	AGENDA ITEM EXECUTIVE SUMMARY	Agenda Item Number: 4a
CITY OF ST. CHARLES ILLINOIS • 1834	**Title:**	Plan Commission recommendation to approve a PUD Preliminary Plan and Amendment to Special Use for PUD for Tractor Supply Co. (Corporate Reserve PUD – Lot 3)
	Presenter:	Ciara Miller, Economic Development Planner

Meeting: Planning & Development Committee **Date**: April 12, 2021

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

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

The 3.5-acre subject property is known as Lot 3 in the Corporate Reserve of St. Charles Planned Unit Development (PUD). The PUD was approved in 2008 under Ordinance No. 2008-Z-18 (excerpt attached).

Mend St. Charles LLC, is the contracted purchaser of Lot 3 and is represented by Don Bonham. Mr. Bonham is proposing to develop a Tractor Supply Co. store on the site. Details of the proposal are as follows:

- Construction of a one-story, approx. 19,000 sf building, fronting on W. Main St.
- An 18,000 sf fenced outdoor sales area on the east side of the building
- Site access from Woodward Drive
- A total of 88 parking stalls

Applications for Special Use (PUD Amendment) and PUD Preliminary Plan have been filed to facilitate development of a Tractor Supply Co. on Lot 3. The PUD Amendment has been requested to allow a deviation from Zoning Ordinance design standards related to building articulation, architectural features, and windows/transparency and landscaping standards related to public street frontage landscaping and building foundation landscaping.

Plan Commission Recommendation

Plan Commission held a public hearing on 03/02/21 and continued the hearing to 03/16/21, requesting modifications to the site plan that would affect the engineering and landscape plans. At the 03/16/21 meeting, the applicant presented revised plans that satisfied the Plan Commission's concerns. The Plan Commission recommended approval of the Amendment to Special Use for PUD and PUD Preliminary Plan by a vote of 8-0.

Attachments (*please list*)**:**
Staff Report, Application, Plans

Recommendation/Suggested Action (*briefly explain*)**:**
Plan Commission recommendation to approve an Amendment to Special Use for PUD and PUD Preliminary Plan for Tractor Supply Co, Corporate Reserve Lot 3 (Corporate Reserve PUD)

City of St. Charles, Illinois
Plan Commission Resolution No. 4-2021

A Resolution Recommending Approval of a Special Use to amend Ordinance 2008-Z-18 (Corporate Reserve of St. Charles PUD) and PUD Preliminary Plan for Tractor Supply Co, Lot 3, Corporate Reserve of St. Charles PUD (Don Bonham, Mend St. Charles, LLC)

Passed by Plan Commission on March 16, 2021

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

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use to amend Ordinance 2008-Z-18 (Corporate Reserve of St. Charles PUD), and PUD Preliminary Plan for Tractor Supply Co., Lot 3, Corporate Reserve of St. Charles PUD (Don Bonham, Mend St. Charles); and,

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

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

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

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

The proposed tractor supply store will bring a much needed variety of retail opportunities to the west side of town. Tractor Supply stores generally pull

customers from a 10-20-mile radius which will help to provide customers for other retailers on the west side of town. The site has been vacant for the last decade, so the development will meet purpose number 6 above. Due to the proximity to the Kane County Fairgrounds, the University of Illinois Extension, the Farm Bureau, and the U of I Department of Crop Sciences facility, the development of a Tractor Supply Store meets purposes 7 and 3 above.

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.**

The proposed Tractor Supply Co. conforms to the zoning requirements of the underlying zoning district and the existing Corporate Reserve of St. Charles PUD Ordinance No. 2008-Z-18 with the exception of the following deviations:

- 17.26.090 (C) Public Street Frontage Landscaping – Due to the configuration of the lot, the code requires public street frontage landscaping along 75% of the frontage on Main Street, Cardinal Drive and Woodward Drive (3 out of 4 sides of the property). The landscape plan satisfies the street frontage landscaping on Main Street and Cardinal Drive but only provides 53% landscaping along Woodward Dr. The applicant did increase the amount of landscaping along

Woodward in the revised plans and took the recommendation from the Plan Commission to add berming along Woodward Drive to help buffer the site from the nearby residential subdivisions. Though the berm does not count towards landscaping, the does provide a buffering effect of the property from the adjacent residential subdivisions.

- Section 17.06.030.A.1 – Building facades over 100 ft. in length must incorporate 3 ft. wall projections/recesses over at least 20% of the façade. This standard is met on the front elevation but not on the remaining street facing west and north elevations. The applicant provides 3' projecting awnings on the west elevation, but this standard specifies wall projections, awnings do not count awnings towards this calculation. Additional projecting columns have been provided on the front, east and west façades, but they do not comprise the required 20%.
- Section 17.06.030.A.3 – each street facing façade requires two architectural features to avoid the appearance of blank walls. The north elevation provides a change in wall texture but does not provide a second architectural feature.
- Section 17.06.030.B – Retail buildings and tenant spaces with 30,000 square feet or less of gross floor area shall provide windows so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the façade. Tinted windows have been added to the front and west elevations. The windows are not large enough to satisfy the requirements of 17.06.030B and due to the presence of retail storage along the interior walls, the windows are not transparent.
- Section 17.24.140 The number of required off-street parking spaces is determined based on the zoning use category. This project provides 87 parking stalls and has demonstrated to exceed the corporate standard parking required by Tractor Supply Co. Furthermore, the corporate standard for minimum parking requirement appears to be similar to the Section 17. 24.140 requirement for Retail (4 per 1,000 GFA), rather than Heavy Retail & Service (3 per 1,000 GFA of retail and 3 per 1 ,000 GFA of outdoor sales area). If the project was interpreted as a Retail use rather than Heavy Retail & Service, the project would exceed the parking requirement by 12 stalls. The information provided by the applicant demonstrated the site has sufficient parking to meet their proven demand.

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

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

Tractor Supply Company is the largest rural lifestyle retailer in America. The store will bring needed supplies and services to the area and add significant tax dollars to the City.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.
The site is adjacent to State Highway 64, to the east of the site is a detention pond sized for the project. Water, sewer, electric and telephone have been extended to the site.

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.
Tractor Supply is a quality retailer and their establishment will increase property values to the adjacent properties. Because of their use, Tractor Supply stores generally have a much lower traffic volume generation than other retailers, so the impacts to the adjacent properties will be lessened.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
The development of the store will not impede the normal and orderly development of surrounding property. The placement of the Tractor Supply Store will provide incentive for adjacent development and bring jobs to the City, which will help to further residential development in the area.

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.
There will be no products or operations within the store that will create a significant hazard to the public and will not endanger the public health, safety, or general welfare.

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.
The project will comply with the Municipal Code, but seek variance from Section 17.06.030 for the articulation and the windows and transparency requirement. We are also asking for a variance from Section 17.26 for the building foundation landscaping and the intensity.

iv. The proposed PUD will be beneficial to the physical development, diversity, tax base and economic well-being of the City.
The proposed store will provide services and goods that are generally not readily available in the community. Tractor Supply stores offer a range of products that are

necessities for the farmer, hobby former, horse owners, and general residential uses. Tractor Supply Company is generally an active member of the community supporting organizations such as Future Farmers of America. It is anticipated that the store will have annual sales of at least several million dollars.

v. The proposed PUD conforms to the purposes and intent of the Comprehensive Plan. The property is listed in the Comprehensive Plan as "Industrial/Business Park". Goal 1 for the Commercial and Office Areas in the Comprehensive Plan discusses highly functional retail and commercial areas that create a diverse tax base. TSC is the largest rural lifestyle retailer in America. Goal 1 also discusses serving a larger regional market. TSC typically pulls customers from a 10-20 mile radius because of its unique offering. Goal 2 discusses the viability of the City's commercial corridors. The subject property has been vacant since its development over 10 years ago. The project will increase the landscaping on the property and add an attractive building to the corridor.

WHEREAS, the Plan Commission finds said PUD Preliminary Plan to be in conformance with the applicable PUD and Zoning Ordinance requirements, except as varied per the application for Special Use (PUD Amendment), subject to resolution of any outstanding staff review comments.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Special Use to amend Ordinance 2008-Z-18 (Corporate Reserve of St. Charles PUD) and PUD Preliminary Plan for Tractor Supply Co, Lot 3, Corporate Reserve of St. Charles PUD (Don Bonham, Mend St. Charles).

Roll Call Vote:
Ayes: Pretz, Macklin-Purdy, Kessler, Wallace, Holderfield, Funke, Vargulich, Melton
Nays: None
Abstain: None
Absent: None
Motion carried: 8-0

PASSED, this 16th day of March 2021.

_____
Chairman
St. Charles Plan Commission

Community and Economic Development
Planning Division
Phone: (630) 377-4443
Fax: (630) 377-4062

CITY OF ST. CHARLES
ILLINOIS • 1834

Staff Report

TO: Alderman Rita Payleitner
And the Members of the Planning & Development Committee

FROM: Ciara Miller, Economic Development Planner

RE: Corporate Reserve Lot 3 – Tractor Supply Co.

DATE: April 6, 2021

I. APPLICATION INFORMATION:

Project Name: Corporate Reserve Lot 3 – Tractor Supply Co

Applicant: Mend St. Charles (represented by Don Bonham)

Purpose: Develop the vacant lot with a 19,000 SF Tractor Supply Co. store (Heavy Retail and Service)

General Information:

Site Information	
Location	**Northeast corner of W. Main St. and Cardinal dr.**
Acres	3.5 acres

Applications	**Special Use (PUD Amendment)** **PUD Preliminary Plan**
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.06 Design Review Standards & Guidelines Ch. 17.14 Business and Mixed-Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Ordinance 2008-Z-18 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)"

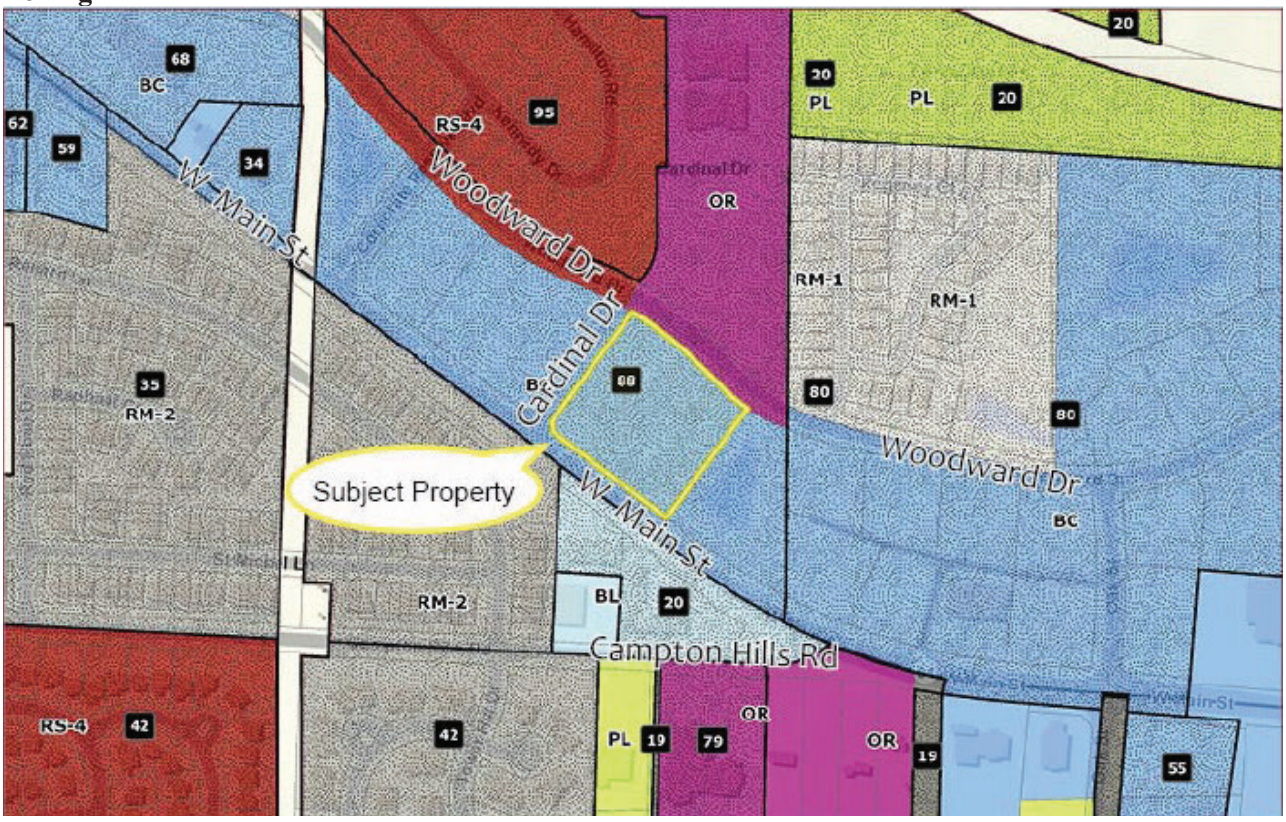
Existing Conditions	
Land Use	Vacant
Zoning	BC- Community Business (PUD)

Zoning Summary		
North	OR- Office/Research District (PUD)	Vacant
East	BC- Community Business (PUD)	Detention pond
South	RM-2 Medium Density Multi-Family Residential (PUD) and BL-Local Business	Renaux Manor townhomes and West-Gateway Commercial properties.
West	BC- Community Business (PUD)	Vacant

Comprehensive Plan Designation
Industrial/Business Park

Aerial

Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is a 3.5 acre vacant parcel known as Lot 3 of the Corporate Reserve of St. Charles Planned Unit Development (PUD). The PUD was approved in 2008 under Ordinance No. 2008-Z-18 (excerpt attached).

The portion of the PUD north of Woodward Drive includes office uses and a residential subdivision (Anthem Heights). The portion south of Woodward Drive, comprised of Lots 2 and 3, is zoned BC-Community Business and was planned for commercial use.

A portion of Lot 2 has been developed. In 2017, the PUD Ordinance was amended to allow deviations from the design standards for Everbrook Academy Childcare Center and to subdivide the large Lot 2 into two separate lots. Everbrook Academy has since opened, and the remaining 2.88 acre lot created through the subdivision remains undeveloped.

B. PROPOSAL

Mend St. Charles LLC, contract purchaser of Lot 3 represented by Don Bonham, is proposing to develop a Tractor Supply Co. store on the site. Details of the proposal are as follows:

- Construction of a one-story, approx. 19,000 sf building, fronting on W. Main St.
- An 18,000sf fenced outdoor sales area on the east side of the building
- Site access from Woodward Drive
- A total of 88 parking stalls

The following zoning applications have been submitted in support of this project:

1. **Special Use (PUD Amendment)** – To permit a zoning deviation related to design standards, public street frontage landscaping, and parking.
2. **PUD Preliminary Plan** – To approve the physical development of the property in order to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance

III. ANALYSIS

Staff has performed an analysis of the submitted PUD Preliminary Plan to identify any deficiencies with the proposal as it relates to the standards established in the Corporate Reserve PUD Ordinance and the Zoning Ordinance, Title 17 of the City Code.

A. PROPOSED USE

"Heavy Retail and Service" is listed as a permitted use for the BC-zoned parcels in the Corporate Reserve PUD. This use is defined as follows:

A retail and/or service establishment where a) outdoor service or storage areas or partially enclosed structures are used in conjunction with the business, or b) the sale of goods or services to the general public at retail is secondary to the sale of goods or services to contractors, service professionals, and the like at wholesale. This use includes, but is not limited to, equipment rental and leasing, lumberyards and other building material and building supply establishments; auto parts establishments, commercial greenhouses and garden centers; landscape, construction and lawn maintenance contractor yards;

contractor's offices and storage; bulk materials sales and storage; swimming pool sales; deck and patio sales, playground equipment sales, and recreational vehicle and mobile home dealers. Outdoor Sales Areas and outdoor storage are permitted as accessory uses. Heavy Retail and Service does not include Home Improvement Center, Retail Sales, Personal Services, Pawn Shops, Motor Vehicle Sales and Leasing, or Adult Uses, as defined herein.

The proposed Tractor Supply Co. store meets this definition.

B. ZONING STANDARDS

The table below compares the PUD Preliminary Plan submitted for development of Lot 3 (Tractor Supply Co.) with the applicable requirements of the Corporate Reserve PUD and the BC zoning district.

Category	Zoning Ordinance Or PUD Standard	Proposed
Min. Lot Area	1 acre	3.5 acres
Building Coverage	40%	12.6%
Max. Gross Floor Area per Building	75,000 sf	19,097 sf
Building Height	40 ft.	24 ft.
Building Setbacks:		
Front (Woodward)	25 ft	93 ft.
Front (Main Street)*	50 ft.	136 ft.
Interior side	10 ft.	172 ft.
Exterior Side (Cardinal)	30 ft.	96 ft.
Parking Setbacks:		
Front (W Main St.)	50 ft.	50.8 ft.
Front (Woodward Dr)*	25 ft.	60 ft.
Interior Side	0 ft.	2.5ft.
Exterior Side (Cardinal)	25 ft.	25.9ft.
Parking Requirement	See Parking section below*	88 stalls including 4 accessible stalls
Drive-Aisle Width	24' (two-way) or 14' (one way)	24'

Front yard (setbacks)* - The PUD Ordinance stipulates that both Main Street and Woodward Drive are considered front yards when determining setbacks.

C. PARKING

The parking requirement for Heavy Retail & Service is 3 spaces per 1,000GFA retail and 3 spaces per 1,000SF outdoor sales area. With a 19,097sf building and the 15,913sf outdoor sales area (minus the center drive aisle) the required number of stalls would 105 parking stalls and the site provides 88.

The applicant has provided information on parking requirements according to Tractor Supply Corporate standards and other operating Tractor Supply locations. For their model, Tractor Supply Co. requires this site to have 75 parking stalls. The applicant has provided 88 stalls, exceeding the corporate requirement by 13 stalls. The applicant also provided background on some other Tractor Supply locations of a similar size including:

- Whitestown, IN (NW of Indianapolis) – 81 spaces
- Carlyle, IL – 70 Spaces

- Clinton, IN – 60 Spaces
- Danville, IN – 65 Spaces
- DeSoto, IA – 66 Spaces
- Fort Wayne, IN – 77 Spaces
- Hobart, IN – 72 Spaces
- Kankakee, IL – 64 Spaces
- Shelbyville, IL – 72 Spaces

If the building was considered a Retail use, rather than a Heavy Retail & Service, the parking requirement would be 4 per 1,000GFA which would mean for a store of this size, 76 stalls would be required (site provides 12 excess stalls in this scenario). This number aligns much more closely with Tractor Supply's corporate parking requirements. Staff believes the parking count as proposed is reasonable and the additional 17 spaces required to meet the "Heavy Retail & Service" standard would be unnecessary.

The PUD Amendment should include this deviation from the parking standards based on the interpretation detailed above and the recommendation of the Plan Commission.

D. SITE ACCESS

The Corporate Reserves PUD (Section 8B) limits Lot 3 (proposed Tractor Supply) to one full-access point on Woodward Drive unless otherwise approved by the City through a PUD Preliminary Plan for Lot 3. In addition, the centerline of all access drives within the Subject Property shall be located not less than 150 feet from the centerline of any intersection of two public streets.

One curb cut that satisfies the distance requirements mentioned previously is already provided on the site. The applicant is requesting a second access drive, east of the existing access drive, be provided on Woodward for site circulation. The proposed second access point is more than 150 ft from the centerline of the intersection of Regency Ct. and Woodward Drive, the closest public intersection.

E. OUTDOOR SALES

Outdoor sales are permitted as an accessory use to the Heavy Retail & Service use defined in Ch. 17.30. An 8 ft. vinyl coated chain-link fence is proposed around the outdoor sales area.

An additional 45' raised landscaping bed has been provided on the north side of the outdoor sales area, offering additional screening of the sales area from the neighboring residential area.

F. LANDSCAPING

A revised landscape plan has been submitted as part of the PUD Preliminary Plan for Lot 3 – Tractor Supply Co. Existing landscaping along W. Main St. and Corporate Reserve Blvd. will remain. The table below compares the submitted plan with the requirements of Ch. 17.26 "Landscaping and Screening". Deviations from the zoning ordinance standards as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	45%
Interior Parking Lot Landscape Area	1 island per 10 stalls and terminating each row of parking	Meets requirement
Bldg. Foundation Landscaping		

South wall	50% of wall with minimum 5' depth	Meets requirement
West wall	50% of wall with minimum 5' depth	***Meets depth but does not provide required trees/shrubs***
North wall	None required since this is loading zone	N/A
Public Street Frontage Landscaping		
W. Main St.	75% of street frontage w/ 8 trees	Meets requirement
Cardinal Drive	75% of street frontage w/ 7 trees	Meets requirement
Woodward Dr.	75% of street frontage w/ 6 trees	***4 trees w/53% street frontage***
Parking Lot Screening	50% to a height of 30 in. (applies to W. Main St. and Cardinal Dr. frontage)	Meets requirement
Monument Sign Landscaping	3 ft. around sign	Meets requirement
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	Meets requirement

The applicant has requested a PUD Amendment in order to allow for the following zoning deviation related to landscaping:

17.26.080 Building Foundation Landscaping –The applicant represented to the Plan Commission at the continued public hearing that the 2' foundation beds were an error and that their intent was to meet the 5' minimum. Revised engineering plans have since been submitted and show 5' landscape beds along the west foundation; however, the landscaping material has not been updated so none of the required trees/shrubs have been provided and thus this deviation is still required.

17.26.090 (C) Public Street Frontage Landscaping – Due to the configuration of the lot, the code requires public street frontage landscaping along 3 out of 4 sides of the property. New public street frontage landscaping has been added along Woodward but is provided along roughly 53% of the frontage minus driveways and the code requires 75%. The applicant did take the recommendation from the Plan Commission to add berming along Woodward Drive to help buffer the site from the nearby residential subdivisions.

A revised landscape plan showing the changes to landscape area reflected in the latest version of the engineering site plans will be required prior to final Council approval.

G. BUILDING ARCHITECTURE

The table below compares the architectural elevations submitted for Tractor Supply Co. with the design requirements of Section 17.06.030 "Standards and Guidelines – BL, BC, BR, & O/R Districts". Deviations from the zoning ordinance standards that are required to accommodate the building design as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed
Building Articulation (17.06.030.A.1)	3 ft. wall projections/recesses over 20% of façades over 100 ft.	***(See below)***
Architectural Features (17.06.030.A.2)	50% of façade comprised of architectural features *(requirement applies to south, west and north elevations)*	**South**: meets requirement ***West: 48%*** *(previously 30%)* ***North: 19%***

Architectural Features (17.06.030.A.3)	Street-facing facades must have 2/4: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in. *(requirement applies to south, west and north elevations)*	South: Meets requirement West: Meets requirement ***North: 1 of 2***
Public Entrance	Public entrance must face primary street frontage	Meets requirement
Entrance Articulation	Public entrances must be articulated from building	Meets requirement
Building Materials	A list of approved & prohibited materials is provided	Meets requirement
Roof-Mounted Mechanical Screening	Roof-mounted mechanical equipment screened from view from public streets & residences	Meets requirement

The applicant has requested a PUD Amendment in order to allow for the following zoning deviations related to building design in order to match corporate design standards and operational requirements of Tractor Supply Company:

1. **Architectural Features - Section 17.06.030.A.1** – Building facades over 100 ft. in length must incorporate 3 ft. wall projections/recesses over at least 20% of the façade. This standard is met on the front elevation but not on the remaining west and north elevations. The applicant provides 3' projecting awnings, but this standard specifies wall projections, which would not count towards this calculation.
2. **Architectural Features - Section 17.06.030.A.3 –** north elevation provides a change in wall texture but does not provide a second architectural feature (2 required).
3. **Windows and Transparency – Section 17.06.030.B –** Tinted windows have been added to the front and west elevations. The windows are not large enough to satisfy the requirements of 17.06.030B and a deviation is still needed.
   Retail buildings and tenant spaces with 30,000 square feet or less of gross floor area shall provide windows so that the first floor is transparent from a height of eighteen (18) inches to a minimum of seven (7) feet above the walkway grade for no less than sixty percent (60%) of the horizontal length of the façade

H. SIGNAGE

A freestanding monument sign is proposed at the southwest corner of the site. The site plan calls for one 15' free standing sign on the corner of Cardinal and Main Street (see example included in packet). There is also one wall sign shown on the front elevation. The proposed signage meets all standards of Ch. 17.28 "Signs." and these details will be confirmed by staff when permits are filed.

I. LIGHTING

A photometric plan has been submitted showing acceptable lighting levels along property lines.

Staff comments:

- Building-mounted light fixtures should be added to the plan
- Specifications for the pole fixtures and building-mounted fixtures are needed to determine compliance with Section 17.22.040 "Site Lighting"

J. ENGINEERING REVIEW

The preliminary engineering plans are under review. Review comments are anticipated to be technical in nature and are not likely to require changes to the site plans. All staff comments will need to be addressed prior to City Council action on the PUD Preliminary Plan.

K. FIRE REVIEW

The applicant has demonstrated that the city's largest fire truck will be able to navigate the site.

IV. PLAN COMISSION REVIEW

The St. Charles Plan Commission held a public hearing on March 2, 2021 and continued the public hearing to March 16, 2021. The Plan Commission kept the public hearing in order to view the revised plans due to the extent of the changes discussed. The Plan Commission comments are summarized as follows:

- See the attached memo sent to the applicant on March 5, 2021 detailing a summary of the Plan Commission comments from the March 2nd public hearing.
- The applicant has also included a memo outlining the comments from the Plan Commission and how their revised plans address those comments.

V. ATTACHMENTS

- Application for Special Use for PUD Amendment; received 01/28/2021
- Application for PUD Preliminary Plan; received 6/20/2020
- Revised PUD Preliminary Plans (received 4/6/2021)
- Excerpts from Ordinance 2008-Z-18
- Letter from neighboring resident (2/23/2021)
- Summary of Plan Commission review comments and applicant response.

SYSTEMS | ENGINEERING | ENVIRONMENT | ENERGY

Tuesday, April 6, 2021

Ms. Ciara Miller
Economic Development Planner
City of St. Charles
2 E. Main Street
St. Charles, IL 60174

RE: Tractor Supply Store
St. Charles, IL
Disposition to Comments – March 2nd Engineering Review

Dear Ms. Miller,

The following are disposition to comments from your review dated 4/1/2021:

1. Building:

a. Is it possible to add more glass to the façade? (applicant answered that due to the interior layout of the retail inside, any added glass would have to be opaque)

Additional windows were added prior to the March 16th Plan Commission Meeting

b. Can more projections/recesses be provided to reduce the appearance of flat walls?

