|   | AGENDA ITEM EXECUTIVE SUMMARY Agenda Item number: 4b |                        |  | da Item number: 4b   |               |  |
|---|--|------------------------|--|--|---------------|--|
| ST. CHARLES<br>SINCE 1834Title:Plan Commission in<br>Amendment to Spec<br>Plan, and Final Plan<br>northwest corner of<br>Charles Commercial |  |                        | Commission recommendation<br>endment to Special Use for Plan, and Final Plat of Subdivision<br>hwest corner of Bricher Rd. a<br>rles Commercial Center PUD | recommendation to approve an<br>pecial Use for PUD, PUD Preliminary<br>lat of Subdivision for Primrose School,<br>of Bricher Rd. and Blackberry Dr. (St.<br>cial Center PUD) |               |  |
|   | Presenter:   | esenter: Ellen Johnson |  |  |               |  |
| Meeting: Planning & Development Committee Date: November 14, 2016   |  |                        | 4, 2016  |  |               |  |
| Proposed Cost: N/A  |  |                        | Budgeted Amount: N/A   |  | Not Budgeted: |  |

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

The subject property is an undeveloped 2.23 acre parcel within the St. Charles Commercial Center PUD, located at the northwest corner of Bricher Rd. and Blackberry Dr.

John Finnemore, applicant, is proposing to develop the property with a Primrose School child care facility. Details of the proposal are as follows:

- Construction of a one-story, approx. 12,000 sf building.
- Access from two driveways onto the shared private access drive off of Bricher Rd.
- A total of 45 parking spaces between the building and the private access drive.
- Required street frontage and parking lot landscaping.
- Outdoor play areas around the rear and sides of the building
- Sidewalk extension along Bricher Rd.

The Shodeen Family Property Company, LLC, property owner, has also submitted a Final Plat of Subdivision for approval in order to formally plat the property.

#### **Plan Commission Review**

The Plan Commission held a public hearing on the Special Use for PUD Amendment and reviewed the applications for PUD Preliminary Plan and Final Plat of Subdivision on 10/4/16. The Commission voted 5-0 to recommend approval, subject to resolution of outstanding staff comments prior to City Council action.

Attachments (please list):

Plan Commission Resolution, Staff Report, Applications, Plans

#### **Recommendation/Suggested Action** (briefly explain):

Plan Commission recommendation to approve an Amendment to Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Primrose School, northwest corner of Bricher Rd. and Blackberry Dr. (St. Charles Commercial Center PUD)

### City of St. Charles, Illinois Plan Commission Resolution No. <u>17-2016</u>

### A Resolution Recommending Approval of an Application for Special Use to amend Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for Primrose School, Northwest Corner of Bricher Rd. and Blackberry Dr. (John Finnemore & Shodeen Family Property Company LLC)

#### Passed by Plan Commission on October 4, 2016

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

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use to amend PUD Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for Primrose School, Northwest Corner of Bricher Rd. and Blackberry Dr. (John Finnemore & Shodeen Family Property Company LLC); and,

WHEREAS, the Plan Commission finds the Special Use for PUD and PUD Preliminary Plan to be in the public interest based on the following criteria:

#### 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 development of a child care facility in this mixed use PUD offers convenient access for parents residing in neighboring residential properties and beyond. The proposed location allows for multiple stops to complete trips to adjacent uses (restaurants, car repair businesses, shopping etc.) patronizing the existing businesses located in the PUD thus minimizing the travel required on public roadways. The infill nature of the proposed location for the Primrose facility does not require any additional infrastructure improvements other than the installation of a sidewalk along Bricher Road which will be installed at the petitioner's cost. Primrose has developed plans that reflect very attractive building elevations, a low floor area ratio due to the sizable playground area and extensive landscaping which all contribute to our facility becoming an integral part of the PUD and the overall St. Charles community.

- 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 plans for the Primrose facility meet the requirements of the underlying BR-Regional Business zoning district with the exception of the following amendments:

1.) Section 17.26.080 – Building foundation landscaping to a width of 8' is required along 75% of the front wall and 50% of the remaining walls. 2.) Section 17.26.030.A.1 – Building facades over 100' must incorporate wall projections or recesses at least 3' in depth extending over 20% of the façade. 3.) Section 17.06.030.C.1 – Buildings must have public entrance on the primary street frontage. Substantial landscape plantings are proposed along the Bricher Road frontage and will be adjacent to expansive green space for the playground which should more than offset the foundation plantings that need to be omitted due to the nature of children not mixing well with bushes, ground cover and other typical foundation plantings. The North building façade doesn't incorporate the required 3' wall projections because creating "bump outs" in classrooms affects the layout and operation of the learning program for the children. In lieu of projections we are proposing the addition of porches which will create the desired effect of adding interest and shadowing to the front façade. Because our parcel is not allowed direct vehicular access to Bricher Road we were unable to orient the building to face the main entrance towards a public street because the parking lot would also need to be in front of the building which would locate the access to the parking lot from the existing loop road too close to its intersection with Bricher. Additionally, the parking lot, if located along Bricher would not internally circulate and create a dead-end layout.

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

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

The Special Use to allow a child care facility will provide needed service for both residents and commercial users in the St. Charles area.

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

The existing infrastructure in the St. Charles Commercial Center PUD is sufficient to support the proposed facilty.

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 requested PUD amendment to allow child care 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.

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

The proposed child care facility will note impede the normal and orderly development and improvements of the surrounding properties.

# 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 proposed child care facility does not require any special maintenance or operations that will be detrimental to or endanger the public health, safety, comfort or general welfare of the surrounding properties.

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

The proposed child care facility meets or exceeds all existing Federal, State and Local regulations, as it relates to the PUD Amendment, Building Permit and Engineering Approvals and approval by the Illinois Department of Children and Family Services.

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

Providing a high quality, education based, child care facility benefits the St. Charles and surrounding community by having a convenient location to drop-off and pick-up their children while traveling to various employers in the St. Charles area.

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

The proposed PUD permitted use for the child care conforms with the permitted used as approval in PUD Ordinance 1982-Z-6. The Comprehensive Plan for the City of St. Charles indicates that the parcel proposed to be developed for a Primrose School is designated for Neighborhood Commercial. The Zoning Map for the City of St. Charles shows that the underlying zoning district is BR-Business Regional. Child care is a

permitted use in the BR District, therefore, the proposed Primrose facility is an excellent fit and justifies the amendment to the existing PUD to allow our use.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Application for Special Use to amend PUD Ordinance 1982-Z-6 (St. Charles Commercial Center PUD) and establish a new Planned Unit Development, PUD Preliminary Plan and Preliminary/Final Plat of Subdivision for Primrose School, Northwest Corner of Bricher Rd. and Blackberry Dr. (John Finnemore & Shodeen Family Property Company LLC).

Roll Call Vote: Ayes: Spruth, Doyle, Pretz, Macklin-Purdy, Kessler Nays: None Absent: Wallace, Schuetz, Holderfield, Frio Motion carried: 5-0

PASSED, this 4th day of October 2016.

Chairman St. Charles Plan Commission

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

Fax: (630) 377-4062



### Staff Report

| TO:   | Chairman Todd Bancroft<br>And the Members of the Planning and Development Committee                      |  |  |
|-------|--|--|--|
| FROM: | Ellen Johnson, Planner   |  |  |
| RE:   | Primrose School – Northwest corner of Bricher Rd. and Blackberry Dr. (St. Charles Commercial Center PUD) |  |  |
| DATE: | November 8, 2016   |  |  |

#### I. **APPLICATION INFORMATION:**

| Project Name: | Primrose School  |
|---------------|--|
| Applicant:    | John Finnemore (Special Use and PUD Preliminary Plan)<br>Shodeen Family Property Company LLC (Final Plat of Subdivision) |

**Purpose:** Construct a Day Care Center on the property

|                | Site Information  |                                |  |
|----------------|---|--------------------------------|--|
| Location       | Northwest corner of Bricher Rd. and                                     | l Blackberry Dr.               |  |
| Acres          | 2.23 acres  |                                |  |
| Applications   | Special Use (PUD Amendment)   |                                |  |
|                | PUD Preliminary Plan  |                                |  |
|                | Final Plat of Subdivision   |                                |  |
| Applicable     | Ch. 17.06 Design Review Standards &                                     | Guidelines                     |  |
| Zoning Code    | Ch. 17.14 Business and Mixed Use Dis                                    | stricts                        |  |
| Sections and   | Ch. 17.24 Off-Street Parking, Loading                                   | & Access                       |  |
| PUD Ordinance  | Ch. 17.26 Landscaping and Screening                                     |                                |  |
|                | Title 17 Subdivisions and Land Improvement                              |                                |  |
|                | Ordinance 1982-Z-6 "An Ordinance Rezoning Property to the R-4 Multiple  |                                |  |
|                | Residence District and the B-3 Service Business District and Granting a |                                |  |
|                | Special Use as a PUD for the St. Charl                                  | es Commercial Center Property" |  |
|                | Existing Condition  | IS                             |  |
| Land Use       | Vacant  |                                |  |
| Zoning         | BR- Regional Business (PUD)   |                                |  |
|                | Zoning Summary  | ,                              |  |
| North          | BR- Regional Business (PUD)   | Commercial                     |  |
| East           | BR- Regional Business (PUD)   | Commercial                     |  |
| South          | B-1 Business- City of Geneva zoning                                     | Commercial                     |  |
| West           | BR- Regional Business (PUD)   | Commercial                     |  |
|                | Comprehensive Plan Des  | ignation                       |  |
| Neighborhood C | ommercial   | -                              |  |
|                |   |                                |  |

Staff Report – Primrose School 11/8/2016 Page 2

#### Aerial



Zoning



#### II. BACKGROUND

#### A. <u>PROPERTY HISTORY</u>

The subject property is a vacant parcel located at the northwest corner of Bricher Rd. and Blackberry Dr. The property is part of the St. Charles Commercial Center PUD, although the site has remained undeveloped since the PUD was approved in 1982. Development of the property is subject to Ordinance No. 1982-Z-6 "An Ordinance Rezoning Property to the R-4 Multiple Residence District and the B-3 Service Business District and Granting a Special Use as a PUD for the St. Charles Commercial Center Property".

#### B. <u>PROPOSAL</u>

John Finnemore of Primrose Schools, applicant, is proposing to develop the property with a Primrose School child care facility. Details of the proposal are as follows:

- Construction of a one-story, approx. 12,000 sf building, facing north.
- Access from two driveways onto the shared private access drive off of Bricher Rd.
- A total of 45 parking spaces between the building and the private access drive.
- Required street frontage and parking lot landscaping.
- Outdoor play areas around the rear and sides of the building
- Sidewalk extension along Bricher Rd. and internal sidewalk connection to the building entrance.

The applicant has submitted the following applications in support of this project:

- 1. **Special Use (PUD Amendment)** To allow the day care use at this location and to permit zoning deviations related to building foundation landscaping, building articulation and public entrance requirements.
- 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
- 3. **Final Plat of Subdivision** To formally plat the property.

#### III. ANALYSIS

Staff has performed an analysis of the revised PUD Preliminary Plan to identify any deficiencies with the proposal as it relates to the standards established in the St. Charles Commercial Center PUD and the Zoning Ordinance, City Code Title 17. The following is a description of staff's analysis.

#### A. <u>PROPOSED USE</u>

A Day Care Center is listed as a permitted use in the BR Regional Business District. The Zoning Ordinance defines this use as follows:

"Any child or adult care facility, whether established for gain or otherwise, which regularly provides car for less than 24 hours per day for more than three (3) children or adults in a facility other than a residential building, which meets the licensing requirements of the State of Illinois, Department of Children and Family Services. Day Care Center does not include programs operated by public or private elementary and secondary schools, or institutions of higher learning which serve children who are three (3) years of age or older." A Day Care Center is not currently a permitted use in the St. Charles Commercial Center PUD. As such, the applicant is requesting to amend the PUD ordinance to include Day Care Center as a permitted use on the subject property only.

#### B. <u>ZONING STANDARDS</u>

The table below compares the submitted plans with the requirements of the BR zoning district and the St. Charles Commercial Center PUD. All applicable standards are met.

| Category                  | Zoning Ordinance Or PUD<br>Standard  | Proposed                      |  |
|---------------------------|--|-------------------------------|--|
| Min. Lot Area             | 1 acre   | 2.23 acres                    |  |
| Lot Width                 | None   | 436 ft.                       |  |
| Building Coverage         | 30%  | 12.4%                         |  |
| Building Height           | 40 ft.   | 22'8"                         |  |
| <b>Building Setbacks:</b> |  |                               |  |
| Front (Bricher Rd.)       | 30 ft.   | 70 ft.                        |  |
| Interior sides            | 15 ft.   | 28 ft. (west); 230 ft. (east) |  |
| Rear (north)              | 30 ft.   | 94 ft.                        |  |
| Parking Setbacks:         |  |                               |  |
| Front (Bricher Rd.)       | 20 ft.   | 115 ft.                       |  |
| Interior sides            | 0 ft.  | 11 ft. (west); 197 ft. (east) |  |
| Rear (north)              | 0 ft.  | 19 ft.                        |  |
| Parking Stall Size        | 9' x 18' OR 9'x16' w/ 2 ft. bumper<br>overhang 9' x 18'  |                               |  |
| Drive-Aisle Width         | 24' (Two Way)  | 24'                           |  |
| Parking Requirement       | Zoning Ordinance standard for Day<br>Care Center: 3.5 spaces per 1,000 sf<br>@ 11,972 sf = 42 spaces | 45 spaces                     |  |

#### C. LANDSCAPING

A revised landscape plan has been submitted for the property. The table below compares the submitted plan to the requirements of Ch. 17.26 Landscaping and Screening. Deviations from the zoning ordinance standards that are required to accommodate the landscaping as proposed are denoted in *bold italics*.

| Category                                  | Zoning Ordinance Standard                    | Proposed  |
|---|--|---|
| <b>Overall Landscape Area</b>             | 15%  | 51%   |
| Interior Parking Lot<br>Landscape Area    | 10%<br>13 trees                              | 21%<br>13 trees                                 |
| Bldg. Foundation Landsca                  | ping   |   |
| Front wall (public entrance)              | 75% of wall length; 8 ft. wide planting beds | 80%;<br>planting beds only 3 ft. wide           |
| Remaining walls                           | 50% of wall length; 8 ft. wide planting beds | 0%  |
| Public Street Frontage                    | 75%  | 82%   |
| Landscaping                               | 9 trees                                      | 9 trees   |
| Parking Lot Screening                     | 50% to a height of 30 in.                    | Not required; Blackberry Dr. is a private drive |
| Monument Sign3 ft. around signLandscaping |  | 4 ft. around sign                               |

As part of the PUD Amendment, the applicant has requested a deviation from the building foundation landscaping requirement (Section 17.26.080). This is being requested due to ADA requirements to have sidewalks directly adjacent to the building, as well as the location of the play areas.

#### D. <u>BUILDING ARCHITECTURE</u>

The table below compares the submitted architectural elevations to 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     | 3 ft. wall projections/recesses over 20% of façades over 100 ft.  | North elevation: Does not<br>meet requirement<br>South elevation: meets<br>requirement                              |
| Architectural Features #1 | 50% of façade comprised of architectural features   | Meets requirement<br>(requirement applies to north<br>side- 65%, east side- 50%, and<br>south side- 51%)            |
| Architectural Features #2 | Street-facing facades must have 2<br>of 4 architectural features: change<br>in wall plane of 2 ft.; change in<br>wall texture/masonry patterns;<br>transparent windows;<br>columns/pilasters projecting 6 in. | Meets requirement<br>(requirement applies to north,<br>east, and south sides)                                       |
| Public Entrance           | Public entrance must face primary<br>street frontage  | Public entrance is on north<br>side, facing the private drive.<br>Unclear how primary street<br>frontage is defined |
| Entrance Articulation     | Public entrances must be<br>articulated from building   | Meets requirement   |
| Building Materials        | A list of approved & prohibited materials is provided   | Meets requirement   |

As part of the PUD Amendment, the applicant has requested the following deviations related to building design:

- 1. 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 not met on the north elevation. The applicant is requesting a deviation to avoid affecting the layout and operation of the classrooms. Porch projections are incorporated along the north elevation to add additional articulation.
- Section 17.06.030.C.1 This section states, "Buildings shall have a public entrance on a façade that faces a public street or private drive that provides primary access (such as a mall ring road). Buildings that face more than one (1) street shall have at least one (1) public entrance on the primary street frontage."

The applicant is proposing to face the building north towards the private access drive, with the rear backing up to Bricher Rd. Per the St. Charles Commercial Center PUD, direct vehicular access to Bricher Rd. is not permitted for this parcel. The applicant

would like the parking in front of the building and believes the internal circulation permitted by siting the building and parking as proposed works best for the use.

It is unclear how the primary street frontage standard would be interpreted for this lot. Therefore it is uncertain whether or not a deviation is necessary to permit the public entrance facing the private drive as proposed. The PUD ordinance will need to specify where the public entrance is permitted.

#### E. <u>SIGNAGE</u>

A freestanding monument sign is proposed at the northwest corner of Bricher Rd. and Blackberry Dr. Two wall signs are also proposed, one each on the north and south elevations. All signage meets the requirements of Ordinance 2002-Z-15, Tri-City Center sign regulations.

