CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item Number: 4d**
	Title:	Plan Commission recommendation to approve an Amendment to Special Use for PUD, Special Use for a Pet Care Facility, and PUD Preliminary Plan for Petsuites, Pine Ridge Park PUD.
	Presenter:	Ellen Johnson

Meeting: Planning & Development Committee **Date**: August 10, 2020

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

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

The subject property is located on the north side of W. Main St. at Campton Hills Rd. The property is part of the Pine Ridge Park PUD, established under Ord. 2006-Z-4.

Charlie Haapala (Beta Equity Investments) has filed zoning applications proposing to develop a Pet Care Facility called Petsuites on the subject property. Proposed is the following:

- Single-story, 11,085 sf building with outdoor play areas on the north (rear) and west sides of the building.
- Parking on the north (rear) and east sides, with additional shared parking on adjacent Advanced Care Medical lot.
- Shared full access points to the north and east through the Advanced Care Medical lot off the adjacent private drives. Additional exit to the northern private drive.
- Sidewalk along Main St. running the length of the lot.

The applicant has applied for Special Use requesting an amendment to the Pine Ridge Park PUD to add Pet Care Facility as a Special Use in the PUD. A Special Use for Pet Care Facility for the Petsuites on the subject property has also been submitted, along with a PUD Preliminary Plan.

Plan Commission Recommendation

Plan Commission held a public hearing on July 21, 2020 and voted 8-0 to recommend approval, subject to resolution of outstanding staff comments prior to City Council action. No members of the public commented during the hearing.

Attachments (*please list*)**:**

Plan Commission Resolution, Staff Report, Application, Plans

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

Plan Commission recommendation to approve an Amendment to Special Use for PUD, Special Use for a Pet Care Facility, and PUD Preliminary Plan for Petsuites, Pine Ridge Park PUD.

City of St. Charles, Illinois
Plan Commission Resolution No. 12-2020

A Resolution Recommending Approval of a Special Use to amend Ordinance 2006-Z-4 (Pine Ridge Park PUD), Special Use for a Pet Care Facility, and PUD Preliminary Plan for Petsuites, Lot 1 of Resubdivision of Lots 8 & 9, Pine Ridge Park PUD (Charlie Haapala, Beta Equity Investments)

Passed by Plan Commission on July 21, 2020

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

WHEREAS, the Plan Commission held a public hearing and reviewed the Application for Special Use to amend Ordinance 2006-Z-4 (Pine Ridge Park PUD), Special Use for a Pet Care Facility, and PUD Preliminary Plan for Petsuites, Lot 1 of Resubdivision of Lots 8 & 9, Pine Ridge Park PUD 2 (Charlie Haapala, Beta Equity Investments); and,

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

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

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

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

The proposed Special Use for PUD Amendment to add Pet Care Facility as a Special Use in the Pine Ridge Park PUD promotes economic development by

offering an additional option for pet care for the community. The proposed Pet Care Facility makes efficient use of the land, utilities, street improvements, and drainage facilities that were previously constructed as part of the Pine Ridge Park improvements.

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 Special Use for PUD Amendment conforms to the zoning requirements of the BC Community Business District and the existing Pine Ridge Park and Regency Estates PUD Ordinance No. 2006-Z-4 with the exception of a deviation from the pUD zoning requirement, Exhibit IV-A Development Standards and Design Criteria, Seciton 7.A.1.a: On the north façade of the building which fronts an internal circulation road, requested is a reduction of the required 3 ft. deep projection to 8 inches, due to the architectural façade being obscured by the play yard fence and a 3 ft. projection into the play yard will infringe on the circulation path within the play yard.

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

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

The proposal will offer an additional option for pet care for the community.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.
The existing infrastructure including utilities, roadways and stormwater drainage are provided with the Pine Ridge subdivision.

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 proposal is compatible with the existing uses in the Pine Ridge subdivision and surrounding area.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
The proposal is compatible with the uses in the Pine Ridge subdivision.

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 proposal will not be detrimental to or endanger the public health, safety, comfort or general welfare.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.
The proposal conforms to the zoning requirements of the BC Community Business District and the existing Pine Ridge Park and Regency Estates PUD Ordinance No. 2006-Z-4 with the exception of a deviation from the PUD zoning requirement, Exhibit IV-A Development Standards and Design Criteria, Section 7.A.1.a: On the north façade of the building which fronts an internal circulation road, requested is a reduction of the required 3 ft. deep projection to 8 inches, due to the architectural façade being obscured by the play yard fence and a 3 ft. projection into the play yard will infringe on the circulation path within the play yard.

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

The proposal will offer an additional option for pet care in the community.

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

The proposal meets the Comprehensive Plan designation for the subject property that promotes retail and service uses.

WHEREAS, the Plan Commission adopts the following Findings of Fact for Special Use in accordance Section 17.04.330.C of the Zoning Ordinance:

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.
A pet care facility in the proposed location will offer an additional, convenient option for pet care in the community.

B. Sufficient Infrastructure: That adequate utilities, access roads, drainage and/or necessary facilities have been, or are being, provided.
The existing infrastructure including utilities, roadways and stormwater drainage currently exist and are adequate for the proposed use.

C. Effect on Nearby Property: That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.
The proposed pet care facility is compatible with the existing uses and will not have any negative impacts to the 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 pet care facility will have no impact nor impeded on the normal and orderly development of the surrounding property or permitted uses within the district.

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 pet care facility will not be detrimental to or endanger the public health, safety, comfort or general welfare.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable

provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.
The proposal pet care facility conforms to the zoning requirements of the BC Community Business District and the existing Pine Ridge Park and Regency Estates PUD Ordinance No. 2006-Z-4 with the exception of a deviation from the PUD zoning requirement, Exhibit IV-A Development Standards and Design Criteria, Section 7.A.1.a: On the north façade of the building which fronts an internal circulation road, requested is a reduction of the required 3 ft. deep projection to 8 inches, due to the architectural façade being obscured by the play yard fence and a 3 ft. projection into the play yard will infringe on the circulation path within the play yard.

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

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Special Use to amend Ordinance 2006-Z-4 (Pine Ridge Park PUD), Special Use for a Pet Care Facility, and PUD Preliminary Plan for Petsuites, Lot 1 of Resubdivision of Lots 8 & 9, Pine Ridge Park PUD (Charlie Haapala, Beta Equity Investments).

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

PASSED, this 21st day of July 2020.

_____
Chairman
St. Charles Plan Commission

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

ST. CHARLES
SINCE 1834

Staff Report

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

FROM: Ellen Johnson, Planner

RE: Petsuites – 2790 W. Main St., Pine Ridge Park PUD, Lot 1 (Resub. of Lots 8 & 9)

DATE: August 4, 2020

I. APPLICATION INFORMATION:

Project Name: Petsuites

Applicant: Charlie Haapala (Beta Equity Investments)

Purpose: Develop a Pet Care Facility on the property

General Information:

Site Information	
Location	**2790 W. Main St. - Pine Ridge Park PUD, Lot 1 of the Resubdivision of Lots 8 & 9; Lot west of Advanced Care Medical (approved April 2020)**
Acres	52,872 / 1.2 acre

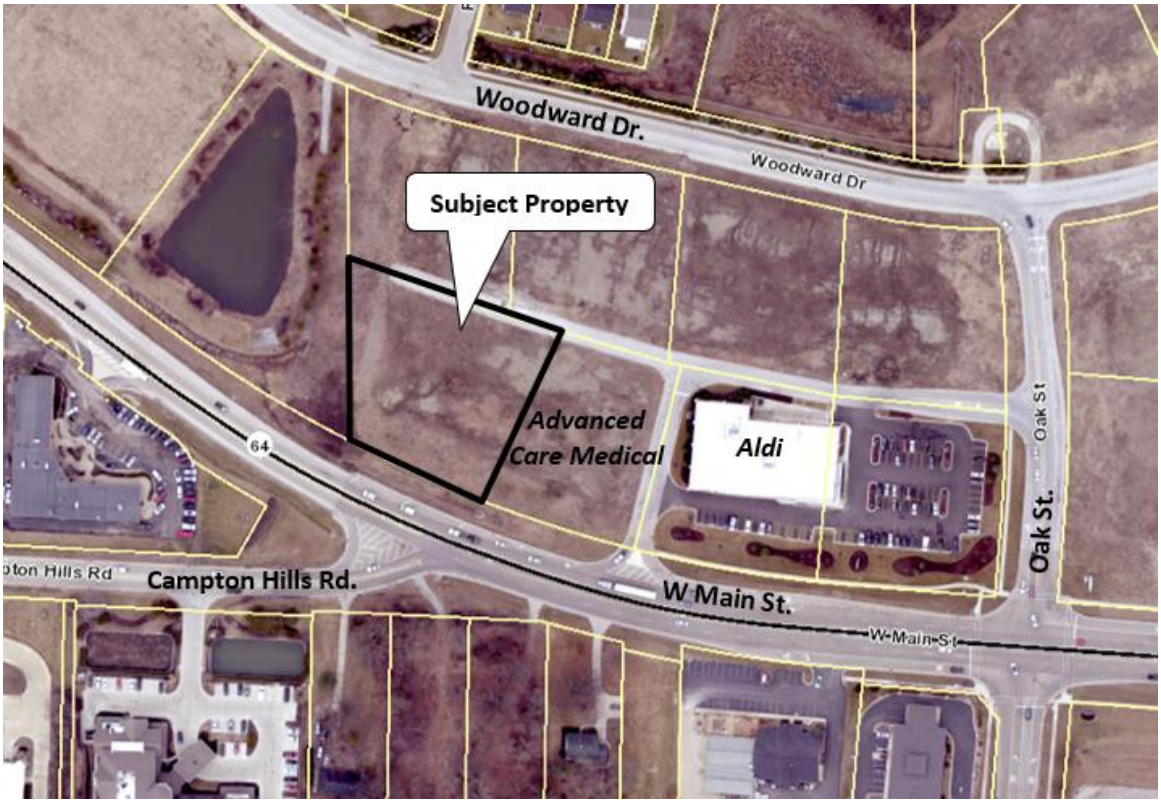
Applications	**Special Use (PUD Amendment)** **Special Use (Pet Care Facility)** **PUD Preliminary Plan**
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.14 Business and Mixed Use Districts Ch. 17.20 Use Standards Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Ordinance 2006-Z-4

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

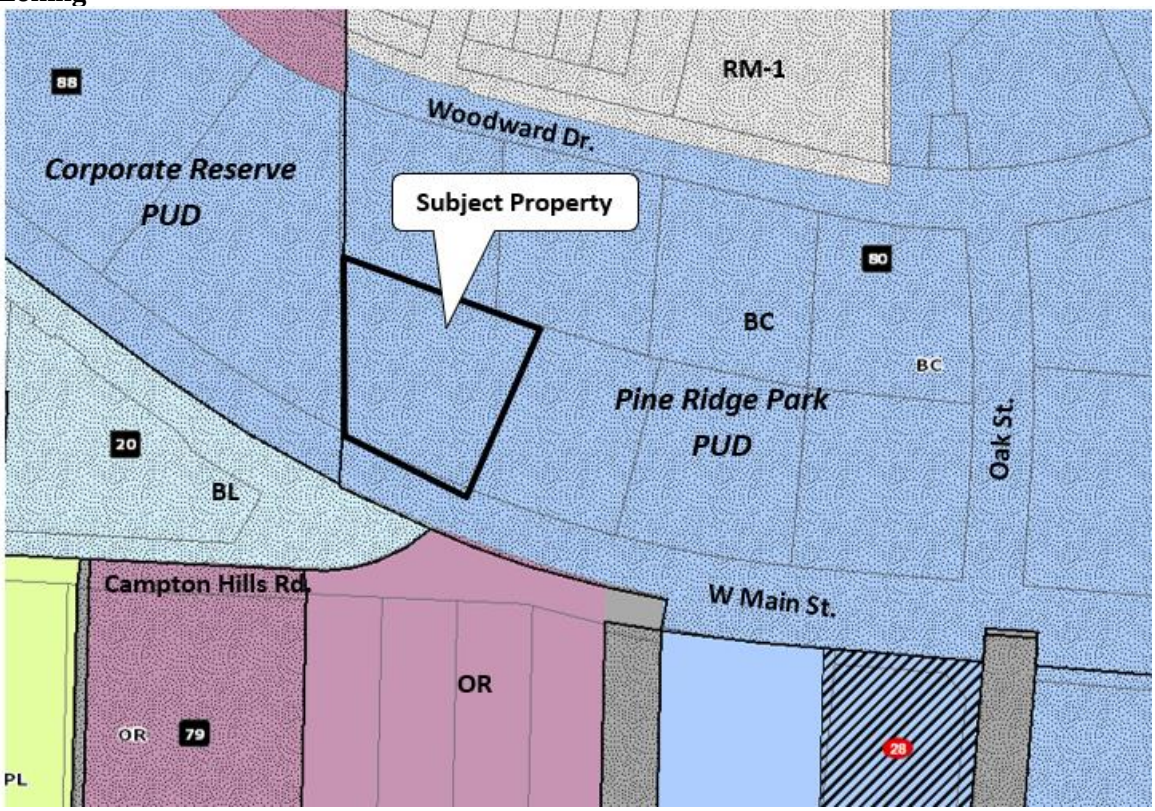
Zoning Summary		
North	BC Community Business (PUD)	Vacant
East	BC Community Business (PUD)	Advanced Care Medical (building permit under review)
South	OR Office/Research & BL Local Business (PUD)	Single-family homes, vacant, multi-tenant commercial
West	BC Community Business (PUD)	Detention pond

Comprehensive Plan Designation
Neighborhood Commercial

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is located on the north side of W. Main St. at Campton Hills Rd., directly west of Advanced Care Medical, approved by the City in April 2020. The property is part of the Pine Ridge Park PUD, established in 2006 under Ordinance 2006-Z-4. Details of the PUD Ordinance are as follows:

- Permits a variety of commercial and office uses.
- A Final Plat of Subdivision was approved creating 19 lots for future commercial development. 5 lots front on Main St. with the remainder along Woodward Dr. east and west of Oak St.
- Road, utility, and stormwater infrastructure have been constructed.
- Each commercial lot is required to have a PUD Preliminary Plan reviewed by Plan Commission and approved by City Council as the lots are developed.
- Specific standards were adopted for bulk requirements, architectural design, landscaping, and signage.