Additional projections were added prior to the March 16th Plan Commission Meeting

c. Verify HVAC on roof is screened from view either with screening wall or higher parapet wall.

The HVAC Units are screened

2. Landscaping:

a. Desire to see more landscaping along Woodward Drive

Additional landscaping was added prior to the March 16th Plan Commission Meeting

b. Explore screening the outdoor sales area from view of the adjacent residential neighborhood through either opaque fencing, landscaping or a combination of both

An additional landscape area was added to the NE Corner of the Fenced Outdoor Display Area prior to the March 16th Plan Commission Meeting.

c. At least one commission member indicated they are not in favor of reducing the landscape requirement

Noted

d. Explore additional opportunities for interior parking lot landscaping like landscape beds instead of striped paved areas at corners

This was discussed during the Plan Commission meeting on March 16th. Additional landscape areas will negatively impact vehicular movement.

e. Flow-thru gutters may disturb the landscape beds

The flow through gutter was eliminated on the west side.

f. With the 3' awning overhangs, irrigation may be required in the building foundation beds

The landscape beds will be irrigated.

g. Species specific comments - Ginkgo tree is very narrow, consider alternative species with wider canopies. Skyline honeylocust is an overused species explore alternative. White pine is not a very hardy tree, explore alternatives like a hardier spruce. Roses are high maintenance,

might be other flowering shrubs that would require less work to look good.

The plant species were modified prior to the March 16th Plan Commission Meeting

h. Consider alternative to roses which are higher maintenance

The plant species were modified prior to the March 16th Plan Commission Meeting

3. Fencing:

a. If the fencing cannot be opaque, a higher quality vinyl coated fence would be preferred over standard chain-link.

The fencing was changed to black vinyl coated as requested.

4. Site Design:

a. Can the retail display area be relocated to the east side of the lot by the detention pond and the area along Cardinal Drive be replaced with parking.

The Trailer Display Area was moved to the east side of the site.

b. Parking stalls exceed the standard dimensions

i. If stalls were standard 9' width, could like accommodate additional stalls within the same area

ii. If parking stall length and drive aisles were reduced to the standard defined in the code, it would be possible to increase the amount of green space and the building foundation landscaping which currently requires a deviation from code. Is there a reason why the stalls are extra long and the drive aisles are extra wide?

The dimensions of the parking spaces are necessary to the customers. We did make some adjustments to the size and the aisle width.

c. Opportunity for more berming and grading on the north side (Woodward) which could help with screening from the nearby residential areas.

Additional berming was added prior to the March 16th Plan Commission Meeting

5. Utilities and Engineering

a. Confirm with engineering whether more catch basins will be necessary

Noted

b. Evaluate stormwater management on the north east side of the property – potential impact on the detention pond with the proposed curb cut to flow on the surface into the detention pond

Curb cuts were removed from the east side of the site.

6. Monument sign

a. Preference for the blade monument sign over the pylon pole sign.

Noted – Leave for the architect to address

b. Consider rotating the sign 90 degrees to be more visible to traffic on Rt. 64

Noted – Leave for the architect to address.

7. Other

a. reach out to neighbor who sent in the public comment to see what can be done to resolve her concerns.

Noted

Since the 3-2-21 Plan Commission meeting, the following comments have been received from the City's Development Engineering and Public Works department:

ENGINEERING:

These comments will require action from the applicant prior to Development Engineering approval of Preliminary Engineering

1. Verify that the original PUD's CN value threshold is not exceeded with this proposed development. The most recent submittal appears to include an increase in impervious area from the previous submittal in June 2020 which included a technical memo regarding detention requirements. Compare the proposed CN from the original approved subdivision Engineering plans to the proposed CN resulting from this development.

   The CN values match the PD. Please see Drainage Memo submitted with this document

2. Identify offsite overland flow from the west. The original subdivision plans identify the 100-year overland flow from Cardinal Drive to run across this property. Provide narrative discussion, exhibits and calculations in the stormwater report. The submittal shall demonstrate the 100-year offsite flows are designed to accommodate this flow and route through the development, to the detention basin, and not toward the Rt. 64 ditch.

   The site is accepted the flows that are coming from Cardinal. See attached memo.

3. Parking stalls and drive aisles are wider than required by code. Consider reducing the dimensions to meet code (Zoning section 17.24.070) in favor of reduced impervious area and increased landscaping.

   See "Site Design" response above.

4. Provide a truck turning analysis to ensure the turning movements of a WB40 (comparable to City's fire truck) can maneuver the parking lot.

   See attached exhibit

5. Show easement locations on the preliminary engineering plans, utility and grading sheets. This lot is covered by various blanket easements according to the Plat of Subdivision. Please identify these on the Preliminary Plans.

   Done

The following are comments that are to be addressed as part of the Final Engineering / building permit submittal.

1) Cover Sheet
   a) Sign and Seal Final Engineering plans.

   Completed

   b) Include contact information for AT&T and Nicor.

   Completed

2) Sheet C-2
   a) Utility Note #1. – refer to St. Charles "RCP & DIP TRNCH DETAIL" and "PVC PIPE TRENCH DETAIL" for backfilling requirements.

   Completed

   b) Utility Note #5 – watermain is to be Ductile Iron Class 52, conforming to AWWA Standard C-151.

   Completed

c) Utility Note #6 – HDPE storm sewer only allowed for PRIVATE STORM SEWER.

Completed

3) Sheet C-4

a) Provide all curb radii.

Completed

b) Label the 15' roadway easement along IL-64.

Completed

c) Is the building coverage included in the impervious coverage area? The impervious area appears to have changed from the original PUD submittal (June 15th, 2020) but the values in the Site Data Summary are still the same.

See drainage memo

d) Include the required number of parking spaces in the Parking Summary.

Included

e) Include proposed signage (i.e. STOP signs, etc.)

Added

f) Carry depressed curb and gutter through the driveway entrances.

Included

4) Sheet C-5

a) Domestic water and fire service are to be on the same line into the building, sized according to building needs.

Modified as requested

b) Connection to the existing water main shall be valve in vault with cut in tee. No pressure connections allowed in the City. Coordinate water shutdown with City.

Note added

c) Sanitary service will require an inspection manhole within 10 feet of the structure. All bends in the sanitary service between building and main shall be in a manhole, not cleanout, and shall connect to the sanitary main at a manhole.

Modified as requested

d) Show existing storm sewer to remain in grayscale.

Done

e) Label storm sewer as "PRIVATE".

Done

f) Identify all crossings of utilities (water, storm, sewer) to verify IEPA separation requirements.

Done

g) Advise moving the 12" RCP storm on the north side of the building further from the building footprint. Currently shown only 2' to center of pipe from building edge.

In close proximity for downspout connection.

h) Extend STM101 to the NWL of the detention basin, to avoid erosion issues.

Modified as requested

i) Add rip rap around flared end section at the outlet into the detention facility. Provide details.

Added to sheet C-7

5) Sheet C-6

a) Drainage slope arrows at the entrances are pointing uphill.

Corrected

b) Provide location of overland flow path if storm sewer is sized for 10-yr event. If sized for 10-yr event, provide the HWL at the critical ridge elevations in the parking lot to verify that Building

Added

c) Protection Standards are met per the Kane County SMO. In lieu of an overland flow path, the storm sewer and inlets can be designed for the 100-year storm event.

Overland flow path added

d) Include the storm sewer level/layer on the grading plan.

Done

e) The 3' curb cut on the east side of the parking adjacent to the retaining wall is a concern. Remove the curb cut, install storm sewer, and outlet at the NWL of the detention basin.

Curb cut was removed

f) Provide detail for retaining wall.

Added on sheet C-13

g) Provide detailed grading of all sidewalk ADA ramps. Contact St. Charles Public Works for detail on required curb ramp construction.

Added

h) Provide spot grades along Cardinal Drive.

Added

6) Sheet C-7

a) Erosion control blanket hatch is shown in the parking lot on the east side.

Modified

b) Identify restoration of trenches with seed and erosion control blanket along the side slopes of the detention facility.

Added

7) Sheet C-11

a) Delete "PRESSURE CONNECTION DETAIL". Connections to watermain are to be cut-in tee and valve in vault.

Done

b) Delete the "WYE SADDLE ONNECTION" detail. Commercial sanitary services shall be connected to the sanitary main at a manhole.

Done

c) Provide detail for "FLOW THROUGH GUTTER" curb islands. These areas will need to be designed to accommodate the off-site overland flow.

Added to sheet C-11

8) Sheet C-12

a) Refer to section 17.24.070(G.) of the St. Charles City Code for minimum required pavement compositions. "TYPICAL PAVING SECTIONS" detail should reflect this or have an equivalent structural number.

Done. For the parking areas, we show 1-1/2" surface, 2-1/2" binder and 6" rock. The additional inch of binder is equivalent to 4" of rock.

9) Miscellaneous

a) Provide PE calculations at time of building permit submittal. IEPA sanitary permit required for flow of 15 PE or greater.

Noted

b) IEPA NPDES permit required due to area of disturbance being greater than 1-acre.

Noted

10) Stormwater

a) Provide signed and sealed Stormwater Narrative/Drainage Memorandum, and include Storm sewer calculations, inlet capacity calculations, etc.

Provided

b) St. Charles Stormwater Management Permit application required for this project. Submit at time of building permit application. Forms found here: https://www.stcharlesil.gov/documents/stormwater-permit-form

Noted

PUBLIC WORKS

1) Follow City detail for ADA ramps, eliminating the flares with detectable warnings spanning the entire sidewalk width.

   We cannot find said detail on the City's website. Would gladly insert.

2) Clearly delineate a 24' two-way drive aisle along the north side of the building (this comment to be addressed at preliminary engineering stage).

   Done

3) Recommend aligning the eastern driveway with the east parking lot drive aisle (this comment to be addressed at preliminary engineering stage).

   Modified as requested

4) Revise sanitary cleanouts to manholes. Note that MH3 has a presumed typo in the rim elevation.

   Corrected.

5) Sewer flow calculations will be required with final design. Recommend lowering the sanitary service line to reduce slope and obtain proper separation from the water service.

   Corrected and noted

6) Revise water service to be a single combined service line to the building. Utilize a cut-in tee at the main.

   Modified.

7) A 24" storm sewer line connects to an 18" flared-end section. Review and revise as appropriate.

Modified

8) An IEPA permit will be required for the proposed sanitary service line. This is typically required if the PE is 15 or greater.

Noted.

9) Provide Professional Engineer's seal and signature, licensed in Illinois.

Added

ELECTRIC DIVISION:

For all electrical comments – a sheet was added to the plan set for the electrical looping. Some comments will need to be addressed by the architectural plan set.

1) The Electric infrastructure will be an underground, looped type construction to minimize any outages and better allow for the maintenance and reliability of facilities. Any additional facilities that must be installed in order to meet this standard will be at the cost of the Customer/Developer and not the City. This infrastructure should be shown on the Utility Drawings.

2) The engineering plan for the electric layout will include both the transformer at 6375T03 and the transformer 6387T01 that are located 300-320 Cardinal Drive. The other end of this loop originates at switchgear 6362S01, that is located in the northeast corner of Corporate Reserve Blvd. and Woodward Dr. and feeds transformer 6395T01 at 3090 W. Main Street. This electric layout should be shown on the Utility Drawings.

3) The development of this Lot will trigger the City policy for the loop to be closed between the two above mentioned points to create

reliability for this building and for the other Customers. The closure of this loop is the sole responsibility of the Developer. The City Electric Utility does not perform any "recapture" accounting efforts for future developments.

4) St. Charles is a "zero standard" utility so the customer is responsible for all the costs associated with the construction and installation that is needed to connect to the city's electric utility system. This includes any costs associated with getting and providing service to the project site from any off-site installations.

5) The City requires that the primary conduit and secondary conduits and cable lie in a 10-foot-wide easement from transformer to transformer to switchgear and from the transformer to the building structure it is serving. The Standard easement provisions require that easement areas be clear for the purpose of maintaining the utilities within them. Hence, any buildings, structures, extensive landscaping or ponds would not be permitted within the easement areas. Pavement is acceptable within the easement area.

6) A blanket easement may be the most effective solution for all of the utilities. If specific easement corridors are going to be defined, the customer will need to include provisions to provide easement areas for electric, as well as CATV, and AT&T. The customer will have the choice of a blanket easement or providing as-built easements after the electric facilities are installed. There will be no occupancy granted for any of the buildings prior to the electric facilities being granted easement rights.

7) The St. Charles Fire Department requires an external disconnect at the external main breaker or an external shunt trip device to allow them to shut-off the power to the building in an emergency situation. Please contact the Fire Department to verify the location of the shunt trip, if it is selected. There must also be a main disconnect inside the building as per City's Electric Code.

8) Landscaping plans should be developed to minimize interference with the operation of the electric equipment. A drawing showing the required standard clearances is available.

9) If Temporary Power is required for the site during the construction phase, please submit an Electric Service Application to allow the City to determine costs and the appropriate method of providing temporary service.

10) Transformers, Switchgears, Meter/CT cabinets, or any other electric equipment that is located where there is a possibility of vehicular damage will require concrete vehicle barriers (bollards) that are strategically located to protect the equipment. The Developer is responsible for installing these barriers as per the City's specifications and at locations determined by the City.

11) The design of the electric mainline cable route has some flexibility; however, we require a separation of at least five feet (5') from sewer, water and gas, except at utility crossings.

12) The Developer is allowed to provide joint trenching of the electric with the phone & cable systems. At the appropriate time, SBC, AT&T and Comcast should be included to design their distribution systems. We will allow them within five feet of the electric; however, the easement language needs to be written to include them. The service plan for phone and CATV should be done at the same time as the electric to take advantage of any joint trench opportunities. Other utilities will not be allowed within the electric concrete encased duct bank but may be placed on top of the concrete.

13) The following conditions will be addressed by the Developer to establish electric service:

14) There is a spare conduit that extends from the transformer 6387T01 at 300-320 Cardinal Dr. to the switchgear 6385S01 at the northeast corner of Cardinal Dr. and Woodward Drive where it will be intercepted and extended to the new transformer location at the Tractor Supply development.

15) In addition, the Developer must install (2) – 5" conduits encased in concrete from the new transformer south along Cardinal Dr. and then west under the roadway. At this point a splice box (provided by the City) will be installed and 2 – 5" conduits encased in concrete will be extended to the west to connect to the existing conduits stubbed to the east property line from 3090 W. Main Street.

16) The new transformer location shows to be on the north side of the property as that is where the electric infrastructure is to be installed. The proposed transformer will sit on a 75" x 105" foundation (per City's specifications) near the existing switchgear but far enough away to allow for safe operation of both devices. Please show the proper separation between the new transformer and switchgear on the Utility Drawings.

17) The transformer foundation will be installed by the Developer per City of St. Charles Specifications. The primary cable route and the transformer will need to sit in an electric utility easement, typically provided based on as-built conditions. Occupancy will not be granted prior to City receipt of the easement. The transformer must have 5' clear to three sides, and 10' of level clearance to the front for operating.

18) The Developer should review the City Codes with respect to the Electric Utility, standard Electric Utility drawings, and NEC 2014 Amendment as part of Chapter 15.04 of City Code.

19) The Developer installs the following: all primary conduits encased in concrete from transformer to transformer to switchgear (minimum 36" in depth), the transformer pad per city specifications, all secondary conduits encased in concrete from the transformer to the building main disconnect and CT cabinet (minimum 30" depth), the City provided splice box at a location to be determined by the City, the secondary cable mains, and approved meter fittings with an external disconnect or shunt trip device. All conduit elbows must be either steel or fiberglass and all primary & secondary conduits must be concrete encased with mule tape installed for pulling cable. Please show all the primary & secondary conduits & cables on the Utility Drawings.

20) All 3-phase services require a separate CT cabinet and metering cabinet. A main disconnect is also required inside the building even if an external disconnect is selected. Please submit drawings for approval of this equipment as the CT dimensions for the city of St. Charles differ from the standard (ComEd).

21) The city of St. Charles will install: all the primary cables, make all primary terminations, install the transformer, make the necessary secondary terminations in the transformer, install the properly sized CT's for the service and install the electric meter.

22) The Development must be within six (6) inches of Final Grade before the city of St. Charles will install any of their electric facilities in order to maintain the proper depth and locations of the electric utilities.

23) IMPORTANT! The proposed entrance drives from Woodward Dr. into the development will require curb, sidewalk and landscape removal. Please be advised that the existing mainline electric ductbank is shallow in this area and must not be compromised. In addition, if the two (2)

existing streetlights need to be re-located, the City will do so at the Customer's expense.

24) The City follows the 2014 National Electric Code which has specific grounding requirements and the inclusion of an Intersystem Bond. The Customer must indicate how he plans on meeting the requirement for the Intersystem Bond and show it on the Utility Drawings. The Grounding requirements should include: the ufer ground, the incoming water pipe ground, a structural steel ground and two (2) separate driven ground rods spaced a minimum of six (6) feet apart. The standard St. Charles Electric Commercial installation requirements and procedures are applicable for this project. A copy of these standards is available in the Electric Utility Office or online at the City of St. Charles website for the customer's consideration.

25) All the required inspections up to and including the main disconnect are done through the City's Electric Department. Please contact the Line Foreman at 630-377-4474 at the appropriate time for scheduling each inspection.

Thank you for your attention in this matter. Please let us know if you have any additional comments or concerns.

Sincerely,

Matt Gauntt, PE
Office Manager

Attachments

Cc: Don Bonham, Mend St. Charles
Charles Wallace, Saorsa Architecture

CITY OF ST. CHARLES
ILLINOIS • 1834

DATE: 3/5/2021

PROJECT: Tractor Supply Co. – Preliminary PUD & Special Use for PUD Amendment

RE: Summary of Plan Commission Comments 3/2/2021

1. **Building**:
    a. Is it possible to add more glass to the façade? (applicant answered that due to the interior layout of the retail inside, any added glass would have to be opaque)
    b. Can more projections/recesses be provided to reduce the appearance of flat walls?
    c. Verify HVAC on roof is screened from view either with screening wall or higher parapet wall.
2. **Landscaping**:
    a. Desire to see more landscaping along Woodward Drive
    b. Explore screening the outdoor sales area from view of the adjacent residential neighborhood through either opaque fencing, landscaping or a combination of both
    c. At least one commission member indicated they are not in favor of reducing the landscape requirement
    d. Explore additional opportunities for interior parking lot landscaping like landscape beds instead of striped paved areas at corners
    e. Flow-thru gutters may disturb the landscape beds
    f. With the 3' awning overhangs, irrigation may be required in the building foundation beds
    g. Species specific comments - Ginkgo tree is very narrow, consider alternative species with wider canopies. Skyline honeylocust is an overused species explore alternative. White pine is not a very hardy tree, explore alternatives like a hardier spruce. Roses are high maintenance, might be other flowering shrubs that would require less work to look good.
    h. Consider alternative to roses which are higher maintenance
3. **Fencing**:
    a. If the fencing cannot be opaque, a higher quality vinyl coated fence would be preferred over standard chainlink.
4. **Site Design:**
    a. Can the retail display area be relocated to the east side of the lot by the detention pond and the area along Cardinal Drive be replaced with parking.
    b. Parking stalls exceed the standard dimensions
        i. If stalls were standard 9' width, could like accommodate additional stalls within the same area
        ii. If parking stall length and drive aisles were reduced to the standard defined in the code, it would be possible to increase the amount of green space and the building foundation landscaping which currently requires a deviation from code. Is there a reason why the stalls are extra long and the drive aisles are extra wide?
    c. Opportunity for more berming and grading on the north side (Woodward) which could help with screening from the nearby residential areas.

5. **Utilities and Engineering**
    a. Confirm with engineering whether more catch basins will be necessary
    b. Evaluate stormwater management on the north east side of the property – potential impact on the detention pond with the proposed curb cut to flow on the surface into the detention pond
6. **Monument sign**
    a. Preference for the blade monument sign over the pylon pole sign.
    b. Consider rotating the sign 90 degrees to be more visible to traffic on Rt. 64
7. **Other**
    a. reach out to neighbor who sent in the public comment to see what can be done to resolve her concerns.

ENERGY | ENVIRONMENT | ENGINEERING | SYSTEMS

MEMORANDUM

SE3

MARCH 3, 2021

TO: DON BONHAM, MEND ST. CHARLES, LLC

FROM: MATT GAUNTT

SUBJECT: ST. CHARLES PLAN COMMISSION RESPONSE

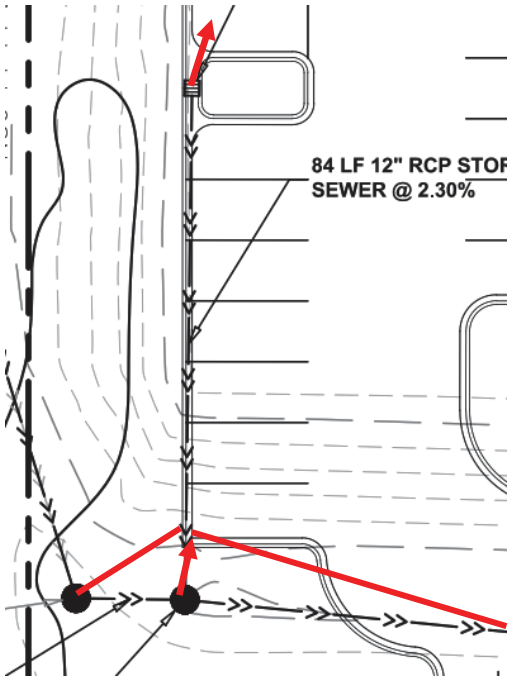
CC: CHARLES WALLACE, SAROSA ARCHITECTS
DAN OLSON, WATERMARK ENGINEERING

Don,

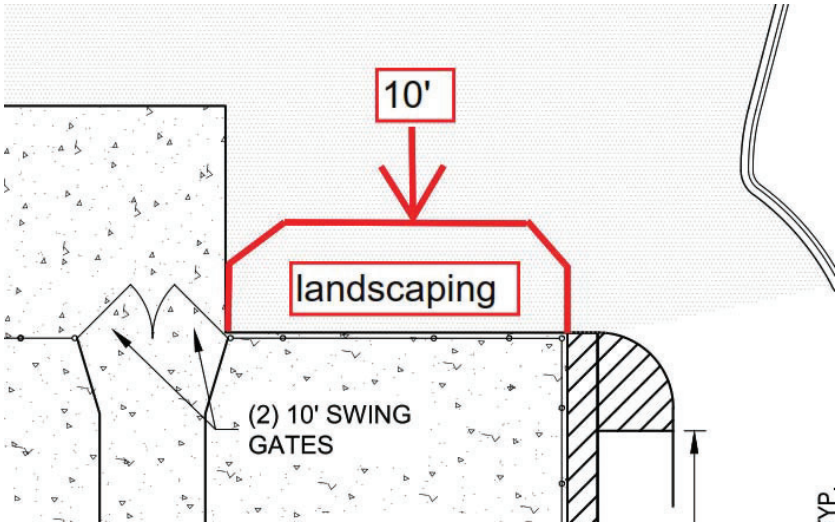
In response to the Plan Commission meeting of 3/2/2021, we would offer the following recommendations for adjustment to the plan:

- Pilaster have been added to the front elevation to break up the façade
- Windows added 8'-8" above finished floor on front and side elevations.
- Add additional landscaping and a berm along Woodward. Given the existing and proposed grades, we can achieve about a 2.5' berm between the two entrances, and about a 2' berm west of the westernmost entrance at a 4:1 grade.
- We would not recommend adding a landscape island on the SE or NE corner of the Fenced Outside Display area. In this area, we have parking for pull behind trailers, and this area was set up so they can pull straight forward for parking. Installing landscaped islands would essentially turn this into parallel parking, which is very difficult for a pull behind trailer and would cause potential accidents.
- Change the drive aisle on the south to 26' like we have on the west and make the parking spaces on the south side of the aisle 18' deep. This will provide additional open space on the south side of the parking lot and help to preserve additional existing plant material. Per Fire Department requirements, we need to provide movement for a 50' Wheelbase truck through the entire parking lot. This modification will make approximately half of the parking lot 10'x18' spaces and half 10'x20', which will provide space for both regular sized vehicles and the larger vehicles which are TSC standard customers.
- We will maintain the 27' striped area directly south of the primary entrance. This is not for handicap striping, but for moving product in and out of the store to customers and is a TSC requirement.
- Move the Trailer and Equipment Display to the east side as suggested.
- Change the fence to the Black Vinyl Coated as suggested.
- We will eliminate the 3' curb cut on the east side of the parking lot, which conflicts with the wall.
- The pipe on the SE side of the site will be extended all the way to the pond.
- We will make the aisle on the west side 24' to match the aisle on the east side. The additional room will change the 7' planter area on the west side of the building to 9'.

- On the west side of the parking lot, we will move the storm drain we have just outside of the parking lot to the corner of the parking lot and get rid of the flow-through gutter on the west. See graphic below.



- We will add a 10' wide landscape area on the north side of the Fenced Outdoor Display area. See sketch below. Most of the area in the dock area is necessary for truck maneuvering. We have to accommodate a 65' wheelbase truck for delivery. This is the maximum that we can do and still provide adequate truck movement. Area shown with straight lines, but will be designed with curved curb returns.



- Substitute Autumn Gold Gingko for Princeton Sentry Ginkgo
- Substitute Hackberry for Skyline Honeylocust
- Substitute Norway Spruce for White Pine
- Replace Roses with something flowering requiring less maintenance like Bobo Hydrangea.

From: Heather Neri <heather_neri@yahoo.com>
Sent: Tuesday, February 23, 2021 7:03 PM
To: CD <cd@stcharlesil.gov>
Subject: Resident near potential Tractor Supply Co. Retail Development

Tractor Supply Co. Retail Development

RE: Preliminary Plan application to develop the northeast corner of W Main St. and Cardinal Dr. with an approx. 19,000SF Tractor Supply Co. store at the Corporate Reserve of St. Charles.

To Whom it May Concern:

I am a resident with the back of my house super close to this potential development.
While I understand this is commercial land to be developed, I am also questioning why a large 19,000 SF building is being squeezed into this location.

1. I pull out of our subdivision with many close calls as people cruise down Woodward. Our subdivision entrance view for clearance is blocked by the curvature of the street. I see in the preliminary that they are looking to add traffic to Woodward, with entrance and exits from Woodward. I am asking that if this gets passed that you create some sort of 4 way stop so we can get out of our subdivision without getting t-boned with increased traffic.