#### F. <u>LIGHTING</u>

A photometric plan has been submitted. The plan meets the standards of Section 17.22.040 Site Lighting.

#### G. ENGINEERING REVIEW

Revised engineering plans have been submitted in response to engineering review comments provided for the initial plan submittal. Engineering review of the revised submittal is ongoing. Comments will be provided to the applicant once complete. All staff comments will need to be addressed prior to City Council approval of the PUD Preliminary Plan.

#### H. FINAL PLAT OF SUBDIVISION

A Final Plat of Subdivision has been submitted by the property owner, proposing a single lot subdivision to formally plat the property. The applicant has requested a combined Preliminary-Final Plat of Subdivision review process.

All existing cross access easements for the shared access drive that runs along the eastern and northern edges of the property have been retained.

Staff provided review comments on the Final Plat requesting additional information be added to meet the current requirements of Title 16 Subdivisions and Land Improvement. The surveyor provided a response stating he is not agreeable to making the requested changes. Given that the property is a single lot surrounded by already platted lots and that no new easements need to be granted, staff has determined that it is not necessary to require the changes be made to the Plat.

#### IV. PLAN COMMISSION RECOMMENDATION

On 10/4/16, Plan Commission held a public hearing on the Special Use for PUD Amendment and reviewed the applications for PUD Preliminary Plan and Final Plat of Subdivision. The Commission voted 5-0 to recommend approval, subject to resolution of outstanding staff comments prior to City Council action.

#### V. ATTACHMENTS

- Application for Special Use for PUD; received 9/2/16
- Application for PUD Preliminary Plan; received 9/2/16
- Application for Final Plat of Subdivision, received 9/28/16
- PUD Preliminary Plans (revised, dated 11/1/16)
- Final Plat of Subdivision (revised, dated 10/18/16)

### **CITY OF ST. CHARLES**

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

### SPECIAL USE APPLICATION

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

| For City Use<br>Project Name: | Primrose school |
|-------------------------------|-----------------|
| Project Number:               | 2016 - PR- 012  |
| Application Number:           | 2016 - AP-030   |
|                               |                 |



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<br>Information:  | Location: NORTHWEST CORNER OF BRICHER ROAD & BLACKBERRY DRIVE |                                      |  |  |  |
|----|---------------------------|---|--------------------------------------|--|--|--|
|    |                           | Parcel Number (s): 09-33-351-059                              |                                      |  |  |  |
|    |                           | Proposed Name: PRIMROSE SCHOOL OF ST. CHARLES                 |                                      |  |  |  |
| 2. | Applicant<br>Information: | Name JOHN FINNEMORE   | Phone 770-310-8755                   |  |  |  |
|    |                           | Address PRIMROSE SCHOOLS<br>3660 CEDARCREST RD                | Fax 770-874-0210                     |  |  |  |
|    |                           | ACWORTH, GA 30101   | Email jfinnemore@primroseschools.com |  |  |  |
| 3. | Record<br>Owner           | Name SHODEEN FAMILY PROPERTY COMPANY,<br>LLC                  | Phone 630-444-8275                   |  |  |  |
|    | Information:              | Address 77 N. 1ST STREET<br>GENEVA, IL 60134                  | Fax                                  |  |  |  |
|    |                           |   | Email<br>justin_heinz@shodeen.com    |  |  |  |

#### Please check the type of application:

| X             | Special Use for Planned Unit Development - PUD Na   | me: St. Charles Commercial Center (PUD) |
|---------------|---|---|
|               | New PUD   |   |
|               | Amendment to existing PUD- Ordinance #:   | 1982-Z-6                                |
|               | PUD Preliminary Plan filed concurrently   |   |
|               | Other Special Use (from list in the Zoning Ordinance         Image: Newly established Special Use         Image: Amendment to an existing Special Use Ordinance | e):                                     |
| <u>Inform</u> | nation Regarding Special Use:   |   |
|               | Comprehensive Plan designation of the property:   | ANT LAND (SURROUNDED BY COMMECIAL)      |
|               | Is the property a designated Landmark or in a Historic D  | vistrict? NO                            |
|               | What is the property's current zoning?  |   |
|               | What is the property currently used for? VACA   | NT LAND                                 |
|               | If the proposed Special Use is approved, what improvem  | nents or construction are planned?      |
|               | CONSTRUCTION OF ONE-STORY BUILDING, SIDEW   | ALKS, PARKING LOT, PLAYGROUND, SIGN AND |
|               | UTILITY INFRASTRUCTURE  |   |
| <u>For Sp</u> | ecial Use Amendments only:  |   |
|               | Why is the proposed change necessary?   |   |
|               | TO ALLOW A CHILD CARE FACILITY ON THE SITE  |   |
|               |   |   |

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

Add "Day Care Center" as a permitted use on the property, and allow for deviations from the following Zoning Ordinance requirements:

1.)Section 17.26.080 - Building foundation landscaping to a width of 8' is required along 75% of the front wall and 50% of the remaining walls. 2.)Section 17.26.030.A.1 - Building facades over 100' must incorporate wall projections or recesses at least 3' in depth extending over 20% of the façade. 3.)Section 17.06.030.C.1 - Buildings must have public entrance on the primary street frontage See page attached at the end of this application for further discussion.

#### Note for existing buildings:

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

#### Attachment Checklist:

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

#### **△** APPLICATION FEE:

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

#### **X** REIMBURSEMENT OF FEES AGREEMENT:

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

#### **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<br>Review Items | Under 5 Acres | 5-15 Acres | 16-75 Acres | Over 75 Acres |
|---------------------------|---------------|------------|-------------|---------------|
| 1                         | \$1,000       | \$2,000    | \$3,000     | \$4,000       |
| 2 or 3                    | \$2,000       | \$4,000    | \$5,000     | \$7,000       |
| 4 or more                 | \$3,000       | \$5,000    | \$7,000     | \$10,000      |

#### **PROOF OF OWNERSHIP and DISCLOSURE:**

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

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

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

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

#### **PLAT OF SURVEY:**

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

#### FINDINGS OF FACT:

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

#### ☑ LIST OF PROPERTY OWNERS WITHIN 250 FT.:

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

#### SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

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

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

#### M ENDANGERED SPECIES REPORT:

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

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

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

N/A

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

#### **M** PLANS:

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

#### **Copies of Plans:**

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

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

A plan or plans showing the following information:

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

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

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

| Record Owner        |              |         |       | Date |                                 |
|---------------------|--------------|---------|-------|------|---------------------------------|
|                     | tori         | J FINNI | ENORE |      | 8-31-1k                         |
| Applicant or Author | orized Agent | Scree   |       | Date | , , , , , , , , , , , , , , , , |
|                     |              |         | -     |      |                                 |

#### What are the proposed amendments? (continued):

- 1.) Section 17.26.080 Building foundation landscaping to a width of 8' is required along 75% of the front wall and 50% of the remaining walls. Our proposed plans reflect the required foundation plantings along 75% of the front façade, however, we are unable to provide foundation plantings along 50% of the remaining walls because the 3 other sides of the building are surrounded by playground and direct exits from the classrooms. Therefore, a continuous sidewalk is required directly adjacent to the building to meet ADA requirements and general exiting. Additionally, substantial landscape plantings are proposed along the Bricher Road frontage and will be adjacent to expansive green space for the playground which should more than offset the foundation plantings that need to be omitted due to the nature of children not mixing well with bushes, ground cover and other typical foundation plantings.
- 2.) Section 17.26.030.A.1 Building facades over 100' must incorporate wall projections or recesses at least 3' in depth extending over 20% of the façade. The North building façade doesn't incorporate the required 3' wall projections because creating "bump outs" in classrooms affects the layout and operation of the learning program for the children. In lieu of projections we are proposing the addition of porches which will create the desired effect of adding interest and shadowing to the front façade.
- 3.) Section 17.06.030.C.1 Buildings must have public entrance on the primary street frontage. Because our parcel is not allowed direct vehicular access to Bricher road we were unable to orient the building to face the main entrance towards a public street because the parking lot would also need to be in front of the building which would locate the access to the parking lot from the existing loop road too close to its intersection with Bricher. Additionally, the parking lot, if located along Bricher would not internally circulate and create a dead-end layout.



SHODDEEN GROUP, LLC 77-N. First Street Suite 7 Geneva, Illinois 60134

phone 630,444,0777 facsimile 630,2<u>32,8695</u>

ww.shodeen.com

August 30, 2016

The City of St. Charles Attn: Community & Economic Development/Planning Division 2 E. Main Street St. Charles, Illinois 60174-1984

Re: Primrose Schools

To Whom It May Concern:

Please allow this letter to confirm that the Shodeen Family Property Company, L.L.C., an Illinois Limited Liability Company, is the owner of a 2.23 acre tract of land located in the City of St. Charles, Illinois, and which is part of tax parcel ID number 09-33-351-009.

The Shodeen Family Property Company, L.L.C., has contracted with Primrose School Franchising Company to sell said parcel to Primrose so that Primrose may build and operate a school on said parcel.

By the signature below of the Manager of said L.L.C., the Shodeen Family Property Company, L.L.C. hereby authorizes Primrose Schools, its attorneys, agents and assigns, to make any and all necessary applications so as to receive approval from the City of St. Charles as required to construct and operate such a facility.

If further authorization/direction is required of the Owner, please do not hesitate to contact the undersigned directly.

Respectfully submitted, The Shodeen Family Property Company, L.L.C.

By: Manager of the Shodech Family Property Company, L.L.C.

Shodeen Group, LLC Attn: Justin Heinz, President 77 N. 1st Street Geneva, Illinois 60134

#### **Ownership Disclosure Form** Limited Liability Company (L.L.C.)

STATE OF ILLINOIS ) ) SS. KANE COUNTY )

I, Craig A. Shodeen, being first duly sworn on oath depose and say that I am a Manager of The Shodeen Family Property Company, L.L.C., a Delaware limited liability company authorized to do business in Illinois, and that the following are all of the members of the said L.L.C.:

| Shodeen Real Estate Company, L.L.C. | 49.88% |
|-------------------------------------|--------|
| Generation Two, L.L.C.              | 14.32% |
| Generation Three, L.L.C.            | 35.80% |

The Shodeen Family Property Company, L.L.C. By:

Shodeen Group, L.L.C., Its: Manager By: By: Arig A. Shodeen, a Manager

Subscribed and Sworn before me this 31st day of August, 2016.

Notary Public

"OFFICIAL SEAT " Notary Public, State of Illinois My Commission Expires 03/23/18 

### **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.)

ST. CHARLES COMMERCIAL CENTER PUD (PRIMROSE SCHOOL OF ST. CHARLES) PUD Name

09/01/2016 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 development of a child care facility in this mixed use PUD offers convenient access for parents residing in neighboring residential properties and beyond. The proposed location allows for multiple stops to complete trips to adjacent uses (restaurants, car repair businesses, shopping etc) patronizing the existing businesses located in the PUD thus minimizing the travel required on public roadways. The infill nature of the proposed location for the Primrose facility does not require any additional infrastructure improvements other than the installation of a sidewalk along Bricher Road which will be installed at the petitioner's cost. Primrose has developed plans that reflect very attractive building elevations, a low floor area ratio due to the sizeable playground area and extensive landscaping which all contribute to our facility becoming an integral part of the PUD and the overall St Charles community.



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- 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 plans for the Primrose facility meet the requirements of the underlying BR-Regional Business zoning district with the exception of the following amendments:

1.)Section 17.26.080 - Building foundation landscaping to a width of 8' is required along 75% of the front wall and 50% of the remaining walls.

2.)Section 17.26.030.A.1 - Building facades over 100' must incorporate wall projections or recesses at least 3' in depth extending over 20% of the façade.

3.)Section 17.06.030.C.1 - Buildings must have public entrance on the primary street frontage Substantial landscape plantings are proposed along the Bricher Road frontage and will be adjacent to expansive green space for the playground which should more than offset the foundation plantings that need

to be omitted due to the nature of children not mixing well with bushes, ground cover and other typical foundation plantings.

The North building façade doesn't incorporate the required 3' wall projections because creating "bump outs" in classrooms affects the layout and operation of the learning program for the children. In lieu of projections we are proposing the addition of porches which will create the desired effect of adding interest and shadowing to the front façade.

Because our parcel is not allowed direct vehicular access to Bricher road we were unable to orient the building to face the main entrance towards a public street because the parking lot would also need to be in front of the building which would locate the access to the parking lot from the existing loop road too close to its intersection with Bricher. Additionally, the parking lot, if located along Bricher would not internally circulate and create a dead-end layout.

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

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

The Special Use to allow a child care facility will provide needed service for both residents and commerical users in the St. Charles area.

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

The existing infrastructure in the St. Charles Commercial Center PUD is sufficient to support the proposed facility.

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 requested PUD amendment to allow child care 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

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

The proposed child care facility will not impede the normal and orderly development and improvements of the surrounding properties.

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 proposed child care facility does not require any special maintenance or operations that will be detrimental to or endanger the public health, safety, comfort or general welfare of the surrounding properties.

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

The proposed child care facility meets or exceeds all existing Federal, State and Local regulations, as it relates to the PUD Amendment, Building Permit and Engineering Approvals and approval by the Illinois Department of Children and Family Services.

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

Providing a high quality, education based, child care facility benefits the St. Charles and surrounding community by having a convenient location to drop-off and pick-up their children while traveling to various employers in the St. Charles area.

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

The proposed PUD permitted use for child care conforms with the permitted used as approved in PUD Ordinance 1982-Z-6. The Comprehensive Plan for the City of St Charles indicates that the parcel proposed to be developed for a Primrose School is designated for Neighborhood Commercial. The Zoning Map for the City of St Charles shows that the underlying zoning district is BR-Business Regional. Child care is a permitted use in the BR District, therefore, the proposed Primrose facility is an excellent fit and justifies the amendment to the existing PUD to allow our use.

### NONRESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: PRIMROSE SCHOOL OF ST. CHARLES

|  | Zoning District<br>Requirement | Existing<br>PUD Requirement<br>(if applicable) | Proposed |
|--|--------------------------------|--|----------|
|  | District:                      | 1982-Z-6                                       | -        |
| Minimum Lot Area                                 |                                | N/A  | N/A      |
| Minimum Lot Width                                |                                | N/A  | N/A      |
| Maximum Building Coverage                        |                                | N/A  | 12.4%    |
| Maximum Gross Floor Area per<br>Building         |                                | N/A  | N/A      |
| Maximum Building Height                          |                                | N/A  | 22'-8"   |
| Front Yard                                       |                                | 30'  | 69.71'   |
| Interior Side Yard                               |                                | 10'  | 28.47'   |
| Exterior Side Yard                               |                                | 20'  | 230.92'  |
| Minimum Rear Yard                                |                                | 30'  | 93.60'   |
| Landscape Buffer Yard <sup>2</sup>               |                                | N/A  | N/A      |
| % Overall Landscaped Area                        |                                | 15%  | 44.7%    |
| Building Foundation<br>Landscaping               |                                | 337 feet                                       | 139 feet |
| % Interior Parking Lot<br>Landscaping            |                                | 10%  | 18.4%    |
| Interior Parking Lot Shade Trees                 |                                | 13   | 13       |
| # of Parking spaces                              | <u> </u>                       | N/A  | 43       |
| Parking Stall Dimensions                         |                                | N/A  | 9' X 18' |
| Drive-through Stacking Spaces<br>(if applicable) |                                | N/A  | N/A      |

<sup>&</sup>lt;sup>2</sup> Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, RT or RM District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

# ATTACHMENT A

#### LEGAL DESCRIPTION OF PROPERTY DESCRIBED AS:

That part of the Southwest Quarter of Section 33, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the Southwest corner of Lot 1, St. Charles Commercial Center, Unit No. Nine, St. Charles, Kane County, Illinois, being on a Northerly line of Bricher Road; thence Westerly along said Northerly line 436.19 feet to the Southeast corner of St. Charles Commercial Center, Unit No. Fifteen, St. Charles, Kane County, Illinois; thence Northerly along the Easterly line of said Unit No. Fifteen, being at right angles to the last described course (measured counterclockwise therefrom) 354.47 feet to the Southeasterly line of St. Charles Commercial Center, Unit No. Ten, St. Charles, Kane County, Illinois; thence Southeasterly along said Southwesterly line, forming an angle of 58 degrees 23 minutes 55 seconds with the last described course (measured counterclockwise therefrom) 173.30 feet to the Southwesterly corner of Leffler's Folly, St. Charles, Kane County, Illinois; thence Southeasterly along the Southwesterly line of said Leffler's Folly, forming an angle of 181 degrees 09 minutes 21 seconds with the last described course (measured counterclockwise therefrom) 161.68 feet to the most Westerly corner of Gibson's Car Wash, St. Charles, Kane County, Illinois; thence Southeasterly along the Southwesterly line of said Gibson's Car Wash, forming an angle of 178 degrees 50 minutes 39 seconds with the last described course (measured counterclockwise therefrom) 152.04 feet to the most Southerly corner of said Gibson's Car Wash; thence Northeasterly along the Southeasterly line of said Gibson's Car Wash, forming an angle of 96 degrees 41 minutes 38 seconds with the last described course (measured clockwise therefrom) 31.80 feet to an angle point in the Westerly line of said Lot 1; thence Southerly along the Westerly line of said Lot 1, forming an angle of 38 degrees 17 minutes 43 seconds with the last described course (measured counterclockwise therefrom) 127.0 feet to the point of beginning, in the City of St. Charles, Kane County, Illinois.