The subject property is Lot 1 of the Resubdivision of Lots 8 and 9. These lots were resubdivided in 2014 to modify the lot dimensions in support of a proposed daycare center which was not built.

B. PROPOSAL

Charlie Haapala (Beta Equity Investments) has filed zoning applications proposing to develop the subject property with a pet care facility called Petsuites. Details of the proposal are as follows:

- Single-story, 11,085 sf building with outdoor plan areas on the north (rear) and west sides of the building.
- Parking on the north (rear) and east sides, with additional shared parking on adjacent Advanced Care Medical lot.
- Shared full access points to the north and east through the Advanced Care Medical lot off the adjacent private drives.
- Additional exit to the northern private drive.
- Sidewalk along Main St. running the length of the lot.

The following application has been submitted to facilitate this project:

1. **Special Use (PUD Amendment)** – To add Pet Care Facility as a Special Use in the Pine Ridge Park PUD and to allow a zoning deviation from the design standards related to building projections.
2. **Special Use** – To allow a Pet Care Facility (Petsuites) to locate on the subject property.
3. **PUD Preliminary Plan** – To approve site layout, engineering, landscaping, and building architecture for the subject property to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance

III. ANALYSIS

Staff has analyzed the submitted applications and plans for conformance with the standards established in the Pine Ridge Park PUD Ordinance and the Zoning Ordinance, Title 17 of the City Code.

A. PROPOSED USE

The proposed use of the property is "Pet Care Facility", defined in the Zoning Ordinance as:

> *A building, structure or portion thereof designed or used for the retail sale of pet products and food, grooming, boarding, training, daycare or overnight boarding of dogs, cats or other household domestic animals. The overnight boarding area of the establishment shall not exceed 50% of the total Gross Floor Area of the business. An establishment that only provides overnight boarding services, or an establishment where this service exceeds 50% of the Gross Floor Area, shall be considered a Kennel, not a Pet Care Facility.*

Information about the Petsuites business operations and a floor plan submitted by the applicant demonstrate that the proposed use meets the definition of a Pet Care Facility. Petsuites plans to offer a variety of services including overnight boarding, daycare, grooming, and training. The floorplan indicates that 38.7% of the Gross Floor Area will be utilized for overnight boarding.

Permitted uses in Pine Ridge Park are identified in Exhibit IV-A of the PUD Ordinance. Pet Care Facility is not identified on the list of Permitted and Special Uses. An application has been submitted requesting to amend the Pine Ridge Park PUD Ordinance to add Pet Care Facility as a Special Use in the Pine Ridge Park PUD. A separate application has also been submitted requesting Special Use approval for Petsuites to locate on the subject property.

B. USE STANDARDS

Pet Care Facilities are subject to the Use Standards contained in Section 17.20.030. Responses to these standards are noted in italics.

1. Outdoor exercise areas shall not be located on a property that abuts a residentially zoned property.
   - *Outdoor exercise areas are proposed on the north and west sides of the subject property. Residential zoning does not abut these areas, nor is there residential zoning abutting any portion of the subject property.*
   - *Regency Estates (single-family subdivision) is located north of the subject property, on the north side of Woodward Dr. The closest house in the subdivision is approx. 330 ft. from the Petsuites property line.*
   - *To the south of the subject property across Main St. there are two nonconforming single-family homes zoned O/R Office Research. The houses are over 300 ft. from the Petsuites property line.*
2. Outdoor exercise areas that directly abut or face any residentially zoned properties, commercially zoned properties, and any public street shall be screened with a 100% opaque non-see-through fence or wall.
   - *A 7 ft. screen fence is proposed around all outdoor exercise areas.*
3. All animals shall be kept either within completely enclosed structures or under direct control of the facility operator or staff at all times, and shall be indoors between the hours of 7:00 PM and 7:00 AM.
   - *The business operations submitted by the applicant indicate Petsuites would like flexibility to allow outside time beginning at 6:30 a.m. to 8:00 p.m. However, per this Use Standard, there shall be no animals outdoors between 7:00 a.m. and 7:00 p.m.*
   - *When outside, daycare dogs will be supervised at all times. Dogs that have individual playtime instead of group playtime will be placed in individual outdoor runs for 15 minute periods.*

4. The operation of the Pet Care Facility shall not allow the creation of noise by any animal or animals under its care which can be heard by any person at or beyond the property line of the lot on which the kennel is located, which occurs a) repeatedly over at least a seven-minute period of time at an average of at least twelve animal noises per minute, or b) repeatedly over at least a fifteen minute period of time, with one minute or less lapse of time between each animal noise during the fifteen-minute period.
   - *Petsuites will need to meet this condition when operating the business.*
   - *A 7 ft. solid fence is proposed around exterior play yards to mitigate sound.*

C. ZONING BULK STANDARDS / SITE PLAN

The table below compares the proposed plans with the applicable requirements of the Pine Ridge Park PUD and the underlying BC zoning district. The plan meets all applicable standards.

Category	PUD or Zoning Ordinance Standard	Proposed
Floor Area Ratio	0.40	0.21
Building Height	3 stories or 40 ft.	1 story / 20 ft. (parapet); 27 ft. (raised design element)
Building Setbacks:		
Front (W Main St.)	50 ft.	50 ft.
Side (east)	10 ft.	35 ft.
Side (west)	10 ft.	35 ft.
Rear (north)	30 ft.	87 ft.
Parking Setbacks:		
Front (W Main St.)	50 ft.	58 ft.
Side (east)	0 ft.	0 ft.
Side (west)	0 ft.	19 ft.
Rear (north)	0 ft.	10 ft.
Parking Requirement	Pet Care Facility: 3 spaces per 1,000 sf @ 11,085 sf = 33 spaces required	30 on Petsuites lot + 10 shared on ACM lot; (3 of 10 shared spaces needed for Petsuites, 2 needed for ACM, 5 extra spaces)

Staff Comments:

- Proposed is to expand the approved parking lot on the neighboring Advanced Care Medical lot (not yet constructed) to provide additional spaces to be shared between Petsuites and ACM. An access easement will cover the shared portion. The design of the expanded parking lot should be modified. Only 5 spaces are needed in the shared row of parking to meet the Petsuites and ACM parking requirements and 10 spaces are provided; the row may be reduced to 5 spaces. The landscape islands should be expanded to replace the extra parking spaces. In addition, all drive aisle widths should be reduced to 24 ft.; currently much wider aisles are shown and widths are inconsistent. A landscape median on the west side of the central row of parking can be added to reduce/straighten out the north-south aisle.
- Documentation of the cross-access and shared parking easement between the Petsuites property and Advanced Care Medical will be needed prior to issuance of building permit.
- An internal sidewalk should be added from the Main St. sidewalk to the building entrance.

- Sidewalk along the east elevation shall be widened to 6 ft. (PUD requirement).

D. LANDSCAPING

Exhibit IV-A of the PUD Ordinance established general landscape standards for the development. Staff has reviewed the landscape plan against these standards as well as Ch. 17.26 of the Zoning Ordinance which contains more specific planting standards, as detailed in the table below. The plan has the ability to meet all standards subject to resolution of the staff comments provided.

Category	Zoning Ordinance Or PUD Standard	Proposed
Overall Landscape Area	15%	Meets requirement (34%)
Public Street Frontage Landscaping	1 tree / 50 ft. of street frontage (Main St: 4 trees) 75% of street frontage	5 trees ***Additional plantings needed to meet 75%***
Parking Lot Screening	50% of parking lot to height of 30"	Meets requirement
Interior Parking Lot Landscape Area	1 landscape island / 10 parking spaces All parking rows terminate in landscape area	***Concrete island to be converted to landscape***
Parking Lot Landscape Materials	1 tree per island Variety of plantings in islands	***2 trees and variety of plantings needed***
Building Foundation Landscaping		
Foundation Planting Beds	50% of total building walls; 50% of walls facing a public street (Main St.) 6 ft. wide planting beds	***6 ft. beds needed (5 ft. proposed)***
Foundation Plantings	20 shrubs/bushes/perennials per 50 ft. of planting bed	Meets requirement
Foundation Trees	2 trees per 50 ft. of planting bed	***Additional trees needed***
Monument Sign Landscaping	3 ft. around sign	Meets requirement
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	***Rendering needed***

Staff Comments:

- At least 75% of the public street frontage along Main St. (within the 50' setback) shall be planted with a combination of ornamental shrubs, evergreen shrubs, and perennials. Additional landscaping should be incorporated among the proposed trees. Native species should be incorporated as recommended in the PUD Ordinance.
- A total of 3 landscape islands are required (1 per 10 parking spaces). 2 are shown, however in order to be considered a landscape island, the concrete island near the trash enclosure will need to be converted to landscape. The open space adjacent to the south end of the eastern parking row can be counted as a landscape island if plantings are added ("south island"). Plantings should be added as follows:
    - A shade tree is needed in the currently concrete island and the south island.
    - In addition to the shade trees, all islands shall be planted with a variety of shrubbery, grasses, perennials, and ground cover. Turf is not permitted.

- Building foundation planting beds should be widened to 6 ft. on the south and west sides of the building; 5 ft. is shown (This is a requirement of the Pine Ridge Park PUD; typically 5 ft. is required).
- Additional trees are needed within the foundation planting beds:
  - East side: add 2 trees.
  - South side: add 7 trees.
  - West side: add 3 trees.
- A rendering of the dumpster enclosure is needed. Materials should match the building.
- A rendering of the screen fence around the outdoor exercise areas is needed.

G. BUILDING ARCHITECTURE

Exterior building elevations have been submitting proposing single-story, 20 ft. building. The primary façade material is textured concrete masonry unit with flagstone covering the building projections. The primary entrance faces east (parking lot) with the idea that the Main St. (south) elevation would be designed to appear like the "front".

Staff Comments:

- Rooflines shall be varied in height every 100 ft. On the north and south elevations, the flagstone projections should be raised to the height of the flagstone feature on the east elevation. The south elevation should appear to be the "front" of the building, as it faces Main St. Mimicking the entrance flagstone feature on the east elevation will help to meet this requirement.
- Signage should also be added on the south elevation.

PUD Deviation:

- The applicant has requested a deviation from the design standard that buildings over 100 ft. in length shall incorporate wall projections or recesses a minimum of 3 ft. in depth, extending over 20% of the façade. This standard applies to the north (rear) and south (Main St.) elevations. The projection on the south elevation meets this standard. On the north elevation, a deviation has been requested to allow an 8" projection instead of 3 ft. The applicant noted in the Criteria for PUD responses that the north elevation will be obscured by the play yard fence, and a 3 ft. projection would infringe on the circulation path within the play yard.

H. SIGNAGE

Sign requirements are also provided in Exhibit IV-A of the PUD Ordinance. There is no limitation on the number of wall signs. Wall sign area is limited to 1.5 sf per linear foot of building wall. One wall sign is proposed, on the east elevation with an additional paw print logo on the green metal panel.

One freestanding sign with a maximum sign face of 32 sf is permitted. A freestanding sign is proposed along Main St.

Staff Comments:

- A wall sign should be added to the south elevation on the flagstone projection.
- A rendering of the freestanding sign is needed. The base, framing and display area should be compatible with the building materials.

I. LIGHTING

A photometric plan has been submitted and reviewed against the requirements of Section 17.22.040 "Site Lighting".

Staff Comments:

- Lighting levels should be shown all the way to the property lines to ensure compliance with lighting level standards.

J. ENGINEERING REVIEW

Engineering plans are under staff review. Because the lot is already established and stormwater detention has been provided off-site, any engineering comments will be minor in nature.

Any comments will need to be addressed prior to City Council approval.

K. FIRE DEPT. REVIEW

A fire apparatus access road 20 ft. in width is required along the north end of the building. This can be provided either by widening the northern drive aisle from 14 ft. to 20 ft., or by utilizing the private access road to the north of the property. If the latter option is chosen, a turnaround at the end of the access road will be needed, the fire hydrant would need to be made accessible from the access road, and the curb cut at the northwest end of the property would need to be widened by 10 ft.

L. TRIP GENERATION ANALYSIS

The applicant has submitted a Trip Generation Analysis prepared by Kimley-Horn dated 6/4/2020. The site is estimated to generate approximately 10 trips during the weekday and Saturday peak hours (7-9am/4-6pm). Site-generated traffic represents a less than 2% increase in daily traffic on the area roadway network and is not expected to impact operations at adjacent intersections.

Staff did not send this analysis out for review as it was not a submittal requirement for this project.

IV. PLAN COMMISSION RECOMMENDATION

Plan Commission held a public hearing on July 21, 2020. No members of the public commented during the hearing. Plan Commission voted 8-0 (with one abstention) to recommend approval upon resolution of staff comments prior to City Council action.

V. ATTACHMENTS

- Application for Special Use (PUD Amendment), Special Use (Pet Care Facility) & PUD Preliminary Plan; received 6/10/20
- Preliminary Plans

CITY OF ST. CHARLES

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

ST. CHARLES
SINCE 1834

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

SPECIAL USE APPLICATION

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

For City Use
Project Name: Pet Suites - Pine Ridge Park PUD
Project Number: 2020 -PR- 009
Cityview Project Number: PLSU 202000030

Received Date
RECEIVED
St. Charles, IL
JUN 10 2020
CDD
Planning Division

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

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

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

1. Property Information:	Location: 2790 W. Main Street, St. Charles, IL	
	Parcel Number (s): 09-29-454-009	
	Proposed Name: Pet Suites	
2. Applicant Information:	Name Charlie Haapala (Beta Equity Investment)	Phone 312-636-5630
	Address 501 Pennsylvania Parkway, Suite 160 Indianapolis, IN 46280	Fax
		Email chaapala@tmcrowley.com
3. Record Owner Information:	Name Kripkin LLC	Phone
	Address 434 Pepperidge Tree Lane Kinnelon, NJ, 07405-2211	Fax
		Email

Please check the type of application:

- ☐ **Special Use for Planned Unit Development - PUD Name:** _____
  - ☐ New PUD
  - ☒ Amendment to existing PUD- Ordinance #: Pine Ridge Park and Regency Estates (A Portion of the West Gateway PUD) Ordinance No. 2006-Z-4
  - ☐ PUD Preliminary Plan filed concurrently

- ☐ **Other Special Use (from list in the Zoning Ordinance):** _____
  - ☐ Newly established Special Use
  - ☐ Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: Neighborhood Commercial

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

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

What is the property currently used for? Vacant lot

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

A 10,975 sf pet care facility and daycare with associated parking and utilities.