2. 8' Chain link fence. Wow. If that's not an eyesore! We spend a lot of money on taxes to have that in our view! Our subdivision HOA strictly did not allow chain link fences and no fences greater than 5'. I'm hoping if this building goes up there will be discussion as to what other fencing options would be more appealing to your residents.

3. It's super close to our yards. It's a huge building set back on the plot. Let's face it, it's not appealing to residential communities. Is this the best location for this sort of building? I would say no as would my neighbors.

I know you want the land sold but I really hope you consider this as if you reside where we do. Thank you for your time.

Regards,
Heather Neri

CITY OF ST. CHARLES

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

COMMUNITY DEVELOPMENT DIVISION PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

PUD PRELIMINARY PLAN APPLICATION

For City Use
Project Name: Tractor Supply Store
Project Number: 2021 -PR- 004
Cityview Project Number: PL PUD 202100009

Received Date
RECEIVED
JUN 20 2020
City of St. Charles
Community Development

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

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

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

1. Property Information:	Location: SW corner of Cardin al Drive and Woodward Drive Lot 3 - The Corporate Reserve of St. Charles	
	Parcel Number (s): Lot 3 - The Corporate Reserve of St. Charles	
	Proposed PUD Name: Existing Corporate Reserve PUD Ordinance 2008-Z-18	
2. Applicant Information:	Name Mend St. Charles, LLC	Phone cell : 217-202-6204 217-586-1880
	Address 1204 E. Oak Building Two, Suite Four Mahomet, IL 61853	Fax 217-586-7325
		Email donrb@bonham.pro
3. Record Owner Information:	Name St. Charles, LLC	Phone 720-341-3860
	Address 270 Saint Paul Street Suite 300 Denver, CO 80206	Fax
		Email Dgryzmala@a-1chipseal.com

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

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

☑ **REIMBURSEMENT OF FEES AGREEMENT:**

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

☑ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

☑ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) a current title policy report; or

b) a deed and a current title search.

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

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

☐ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

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

☐ **SCHEDULE:** Construction schedule indicating:

a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.

b. Approximate dates for beginning and completion of each phase.

c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

☐ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

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

☐ **INCLUSIONARY HOUSING SUMMARY**

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

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

Record Owner — Date: 6-9-2020

Applicant or Authorized Agent — Date: 6-9-2020

EXHIBIT "A"

Legal Description

Lot 3 in the Corporate Reserve of St. Charles, being a Subdivision of part of the Southwest Quarter and the Northwest Quarter of Section 29, Township 40 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof recorded January 28, 2009 as document number 2009K005931, in Kane County, Illinois.

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CITY OF ST. CHARLES

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

COMMUNITY DEVELOPMENT DIVISION PHONE: (630) 377-4443 EMAIL: cd@stcharlesil.gov

SPECIAL USE APPLICATION

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

For City Use
Project Name: Tractor Supply Store
Project Number: 2021 -PR- 004
Cityview Project Number: PLSU202100008

Received Date
RECEIVED
JAN 28 2021
City of St. Charles
Community Development

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

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

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

1. Property Information:	Location: NE Corner of Main Street (IL-64) and Cardinal Drive	
	Parcel Number (s): 09-29-384-001	
	Proposed Name: Tractor Supply Store	
2. Applicant Information:	Name Mend St. Charles, LLC	Phone 217-586-1880
	Address 1204 E. Oak Street Building Two, Suite Four Mahomet, IL 61853	Fax N/A Email donrb@bonham.pro
3. Record Owner Information:	Name Daniel Gryzmala	Phone 720-341-3860
	Address 270 Saint Paul Street, Denver, CO 80206	Fax NA Email dgryzmala@a-1chipseal.com

Please check the type of application:

☒ **Special Use for Planned Unit Development - PUD Name:** Corporate Reserve of St. Charles

- ☐ New PUD
- ☒ Amendment to existing PUD- Ordinance #: 2008Z18
- ☐ PUD Preliminary Plan filed concurrently

☐ **Other Special Use (from list in the Zoning Ordinance):** _____

- ☐ Newly established Special Use
- ☐ Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Industrial / Business Park

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

What is the property's current zoning? BC-Community Business

What is the property currently used for? Vacant Lot

If the proposed Special Use is approved, what improvements or construction are planned?

Construction of a Tractor Supply Store with associated parking, fenced outdoor display and sidewalk display for retail sales

For Special Use Amendments only:

Why is the proposed change necessary?

To match the corporate design standards and operation of Tractor Supply Company.

What are the proposed amendments? (Attach proposed language if necessary)

Elimination of the window transparency requirement, and reduced foundation planting and landscape intensity, design standards for building articulation and architectural features

Note for existing buildings:

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

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

For Special Use for PUD or PUD Amendment applications.

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

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

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

Corporate Reserve of St. Charles — *PUD Name*

1-26-2021 — *Date*

From the St. Charles Zoning Ordinance, Section 17.04.410.3:
The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

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

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

The proposed Tractor Supply Store will bring a much needed variety of retail opportunities to the west side of Town. Tractor Supply stores generally pull customers from a 10-20 mile radius, which will help to provide customers for other retailers on the west side of town. The site has been vacant for the last decade, so the development will meet purpose number 6 above. Due to the proximity to the Kane County Fairgrounds, the University of Illinois Extension, the Farm Bureau, and the U of I Department of Crop Sciences facility, the development of a Tractor Supply Store meets purpose 7 and 3 above. Tractor Supply Company's

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

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

Tractor Supply Company is the largest rural lifestyle retailer in America. The store will bring needed supplies and services to the area and add significant tax dollars to the City.

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

The site is adjacen to State Highway 64. To the east of the site is a detention pond sized for the project. Water, sewer, electric and telephone have been extended to the site.

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.

Tractor Supply is a quality retailer, and their establishment will increase property values to the adjacent properties. Because of their use, Tractor Supply stores generally have a much lower traffic volume generation than other retailers, so the impacts to adjacent properties will be lessened.

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

The development of the store will not impede the normal and orderly development of surrounding property. The placement of the Tractor Supply Store will provide incentive for adjacent development and bring jobs to the City, which will help to further residential development in the area.

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.

There will be no products or operations within the store that will create a significant hazard to the public and will not endanger the public health, safety or general welfare.

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.

The project will comply with the Municipal Code, but seek variance from Section 17.06.030 for the articulation and the Windows and Transparency. We are also asking for a variance from Section 17.26.080 for the building foundation landscaping and the intensity.

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

The proposed store will provide services and goods that are generally not readily available in the community. Tractor Supply stores offer a range of products that are necessities for the farmer, hobby farmer, horse owners, and general residential uses. Tractor Supply Company is generally an active member of the community supporting organizations such as Future Farmers of America. It is anticipated that the store will have annual sales of at least several million dollars.

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

The property is listed in the Comprehensive Plan as "Industrial/ Business Park". Goal 1 for Commercial and Office Areas in the Comprehensive Plan discusses highly functional retail and commercial areas that create a diverse tax base. TSC is the largest rural lifestyle retailer in America. Goal 1 also discusses serving a larger regional market. TSC typically pulls customers from a 10-20 mile radius because of it's unique offering. Goal 2 discusses the viability of the City's Commercial Corridors. The subject property has been vacant since it's development over ten years ago. The project will increase the landscaping on the property and add an attractive building to the corridor.

TRACTOR SUPPLY Co

SITE DEVELOPMENT PLANS

MEND ST. CHARLES, LLC

ST. CHARLES, ILLINOIS

NOT FOR CONSTRUCTION

DEVELOPER:

MEND ST. CHARLES, LLC

CONTACT:
DON BONHAM
1204 E. OAK ST.
BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
PH: (217) 586-1880

ARCHITECT:

SAORSA ARCHITECTURE

CONTACT:
CHIP WALLACE
PO BOX 1999
SPRING HILL, TN 37174
PH: (615) 481-3313
cwallacedesign58@gmail.com

CIVIL ENGINEER:

SE3, LLC

CONTACT:
MATT GAUNTT, P.E.
15110 N. DALLAS PARKWAY,
SUITE 370
DALLAS, TX 75248
PH: (214) 676-9968 office
(630) 779-8233 mobile
mgauntt@se3.us

SURVEYOR:

COMPASS SURVEYING, LTD

CONTACT:
MICHAEL E. FILIPSKI
2631 GINGER WOODS PARKWAY
SUITE 100
AURORA, IL 60502
PH: (630) 820-9100 office

UTILITY COMPANIES:

ELECTRIC:
CITY OF ST. CHARES
PAUL HOPKINS
(630) 377-4407
phopkins@stcharlesil.gov

TELEPHONE:
AT&T
KEITH HEIMLICH
(779) 230-6077
kh1254@att.com

GAS:
NICOR
BUILDER FIRST DEPARTMENT
(888) 642-6748

CITY SEWER:
CITY OF ST. CHARLES
ENVIRONMENTAL SERVICE
DIVISION
TIM WILSON
(630) 377-4405
twilson@stcharlesil.gov

CITY WATER:
CITY OF ST. CHARLES
ENVIRONMENTAL SERVICE
DIVISION
TIM WILSON
(630) 377-4405
twilson@stcharlesil.gov

PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

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L-2 TREE PRESERVATION PLAN

CALL J.U.L.I.E.
48 Hours (2 working days) Before You Dig.

PREPARED BY:
SE3
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:
MEND ST. CHARLES, LLC
1204 E. OAK ST. BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

MATTHEW A. GAUNTT
062-050146
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY
ST. CHARLES, ILLINOIS

TITLE SHEET

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021 | SCALE: NONE

DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. C-1 of 16 SHEETS

GENERAL CONSTRUCTION NOTES

1. ALL SITE WORK SHALL BE PERFORMED UTILIZING MATERIAL AND METHODS IN STRICT ACCORDANCE WITH APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS - LATEST EDITION, LOCAL REQUIREMENTS, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. WHERE THERE IS A CONFLICT, THE MORE RESTRICTIVE SPECIFICATIONS SHALL GOVERN. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO SUBMISSION OF A BID. SUBMISSION OF A BID SHALL MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
3. CUT SHEETS FOR ALL UNDERGROUND UTILITIES SHALL BE SUBMITTED TOGETHER IN ONE SUBMITTAL PRIOR TO ORDERING ANY UNDERGROUND MATERIALS OR APPURTENANCES.
4. ALL PRESUMED ERRORS OR DEFICIENCIES IN THE ENGINEERING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AS A PART OF THE OVERALL BID SUBMITTAL.
5. ALL PROPOSED SUBSTITUTIONS AND DEVIATIONS FROM THIS PLAN SET AND SPECIFICATIONS HAVE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AS A PART OF THE BID SUBMITTAL.
6. ANY DAMAGE TO EXISTING MANHOLES, STRUCTURES, UTILITIES, FENCES, TILES, TRENCHES, PAVEMENTS, AND NOT CALLED OUT SPECIFICALLY IN THE PLANS SHALL BE REPAIRED OR REPLACED WITH EQUALS WITHOUT COST TO THE OWNER.
7. ALL PHASES OF THE PROPOSED IMPROVEMENTS ARE SUBJECT TO TESTING BY THE OWNER AND MUNICIPALITY. THE COST OF TESTS REQUIRED BY THESE AGENCIES OR PARTIES SHALL BE BORNE SOLELY BY THE CONTRACTOR AND THIS COST SHALL BE INCORPORATED INTO HIS PROPOSAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE FROM THE PARTIES AND AGENCIES INVOLVED WHAT TESTS ARE REQUIRED. THERE WILL BE NO EXTRAS AWARDED AS A RESULT OF THE CONTRACTOR CLAIMING IGNORANCE OF THE TESTING REQUIREMENTS FOR THIS PROJECT.
8. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS. THE CONSTRUCTION DETAILS, AS PRESENTED ON THESE PLANS MUST BE FOLLOWED BY THE CONTRACTOR. IMPROVEMENT REPRESENTATIONS AS SHOWN ON THESE PLANS ARE AS ACCURATE AS POSSIBLE FROM THE INFORMATION AVAILABLE. HOWEVER, SOME FIELD REVISIONS MAY BE REQUIRED TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES. THE OWNER, MUNICIPALITY, AND ENGINEER SHALL BE ADVISED OF ANY NECESSARY REVISIONS WITH SUFFICIENT LEAD TIME ALLOWED TO PROPERLY CONSIDER AND ACT UPON SAID REQUESTS.
9. ALL RESTORATION OF EXISTING ROADWAYS, RIGHT-OF-WAYS OR PRIVATE PROPERTY ARE CONSIDERED INCIDENTAL TO THIS PROJECT WHERE NOT SPECIFICALLY CALLED OUT ON THE PLANS AND SHOULD BE INCLUDED IN THE COST OF THE PAVEMENT OR UNDERGROUND IMPROVEMENTS.
10. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING, OR ANY OTHER METHOD ACCEPTABLE TO THE OWNER. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUIRED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.
11. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC.,. SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
12. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. NO MODIFICATIONS OF THESE REQUIREMENTS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER. THE COST OF TRAFFIC CONTROL AND PROTECTION IS LIMITED TO THE CONTRACT AMOUNT.
13. AS PART OF THE BIDDING PROCEDURE, THE CONTRACTOR SHALL VERIFY THAT THE QUANTITIES FOR PAY ITEMS AS PRESENTED IN THESE PLAN DOCUMENTS ARE SUBSTANTIALLY CORRECT. IF DISCREPANCIES ARE DETECTED, THE CONTRACTOR SHALL NOTIFY THE OWNER, IN WRITING, OF THE DISCREPANCY PRIOR TO THE BID DATE.

GRADING NOTES

1. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES, INCLUDING PIPELINES, SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION, AND SIZE OF ALL UTILITIES AND UNDERGROUND STRUCTURES AND REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, ACCURACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.
2. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE IN PLACE.
4. ALL EARTHWORK OPERATIONS SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
5. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED IN ALL DISTURBED AREAS WHICH WILL REMAIN UNPAVED. THE PROPOSED ELEVATIONS ARE FINISHED GRADES. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISHED GRADE ELEVATIONS ARE ACHIEVED. WHERE WETLAND SEEDING OR PLUGS ARE TO BE INSTALLED, A MINIMUM OF TWELVE INCHES (12") OF TOPSOIL IS REQUIRED. ANY AREAS DAMAGED OR DESTROYED DURING THE PROJECT AS A DIRECT OR INDIRECT RESULT OF CONTRACTOR OPERATIONS SHALL BE RESTORED TO THAT CONDITION OR BETTER WHICH EXISTED PRIOR TO THE START OF CONSTRUCTION. THE COST OF SAID RESTORATION OR REPAIR SHALL BE BORNE TOTALLY BY THE CONTRACTOR, WITH NO EXTRA COMPENSATION BEING AWARDED UNDER THIS CONTRACT.
6. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING ENTRANCE LOCATIONS.
7. SLOPES SHALL BE 4:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
8. PAVEMENT SLOPES ACROSS HANDICAP PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS, INCLUDING DIAGONALLY, OR IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
9. ALL AREAS NOT PAVED SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPING NOTES ON ARCHITECTURAL PLAN SHEET AS-1, UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE DEVELOPER.
10. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES THROUGH THE GRADING PROCESS TO AVOID LARGE POOLS OF STANDING WATER AND TO KEEP SITE WORK FUNCTIONING. THIS MAY INVOLVE THE INSTALLATION OF STORM PIPES AND THE POND OUTLET IF NECESSARY.
11. ALL SURPLUS EXCAVATED MATERIAL FROM THE EARTHWORK, UTILITY TRENCHES, FOUNDATION EXCAVATION, ETC., IS TO BE SPREAD OVER THE SITE IN LOCATIONS AS DIRECTED BY THE OWNER AND COMPACTED; OR HAULED OFF-SITE AS DIRECTED BY THE OWNER TO A MUTUALLY AGREED UPON LOCATION. THE COST OF MATERIAL TRANSPORTATION AND CONSTRUCTION OPERATIONS INVOLVED IN PERFORMING THIS ITEM SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND SHALL BE INCLUDED IN THE BID FOR THE UTILITY OR EARTHWORK.
12. EARTHWORK QUANTITIES AND ASSUMPTIONS ARE SHOWN IN THESE PLANS FOR COMPARISON PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS OWN EARTHWORK COMPUTATIONS AND ANALYSES.
13. CONTRACTOR TO INSTALL THE TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THE EROSION & SEDIMENT CONTROL SHEET AND RELATED DETAILS. IT IS ANTICIPATED THAT THE MATERIAL USED FOR THE TEMPORARY CONSTRUCTION ENTRANCE WILL NEED TO BE REMOVED AND THE UNDERLYING SOIL WILL NEED TO BE RE-COMPACTED. FAILURE TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION MAY RESULT IN UNSUITABLE SOILS THAT WILL NEED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

UTILITY NOTES

1. SEE CITY OF SAINT CHARLES DETAIL "RCP & DIP TRNCH DETAIL" AND "PVC PIPE TRENCH DETAIL" FOR BACKFILLING REQUIREMENTS.
2. IF PIPES ARE INSTALLED PRIOR TO MASS GRADING, RESULTING IN THE PLACEMENT OF SOIL ABOVE THE PREVIOUSLY CONSTRUCTED TRENCH, SAID SOIL MUST BE REMOVED AND REPLACED WITH GRANULAR TRENCH BACKFILL SUCH THAT THE GRANULAR TRENCH BACKFILL EXTENDS FROM THE PIPE BEDDING ALLTHE WAY TO THE SUBGRADE.
3. THERMOPLASTIC PIPE FOR SANITARY AND STORM SEWERS SHALL BE INSTALLED AND TESTED PER ALL SECTIONS OF ASTM D-2321. PVC WATERMAIN SHALL BE INSTALLED AND TESTED PER ALL SECTIONS OF AWWA C605.
4. SANITARY SEWER SHALL BE PVC SDR-26 PIPE CONFORMING TO ASTM D-3034 WITH ELASTOMERIC JOINTS PER ASTM D-3212. THE SEALING GASKET MUST CONFORM TO THE REQUIREMENTS OF ASTM F-477.
5. WATER MAINS SHALL BE DUCTILE IRON CLASS 52, CONFORMING TO AWWA STANDARD C-151. THE PIPE SHALL HAVE A MINIMUM COVER OF 5'.
6. STORM SEWER SHALL BE HDPE EXCEPT WHERE NOTED OTHERWISE. HDPE PIPE SHALL CONFORM TO ASTM D-3350. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D-3212 AND THE SEALING GASKET SHALL MEET THE REQUIREMENTS OF ASTM F-477. HDPE STORM SEWER IS ONLY ALLOWED FOR PRIVATE STORM SEWER.
7. RCP STORM SEWER SHALL CONFORM TO ASTM C 76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. THE REQUIRED CLASS OF PIPE SHALL BE AS INDICATED ON THE PLANS, OR CLASS IV IF NOT INDICATED.
8. THE PVC STORM SEWER ADJACENT TO THE BUILDING FOR DOWNSPOUT COLLECTION AND PVC STORM SEWER CALLED OUT AS "WATERMAIN QUALITY" SHALL BE DR-25 AND CONFORM TO AWWA C900, WITH JOINTS CONFORMING TO ASTM D-3139, AND THE JOINT GASKET SHALL CONFORM TO ASTM F-477. OTHER PVC STORM SEWER (4-15") SHALL BE SDR-35 PIPE CONFORMING TO ASTM D-3034 WITH ELASTOMERIC JOINTS PER ASTM D-3212. THE SEALING GASKET MUST CONFORM TO THE REQUIREMENTS OF ASTM F-477. PVC STORM SEWER 18" DIAMETER AND ABOVE SHALL MEET THE REQUIREMENTS OF ASTM F-679 WITH JOINTS PER ASTM D-3212.
9. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL PRIVATE UTILITIES, UTILITY FRANCHISE, TAP AND INSTALLATION. FEES REQUESTED FROM UTILITY PROVIDERS SHALL BE PAID FOR BY THE OWNER. CONTRACTOR TO FACILITATE PAYMENT AND PROGRESS.
10. 6" FIRE PROTECTION LINE IS ASSUMED FOR BIDDING PURPOSES. SITE CONTRACTOR TO COORDINATE WITH FIRE SPRINKLER DESIGNER PRIOR TO INSTALLATION.
11. ALL WATER FITTINGS (INCLUDING BENDS OR ELBOWS 11 1/4° AND GREATER), VALVES AND FIRE HYDRANTS SHALL INCLUDE RESTRAINED JOINTS OR CONCRETE THRUST BLOCKS.
12. WHENEVER POSSIBLE, A WATER MAIN SHOULD BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR SEWER LINE.
13. SHOULD LOCAL CONDITIONS PREVAIL WHICH WOULD PREVENT A LATERAL SEPARATION OF TEN FEET, A WATER MAIN MAY BE LAID CLOSER THAN TEN FEET TO, OR IN THE SAME TRENCH AS, A STORM OR SANITARY SEWER, PROVIDED THE MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER AND AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN INCHES ABOVE THE TOP OF THE SEWER. THIS DEVIATION MUST BE APPROVED IN WRITING BY THE CITY ENGINEER.
14. WHENEVER WATER MAINS OR SERVICES MUST CROSS STORM DRAINS OR SANITARY SEWERS, THE WATER MAIN SHOULD BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS EIGHTEEN INCHES ABOVE THE TOP OF THE DRAIN OR SEWER. THIS VERTICAL SEPARATION SHOULD BE MAINTAINED FOR THE PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET, HORIZONTALLY, OF ANY SEWER OR DRAIN CROSSED. SAID TEN FEET TO BE MEASURED AS THE NORMAL DISTANCE FROM THE WATER MAIN TO THE DRAIN OR SEWER.
15. WHERE CONDITIONS EXIST THAT THE MINIMUM VERTICAL SEPARATION DESCRIBED ABOVE CANNOT BE MAINTAINED, OR IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER OR DRAIN, THE SEWER MAIN SHOULD BE OF WATER MAIN QUALITY MATERIAL (DUCTILE IRON OR PVC PIPE CONFORMING TO AWWA C900 WITH JOINTS CONFORMING TO ASTM D-3139).
16. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED (UP TO 8" TOTAL ADJUSTMENT) OR RECONSTRUCTED BY THE CONTRACTOR. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
17. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED AND/OR CONNECTED TO THE STORM SEWER SYSTEM IN A MANNER DEEMED APPROPRIATE BY THE CITY ENGINEER.

PREPARED BY:

SEB

15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

MATTHEW A. GAUNTT
062-050146
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

GENERAL NOTES & SPECIFICATIONS

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021 | SCALE: NONE

DRAFTED BY: DGW
DESIGNED BY: DGW
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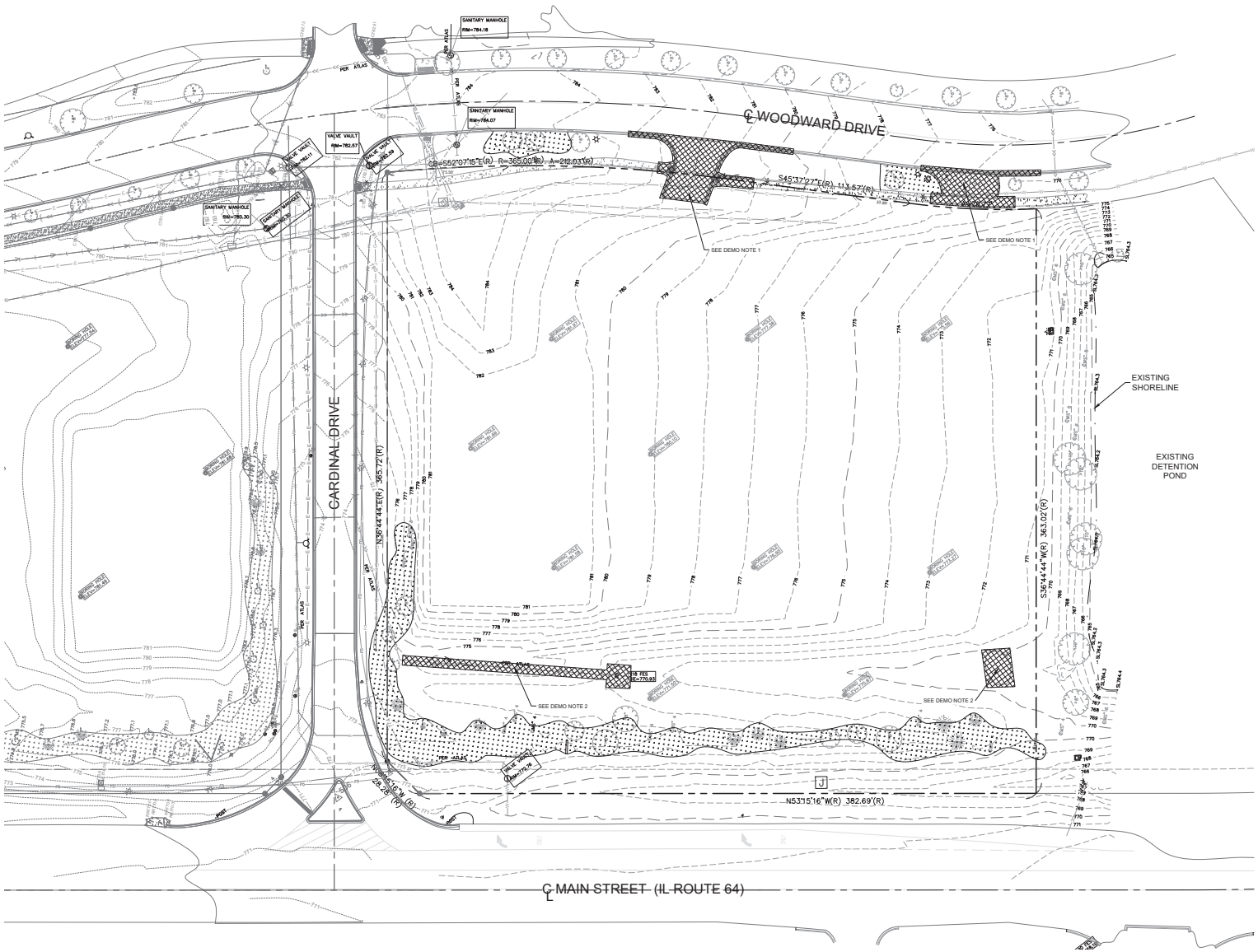
SHEET No. *C-2* of 16 SHEETS

FILE NAME: I:\projects\03_207_004_mend_st_charles 1 - tsc\design\civil\civil_sheets\2_general notes and specifications.dwg, DATE PLOTTED: 4/6/2021 8:09:41 AM