### **CITY OF ST. CHARLES**

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



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630)

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

#### **PUD PRELIMINARY PLAN APPLICATION**

| For City Use<br>Project Name:<br>Project Number: | Primrose school<br>2016 - PR-012 | Received Date<br>RECEIVED<br>St. Charles, IL |
|--|----------------------------------|--|
| Application Number:                              | 2016 - AP- 031                   | SEP 5 2 2003                                 |
|  |                                  | CDD<br>Planning Division                     |

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<br>Information:          | Location:<br>NORTHWEST CORNER OF BRICHER ROAD &  | BLACKBERRY DRIVE                     |  |  |  |
|----|-----------------------------------|--|--------------------------------------|--|--|--|
|    |                                   | Parcel Number (s): 09-33-351-059                 |                                      |  |  |  |
|    |                                   | Proposed PUD Name: PRIMROSE SCHOOL OF ST. CHARLE | ES                                   |  |  |  |
| 2. | ApplicantNamInformation:Addr      | Name JOHN FINNEMORE                              | Phone 770-310-8755                   |  |  |  |
|    |                                   | Address PRIMROSE SCHOOLS<br>3660 CEDARCREST RD   | Fax 770-874-0210                     |  |  |  |
|    |                                   | ACWORTH, GA 30101                                | Email jfinnemore@primroseschools.com |  |  |  |
| 3. | RecordNameOwnerInformation:Addree | Name SHODEEN FAMILY PROPERTY COMPANY,<br>LLC     | Phone 630-444-8275                   |  |  |  |
|    |                                   | Address 77 N. 1ST STREET<br>GENEVA, IL 60134     | Fax                                  |  |  |  |
|    |                                   |  | Email<br>justin_heinz@shodeen.com    |  |  |  |

#### Please check the type of application:

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

#### Subdivision of land:

X

- 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)

#### **A 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<br>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      |

#### M 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.

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

#### **PLAT OF SURVEY:**

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

#### SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

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

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

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

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

#### **PLANS:**

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

#### **Copies of Plans:**

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

#### SITE/ENGINEERING PLAN:

#### PRELIMINARY ENGINNERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

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

the proposal indicated

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

# □ SKETCH PLAN FOR LATER PHASES OF PUD: N/A

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

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

#### **ARCHITECTURAL PLANS:**

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

### **TREE PRESERVATION PLAN:** N/A

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

#### **⋈** LANDSCAPE PLAN:

Landscape Plan showing the following information:

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

#### **M** STORMWATER MANAGEMENT:

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

## **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:** N/A

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

#### M 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.

## **D** PARK AND SCHOOL LAND/CASH WORKSHEETS N/A

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.

### $\underset{\mathsf{N/A}}{\square}$ 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       | _           | Dat                    | e        |
|--------------------|-------------|------------------------|----------|
| Applicant or Autho | rized Agent | FINNEWORF<br>NROSE SLA | _8-31-16 |

### CITY OF ST. CHARLES TWO EAST MAIN STREET

ST. CHARLES, ILLINOIS 60174-1984



TO TO CO TO TA TA TO

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

### FINAL PLAT OF SUBDIVISION APPLICATION

| For City Use        |                 | St. Received Date        |
|---------------------|-----------------|--------------------------|
| Project Name:       | Primrose School |                          |
| Project Number:     | 2016 -PR- 012   | SEP 2 8 2015             |
| Application Number: | 2016 - AP- 034  | CDD<br>Blanning Division |
|                     |                 | r manning Division       |

To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.

When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

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

| 1. | Property<br>Information:        | Location:<br>Bricher Road and Blackberry Drive, St. C   | harles "Primrose"  |  |  |  |
|----|---------------------------------|---|--|--|--|--|
|    |                                 | Parcel Number (s):<br>Part of 09-33-351-059   |  |  |  |  |
|    |                                 | Proposed Subdivision Name:<br>St. Charles Commercial Center Unit No 16                              |  |  |  |  |
| 2. | Applicant<br>Information:       | Name<br>The Shodeen Family Property Company NC<br>Address<br>717 N. First St<br>Geneua, IL 60134    | Phone<br>630-444-8252<br>Fax<br>630-232-4520<br>Email<br>Dave@shodeen.com                      |  |  |  |
| 3. | Record<br>Owner<br>Information: | Name<br>The Shodeen Family Property Company L.L.C.<br>Address<br>77 N. First St<br>Geneua, IL 60134 | Phone<br><i>430-444-8252</i><br>Fax<br><i>630-232-4520</i><br>Email<br><i>Dave@shodeen.com</i> |  |  |  |

City of St. Charles Final Plat Application

#### Please check the type of application:

### Subdivision:

Preliminary Subdivision Plat was previously approved by the City

Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)

#### Planned Unit Development (PUD):

- PUD Preliminary Plan was previously approved by the City
- Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
- DUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

#### Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

### APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)

#### **D** 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.

#### **D** 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<br>Review Items | Under 5 Acres | 5-15 Acres | 16-75 Acres | Over 75 Acres |
|---|---------------------------|---------------|------------|-------------|---------------|
| ſ | 1                         | \$1,000       | \$2,000    | \$3,000     | \$4,000       |
|   | 2 or 3                    | \$2,000       | \$4,000    | \$5,000     | \$7,000       |
| Γ | 4 or more                 | \$3,000       | \$5,000    | \$7,000     | \$10,000      |

### PROOF OF OWNERSHIP and DISCLOSURE:

Submit one of the following: 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.

# N. D'O PLANS:

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

#### **Copies of Plans:**

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

#### SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the plat.

## N. □ FINAL ENGINNERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

#### **D** ENGINEER'S COST ESTIMATE SPREADSHEET:

See attached form.

#### **STORMWATER MANAGEMENT PERMIT APPLICATION** (if not already filed)

#### **D** STORMWATER REPORT

#### **D** FINANCIAL GUARANTEE & LAND IMPOVEMENT AGREEMENT

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral - bond, cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C.
- For Land Improvement Agreement, see City Code Title 16, Appendix D.

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

#### **COPIES OF THIRD PARTY PERMIT/APPROVALS**

• Illinois EPA Water Pollution Control Permit for sanitary sewer extension

- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable) ٠
- Offsite easements and right of way necessary to construct the required Land Improvements .
- NPD 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.
- N.A. 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.

Ly Property Company, MC. 9/28/14 Date 9/28/14 The Shodeen Family Record Owner

Applicant or Authorized



FINAL ENGINEERING FOR **PRIMROSE SCHOOL OF ST CHARLES** 

#### BRICHER ROAD AND BLACKBERRY DRIVE ST CHARLES, ILLINOIS

LEGAL DESCRIPTION



PRIMROSE SCHOOL FRANCHISING COMPANY

2.2337 A 0.277 Ac 0.378 Ac 0.124 Ac 0.301 Ac 1.081 Ac

DEVELOPER AND CONSULTANTS 2 2337 AC 100% 1.228 Ac 12.42% 0.147 Ac 54.97% 0.378Ac 16.90% PRIMROSE SCHOOLS

53,481 SF 6,418 SF 16,444 SF OPEN SPACE PROPOSED OFF-STREET PARKING EXISTING OFF-STREET PARKING 0,000 SF 0.00 Ac 00.00% SITE BUILDING USAGE AREA TABLE 12,081 SF 12,702 SF GROSS NET (INSIDE OF WALLS)

TOTAL PARKING EXISTING PARKING SPACES 00 + 0 ADA PROPOSED PARKING SPACES 43 + 2 ADA

SITE USAGE AREA TABLE

BUSINESS

90 2

ž

| SURFACE AREAS              |           |
|----------------------------|-----------|
| PROJECT AREA LIMITS        | 97,299 SF |
| BUILDING AREA              | 12,081 SF |
| PROPOSED PARKING AREA      | 16,444 SF |
| PROPOSED CONCRETE/SIDEWALK | 5,982 SF  |
| PROPOSED PLAYGROUND AREA   | 6,394 SF  |
| PROPOSED LANDSCAPING AREA  | 47.087 SF |

#### INDEX OF DRAWINGS

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2000 CEDARCREST ROAD ACWORTH, GA 30101 PHONE: (770) 310-8755 FAX: (770) 874-0210 EMAIL: JFINNEMORE@PRIMROSESCHOOLS.COM CONTACT: JOHN FINNEMORE ARCHITECT: CASCO 10877 WATSON RD. ST LOUIS. MO 63127 PHONE: (314) 821 - 1100 EMAIL: AARON BECKER@CASCOCORP.COM CONTACT: AARON BECKER CIVIL ENGINEER RME, INC. 200 S. MICHIGAN AVE., SUITE 1500 CHICAGO, IL 60604 PHONE: (312) 870-8000 FAX: (312) 883-1473 EMALI: MMHSLERGRME-4.COM CONTACT: MATT WHISLER, P.E. SURVEYOR: DONAHUE AND THORNHILL, INC 1321 WOODLAWN RD., LEE, IL 60530 PHONE: (630) 581-1567 GEOTECHNICAL ENGINEER

PROFESSIONAL SERVICE INDUSTRIES. INC. 4421 W. HARRISON ST. HILLSIDE, IL 60162 PHONE: (708) 236-0720 FAX: (708) 236-0721 CONTACT: DAVID L. SAWICKI, PG (IN), CPG

FLOOD PLAIN THE SITE IS NOT IN A FLOOD PLAIN PER FEMA FLOOD INSURANCE RATE IMAP KANE COUNTY, IL PER MAP NUMBER 1708903284H, MAP REVISED DATED AUGUST 3 2009

WATERSHED THIS SITE IS W

UTILTIY CONTACTS CITY OF ST CHARLES MUNICIPAL ELECTRIC UTILITY (SCMEU) PAUL HOPKINS - (630) 377-4403 FLECTRICITY GAS NICOR GAS YVONNE HARRIS YHARRIS@AGLRESOURCES.COM SANITARY / WATER ST CHARLES DEVELOPMENT ENGINEERING

DIVISION CHRIS BONG - (847) 77-7500 PHONE / INTERNET AT&T LARRY SMITH - DESIGN ENGINEER 1-847-429-7803

ST CHARLES FIRE DEPARTMENT LIEUTENANT NEUMAIER (630) 377-4458

### VILLAGE NOTIFICATION ST CHARLES DEVELOPMENT ENGINEERING D 2 E MAIN STREET, ST CHARLES, IL 60174-1984 PHONE: (630) 443 - 3677

EMAIL: CBONG@STCHARLESIL.GOV

HISTORIC STRUCTURE

OWNER INFORMATION PRIMIPOSE SCHOOLS 3680 CEDARCREST ROAD ACWORTH, GA 30101 PHONE: (710) 310-8755 FAX: (770) 874-0210 EMIL: JIFINEWOREBGRRIMROSESCHOOLS.COM CONTACT: JOHN FINNEMORE LEGAL DESCRIPTION
That Part of the Southwest owners of sections 3, towners an owner of the southwest owners WITH THE LAST DESCRIBED COURSE (MEASURED COUNTERCLOCKWISE THERERROM) 127.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOS.

#### AREA 97,299 SQ.FT. OR 2.2337 ACRES

P.I.N.: PIN NO. 09-33-351-05

#### BENCHMARKS

SITE RENCHMARK #1 AG BOLT ON FIRE ELEVATION = 787.25 (U.S.G.S. DATUM)



OUNTY NAME: KANE OWNSHIP NAME OR NU IRER: 40N. 8E Know what's below. Call before you dig.

TITLE SHEET 11/01/2016 PROJECT NUMBER:

ST. CHARLES, ILLINOIS

BUILDING TYPE: TWO-STORY

DRAWING TITLE:

Company

Franchising

School I

CASCO

10877 WATSON ROAD ST. LOUIS, MO 63127 PROJECT MANAGERS

RIM E

ubinos & Mesia Engineers, In 10 S. MICHIGAN AVE., SUITE 1500 HICAGO, IL 60604

ion Firm Renistration No. 1

312) 870-6600 312) 663-1473 FAX

SITE BRICHER ROAD & BLACKBERRY DRIVE

Building For: Primrose darcr eorgia T ©20

V New

These more than these d written

916346 RAWING NUMBER C-000 PUD PLANS

#### **GENERAL NOTES**

- THE ILLINOIS DEPARTMENT OF TRANSPORTATION "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION TALES LEDITOR, THE STANDARD SPECIFICATIONS FOR WATER AND SEVER MAIN CONSTRUCTION IN L. LATESTEDTION, ALL PALCABLE SECTIONS OF THE MUNICPALITYS SUBDIVISION ORDINANCE, THE "NATIONAL ELECTRIC CODE" AND THE "STANDARD SPECIFICATIONS FOR TRAFFIC CONTROL TEMS", AND ALL ADDENDA THERETO SHALL GOVERN THIS WORK.
- THE PROJECT SPECIFICATIONS SHALL GOVERN THE CONSTRUCTION OF THIS DEVELOPMENT WITH THE ABOVE SPECIFICATIONS. WHERE ANY CONFLICT MAY OCCUR, THE CONFLICT WHENT WITH THE A NOTICE OF SUCH CONFLICT TO THE OWNER'S REPRESENTATIVE OR ENGINEER FOR A WRITTEN DECISION ON WHICH MAY GOVERN.
- THE STANDARD SPECIFICATIONS, CONSTRUCTION PLANS AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPL THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE TO BE CONSIDERED A PART OF THE CONTRACT.
- NO CONSTRUCTION PLANS SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR NONSTRUCTION," PROB TO COMMENSIONENT OF CONSTRUCTION, THE CONTRACTOR SHALL VEREFYALL DIMENSIONS AND CONDITIONS AT THE LOB SITE. IN ADDITION, THE CONTRACTOR MUST VEREFY THE EXAMERIES LIME AND GRADE STAKES. IF THERE ARE AND DISCREPANCIES FROM WHAT IS SHOWNON THE CONSTRUCTION FLANS, HE MUST AMEDIATELY REPORT SAME CONTRACTOR MUST OF SOCIED OTHERWISE THE CONTRACTOR SHOWS FULL RESPONSIBILITY. IN THE EVAN OF DISCREPANCIES OTHERWISE THE CONTRACTOR SHOWS FULL RESPONSIBILITY. IN THE SUPPORT OF DISCREPANCIES OTHERWISE THE CONTRACTOR SHOWS FULL RESPONSIBILITY. IN THE SUPPORT OF DISCREPANCIES OTHERWISE THE CONTRACTOR SHOWS FULL RESPONSIBILITY. IN THE SUPPORT OF DISCREPANCIES OTHERWISE THE CONTRACTOR SHOWS FULL RESPONSIBILITY. IN THE SUPPORT OF DISCREPANCIES OTHERWISE THE CONTRACTOR SHOWS FULL RESPONSIBILITY. IN THE SUPPORT OF DISCREPANCIES OTHERWISE THE CONTRACTOR SHOWS FULL RESPONSIBILITY. IN THE SUPPORT OF DISCREPANCIES OFTICE OTHERWISE THE CONTRACTOR SHOWS FULL RESPONSIBILITY. IN THE SUPPORT OF DISCREPANCIES OFTICE OTHERWISE THE CONTRACTOR SHOWS FULL RESPONSIBILITY. IN THE SUPPORT OF DISCREPANCIES OFTICE OTHERWISE THE RESPONSIBILITY. IN THE PORT OFTICE OFTICE DISCREPANCIES OFTICE OTHERWISE THE RESPONSIBILITY. IN THE PORT OFTICE OFTICE OTHER DISCREPANCIES OFTICE OTHERWISE THE RESPONSIBILITY. IN THE PORT OFTICE OFTICE OTHER DISCREPANCIES OFTICE OTHERWISE THE RESPONSIBILITY. IN THE PORT OFTICE OFTICE OFTICE OFTICE OTHER DISCREPANCIES OFTICE OTHERWISE THE RESPONSIBILITY. IN THE PORT OFTICE OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONTRACTOR AND AND STANDARD SPECIFICATIONS AND ONG SPECIAL DETAILS. THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT INS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION RISING WITH RESPECT TO THE TRUE MEANING O THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- UTILITY INFORMATION SHOWN HEREON WAS OBTAINED FROM THE BEST AVAILABLE SOURCE AND MAY OR MAY NOT BE ETHER ACCURATE OR COMPLETE. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR VERFYING EXACT LOCATIONS AND AVAILABILITY OF ALL EXISTEN AND PROPOSED UTLITIES REPORT TO GROUND BREAKING AND IS RESPONSIBLE FOR MY DAMAGE TO ANY UTLITIES, ETHER PUBLIC OR PRIVA SHOWN HEREGO OR NOT SHOWN HEREON. ANY HEAVING SHOWN DE DONE TO THE SATISFACTION OF THE NAME OF A STREAM OR AND A STREAM OF A STR PROPRIATE UTILITY COMPANY
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- REFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT ALL WORK SHALL BE INSPECTED AN APPROVED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
- UPON AWARD OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL UPON WWARD OF THE CONTINUE OWNER WHEN NEEDED FOR MUNICIPALITY, THE CONTINUE OWNER OF STRUCT UPINISH A LABOR, MATERIAL AND PERFORMANCE BOND FOR MUNICIPALITY, THE CONTINUE SUARANTELING COMPLETION OF THE WORK. THE UNDERWINTER SHALL BE ACCEPTABLE TO THE MUNICIPALITY. MAINTENANCE BOND AFTER CONSTRUCTION MAY ALSO BE REQUIRED.
- 9. EASEMENTS FOR THE EXISTING UTLITIES. BOTH PUBLIC AND PRIVATE, AND UTLITIES WITHIN PUBLIC RIGHTS OF-MAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORD. THE CONTINUETOR THERE PROTECTION FROM DAWAGE DUE TO CONSTITUCTION OFFENTIONS. IF EXISTING UTLIT THESE ANY NATURE ARE EXECUTIVERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION. THE CONTINUED WILL NOTIVE THE EXEMPTION ERES DO THAT THE CONFLICTION OFFENTIONS. IF EXERCISED. LINES OF
- REMOVED PAVEMENT, SIDEWALK, CURB AND GUTTER, ETC. SHALL BE DISPOSED OF AT OFF-SITE LOCATIONS PROVIDED BY THE CONTRACTOR AT HIS OWN EXPENSE.
- 11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS, TRAFFIC CONTROL DEVICES, AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC DURING ALL PHASES OF CONSTRUCTION.
- 12. BARRICADES AND WARNING SIGNS SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 700 OF THE STANDARD SPECIFICATIONS. ADEQUATE LIGHTING SHALL BE MAINTAINED FROM DUSK TO DAWN AT ALL LOCATIONS WHERE CONSTRUCTION OPERATIONS WARRANT OR AS DESIGNATED BY THE ENGINEER.
- 13. COMMONWEALTH EDISON, SBC AND NORTHERN ILLINOIS GAS HAVE (INDERGROUND AND/OR OVERHEAD SERVICE FACILITIES IN THE WOMINY OF THE PROPOSED WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTLITY COMPARISE LOCATE THEIR HALLITIES IN THE END FORCE TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MANTENANCE AND PRESERVATION OF THESE FACILITIES. THE CONTRACTOR SHALL CALL BIT FOR UTLITY LOCATIONS.
- 14. WHENEVER THE PERFORMANCE OF WORK IS INDICATED ON THE PLANS, AND NO ITEM IS INCLUDED IN THE CONTRACT FOR PAYMENT, THE WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
- 15. ALL EXISTING TRAFFIC SIGNS, STREET SIGNS, ETC., WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR REMOVAL OR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT LOCATIONS AS DESIGNATED BY THE REMORED. THIS SHALL BE CONSIDERED INCIDENTLA TO THE CONTRACTOR THE CONTRACTOR AT HIS OWN EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE CONTRACTOR AT HIS OWN EXPENSE. ALL SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE CONTRACTOR AT HIS OWN EXPENSE.
- 18. ALL PERMANENT TYPE PAVEMENTS OR PERMANENT IMPROVEMENTS WHICH ABUT THE PROPOSED IMPROVEMENT AND MAST BE REMOVED, SHALL BE SAVE-OUT PROR TO REMOVAL. ALL TEMS SO REMOVED SHALL BE REPLACED WITH SMILLA CONSTRUCTION MERRIAL STO THER GRIGNAL CONSTRUCTOR PAVEMENT FOR SAVING SAVALL BE INCLUDED IN THE COST FOR REMOVAL OF EACH TIEM AND REPLACEMENT WILL BE FAD UNDER THE RESPECTIVE TIEMS IN THE COST FOR REMOVAL OF EXCHTOR AND REPLACEMENT WILL BE FAD UNDER THE RESPECTIVE TIEMS IN THE COST FOR REMOVAL OF EXCHTOR AND REPLACEMENT.
- WHERE OVERHANGING BRANCHES INTERFERE WITH OPERATIONS OF CONSTRUCTION, SAID BRANCHES WHERE OVERVINUES DRIVECTED IN ACCORDANCE WITH AFTICLE 253.09 OF THE STANDARD SPECIFICATIONS SHALL BE TRIMINED AND SEALED IN ACCORDANCE WITH AFTICLE 253.09 OF THE STANDARD SPECIFICATIONS AND THE COST OF SAME SHALL BE INCIDENTAL TO THE CONTRACT. IF TREES OR SHRUBS MUST BE REMOVED, THEY WILL BE PAID FOR IN ACCORDANCE WITH THE SPECIFICATIONS.
- DRAWING SHALL BE USED IN CONJUNCTION WIPROJECT SPECIFICATIONS. IN CASE OF CONFLICT, CONTRACTOR SHALL PROVIDE MOST STRINGENT PRODUCT/SPECIFICATION.