For Special Use Amendments only:

Why is the proposed change necessary?

To add a Pet Care Facility as a special use in the Pine Ridge Park PUD.

To allow a deviation from Section 17.06.030, Item 1, Standard 1 regarding building projections on the north elevation.

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

Add Pet Care Facility as a Special Use in the Pine Ridge Park PUD and grant a deviation from Section 17.06.030, Item 1, Standard 1 for the subject property.

Note for existing buildings:

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

Attachment Checklist:

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

☒ **APPLICATION FEE:**

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

☒ **REIMBURSEMENT OF FEES AGREEMENT:**

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

☒ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) A current title policy report; or

b) A deed and a current title search.

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

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

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

☒ **PLAT OF SURVEY:**

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

☒ **FINDINGS OF FACT:**

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

☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:**

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

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

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

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

☒ **ENDANGERED SPECIES REPORT:**

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

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

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

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

☒ **PLANS:**

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

Copies of Plans:

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

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

A plan or plans showing the following information:

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

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

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

Record Owner	6/4/2020 Date
Applicant or Authorized Agent	5/29/2020 Date

AUTHORIZATION

I, the undersigned, being the owner of the property located at the north side of W. Main Street & west of Oak Street in the City of St. Charles, Kane County, Illinois hereby authorize Beta Equity Investments/TM Crowley & Associates to do what is necessary to zone the above-described property for use as a PetSuites Pet Resort and to obtain approval of all plans pertaining to the construction of the PetSuites Pet Resort.

Owner

Print Name: RON KRIPPNER

STATE OF N.J)
) ss.
COUNTY OF MORRIS)

On this the 18 day of June 2020, before me, MONIKA ZALEWSKI, the undersigned Notary Public, personally appeared RONALD KRIPPNER, proved to me through satisfactory evidence of identity, in which he/she is personally known to me, to be the person whose name is signed on the preceding document, and acknowledged to me that he/she signed it voluntarily for its stated purpose.

WITNESS my hand and official seal.

Notary Public

Monika Zalewski
Notary Public of New Jersey
Commission ID# 2459319
Commission Expires 09/09/24

My Commission Expires: _____

Seal:

21505469v1

OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Ron Kripner, being first duly sworn on oath depose and say that I am Manager of Krip Kin LLC, an ~~Illinois~~ NJ Limited Liability Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

Ron Kripner

By: _____, Manager

Subscribed and Sworn before me this 6th day of June, 20 20.

_____
Notary Public

Alex J. Trajkovic
Notary Public of New Jersey
Commission ID# 2458213
Commission Expires 8/29/23

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

ST. CHARLES
SINCE 1834

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.)

Pine Ridge Park and Regency Estates PUD
(A Portion of the West Gateway PUD)
Ordinance No 2006-Z-4 _____ _____
PUD Name *Date*

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

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

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

The proposed special use for a Pet Care Facility promotes the economical development by offering an additional option for pet care for the community. The proposed special use for a Pet Care Facility makes efficient use of the land, utilities, street improvements, drainage facilities that were previously constructed as part of the Pine Ridge Park improvements.

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 special use for a Pet Care Facility conforms to the zoning requirements of the BC - Community Business District and the existing Pine Ridge Park and Regency Estates PUD (A portion of the West Gateway PUD) Ordinance No. 2006-Z-4 with the exception of a deviation from the PUD zoning requirement, Exhibit IV-A Development Standards and Design Criteria, Section 7.A.1.a: On the north facade of the building which fronts an internal circulation road, we request a reduction of the required 3' deep projection to 8" due to the architectural facade being obscured by the play yard fence and a 3' projection into the play yard will infringe on the circulation path within the play yard.

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

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

The proposed special use for a Pet Care Facility will offer an additional option of pet care for the community.

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

The existing infrastructure including utilities, roadways and stormwater drainage are provide within the Pine Ridge subdivision.

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

The proposed special use for a pet care facility is compatible with the existing uses in the Pine Ridge Subdivision and surrounding area.

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

The proposed special use for a pet care facility is compatible with the uses in the Pine Ridge Subdivision.

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 special use for a pet care facility will not be detrimental to or endanger the public health, safety, comfort or general welfare.

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

The proposed Special Use for a Pet Care Facility meets the zoning requirements of the BC - Community Business District and the existing Pine Ridge Park and Regency Estates PUD (A portion of the West Gateway PUD) Ordinance No. 2006-Z-4 with the exception of a deviation from the PUD zoning requirement, Exhibit IV-A Development Standards and Design Criteria, Section 7.A.1.a: On the north facade of the building which fronts an internal circulation road, we request a reduction of the required 3' deep projection to 8" due to the architectural facade being obscured by the play yard fence and a 3' projection into the play yard will infringe on the circulation path within the play yard.

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

The proposed special use for a Pet Care Facility will offer an additional option of pet care for the community.

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

The proposed special use for a Pet Care Facility meets the Comprehensive Plan designation for the subject property that is for Retail and Service and the existing Pine Ridge Park and Regency Estates PUD (A portion of the West Gateway PUD) Ordinance No. 2006-Z-4

CITY OF ST. CHARLES

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

ST. CHARLES
SINCE 1834

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

SPECIAL USE APPLICATION

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

For City Use
Project Name: Petsuites - Pine Ridge Park PUD
Project Number: 2020 -PR-009
Cityview Project Number: PLSU202000032

Received Date
RECEIVED
St. Charles, IL
JUN 10 2020
CDD
Planning Division

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

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

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

1. Property Information:	Location: 2790 W. Main Street, St. Charles, IL	
	Parcel Number (s): 09-29-454-009	
	Proposed Name: Pet Suites	
2. Applicant Information:	Name Charlie Haapala (Beta Equity Investment)	Phone 312-636-5630
	Address 501 Pennsylvania Parkway, Suite 160 Indianapolis, IN 46280	Fax
		Email chaapala@tmcrowley.com
3. Record Owner Information:	Name Kripkin LLC	Phone
	Address 434 Pepperidge Tree Lane Kinnelon, NJ, 07405-2211	Fax
		Email

Please check the type of application:

☐ **Special Use for Planned Unit Development - PUD Name:** _____

- ☐ New PUD
- ☐ Amendment to existing PUD- Ordinance #: _____
- ☐ PUD Preliminary Plan filed concurrently

☐ **Other Special Use (from list in the Zoning Ordinance):** Pet Care Facility

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

Information Regarding Special Use:

Comprehensive Plan designation of the property: Neighborhood Commercial

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

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

What is the property currently used for? Vacant lot

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

A 10,975 sf pet care facility and daycare with associated parking and utilities.

For Special Use Amendments only:

Why is the proposed change necessary?

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

Note for existing buildings:

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

Attachment Checklist:

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

☒ **APPLICATION FEE:**

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

☒ **REIMBURSEMENT OF FEES AGREEMENT:**

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

☐ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) A current title policy report; or

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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%).

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

☒ **PLAT OF SURVEY:**

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

☒ **FINDINGS OF FACT:**

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

☒ **LIST OF PROPERTY OWNERS WITHIN 250 FT.:**

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

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

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

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

☒ **PLANS:**

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

Copies of Plans:

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

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

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
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6. Date, north point, and scale
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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
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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
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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	6/4/2020 Date
Applicant or Authorized Agent	5/29/2020 Date

FINDINGS OF FACT – SPECIAL USE

ST. CHARLES
SINCE 1834

Use this form for all Special Uses, except for PUDs or PUD Amendments

The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the "burden of proof" is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to "make your case" by explaining specifically how your project meets each of the following standards.

PetSuites of America
Project Name or Address

6/30/2020
Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:
No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

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

A pet care facility in the proposed location will offer an additional, convenient option for pet care in the community.

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

The existing infrastructure including utilities, roadways and stormwater drainage currently exist and are adequate for the proposed use.

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

The proposed special use for a pet care facility is compatible with the existing uses and will not have any negative impacts to the 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 special use for a pet care facility will have no impact nor impede the normal and orderley development of the surrounding property or permitted uses within the district.

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 special use for a pet care facility will not be detrimental to or endanger the public health, safety, comfort or general welfare.

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

The proposed special use conforms with all applicable provisions of the St. Charles Municipal code with the exception of a deviation from the PUD zoning requirement, Exhibit IV-A Development Standards and Design Criteria, Section 7.A.1.a: On the north facade of the building which fronts an internal circulation road, we request a reduction of the required 3' deep projection to 8" due to the architectural facade being obscured by the play yard fence and a 3' projection into the play yard will infringe on the circulation path within the play yard.

Business Operations – Petsuites

a. Services
    - Petsuites offers overnight boarding for both canine and feline guests. Daycare, which includes all day play for social guests, or individual playtimes for those that like to have more one on one attention, as well as puppies starting at 3 months of age. Canine grooming is available for guests that are staying or by appointment for those not staying. Training will be the newest feature available in all resorts by the end of 2020.

b. Hours of operation
    - All Petsuites are open for operation 7 days of week from 6:30am to 8pm. Petsuites is closed to the public on all major holidays, but we are in the resort tending to guests needs.

c. Number of employees
    - A mature resort will employ approximately 25 employees, and a new store will start with 15.

d. Number of animals that can be accommodated
    - PetSuites can accommodate 100 daycare pets and 200 boarding pets at peak capacity.
    - Petsuites maintains strict ratios so that guests and staff are safe.
    - Large group 25:1. Large dog groups require laser focus by the supervisor to ensure that group is a safe and fun environment for all participating.
    - Small group 30:1 Small group is much more relax and tends not to be a stimulating on the supervisor.
    - Each resort is expected to maintain and not to exceed a 35:1 ratio for pets to staff in the building in the AM. Walking and feeding each guest as well as providing daily housekeeping to every suite require this number to be lower so that Petsuites standards for service is maintained.
    - Each resort is expected to maintain and not exceed a 38:1 ratio for pets to staff in the building in the PM. Walking and feeding each guest as well as spot cleans for suites that need it allow the ratio to be a little higher in the evening.

e. Policies for the outdoor dog areas – Responses to the two Use Standards applicable to the operation of Pet Care Facilities (Section 17.20.030.W):

    1. *All animals shall be kept either within completely enclosed structures or under direct control of the facility operator or staff at all times, and shall be indoors between the hours of 7:00 PM and 7:00 AM.*
        - Petsuites will work closely to follow any noise ordinances placed on that municipality. If permitted, we would prefer the flexibility to go outside from 6:30am-8pm, but sounds like 7-7 is the rule here.
        - Guests that participate in a group setting, or daycare, will be supervised the entire length of the group. Guests that participate in individual playtimes will be placed in an outdoor run that will not allow intermingling with any other guests except an employee. Those guests will be allowed to stay out for a duration of time and receive 1 on 1 attention for a 15 minute period. To mitigate sound Petsuites has a 7 foot solid fence that runs the exterior of the play yards.

- While in the resort, each guest will stay in a private suite or townhouse unless a family has multiple dogs. They will receive 3 potty breaks as standard to the room, but may get out more depending on additional supervised services the pet parent requests. Potty break consists of a control walk, by an employee, to a predetermined fully fenced in area.
- While in grooming, each dog is handled by groomer/bather during each step of the process. After bathing each dog will be placed into a private drying room. Once dry the pet will not be unaccompanied until the groomer places him/her back in to their suite.
- Cats will receive their own private 4 level condo that they will remain in the duration of their stay. While cleaning their condo, cats are allowed to roam freely throughout the cat room while under the supervision of a caretaker.
- Puppy Preschool Participants will receive their own crate at the beginning of the day. Each of these puppies will remain in the crate except for specific times throughout the day where they are in a gated area for playing and stretching. Each of these breaks are fully supervised.

2. *The operation of the Pet Care Facility shall not allow the creation of noise by any animal or animals under its care which can be heard by any person at or beyond the property line of the lot on which the kennel is located, which occurs a) repeatedly over at least a seven-minute period of time at an average of at least twelve animal noises per minute, or b) repeatedly over at least a fifteen minute period of time, with one minute or less lapse of time between each animal noise during the fifteen-minute period.*

    - Dogs not receiving any additional playtimes will be outside for a maximum of 3x per day, on average 5-7 minutes per outing. Guests that have signed up for All day play will receive extended period of indoor/outdoor play. Groups will be rotated indoors and outdoors for safety purposes. Each resort has a 7 foot vinyl fence that is installed around the perimeter of the outdoor space to help with sound control.

CITY OF ST. CHARLES

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

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

PUD PRELIMINARY PLAN APPLICATION

For City Use
Project Name: Petsuites-Pine Ridge Park PUD
Project Number: 2020 -PR- 009
Cityview Project Number: PLPUD202000031

Received Date
RECEIVED
St. Charles, IL
JUN 10 2020
CDD
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 Information:	Location: 2790 W Main Street, St. Charles, IL 60175	
	Parcel Number (s): 09-29-454-009	
	Proposed PUD Name: Pine Ridge Park and Regency Estates PUD (A Portion of the West Gateway PUD) Ordinance No 2006-Z-4	
2. Applicant Information:	Name Beta Equity Investments, Charlie Haapala	Phone 312-636-5630
	Address 501 Pennsylvania Parkway, Suite 160Indianapolis, IN 46280 USA	Fax
		Email chaapala@tmcrowley.com
3. Record Owner Information:	Name Kripkin LLC	Phone
	Address 434 Pepperidge Tree Lane Kinnelon, NJ, 07405-2211	Fax
		Email

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

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

☐ **REIMBURSEMENT OF FEES AGREEMENT:**

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

☐ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

☒ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) a current title policy report; or

b) a deed and a current title search.