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- FENCE
- CONTOUR LINE
- STORM SEWER
- SANITARY SEWER
- SANITARY FORCE MAIN
- WATERMAIN
- ELECTRIC
- GAS
- TELEPHONE
- OVERHEAD WIRE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- SOIL BORING LOCATION

DEMOLITION NOTES:

1. REMOVE EXISTING CURB, GUTTER, DRIVEWAY PAVEMENT, SIDEWALK, PEDESTRIAN RAMPS, AND LANDSCAPING.
2. EXISTING 18" PIPE TO BE REMOVED, EXISTING 18" KNOCK OUT AT STORM STRUCTURE TO BE REUSED FOR NEW 18" PIPE. EXISTING 18" FES OUTFALL TO BE REFURBISHED. EXITING ROCK RIP RAP TO BE REMOVED

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PROJECT NOTES:

MATTHEW A. GAUNTT
062-050146
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
4/16/21

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

EXISTING CONDITIONS/ DEMOLITION MAP

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021	SCALE: 1"=30'
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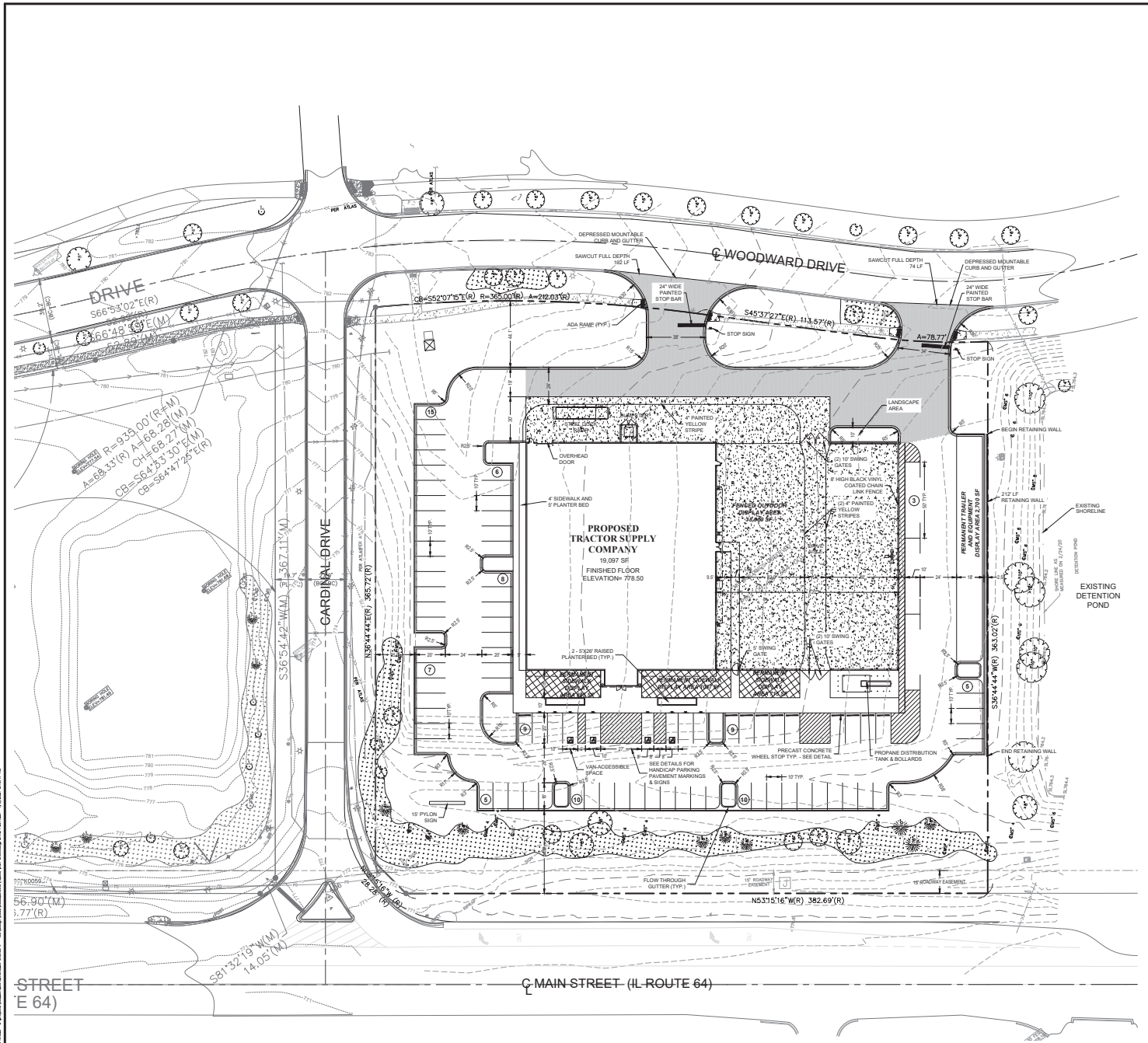

0 30' 60'

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- PARKING / BUILDING SETBACK LINE
- PROPOSED FENCE
- PROPOSED LIGHT POLE & FIXTURE(S)
- PROPOSED SIGN
- TRAFFIC FLOW ARROW (FOR ILLUSTRATIVE PURPOSES ONLY)
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE PAVEMENT
- PERMANENT SIDEWALK DISPLAY AREA

NOTES:

1. LIGHTING LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ELECTRICAL PLANS TO CONFIRM LOCATIONS AND FOR PHOTOMETRIC VALUES.
2. STRIPING ON CONCRETE TO BE YELLOW AND STRIPING ON ASPHALT TO BE WHITE.
3. DIMENSIONS ARE SHOWN TO FACE OF CURB.
4. DETECTABLE WARNING SURFACES (TRUNCATED DOMES) SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES - EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS):

1. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
2. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
3. CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITHIN THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
4. PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED, MINIMUM OF (2) TWO COATS.
5. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.

SITE DATA SUMMARY

SITE AREA:	±3.5 AC
BUILDING COVERAGE:	12.6%
TOTAL IMPERVIOUS COVERAGE:	67.0%

PARKING SUMMARY

83 REGULAR SPACES
4 HANDICAPPED SPACES (including 1 van accessible space)

87 TOTAL SPACES PROVIDED
105 REQUIRED

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REFERENCE FILES

No.	DATE	BY	DESCRIPTION

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TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

SITE PLAN

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021 | SCALE: 1"=30'

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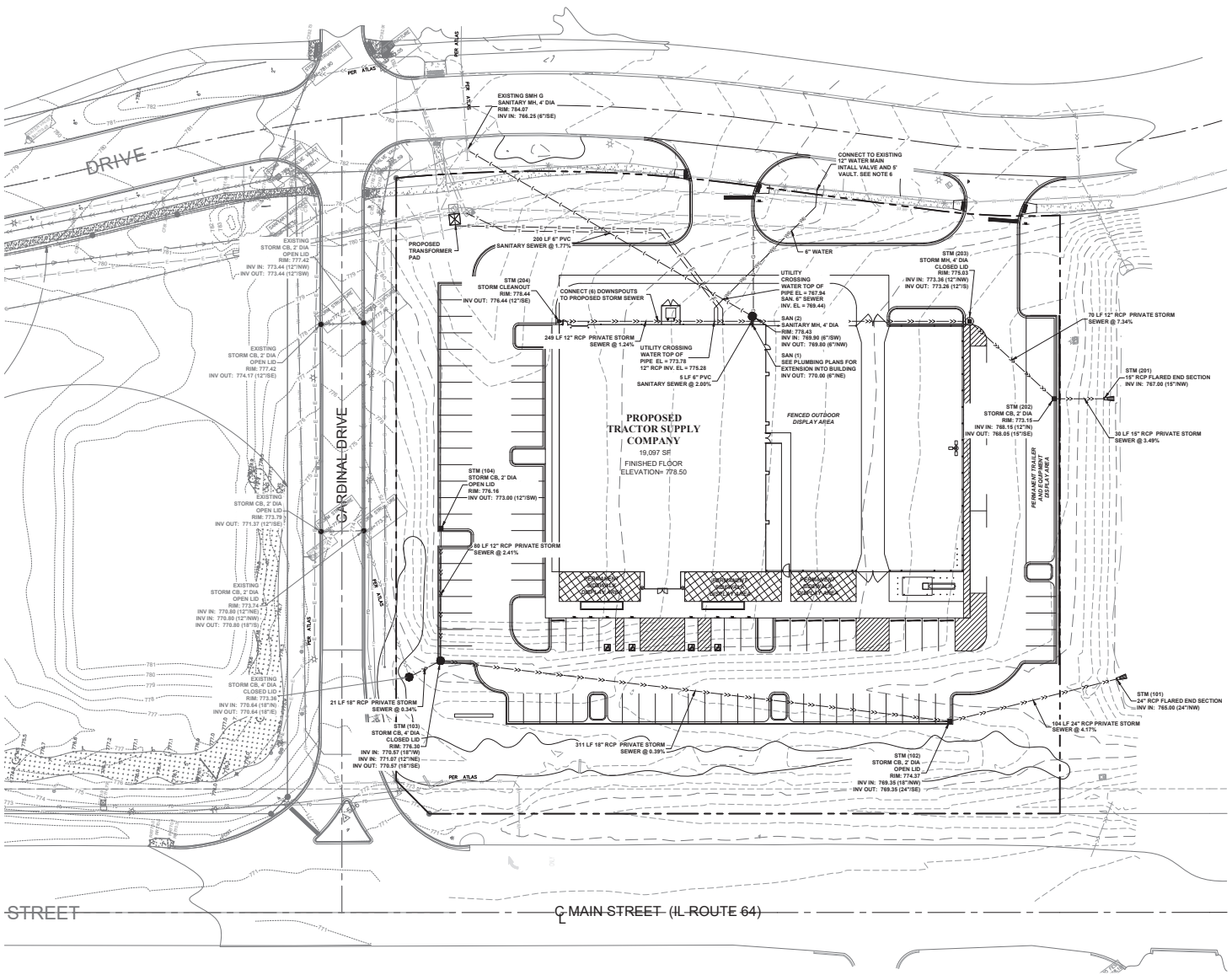

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	STORM SEWER	
	SANITARY SEWER	
	WATERMAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	OVERHEAD WIRE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE, CLOSED LID	
	STORM MANHOLE, OPEN LID	
	STORM CATCH BASIN, CLOSED LID	
	STORM INLET, OPEN LID	
	STORM CURB STRUCTURE	
	STORM CLEANOUT	
	RCP FES SECTION W / GRATE	
	WATER VALVE & VAULT	
	WATER VALVE	
	FIRE HYDRANT & AUXILIARY VALVE	
	B-BOX	
	UTILITY POLE	

"RIM" ELEVATIONS FOR CURB STRUCTURES REPRESENT GUTTER FLOW LINE ELEVATIONS

UTILITY NOTES

1. FOR PRIMARY ELECTRIC SERVICE, THE CONTRACTOR SHALL TRENCH AND INSTALL (1) 4" SCHEDULE 40 PVC CONDUIT FROM THE POLE TO THE TRANSFORMER. THE ELECTRIC COMPANY WILL INSTALL THE CABLE.
2. FOR SECONDARY ELECTRIC SERVICE, THE CONTRACTOR SHALL INSTALL THE CONDUITS AND CABLES PER NEC STANDARDS: (2) 2-1/2" CONDUITS WITH (4) #250KCMIL CONDUCTORS.
3. THE TRANSFORMER PAD SHALL COMPLY WITH THE ELECTRIC COMPANY STANDARDS.
4. THE GAS COMPANY WILL INSTALL THE GAS LINE TO THE BUILDING AND THE METER ON THE SIDE OF THE BUILDING. THE CONTRACTOR IS RESPONSIBLE FOR CONTINUING SERVICE INSIDE THE BUILDING AFTER THE METER. COORDINATE WITH THE GAS COMPANY AT THE BEGINNING OF THE PROJECT TO DETERMINE INSTALLATION OF LINE.
5. FOR TELEPHONE SERVICE, THE CONTRACTOR IS TO INSTALL (1) 4" PVC SCHEDULE 40 CONDUIT TO THE BUILDING. CONTRACTOR TO COORDINATE INSTALLATION & ROUTING WITH TELEPHONE COMPANY.
6. PRESSURE CONNECTION IS NOT ALLOWED. COORDINATE WATER SHUTDOWN WITH CITY.

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REFERENCE FILES

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TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

UTILITY PLAN

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021 | SCALE: 1"=30'

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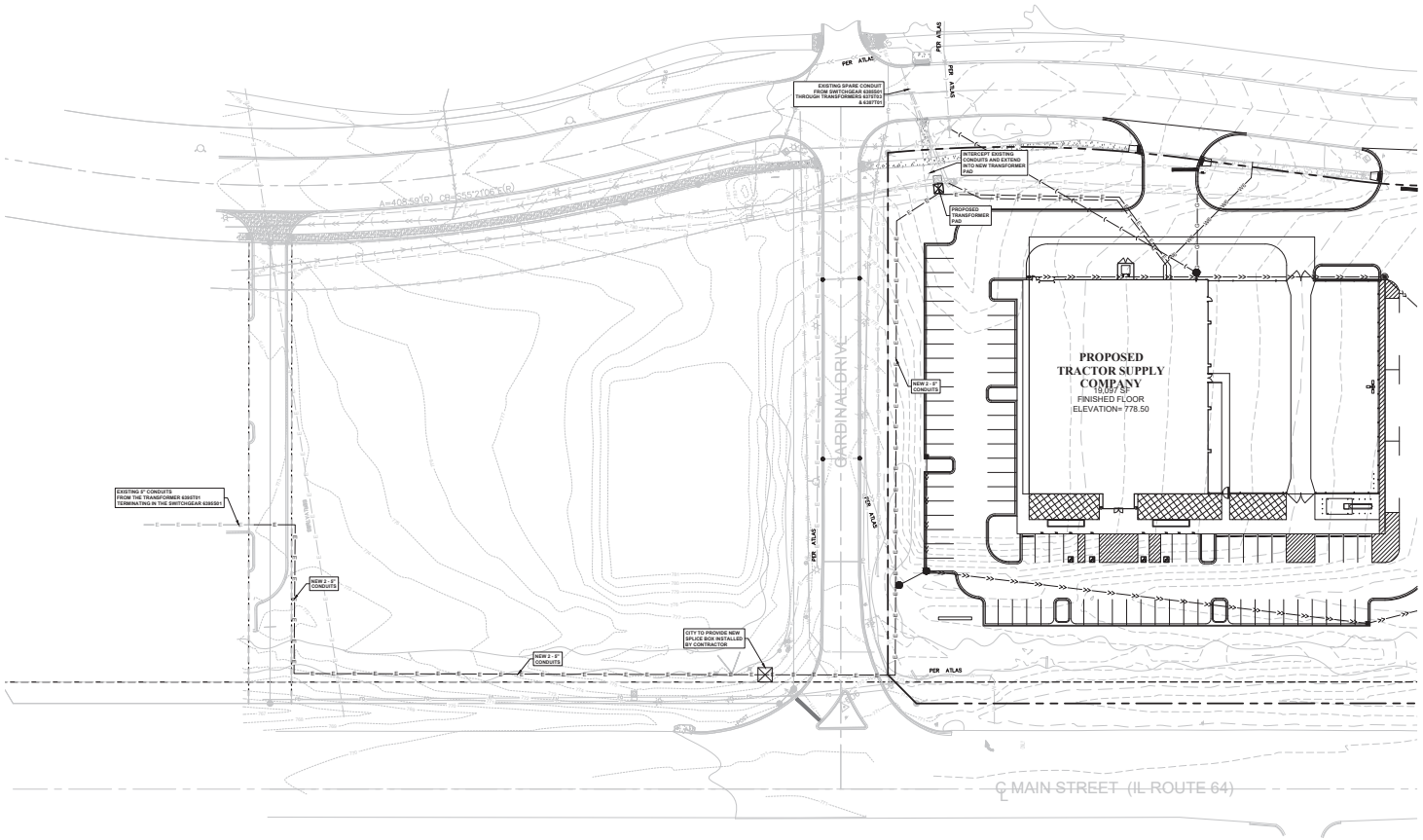

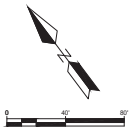

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	STORM SEWER	
	SANITARY SEWER	
	WATERMAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	OVERHEAD WIRE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE, CLOSED LID	
	STORM MANHOLE, OPEN LID	
	STORM CATCH BASIN, CLOSED LID	
	STORM INLET, OPEN LID	
	STORM CURB STRUCTURE	
	STORM CLEANOUT	
	RCP FES SECTION W / GRATE	
	WATER VALVE & VAULT	
	WATER VALVE	
	FIRE HYDRANT & AUXILIARY VALVE	
	B-BOX	
	UTILITY POLE	

"RIM" ELEVATIONS FOR CURB STRUCTURES REPRESENT GUTTER FLOW LINE ELEVATIONS

UTILITY NOTES

1. FOR PRIMARY ELECTRIC SERVICE, THE CONTRACTOR SHALL TRENCH AND INSTALL (1) 4" SCHEDULE 40 PVC CONDUIT FROM THE POLE TO THE TRANSFORMER. THE ELECTRIC COMPANY WILL INSTALL THE CABLE.
2. FOR SECONDARY ELECTRIC SERVICE, THE CONTRACTOR SHALL INSTALL THE CONDUITS AND CABLES PER NEC STANDARDS: (2) 2-1/2" CONDUITS WITH (4) #250KCMIL CONDUCTORS.
3. THE TRANSFORMER PAD SHALL COMPLY WITH THE ELECTRIC COMPANY STANDARDS.

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PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

ELECTRIAL PLAN

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021	SCALE: 1"=40'
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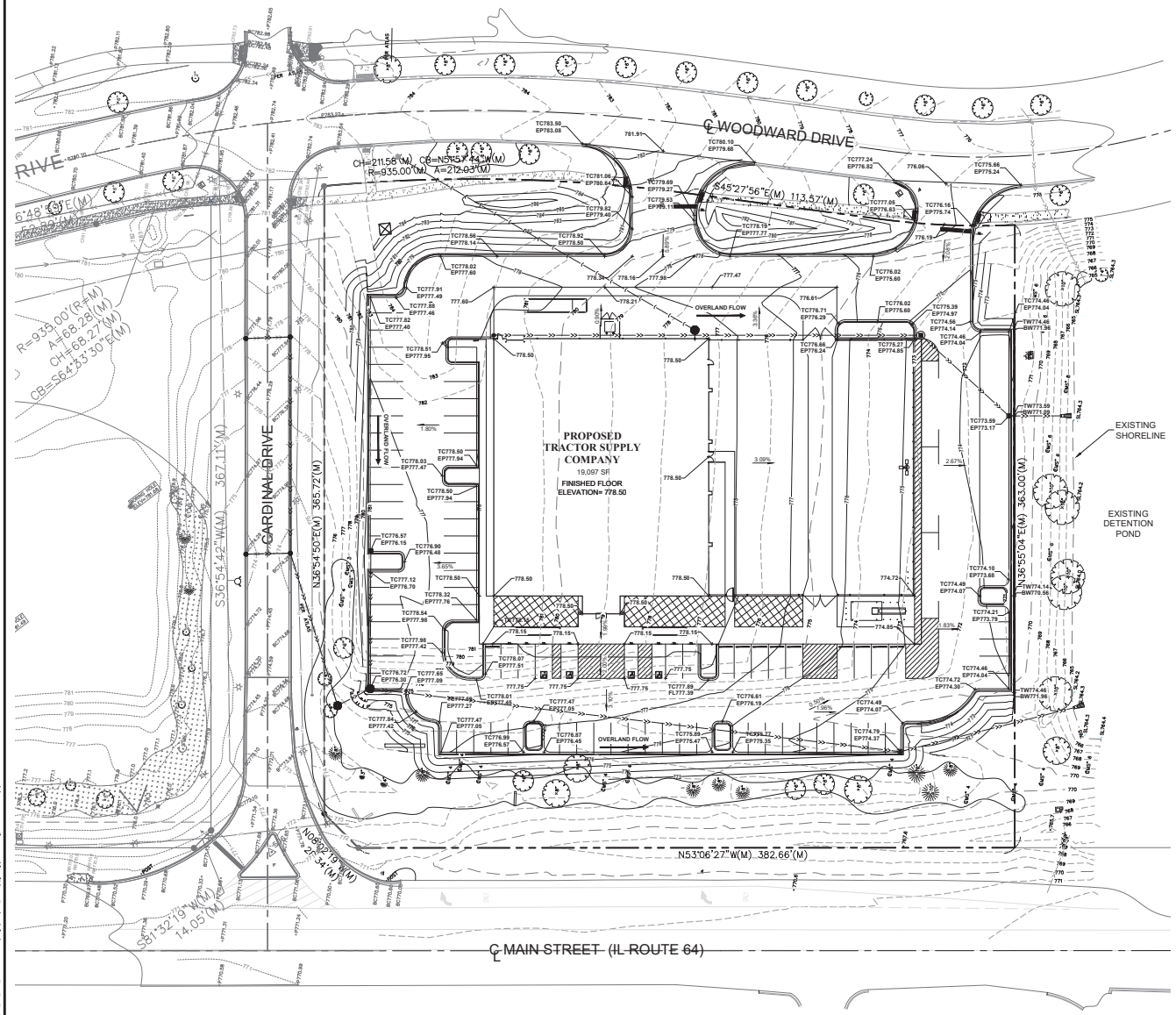

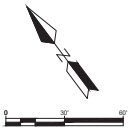

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
800	CONTOUR LINE	800
	STORM SEWER	
	SANITARY SEWER	
	WATERMAIN	
	STORM MANHOLE, CLOSED LID	
	STORM MANHOLE, OPEN LID	
	STORM CATCH BASIN, CLOSED LID	
	STORM CATCH BASIN, OPEN LID	
	STORM CURB STRUCTURE	
	STORM CLEANOUT	
	RCP FES SECTION W / GRATE	
	SOIL BORING LOCATION	

TC = TOP OF CURB
TDC = TOP OF DEPRESSED CURB
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TW = TOP OF WALL
BW = GRADE AT BOTTOM OF WALL

ALL PROPOSED GRADES REPRESENT FINISHED GRADES, UNLESS NOTED OTHERWISE

GRADING NOTES

1. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO THE START OF GRADING.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE IN PLACE.
4. ALL EARTHWORK OPERATIONS SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
5. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED IN ALL DISTURBED AREAS. THE PROPOSED ELEVATIONS ARE FINISHED GRADES. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISHED GRADE ELEVATIONS ARE ACHIEVED.
6. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING ENTRANCE LOCATIONS.
7. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO SUBMISSION OF A BID. SUBMISSION OF A BID SHALL MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
9. ALL SLOPES SHALL BE 3:1 (HORIZONTAL-VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
10. PAVEMENT SLOPES ACROSS HANDICAP PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS, OR IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
11. ALL AREAS NOT PAVED SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPING NOTES ON ARCHITECTURAL PLAN SHEETS, UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE DEVELOPER.
12. RESTORATION WITHIN THE STATE ROW SHALL BE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS.
13. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES THROUGH THE GRADING PROCESS TO AVOID LARGE POOLS OF STANDING WATER AND TO KEEP SITE WORK FUNCTIONING. THIS MAY INVOLVE THE INSTALLATION OF STORM PIPES AND THE POND OUTLET IF NECESSARY.

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PROJECT NOTES:

MATTHEW A. GAUNT
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REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY
ST. CHARLES, ILLINOIS

GRADING PLAN

PROJECT NUMBER: 03_207_004
DATE: 4/6/2021
SCALE: 1"=30'
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SHEET No. C-6 of 16 SHEETS

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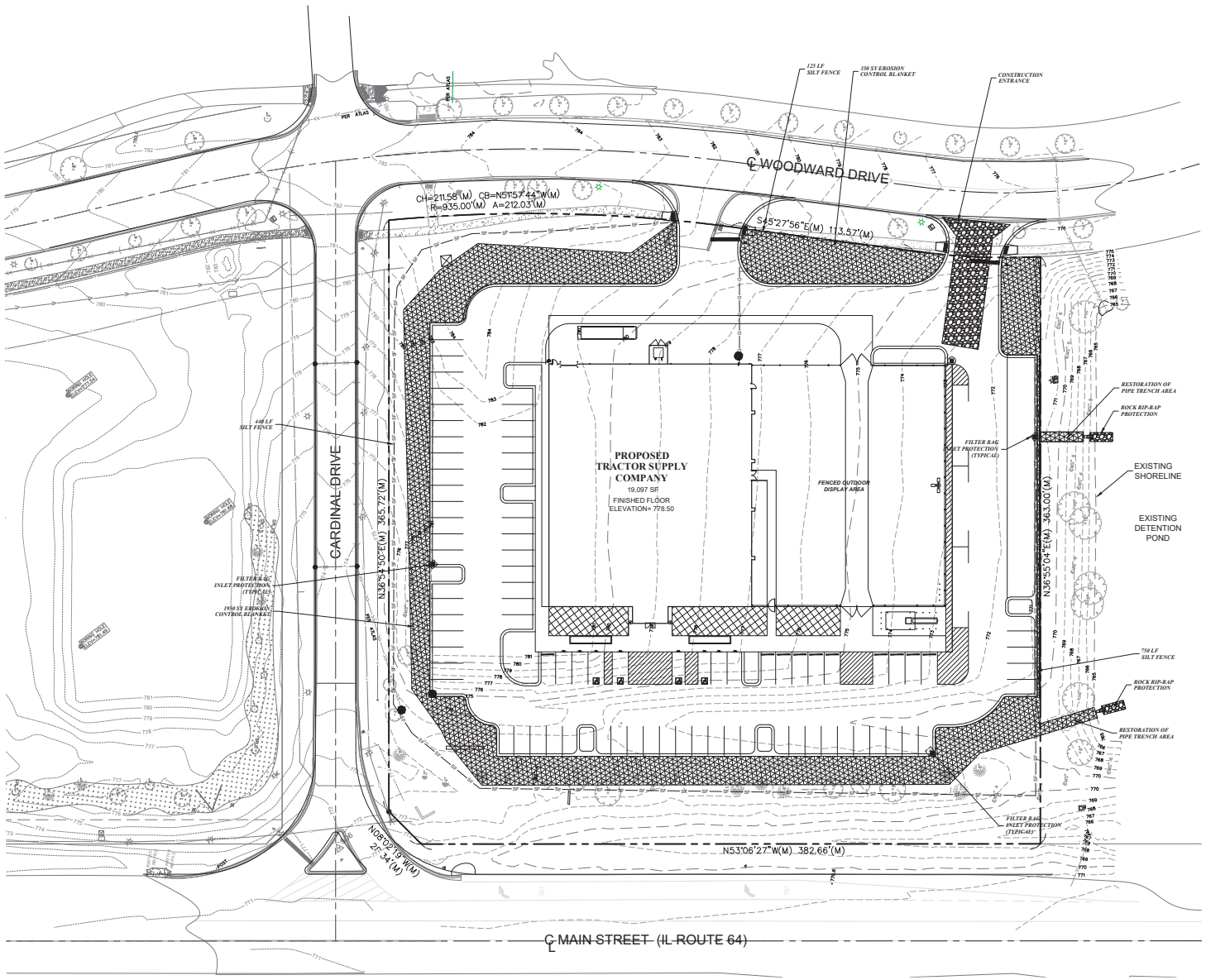

0 30' 60'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
SF SF SF	SILT FENCE	SF SF SF
	STORM SEWER	
	STORM MANHOLE, CLOSED LID	
	STORM MANHOLE, OPEN LID	
	STORM CATCH BASIN, CLOSED LID	
	STORM CATCH BASIN, OPEN LID	
	STORM CURB STRUCTURE	
	STORM CLEANOUT	
	RCP FES SECTION W / GRATE	
	ROCK RIPRAP	
	EROSION CONTROL BLANKET	
	FILTER BAG INLET PROTECTION	
	FIBER ROLL	

NOTE:

1. EROSION CONTROL BLANKET IS TO BE S75BN AS MANUFACTURED BY NORTH AMERICAN GREEN OR EQUIVALENT, EXCEPT WHERE NOTED OTHERWISE.
2. INSTALL "FILTER BAG INLET PROTECTION" IN ALL OPEN LID DRAINAGE STRUCTURES, SEE DETAIL - NEXT SHEET.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INDICATE ON THE PLANS THE LOCATION OF THE CONCRETE WASHOUT UPON INSTALLATION, SEE DETAIL - NEXT SHEET.