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16 20

- 19. CONTRACTOR SHALL RETAIN THE SERVICES OF AN ILLINOIS PROFESSIONAL ENGINEER OR A PROFESSIONA LINDIS LAND SURVEYOR TO PREVENE RECORD DRAVINGS SHOWING THE ELEVATION OF A PLOTESSIUM INVERTS OF ALL STRUCTURES, LOCATION OF ALL VALVES, STRUCTURES, FIRE HYDRANTS, UNDERGOUND INVERTS OF ALL STRUCTURES, LOCATION OF ALL VALVES, STRUCTURES, FIRE HYDRANTS, UNDERGOUND IPPES, AND RECORD THE INFORMATION ON THE RECORD DRAVINGS STATUE (DIS ITES AS THE WORK PROGRESSES, UPON COMPLETION OF THE WORK THE CONTRACTOR SHALL FURNISH A COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS SIGNED AND SEALED BY AN ILLINOIS PROFESSIONAL ENGINEER OR A PROFESSIONAL LAND SURVEYOR.
- 20. CONTRACTOR SHALL RETAIN THE SERVICES OF AN ILLINOIS PROFESSIONAL SURVEYOR TO STAKE OUT THE Control Link sincl, let invit the services of an all luncis involessional, sorter tori to since control and brute the observations of the services of the control context services in the control of the services in the and since the observation to the control context services services in the control context services in the protect and preserve and services in the control context services services in the endoted brute the observation of services in the service services and services and services are relacted to the services and services and services and services and relacionations without the PRIOR writers are provided to the services of the services and relacionation services and services and services and services and relactions of the services and services and services and relactions are also and contineed preservices. The service services are and services and the services and services and services are also and services and the services and services are also and services and services and services and services and services and services are also and services an
- 21 SECULA ATTAINED IS DAWN TO THE FACT THAT ARTICLE (SO THE STANDAG SDEEDINTATION BEQUIND THE CONTRACTOR TO MANY FOR A COMPETING SPECIFIC ON THE STANDAG SDEEDINTATION REQUIND THE EXPORTACTOR TO MANY IN COMPETING SPECIFIC DATE THAT ALL TIMES IRRESPECTIVE OF THE AMOUNT OF WORK SUBJECT THE SUPERIMETING THE HE PROJECT ETT AT ALL TIMES IRRESPECTIVE OF THE AMOUNT OF WORK SUBJECT THE SUPERIMETING THE ALL ATTRICTS READING AND UNDERTAINING THE PLANS AND SECTIONS. SHALL LAVE FULL ATTRICTIVE CONTROL OF ALL WORK AS THE ADDIT OF THE GENERAL CONTRACTOR. FALL LAVE FULL ATTRICTIVE CONTROL OF ALL WORK AS THE ADDIT OF THE GENERAL CONTRACTOR. FALL LAVE TO COMPLY WITH THIS PROVISION UNLERSULT THAT SUPERION OF WORK AS PROVIDED IN ATTLEE TO COMPLY WITH THIS PROVISION UNLERSULT THAT SUPERION OF WORK AS PROVIDED IN ATTLEE TO ADDIT WITH THIS PROVISION UNLERSULT THAT SUPERION OF WORK AS PROVIDED IN ATTLEE TO ADDIT WITH THIS PROVISION UNLERSULT THAT SUPERION OF WORK AS PROVIDED IN ATTLEE TO ADDIT WITH THIS PROVISION UNLERSULT THAT SUPERION OF WORK AS PROVIDED IN ATTLEE TO ADDIT WITH THIS PROVISION UNLERSULT THAT SUPERION OF WORK AS PROVIDED IN ATTLEE TO ADDIT WITH THIS PROVISION UNLERSULT THAT SUPERION OF WORK AS THE ADDIT TO ADDIT TO
- 22. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATION AT NO ADDITIONAL EXPENSI

TO THE OWNER 23. THE CONTRACTOR SHALL NOTIFY THE MUNICIPALITY AND OR GOVERNING AGENCY 48 HOURS PRIOR TO THE START OF MY CONSTRUCTION, FAILURE TO DO SO WILL RESULT IN THE STOPPAGE OF ALL CONSTRUCTION AND THE CONTRACTOR WILL HAVE TO PROVE THAT THE WORK DONE WITHOUT NOTIFICATION WAS DONE

- ACCORDING TO THE APPROVED PLANS.
- 24. ALL EXISTING FIELD DRAINAGE TILES ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REPOUTED AND/OR CONNECTED TO THE STORM SEWER SYSTEM. CONNECTIONS SHALL BE MADE AT STRUCTURES; PREFERABLY CATCH BASINS ONLY. NO BLIND TAPS ARE ALLOWED. AS-BUILT DRAWINGS SHALL BE PROVIDED TO THE ARCHITECT.

#### UNDERGROUND

WORK UNDER THIS SECTION SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION

ALL MANHOLES AND VALVE VAULTS SHALL BE EQUIPPED WITH MOLDED PLASTIC STEPS

ALL SEWER AND WATER MAIN TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PROPOSED OR ALL GENERA AND WALES MANY INSTANDED BENEALTH PROPOSED OR EXISTING UTILITIES, PROPOSED OR EXISTING APALEENT, RONZEWAYS, SIDEWALKS AND FOR A DISTANCE OF TWO FEET ON EITHER SIDE OF SAME, AND/OR WHEREVER ELSE SHOWN ON THE CONSTRUCTION PLAN SHALL BE BACKFILLED WITH CO AGGREGATE BACKFILL (CA-6) AND THOROUGHLY COMPACTED IN ACCORDANCE WITH THE STATE SPECIFICATIONS.

ALL STRUCTURE SECTIONS. ADJUSTING RINGS AND FRAMES SHALL BE SECURELY SEALED TO EACH OTHER C.478 STRUCTURES

- THE UNDERGROUND CONTRACTOR SHALL STOCK PLE ALL UTLITY SPOLEN AN AREA DESIGNATED BY THE ENGINEER OR OWNER. THIS WORK SHALL BE CONSIDERED INCIDENTIA. TO THE CONTRACT. IF REQUERD DO SO. THE UNDERGOUND CONTRACTOR SHALL LEVE. AU LITITITY SPOLE REAVOURT FROM THE SITE THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF ALL EXCESS UTLITY SPOLE FROM THE SITE. INS WORK SHALL BE CONSIDERED AND THE SITE.
- THE CONSTRUCTION WILL BE INSPECTED BY THE OWNERS ENGINEER. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE MUNICIPALITY AS WELL AS THE STANDARD SPECIFICATIONS
- THE CONTRACTOR SHALL PROVIDE THE ENGINEER, OWNER, AND THE MUNICIPALITY, AND/OR THE GOVERNING AGENCY WITH LEGIBLE MYLAR AS-BUILT OF ALL FIELD TILES, CLEANOUTS, WYES, SERVICE STUBS, B-BOXES, AND UNDERDRAINS AS REQUIRED.

SEPARATION BETWEEN WATER MAINS AND SEWERS MUST BE MAINTAINED IN ACCORDANCE WITH SECTION SEP-ARATION BETWEEN WATER MAINS AND SEWERS MUST BE MAINTAINED IN ACCORDANCE WITH SECTION 41-2016, C, & D OF THE "STANDARD SECOFICATIONS". FOR STORM SEWER PIPES THAT CROSS WATER MAINS, THE STORM SEWER MUST BE CONSTRUCTED OF LOW HEAD RESSURE PIPE MEETING ASTM C443. THE FLEXIBLE "O' RING UTILIZED IN THE TYPE OF JOINT MUST BE PROPERLY SEATED TO INSURE WATER-TIGHTINESS.

UNLESS NOTED OTHERWISE, STORM SEWER CLASS IV SHALL BE REINFORCED CONCRETE CULVERT PIPE WITH O-RING JOINTS PER ASTM C-443.

10. RIGID STORM SEWERS SHALL BE INSTALLED ON CLASS & BEDDING, 14\* TO 1\* IN SIZE, WITH A MINIMUM THICKNESS EQUAL TO 141TH THE OUTSIDE DUMETER OF THE SEWER PIER, BUT NOT LESS THAN 4\*. BLOCKICO FOM YIND FOR GRADE IS NOT FERMITED. BEDDING MATERIAL SHALL ODERONIT TO THE REQUIREMENTS OF ASTIN C-33 FOR SOLUMONESS AND CA& FOR GRADATION. COST FOR BEDDING SHALL BE MERGED WITH UNIT PRICE BID FOR THE SEWER

11. 'BAND-SEAL' OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. WHEN CONNECTING TO AN EXISTING SANITARY SEWER BY MEANS OTHER THAN AN EXISTING WYC OR MANHOLE, CONTRACTOR SHALL USE A SEWER-TAP' AND HUB-WYC OR HUB-TEE SADDLE.

#### STORM SEWER

STORM SEWER PIPE: PVC PIPE WITH MINIMUM THICKNESS CONFORMING TO PVC SDR 28 PER ASTM D-3034 WITH JOINTS PER ASTM D-3012

- 2. MANHOLE, FRAME, & LID: NEENAH R-2502, WITH TYPE G OPEN LID. CATCH BASIN FRAME & GRATE:
- INLET PROTECTION SHALL BE INSTALLED UNDER ALL STORM MANHOLES, INLETS AND CATCH BASINS DURING CONSTRUCTION AND REMOVED UPON COMPLETION OF PROJECT AS DIRECTED BY THE ENGINEER.
- 4. ALL STORM SEWER TO BE CONSTRUCTED TO IDTO STANDARDS.
- 5. ALL ROOF DRAIN LEADERS SHALL BE PVC SDR 26 PER ASTM D-3034 WITH JOINTS PER ASTM D-3212. 6. ALL STORM STRUCTURES SHALL BE PRECAST REINFORCED CONCRETE UNDER PAVEMENTS AND PVC SDR 3
- IN GRASS AREAS 7. ALL CASTINGS SHALL BE SET ON BITUMASTIC MATERIAL
- 8. ALL LIFTING HOLES AND JOINTS BETWEEN PRECAST REINFORCED CONCRETE SECTIONS SHALL BE TUCKPOINTED WITH HYDRAULIC CEMENT.
- 9. BITUMASTIC MATERIAL SHALL BE PLACED BETWEEN PRECAST REINFORCED CONCRETE SECTIONS. 10. ALL STORM SEWER FRAMES AND GRATESILIDS SHALL BE MARKED "DUMP NO WASTE" AND "DRAINS TO ODEEK"

#### SANITARY SEWER

- MANHOLES SHALL BE 48" DIAMETER PRECAST WITH ECCENTRIC CONES MANHOLES SHALL BE CONSTRUCTED WITH WATERPROOF FRAMES, LIDS & INTERNAL RUBBER SLEEVES, AND CHIMNEY SEALS.
- SANITARY SEWER MAIN: 8"PVC-ASTM D-3034, SDR 26, WITH RUBBER GASKET JOINT CONFORMING TO ASTM F-477, INSTALLED WITH CLASS "8" BEDDING PER THE STANDARD SPECIFICATIONS.
- SANITARY SEWER LATERAL PIPE: 6° PVC-ASTM D-3034, SDR 26, WITH RUBBER GASKET JOINT CONFORMING TO ASTM F-477. ALL SANITARY SEWER LATERALS SHALL BE LAID AT ½"LINEAR FOOT MINIMUM SLOPE.

4. MANHOLE, FRAME & LID: NEENAH R-1772 WITH CONCEALED PICK HOLES AND SELF-SEALING GASKET, OR APPROVED EQUAL

- 5 ALL SANITARY SEWERS SHALL BE VIDEOTAPED PRIOR TO ACCEPTANCE BY THE MUNICIPALITY.
- SECTIONS) PIPE CONNECTION TO NEW AND EXISTING MANNOLES THROUGH OFENNOS (CAST OR CORE-DRILED) SHALL BE FROVIDE VITA A LEXIE EXIBERE WATERTHAT CONECTOR CONFORMANCE TO ASTIM CASI (STANDARD SPECIFICATIONS FOR RESULENT CONNECTIONS BETWEEN REINFORCED CONCRETE MANHOLE STRUCTURES AND PIPES.) PIPE TO MANCE SLEVES SHOLD BE KORN SEAL, ALCK, OR APPROVED EQUIAL.

