Districts – Max. Number **17.28.050, Table 17.28-2**	More than one wall sign per street frontage (a total of 3 wall signs), as shown on the Signage Plans (Lot 2)
Permitted Signs for BL, BC & BR Districts – Min. ROW Setback **17.28.050, Table 17.28-2**	Less than 10 ft. right-of-way setback for freestanding sign at corner of E. Main St. & Dunham Rd., as shown on the PUD Preliminary Plan (Lot 2)
Electronic Changeable Copy Signs **17.28.060.B**	Standalone Electronic Changeable Copy Sign (considered a wall sign) not part of another sign, as shown on the Signage Plans (Lot 2)

State of Illinois)
) ss.
Counties of Kane and DuPage)

Certificate

I, NANCY GARRISON, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

I further certify that on **August 2, 2021,** the Corporate Authorities of such municipality passed and approved Ordinance No. **2021-Z-12** entitled:

An Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for KFP Planned Unit Development (Northeast corner of E. Main St. & Dunham Rd.)

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2021-Z-12**, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **August 9, 2021,** and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this **2nd** day of **August 2021.**

Nancy Garrison
Municipal Clerk

(S E A L)

CITY OF ST. CHARLES, ILLINOIS
INCORPORATED OCTOBER 17, 1874