GENERAL EROSION & SEDIMENT CONTROL NOTES

1. THE CONTRACTOR SHALL INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY SOIL DISTURBANCE, OR IN THEIR PROPER SEQUENCE AND MAINTAIN THEM UNTIL PERMANENT STABILIZATION IS ESTABLISHED.
2. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE OWNER OR THE CITY IN THE EVENT OF ANY UNFORESEEN PROBLEMS DURING CONSTRUCTION.
3. THE CONTRACTOR SHALL LANDSCAPE OR VEGETATE DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS, AND NOT SUBJECT TO CONSTRUCTION TRAFFIC. IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER, STRAW MULCH SHALL BE APPLIED AT A RATE OF THREE (3) TONS PER ACRE OVERTOP EXPOSED AREAS.
4. THE CONTRACTOR SHALL CONTROL DUST WITH WATER OR OTHER METHODS APPROVED BY THE OWNER AND THE CITY.
5. THE CONTRACTOR SHALL INSTALL SILT FENCE ALONG THE PERIMETER OF ALL SOIL STOCKPILES.
6. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. SEDIMENT TRACKED ON THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.
7. SILT FENCE SHALL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
8. RIPRAP OUTLET PROTECTION SHALL BE INSPECTED AFTER HIGH FLOWS AND SHALL BE REPAIRED AS NEEDED.
9. FILTER FABRIC IS TO BE INSTALLED UNDER ALL RIPRAP.
10. ALL CONTROL MEASURES SHALL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.
11. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM.

SCHEDULE FOR EROSION & SEDIMENT CONTROL MEASURES

1. INSTALL STABILIZED ROCK CONSTRUCTION ENTRANCE AT THE LOCATION SHOWN ON THE PLAN OR AS DECIDED AT THE PRE-CONSTRUCTION MEETING.
2. INSTALL SILT FENCE AT THE LOCATIONS SHOWN ON THE PLAN. THE SILT FENCE SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED WITH A UNIFORM 70% PERENNIAL VEGETATIVE COVER.
3. BEGIN EARTHWORK AND GRADING OPERATIONS IF NECESSARY. STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 14 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA FOR DISTURBED AREAS AND NO LATER THAN 3 DAYS FOR TEMPORARY STOCKPILES.
4. INSTALL UNDERGROUND UTILITIES. INSTALL INLET AND OUTLET PROTECTION AROUND ALL STORM SEWER STRUCTURES AS SHOWN ON THE PLAN. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE SITE IS STABILIZED WITH PAVING AND A UNIFORM 70% PERENNIAL VEGETATIVE COVER ON ALL AREAS TRIBUTARY TO THE INLETS.
5. PAVE PARKING AREA AND ACCESS DRIVES.
6. COMPLETE FINAL GRADING AND INSTALL REMAINING PERMANENT SEEDING, PLANTING, & EROSION CONTROL BLANKET.
7. ONCE THE SITE IS STABILIZED WITH PAVING AND A UNIFORM 70% PERENNIAL VEGETATIVE COVER IS ACHIEVED ON ALL DISTURBED AREAS, FLUSH ALL STORM SEWERS AND REMOVE REMAINING EROSION CONTROL DEVICES. CLEAN OUT SEDIMENT FROM PIPE OUTLET AREAS IF NECESSARY.
8. FILE AN NPDES NOTICE OF TERMINATION (NOT).

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REFERENCE FILES

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REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021 | SCALE: 1"=30'

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SHEET No. C-7 of 16 SHEETS

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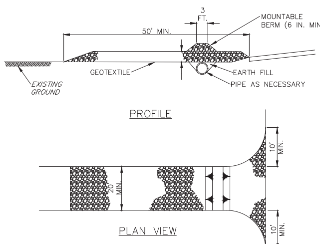


NOTES:

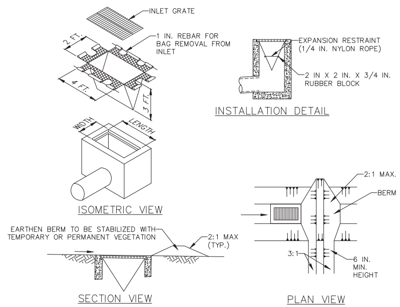
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STABILIZED CONSTRUCTION ENTRANCE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

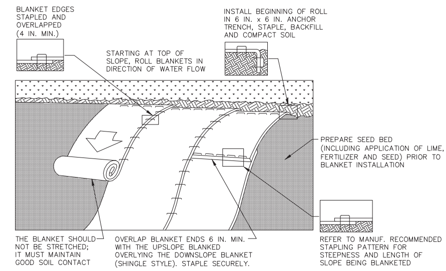
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

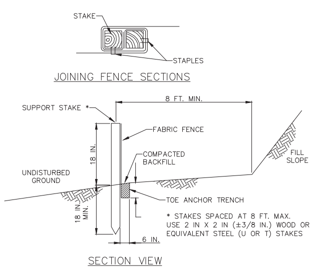
SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

EROSION CONTROL BLANKET INSTALLATION DETAILS



NOTES:

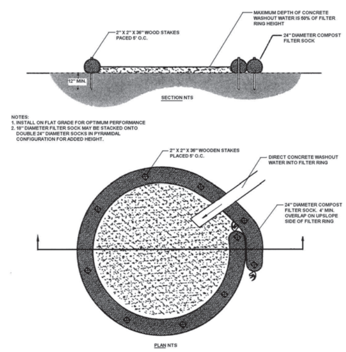
FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

SILT FENCE DETAIL

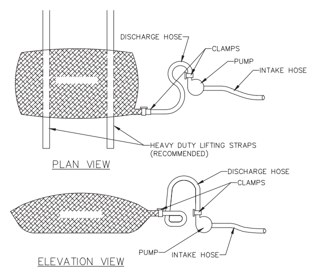


MAINTENANCE:
A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

TEMPORARY CONCRETE WASHOUT FACILITY



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON–WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D–4884	60 LB/IN
GRAB TENSILE	ASTM D–4632	205 LB
PUNCTURE	ASTM D–4833	110 LB
MULLEN BURST	ASTM D–3786	350 PSI
UV RESISTANCE	ASTM D–4355	70%
AOS % RETAINED	ASTM D–4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL–VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON–ERODIBLE AND NON–POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

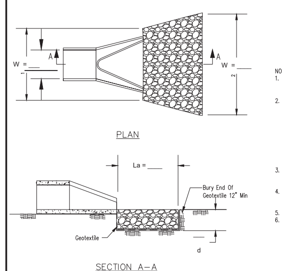
NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG



NOTES:
1. The rock riprap shall meet IDOT requirements for Gradation No. _____ , Quality Designation "A" or as designated by engineer.
2. Geotextile (non–woven) minimum criteria:
   Weight of Geotextile (oz/sq.yd.)________6
   Tensile strength (lb) ASTM D 4632________180
   Elongation at failure (%) ASTM D 4632________? 50
   Puncture (lb) ASTM D 4833________80
   Ultraviolet light (% residual tensile strength) ASTM D 4355________min 70
   Apparent opening size (AOS) ASTM D 4751______max 40 sieve
   Permittivity sec–1 ASTM D 4491________min 0.70
3. Any geotextile splices shall overlap a minimum of 18 inches, with upstream or upslope geotextile overlapping the abutting downslope geotextile.
4. Apron width W_1 shall be at least 3 times the culvert pipe diameter. Apron width W_2 shall be at least to L_a plus the pipe diameter.
5. Rock thickness d shall be at least 1.5 times the riprap D_{100} size.
6. Apron length L_a and rock riprap shall be sized according to Illinois Urban Manual Rock Outlet Protection standard 910 minimum L_a = 10 ft.

RIPRAP APRON AT PIPE OUTLET

PREPARED BY:

SEC

15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

EROSION & SEDIMENT CONTROL DETAILS

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021	SCALE: NONE
DRAFTED BY: DGW	SHEET No. **C-8** of 16 SHEETS
DESIGNED BY: DGW	
CHECKED BY: MAG	

FILE NAME: t:\projects\03_207_004_mend_st charles ii – tsc\design\cadd\cadd_sheets\8_ersdctrl detail sheet.dwg, DATE PLOTTED: 4/6/2021 8:14:17 AM

NOTES:

1. SITE DESCRIPTION

A. THE PROPOSED DEVELOPMENT WILL CONSIST OF A RETAIL STORE AND PARKING LOT. THE SUBJECT SITE IS LOCATED ALONG THE SOUTH SIDE OF WOODWARD ROAD AND APPROXIMATELY 240 FT. EAST OF CARDINAL DRIVE. DETENTION STORAGE IS PROVIDED EAST OF THE DEVELOPMENT. SOIL DISTURBING ACTIVITIES WILL INCLUDE: MASS GRADING, STORM SEWER, SANITARY SEWER, WATERMAIN, ROADWAY CONSTRUCTION & PAVED PARKING LOT.

B. THE ORDER OF ACTIVITIES MAY BE AS FOLLOWS:
   1. INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE
   2. TOPSOIL STRIPPING AND STOCKPILING
   3. MASS GRADING
   4. STABILIZE DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION IN THAT AREA
   5. UTILITY INSTALLATION
   6. PAVEMENT CONSTRUCTION
   7. PERMANENT SEEDING

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE IMPLEMENTED AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.

C. THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE 3.5± ACRES. THE FINAL COEFFICIENT OF RUNOFF FOR THE SITE IS APPROXIMATELY 0.70. THE RECEIVING WATER IS AN UNNAMED TRIBUTARY TO CARLYLE LAKE.

2. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES
TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 14 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA FOR DISTURBED AREAS AND NO LATER THAN 3 DAYS FOR TEMPORARY STOCKPILES.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIXTURE SHALL BE AS INDICATED ON THE IMPROVEMENT PLANS.

B. STRUCTURAL PRACTICES
   1. CONSTRUCTION ENTRANCE
   2. STORM SEWER SYSTEM WITH INLETS & GEOTEXTILE FABRIC
   3. PERMANENT SEEDING.

C. STORMWATER MANAGEMENT.
DETENTION STORAGE IS PROPOSED TO DETAIN UP TO THE 100 YEAR CRITICAL DURATION STORM EVENT. THE BASIN WILL HAVE A WETLAND BOTTOM. RIPRAP WILL BE PLACED FOR OUTLET PROTECTION.

D. LOCAL PROGRAMS
DETENTION STORAGE IS REQUIRED.

3. MAINTENANCE
THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS.
THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
THE BASIN IS TO BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER TO CHECK FOR DEPTH OF SEDIMENT. BUILT UP SEDIMENT IS TO BE REMOVED WHEN IT REACHES 10 PERCENT OF THE BASIN CAPACITY. THE BASIN IS TO BE GRADED TO DESIGN GRADES BEFORE FINAL SEEDING AND STABILIZATION.

4. INSPECTIONS
ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.

A. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

B. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

C. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G OF THE GENERAL PERMIT.

D. THE PERMITTEE SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN INCIDENCE OF NONCOMPLIANCE (ION) REPORT FOR ANY VIOLATION OF THE STORMWATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED, INCLUDING THOSE NOT REQUIRED BY THE PLAN. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF MAY HAVE RESULTED FROM THE NONCOMPLIANCE. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE GENERAL PERMIT. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

5. NON-STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE STORM SEWER SYSTEM (IF AVAILABLE) PRIOR TO DISCHARGE.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	TEMP.	PERMNT.
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		X	
	PERMANENT SEEDING	X		X
	DORMANT SEEDING		X	X
	SODDING		X	X
	GROUND COVER	X		X
NON VEGETATIVE SOIL COVER	MULCHING	X	X	X
	AGGREGATE COVER	X	X	X
	PAVING	X		X
DIVERSIONS	RIDGE DIVERSION		X	X
	CHANNEL DIVERSION		X	X
	COMBINATION DIVERSION		X	X
	CURB AND GUTTER	X		X
	BENCHES		X	X
WATERWAYS	BARE CHANNEL		X	
	VEGETATIVE CHANNEL		X	X
	LINED CHANNEL		X	X
ENCLOSED DRAINAGE	STORM SEWER	X		X
	UNDERDRAIN		X	X
SPILLWAYS	STRAIGHT PIPE SPILLWAY			X
	DROP INLET PIPE SPILLWAY			X
	WEIR SPILLWAY	X	X	X
	BOX INLET WEIR SPILLWAY		X	X
OUTLETS	LINED APRON	X		X
SEDIMENT BASINS	EMBANKMENT SEDIMENT BASIN		X	X
	EXCAVATED SEDIMENT BASIN		X	X
	COMBINATION SEDIMENT BASIN	X	X	X
SEDIMENT FILTERS	BARRIER FILTER	X	X	
	VEGETATIVE FILTER		X	X
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	X	X
	DUST AND TRAFFIC CONTROL	X	X	X

CONTRACTOR CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION."

GENERAL CONTRACTOR

SIGNATURE _____ TITLE _____ DATE _____

COMPANY _____

PREPARED BY:
SEC
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:
MEND ST. CHARLES, LLC
1204 E. OAK ST. BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

MATTHEW A. GAUNT 062-050146 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

STORMWATER POLLUTION PREVENTION PLAN

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021 SCALE: NONE

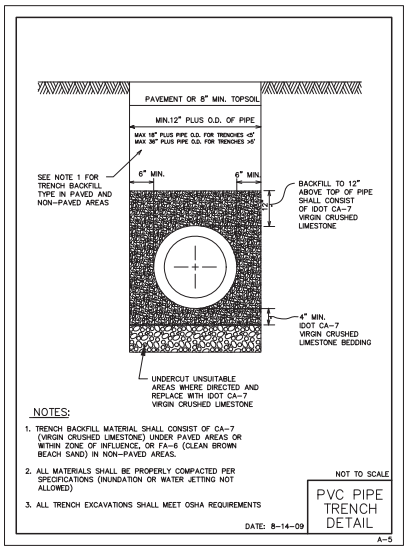
DRAFTED BY: DGW

DESIGNED BY: DGW

CHECKED BY: MAG

SHEET No. C-9 of 16 SHEETS

FILE NAME: T:\projects\03_207_004_mend_st_charles 1 - tsc\design\civil\civil_sheets\04_stormpp Sunday, April 18, 2021 8:14:39 AM PLOTTED: 4/6/2021 8:14:39 AM



NOTES:

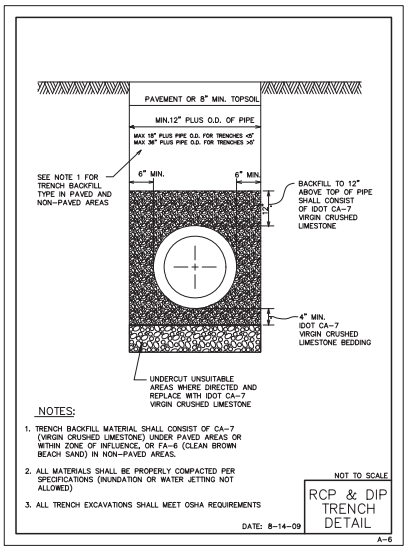
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS

NOT TO SCALE

PVC PIPE TRENCH DETAIL

DATE: 8-14-09

A-5



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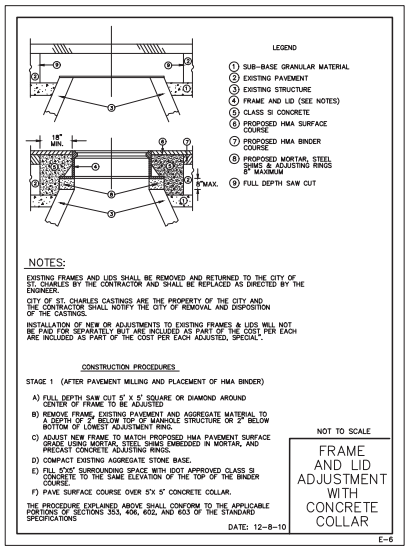
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS

NOT TO SCALE

RCP & DIP TRENCH DETAIL

DATE: 8-14-09

A-6



NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE CITY OF ST. CHARLES BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

CITY OF ST. CHARLES CASTINGS ARE THE PROPERTY OF THE CITY AND THE CONTRACTOR SHALL NOTIFY THE CITY OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED, SPECIAL".

CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5'X5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5'X 5' CONCRETE COLLAR.

THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS

DATE: 12-8-10

NOT TO SCALE

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

E-6

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

1 1/2" (38.1 mm) LETTERS (RECESSED FLUSH)

ST. CHARLES SINCE 1834 STORM SEWER

(2) CLOSED PICKHOLES

REVISE TO MATCH UTILITY

22 3/4" DIA. 577.9 mm

1 3/4" 44.5 mm

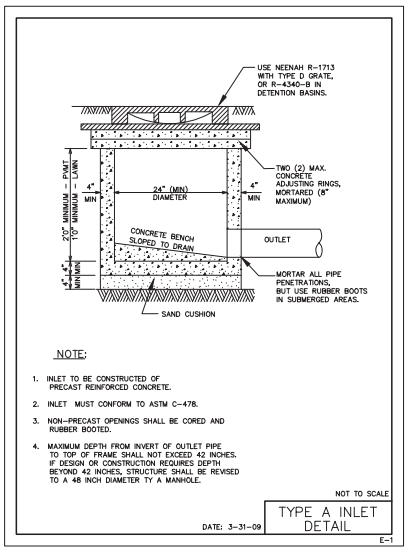
HEAVY DUTY
MATERIAL ASTM A48 CL 35
MACHINED BEARING SURFACE
COVER WT: 125 LBS (56.7 kg)

DATE: 11-19-09

NOT TO SCALE

STANDARD COVER DETAIL

D-7



NOTE:

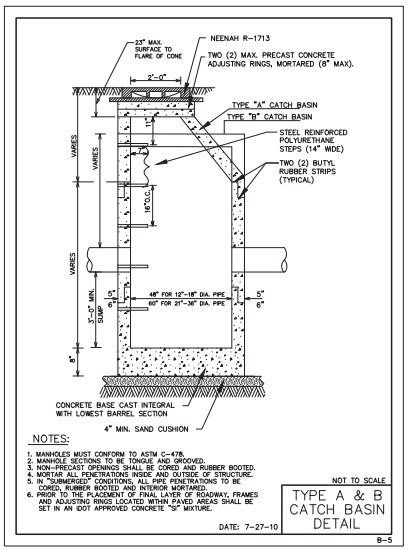
1. INLET TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. INLET MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER TY A MANHOLE.

NOT TO SCALE

TYPE A INLET DETAIL

DATE: 3-31-09

E-1



NOTES:

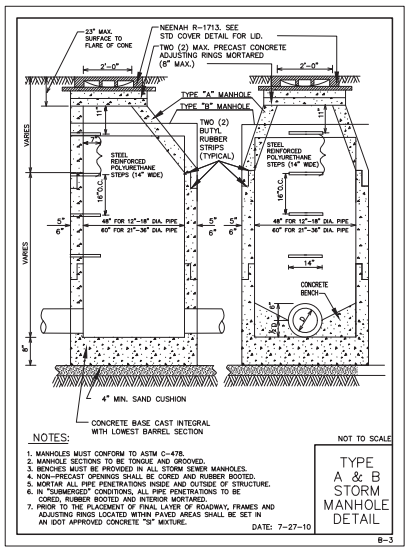
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
5. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
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 "S" MIXTURE.

NOT TO SCALE

TYPE A & B CATCH BASIN DETAIL

DATE: 7-27-10

B-5



NOTES:

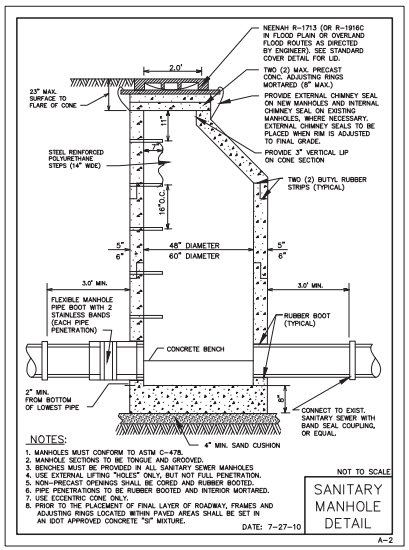
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE 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 "S" MIXTURE.

NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL

DATE: 7-27-10

B-3



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 "S" MIXTURE.

NOT TO SCALE

SANITARY MANHOLE DETAIL

DATE: 7-27-10

A-2

PREPARED BY:
SEG
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

MATTHEW A. GAUNT 062-050146 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

CONSTRUCTION DETAILS

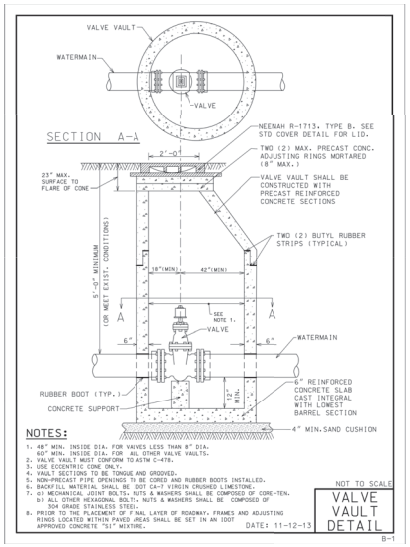
PROJECT NUMBER: 03_207_004

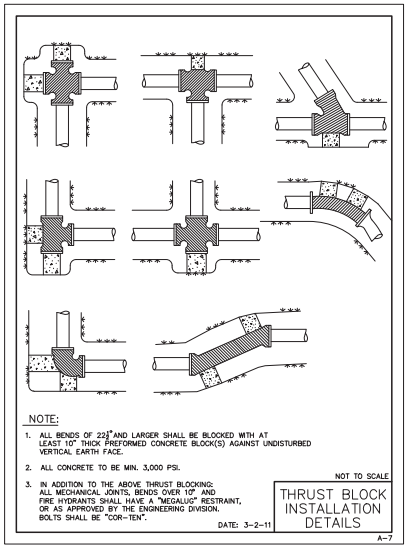
DATE: 4/6/2021 | SCALE: NONE

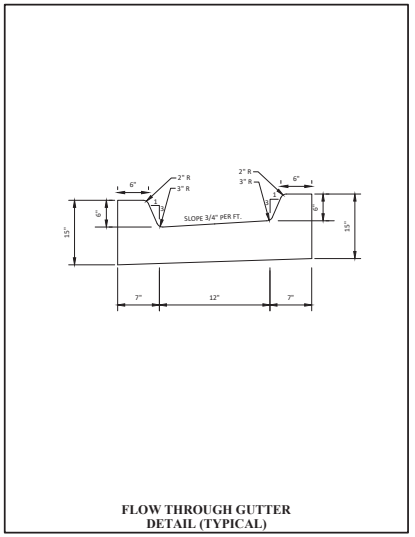
DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. *C-10* of 16 SHEETS

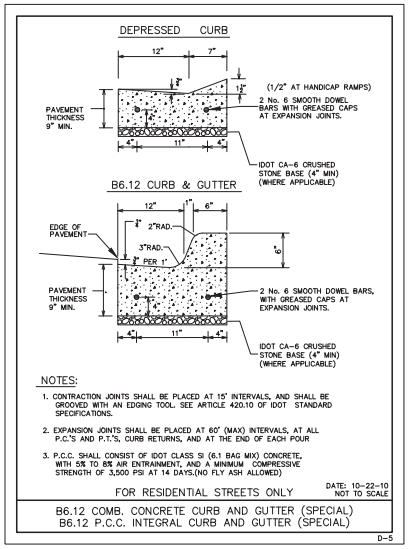
FILE NAME: S:\projects\03_207_004_mend_st_charles 1 - tsc\design\cad\civil\mend_st_charles_C10_const_details.dwg, DATE PLOTTED: 4/6/2021 8:15:16 AM

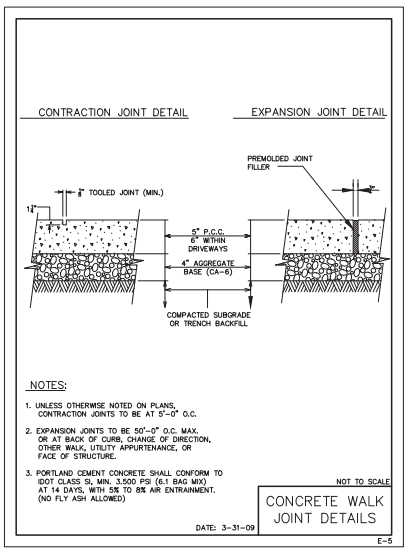


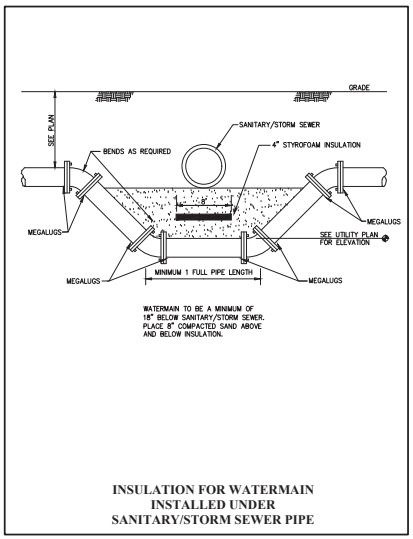




FLOW THROUGH GUTTER DETAIL (TYPICAL)







INSULATION FOR WATERMAIN INSTALLED UNDER SANITARY/STORM SEWER PIPE

PREPARED BY:
SEC
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

MATTHEW A. GAUNTT 062-050146 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

CONSTRUCTION DETAILS

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021 | SCALE: NONE

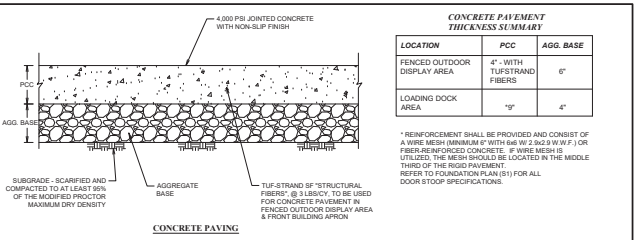
DRAFTED BY: DGW

DESIGNED BY: DGW

CHECKED BY: MAG

SHEET No. *C-11* of 16 SHEETS

FILE NAME: S:\projects\03_207_004_mend_st_charles 1 - tsc\design\civil\mend_st_charles\03_mend and st charles.dwg, DATE PLOTTED: 4/6/2021 8:15:33 AM

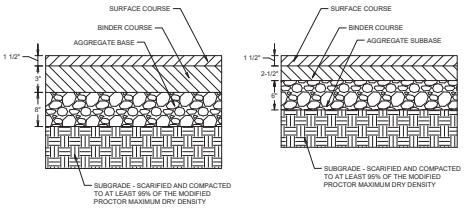


CONCRETE PAVING

CONCRETE PAVEMENT THICKNESS SUMMARY

LOCATION	PCC	AGG. BASE
FENCED OUTDOOR DISPLAY AREA	4" - WITH TUFSTRAND FIBERS	6"
LOADING DOCK AREA	"9"	4"

* REINFORCEMENT SHALL BE PROVIDED AND CONSIST OF A WIRE MESH (MINIMUM 6" WITH 6x6 W 2.9x2.9 W W.F.) OR FIBER-REINFORCED CONCRETE. IF WIRE MESH IS UTILIZED, THE MESH SHOULD BE LOCATED IN THE MIDDLE THIRD OF THE RIGID PAVEMENT. REFER TO FOUNDATION PLAN (S1) FOR ALL DOOR STOOP SPECIFICATIONS.