8. ALL LIFTING HOLES. JOINTS BETWEEN PRECAST REINFORCED CONCRETE SECTIONS SHALL BE TUCKPOINTED

- 9. ALL STRUCTURES SHALL HAVE PRECAST FILLETS.
- 10. ALL SANITARY STRUCTURES SHALL HAVE AN INTERNAL/EXTERNAL ADAPTOR SEAL OR APPROVED EQUAL 11 IF THE UNDERGROUND CONTRACTOR DOES NOT ALREADY HAVE ONE ON FILE. THE UNDERGROUND WILL
  - NEED TO PROVIDE A \$5,000.00 LICENSE AND PERMIT BOND MADE OUT TO "LAKE COUNTY PUBLIC WORKS

#### PAVING

- WORK UNDER THIS SECTION SHALL INCLUDE FINAL SUBGRADE SHAPING AND PREPARATION, FORMING, PLACEMENT OF ROMWAY BASE COURSE MATERIALS AND SUBSEQUENT BINDER AND/OR SUFFACE COURSES, FINISHING AND CURING OF CONCERTE, FINAL CLEAN-UP AND ALL RELATED WORK.
- THE PROPOSED PAVEMENT SHALL CONSIST OF THE SUBGRADE COURSE (AS SPECIFIED) BASE COURSE THE INFORCE INFIDENT SINCLOUNS INFIDENT PROVINGE CONSELVENT STREET STREET, STREE
- SIDEWALKS AND COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE AS DETAILED IN THE CONSTRUCTION FUND SOMEWORK TO CONSIST OF PORTAND CEMENT CONCERTE WITH AIR ENTERTIAIMENT OF NOT LESS THAN FIVE PERCENT (5%) OR MORE THAN EIGHT (6%). CONCRETE SHALL BE A MINIMUM SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENSTA HA TFOURTEEN I (1) DAYA. AI CONCRETE SHALL BE BROOM FINISHED & SEALED IN ACCORDANCE WITH I.D.O.T. SPECIFICATIONS

#### CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH ARTICLE 1020.13 OF THE "STANDARD

- ALL DMARGED AREAS IN THE BINDER, BASE OR CURB AND GUTTER SHALL BE REPARED TO THE SMISACION OF THE ENVIREMENTAD MANE/PAUTY PROR TO LAVING THE SURPACE COURSE. THE SOURCE STATUS AND THE ENVIREMENTAD MANE/PAUTY PROR TO LAVING THE SURPACE COURSE. THE SIZE OWNER BROOMSE REQUERED IN THE MORESTER TO REPARE THE ENVIREMENT FOR APPLICATION OF THE SURPACE COURSE. EQUIPMENT AND MANE/PAURY FOR CLEANING SHALL BE CONSIDERED AS INCIDENTAL THE COST OF THE CONTRACT, PRIME COAT FOR THE BANE/BUTTO THE BINDER AT A RATE OF 0.3 INCIDENTIAL TO THE COST OF THE CONTRACT AND SHALL BE APPLIED TO THE BINDER AT A RATE OF 0.3 BILLIONS PER SOURCE YARD.
- 3/4" THICK PREMOULINED FIBRE EXPANSION JOINTS WITH 3/4" X 13" PLAIN ROUND, STEEL DOWEL BARS SHALL SE INSTALED AT FETY SQREED WERE ALL AND ATTILLES AS TO A SUBJECT SETURATION AND A SUBJECT AND A SUBJ NEAR ALL CURBINLETS
- BACKFILLING OF CURBS OR PAVEMENT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR
- CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINE AT STREET INTERSECTIONS AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESS BY THE HANDICAPPED.
- TWO (2) COATS OF BOILED LINSEED OIL IN CONFORMANCE WITH SECTION 408 OF THE STANDARD SPECIFICATIONS SHALL BE APPLIED TO EXPOSED CONCRETE SURFACES, COST OF WHICH SHALL BE INCIDENTAL TO THE COST OF THE CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL CORING, TESTING, AND PAVEMENT EVALUATION AS REQUIRED BY THE UNINCIPALITY FOR ACCEPTANCE AT HIS OWN EXPENSE. THE CONTRACTOR SHALL INCLUDE THE WAS A SEPARATE BUILTER OF RESIDE THAT THIS COS HAS BEEN FIGURED INTO THE UNIT PRICES FOR THE PAVING ITEMS. ALL TESTING RESULTS SHALL BE MADE AVAILABLE TO THE CITY OR VILLAGE FOR REVIEW.
- CONCRETE SIDEWALKS SHALL HAVE THREE -1/4 INCH DIAMETER, 10 FOOT LONG REINFORCING RODS CENTERED OVER ALL UTILITY CROSSINGS. EXPANSION JOINTS SHALL BE PROVIDED IN THE CONCRETE SIDEWALKS TA 50 FOOT INTERVALS.

#### EARTHWORK

- WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
- A. CLEARING AND REMOVING FROM THE SITE, ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE KEPT TO A MINIMUM.
- 8 STRIPPING OF TOPSOIL FROM ALL PROPOSED STREET'S AND STRUCTURAL CLAY FUL AREAS STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER OR ENGINEER. TOPSOIL
- C. STOCKPILED FOR FUTURE USE SHALL BE RELATION AS DIRECTED BY THE UNIVER ON ERMISIVER. TUPSOLE STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FRAMULARGE ROOTS, STOCKS, WEEDS BRUSH, STONES LARGER THAN ONE (1) NICH DIAMETER OR OTHER LITTER AND WASTE PRODUCTS INCLUDING OTHER EXTRANEOUS MATERIALS NOT CONDUCTIVE TO FULAT GRAVITH. TOPSOLE JAH BE STOCKPILED IN SEQUENCE TO ELIMINATE ANY REHANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR.
- D. CLAY CUT AND CLAY FILL WITH COMPACTION WITHIN ROADWAY AND ALL OTHER STRUCTURAL FILL
  - PLACEMENT AND COMPACTION OF CLAY TO STANDARDS AS REQUIRED ON THE CONSTRUCTION PLANS TO THE DESIGN SUBGRADE ELEVATIONS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAYEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS. THE CONTRACTOR MAY OBTAIN REQUIRED CLAY FILL FROM ON-SITE EXCAVATION AND ON-SITE BORROW EXCAVATION AS DIRECTED BY THE ENSINEER, OR OWNER.
- BACKFILLING AND COMPACTION BEHIND NEW CURBS AND GUTTERS
- G. MOVEMENT AND COMPACTION OF SOIL MATERIAL FROM THE CONSTRUCTION OF UNDERGROUND UTILITIES.
- H. TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS (6" MINIMUM OR AS OTHERWISE
- IF REQUIRED. REMOVAL FROM SITE OF ALL EXCESS EARTH MATERIAL INCLUDING EXCESS UTILITY TRENCH SPOIL AFTER FINAL GE
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR b. ALL WATERMAINS SHALL BE ENCASED IN A HIGH DENSITY POLYETHYLENE ENCASEMENT WITH ITS MATERIAL SPECIFICATIONS AND INSTALLATION METHOD IN ACCORDANCE WITH ANSIAWWA C105/A21.5, ASTM A674, USING "METHOD A" INSTALLATION. SHALL BE CONSIDERED AS SUM FOR THE COMPLEXE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER. BRASS WEDGES SHALL BE INSTALLED TO PROVIDE ELECTRICAL CONDUCTIVITY.
- 3 DRODOSED DAVEMENT ADEAS AND WHEN ADDI ICARLE BUILDING DADS, DRIVEWAYS AND SIDEWALKS SHALL BE EXCAVATED OR FILLED TO PLUS OR MINUS 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS BY TH
- THE SUBGRADE SHALL BE FREE OF UNSUITABLE MATERIAL AND SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE (85) PERCENT OF MODIFIED PROCTOR DENSITY. TESTING FOR COMPACTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ALL TEST RESULTS SHALL BE SUBMITED TO THE OWNER A
- UPON COMPLETION OF THE SURFACE IMPROVEMENTS, THE EXCAVATOR SHALL RESPREAD A 6" LAYER OF TOPSOIL ON ALL DISTURBED PARKWAY AREAS.
- DUCTILE SERVICE LINES DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE AT THE LUNING LONGING LONGING DIGHANI LINNS, THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DIFORMING, PUMPING OR ANY OTHER METHOD ACCEPTABLE TO THE ENGINEER. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDBE COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. 8. FIRE: I. THE FIRST O. S. & Y. VALVE ON THE INSIDE OF THE BUILDING MUST BE IN PLACE FOR PRESSURE TESTING, CHI ORINATION AND SAMPI MIC: II. TESTING AGAINST FLANGES WILL NOT BE ALLOWED.

- WHENEVER. DURING CONSTRUCTION OPERATIONS. ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTER, 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 THI CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FORM DIRTY AND DEBRIS. THIS WORK SHALL BE CONSIDERED IN DIRDENTAL TO THE CONTRACT.
- ALL DISTURBED AREAS OUTSIDE THE RIGHT-OF-WAY, PARKWAYS AND DETENTION AREAS SHALL BE
- 9. SOIL EROSION CONTROL SPECIFICATIONS SHALL BE CONSIDERED AS PART OF THIS SECTION.
- 10. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" SHALL BE FOLLOWED AT THE DISCRETION OF THE MUNICIPALITY.

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CASCO

10877 WATSON ROAD ST. LOUIS, MO 63127

PROJECT

MANAGERS

R WIE Robins &

Rubinos & Mesia Engineers, Int 200 S. MICHIGAN AVE., SUITE 1500 CHICAGO, IL 60604

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(312) 870-6600 (312) 663-1473 FAX

SITE

BDICHED DOAD &

UILDING TYPE:

DRAWING TITLE:

BLACKBERRY DRIVE

ST. CHARLES ILLINOIS

TWO-STORY

GENERAL NOTES

11/01/2016

916346

PROJECT NUMBER:

RAWING NUMBER

C-001

PUD PLANS

- represented hereby i Franchising Co. Reprod.
 re the project intended with School Franchising Co. Is a subject to legal action

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#### WATER SYSTEM

#### COVER DEPTH: ALL WATER MAIN, HYDRANT LEADS AND SERVICES MUST HAVE A MINIMUM COVER OF FIVE (5) FEET AND A

THRUST BLOCKING: PREFORMED CONCRETE BLOCK THRUST BLOCKING SHALL BE PROVIDED AT ALL BENDS GRATER THAN 10

#### DEGREES, AT ALL MECH DETAIL). PEEEP TO CITY PIPE TRENCH

TRENCH BACKELL TRENCH RACKFLL TRENCH RACKFLL NAMMERT, SAULL BE LANCHES MITHINI, OIL REET OF PARER RUMAREL OR AL A DESTINACE SPECIFIED BY NAMMERT, SAULL BE LANCHELLED WITHINI, OIL AND THE SAULL BE PROPERLY COMPACTED UNLESS OTTENNISE DESCRIPTION FOR ALL BARNES COMPACTED UNLESS OTTENNISE DESCRIPTION FOR ALL BARNES COMPACTED UNLESS OTTENNISE DESCRIPTION FOR ALL BARNES THE TOOT STANDARDS OF CONTROLLED LOUY STERAROTH ANTERNAL (SLSM) MATTIRE 1: NO FLY ASH WILL BE FREMITTED IN THE MAK (REFER TO OTT TREACH CETLAL).

VINCE VINULI: VALVE VIAULIS ARE NOT PRECAST REINFORCEMENT CONCRETE, ECCENTRIC TYPE (REFER TO STANDARD DETAIL AND MATERIALS SECTION FOR SIZING SPECIFICATIONS). A MAXIMUM OF (8-INCHES) OF ADJUSTING RINGS SHALL BE LISED.

CONNECTING TO EXISTING WATER MAINS: CONNECTION TO THE END OF AN EXISTING AN WATER MAIN SHALL BE WITH A VALVE DRIV, NO NEW WATER MAIN CONNECTION TO THE END OF AN EXISTING AWAYER MAIN BEEDS THE REVEATER MAIN CARE FRANCESCHE TESTED STRAATERY CONNECTION TO AN EXISTING WATER MAIN BALLE DOWE THE PRESSURE CONNECTION ONLY VIA LESS AUTHORIZED BY THE APPROPRIATE ENGINEERING DIVISION PRESSURE CONNECTION AND VIAVE SHALL BE LOCATED FUTURE THE VIAVUE AUXIL TO PRESSURE CONNECTION AND VIAVE SHALL BE LOCATED WITHIN THE VIAVUE AUXIL TO PRESSURE CONNECTION AND VIAVE SHALL BE LOCATED FOR SHALL FOR AUXIL TO PRESSURE CONNECTION AUXIL AUXIL SHALL BE LOCATED SHALL AUXIL TO PRESSURE CONNECTION SHALL BUTTINS THE CONNECTION AUXIL AUXIL SHALL BE LOCATED SWARED OUT WITH A CLICRER SOLUTION OF AT LEAST ON BUTTING THE CONNECTION AUXIL AUXIL THINGS WILL BE SWARED OUT WITH A CLICRER SOLUTION OF AT LEAST ON BUTTING THE CONNECTION AUXIL AUXIL THINGS WILL BE

SERVICE TAPS: SERVICE TAPS TO WATER MAINS ARE NOT PERMITTED UNTIL AFTER BACTERIOLOGICAL SAMPLING AND ANALYSIS HAS DEENCOMPTETENT OF THE MAIN FRANT NOT A COMMENDATE AND A COMMENDATE AND A COMMENDATE AND A COMMENDATION OF THE APPROVATE ENGINEERING DUNISION. NO WATER SERVICE COMPECTION SHALL BE MADE BY ANY PERSON OF FIRM OTHER THAN A STATE OF ILLINOIS LICENSED CONTRACTOR, WITH A STATE OF ILLINOIS LICENSED PLUMBER ON THE JOB, BONDED WITH THE CITY.

DEVICE SHALL BILLINGE HARGE BY FORD COMPANY OR MEGALUG DY ELDAR FORLY HISBLIONT FORE RESTRANT BY ACCURATE SHALL BE AND A SHALL BY ELDAR FORLY HISBLIONT FORE RESTRANT BY ACCULENTING SHALL BE FEED LOCK OBSETS BY USEP REFOR EXPONENT SHALL BE DETERMINED FROM MANUFACTURERS INSTALLATION SPECIFICATIONS (REFER TO WATER MAIN RESTRANT BY ACCURATE SHALL BE DETERMINED FROM MANUFACTURERS INSTALLATION SPECIFICATIONS (REFER TO WATER MAIN RESTRANT BY ACCURATE SHALL BE DETERMINED FROM MANUFACTURERS INSTALLATION SPECIFICATIONS (REFER TO WATER MAIN RESTRANT BY ACCURATE SHALL BE DETERMINED FROM MANUFACTURERS INSTALLATION SPECIFICATIONS (REFER TO WATER MAIN RESTRANT BY ACCURATE SHALL BE DETERMINED FROM MANUFACTURERS INSTALLATION SPECIFICATIONS (REFER TO WATER MAIN RESTRANT BY ACCURATE SHALL BY ACCURATE SHALL AT A SHALL BY A

IONT DESTDAINT- ALL MECHANICAL JOINT EITTINGS SHALL HAVE DESTDAINING GLANDS INSTALLED DESTDAIN

BOLTS PLACED UNDERGROUND: ALL BELOW GRADE FACTORY INSTALLED BOLTS AND FASTENERS SHALL BE 304GRADE STAINLESS STEEL

VALVES: 4" THROUGH 18" DIAMETER' RIGHT-HAND CLOSING RESILIENT WEDGE GATE VALVES, CONFORMING TO AWWA STANDARD C-509 AS MANUFACTURED BY THE CLOW CORPORATION, WATEROUS COMPANY OR APPROVED EQUAL. ALL BECLOW GRADE FACTORY INSTALLED BOLTS AND FASTENERS SHALL BE 304-GRADE STAINLESS STEEL.

VALVE VALVE VALVE VALVE VALVE SHALL BE PROVIDED FOR EACH VALVE. BARREL SECTIONS SHALL BE SEALED USING A BUTYL RUBBER OR RUBBER STRIP (REFER TO CITY STANDARD VALVE VALVE DETALL).

III. AT MINIMUM. TYPE 3 LAYING CONDITIONS SHALL BE PROVIDED, CONFORMING TO AWWA STANDARD C-600

IONT DESTDAINT- ALL MECHANICAL JOINT EITTINGS SHALL HAVE DESTDAINING GLANDS INSTALLED DESTDAIN

DEVICE SINLI BE UNIT-INVE EV FORD COMPANY OF NECALUG BY USA ROON, PUBLICAT POPE RESTRANT DEVICE SINLI BE UNIT-INVE EV FORD COMPANY OF NECALUG BY USA ROON, PUBLICAT POPE RESTRANT DE FEDE LOCK OSSETS BY USE POPE OF SERIES TOY DEVE SERIES 1300 PPE RESTRANT BY FORD LE OF PIPE RESTRANT SINLI BE DETERMINED FROM MANUFACTURERS INSTALLATION SPECIFICATIONS (REFER I WATERMAN RESTRANT SINLI BE DETERMINED FROM MANUFACTURERS INSTALLATION SPECIFICATIONS (REFER I WATERMAN RESTRANT DEVIL).

FRAME AND COVERS: ALL VALVE VALUE STRUCTURES SHALL HAVE A NEENAH FOUNDRY COMPANY R-1713 FRAME AND TYPE 'B' LID WITH CONCEALED PICK HOLE. LIDS SHALL BE FURNISHED WITH 'CITY OF ST CHARLES-WATER '' CAST INTO THE TOP SURFACE (REFER TO CITY STANDARD BETAL).

SOLUTION

CORPORATION STOPS:

iv O SEDIES BDASS

CUPB STOPS

CURB BOX

BUFFALO TYPE

WATERMAIN PIPES

(ATTACHED).