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

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

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

☒ **PLAT OF SURVEY:**

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

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

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

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

☒ **ENDANGERED SPECIES REPORT:**

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

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

☒ **PLANS:**

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

Copies of Plans:

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

☒ **SITE/ENGINEERING PLAN:**

PRELIMINARY 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:**

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

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

☒ **ARCHITECTURAL PLANS:**

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

☒ **TREE PRESERVATION PLAN:**

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

☒ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

☒ **STORMWATER MANAGEMENT:**

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

☒ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

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

- ❑ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

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

- ❑ **SCHEDULE:** Construction schedule indicating:

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

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

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

- ❑ **PARK AND SCHOOL LAND/CASH WORKSHEETS**

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

- ❑ **INCLUSIONARY HOUSING SUMMARY**

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

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

Record Owner	6/4/20 Date
Applicant or Authorized Agent	5/29/2020 Date

PRELIMINARY ENGINEERING PLANS

PET SUITES - ST. CHARLES

2790 W. MAIN ST
ST. CHARLES, IL 60175

Call Before You Dig
JULIE
1-800-892-0123

UTILITY AND GOVERNING AGENCY CONTACTS

CITY OF ST. CHARLES
2 E MAIN STREET
ST. CHARLES, IL 60174
PLANNING DEPARTMENT
TEL: (630) 377–4486
CONTACT: ELLEN JOHNSON
ENGINEERING DEPARTMENT
TEL: (630) 377–4486
CONTACT: KEN JAY

POWER COMPANY
COMED
2 LINCOLN CENTER
OAK BROOK, IL 60181
TEL: (630) 576–7094

NATURAL GAS COMPANY
NICOR GAS
2S370 DEERPATH ROAD
BATAVIA, IL 60510
TEL: (877) 886–4239
EMAIL: GASMAPS@NICOR.COM

TELEPHONE
AT&T
EMAIL: G11629@ATT.COM

METRO FIBERNET
1772 S RANDALL ROAD #160
GENEVA, IL 60134
TEL: (630) 345–6100

PROJECT TEAM

DEVELOPER
BETA EQUITY INVESTMENT
501 PENNSYLVANIA PARKWAY, SUITE 160
INDIANAPOLIS, IL 46280
TEL: (312) 636–5630
CONTACT: CHARLIE HAAPALA

GEOTECH
ECS MIDWEST, LLC
1575 BARCLAY BOULEVARD
BUFFALO GROVE, IL 60089
TEL: (847) 279–0366
CONTACT: SAURABHH SAAWANT

TRAFFIC ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487–5550
CONTACT: TIM SJOGREN, P.T.O.E P.E.

CIVIL ENGINEER
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487–5550
EMAIL: JARED.KENYON@KIMLEY–HORN.COM
CONTACT: JARED KENYON, PE

LANDSCAPE ARCHITECT
KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
TEL: (630) 487–5550
CONTACT: DANIEL GROVE, P.L.A.

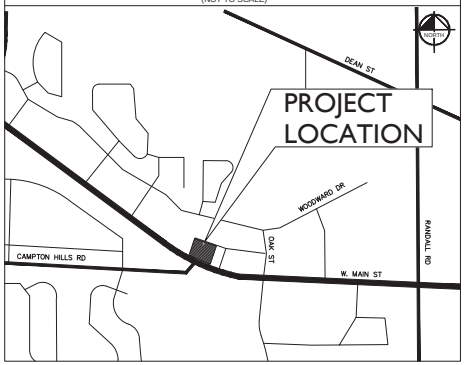
SURVEYOR
COMPASS SURVEYING, LTD
2631 GINGER WOODS PARKWAY, STE 100
AURORA, IL 60502
TEL: (630) 820–9100
CONTACT: SCOTT KREBS, P.L.S.

LEGAL DESCRIPTION

LOT 1 OF PINE RIDGE PARK PHASE 1 PLANNED UNIT DEVELOPMENT, BEING A RESUBDIVISION OF LOTS 8 AND 9 OF PINE RIDGE PARK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 2014 AS DOCUMENT 2014K052332, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

LOCATION MAP

(NOT TO SCALE)



BENCHMARKS

REFERENCE BENCHMARKS:
ST. CHARLES BENCHMARK_STATION STC 14, LOCATED IN THE SOUTH RIGHT OF WAY OF VOLTAIRE LANE, APPROXIMATELY 60 FEET WEST OF THE INTERSECTION OF VOLTAIRE LANE AND PECK ROAD. (ST. CHARLES VERTICAL DATUM)

DATUM: NAVD88
ELEVATION = 741.25

SBM #1 SOUTH WEST BOLT ON FIRE HYDRANT SOUTH SIDE OF ACCESS ROAD AT THE NORTHEAST CORNER OF THE SITE
ELEVATION=784.24

SBM #2 CROSS CUT ON TOP OF CURB CONTROL POINT 512
ELEVATION=780.50

SBM #3 CROSS CUT ON TOP OF CURB CONTROL POINT 511
ELEVATION=781.73

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
C0.1	GENERAL NOTES
V0.0	ALTA SURVEY
C1.0	EXISTING CONDITIONS AND DEMOLITION
C2.0	SITE PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL NOTES AND DETAILS
C4.0	GRADING PLAN
C5.0	UTILITY PLAN
C6.0	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE NOTES AND DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, JARED KENYON, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF PET SUITES, INC. BY KIMLEY–HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 5TH DAY OF JUNE, A.D., 2020.

IL LICENSED PROFESSIONAL ENGINEER 062–059479
MY LICENSE EXPIRES ON NOVEMBER 30, 2021

JARED J. KENYON 062-059479 STATE OF ILLINOIS

Date of Expiration: 11-30-21

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY–HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550
WWW.KIMLEY–HORN.COM

SCALE: AS NOTED
DESIGNED BY: SMH
DRAWN BY: SMH
CHECKED BY: JJK

petsuites STAY • PLAY

COVER SHEET

PET SUITES
2790 W. MAIN STREET
ST. CHARLES, IL 60175

ORIGINAL ISSUE: 06/05/2020
KHA PROJECT NO. 168776004
SHEET NUMBER
C0.0

Drawing name: G:\CIVIL_LDEV\168776004_IN Crowley_Pet Suites_S. Charles_IL\2 Design\CAD\PlanSheets\Prelim\C0.0 - COVER SHEET.dwg C0.0 COVER SHEET Jun 04, 2020 5:53pm by: Sean.Kelsay
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   COMPASS SURVEYING, LTD
   2631 GINGER WOODS PARKWAY, STE 100
   AURORA, IL 60502
   TEL: (630) 820-9100

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES AND SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:

   A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE CITY OF ST. CHARLES, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTED WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCLUDED IN THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. THE CONTRACTOR SHALL ALSO ASSUME FULL RESPONSIBILITY, IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR 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 THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREES TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC. THE MUNICIPALITY, THEIR EMPLOYEES AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, NOR THE CONTRACTOR'S SAFETY PRECAUTIONS AND SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. ANY DAMAGES OR DELAYS OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

    14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY THE NECESSARY PUBLIC AGENCIES, THE CITY OF ST. CHARLES, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

    14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO MEET THE SITE AND PERFORM THEIR TESTS WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE CITY OF ST. CHARLES.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR REMOVAL OR REMOVED ONCE HERE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONSTRUCTION OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT. NO ABOVE MENTIONED ITEMS SHALL BE BURIED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE CITY OF ST. CHARLES. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY OF ST. CHARLES PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE BID FOR STRUCTURES. THE CONTRACT UNIT PRICE BID FOR SEAL FOR TOP SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND PIPE WHICH ARE NOT INSPECTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE CITY OF ST. CHARLES FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM ARE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL TO PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER BEDDING. ADDITIONAL DEPTHS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO ALLEVIATE THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SUBMITTING OF DEWATERING PLANS SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS DOCUMENTATION PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING CITY OF ST. CHARLES. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION PROCEDURES, AS REQUIRED BY THE IEPA NPDES PHASE II PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE AT THE CONSTRUCTION SITE. ALL ITEMS FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR ANY OTHER PERSONS PERFORMING WORK DESCRIBED IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR, IF REQUESTED BY THE OWNER OR ENGINEER. COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL PROVIDE RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERTICAL DATA OF ALL CONTROL PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE CITY OF ST. CHARLES, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR INSUFFICIENT MATERIAL THAT WOULD HAVE BEEN REQUIRED TO COMPLETE THE EMBANKMENT OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER IDOT STANDARDS.

   1.4. SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.

2. TESTING AND FINAL ACCEPTANCE.

   2.1. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE MATERIALS/TESTING ENGINEER.

   2.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE CITY OF ST. CHARLES, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   2.3. WHEN REQUIRED BY THE CITY OF ST. CHARLES, THE CONTRACTOR SHALL AT THE ORIGINAL AND FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN PENNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY IDOT STANDARDS.

   2.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS NOTED ABOVE.

   2.5. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE CITY OF ST. CHARLES CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS.

2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.

3. POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST OR A TYPE 1 STEEL POST (ALLOWS THE USE OF ANY LAYING TYPE PERFORATED STEEL TUBE).

4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH IDOT STANDARDS.

5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND EPOXY ON CONCRETE OR AS APPROVED BY IDOT.

6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH IDOT STANDARDS.

7. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE.

8. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

SANITARY SEWER NOTES

1. SANITARY SEWER PIPE: ALL SANITARY SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (PVC) SDR-26, CONFORMING TO ASTM D3034 AND D2241 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D3139 AND D3212. ANY CHANGES TO THE PIPE MATERIAL SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND CITY OF ST. CHARLES PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
4" – 12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
4"–48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)

2. BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMMON TRENCH SEWER AREAS) SHALL BE PROVIDED WITH STONE "A" (1-1/2" IN SIZE WITH MINIMUM BEDDING THICKNESS EQUAL TO 1/8 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NO LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES) BEDDING AND CONSTRUCTED IN ACCORDANCE TO THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE STATE OF ILLINOIS OR ASTM C-33. THE GRADATION SHALL CONFORM TO GRADATION CA-11 OF THE ILLINOIS STANDARD SPECIFICATIONS AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

3. ALL UNSUITABLE MATERIALS SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE PER IDOT STANDARDS AND AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

4. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF TWO (2) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL OF IDOT STANDARDS AND THOROUGHLY MECHANICALLY COMPACTED IN 6-INCH THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.

5. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

6. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE CITY OF ST. CHARLES.

7. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) REQUIREMENTS, AS SPECIFIED IN THE STANDARDS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

8. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE, EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

   A. IF NECESSARY PERMISSION SHALL BE OBTAINED FROM THE CITY OF ST. CHARLES IN WRITING PRIOR TO BEGINNING CONSTRUCTION.

   B. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE SEWER AND 18 INCHES HORIZONTALLY AWAY FROM THE EDGE OF THE PIPE.

9. ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMMINGED SEWER AREAS) SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE. A WATERTIGHT BOOT, CONFORMING TO ASTM C-923, SHALL BE USED AT THE PIPE-STRUCTURE CONNECTION.

10. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT SLEEVES. THE BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FAC

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

VICINITY MAP
NO SCALE

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER NCS-1010807-INDY ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY HAVING A COMMENT DATE OF APRIL 14, 2020.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST).
3. THIS SITE FALLS WITHIN "OTHER AREAS ZONE X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 170330 0261H, MAP NUMBER 17089C0261H, HAVING A REVISED DATE OF AUGUST 3, 2009.
4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 04/22/2020 & 04/23/2020.
5. THE SURVEYOR CONTACTED J.U.L.I.E. (JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS) FOR AN ON-SITE LOCATE WHICH WAS ASSIGNED A TICKET NUMBER OF 20122 FOR THE UTILITIES AS MARKED ON-SITE AT THE TIME OF THE SURVEY AND THE FOLLOWING: ADDITIONALLY, THE SURVEYOR CONTACTED J.U.L.I.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF A111 1709. INQUIRES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
6. [S] DOCUMENT NO. 2014K052332 CONTAINS A NOTE THAT READS "LOT 1 SHALL NOT HAVE DIRECT ACCESS ONTO ILLINOIS STATE ROUTE NO. 64". NOT PLOTTABLE.
7. [E] DOCUMENT NO. 2014K052332 CONTAINS EASEMENT PROVISIONS GRANTED TO THE CITY OF ST. CHARLES. NOT PLOTTABLE.
8. [B] SUBJECT SITE DOES NOT FALL WITHIN WETLAND CONSERVATION AREA EASEMENT AS SHOWN ON DOCUMENT NO. 2006K011887.
9. [D6] DOCUMENT NO. 2006K011887 CONTAINS A NOTE THAT READS "LOTS 8, 11 AND 12 SHALL HAVE NO DIRECT ACCESS ONTO MAIN STREET (ILLINOIS STATE ROUTE NO. 64)". RESTATED IN RESUBDIVISION DOC. NO. 2014K052332 (SEE NOTE #6 ABOVE).
10. [D11] DOCUMENT NO. 2006K011887 CONTAINS A NOTE THAT READS "THERE SHALL BE ONE RIGHT-IN, RIGHT-OUT ACCESS TO ILLINOIS ROUTE NO. 64 LOCATED ON THE COMMON LOT LINE BETWEEN LOTS 9 AND 10." REFERING TO RIGHT-IN, RIGHT-OUT ACCESS DRIVE LOCATED APPROXIMATELY 100 FEET EAST OF THE SOUTHEAST CORNER OF SUBJECT SITE.
11. [D5] DOCUMENT NO. 2006K025575 CORRECTS DIMENSIONS AND LABELS THAT APPEAR IN DOCUMENT NO. 2006K011887. NONE OF THESE CORRECTIONS APPLY TO SUBJECT SITE. NOT PLOTTABLE.
12. [D4] DOCUMENT NO. 2011K027333 CONTAINS THE FOLLOWING:
    a. "STORM MANAGEMENT EASEMENT: IN PINE RIDGE PROPERTY AND REGENCY ESTATES PROPERTY INCLUDES INGRESS AND EGRESS FOR PEDESTRIANS, AS WELL AS FOR MAINTENANCE.
    b. GRANTS "PIPELINE MAINTENANCE EASEMENT" 15 FEET ON EITHER SIDE OF ANY PIPELINE FEEDING THE STORM MANAGEMENT AREA FOR DRAINAGE PURPOSES ONLY. NO PIPES, NO EASEMENT GRANTED ACROSS SITE THEMSELVES.
    c. ESTABLISHES HOW MAINTENANCE AND COMPLIANCE WITH GOVERNMENTAL REGULATION CAN BE ACHIEVED WITHIN STORM MANAGEMENT AREA.
    d. THESE ARE NOT PUBLIC EASEMENTS; THEY ARE INTENDED FOR THE USE AND BENEFIT OF THE RESIDENTS/OWNERS WITHIN PINE RIDGE PROPERTY AND REGENCY ESTATES PROPERTY."
13. [D3] DOCUMENT NO. 2006K011842 CONTAINS EASEMENT PROVISIONS AND GENERAL RESTRICTIONS FOR PINE RIDGE PARK. NOT PLOTTABLE.
14. [D2] DOCUMENT NO. 2007K051308 ESTABLISHES A SPECIAL SERVICE AREA OF AN AREA INCLUDING SUBJECT SITE. WAS RE-RECORDED AS DOCUMENT NO. 2008K020817 WITH A CORRECTED LEGAL DESCRIPTION IN EXHIBIT A. NOT PLOTTABLE.