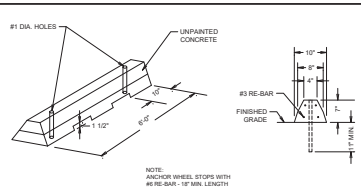


HEAVY DUTY ASPHALT

LIGHT DUTY ASPHALT

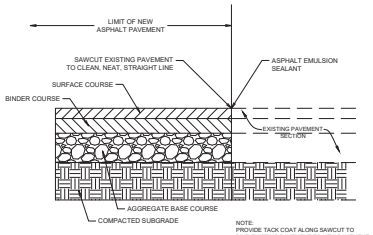
NOTE:
1. AGGREGATE BASE SHALL BE A DENSE GRADE, 1" NOMINAL AGGREGATE PER LOCAL DOT SPECIFICATIONS.
2. BITUMINOUS WEAR AND BASE COURSES SHALL MEET THE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION 311.
3. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO AT LEAST 92.5 PERCENT OF THE MAXIMUM THEORETICAL DENSITY, WITH NO INDIVIDUAL TEST RESULTS LESS THAN 90 PERCENT.
4. CONCRETE FOR PAVEMENTS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, AND A MODULUS OF RUPTURE (M) OF AT LEAST 600 PSI. CEMENT SHALL BE TYPE 1 MEETING THE REQUIREMENTS OF ASTM C 150. 5 TO 8 PERCENT ENTRAINED AIR SHALL BE PROVIDED FOR EXPOSED CONCRETE TO PROVIDE RESISTANCE TO FREEZE-THAW DETERIORATION. FOR NON-REINFORCED CONCRETE EXPOSED TO DE-ICERS, THE WATER/CEMENT RATIO SHALL BE 0.45 OR LESS. FOR REINFORCED CONCRETE EXPOSED TO DE-ICERS, THE WATER/CEMENT RATIO SHALL BE 0.40 OR LESS.
5. CONTRACTOR TO REPAIR BINDER COURSE AS NECESSARY PRIOR TO INSTALLATION OF SURFACE COURSE.

TYPICAL PAVING SECTIONS



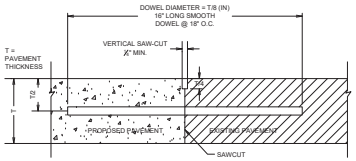
NOTE:
ANCHOR WHEEL STOPS WITH #6 RE-BAR - 18" MIN. LENGTH

PRECAST CONCRETE WHEEL STOP



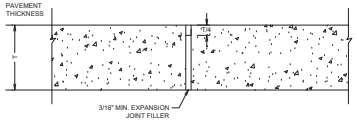
NOTE:
PROVIDE TACK COAT ALONG SAWCUT TO BIND EXISTING PAVEMENT TO NEW PAVEMENT. FOR AREAS WITH PATCHING AND OVERLAY, PROVIDE TACK COAT TO BIND EXISTING PAVEMENT WITH NEW ASPHALT.

SAWCUT DETAIL



NOTE:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

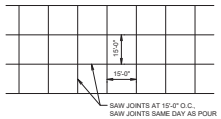
BUTT JOINT



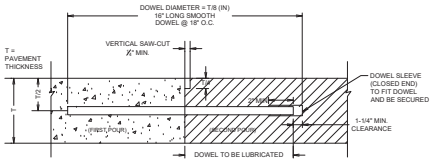
TRANSVERSE EXPANSION JOINT

NOTE:
DOWEL BARS ARE REQUIRED FOR NEW CONCRETE PAVEMENT ADJACENT TO EXISTING CONCRETE PAVEMENT ONLY.

SAWCUTS ARE REQUIRED FOR ALL CONCRETE PAVEMENT AS SHOWN ON THE CONCRETE JOINT DETAILS.

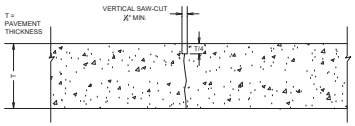


CONCRETE PAVEMENT

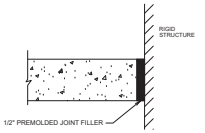


NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONSTRUCTION JOINT



CONTRACTION JOINT



PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE

ISOLATION JOINT

CONCRETE JOINT DETAILS

PREPARED BY:
SEA
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

MATTHEW A. GAUNTT 062-050146 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

CONSTRUCTION DETAILS

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021 | SCALE: NONE

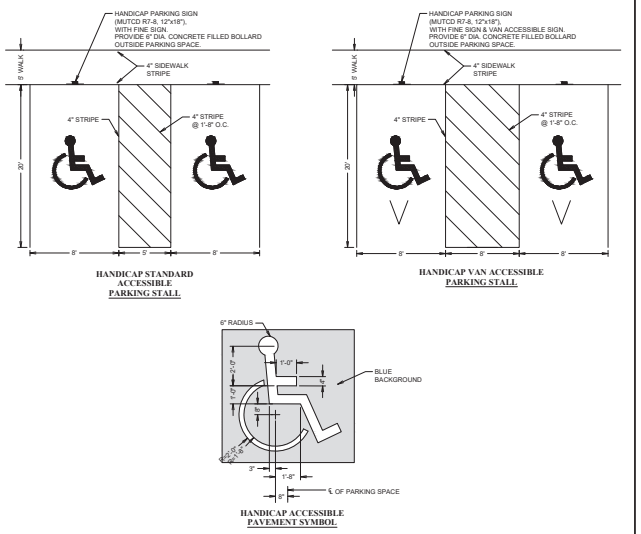
DRAFTED BY: DGW

DESIGNED BY: DGW

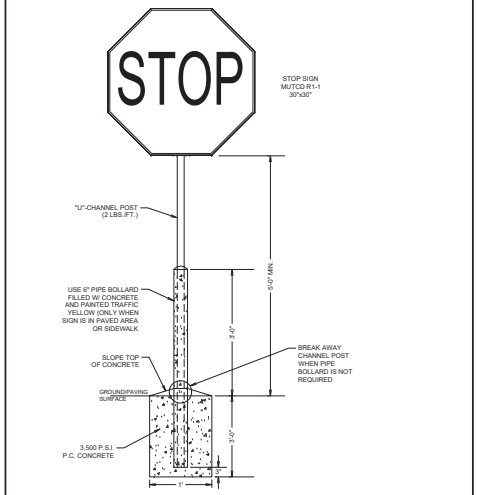
CHECKED BY: MAG

SHEET No. *C-12* of 16 SHEETS

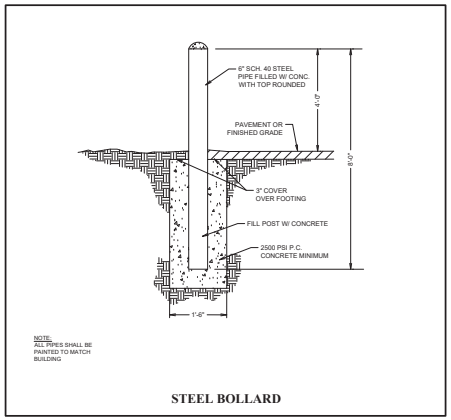
FILE NAME: S:\projects\03_207_CRA_cvmod_st charles 1 - tsc\design\cad\civil_sheets\03_cvmod_det01 sheets.dgn, DATE PLOTTED: 4/6/2021 8:15:42 AM



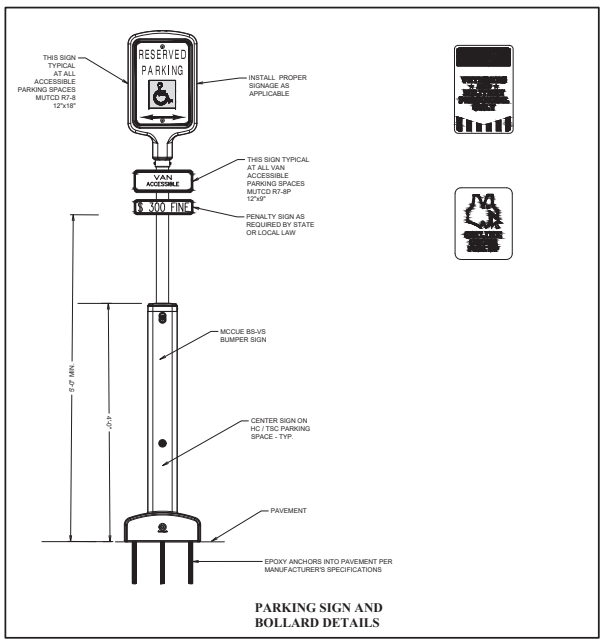
HANDICAP PARKING DETAILS



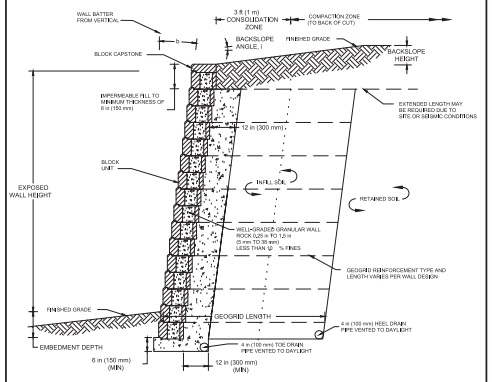
SIGN DETAILS



STEEL BOLLARD



PARKING SIGN AND BOLLARD DETAILS



TYPICAL BLOCK RETAINING WALL DETAIL

(FOR ILLUSTRATIVE PURPOSES ONLY, ALL RETAINING WALLS ARE TO BE DESIGNED BY A STRUCTURAL ENGINEER. CONTRACTOR TO SUBMIT DESIGN DETAIL WITH CONSTRUCTION BID)

PREPARED BY:
SEA
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

MATTHEW A. GAUNTT 062-050146 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

CONSTRUCTION DETAILS

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021 | SCALE: NONE

DRAFTED BY: DGW

DESIGNED BY: DGW

CHECKED BY: MAG

SHEET No. *C-13* of 16 SHEETS

FILE NAME: I:\projects\03_207_004_mend_st_charles 1 - tsc\design\cad\civil\mend_details\03_Detail_details.dwg, DATE PLOTTED: 4/6/2021 8:15:47 AM

LEGEND FOR BORING LOGS

FILL | TOPSOIL | PEAT | GRAVEL | SAND | SILT | CLAY | LIMESTONE/ DOLOMITE

SAMPLE TYPE

SS = Split Spoon
ST = Thin-Walled Tube
A = Auger
MC = Macro-Core (Geoprobe)

WATER LEVEL OBSERVATIONS

▼ While Drilling
▽ End of Boring
▼ 24Hours

FIELD AND LABORATORY TEST DATA

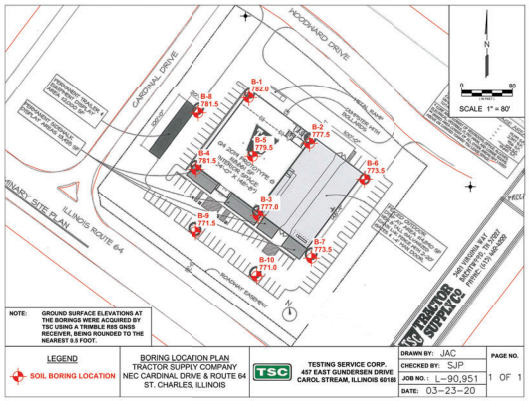
N = Standard Penetration Resistance in Blows per Foot(bpf)
WC = In-Situ Water Content (%)
Qu = Unconfined Compressive Strength in Tons per Square Foot (tsf)
* = Pocket Penetrometer Reading. Maximum Value = 4.5 tsf
γ_{DRY} = Dry Unit Weight in Pounds per Cubic Foot (pcf)

SOIL DESCRIPTIONS:

MATERIAL	PARTICLE SIZE RANGE
BOULDER	Over 12 inches
COBBLE	12 inches to 3 inches
Large GRAVEL	3 inches to ¾ inch
Small GRAVEL	¾ inch to No. 4 Sieve
Coarse SAND	No. 4 Sieve to No. 10 Seve
Medium SAND	No. 10 Sieve to No. 40 Sieve
Fine SAND	No. 40 Sieve to No. 200 Sieve
SILT and CLAY	Passing No. 200 Sieve

COHESIVE SOILS		COHESIONLESS SOILS	
CONSISTENCY	Qu (tsf)	RELATIVE DENSITY	N (bpf)
Very Soft	Less than 0.25	Very Loose	1 – 3
Soft	0.25 to 0.5	Loose	4 – 9
Medium Stiff	0.5 to 1.0	Medium Dense	10 – 29
Stiff	1.0 to 2.0	Dense	30 – 49
Very Stiff	2.0 to 4.0	Very Dense	50 and over
Hard	4.0 and over		

MODIFYING TERM	PERCENT BY WEIGHT
Trace	1 – 10
Little	10 – 20
Some	20 – 35



PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL
CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL
BORING 1 DATE S'ARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951
ELEVATIONS WATEF LEVEL OBSERVATIONS
GROUND SURFACE 782.0 ▼ WHILE DRILLING Dry
END OF BORING 767.0 ▽ AT END OF BORING Dry
▼ 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	γDRY	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	12	15.0	4.5+*	120			
2	SS	12	13.6	4.5+*	123			
3	SS	13	14.6	4.5+*	121			FILL - Brown silty CLAY, little to some sand and gravel, moist (CL)
4	SS	10	19.4	4.0*	109			
5	SS	23	15.6	4.5+*	120			
						13.0	769.0	
6	SS	14	16.3					Medium dense brown SAND, moist (SP)
								End of Boring at 15.0'
								* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 256
Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL
CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL
BORING 2 DATE S'ARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951
ELEVATIONS WATEF LEVEL OBSERVATIONS
GROUND SURFACE 780.0 ▼ WHILE DRILLING Dry
END OF BORING 765.0 ▽ AT END OF BORING Dry
▼ 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	γDRY	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	9	21.4	4.5+*	107			
						3.0	777.0	FILL - Brown trace black silty CLAY, little sand and gravel, trace organic, moist (CL)
2	SS	13	15.9	4.5+*				
3	SS	12	17.6	2.15 2.5*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
A B	SS	17	16.2 15.1	4.5+* 3.0*				
5	SS	12	14.4	3.75*				Very stiff gray silty CLAY, some sand and gravel, moist (CL)
						9.0	771.0	
6	SS	14	14.4	2.94 3.0*				End of Boring at 15.0'
								* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 256
Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL
CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL
BORING 3 DATE S'ARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951
ELEVATIONS WATEF LEVEL OBSERVATIONS
GROUND SURFACE 777.0 ▼ WHILE DRILLING Dry
END OF BORING 762.0 ▽ AT END OF BORING Dry
▼ 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	γDRY	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	7	13.5	4.5*	123			
2	SS	17	14.8	4.5*	120			FILL - Bown silty CLAY, little to some sand and gravel, moist (CL)
3	SS	14	14.9	4.0	119			
						8.0	769.0	
5	SS	13	14.0	4.5+*				Very stif to hard brown silty CLAY, some sand and gravel, moist (CL)
6	SS	12	14.5	3.83 3.75*				End of Boring at 15.0'
								* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 314
Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL
CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL
BORING 4 DATE S'ARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951
ELEVATIONS WATEF LEVEL OBSERVATIONS
GROUND SURFACE 782.0 ▼ WHILE DRILLING Dry
END OF BORING 767.0 ▽ AT END OF BORING Dry
▼ 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	γDRY	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	10	19.1	2.0*	111			FILL - Bown and gray silty CLAY, little sand and gravel, moist (CL)
2	SS	11	16.6	3.0*	116			
3	SS	23	23.7	3.5*				
						5.5	776.5	Very stif brown trace black silty CLAY, little sand, trace organic, moist (CL)
						8.0	774.0	
5	SS	19	15.3	3.25*				Hard to very stiff brown silty CLAY, little to some sand and gravel, moist (CL)
6	SS	27	14.0	4.5+*				End of Boring at 15.0'
								* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 314
Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL
CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL
BORING 5 DATE S'ARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951
ELEVATIONS WATEF LEVEL OBSERVATIONS
GROUND SURFACE 780.0 ▼ WHILE DRILLING Dry
END OF BORING 765.0 ▽ AT END OF BORING Dry
▼ 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	γDRY	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	8	15.9	2.0*	115			FILL - Brown silty CLAY, little to some sand and gravel, moist (CL)
						3.0	777.0	
2	SS	14	23.4	4.5+*	102			FILL - Brown trace black silty CLAY, little sand and gravel, moist (CL)
3	SS	13	18.7	3.5*	112			
4	SS	12	19.8	3.0*				
						8.0	772.0	Very stiff to hard brown silty CLAY, little to some sand and gravel, moist (CL)
5	SS	17	15.0	4.53 4.5+*				
						13.0	767.0	
6	SS	20	14.5	4.5+*				Hard brown and gray silty CLAY, some sand and gravel, moist (CL)
								End of Boring at 15.0'
								* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 256
Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PREPARED BY:
SEG
15110 N. DALLAS PARKWAY
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DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:
MEND ST. CHARLES, LLC
1204 E. OAK ST. BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

MATTHEW A. GAUNTT 062-050146 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

TRACTOR SUPPLY COMPANY
ST. CHARLES, ILLINOIS

SOIL BORING LOGS

PROJECT NUMBER: 03_207_004
DATE: 4/6/2021 SCALE: NONE
DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG
SHEET No. C-14 of 16 SHEETS

FILE NAME: I:\projects\03_207_004_cmed_st charles 1 - tsc\design\civil\cmed_stcharles_SOIL PLOTTED: 4/6/2021 8:15:59 AM

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL

CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL

BORING 6 DATE S'ARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951

ELEVATIONS

GROUND SURFACE 774.0

END OF BORING 759.0

WATEF LEVEL OBSERVATIONS

▼ WHILE DRILLING 5.5 *

▽ AT END OF BORING Dry

▼ 24 HOURS

DISTANCE BELOW SURFACE IN FEET	SAMPLE NO.	SAMPLE TYPE	LENGTH SAMPLE RECOVERY	N	WC	q_u	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
0	1	SS	8	18.3	1.75*	113				FILL - Brown silty CLAY, little sand and gravel, moist (CL)
								3.0	771.0	
5	2	SS	10	14.5	1.83 2.0*					▼ Stiff to very stiff brown silty CLAY, little to some sand and gravel, moist (CL)
	3	SS	17	12.9	3.25*					
								8.0	766.0	
10	4	SS	16	15.5	3.75*					Very stiff gray silty CLAY, little to some sand and gravel, occasional Cobbles, moist (CL)
	5	SS	12	17.1	3.5*					
	6	SS	12	14.1	3.13 3.5*					
15										End of Boring at 15.0'
										* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
20										
25										

DRILL RIG NO. 256

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 6MW.GPJ TSC_ALL.GDT 3/19/20

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL

CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL

BORING 7 DATE S'ARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951

ELEVATIONS

GROUND SURFACE 774.0

END OF BORING 759.0

WATEF LEVEL OBSERVATIONS

▼ WHILE DRILLING Dry

▽ AT END OF BORING Dry

▼ 24 HOURS

DISTANCE BELOW SURFACE IN FEET	SAMPLE NO.	SAMPLE TYPE	LENGTH SAMPLE RECOVERY	N	WC	q_u	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
0	1	SS	12	14.6	4.5+*	121				FILL - Brown silty CLAY, little to some sand and gravel, moist (CL)
5	2	SS	12	14.6	4.5+*	121				
	3	SS	17	12.4	4.5+*	124				
								8.0	766.0	
10	4	SS	10	27.7	1.49 1.5*					Stiff to medium stiff brown silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
	5	SS	9	30.5	1.0*					
								13.0	761.0	
15	6	SS	12	16.7	3.21 3.5*					Very stif brown silty CLAY, little sand and gravel, noist (CL)
										End of Boring at 15.0'
20										* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
25										

DRILL RIG NO. 314

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 6MW.GPJ TSC_ALL.GDT 3/19/20

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL

CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL

BORING 8 DATE S'ARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951

ELEVATIONS

GROUND SURFACE 782.0

END OF BORING 774.5

WATEF LEVEL OBSERVATIONS

▼ WHILE DRILLING Dry

▽ AT END OF BORING Dry

▼ 24 HOURS

DISTANCE BELOW SURFACE IN FEET	SAMPLE NO.	SAMPLE TYPE	LENGTH SAMPLE RECOVERY	N	WC	q_u	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
0	1	SS	15	12.8	4.5+*	125				FILL - Brown silty CLAY, little to some sand and gravel, moist (CL)
5	2	SS	12	17.4	4.5+*	115				
	3	SS	14	13.9	4.5+*	123				
10										End of Boring at 7.5'
										* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
15										
20										
25										

DRILL RIG NO. 256

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 6MW.GPJ TSC_ALL.GDT 3/19/20

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL

CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL

BORING 9 DATE S'ARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951

ELEVATIONS

GROUND SURFACE 772.0

END OF BORING 764.5

WATEF LEVEL OBSERVATIONS

▼ WHILE DRILLING Dry

▽ AT END OF BORING Dry

▼ 24 HOURS

DISTANCE BELOW SURFACE IN FEET	SAMPLE NO.	SAMPLE TYPE	LENGTH SAMPLE RECOVERY	N	WC	q_u	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
0								0.8	771.2	Black clayey TOPSOIL (OL)
	1	SS	11	25.0	2.0*					Stiff to very stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
								3.0	769.0	
5	2	SS	11	15.3	2.0*					Stiff to very stiff brown silty CLAY, little to some sand anc gravel, moist (CL)
	3	SS	15	14.7	3.0*					
10										End of Boring at 7.5'
										* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
15										
20										
25										

DRILL RIG NO. 314

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 6MW.GPJ TSC_ALL.GDT 3/19/20

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL

CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL

BORING 10 DATE S'ARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951

ELEVATIONS

GROUND SURFACE 771.0

END OF BORING 761.0

WATEF LEVEL OBSERVATIONS

▼ WHILE DRILLING 3.0 *

▽ AT END OF BORING Dry

▼ 24 HOURS

DISTANCE BELOW SURFACE IN FEET	SAMPLE NO.	SAMPLE TYPE	LENGTH SAMPLE RECOVERY	N	WC	q_u	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
0								0.8	770.2	FILL - Black clayey TOPSOIL (OL)
	1	SS	6	16.7	2.0*	116				FILL - Brown and gray silty CLAY, little sand and gravel, moist (CL)
								3.0	768.0	▼
5	2	SS	6	36.8	0.75*	84				FILL - Brown and black silty CLAY, trace to little sand, trace Wood pieces, very moist (CL)
	3	SS	5	38.5	0.5*	81				
								8.0	763.0	
10	4	SS	14	19.1	3.13					Very stiff brown silty CLAY, little sand and gravel, moist (CL)
										End of Boring at 10.0'
15										* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.
20										
25										

DRILL RIG NO. 314

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

TSC 6MW.GPJ TSC_ALL.GDT 3/19/20

FILE NAME: I:\projects\03_207_004_cmend_st_charles 1 - tsc\design\civil\civil_sheets\03_cmend_st_charles_SHT PLOTTED: 4/6/2020 8:19:07 AM

PREPARED BY:

SEG

15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

MATTHEW A. GAUNITT
062-050146
REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