COPPER SERVICE LINES:

a. TYPE K COPPER TUBING

b. COMPRESSION FITTINGS ONLY

. COMPRESSION HTTINGS. MUELLER B-25008 (%"-1"-1 %"-2")

a. COMPRESSION FITTINGS. i. MUELLER B-25155 (%'-1'-1 ½'-2')

iii. A. Y. MCDONALD 6104-Q (1", 1 1/3", 2") in O SERIES BRASS

iii. A. Y. MCDONALD 4701-BQ (1", 1 %", 2")

ii. FORD: - FB1000-4-Q 1" - FB1000-6-Q 1 1/2" - FB 1000-7-Q 2"

ii. FORD: - B-44-444-Q 1" - B44-666-Q 1 ½" - B-44-777-O 2"

NUS PATTERN UD MARKED "WATER"

a. FOR 1" THRU 2", MUELLER H-10300 COPPER SERVICE b. A. Y. MCDONALD, 5615 1 1/2"

a DUCTILE IRON CLASS 52 CONFORMING TO AWWA STANDARD C-151

DOE THE FROM CENSS 52, COMPORTING TO ANYWA STANDARD C-101.
 CEMENT LINING, CONFORMING TO AWWA STANDARD C-104.
 MECHANICAL OR PUSH-ON JOINTS SHALL CONFORM TO AWWA STANDARDC-111.









Alkew Building For: Primrose School Franchising Company 860 Celarrest Road Avers corps 3101 Primrose Stan Franchischer Ander Primrose Stan Frankingen eine Ander Ander Ander Primrose Stan Frankingen eine Ander Ander Ander Ander Ander Primrose Stan Frankingen eine Ander Ander Ander Ander Primrose Stan Frankingen eine Ander Ander Ander Ander Primrose Stan Frankingen eine Ander Primrose Stan Frankingen eine Ander An