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SIAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- TELEPHONE MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER
- MS=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

SCHEDULE B EXCEPTIONS

SHOWN OR NOTED HEREON

[2] BUILDING LINE AS SHOWN ON THE PLAT OF PINE RIDGE PARK PHASE 1 RECORDED AS DOCUMENT 2006K011887 AND SHOWN ON RESUB RECORDED AS DOCUMENT 2014K052332.

(AFFECTS THE SOUTHWESTERLY 50 FEET AND NORTHERLY 10 FEET)

[3] EASEMENT FOR PUBLIC ROADWAY AS SHOWN ON THE PLAT OF PINE RIDGE PARK PHASE 1 RECORDED AS DOCUMENT 2006K011887 AND SHOWN ON RESUB RECORDED AS DOCUMENT 2014K052332.

(AFFECTS THE SOUTHWESTERLY 15 FEET)

[4] LANDSCAPE EASEMENT AS SHOWN ON THE PLAT OF PINE RIDGE PARK PHASE 1 RECORDED AS DOCUMENT 2006K011887 AND SHOWN ON RESUB RECORDED AS DOCUMENT 2014K052332.

(AFFECTS THE WESTERLY 18 FEET)

[5] NOTES AS SHOWN ON THE PLAT OF PINE RIDGE PARK PHASE 1 RECORDED AS DOCUMENT 2014K052332. LOT 1 SHALL NOT HAVE DIRECT ACCESS ONTO ILLINOIS STATE ROUTE NO. 64.

[6] EASEMENT PROVISIONS AS SHOWN ON THE PLAT OF PINE RIDGE PARK PHASE 1 RECORDED AS DOCUMENT 2014K052332.

[7] BLANKET PUBLIC UTILITIES AND UTY EASEMENT AS SHOWN ON THE PLAT OF PINE RIDGE PARK PHASE 1 RECORDED AS DOCUMENT 2006K011887.

[8] WETLAND CONSERVATION AREA COVENANT AND EASEMENT PROVISIONS AS SHOWN ON THE PLAT OF PINE RIDGE PARK PHASE 1 RECORDED AS DOCUMENT 2006K011887.

[9] NOTES AS SHOWN ON THE PLAT OF PINE RIDGE PARK PHASE 1 RECORDED AS DOCUMENT 2006K011887 SIDE/YARD BUILDING SETBACK LINE = 5' UNLESS SHOWN OTHERWISE.

[10] PER PLAT OF SUBDIVISION DOCUMENT 2006K011887 AND PROVISIONS THEREON:

NO DIRECT ACCESS ONTO MAIN STREET.

AFFECTS UNDERLYING LOT 8.

[11] PER PLAT OF SUBDIVISION DOCUMENT 2006K011887 AND PROVISIONS THEREON:

ACCESS TO ROUTE 64 IS LIMITED, ONE RIGHT IN AND RIGHT OUT ON COMMON LOT LINES OF LOTS 9 AND 10.

AFFECTS UNDERLYING LOT 9.

[12] INGRESS AND EGRESS EASEMENT PER PLAT OF SUBDIVISION DOCUMENT 2006K011887 AND PROVISIONS THEREON:

AFFECTS NORTH 10 FEET UNDERLYING LOT 8, NORTH 10 FEET AND NORTHEAST CORNER AND EAST 17.5 FEET OF UNDERLYING LOT 9.

[13] CERTIFICATE OF CORRECTION AS TO PLAT OF PINE RIDGE PARK PHASE 1 PUD RECORDED MARCH 8, 2006 DOCUMENT 2006K025375.

AFFECTS UNDERLYING LOT 9 AS TO DIRECTION AND DIMENSION.

[D4] DECLARATION OF STORMWATER DRAINAGE EASEMENTS AND MAINTENANCE FOR PINE RIDGE PARK AND REGENCY ESTATES RECORDED MAY 4, 2011 AS DOCUMENT 2011K027333.

[E] COVENANTS AND RESTRICTIONS (BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW), RELATING TO USES, PINE RIDGE PARK COMMERCIAL OWNERS ASSOCIATION, ASSESSMENTS, EASEMENTS, COMMON DRIVEWAYS, COMMON AREAS AND OTHER MATTERS CONTAINED IN THE DOCUMENT RECORDED FEBRUARY 17, 2006 AS DOCUMENT NO. 2006K018162 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.

AMENDMENT RECORDED OCTOBER 26, 2006 DOCUMENT 2006K117898.

SECOND AMENDMENT RECORDED MAY 4, 2011 AS DOCUMENT NUMBER 2011K027330.

[D3] THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT 2007K051308 AND RE-RECORDED AS DOCUMENT 2008K020817, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES.

SCHEDULE B EXCEPTIONS 1 AND 17 ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN

BENCH MARKS

REFERENCE BENCHMARK
ST. CHARLES BENCHMARK STATION STC 14, LOCATED IN THE SOUTH RIGHT OF WAY OF VOLTAIRE LANE, APPROXIMATELY 60 FEET WEST OF THE INTERSECTION OF VOLTAIRE LANE AND PECK ROAD. (ST. CHARLES VERTICAL DATUM)

DATUM: NAVD88
ELEVATION = 741.25

SITE BENCHMARK 1
SOUTH WEST BOLT ON FIRE HYDRANT SOUTH SIDE OF ACCESS ROAD AT THE NORTHEAST CORNER OF THE SITE
ELEVATION 784.24

SITE BENCHMARK 2
CROSS CUT ON TOP OF CURB CONTROL POINT 512
ELEVATION 780.50

SITE BENCHMARK 3
CROSS CUT ON TOP OF CURB CONTROL POINT 511
ELEVATION 781.73

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

UTILITY CONTACTS

Design Dig #A111 1709 / Locate Dig #K108 1099
Job #20.0121 / St. Charles
City of St. Charles 2 E. Main Street St. Charles, IL 60174
630.377.4400

Cable
Comcast - Martha Garcia
224.229.5862
Martha_garcia@comcast.com

Electric
ComEd
630.576.7094

Gas
Nicor Gas
gasmain@nicor.com

Communications
AT&T
ac1419@att.com

Metro fiber net - Korie Nellis
812-213-1378
korie.nellis@metroenetics.com

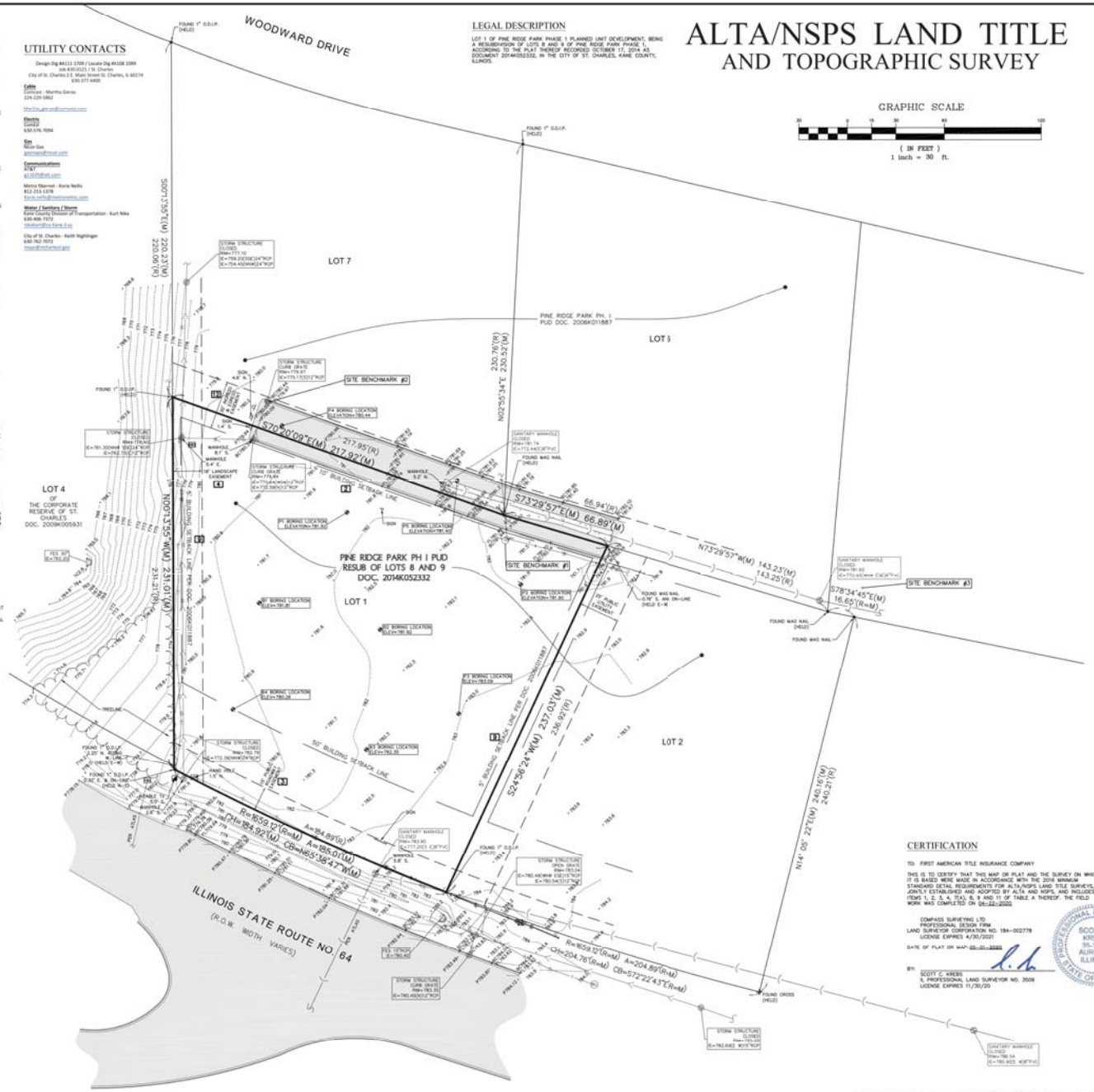
Water / Sanitary / Storm
Kane County Division of Transportation - Kurt Nika
630-406-7372
nikakurt@co.kane.il.us

City of St. Charles - Keith Nightinger
630-762-7072
nsupp@stcharleset.gov

LEGAL DESCRIPTION

LOT 1 OF PINE RIDGE PARK PHASE 1 PLANNED UNIT DEVELOPMENT, BEING A RESUBDIVISION OF LOTS 8 AND 9 OF PINE RIDGE PARK PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 2014 AS DOCUMENT 2014K052332, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.



CERTIFICATION

TO: FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04-22-2020.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2021

DATE OF PLAT OR MAP: 05-01-2020

BY: _____
SCOTT C. KREBS
IL PROFESSIONAL LAND SURVEYOR NO. 3508
LICENSE EXPIRES 11/30/20

PROFESSIONAL LAND SURVEYOR SCOTT C. KREBS 35-3508 AURORA, ILLINOIS STATE OF ILLINOIS

C:\USERS\LAURENCHA\DESKTOP\COMPASS\20.0121\20.0121 ALTA.DWG 5/5/2020 11:18:59 AM

Know what's below. Call before you dig.

UTILITY STATEMENT
THE UNDERSIGNED HEREBY CERTIFY THAT THE UTILITIES SHOWN HEREON WERE LOCATED FROM VISUAL FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS, AND RECORDS OBTAINED FROM THE VARIOUS UTILITY COMPANIES. THE SURVEYOR'S TRUST THE UNDERSIGNED HAS NO KNOWLEDGE OF ANY OTHER UTILITIES EXISTING ON THE PROPERTY. THE UNDERSIGNED FURTHER CERTIFY THAT THE EXACT LOCATION OF ALL UTILITIES CANNOT BE ACCURATELY DETERMINED, EXCEPT FOR THOSE PORTIONS FOUND AND DEPICTED HEREON, AND THAT THE ACCURACY OF THE INFORMATION PROVIDED BY OTHERS, IS NOT PHYSICALLY VERIFIED BY THE UNDERSIGNED.

NO.	REVISIONS	DATE	BY

DATE: 04-30-20 | PC: TK | DRAWN BY: CJC | CHECKED BY: CJS | BOOK 567 PG 34-36

CLIENT: Kimley»Horn
© 2011 KIMLEY-HORN AND ASSOCIATES, INC.
10801 MONROE HARDING EXPRESSWAY, SUITE 200,
CEDAR, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