SOIL BORING LOGS

PROJECT NUMBER: 03_207_004

DATE: 4/6/2021 SCALE: NONE

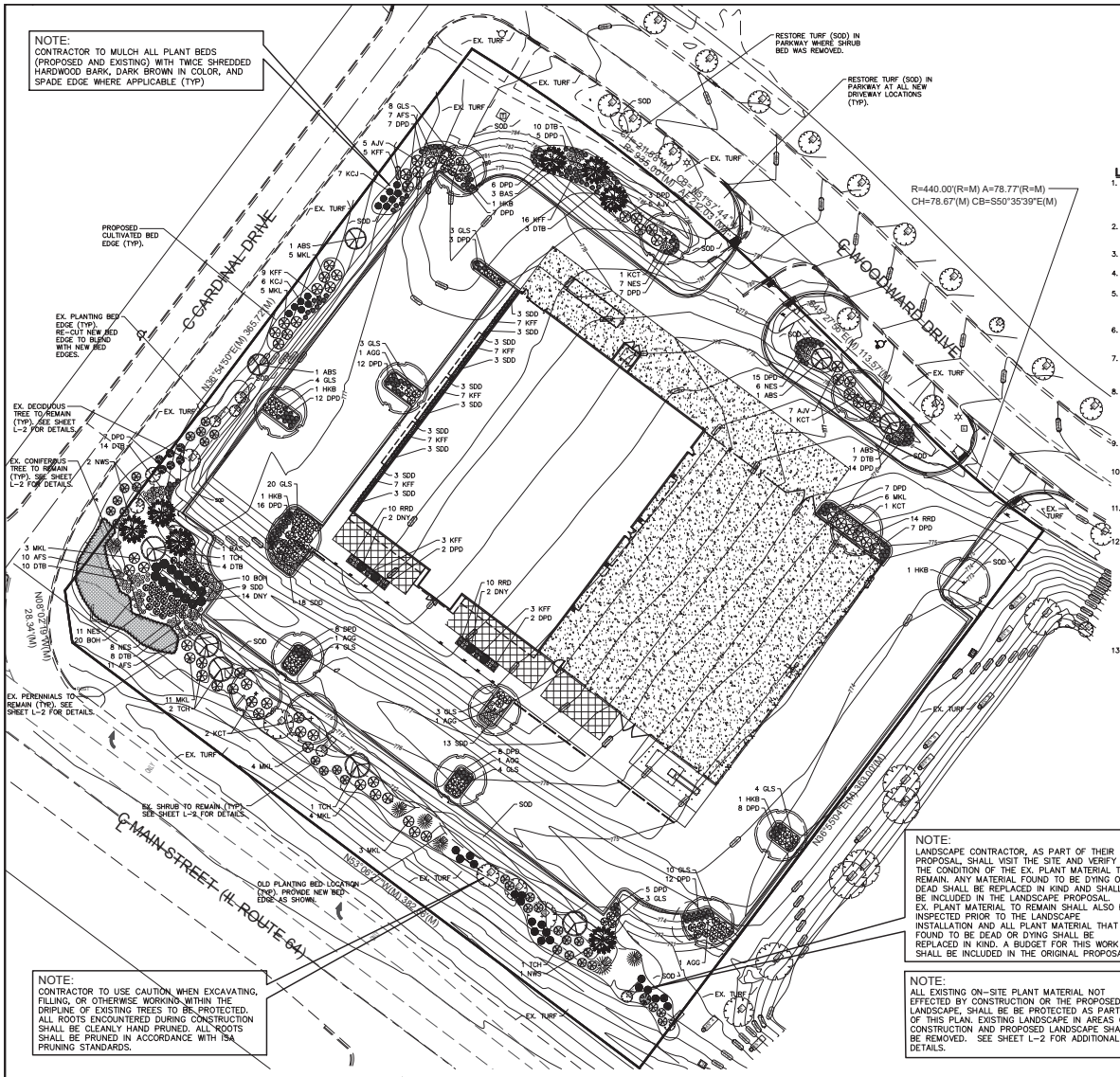
DRAFTED BY: DGW

DESIGNED BY: DGW

CHECKED BY: MAG

SHEET No. *C-15* of 16 SHEETS

Landscape Plan -Tractor Supply Co St Charles



GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE SURVEY PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502

AND

THE ENGINEERING PLANS PREPARED BY: SE3 15110 N. DALLAS PARKWAY, SUITE 370 DALLAS, TX 75248

2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

LANDSCAPE NOTES

1. ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
2. PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
3. CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
4. SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
5. THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
6. CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER – SEE NOTE 5.
7. ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
8. SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
9. CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
10. ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
11. ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
12. AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
13. CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
14. THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
15. ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM IT'S ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
17. CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
18. CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
19. THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
20. BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
21. ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
22. THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
23. IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
24. IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
25. PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
   A. 4" MINIMUM IN GRASS OR SOD AREAS
   B. 6" MINIMUM IN PLANTING AREAS
   C. 12" MINIMUM IN LANDSCAPE ISLANDS

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

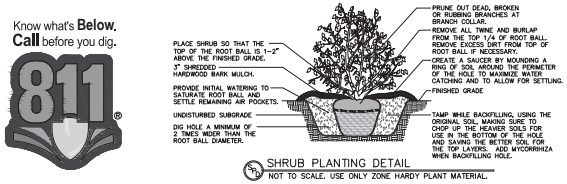
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE	MIN. INSTALL HEIGHT
4	AMS	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	6' Ht.	6'
5	AGG	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2 1/2" Cal.	12'
6	BAS	Picea pungens 'glauca'	Colorado Blue Spruce	6' Ht.	6'
5	HKB	Celtis occidentalis	Common Hackberry	2 1/2" Cal.	12'
5	KCT	Gymnocladus dioicus (Male Only)	Kentucky Coffee Tree	2 1/2" Cal.	12'
3	NWS	Picea abies	Norway Spruce	6' Ht.	6'
5	TCH	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	6' Ht.	6'

FLOWERING AND EVERGREEN SHRUBS

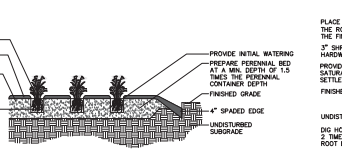
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE	MIN. INSTALL HEIGHT
17	AJV	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Viburnum	5 Gal.	30"
30	BOH	Hydrangea x 'Bobo'	Bobo Hydrangea	5 Gal.	24"
18	DNY	Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.	24"
66	GLS	Rhus aromatica 'Grow-Low'	Grow-Low Sumac	5 Gal.	24"
13	KCJ	Juniperus x pfitzeriana 'Kallay's Compact'	Kallay's Compact Juniper	5 Gal.	30"
41	MKL	Syringa patula 'Miss Kim'	Miss Kim Lilac	5 Gal.	30"

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

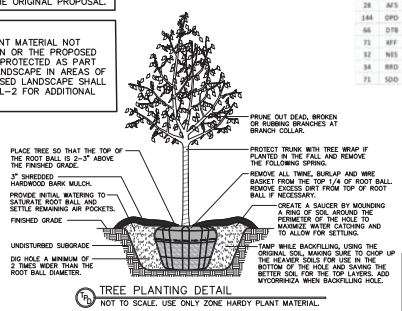
QTY.	ABRV.	BOTANICAL NAME	COMMON NAME	SIZE	MIN. INSTALL HEIGHT
28	AFS	Helianthoides 'Tuscan Sun'	Tuscan Sun False Sunflower	1 Gal.	12"
144	DPD	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal.	12"
66	DTB	Penstemon digitalis 'Dark Towers'	Dark Towers Beardtongue	1 Gal.	12"
71	KFF	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	3 Gal.	12"
52	NES	Sedum spectabile 'Neon'	Neon Sedum	1 Gal.	12"
34	RRD	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily	1 Gal.	12"
71	SDD	Hemerocallis 'Stella de Oro	Stella de Oro Daylily	1 Gal.	12"



PB SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



PB PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



PB TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

LICENSED LANDSCAPE ARCHITECT
JOSEPH D. DAVITO
157-000925
STATE OF ILLINOIS

LANDSCAPE PLAN DESIGNED BY
JOSEPH D. DAVITO, PLA
J. DAVITO DESIGN, INC.
(847) 469-8797

NO.	REVISIONS	DATE
1	PER SITE PLAN REVIEW	12/18/2020
2	PER CITY REVIEW	02/09/2021
3	PER PLAN COMMISSION COMMENTS	03/10/2021

Prepared For:

SE3
15110 N. Dallas Parkway Suite 370
Dallas, TX 75248

TRACTOR SUPPLY COMPANY - ST.CHARLES, IL
SEC of IL Rte. 64 and Cardinal Drive
St.Charles, Illinois

Prepared By:

WatermarkEngineering RESOURCES
watermark-engineering.com | 2631 Ginger Woods Pkwy | Aurora, IL 60502 | (630) 375-1800

CHECKED BY: D.OLSON
DESIGN BY: J.DAVITO
DRAWN BY: J.DAVITO
DATE: MAY 6, 2020
SCALE: 1" = 30'
PROJECT NO.: 19-044

30 0 15 30 60 120

LANDSCAPE PLAN

L-1

Know what's **Below.** **Call** before you dig. 811

Building Elevations for Tractor Supply Co. St Charles

COLOR SCHEDULE

PAINTING SPECIFICATIONS

PIPE BOLLARDS AND LIGHTING POLE BASES

GLOSS FINISH - COLOR TO BE SHW084 SAFETY YELLOW
1ST COAT: 5-H KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES
2ND COAT: 5-H POLY-LON 1900, B65Y525 PART A / B65V525 PART B
3RD COAT: 5-H POLY-LON 1900, B65Y525 PART A / B65V525 PART B
(APPLY AS NEEDED FOR COMPLETE COVERAGE)
(PRODUCT IS PACKAGE SAFETY YELLOW, COLOR ACCEPTANCE SHOULD BE APPROVED BY TRACTOR SUPPLY)

LOADING DOCK GUARDRAILS AND HOLLOW METAL DOOR/FRAMES

GLOSS FINISH - COLOR TO MATCH SW6012 POWER GREY

1ST COAT: 5-H KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 - 8.0 MLS WET / 3.0 -4.0 MLS DRY PER COAT)
2ND COAT, 3RD COAT: 5-H INDUSTRIAL ENAMEL HS, B54Z400 SERIES (2.0 - 4.0 MILS DRY PER COAT)
(APPLY AS NEEDED FOR COMPLETE COVERAGE)

NOTES:
1.) NOT ALL COLORS / PAINTS MAY BE USED
2.) SEE TSC CRITERIA PLANS FOR ALTERNATE PPG PAINT SPECIFICATIONS
3.) GENERAL CONTRACTOR, OR, THE OWNERS TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT. TSC PROJECT MANAGER MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.

GENERAL NOTES:

1. ALL PAINTING APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER, HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS
2. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.

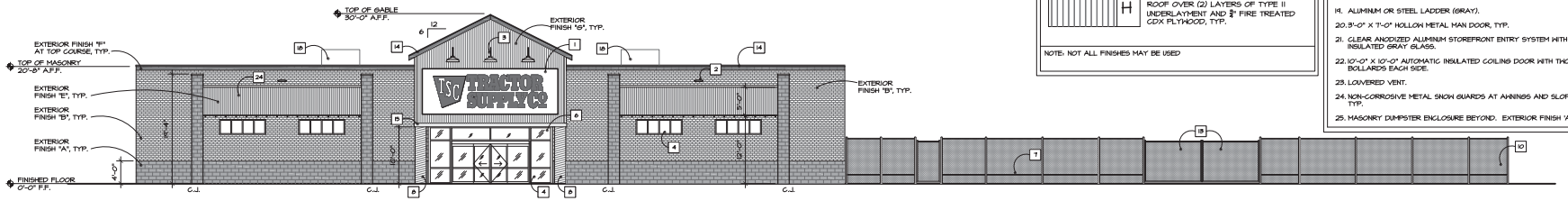
EXTERIOR FINISH SCHEDULE

A - 8" SPLIT FACE CMU WITH INTEGRAL COLOR TO MATCH PAINT SW7513 - SANDERLING, TYP. BELOW 4'-0" A.F.F. TYP.
B - ECHELON QUICKBRICK CMU - FOUNDER FINISH COLOR : BONE (OR APPROVED EQUAL). ABOVE 4'-0" A.F.F. TYP.
C - NOT USED
D - NOT USED
E - 22 GA. GALVANIZED CORRUGATED STEEL METAL AWNING (3'-11" DEEP) WITH 'MATTE' FINISH ATTACHED TO STEEL PAINTED SAFETY RED, TYP.
F - 8" SPLIT FACE CMU WITH INTEGRAL COLOR TO MATCH PAINT SAFTEY RED, TYP.
G - 22 GA. GALVANIZED STEEL PANEL WITH 'MATTE' FINISH OVER TYVEK COMMERCIAL WRAP AND ½" FIRE TREATED APA RATED SHEATHING , TYP.
H - GALVANIZED STANDING SEAM METAL ROOF OVER (2) LAYERS OF TYPE II UNDERLAYMENT AND ¾" FIRE TREATED CDX PLYWOOD, TYP.

NOTE: NOT ALL FINISHES MAY BE USED

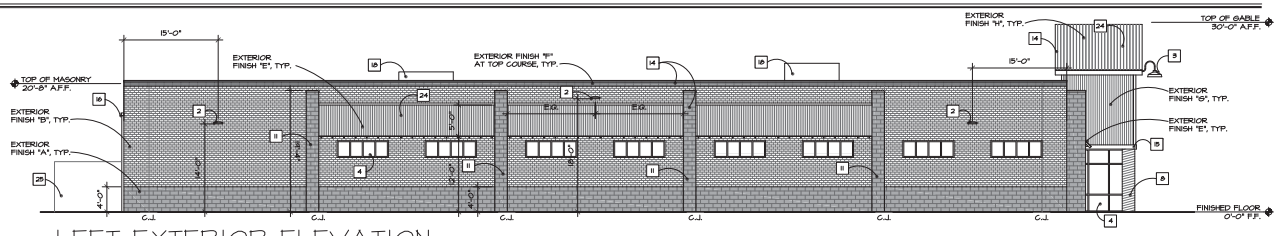
KEYED NOTES:

1. NEW SIGNAGE PROVIDED AND INSTALLED BY OTHERS. G.C. TO PROVIDE AND INSTALL JUNCTION BOX AND CIRCUIT TO PANEL.
2. EXTERIOR WALL PACK FIXTURE, TYP.
3. THREE (3) RED GOOSENECK FIXTURES MOUNTED AT 21'-6" A.F.F, TO BOTTOM OF FIXTURE, TYP.
4. ALUMINUM STOREFRONT WITH GRAY TINTED GLASS. SEE DOOR/WINDOW SCHEDULE ON SHEET A-7.1 FOR ADDITIONAL INFORMATION.
5. 4'-0" SWING GATE WITH EXIT DEVICE. DH PACE TO PROVIDE EGRESS HARDWARE AS NECESSARY.
6. PROVIDE 4" TALL BLOCK STYLE NUMBERS FOR ADDRESS IN CONTRASTING COLOR. COORDINATE WITH LOCAL FIRE MARSHAL.
7. BOTTOM RAIL AT 18" ABOVE GRADE, TYP.
8. 24" DIAMETER CORRUGATED GALVANIZED PIPE ANCHORED TO STRUCTURAL PIPE COLUMN, TYP.
9. DOOR BELL LOCATION.
10. 8'-0" HIGH BLACK VINYL COATED CHAIN LINK FENCE, TYP.
11. 24"x24" COLUMN WITH EXTERIOR FINISH 'A', TYP.
12. 36" X 36" ACCESS DOOR TO BE FIELD LOCATED WHERE THERE IS NOT INTERRUPTION OF TRUSS FRAMING.
13. TWO (2) 10'-0" ROLLING SWING GATES, TYP.
14. ALL PRE-FINISHED FASCIA AND COPING AT FRONT FACADE TO MATCH SAFETY RED FINISH, TYP.
15. POP SOLUTIONS RED STRIPE FROM 10'-0" TO 10'-8" A.F.F. AT FRONT TOWER, TYP.
16. PRE-FINISHED METAL GUTTERS AND 6" DOWNSPOUTS TO MATCH UNICLAD ALMOND, TYP. CONNECT DOWNSPOUT TO STORM SEWER WITH 6" SCHEDULE 40 PVC PIPE STUB OUTS WITH FITTINGS. SEE CIVIL DRAWINGS FOR MORE INFORMATION, TYP.
17. BARRYCRAFT B25A DOWNSPOUT BOOT OR APPROVED EQUAL. TYP.
18. ROOFTOP MECHANICAL UNITS TO BE SCREENED WITH CITYSCAPE ENVISOR SCREENS TO MATCH EXTERIOR FINISH 'B' BELOW. SEE STRUCTURAL AND MECHANICAL PLANS FOR MORE INFORMATION, TYP.
19. ALUMINUM OR STEEL LADDER (GRAY).
20. 3'-0" X 7'-0" HOLLOW METAL MAN DOOR, TYP.
21. CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY SYSTEM WITH TEMP. INSULATED GRAY GLASS.
22. 10'-0" X 10'-0" AUTOMATIC INSULATED COILING DOOR WITH TWO (2) BOLLARDS EACH SIDE.
23. LOUVERED VENT.
24. NON-CORROSIVE METAL SNOW GUARDS AT AWNINGS AND SLOPES ROOF, TYP.
25. MASONRY DUMPSTER ENCLOSURE BEYOND. EXTERIOR FINISH 'A' TYP.



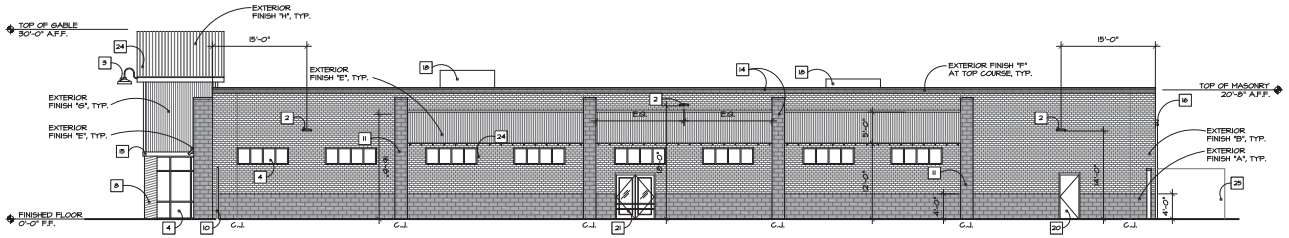
1 A-2 FRONT EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



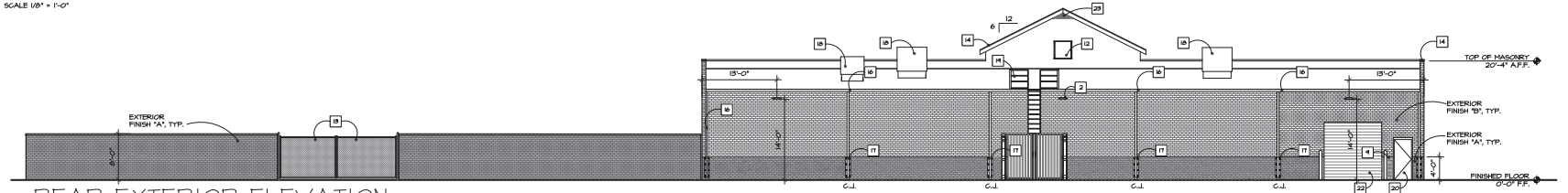
2 A-2 LEFT EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



3 A-2 RIGHT EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



4 A-2 REAR EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

UNLESS SIGNED AND SEALED THIS DRAWING IS A DRAFT AND NOT A LEGAL DOCUMENT.

SAORSA ARCHITECTURE
PO BOX 1999 SPRING HILL, TN 37174
PHONE: 615-601-5015

5401 VIRGINIA WAY
BRENTWOOD, TN 37027
PHONE: (615) 440-4200

TSC TRACTOR SUPPLY CO.

PROPOSED PROTOTYPE:
ST. CHARLES IL

JOB NUMBER:
20-05

REVISIONS:
1 08/18/21 - SITE UPDATE
2 09/05/21 - PLANNING COMMISSION

JUNE 19, 2022

A-2
EXTERIOR ELEVATIONS

Photometric Plan submitted 4/7/21

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4/5/2021
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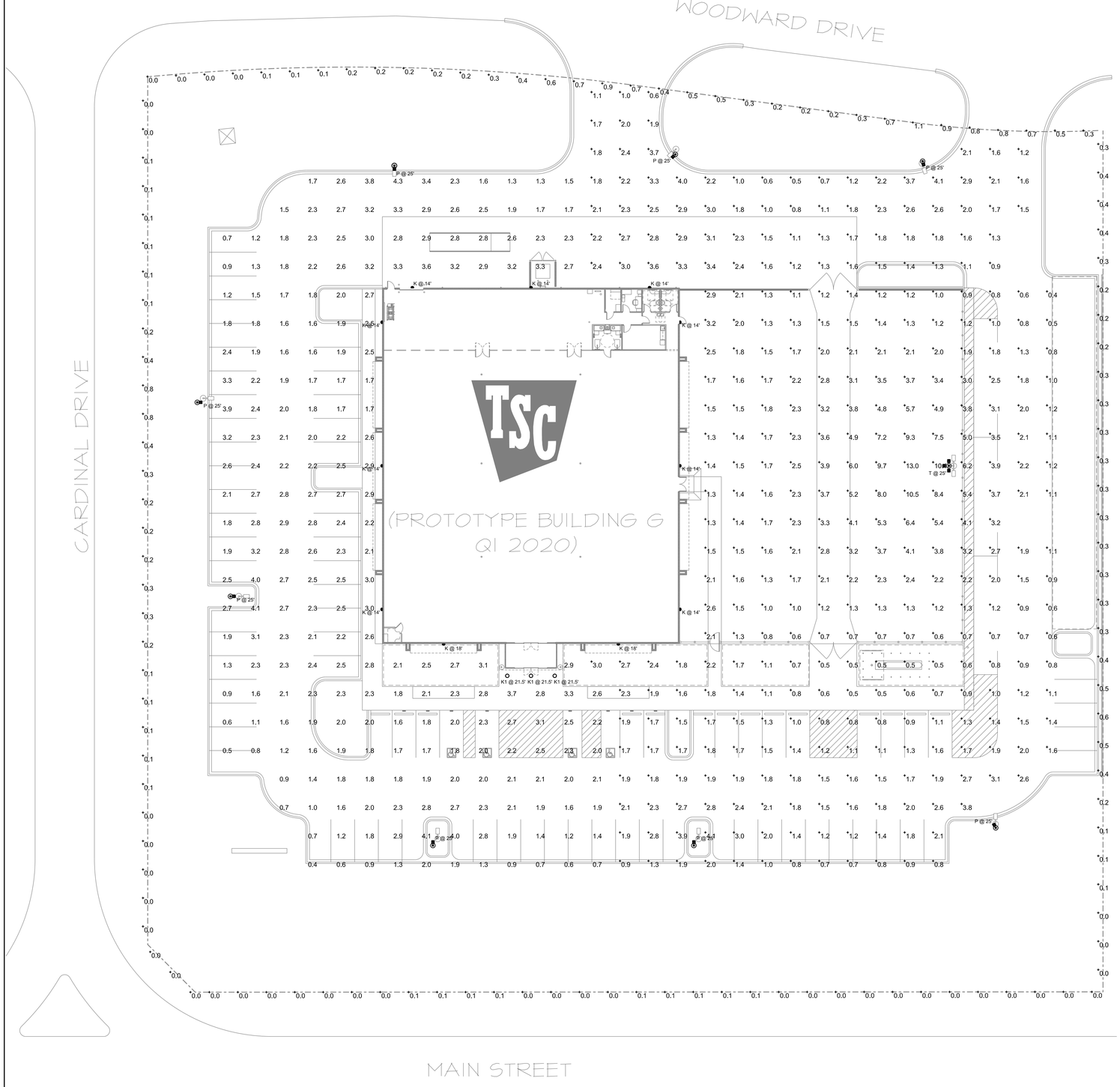

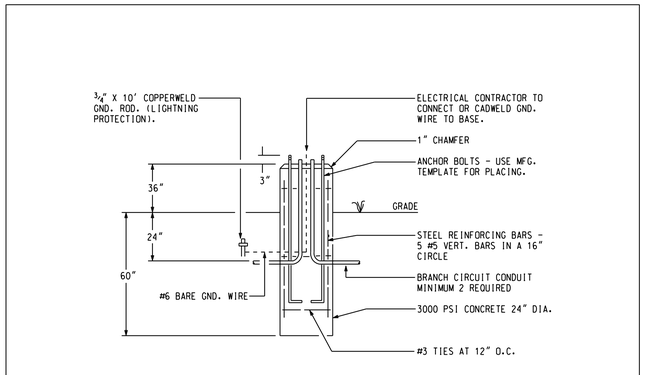

POLE BASE 36" ABOVE GRADE
SCALE: NONE

A1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	+	2.1 fc	13.0 fc	0.4 fc	32.5:1	5.3:1
Property Line Light Levels	+	0.2 fc	1.1 fc	0.0 fc	N/A	N/A

ENTIRE SHEET

1 ES-0 PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'- 0"
0 20' 40' 60'

SAORSA ARCHITECTURE
PO BOX 1999 SPRING HILL TN 37174
PHONE 615 481 5515

LICENSED PROFESSIONAL ENGINEER
PAUL E. BOLING
062-040-343
STATE OF ILLINOIS
4/5/21
EXP DATE 11/30/21

ENTECH ENGINEERING INC.
1301 VIRGINIA WAY SUITE 140
BRENTWOOD, TN 37027
v. 615.377.2940 f. 615.377.4557
email@entechtn.com entechtn.com

5401 VIRGINIA WAY
BRENTWOOD TN 37027
PHONE 615 440 4200

TSC TRACTOR SUPPLY CO.