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| SECTION 1: SITE EVALUATION, ASSESSMENT, AND PLANNING  | SECTION 2: EROSION AND SEDIMENT CONTROL BMPS   | 6. Protect Storm Drain Inlets:   | Sanitary Waste  | Uncontaminated Water Line & Hydrant Flushing   |  |
|---|--|--|---|--|--|
| 1.1 Project/Site Information  | 1. Minimize Disturbed Area and Protect Natural Features and Soil:  | Catch Basin Inserts  | BMP Description: Temporary sanitary facilities (portable toilets) will be provided at the site throughout   | BMP Description: Uncontaminated water from water line flushing of the site infrastructure will be  |  |
| Project/Site Name: Primose School<br>Project Street/Location: XXXX Bricher Road   | BMP Description: Topsoil stripped from the immediate construction area will be stockpiled. The   | BMP Description: Immediately following installation of the proposed storm sewer structures, Catch-All  | the construction phase. The tolect will be in the staging area. The portable tolect will be located away<br>from a concentrated flow paths and traffic flow and will have collection pans underneath as secondary<br>contributionment.  | decharged to the sedement basin, while anyoting any contact with debutble areas. It water from the line<br>flushing becomes contaminated, the water line will be blocked off and the flush water will be pumped to<br>a tracket which will built the conteminated water of de to an assessed discount of the                           |  |
| City: St. Chanes<br>State: IL<br>Zie Code: 60174  | stockpies will be in areas that will not interfere with construction phases and at reast 15 test away from<br>areas of concentrated flows or pavement. The slopes of the stockpile will be roughened by equipment<br>tracking and will not exceed 2-1 to research concerning. A citizence will be installed areas the partmeter of   | the construction site has been permanently stabilized.   | Installation Schedule: The portable toilets will be brought to the site once the staging area has been  | Responsible Staff: General Contractor  |  |
| County or Similar Subdivision: Kane County  | each stockpile, in accordance with the silt ence design specifications in Section 2, Part 2.7. Stockpiles<br>will also be temporarily stabilized with erssion controls as described in Section 2. Part 2.4.  | <ul> <li>Installation Schedule: Catch basin inserts shall be installed immediately upon installations of storm<br/>structure</li> </ul>  | established.  | Landscape Irrigation   | 88 O   |
| Latitude/Longitude<br>Latitude: 1. 41º 53' 54" N (degrees, minutes, seconds)  | Installation Schedule: Topsoil stockpiles will be established during grading activities. The sit fence   | · Maintenance and Inspection: The catch basin inserts will be inspected weekly and immediately after   | <ul> <li>Maintenance and Inspection: All sanitary waste will be collected from the portable facilities a minimum of three times per week by a qualified sub-contractor. The portable toilets will be inspected weekly for</li> </ul>  | BMP Description: Irrigation waters will not be sprayed onto impermeable surfaces such as paved   |  |
| Longitude: 188* 20' 05" W (degrees, minutes, seconds)<br>Method for determining latitude/longitude: Google Earth  | and temporary erosion controls will be installed immediately after the stockpile has been established.   | storm events. If the basin insert becomes clogged with sediment, the insert will be removed and<br>cleaned or replaced per the manufacturer's recommendations.   | evidence of leaking holding tanks. Toilets with leaking holding tanks will be removed from the site and<br>replaced with new portable toilets.  | driveways and roads. Waters will be directed onto soil and lawns by using hoses and correctly sized<br>sprinklers with adjustable spray patterns. To avoid discharges of irrigation waters, the sprinklers will  | To a la contra c |
| Is the project located in Indian country? No  | Responsible Staff: General Contractor  | Responsible Staff: General Contractor  | Responsible Staft: General Contractor   | have low-flow rates and increased watering time. The inigated area will be inspected for excess<br>watering and to adjust watering times and schedules.  |  |
| Is this project considered a federal facility? Yes  | 2. Phase Construction Activity:  | <ol><li>Establish perimeter controls and sediment barriers:</li></ol>  | 2. Establish Proper Building Material Staging Areas:  | Responsible Staff: General Contractor  | Para Control of the c |
| NPDES project or permit tracking number: To be Determined   | shall be placed upon minimizing disturbed areas and provided vegetative cover immediately. To<br>minimize ordential ension, only areas persessent to construct the construction avits, access read for the   | Silt Fence   | Material Storage Area   | SECTION 5: INSPECTIONS and MAINTENANCE   | C state  |
| (This is the unique identifying number assigned to your project by your permitting authority after you<br>have applied for coverage under the appropriate NPDES construction general permit.)                   | detention basins and the detention basins will be disturbed initially. These areas will be cleared,<br>grubbed, and graded and the construction exits, access road and detentions basins will be installed.  | BMP Description: Sit fences will be installed along the perimeters of the site and around any topsoil<br>stockpile. Sit fences will be installed by excavating a 12-inch-deep trench along the line of proposed  | BMP Description: Construction equipment and maintenance materials will be stored at the combined<br>staging area and materials storage areas. Orange construction fence will be installed around the  | 5.1 Inspections  | apport of the second se |
| 1.2 Contact Information/Responsible Parties   | These areas will be stabilized with erosion controls immediately after construction but no later than 14<br>days after construction.   | installation. Wooden posts supporting the silt fence will be spaced a maximum of 5 feet apart and<br>driven securely into the ground; a minimum of 18 deep. The silt fence will be fastened securely to the  | perimeter to designate the staging and materials storage area. A watertight shipping container will be<br>used to store hand tools, small parts, and other construction materials.  | Qualified personnel (provided by the contractor) shall inspect disturbed areas of the construction site<br>that have not been finally stabilized, structural control measures, and locations where vehicles enter or   |  |
| Owner:  | Installation Schedule: See Section 1.3 for the timeline of construction activity.  | wooden posts with wire tiss spaced every 24 inches at the top, mid section, and bottom of the wooden<br>post. The bottom edge of the silt fence will extend across the bottom of the trench and the trench will be   | Nonhazardous building materials such as packaging material (wood, plastic and glass) and construction<br>scrap material (brick, wood, steal, metal scraps and pipe cuttings) will be stored in a separate covered   | exit the site at least once every seven calendar days, and within 24 hours of the end of a rainfall event<br>that is 0.5 inches or greater, or equivalent snowfall.  | School School  |
| Primose schools<br>3660 Cedar Creat Road  | Responsible Staff: General Contractor  | backlined and compacted to prevent stormwater and sedment from discharging underneath the sitt<br>fence.   | petroleum products, paint and equipment maintenance fluids will be stored in structurally sound and   | Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be   | S see as a second  |
| Operatoris/   | 3. Control Stormwater Flowing Onto and Through the Project:  | <ul> <li>Installation Schedule: The silt fences will be installed before construction begins at the site and<br/>around tensol tencimiles once they have been established</li> </ul>   | seared containers other over whim the acceleration materials storage area. Very large terms, such as<br>framing materials and stockpiled lumber, will be stored in the open in the materials storage area. Such<br>materials will be elevated on word blocks to minimize contact with numf.   | inspected to evidence of, or the potential for, potitalities entrining the chanage system. Erosion and<br>sediment control measures identified in the plan shall be observed to ensure that they are operating<br>controlly. Where discharge locations or poletic are assessible, they chall be instructed to accepting.               |  |
| TBD   | BMP Description: The site does not currently accept any off-site concentrated flow. The grading has<br>been designed with overland flow routes directed into the detention basin. The detention basin will be  | Maintenance and Inspection: Silt fences will be inspected weekly and immediately after storm events  | Installation Schedule: The materials storage area will be installed after grading and before any  | whether erosion control measures are effective in preventing significant impacts to receiving waters.<br>Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sedment  |  |
|   | stabilized with stabilized with erosion controls immediately after construction but no later than 14 days<br>after construction ceases (see Section 2, Part 2.4).  | to ensure it is intact and that there are no gaps where the fence meets the ground or tears along the<br>length of the fence. If gaps or tears are found during the inspection, the fabric will be repaired or   | infrastructure is constructed on site.  | tracking.  | L FST34  |
| Project Manager(s) or Site Supervisor(s):   | Installation Schedule: See Section 1.3 for the timeline of construction activity.  | replaced immediately. Accumulated sedment will be removed from the tence base if it reaches<br>one-third the height of the sit fence and hauled off-site for disposal at an appropriate Landfill. If   | <ul> <li>Maintenance and inspection: The storage area will be inspected weekly and atter storm events. The<br/>storage area will be kept clean, well organized and equipped with ample cleanup supplies as<br/>prepared for the motion of the storage area will be inspected. Second control of the storage area and</li> </ul>   | Based on the results of the inspection, necessary pollution prevention measures identified in the plan<br>shall be undertaken as soon as practicable after such inspection. Such modifications shall provide for   |  |
| TED   | Responsible Staff: General Contractor  | accumulated sedment is creating noticeable strain on the table and the tence within tail from a sudden<br>storm event, the sediment will be removed more frequently. Before the fance is removed from the<br>secient area the sediment will be removed. The attributed for enter of the sit fance is if months and   | iners will be repaired or replaced as needed to maintain proper functions.  | timely implementation of any changes to the plan with 7 calendar days tollowing the inspection.  | 1 2 1  |
| Stormwater Manager and SWPPP Contact(s):  | <ol> <li>Stabilize Soits:</li> </ol>   | will likely need to be replaced after this period.   | Responsible Staff: General Contractor   | • A report summarizing the scope of the inspection, manage and guarantizations of personner making the<br>inspection, the date(s) of the inspection, major observations relating to the implementation of the<br>SWPEP and artifets taken in anomaliance with the NPDES nermit shall be made and retained ifor at                      | C A  |
| TED   | Temporary Stabilization (Growing Season)   | Responsible Staff: General Contractor  | 3. Designate Washout Areas:   | least three years from the date of final stabilization or permit coverage is terminated) as a part of this<br>SWPPP. This report shall be signed in accordance with Part VI.G (Signatory Requirements) of the  | j o g w  |
|   | BMP Description: Temporary vegetative cover will be established using hydroseeding for areas of<br>exposed soil lincluding stockgles) within 1 working day of temporary cessation of earth disturbing  | <ol> <li>Retain Sediment On-Site and Control Dewatering Practices:</li> </ol>  | Concrete Washout  | ILR10 NPDES Permit   | in the first the first   |
| This SWPPP Was Prepared By:<br>Matthew D. Whisler, PE   | activities and shall be complete as soon as possible but no more than 14 days from the in initiation of<br>the stabilization of work in an area. Hydroseeding will consist of wood fibers, seed (Smooth Brome),  | Excavation Dewatering  | BMP Description: A designated temporary, above-grade concrete washout area will be constructed, as<br>shown on the site plan, per detail in Appendix I. The temporary concrete washout will be constructed  | <ul> <li>The contractor shall notify the appropriate Agency Field Operations Section office by email at epa.swnoncomp@illinois.gov, telephone or fax within 24 hours of any incidence of noncompliance for</li> </ul>  | ing DS So a 20 S   |
| 200 South Michigan Ave, Suite 1500  | fertilizer and stabilizing emulsion and applied at a rate of 8 pounds per acre. Seeding will be conducted<br>during periods of the year when vegetation is more likely to be established.  | BMP Description: Where pumping is required to dewater excavations or trenches, the discharge shall<br>be routed to the sediment basin or to a stabilized outlet. Where discharge will not be routed through the  | with sufficient quantity and volume to contain all liquid and concrete waste generated by washout<br>operations. The washout area will be lined with plastic sheeting at least 10 mils thick and free of any  | any violation of the storm water pollution prevention plan observed during any inspection conducted, or<br>for violations of any condition of this permit.   |  |
| Cricago, IC 60004<br>312.870.6630<br>312.870.6630   | Installation Schedule: Temporary stabilization measures will be applied to portions of the site within 1   | sectiment basin, measures will be taken to prevent discharging heavily sit-laden water. Unless<br>accumulated water is allowed time for settlement of the sit, it will be fittered. Fittration may be<br>renformed unless a time hole heavily will be not a site of the site of the site of the settlement of the settlement.  | holes or tears. Signs will be posted marking the location of the washout area to ensure that concrete<br>equipment operators use the proper facility. Concrete pours will not be conducted during or before an  | <ul> <li>The contractor shall complete and submit within 5 days an "incidence of Noncompliance" (ION) report<br/>for neuroidation of the SWDBB observed during an increation conducted, including these and required.</li> </ul>   | in the second se |
| Emergency 24 hour contact:  | working day of temporary cassation of earth disturbing activities and shall be complete as soon as<br>possible but no more than 14 days from the in initiation of the stabilization of work in an area.  | filed sump.  | concrete wastes will be properly disposed of off-site. When the temporary washout area is no longer<br>people of the operativities area of the second se | by the SWPPP. Submission shall be on forms provided by the IEPA and include specific information on<br>the ease of noncompliance actions which were taken to reserved any future causes of noncompliance.  |  |
|   | <ul> <li>Maintenance and Inspection: Stabilized areas will be inspected weekly and after storm events until a dense rower of venetation has become established. If failure is onlined at the seeded area, the area</li> </ul>  | <ul> <li>Installation Schedule: The sediment traps will be installed as needed to discharge excavation<br/>dewatering fluids.</li> </ul>   | be removed and disposed of according to the maintenance section below and the area will be<br>schellized  | and a statement detailing any environmental impact, which may have resulted from the noncompliance.  |  |
| 1.3 Nature and Sequence of Construction Activity  | will be reseeded, fertilized and mulched immediately   | · Maintenance and Inspection: The trap will be inspected weekly and after storm events. The trap will  | Installation Schedule: The concrete washout area will be constructed before concrete pours occur at   | <ul> <li>All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G<br/>(Signatory Requirements) of the NPDES Permit NO. IL.R10.</li> </ul>  |  |
| The project involves the construction of a educational building on an un-developed lot in a commercial<br>subdivision. The proposed construction also includes a new sidewalk, utilities, parking lot pavement, | Responsible Staff: General Contractor  | be checked for signs of erosion, seepage, and structural damage. The outlet and trash rack will be<br>checked for any damage or obstructions and any damage present will be repaired and obstructions  | the site.   | - All inspection reports shall be retained at the construction site and kept under Appendix E.   |  |
| playground aquipment.   | Temporary Stabilization (Winter Months)  | removed, seament will be removed and the trap restored to its original dimensions when the sediment<br>has accumulated to one-half the design depth of the trap. The removed sediments will be hauled<br>of other diseased in diseased and the setting.  | <ul> <li>Maintenance and Inspection: The washout areas will be inspected daily to ensure that all concrete washing is being discharged into the washout area, no leaks or tears are present, and to identify when</li> </ul>  | Inspection Personnel:Title:  |  |
| The improvements were designed to connect the existing storm sewer system, per original design<br>conditions.   | BMP Description: Hydromulching will provide immediate protection to exposed soils within 1 working<br>day of temporary cessation of earth disturbing activities and shall be complete as soon as possible but  | ott-site for disposal at approved Landtill.  | concrete wastes need to be removed. The washout areas will be creaned out once the area is filted to<br>75 percent of the holding capacity. Once the area's holding capacity has been reached, the concrete<br>washes will be allowed to branker the concrete will be holding up removed, and taken to an approach  | CompanyinitingColumnations   |  |
| What is the function of the construction activity? New Building   | no more than 14 days from the in initiation of the statistization of work in an area, and over the writer<br>months. Straw mulch and wood fiber will be mixed with a tackfier (amount specified per manufacturer's<br>instruction) and another work to monthing with an anticipation of the 100 neuroids (2.3 below).  | 9 Establish Stabilized Construction Exits:   | Landfill for disposal. The plastic sheeting will be replaced if tears occur during removal of concrete<br>waster from the washout area  | Inspection ochecule and inconcerner.     Describe the inspection schedules and procedures you have developed for your site include   |  |
| Construction Schedule   | per 1,000 square feet or 2 tors (100-motione with an approach have or 50-100 points (2-5 banks)<br>per 1,000 square feet or 2 tors (100-200 balks) per acre. If the tackfier does not appear effective in<br>ambeing the multiplication of the standard soil crimeing environment will be used to remark additional bindion  | Stabilized Construction Exit   | Responsible Staff: General Contractor   | frequency of inspections for each BMP or group of BMPs, indicate when you will inspect, e.g.<br>before/duringland after rain events, spot inspections, etc.).  |  |
| 1. Install perimeter sediment control silt fence  | to the soil. The mulch will cover 75 to 90 percent of the ground surface. In areas, where hydromulching<br>is inaccessible, straw mulch will be applied by hand with an application rate of 90-100 pounds (2-3   | BMP Description: Anti-tracking pads consisting of stone over geotextile fabric will be installed at the  | <ol> <li>Establish proper equipment/vehicle fueling and maintenance practices:</li> </ol>   | <ul> <li>Inspections of the site will be performed once every 7 days and within 24 hours of the end of a storm<br/>event of one-half inch or greater. The inspections will verify that all BMPs required in Sections 2 and 3</li> </ul>  |  |
| Clear & grub existing and demolish existing sitework as required     More Gentlers  | bales) per 1,000 square feet.  | entrance to the main Road, as indentified on plan set, to prevent the off-site transport of sediment by<br>construction vehicles.  | Vehicle/Equipment Fueling and Maintenance   | are implemented, maintained, and effectively minimizing erosion and preventing stormwater<br>contamination from construction materials. For detailed inspection procedures, see Sections 2 and 3.  |  |
| A. Construction new building and install new utility structures and piping     S. Instruction new building and proving  | <ul> <li>Installation Schedule: Winter stabilization will occur between November 15th and March 15th.</li> </ul>   | Installation Schedule: The stabilized exit will be installed before construction begins on the site. The   | BMP Description: Several types of vehicles and equipment will be used on-site throughout the project,   | <ol> <li>Describe the general procedures for correcting problems when they are identified. Include<br/>responsible staff and timetrames for making corrections.</li> </ol>   |  |
| 6. Fine grade and permanently stabilize all disturbed areas   | <ul> <li>Maintenance and Inspection: Mulched areas will be inspected weekly and after storm events to check<br/>for movement of mulch or erosion. If washout, breakage, or erosion occurs, the surface will be repaired,</li> </ul>  | stone will remain in place until the subgrade of pavement is installed at the site. The anti-tracking pad<br>will be placed on the pavement and will remain until all areas of the site have been stabilized.  | including graders, scrapers, excavators, loaders, paving equipment, rollers, trucks and trailers,<br>backhoes, and forklifts. All major equipment/vehicle fueling and maintenance will be performed off-site.   | In corrective actions are identified during an inspection, the actions will be addressed by the General Contractor within 24 hours of the report and completed maintenance as soon as possible or before the over stress exact   | CARCO  |
| 7. Remove all sedment controls once disturbance has been permanently stabliczed   | and new much will be appred to the damaged area.   | Maintenance and Inspection: The exits will be inspected weekly and after storm events or heavy use.  | A small, 20-gallon pickup bed fuel tank will be kept on-site in the combined staging area. When vehicle<br>fueling must occur on-site, the fueling activity will occur in the staging area. Only minor equipment  | ii. Attach a copy of the inspection report you will use for your site.   | 023000   |
| Estimated Project Start Date: 03/2017<br>Estimated Project Completion Date: 09/2017   | Presponsible date: General Contractor  | The exits will be marinamed in a condition that will prevent tracking or howing or seament onto adjacent<br>roads. This could require adding additional crushed stone to the exit. All sediment tracked, spilled,<br>dependent or unched onto the Decide will be coment up immediately and howing off eithe for dispected at an  | maintenance activities will occur on-site. All equipment truits generated from maintenance activities will be<br>disposed of into designated drums stored on spill palets in accordance with Part 31. Absorbent,<br>relit design metericities and relit with will be available at the combined thereine and motorials stores.   | 5.2 Corrective Action Log  | ST. LOUIS. MO 63127  |
| 1.4 Soils, Slopes, Vegetation, and Current Drainage Patterns  | BMP Description: Permanent stabilization will be done within 1 working day of temporary cessation of   | approved Landfill. Sediment will be swept from the anti-tracking pad at least weekly, or more often if<br>necessary. If excess sediment has clocosid the pad, the exit will be too dressed with new crushed  | area. Drip pans will be placed under all equipment receiving maintenance and vehicles and equipment<br>parked overnight.  | Contractor shall maintain corrective action logs in accordance with NPDES ILR10 Permit Requirements.   | PROJECT  |
| Soil types:   | earth disturbing activities reaching final design grades and shall be complete as soon as possible but<br>no more than 14 days from the in initiation of the stabilization of work in an area, are achieved but no   | stone. Replacement of the entire pad might be necessary when the pad becomes completely filled with<br>sediment. The pad will be reshaped as needed for drainage and runoff control. Broken road pavement  | <ul> <li>Installation Schedule: BMPs implemented for equipment and vehicle maintenance and fueling</li> </ul>   | SECTION 6: Recordkeeping   | MANAGERS   |
| Geotechnical investigations have found the sub-surface soils to be predominately sitly clay.  | later than 14 days after construction ceases. Native species of plants will be used to establish<br>vegetative cover on exposed soils. Permanent stabilization will be completed in accordance with the  | as a result of construction activities on roadways immediately adjacent to the project site will be<br>repaired immediately. The stone anti-tracking pad will be removed before the subgrade of pavement is  | activities will begin at the start of the project.  | 6.1 Recordkeeping  |  |
| Drainage Patterns:<br>The site drains westerly into the artiacent wetland/detention basin   | final stabilization procedures in Section 7.   | applied to the parking lot. The removed stone and sediment from the pad will be hauled off-site and<br>disposed of at an approved Landfill   | Maintenance and Inspection: Inspect equipment/vehicle storage areas and fuel tank weekly and after<br>storm events. Vehicles and equipment will be inspected on each day of use. Leaks will be repaired   | Contractor shall provide a 3-ring binder to maintain construction activity, corrective action, inspections<br>and log of changes to the SWPPP records in accordance with NPDES ILR10 Permit Requirements.  | TD AND THE Subless &   |
| Venetation  | <ul> <li>Installation denotate: Periodis or the site where consideration advises have performed in the stabilized, within 1 working day of temporary cessation of earth disturbing advisities and shall be complete as none as periodike that are store than 1 if days from the law lighting of the stabilization of work.</li> </ul>  | Responsible Staff: General Contractor  | supply of spli-cleanup materials on-site and immediately clean up splits and dispose of materials   | The 3-ring binder shall be kept in the on-site construction trainer at all times.  | Engineera, Inc.  |
| The existing vegetation in the is lawn grass  | in an area.  | 10. Additional BMPs:   | Responsible Staff: General Contractor   | 6.2 Log or Changes to the SWMMP  | Rubinos & Mesia Engineers, Inc.<br>200 S. MICHIGAN AVE., SUITE 1500  |
| 1.5 Construction Site Estimates   | <ul> <li>Maintenance and Inspection: All seeded areas will be inspected weekly during construction activities<br/>for failure and after storm events until a dense cover of vegetation has been established. If failure is</li> </ul>  | Street Sweeping  | <ol> <li>Allowable non-stormwater discharges and control equipment/vehicle washing:</li> </ol>  | Contractor shall maintain a log of changes to the approved siver-Pr in accordance with NPDES IER10<br>Permit Requirements.   | CHICAGO, IL 60604<br>(312) 870-6600<br>(312) 663-1473 FAX  |
| The following are estimates of the construction site:   | noticed at the seeded area, the area will be reseeded, fertilized, and mulched immediately. After<br>construction is completed at the site, permanently stabilized areas will be monitored until final   | BMP Description: Street sweeping and vacuuming shall be performed on adjacent Roads using a<br>recentrative air sweeper to remove sediments and other contaminants directly from paved areas.  | BMP Description: All equipment and vehicle washing will be performed off-site.  | SECTION 7: FINAL STABILIZATION   | Design Firm Registration No. 184-000529  |
| Construction Site Area to be disturbed: 2.06 Acres  | stabilization is reached.  | Installation Schedule: Street sweeping will occur weekly and before forecasted storm events on the   | 6. Spill Prevention and Control Plan:   | Permanent Seeding  |  |
| Total Project Area: 2.23 Acres<br>Percentage impervious area before construction: 90%   | Kesponsite statt: General Contractor   | adjacent Road(s).  | i. Employee Training: All employees will be trained via biweekly tailgate sessions, as detailed in  | BMP Description: Permanent seeding will be applied immediately after the final design grades are<br>achieved on portions of the site but no later than 14 days after construction activities have permanently  |  |
| SCS Runoff coefficient before construction: 76<br>Percentage impervious area after construction: 55%  | BMP Description: Dust from the site will be controlled by using a mobile pressure-type distributor truck   | <ul> <li>Mantenance and inspector: All materials collected during sweeping will be disposed of at an off-site<br/>location by the subcontractor.</li> </ul>  | Section 6, Part 6.3.<br>I Vehicle Materianse: Vehicles and exclosest will be materialed off site. All webicles and excitoment   | ceased. After the entire site is stabilized, any sediment that has accumulated will be removed and<br>hauled off-site for disposal at an approved Landfill. Construction debris, trash and temporary BMPs  |  |
| SCS Runoff coefficient after construction: 85   | to apply potable water to disturbed areas. The mobile unit will apply water at a rate of 300 gallons per<br>acre and minimized as necessary to prevent runoff and ponding.   | Responsible Staff: General Contractor  | including subcontractor vehicles will be checked for leaking oil and fluids. Vehicles leaking fluids will not<br>be allowed no.els. Drin nors will be nlaced under all vehicles and environment that are narked overninht   | (including sit fences, material storage areas, sanitary toilets, and intel protection) will also be removed<br>and any areas disturbed during removal will be seeded immediately. Basins will be planted per the Civil   |  |
| 1.6 Receiving Waters  | Installation Schedule: Dust control will be implemented as needed once site grading has been   | SECTION 3: GOOD HOUSEKEEPING BMPS  | ii. Hazardous Material Storage: Hazardous materials will be stored in accordance with Section 3, Part 1   | <ul> <li>-regressioning sense rise terminitiant or time sense will be sensed as the nakes and specific documented in<br/>the Project Specifications.</li> </ul>  |  |
| Description of receiving waters: Fox River  | initiated and during windy conditions (forecasted or actual wind conditions of 20 mph or greater) while<br>site grading is occurring. Spraying of potable water will be performed no more than three times a day<br>site grading is occurring.   | 3.1 Good Housekeeping BMPs   | and federal and municipal regulations.  | <ul> <li>Installation Schedule: Portions of the site where construction activities have permanently ceased will<br/>be stabilized, as soon as possible but no later than 14 days after construction ceases.</li> </ul>   |  |
| 1.7 Site Features and Sensitive Areas to be Protected   | where years we water to an inter-sequence and once per day during the months of Ucober-April or<br>whenever the dryness of the soil warrants it.   | 1. Material Handling and Waste Management:   | v. oper one, oper one we be wreter are meaning addige area and concrete washout areas. v. Snills: All snills will be cleaned up immediately upon discusser. Snort shouthest metod in one operation.   | Maintenance and inspection: All seeded areas will be inspected weekly during construction activities   |  |
| The site does not contain any sensitive areas.  | <ul> <li>Maintenance and Inspection: At least one mobile unit will be available at all times to distribute potable<br/>water to control dust on the project area. Each mobile unit will be equipped with a positive shutoff valve</li> </ul>   | Waste Materials  | will be hauled off-site immediately after the spill is cleaned up for disposal at an approved Landfill. Spills<br>large enough to discharge to surface water will be reported to the National Resconse Center at  | tor traure and atter storm events until a dense cover of vegetation has been established. If failure is<br>noticed at the seeded area, the area will be reseeded, familized, and mulched immediately. After<br>construction is considered in the disp. personnells the bindle and the seeded and the seeded at the seeded at the disp. | SITE:  |
| 1.8 Potential Sources of Pollution  | to prevent over watering of the disturbed area. For vehicle and equipment maintenance practices, see<br>Section 3, Part 3.4.   | BMP Description: All waste materials will be collected and disposed of into two metal trash dumpstars<br>in the materials storage area. Dumpstars will have a secure watertight lid, be placed away from<br>the secure storage area of the secure secure storage of the secure s | 1-800-424-8802.   | sources and compared in one way, partnersenary successes where we not monitored unit inter<br>stabilization is reached.  | BLACKBERRY DRIVE   |
| Potentials sources of sediment to stormwater runoff:  | Responsible Staff: General Contractor  | stormwater conveyances and drains, and meet at toderal, state, and municipal regulations. Unly trash<br>and construction debris from the site will be deposited in the dumpster. No construction materials will be<br>builded on the All exercised will be instructed, during the totals trained excisions, respective the correct   | vi. Material safety data sheets, a material inventory, and emergency contact information will be<br>maintained at the on-site project trailer.  | Responsible Staff: General Contractor  |  |
| Grading and site excavation operations     Vebicity   | 5. Protect Slopes:   | disposal of trash and construction debris. Notices that state these practices will be posted in the office<br>trailer and the individual who manages day-today site operations will be responsible for seeing that   | Installation Schedule: The spill prevention and control procedures will be implemented once construction begins on-site   | SECTION 8: CERTIFICATION AND NOTIFICATION  | ST. CHARLES, ILLINOIS  |
| - Ventoe indong<br>- Topsoil striping and stockpiling   | Geotextile Erosion Control Blankets  | these practices are followed.  | Maintenance and Inspection: All personnel will be instructed, during tailoate training sessions   | See Sheet C-502 for Certifications   | BUILDING TYPE:   |
| - Lumzacupmig operations  | BMP Description: Gestextile encsion control blankets will be used to provide stabilization for the slopes<br>in the vegetated swale and sediment trap. The blanket will cover the entire area of the granted size  | <ul> <li>Installation Schedule: Trash dumpsters will be installed once the materials storage area has been<br/>established.</li> </ul>   | regarding the correct procedures for spill prevention and control. Notices that state these practices will<br>be posted in the office trailer, and the individual who manages day-to-day site operations will be  |  | TWO-STORY  |
| <ul> <li>- Unimum powulants and sources, other than sediment, to stormwater runoff:</li> <li>- Vehicle and equipment fueling activities</li> </ul>  | and bottom channel. The bottom and side slopes will be seeded and mulched before the blanket is<br>applied. The blanket will be installed by digging a small trench on the upside of the slope, 12 inches  | Maintenance and Inspection: The dumpsters will be inspected weekly and immediately after storm   | responsible for seeing that these procedures are followed.  |  | Revisions:   |
| - Vehicle and equipment maintenance<br>- Hazardous waste storage  | wide by 6 inches deep, and stapling the leading edge of the blanket in the trench. The blanket will be<br>rolled down the slope slowly to maintain soil contact and stapled in 12-inch intervals. If the blanket   | events. The dumpster will be emptied weekly and taken to approved Landtil. It trash and construction<br>debris are exceeding the dumpster's capacity, the dumpsters will be emptied more frequently.   | Responsible Staff: General Contractor   |  |  |
| <ul> <li>Material Storage including general building materials, solvents, adhesives, paving materials, paints,<br/>aggregates and trash</li> </ul>  | cannot cover the entire stope, the blankets will be overlapped (minimum of 2 inches) and stapled at the<br>overlapped edge. The erosion control blanket will always be installed according to the manufacturer's<br>instructions and coefficienties.   | Responsible Statt: General Contractor  | 7. Any Additional BMPs:<br>No additional BMPs uses identified   |  | DRAWING TITLE:   |
| - Germany receives  | Installation Schedule: The erosion control blankets will be installed once the sinnes and retention  | Hazardous Waste Materials  | 3.2 Allowable Non-Stormwater Discharge Management   |  | STORM WATER  |
|   | basins have reached final grade.   | BMP Description: All hazardous waste materials such as of fitters, petroleum products, paint, and<br>equipment maintenance fluids will be stored in structurally sound and sealed shipping containers, within  | Any charges in construction activities that produce other allowable non-stormwater discharges will be   |  | POLLUTION PREVENTION   |
|   | <ul> <li>Maintenance and Inspection: The erosion control blanket will be inspected weekly and immediately after storm events to determine if cracks, lears, or breaches have formed in the fabric; if so, the blanket will be used on the store of the s</li></ul> | unv reconcurse materials songe area. Heazeroous waste materials will be stored in appropriate and<br>clearly marked containers and segregated from other non-waste materials. Secondary containment will<br>be provided for all waster materials in the hazardney materials storage area and will expert of the<br>storage material.   | identified, and the SWPPP will be amended and the appropriate erosion and sediment control will be<br>implemented.  |  | NOTES  |
|   | will be repaired or repraced immediately. Good contact with the soil must be maintained and erosion<br>should not occur under the blanket. Any areas where the blanket is not in close contact with the ground<br>will be repaired or explored.  | commercially available spill palets. Additionally, all hazardous materiate storage area and will consist of<br>commercially available spill palets. Additionally, all hazardous waste materials will be disposed of in<br>accordance with federal, state, and municipal regulations. Hazardous waste materials will not be   | Water Used to Control Dust  |  |  |
|   | Reserved or repaided or repaided.     Reserved Reserved Contractor   | disposed of into the on-site dumpsters. All personnel will be instructed, during tailgate training sessions,<br>regarding proper procedures for hazardous waste disposal. Notices that state these procedures will be  | BMP Description: Dust control will be implemented as needed once site grading has been initiated and  |  | DATE:<br>11/01/2016  |
|   | Design Specifications  | posted in the office trailer and the individual who manages day-to-day site operations will be<br>responsible for seeing that these procedures are followed.   | using wrisy constituts (precessed or actual wind conditions of 20 mph or greater) while site grading is<br>occurring. Spraying of potable water at a rate of 300 gallons per acre or less will be performed by a<br>mobile negosure-bare distributor truck no more than them times a dire driving the months of   |  | 11/01/2010   |
|   | 1. Slope surface will be free of rocks, clods, sticks and grass. The blankets will have good   | Installation Schedule: Shipping containers used to store hazardous waste materials will be installed   | May-September and once per day during the months of October-April or whenever the dryness of the<br>sollwarnth it.  |  | PROJECT NUMBER:  |
|   | soil contact.<br>2. Lay blankets loosely and staple to maintain direct contact with the soil. Do not stretch.  | once the site materials storage area has been installed.   | Responsible Staff: General Contractor   |  | 916346   |
|   | 3. Instat per manufacturer's recommendations.  | and after storm events. The storage areas will be kept clean, well organized, and equipped with ample<br>dearup supplies as according for the materials being stored. Material safety data sheats material   | Uncontaminated Excavation Dewatering  |  |  |
|   |  | inventory, and emergency contact numbers will be maintained in the office trailer.   | BMP Description: Water from excavation dewatering measures shall be directed into the<br>endiment busine or filter with filter base refer to direct and an analysis of the second s  |  | DRAWING NUMBER:  |
|   |  | Responsible Staff: General Contractor  | BMP description.  |  | C-501  |
|   |  |  | Responsible Staff: General Contractor   |  | PUD PLANS  |
|   |  |  |   | 1  |  |

