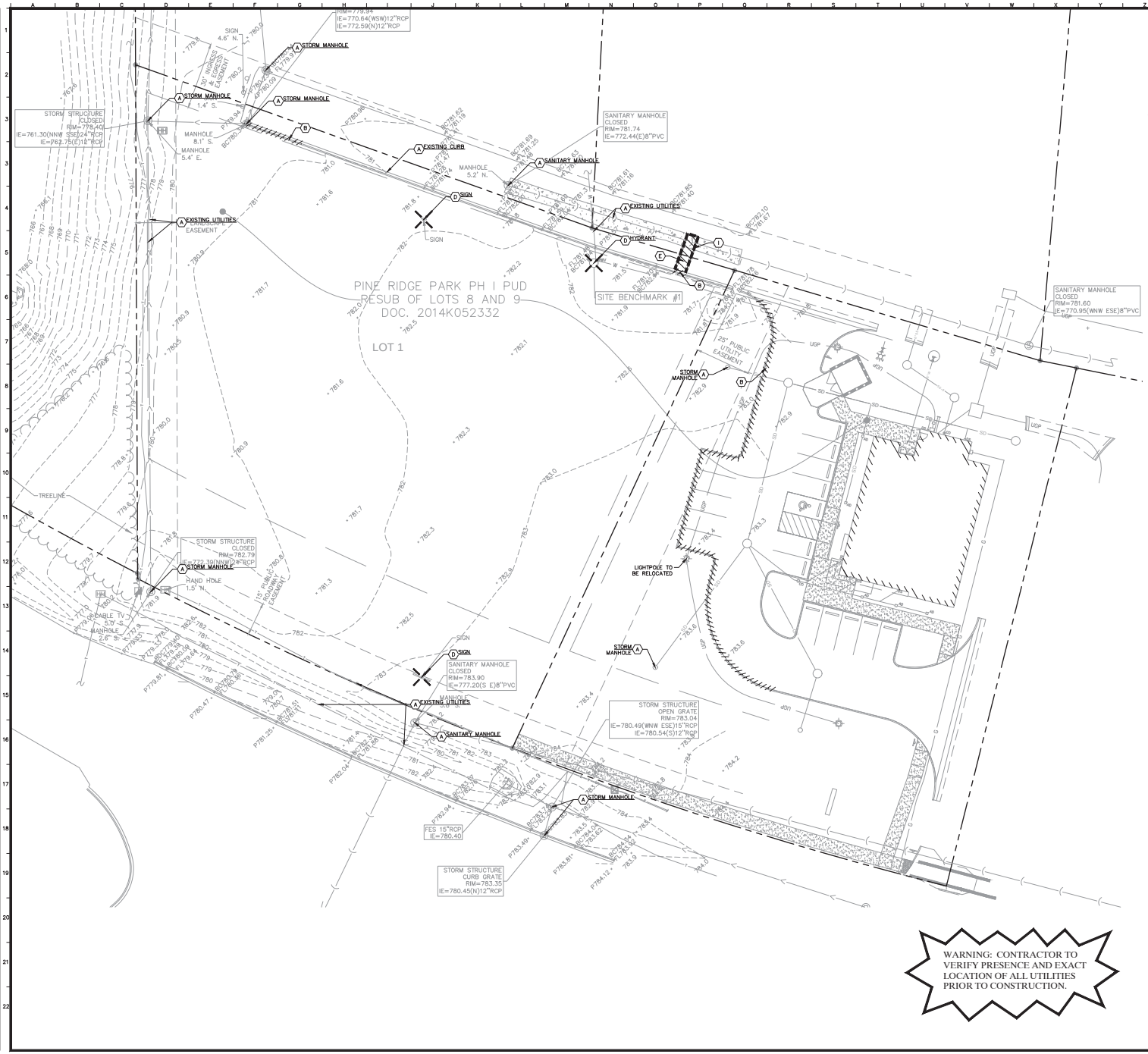
PROJECT: PetSuites St. Charles, IL. ALTA SURVEY

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHYS • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-9101 EMAIL: ADMIN@CSURVEYING.COM

SCALE: 1" = 30'

V0.0

PROJ NO.: 20.0121



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WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH, COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) CURB REMOVAL
- (C) X-X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) ASPHALT 1.5" MILL
- (I) SAWCUT LINE
- (J) FENCE REMOVAL

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
1551 N. RAND ROAD, SUITE 115
WAUKEGAN, IL 60085
PHONE: 847-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SMH
DRAWN BY: SMH
CHECKED BY: JJK

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EXISTING CONDITIONS AND DEMOLITION

PET SUITES
2790 W. MAIN STREET
ST. CHARLES, IL 60175

ORIGINAL ISSUE: 06/05/2020
KHA PROJECT NO. 168776004
SHEET NUMBER
C1.0

Drawing name: K:\CHS_LDEV\168776004_IN Crossley_Pet Suites_S. Charles_IL\2 Design\CAD\PlanSheets\Prelim\C1.0 - EXISTING CONDITIONS AND DEMOLITION PLAN.dwg C1.0 EXISTING CONDITIONS AND DEMOLITION Jun 04, 2020 5:53pm by: Sean.Hickey
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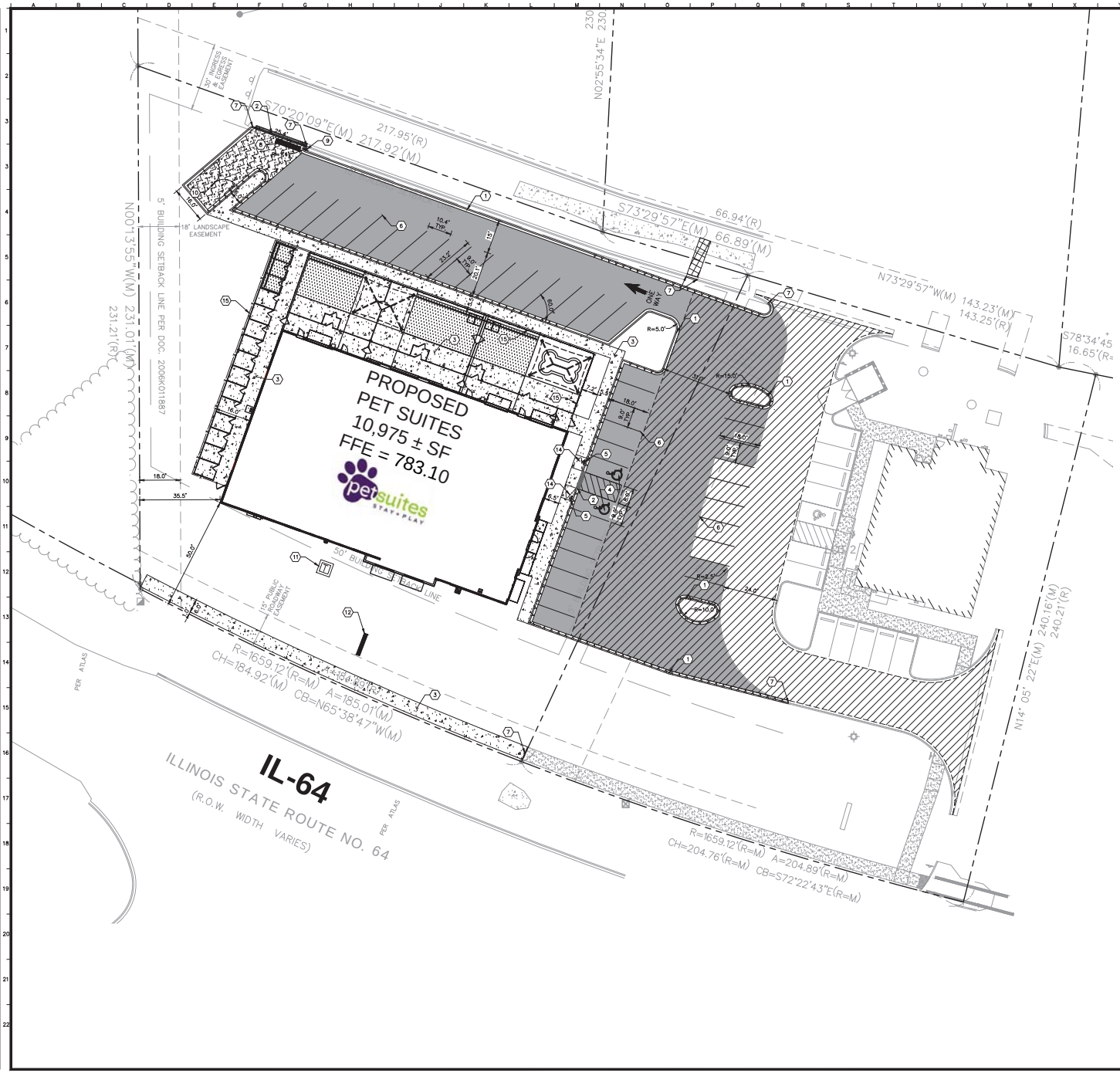

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
9. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
10. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. TRANSFORMER PAD (FOR REFERENCE ONLY)
12. MONUMENT OR PYLON SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
14. ACCESSIBLE RAMP (SEE DETAILS)
15. FENCE

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ST. CHARLES PAVEMENT PATCH
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER
- REVERSE PITCH CONCRETE CURB AND GUTTER
- CONCRETE DEPRESSED CURB AND GUTTER
- PROPOSED ACCESS EASEMENT

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY OF ST. CHARLES)	= 33	SPACES
PARKING SPACES PROVIDED	= 28	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 2	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 2	SPACES
SHARED PARKING	= 10	SPACES
TOTAL PARKING SPACES PROVIDED	= 40	SPACES

*Revised

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/29/20	MH

Kimley»Horn
© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
9700 W. HIGGINS RD., SUITE 570
ROSEMONT, IL 60018
PHONE: 847-518-9630
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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SMH
DRAWN BY: SMH
CHECKED BY: JJK

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SITE PLAN

PET SUITES
2790 W. MAIN STREET
ST. CHARLES, IL 60175

ORIGINAL ISSUE: 06/05/2020
KHA PROJECT NO. 168776004
SHEET NUMBER
C2.0

Drawing name: K:\CHI_LDEV\168776004_St Charles_IL\2 Design\CAD\PlanSheets\Prelim\C2.0 - SITE PLAN.dwg C2.0 SITE PLAN Jun 29, 2020, 2:32pm by: jared.wagner
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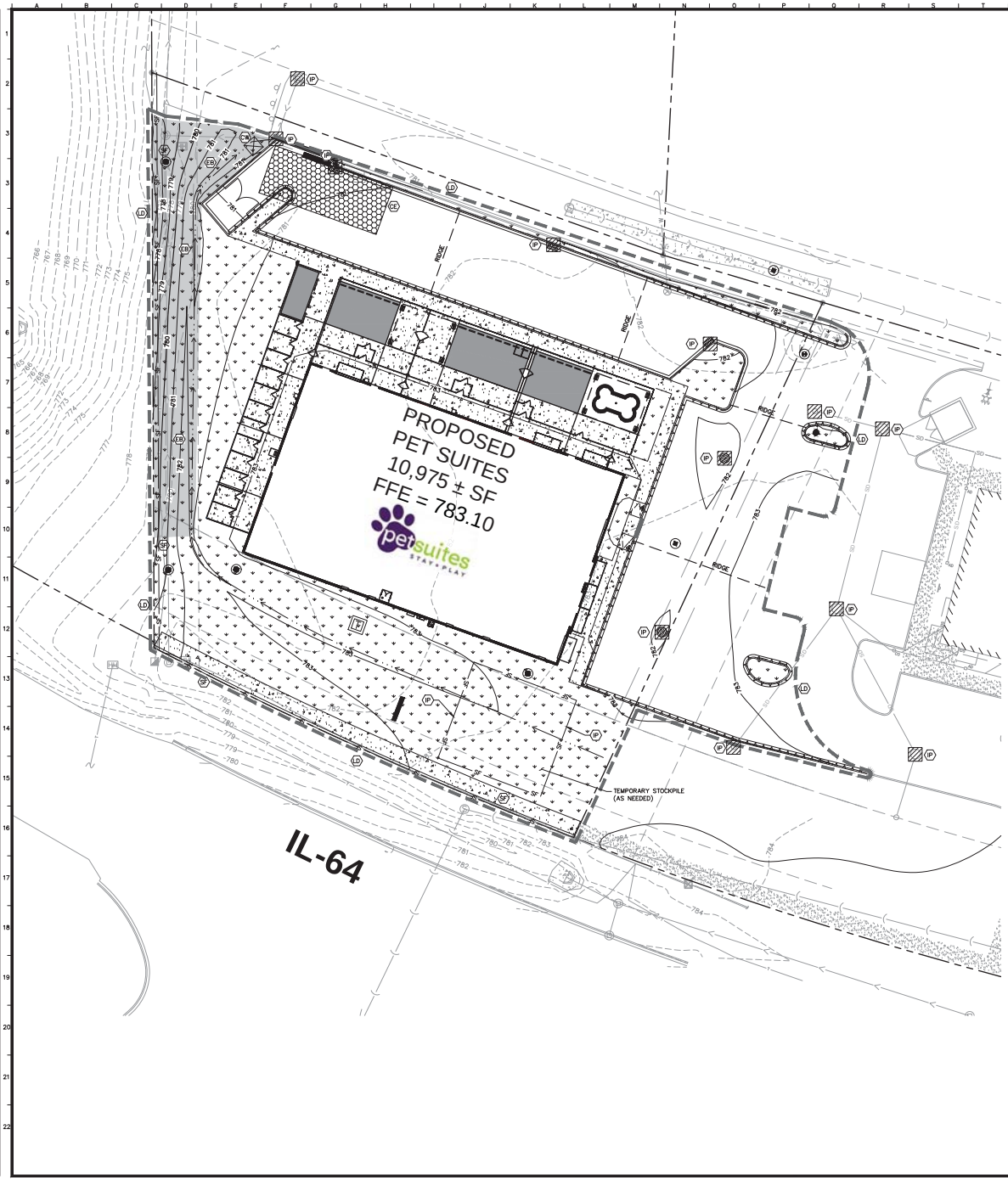

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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EROSION CONTROL LEGEND

TS	TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
EB	TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
CE	CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
SF	SILT FENCE (SEE EROSION CONTROL DETAILS)
IP	INLET PROTECTION (SEE EROSION CONTROL DETAILS)
CW	CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
LD	LIMITS OF DISTURBANCE
XXX	EXISTING CONTOURS
XXX	PROPOSED CONTOURS

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED. ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SMH
DRAWN BY: SMH
CHECKED BY: JJK

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EROSION CONTROL PLAN

PET SUITES

2790 W. MAIN STREET
ST. CHARLES, IL 60175

ORIGINAL ISSUE: 06/05/2020
KHA PROJECT NO. 168776004
SHEET NUMBER
C3.0

Drawing name: K:\CHS_LDEV\168776004_St Crowley_Pet Suites_S Charles_IL\2 Design\CAD\PlanSheets\Prelim\C3.0 - EROSION CONTROL PLAN.dwg C3.0 GROUND PLAN Jun 04, 2020 3:53pm by: Sean.Hickey
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STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

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

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

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

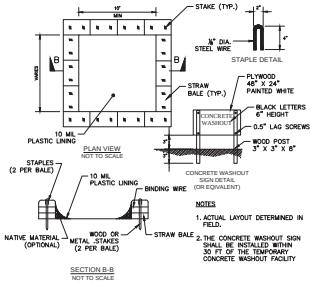
E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

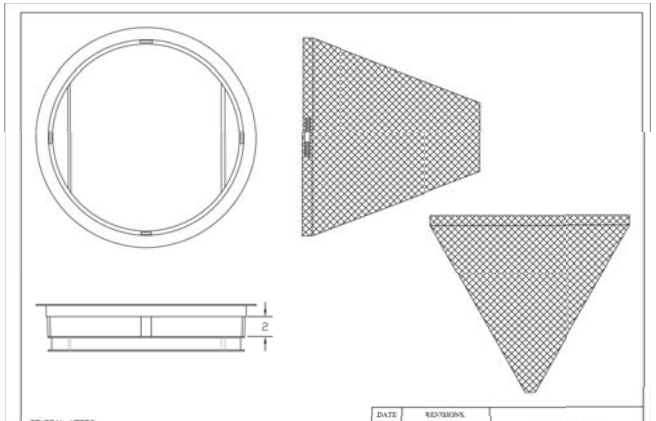


NOTES

1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT OF THE TEMPORARY CONCRETE WASHOUT FACILITY

CONCRETE WASHOUT (CW)

N.T.S.