PROPOSED PROTOTYPE
ST CHARLES IL

JOB NUMBER
20-05

REVISIONS
1 01/18/21 - SITE UPDATE
2 04/05/21 - PERMIT SUBMITTAL

JUNE 19 2020

ES-0
PHOTOMETRIC SITE PLAN

Excerpts of PUD Ordinance 2008-Z-18

City of St. Charles, Illinois

Ordinance No. 2008-Z-18

Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)

Adopted by the

City Council

of the

City of St. Charles

May 5, 2008

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, May 9, 2008

Nancy Garrison

City Clerk

DATE OF PUBLICATION 5/9/08
NEWSPAPER pamphlet

5/5/08

ORDINANCE NO. 2008-Z-18

AN ORDINANCE REZONING PROPERTY AND GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT FOR CORPORATE RESERVE OF ST. CHARLES PUD (A PORTION OF THE WEST GATEWAY PUD)

WHEREAS, a petition for rezoning from the BC Community Business District to the O-R Office-Research District for the real estate described in Exhibit I-C attached hereto and made a part hereof (hereinafter sometimes referred to as "O-R Parcel") and retaining the BC Community Business District zoning of the real estate described in Exhibit I-B attached hereto and made a part hereof (sometimes referred to as "BC Parcel") has been filed by SR&J Real Estate, LLC, an Illinois limited liability company as contract purchaser of the real estate described in Exhibit "I-A" attached hereto and made a part hereof (hereinafter sometimes referred to as "Subject Property"; and

WHEREAS, a petition for granting a Special Use as a Planned Unit Development for the Subject Property has been filed by SR&J Real Estate, LLC, as contract purchaser of the Subject Property; and

WHEREAS, St. Charles Fairgrounds Office Park Investors, LLC, an Illinois Limited Liability Company ("DEVELOPER") is successor in interest to SR&J Real Estate, LLC as contract purchaser ; and

WHEREAS, the Plan Commission has held a public hearing on said petitions in accordance with law;

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and has considered same; and

WHEREAS, the City Council of the City of St. Charles hereby makes the following findings of fact:

FINDINGS OF FACT FOR REZONING:

1. The existing uses and zoning of nearby property.

Immediately north is the Chicago Great Western Railroad right-of-way and Kane County Forest Preserve land. East of the property is more Kane County Forest Preserve land, a townhouse development zoned RM-1 - Mixed Medium Density and a large commercial development zoned BC -Community Business. South of the property, across Main Street, is commercial land zoned BL - Local Business and residential land zoned RM-2 - Medium Density Multi-Family. West of the property is the NICOR right-of-way then several parcels

zoned BC - Community Business and a townhouse development zoned RM-1 - Mixed Medium Density.

The current industrial/manufacturing use of the property is inconsistent with the surrounding uses and the Comprehensive Plan. The proposed corporate campus consisting of high-quality office buildings and retail uses follows surrounding uses and planned developments in the immediate vicinity and is consistent with the Comprehensive Plan.
The proposed use will benefit adjacent commercial properties by stimulating more demand as the office market becomes increasingly established along North Avenue. This location will provide a high quality office product not currently available in the market which will, in turn, allow surrounding properties to also capture tenants that are currently exiting the market in search of quality space.

The proposed use is also a benefit to surrounding residential uses because the uses are quiet when residents are typically home. At night and on the weekends, the Subject Property will offer professionally landscaped, quiet campus for neighbors to use (bike/walking paths, open space, ponds, etc.).

2. The extent to which property values are diminished by the existing zoning restrictions. (Compare the value of the Subject Property and near by properties under the current zoning to their potential value under the proposed zoning.)

The value of the subject and nearby properties will increase under the proposed zoning because of the consistency of the proposed use with the surrounding uses and the quality of the proposed development. Nearby properties will benefit from their proximity to the actively and commerce that will be based on the subject site.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. (If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)

There are no perceptible public benefits to keeping the current zoning. Without rezoning the property, the current industrial/manufacturing use will remain, thereby suppressing the value of the surrounding properties due to the inconsistency with adjacent uses.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.

The proposed zoning will allow the property to be developed into an institutional quality corporate campus that will capture the existing demand in the market. The current zoning will not allow the critical mass necessary for a development of this caliber to succeed. The surrounding properties will benefit from the synergies created by the commerce generated by the development of the Subject Property. Demand for and the value of nearby properties will increase as this location becomes increasingly established as the commercial center of the west side of St. Charles.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.

The property is currently used by an industrial/manufacturing operation. The current use is inconsistent with both the Comprehensive Plan and the commercial and residential uses in the area. The portion of the property that is vacant has remained so since its annexation in 1990, while most of the surrounding property has been or is being developed.

6. The evidence or lack of evidence, of the community's need for the uses permitted under the proposed district. (Development trends, market forces, and the Comprehensive Plan may be considered.)

The development trends in the Randall Road/Route 64 market continue to capture demand for office and retail space in the marketplace. Recent office developments on Dean Street north of the Subject Property have enjoyed success as evidenced by their high occupancy rates. Strong presales of the medical office condominiums west of the Subject Property also demonstrate office demand. The Business Enterprise designation of the subject in the Comprehensive Plan further evidences the City's desire to continue the commercial development in this section of Route 64.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The proposed amendment is consistent with the Business Enterprise designation in the Comprehensive Plan.

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

There are currently no errors or omissions in the Zoning Mop relative to the Subject Property.

9. The extent to which the proposed amendment creates nonconformities. (Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)

The proposed amendment will create no nonconformities.

10. The trend of development, if any, in the general area of the property in question.

Development on Route 64 west of Randall Road has been predominantly commercial in nature. The Zylstra development at the southwest corner of Randall Road and Route 64 is retail oriented around a Harley-Davidson motorcycle dealership. Immediately east of the Subject Property is a mix of retail and office uses including a new Aldi grocery store. Immediately west of the adjacent NICOR right-of-way is a vacant parcel that is planned for an office building. To the west of that property is new commercial development including a new medical office condominium and bank branch.

Development along Randall Road has been primarily retail uses. Past and recent development along the Randall Road corridor has solidified this stretch as the principal area of commercial and economic growth in St. Charles.

The proposed development of the Subject Property is consistent with past and recent development trends in the general area.

FINDINGS OF FACT FOR SPECIAL USE FOR A PUD:

Section A: Determination as to whether the proposed PUD is in the public interest:

1. **How the proposed PUD advances the purposes of the Planned Unit Development procedure (Section 17.04.400 A through G):**

A. To promote a creative approach to site improvements and building design that result in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.

The proposed PUD will create a premier office campus to host the business activities of the community. The size of the property allows for the creation of a modern, integrated office park that offers a range of office products from single-story to multi-story designs. The location on Main Street, proximate to the growing Randall Road corridor and the Kane County Courthouse, make the PUD and the use appropriate for this site.

B. 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.

The property will feature a walking/bike path which will connect the existing termini on Woodward Drive and will connect to the Great Western Trail. Park areas will be located along the path to encourage office tenants to use and enjoy the amenity before, during and after their workday. The path will be located to emphasize the ponds and open areas of the site.

C. To encourage a harmonious mix of land uses and a variety of housing types and prices. The PUD blends office and retail uses along the heavily traveled Main Street with the office uses north of Woodward Drive. This allows retail and restaurant uses to capitalize on the frontage on Main Street while providing an effective transitional use to the office on the north side of the site.

D. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.

The PUD incorporates the potential sensitive wetlands and their buffer areas as undisturbed open space. This will allow these areas to continue to benefit the natural environment.

The site plan follows the current rolling topography with grading to satisfy engineering requirements. A retaining wall in the eastern setback helps reduce the required changes to the topography. Working with the natural contours of the site will provide a more visually interesting setting where the first floor elevations vary throughout the campus.

The PUD includes tree preservation in those areas where quality species and specimens exist that are not impacted by roadways, ponds, infrastructure, building and parking lot locations. Existing

trees located in the setback along the east property line were evaluated for their health and survivability and it was determined that recent grading in the area compromised the viability of the remaining trees. Attention will be paid to preserving additional trees on the site as sitework is underway and field assessments identify further opportunities to save trees.

E. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.

The proposed development includes improvements to address traffic congestion in this area of Main Street. In addition, Woodward Drive, which parallels Main Street and currently terminates at the east and west property lines of the subject, will be completed within the Subject Property to provide an alternative to Main Street.

The PUD also will link storm sewer, sanitary sewer, water and electric infrastructure that currently terminates on either side of the property. This will complete improvements that have been designed into adjacent developments in anticipation of the development of the subject site.

F. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.

The current manufacturing/industrial use of the property is inconsistent with recent development surrounding the site. The obsolete manufacturing buildings no longer meet the needs of industrial users. The proposed retail and office uses are consistent with recent development in the area and represent a dramatic improvement over the current manufacturing use.

G. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.

The proposed site plan is the result of numerous meetings with the City, public hearings with governmental leaders and meetings with surrounding property owners. This iterative process has incorporated the feedback from all stakeholders associated with the PUD.

2. **How the proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330):**

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

The proposed Special Use will allow for the development of a modern, high quality environment for the conduct of commerce in St. Charles. The site will allow a concentration of business activity for members of the community.

The development will generate significant real estate and sales tax revenue without adding a material burden to City services.

The development will improve traffic and utility infrastructure. Main Street, an IDOT SRA route, will be expanded to improve traffic flow in the area. Woodward Drive, a secondary road paralleling Main Street, will be connected to provide an alternative to travel on Main Street.

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

Roadway improvements will be completed as part of the development to further enhance traffic flow on SRA Route 64. Further, Woodward Drive will be connected from its current termini on the east and west of the site which will provide an alternative to travel on Main Street. Sanitary sewer, storm sewer, water and electric capacities have all been designed in anticipation of the development of this site. Connection points to all utilities have been provided in proximity to the subject site. The storm water management systems have been designed to provide adequate capacity for the site and all existing flow from adjacent sites.

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 proposed Special Use will enhance the surrounding properties by improving the roadways and infrastructure while providing a high quality office campus to the community. The proposed development will complement the existing office properties by further solidifying the Main Street commercial corridor as a growing and vibrant office market. The subject site will contribute to the existing retail uses by increasing the daytime population of shoppers and restaurant patrons. The development will also enhance the surrounding residential uses by providing bike/walking paths and abundant open space for public use and limited disruption on nights and weekends when neighboring residents are typically home.

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

The commercial developments in the vicinity along Main Street will benefit from the additional concentration of office and retail uses proposed for the site. The proposed development will create additional critical mass for continuing commercial development of surrounding properties. The high quality of the development will support the adjoining residential developments by creating attractive daytime uses which are generally quiet at night and on the weekends. The proposed development represents a dramatic improvement for all property types over the existing industrial/manufacturing use of the property.

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

The Special Use is consistent with the St. Charles Comprehensive Plan and will not be detrimental to or endanger the public health, safety, comfort or general welfare of the citizens of St. Charles. The Special Use will allow the property to serve as an asset to the business community and will generate substantial revenue for the City.

F. Design Review: That the proposed Special Use meets or exceeds the applicable Design Review Standards of Chapter 17.06 and other applicable provisions of this Title.

The Special Use exceeds the applicable Design Review Standards by incorporating substantial

open space and natural features into the site plan to create an environment for the aesthetically pleasing architecture of the buildings. Particular attention has been paid to outdoor features such as bike/walking paths, picnic areas, ponds, water features and open space. Abundant landscaping will further enhance the natural environment. Buildings will be designed and constructed to Class A standards and will feature interesting and varied architecture with common design elements and harmonious materials and colors. The deviations from the Design Review standards are minor and are consistent with quality architecture and design for an office campus development.

3. **Explain how the proposed PUD will be beneficial to the physical development, diversity, tax base and economic well being of the City.**

The proposed PUD will be beneficial to the physical development of St. Charles by creating a high quality office campus offering abundant open space, superior architectural design and modern amenities not currently available in the market. This office development will contribute to the diversity of the City by offering prospective office tenants the quality of office space that will keep citizens from commuting outside of St. Charles and will attract new users from the surrounding area. The establishment of this location as a business center for St. Charles will also enhance the development of surrounding commercial properties.

The real estate taxes generated by the proposed office space plus the real estate and sales taxes from the retail areas will directly contribute to the tax base without adding a material burden to municipal services. In addition, the City will benefit from increased daytime population and the attendant spending at local restaurants and businesses.

4. **Explain how the proposed PUD conforms to the intent of the Comprehensive Plan.**

The property is designated as Business Enterprise in the current St. Charles Comprehensive Plan. The proposed underlying zoning of BC - Community Business District and OR -Office Research District is consistent with the intent of the Comprehensive Plan.

5. **Indicate whether the proposed PUD conforms to all existing Federal, State and local legislation and regulation.**

The proposed PUD conforms to all existing Federal, State and local legislation and regulation. All design elements meet or exceed the requirements of the proposed underlying zoning per the St. Charles zoning code and will also satisfy all Federal and State legislation and regulation.

Section B: Justification for the proposed relief from ordinance requirements:

A. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public area, pedestrian and transit facilities.

The abundant open space, lush landscape and low building density exceed the standards required by ordinance. The walking biking path will connect Woodward Drive to the Great Western Trail on the northwest side of the property, allowing the public to not only enjoy the natural setting created by the PUD but also to better access and utilize existing public improvements.

B. The PUD will preserve open space, natural beauty or critical environmental areas in excess of what is required by ordinance or other legislation.

The PUD is designed to blend with the existing topography and natural setting of the site. Open green space is well above requirements while building density is well below the current -40 FAR allowed.

C. 'The PUD will provide superior landscaping, buffering or screening.

Setbacks will be heavily landscaped to buffer the property from adjacent uses. The buildings have been situated away from property lines to further buffer adjoining properties and to reduce any visual impact on existing uses.

D. The buildings within the PUD offer high quality architectural design.

The building design is intended to set a new standard for architecture in the marketplace. The quality of the design, combined with the modern, natural materials, will create an office product that will attract tenants to the market who are interested in establishing their business in St. Charles but currently do not have a Class A office campus available.

E. The PUD provides for energy efficient building and site design.

The buildings feature a high percentage of thermal glass allowing a large amount of sunlight to enter the buildings while still providing efficient insulating qualities. The increased sunlight entering the office space will allow tenants to reduce the need for artificial lighting. The landscaping is designed to require minimal irrigation which will reduce the amount of water consumed on site. The large open green areas will help absorb rainwater, improve air quality and provide habitat for birds and animals.

F. The PUD provides for the use of innovative storm water management techniques.

The storm water system has been integrated into the site to provide focal points to the entrances to the property and natural settings for the walking/bike path. The wet-bottom ponds will allow for on-site detention of water and will allow for settling of sediment prior to release to adjacent downstream properties.

G. The PUD provides accessible dwelling units in numbers or with features beyond what is required.

Not Applicable.

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

SECTION 1. That Section 17.10.020 of Title 17 of the St. Charles Municipal Code, as amended, and as set forth in the Zoning District Map as described therein and on file in the Office

of the City Clerk, is hereby amended by: a) rezoning the O-R Parcel to the O-R Office Research District, and b) the granting of a Special Use as a Planned Unit Development for the entire Subject Property, pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, all of the Subject Property being subject to the additional conditions, variations and restrictions hereinafter set forth.

SECTION 2. That the Subject Property may be developed only in accordance with the St. Charles Municipal Code as now in effect or as hereafter amended (except as specifically varied herein), the requirements of the BC or O-R zoning district, as appropriate, (except as specifically varied herein), and in accordance with the additional procedures, definitions, uses, and standards restrictions contained herein and set forth in Exhibits "IV-A", "IV-B", "V", "VI-A", "VI-B", "VI-C", "VI-D", "VI-E", and "VI-F", all as attached hereto and made a part hereof..

A. Zoning Requirements and Standards

1. Permitted and Special Uses: Exhibit "IV-A" as to the BC Parcel and Exhibit "IV-B" as to the O-R Parcel shall govern with respect to the uses to be allowed as permitted and special uses within those respective portions of the Subject Property, as set forth therein.
2. Bulk Requirements: The Bulk Requirements set forth in Exhibit "IV-A" as to the BC Parcel and Exhibit "IV-B" as to the O-R Parcel shall govern with respect to the development of the Subject Property.
3. Signs: Signs shall be permitted as set forth in the provisions of Title 17 of the St. Charles Municipal Code and of Exhibits "IV-A", "IV-B", and "VI-E".
4. Maximum Total Floor Area: The maximum total floor area of all buildings on the Subject Property shall be as set forth in Exhibits "IV-A" and "IV-B"..
5. Design Review Standards: Sites improvements, buildings and structures constructed from time to time within the O-R Parcel shall conform with the Design Review standards and guidelines contained in Exhibit "IV-B" attached hereto and made a part hereof.

B. Approval of Plans: The following plans, reduced size copies of which are

attached hereto as Exhibits "VI-A", "VI-B", "VI-C", "VI-D", "VI-E", and "VI-F", are hereby approved:

1. Aerial Photograph with Phasing Lines prepared by Mackie Consultants, LLC dated March 18, 2008 (Exhibit VI-A)
2. PUD Preliminary Plan - Phase I prepared by Mackie Consultants, LLC consisting of sheets 1 through 9, dated April 29, 2008 (includes Preliminary Plat of Subdivision and Sketch Plan (Exhibit VI-B)
3. PUD Preliminary Landscape Plans – Phase I prepared by Kinsella Landscape, Inc. consisting of sheets L-0 through L-7, dated April 28, 2008 (Exhibit VI-C)
4. PUD Preliminary Electrical Plans – Phase I prepared by Kornacki and Associates, Inc. consisting of sheets E1, E1A, E2, E2A, E3, E3A, E4, and E5, dated April 4, 2008. (VI-D)
5. Architectural Site Plan dated April 21, 2008 and Freestanding Sign Details dated March 18, 2008 prepared by Wright Heerema Architects (Exhibit VI-E)
6. PUD Preliminary Building Elevations – Phase I prepared by Wright Heerema Architects consisting of a One Story Building Elevation, Three Story Building Elevation, One Story Exterior Rendering, and Three Story Exterior Rendering, dated December 27, 2007 (Exhibit VI-F)

These plans constitute a PUD Preliminary Plan for Phase I, a PUD Sketch Plan for the remainder of the Subject Property, and a Preliminary Subdivision Plat for the Subject Property. .

C. **Miscellaneous**

Provisions of the Annexation Agreement set forth in Exhibit "V" are incorporated herein by reference as if fully set forth herein.

SECTION 3. HOLD HARMLESS AND INDEMNIFICATION

In the event a claim is made against the CITY, its officers, other officials, agents and employees or any of them, or if the CITY is made a party-defendant in any proceeding arising out of or in connection with the approval and issuance of a Special Use Permit for a Planned Unit

Development for the Subject Property, or the development of the Subject Property, the DEVELOPER shall defend and hold the CITY and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgments, costs and fees, including expenses and reasonable attorney's fees, in connection therewith. The CITY and such officers, other officials, agents and employees shall reasonably cooperate in the defense of such proceedings.

SECTION 4. That this Ordinance shall become effective from and after its passage and approval in accordance with law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.

ATTEST:

CITY CLERK

MAYOR

COUNCIL VOTE:

AYES: 9

NAYS: 0

ABSENT: 1

EXHIBIT "IV-A"

Development Standards and Design Review Criteria - BC Parcel

The requirements applicable to the BC Community Business District shall apply to the BC Parcel except that the following provisions shall apply in lieu of any conflicting provisions:

1. Permitted and Special Uses

P=Permitted Use
S=Special Use
A=Permitted Accessory Use
SA=Special Use, Accessory Only

Use		Specific Use Standards
Assisted Living Facility	S	
Art Gallery/Studio	P	
Carnival (as temporary use)	P	Section 17.20.040, 050
Cultural Facility	P	
Indoor Recreation and Amusement	P	
Live Entertainment	P	
Lodge or Private Club	P	
Outdoor Entertainment, Temporary	P	
Outdoor Recreation	P	
Place of Worship	P	
Public Plaza	A	
Temporary Outdoor Entertainment	A	Section 17.20.030
Theater	P	
College/University	P	
Office, Government	P	
Post Office	P	
Public Service Facility	P	
School, Specialized Instructional	P	
Bank	P	
Car wash	S	
Currency Exchange	P	
Day Care Center	P	
Drive-Through Facility	S	Section 17.24.100
Financial Institution	P	
Gas Station	P	
Heavy Retail and Service	P	
Home Improvement Center	P	
Hotel/Motel	P	
Kennel	S	Section 17.20.030
Medical/Dental Clinic	P	
Motor Vehicle Rental	P	
Motor Vehicle Service and Repair, Minor	P	Section 17.20.030
Motor Vehicle Sales and Leasing	P	Section 17.20.030
Office, Business and Professional	P	
Outdoor Sales, Permanent	SA	Section 17.20.030

Outdoor Sales, Temporary	A	Section 17.20.040, 050
Personal Services	P	
Coffee or Tea Room	P	
Restaurant	P	
Retail Sales	P	
Tavern/Bar	P	
Veterinary Office/Animal Hospital	P	
Mini-Warehouse	P	
Accessory Uses	A	Chapter 17.20, 17.22
Parking Lot, Surface	A	Chapter 17.24
Planned Unit Development	S	Chapter 17.04, 17.06
Transportation Operations Facility	S	
Communication Tower	S	Section 17.22.020
Communication Antenna	P	Section 17.22.020
Utility, Community/Regional	S	
Utility, Local	P	

2. Bulk Regulations:
   a. Minimum Lot Area: One (1) acre
   b. Minimum Lot Width: None
   c. Maximum Building Coverage: 40%
   d. Maximum gross floor area per building: 75,000 s.f.
   e. Maximum building height: 40 ft.
   f. Minimum front yard: 25 ft.
   g. Minimum interior side yard: 10 ft.
   h. Minimum exterior side yard: 25 ft.
   i. Minimum rear yard: 30 ft.
   j. Minimum for yards adjoining Main Street/IL 64: 50 ft.

   Compliance with these Bulk Regulations for Lots 2 and 3 shall be determined as follows:

   a. Lot 2 (as shown on the Preliminary Plat of Subdivision) shall be considered as one lot. A front yard setback shall be provided along Woodward Drive; the required yard adjoining Main Street/IL 64 shall be considered as a front yard for purposes of establishing minimum setbacks for buildings, parking and accessory structures.
   b. Lot 3 (as shown on the Preliminary Plat of Subdivision) shall be considered as one lot. A front yard setback shall be provided along Woodward Drive; the required yard adjoining Main Street/IL 64 shall be considered as a front yard for purposes of establishing minimum setbacks for buildings, parking and accessory structures.
   c. These boundaries shall apply regardless of any resubdivision of Lots 2 and/or 3, or any part thereof.
   d. The provisions of the Zoning Ordinance pertaining to more than one building on a lot (Section 17.22 A (2)) shall govern with respect to spacing between buildings regardless of internal lot

lines, but all other Bulk Requirements shall apply only to Lots 2 as a whole, and to Lot 3 as a whole.

3. Maximum Floor Area:

The maximum gross floor area to be developed within the BC Parcel shall be 135,000 square feet.

4. Parking:

For purposes of determining parking requirements, Lot 2 as shown on the Preliminary Plat of Subdivision shall be considered as one lot regardless of any resubdivision, and Lot 3 as shown on the Preliminary Plat of Subdivision shall be considered as one lot regardless of any resubdivision. Therefore, parking may be located anywhere within Lot 2 for any use on Lot 2 and parking may be located anywhere within Lot 3 for any use on Lot 3.

5. Signs:

Signs shall be permitted in accordance with the provisions of Chapter 17.28 of the St. Charles Zoning Ordinance applicable to the BC Community Business District.

6. Design Review Criteria

The Design Review Standards and Guidelines of Sections 17.06.020 and 17.26.030 shall apply.

DEVELOPER, and its successors and assigns, shall cooperate with the CITY in the formation of, and shall not object to the establishment of, or any amendment to, the SSA or SSAS. The purposes of the SSA or SSAS shall be to make financial provision for the maintenance, repair, reconstruction or replacement of the non-dedicated Storm Water Management Facilities in the event that DEVELOPER or the Owners' Association, as the case may be, fails to properly perform these functions. Each SSA or SSAS shall be for a perpetual duration with a maximum rate of 1.00 percent per annum ($1.00 per $100 of equalized assessed valuation) on all of the taxable property within the territory of the SSA. If and when DEVELOPER, or its successors and assigns, records the REA against a Development Phase and/or other portion of the Subject Property, the REA shall include provisions implementing this covenant which shall be binding upon the future owners of record of the Subject Property, or any portion thereof.

8. ROAD IMPROVEMENTS.

A. RIGHT-OF-WAY DEDICATIONS: The Preliminary Subdivision Plat identifies those portions of the Subject Property to be dedicated as a part of the First Development Phase for public street right-of-way to the CITY, as to internal public streets, and the Illinois Department of Transportation ("**IDOT**"), as to Main Street (IL Route 64). The Initial Final Plat, which shall be recorded in conjunction with the approval and commencement of the First Development Phase, shall effectuate said dedications in conformity with the applicable standards of the CITY and IDOT. Any additional public streets to be dedicated to the CITY as a part of future Development Phases approved by the CITY shall be effectuated pursuant to a recorded final plat of subdivision or a plat of dedication, in form and content approved by the CITY. The CITY shall cooperate with DEVELOPER in seeking and obtaining an easement ("**NIGAS Easement**") from the Northern Illinois Gas Company ("**NIGAS**") to permit the extension of Woodward Drive across the NIGAS property west of the Subject Property ("**NIGAS Property**") to connect with the easterly terminus of Woodward Drive in the Foxwood PUD. All dedications of public street right-of-way together with any accompanying easements granted for utilities, traffic control equipment, sidewalks and bicycle paths, shall be provided at no cost to the CITY in accordance

with Section 16.12.210 of the St. Charles Municipal Code.

B. ROADWAY CONSTRUCTION STANDARDS AND ACCESS: The improvements for public streets shall be designed and constructed by DEVELOPER in conformity with the applicable standards for the type of street as uniformly applied under the applicable ordinances of the CITY, as to internal streets, and the regulations of IDOT, as to Main Street. The design standards for Woodward Drive shall be in accordance with the design standards for said street utilized for the Foxwood PUD. The extension of Woodward Drive across the Subject Property in the manner identified in the PUD Preliminary Plan shall be constructed as a part of the Phase 1 Land Improvements.

Access to Lot 2 shall be limited to not more than two full access points from Woodward Drive, and access to Lot 3 shall be limited to not more than one full access point from Woodward Drive, unless otherwise approved by the CITY at the time of Preliminary PUD Plan approval for Lots 2 and/or 3. The centerline of all access drives within the Subject Property shall be located in accordance with good engineering practice, but not less than 150 feet from the centerline of any intersection of two public streets.

C. INTERSECTION IMPROVEMENTS - IL. ROUTE 64 (Main Street): Access to the Subject Property from Illinois Route 64 shall be limited to one (1) full movement intersection and one (1) right-in and right-out only intersection in the general locations identified in the PUD Preliminary Plan, except such additional locations as the City Council in its sole discretion may determine (individually a "**Route 64 Intersection**" and collectively the "**Route 64 Intersections**"). The CITY and DEVELOPER acknowledge that all access to Illinois Route 64 is subject to the approval of the Illinois Department of Transportation. The CITY shall cooperate with DEVELOPER with respect to DEVELOPER'S efforts to obtain permits from IDOT for the Route 64 Intersections. DEVELOPER shall improve the Route 64 Intersections at its expense in conformity with the design standards therefore approved by IDOT. Provided permits for both Route 64 Intersections have been approved and issued by IDOT, both of the Route 64 Intersections shall be constructed as a part of the Phase 1 Improvements. DEVELOPER is