#### TREE IN PLANTING ISLAND DETAIL 2 NTS





#### GENERAL PLANTING NOTES

1. DETERMINE EXACT LOCATIONS OF ALL UNDERGROUND UTILITIES AND VERIFY IN FIELD. REPORT ANY CONFLICTS TO ARCHITECT OF RECORD (AOR) PRIOR TO BEGINNING WORK.

- 2. INFORM AOR AS EACH PHASE OF WORK IS UNDERTAKEN.
- PROTECT EXISTING VEGETATION INCLUDING ALL EXISTING PARKWAY AND INTERIOR TREES. REPLACE DAMAGED VEGETATION WITH APPROVED SIMILAR MATERIAL. 4. MAINTAIN SITE DRAINAGE DURING LANDSCAPE INSTALLATION.
- 5. SLOPE ALL PLANTING AREAS AWAY FROM BUILDING AT 2% MINIMUM GRADE UNLESS NOTED OTHERWISE (UNO)
- 6. PRIOR TO LANDSCAPE INSTALLATION, VERIFY PLANTING AREAS ARE GRADED AT 1/- 0.1 FOOT TO FINISH GRADE.
- 7. IN LANDSCAPE AREAS, FINISH GRADE TO 4" MINIMUM BELOW ADJACENT BUILDING FINISH FLOOR ELEVATION UNO.
- 8. FINISH GRADE TO 1" BELOW FINISH PAVING SURFACE IN LAWN AREAS AND 2" BELOW IN PLANTING AREAS.
- 9. CONFIRM ALL PLANT UNANTITIES. PROVIDE PLANT MATERIALS SUFFICIENT TO COVER AREAS SHOWN ON PLANS AT THE SPACINGS INDICATED.
- 10. PROVIDE SINGLE TRUNK STANDARD TREES UNO.
- 11. PROVIDE IDENTIFICATION TAG FROM THE SUPPLYING HUBGER SHOWING COMMON AND BOTANICLE ANT HAMES FOR AT LEST OF ENATOR EACH SPECISS BELINRED TO THE SITE PROTOCT ALL PLANTS AGAINST HEAT. SHOWING AND PROST DURING TRANSPORTATION TO THE SITE AND WHILE BEING HELD AT THE SITE. DO NOT STORE PLANTS IN TOTAL DARKNESS MORE THAN DOE DAY.
- 12. DO NOT DAMAGE PLANT ROOT BALL DURING TRANSPORTATION OR PLANTING.
- 13. NOTIFY THE AOR AT THE TIME OF DELIVERY OF ANY PLANT MATERIAL THAT IS DAMAGED OR IN POOR CONDITION. 14. AOR RESERVES THE RIGHT TO INSPECT ALL PLANT MATERIALS BEFORE PLANTING. MATERIAL MAY BE REJECTED AT ANY TIME DUE TO CONDITION, FORM OR DAMAGE BEFORE OR AFTER PLANTING.
- 15. REMOVE ALL ROCK AND DEBRIS 1\* AND LARGER FROM PLANTING AREAS. LEGALLY DISPOSE ALL EXCESS MATERIALS RESULTING FROM THE WORK.
- 16. IN PLANTING SOIL PIT, REMOVE CRUSHED AGGREGRATE TO AN ADE: UATE DEPTH TO ENSURE THAT NO PART OF THE PLANT MATERIAL IS IN CONTACT OR AFFECTED BY THE LIME OR LIMESTONE IN THE AGGREGATE
- 17. PROVIDE NEW TOPSOL THAT IS FERTILE, FRABLE AND NATURAL LOAM SUIFACE SOL, REASONABLE Y FREE OF SUBSOL, CLAY, CLAY, LUARS, BRUSH, WEEDS, AND OTHER LITTER AND FREE OF FROMS, STUMPS, STOMES LARGER THAN I'N AN SOURCES OF FROM AREAS HAVING SUILAR SOL, CHARGER STRUKT STOMES AND RECOVER SUILARD SU
- 18. MIX SOIL AMENDMENTS AND FERTILIZERS WITH TOPSOIL ON A SITE SPECIFIC BASIS AT RATES APPROPRIATE FOR PLANTINGS IN ACCORDANCE WITH SOIL TESTS.
- 19. STAKE LOCATION OF ALL TREES, HEDGE LINES AND PLANTING BEDS AND NOTIFY AOR FOR REVIEW PRIOR TO PLANTING. 20. THE PLANTING PLANS ARE DIAGRAMMATIC. SPOT PLANT MATERIALS APPROXIMATELY AS SHOWN ON THE LANDSCAPE DRAWING AND NOTIFY AOR FOR REVIEW BEFORE REMOVING FROM CONTAINERS.
- 21. INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH DETAILS AND SPECIFICATIONS.
- 22. REMOVE ALL PLANT TYING MATERIAL AND MARKING TAPES AT THE TIME OF PLANTING.
- 23. INSTALL A MIN 3" LAYER OF HARDWOOD BARK MULCH AROUND ALL TREES AND IN ALL PLANTING AREAS UNO. CREATE A NATURAL SPADED EDGE WHERE PLANTING BEDS MEET TURF AREAS.
- 24. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD OF PLANTING.
- 25. 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.
- 26. PRUNE ALL DECIDUOUS SHADE TREES FOR A MINIMUM LOWEST BRANCH HEIGHT OF 7 FEET UNO
- 27. INSTALL AND MAINTAIN SOD TO PREVENT EVIDENT SEAMS.
- 28. PROTECT SEEDED AREAS AND SLOPES AGAINST EROSION AND SEED LOSS DUE TO BIRDS AND OTHER WILDLIFE BY APPLVING SHORT TERM, BIODEGRADABLE EROSION CONTROL BLANKETS, MATS, AND/OR NETTING AFTER COMPLETION OF SEEDING OPERATIONS. ADHERE TO MANUFACTURER'S SPECIFICATIONS FOR RE∷UIRED PLACEMENT AND STAKING.



CASCO

10877 WATSON ROAD ST. LOUIS, MO 63127

PROJECT

MANAGERS

Rubinos & Mesia Engineers, Inc 200 S. MICHIGAN AVE., SUITE 1500 CHICAGO, IL 60604 (312) 870-6800 (312) 683-1473 FAX

2343 north janasen chicago, il 60614 312.399.2355

RME

School Franchising Company

A New Building For: Primrose These drawings and he property of Primrose So these drawings other th written consent of Primr Any unsubfocted use

ē ô Seda

ST. CHARLES, ILLINOIS BUILDING TYPE ONE-STORY

DRAWING TITLE: LANDSCAPE

DETAILS

DATE 11/1/16 PROJECT NUMBER: 916346 DRAWING NUMBER L-101 PUD PLANS







#### CONSTRUCTION NOTES: ⊡

- VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
- 2 STONE: SEE EXTERIOR COLORS FOR MANUFACTURER.
- 3 CUPOLA WITH WEATHER VANE. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
- 4 EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE & FERRILE AT 36" O.C. OGEE PROFILE. CONNECT 4" DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
- 5 BRICK SOLDIER COURSE.
- 6 EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
- 7 BRICK VENEER.
- 8 ROUNDED PRECAST SILL NATURAL WHITE COLOR.
- 9 STANDING SEAM ROOF ON METAL FRAME.
- 10 22" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
- 11 ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS.
- 12 FIXED ALUMINUM WINDOWS WITH TINTED GLASS.
- WALL MOUNTED LIGHT FIXTURE, TYP, AT EACH EXTERIOR DOOR, SEE LIGHT FIXTURE SCHEDULE, FLUSH TOP TO BOTTOM OF SOFFIT OR 80° MIN AFG.
- 14 STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
- 15 6" REFLECTORIZED ADDRESS NUMBERS 6" BLACK.
- 16 H.M. INSULATED EXTERIOR DOOR AND FRAME.
- 17 HARDIE PLANK LAP SIDING











|        | CHUTTE | DC CIL | 1 |
|--------|--------|--------|---|
| MINDOW | SHUITE | RS-SIL | - |

| DUMPSTER CATES (POST & UNICES)                   | #PM HC 112 TATE OLIVE                        |  |
|--|--|--|
| DUMPSTER GATES (POST & HINGES)                   | (INDUSTRIAL ENAMEL.                          |  |
|  | EXTERIOR APPLICATION)                        |  |
| EXTERIOR WD. TRIM, EXTERIOR                      | TO MATCH HARDIE TRIM                         |  |
| DOORS, FRAMES, LOUVERS,                          | SANDSTONE BEIGE JH30-20                      |  |
| CUPOLA WALLS, GUTTERS AND<br>DOWNSPOUTS, SOFFITS | (BM HC-82 OR SW SW-6157)                     |  |
|  | SANDSTONE BEIGE 1H30.20                      |  |
| FRIEZE   | (BM HC-82 OR SW SW-6157)                     |  |
| WINDOWS  | BEIGE OR ALMOND ALUMINUM/VINYL               |  |
| BRICK:   | BORAL BRICK                                  |  |
|  | MOUNT VERNON MODULAR OR                      |  |
|  | APPROVED EQUAL                               |  |
|  | WITH CONCAVE JOINTS                          |  |
| STONE:   | LONESTAR STONE - LIBERTY                     |  |
|  | CLASSIC - AUTUMN                             |  |
|  | GROUT: BUFF COLORED MORTAR                   |  |
| ASPHALT SHINGLES:                                | MANUF.: GAF                                  |  |
|  | STYLE: TIMBERLINE SERIES, T-30               |  |
| NOTE: ALL ROOF MOUNTED                           | WITH "SHADOW ACCENT"                         |  |
| MATCH ROOF COLOR.                                | COLOR: WEATHERED WOOD                        |  |
| VINYI SHUTTERS                                   | ARCHITECTURAL DEPOTICOM - 14"                |  |
|  | JOINED SHUTTERS W/INSTALL SCREW              |  |
|  | WIDE STANDARD SIZE FOUR BOARD                |  |
|  | PREFINISHED #282 COLONIAL GREEN              |  |
| STANDING SEAM ROOF:                              | AEP-SPAN SNAPSEAM - 12"                      |  |
|  | COLOR: DARK BRONZE                           |  |
| STEEL AWNING SUPPORTS &                          | #BM HC 112 TATE OLIVE                        |  |
| WOOD BRACKETS:                                   | (INDUSTRIAL ENAMEL,<br>EXTERIOR APPLICATION) |  |
| HARDIE PLANK LAP SIDING                          | COLOR: SANDSTONE BEIGE                       |  |

SELECT CEDARMILL

RELIMING SE

PROPOSED BUILDING FOR: PRIMROSE SCHOOL FRANCHISING COMPANY 3660 CEDARCREST ROAD ACWORTH, GEORGIA 30101

BRICK

STONE

SIDING

PRIMROSE SCHOOL BRICHER ROAD AND BLACKBERRY DRIVE ST. CHARLES, IL 60174 08/23/16





#### SIGN SPECIFICATIONS:

| LOGO                             | 24" DIAMETER SANDBLASTER - TATE<br>OLIVE ON BEIGE BACKGROUND |  |
|----------------------------------|--|--|
| LETTERS                          | DARK BRONZE<br>5" AND 3.5" HIGH, STYLE: TIMES BOLD           |  |
| STRIP LETTERS<br>(THE LEADER IN) | 2.5" HIGH, STYLE: TIMES BOLD<br>DARK BRONZE LETTERS          |  |
| BACKGROUND                       | PAINTED METAL. COLOR: BEIGE                                  |  |
| BRICK SPECIFICATION              | SAME AS BUILDING   |  |

#### SIGN AREAS (ONE SIDE)

| SIGNAGE (COPY AREA) = 2'-8" H. X 7'-4" W. = 19 S.F. |  |
|---|--|
| LOGO - 2'-0" DIA = 3.14 S.F.                        |  |
| OVERALL STRUCTURE = 22.14 S.F. X 2 = 44.28 S.F.     |  |

#### NOTE:

TOTAL SIGN LETTERING COST SHOULD INCLUDE LETTERING, (LETTERING FOR BOTH SIDES OF SIGN) TAX, SHIPPING COSTS, MOUNTING TEMPLATE AND INSTRUCTIONS. (4-6 WEEKS LEAD TIME)

#### SIGN COLORS: ROOSTER, CIRCLES & TEXT = TATE OLIVE (#HC-112) BACKGROUND = ANTIQUE WHITE (#SW 6119) (TOTAL SIGN AREA = 18.8 SQ. FT. INCLUDING STONE AND KEYSTONES)

#### WALL MOUNTED LOGO SIGN (NORTH/SOUTH ELEVATIONS)



PROPOSED BUILDING FOR: PRIMROSE SCHOOL FRANCHISING COMPANY 3660 CEDARCREST ROAD ACWORTH, GEORGIA 30101

PRIMROSE SCHOOL BRICHER ROAD AND BLACKBERRY DRIVE ST CHARLES, IL 60174 08/23/16







| St. Charles Comme<br>St.Charles  | ercial Center Unit No. Sixteen<br>Kane County Illinois   |
|--|--|
| State of Minning<br>Min The State of Minning Min | Inc. State of Illinois)<br>Inc. State of Illinois)<br>Inc. Course<br>County of Kane)<br>Inc. Course<br>County of Kane)<br>Inc. State of Illinois<br>Inc. State of Il |
| State at Millionin)       Jus       This is to certify that the Shadeen Family Property Campany, LLC. Is the owner at the land         Caunty of Kana)       described in the annexed plot and that they have caused the same to be surveyed and subdivided         Caunty of Kana)       described in the annexed plot and that they have caused the same to be surveyed and subdivided         The subdivision to be subdivided therean, for the uses and purposes therein set forth, a allowed and provide by state(e, the same to be been to be been to be been to be been the same to be been the been to be been to be been the been to be been the same to be been to be been the same to be been the same to be been to be  | State of Nimois)<br>Iss i hereby certify that there are no delinquent or unpaid current or forfeiled special<br>County at Kane) assessments or any deterred installments thereof that hare not been apportioned against<br>any of the land described in the above plat<br>Dated of Gonera, Minoin, this day of, 20   |
| State of Himois)       (   | State of Minoin)       This is to servir, that i, John A. Sunningham. Caunty Sure's in and for the County and State advanced, find has redeemable for sole, upped in Orderium taxes or upped current fasts against any of the redee state described in the foregoing surreyor's certificate.         Dated at Genere, Illinois, this   |
| State at Illinain)<br>Jus (,   | State of Minois)<br>Jas This instrument Ho day of vos filed for record in the Recorder's Office of<br>County of Kanel Kine County, Mines, on the day of, 20, 20, 20, 20, 20, 20<br>o'tibut de, and was recorded in Pior Exveringe Ho, 20, 20, 20, 20, 20, 20<br>o'tibut, 20,   |
|  | DONAHUE and THORNHILL, INC.<br>1321 Waaditum Road<br>Lee, Minins 60530<br>(630) 232-7419   |