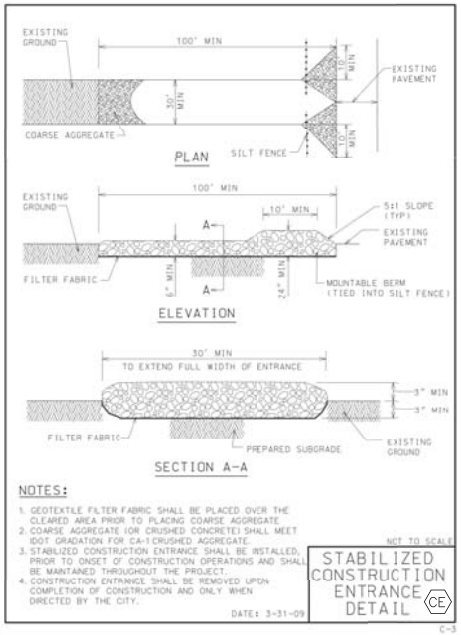


GENERAL NOTES:
FRAME: Top flange fabricated from 1¼"x1¼"x⅛" angle. Base rim fabricated from 1⅝"x⅝"x⅛" channel. Handles and suspension brackets fabricated from 1¼"x⅛" flat stock. All steel conforming to ASTM-A36.
SEDIMENT BAG: Bag fabricated from 4 oz/sqyd non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel band and lock.

DATE	REVISIONS
05-11-02	Original

Typical Round Catch-All (IP)

Marathon Materials, Inc.



NOTES:

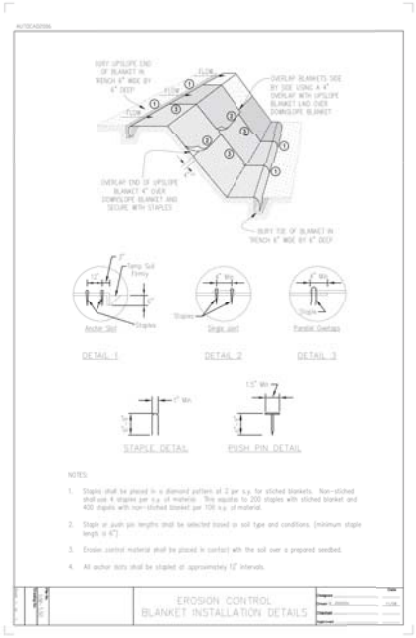
1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED, PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL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

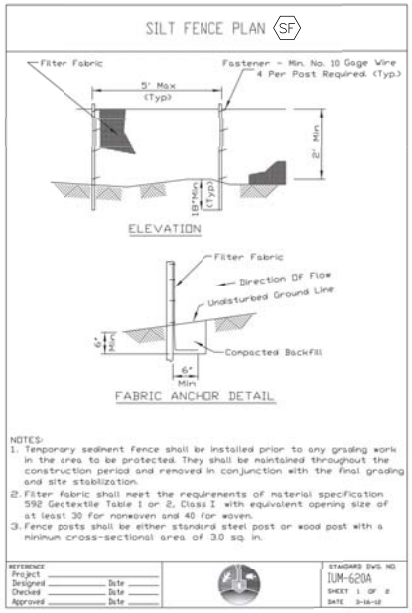
DATE: 3-31-09

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL (CE)

C-3





NOTES:

1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table I or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project
Designed ____ Date ____
Checked ____ Date ____
Approved ____ Date ____

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 3-16-02

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SMH
DRAWN BY: SMH
CHECKED BY: JJK

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EROSION CONTROL NOTES AND DETAILS

PET SUITES
2790 W. MAIN STREET
ST. CHARLES, IL 60175

ORIGINAL ISSUE: 06/05/2020
KHA PROJECT NO. 168776004
SHEET NUMBER
C3.1

Drawing name: K:\CHS_LDEV\168776004_IN Crossley_Pet Suites_S Chartres_L\2 Design\CAD\PlanSheets\Prelim\C3.0 - EROSION CONTROL PLAN.dwg Layout: Jun 04, 2020 6:53am by: Sam.Hickey
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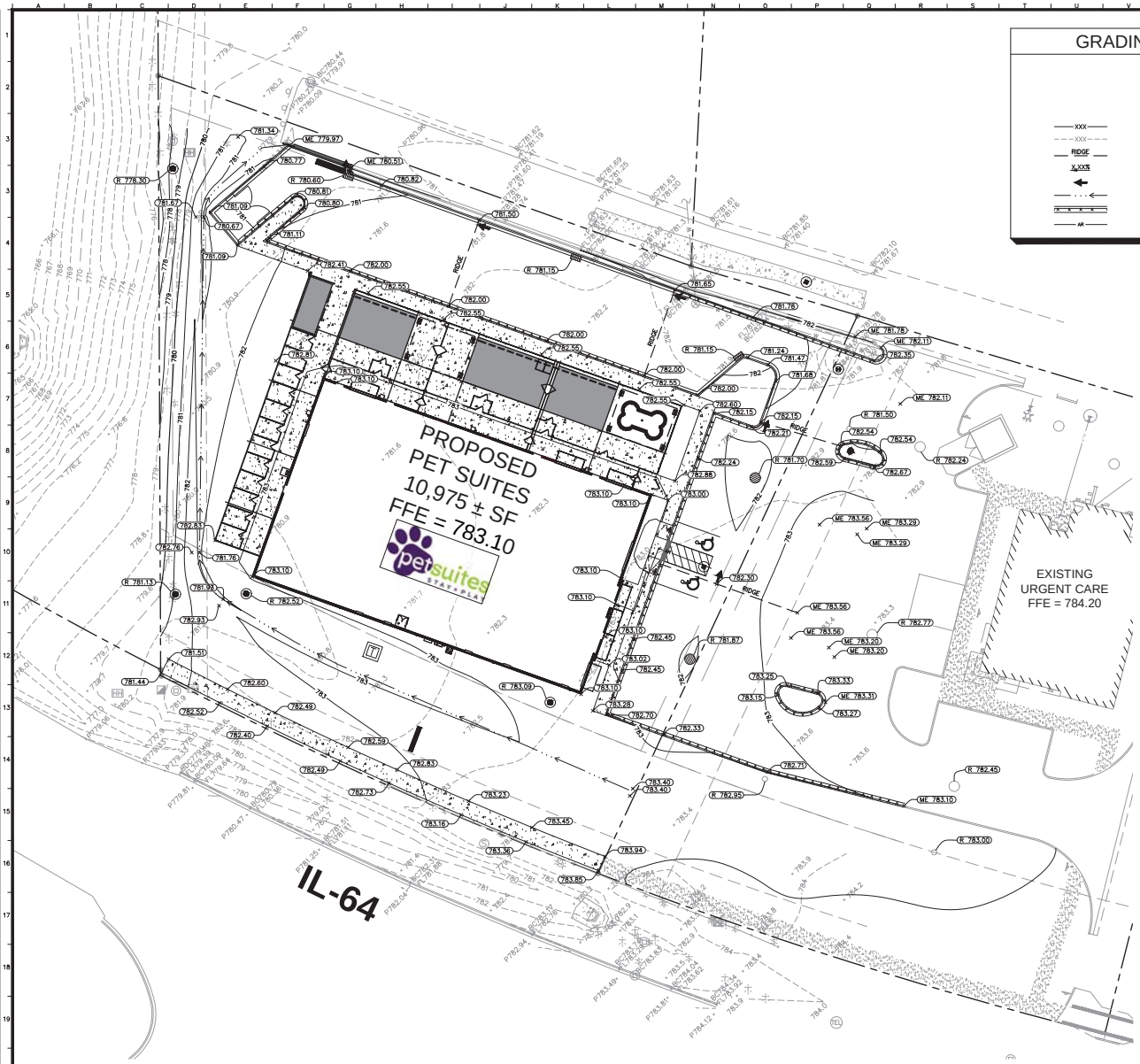

GRADING LEGEND

	FL = FLOW LINE
	TC = TOP OF CURB
	ME = MATCH ELEVATION
	R = RIM ELEVATION
XXX	PROPOSED CONTOUR
XXX	EXISTING CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	PROPOSED SWALE
	REVERSED PITCH CURB AND GUTTER
AR	ACCESSIBLE ROUTE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

STORM WATER SUMMARY

EXISTING POND A ELEVATIONS:	
HIGH WATER LEVEL =	754
NORMAL WATER LEVEL =	748
LOT 1 AREAS:	
IMPERVIOUS AREA =	0.76 AC
PERVIOUS AREA =	0.45 AC
TOTAL AREA =	1.21 AC
LOT 2 AREAS:	
IMPERVIOUS AREA =	0.65 AC
PERVIOUS AREA =	0.35 AC
TOTAL AREA =	1.00 AC

**PER THE STORMWATER MANAGEMENT ANALYSIS FOR REGENCY ESTATES & PINE RIDGE PARK, PREPARED BY WESTER SURVEYING & ENGINEERING, P.C., REVISED FEBRUARY 20, 2006 THE DESIGN IMPERVIOUS AREA FOR LOTS 1 & 2 EQUAL 85% SINCE THE PROPOSED IMPERVIOUS AREAS ARE LESS THAN THE DESIGN NO STORMWATER IS REQUIRED.

KDSWCD NOTES

1. CONCRETE WASHOUT SHOULD BE CONTAINED AT ALL TIMES. WASHOUT MATERIAL SHOULD NOT BE ALLOWED TO ENTER STORM SEWERS OR LEACH INTO THE SOIL UNDER ANY CIRCUMSTANCES. ANY WASTE SHOULD BE DISPOSED OF PROPERLY AND THE LOCATION OF THE WASHOUT SHOULD BE DESIGNATED WITH PROPER SIGNAGE.
2. WHEN INSTALLING THE OUTLETS INTO THE EXISTING DETENTION BASIN, WORK SHALL BE PERFORMED IN DRY CONDITIONS. ONCE WORK IN THIS AREA BEGINS, PRIORITY SHALL BE GIVEN TO THE COMPLETION OF THE WORK AND FINAL STABILIZATION OF ALL DISTURBED AREAS. EVERY EFFORT SHOULD BE MADE TO ENSURE THAT SEDIMENT DOES NOT ENTER THE DETENTION BASIN DURING THIS TIME.
3. WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL.
4. ALL EROSION CONTROL MEASURES MUST BE INSPECTED EVERY 7 CALENDAR DAYS AND AFTER EACH 1/2" RAIN EVENT.
5. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN THE AREA.
6. PRIOR TO FINAL ACCEPTANCE BY KDSWCD, THE SITE SHOULD BE PROPERLY STABILIZED. ALL VEGETATED AREAS SHOULD HAVE ESTABLISHED PERENNIAL VEGETATION WITH UNIFORM COVERAGE OF 70% OR GREATER.
7. ALL STORMWATER DISCHARGE LOCATIONS WITH A DIRECT CONNECTION TO THE SITE SHOULD BE MONITORED CLOSELY FOR EVIDENCE OF SEDIMENT. KDSWCD MAY REQUEST THAT ADDITIONAL PRACTICES BE INSTALLED IN THE EVENT OF OFF-SITE SEDIMENT DISCHARGE OR HIGH POTENTIAL FOR DISCHARGE.
8. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL LATEST EDITION.
9. THE KANE-DUPAGE SOIL AND WATER CONSERVATION DISTRICT (KDSWCD) MUST BE NOTIFIED ONE WEEK PRIOR TO THE PRE-CONSTRUCTION CONFERENCE, ONE WEEK PRIOR TO COMMENCEMENT OF LAND DISTURBING ACTIVITIES, AND ONE WEEK PRIOR TO FINAL INSPECTION
10. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
11. PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO, ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BORROW OR WASTE AREAS) A SUPPLEMENTARY EROSION CONTROL PLAN SHALL BE SUBMITTED FOR REVIEW BY THE KDSWCD.
12. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY KDSWCD.
13. DURING DEWATERING OPERATIONS, WATER WILL BE FILTERED OR PUMPED INTO SEDIMENT BASINS OR SLIT TRAPS. DEWATERING DIRECTLY INTO STREAMS, WETLANDS, FIELD TILES, OR STORMWATER STRUCTURES IS PROHIBITED.
14. IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT, OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND ASSURE COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SMH
DRAWN BY: SMH
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GRADING PLAN

PET SUITES
2790 W. MAIN STREET
ST. CHARLES, IL 60175

ORIGINAL ISSUE: 06/05/2020
KHA PROJECT NO. 168776004
SHEET NUMBER
C4.0

Drawing name: K:\CHS_LDEV\168776004_IN Crowley_Pet Suites_S. Charles_IL\2 Design\CAD\PlanSheets\Prelim\C3.0 - GRADING PLAN.dwg C3.0 GRADING PLAN Jun 04, 2020 5:53pm by: Sean.Hickey
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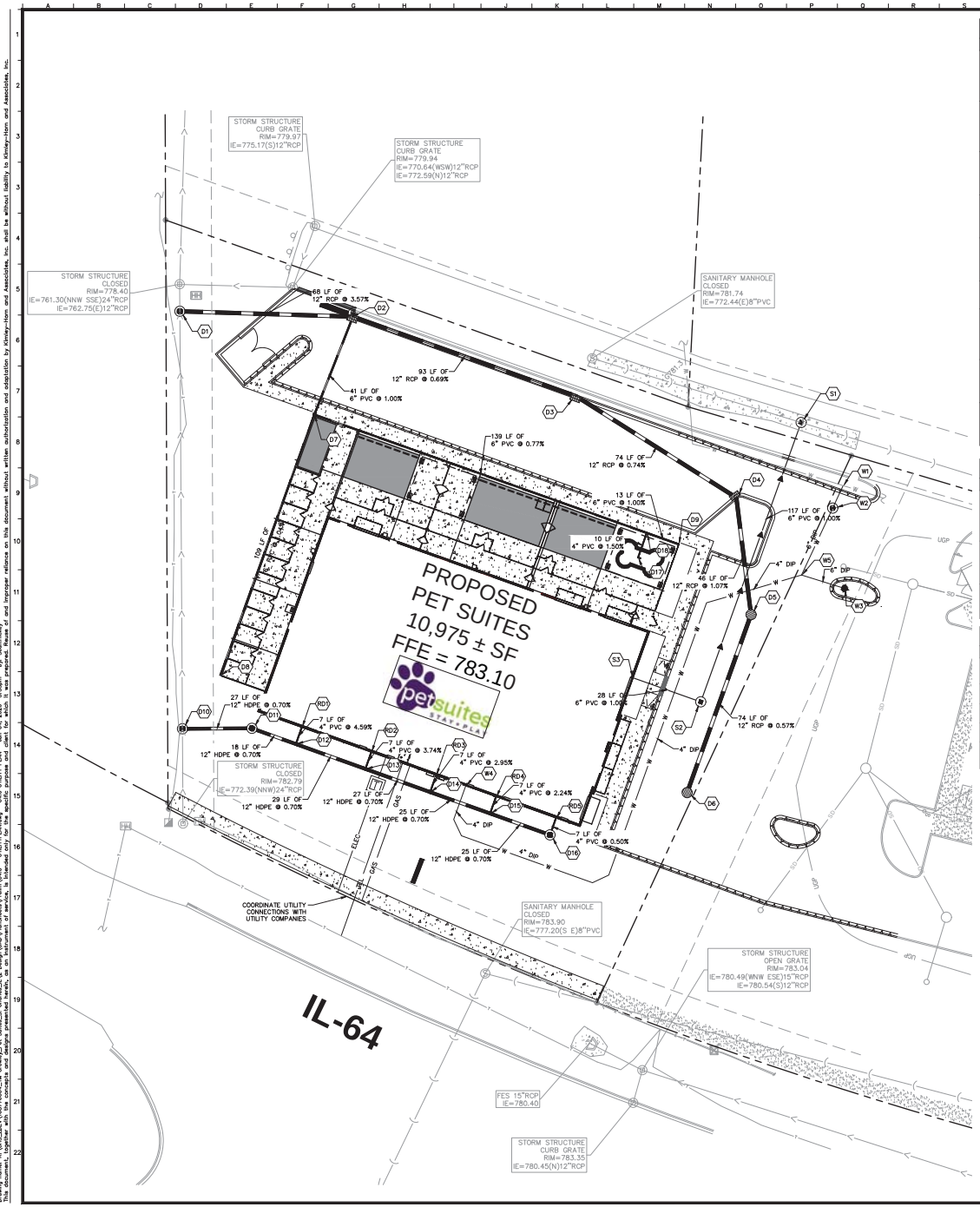

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	5' DIA. CLOSED LID STORM MANHOLE RIM: 778.30 INV IN: 774.15 (E, 12") INV IN: 761.85 (S, 24") INV OUT: 761.85 (N, 24")
D2	4' DIA. CURB INLET STORM MANHOLE RIM: 780.60 INV IN: 776.58 (E, 12") INV IN: 778.00 (S, 6") INV OUT: 776.58 (W, 12")
D3	4' DIA. CURB INLET STORM MANHOLE RIM: 781.15 INV IN: 777.22 (SE, 12") INV OUT: 777.22 (W, 12")
D4	4' DIA. CURB INLET STORM MANHOLE RIM: 781.15 INV IN: 777.78 (S, 12") INV OUT: 777.78 (NW, 12")
D5	4' DIA. OPEN LID STORM MANHOLE RIM: 781.70 INV IN: 778.27 (S, 12") INV OUT: 778.27 (N, 12")
D6	2 DIA. STORM INLET RIM: 781.87 INV OUT: 778.70 (N, 12")
D10	5' DIA. CLOSED LID STORM MANHOLE RIM: 781.13 INV IN: 776.88 (E, 12") INV IN: 770.44 (S, 24") INV OUT: 770.44 (N, 24")
D11	4' DIA. CLOSED LID STORM MANHOLE RIM: 782.52 INV IN: 777.07 (E, 12") INV OUT: 777.07 (W, 12")
D16	4' DIA. CLOSED LID STORM MANHOLE RIM: 783.09 INV IN: 779.72 (N, 4") INV OUT: 777.94 (W, 12")

SANITARY STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
S1	4' DIA. SANITARY MANHOLE RIM: 781.76 INV IN: 773.71 (S, 6") INV IN: 771.92 (W, 8") INV OUT: 771.92 (E, 8")
S2	4' DIA. SANITARY MANHOLE RIM: 782.33 INV IN: 776.77 (W, 6") INV OUT: 774.87 (N, 6")
S3	BUILDING CONNECTION RIM: 783.10 INV OUT: 777.05 (E, 6")

WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W1	CONNECT TO EXISTING WATERMAIN FG ELEV: 779.02
W2	6" VALVE IN VAULT FG ELEV: 782.25
W3	FIRE HYDRANT FG ELEV: 783.05
W4	BUILDING CONNECTION FG ELEV: 779.93
W5	6"x6"x6" TEE W/ REDUCER TO 4" DIP ON SERVICE FG ELEV: 779.02

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D8	BEGIN 6" PVC UNDERDRAIN RIM: 782.82 INV OUT: 780.18 (N, 6")
D9	BEGIN 6" PVC UNDERDRAIN RIM: 782.56 INV OUT: 779.93 (W, 6")
D12	CONNECT ROOF DRAIN TO HDPE PIPE RIM: 782.71 INV IN: 777.20 (E, 12") INV IN: 777.53 (N, 4") INV OUT: 777.20 (W, 12")
D13	CONNECT ROOF DRAIN TO HDPE PIPE RIM: 782.87 INV IN: 777.40 (E, 12") INV IN: 777.73 (N, 4") INV OUT: 777.40 (W, 12")
D14	CONNECT ROOF DRAIN TO HDPE PIPE RIM: 782.97 INV IN: 777.59 (E, 12") INV IN: 777.92 (N, 4") INV OUT: 777.59 (W, 12")
D15	CONNECT ROOF DRAIN TO HDPE PIPE RIM: 783.03 INV IN: 777.76 (E, 12") INV IN: 778.10 (N, 4") INV OUT: 777.76 (W, 12")
D17	DOG POOL DRAIN. SEE PLUMBING PLANS RIM: 782.72 INV OUT: 780.04 (N, 4")
D18	6"x6"x4" TEE RIM: 782.56 INV IN: 779.80 (E, 6") INV IN: 779.88 (S, 4") INV OUT: 779.80 (W, 6")
RD1	ROOF DRAIN RIM: 783.09 INV OUT: 777.85 (S, 4")
RD2	ROOF DRAIN RIM: 783.10 INV OUT: 777.99 (S, 4")
RD3	ROOF DRAIN RIM: 783.10 INV OUT: 778.13 (S, 4")
RD4	ROOF DRAIN RIM: 783.10 INV OUT: 778.25 (S, 4")
RD5	ROOF DRAIN RIM: 783.10 INV OUT: 779.75 (S, 4")

CITY OF ST CHARLES NOTES

1. A CURRENT COLOR VIDEO RECORD AND A TYPE WRITTEN TRANSCRIPTION OF THE INTERNAL INSPECTION OF THE NEWLY CONSTRUCTED SEWER SYSTEM SHALL BE SUBMITTED PRIOR TO REFUNDING OF SITE IMPROVEMENT ESCROW RETENTION MONIES BY THE CITY OF ST CHARLES. ALL PUBLIC MAINS SHALL BE VIDEOTAPED. THE CONTRACTOR MUST ROTATE THE LENS OF THE CAMERA TO LOOK AT ALL SERVICES. THE SERVICE CONNECTIONS MUST BE NOTED IN THE TELEVISION REPORT. WHEN THE PROPOSED SANITARY SEWER SYSTEM IS TO CONNECT TO AN EXISTING SANITARY SEWER SYSTEM ABUTTING THE PROPERTY, THE EXISTING SEWER MUST ALSO BE TELEVISED AND REPORTED. THE CONTRACTOR SHALL COORDINATE THE TELEVISING OF EXISTING CONTIGUOUS SEWERS WITH THE CITY OF ST CHARLES. ALL LINES SHALL BE FLUSHED AND CLEANED PRIOR TO VIDEOTAPING.

2. SANITARY FRAME AND LID SHALL BE: NEENAH R-1713 OR R-1916C TYPE 'B' WITH THE WORDS 'CITY OF ST. CHARLES – SANITARY' CAST INTO SURFACE.

3. STORM FRAME & GRATE SHALL BE:

CURB INLET/C.B.:	HIGH BACK:	NEENAH R-3281-A OR R-3278-1
	DEPRESSED:	NEENAH R-3506-A2
C.B. 'BEHIND THE CURB TYPE':		NEENAH R-3305
		NEENAH R 1713 (REFER TO LID DETAIL)
C.B./M.H. TYPE 'D':	GRATE:	NEENAH R 1713 (REFER TO LID DETAIL)
	FRAME:	NEENAH R-1713
C.B., 'BEEHIVE TYPE':		NEENAH R-4340-B

4. WATER STRUCTURE FRAME & GRATES 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 DETAIL).

5. WATER SERVICES MAY ONLY BE INTERRUPTED WHEN THE TRANSFER OF SERVICES TO THE NEW MAIN TAKES PLACE. SERVICES SHALL BE TRANSFERRED SUBSEQUENT TO TESTING AND CHLORINATION OF THE PROPOSED MAIN. THE CONTRACTOR SHALL CONTACT THE ST. CHARLES WATER DIVISION AT 1-630-377-4405 PRIOR TO TRANSFER OF SERVICE. RESIDENTS AND BUSINESSES MUST BE INFORMED A MINIMUM OF 24 HOURS IN ADVANCE OF ANY INTERRUPTION BY THE CITY OF ST. CHARLES WATER DIVISION STAFF.

6. SERVICE TAPS TO WATER MAINS ARE NOT PERMITTED UNTIL AFTER BACTERIOLOGICAL SAMPLING AND ANALYSIS HAS BEEN COMPLETED TO THE SATISFACTION OF THE APPROPRIATE ENGINEERING DIVISION. NO WATER SERVICE CONNECTION SHALL BE MADE BY ANY PERSON OR FIRM OTHER THAN A STATE OF ILLINOIS LICENSED CONTRACTOR, WITH A STATE OF ILLINOIS LICENSED PLUMBER ON THE JOB, BONDED WITH THE CITY.

7. ALL UTILITY AND SERVICE TRENCHES WITHIN (3) FEET OF PAVED SURFACES, OR AT A DISTANCE SPECIFIED BY THE ENGINEER, SHALL BE BACKFILLED WITH CA-7 (VIRGIN CRUSHED LIMESTONE). FA-6 (CLEAN BEACH SAND) MATERIAL SHALL BE USED IN ALL OTHER UNPAVED LOCATIONS. ALL BACKFILL MATERIAL SHALL BE PROPERLY COMPACTED UNLESS OTHERWISE DIRECTED BY THE APPROPRIATE ENGINEERING DIVISION. BACKFILL UNDER EXISTING PAVEMENTS, WHERE AN OPEN CUT OF THE PAVEMENT HAS BEEN APPROVED, SHALL BE FLOWABLE FILL THAT MEETS THE IDOT STANDARDS OF CONTROLLED LOW STRENGTH MATERIAL (CLSM) MIXTURE #1. NO FLY ASH WILL BE PERMITTED IN THIS MIX (REFER TO CITY PIPE TRENCH DETAIL).

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123

UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.
13. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
14. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.

UTILITY LEGEND

- EX. WATER LINE
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM DRAIN LINE
- EX. STORM STRUCTURE/INLET
- EX. UNDERGROUND ELECTRIC LINE
- EX. UNDERGROUND TELEPHONE LINE
- EX. TELECOMMUNICATIONS STRUCTURE
- PROPOSED UNDERGROUND ELECTRIC LINE
- GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE
- PROPOSED CLOSED LID STORM STRUCTURE
- PROPOSED COMBINATION CURB INLET
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)

No.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: SMH
DRAWN BY: SMH
CHECKED BY: JJK

petsuites STAY • PLAY

UTILITY PLAN

PET SUITES
2790 W. MAIN STREET
ST. CHARLES, IL 60175

ORIGINAL ISSUE: 06/05/2020
KHA PROJECT NO. 168776004
SHEET NUMBER
C5.0

Drawing name: G:\CHSLLDEV\168776004_IN Crossley_Pet Suites_St. Charles_IL\2 Design\CAD\Plansheets\Prelim\C4.0 - UTILITYPLAN.dwg C4.0 UTILITY PLAN Jun 04, 2020, 5:53am by: Sean.Hickey
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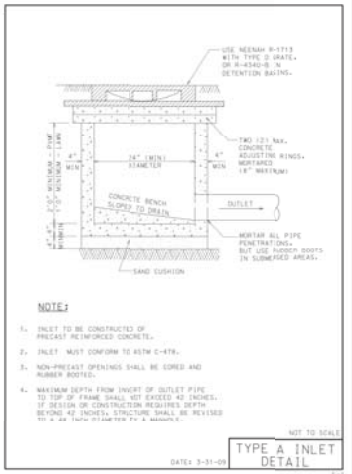

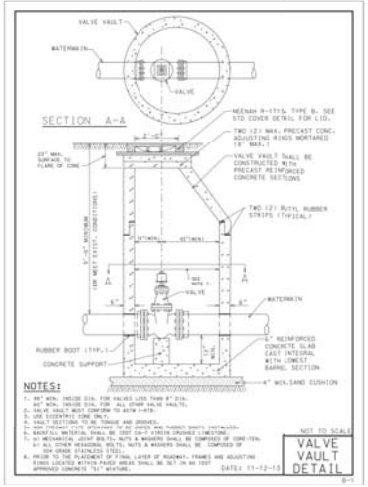

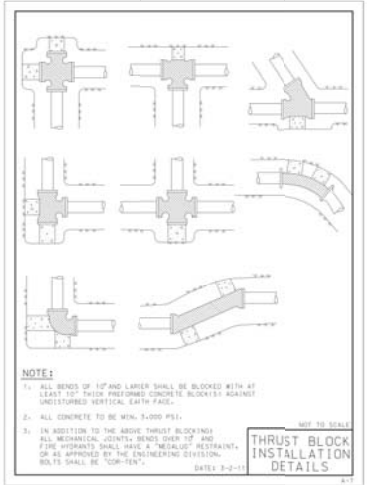

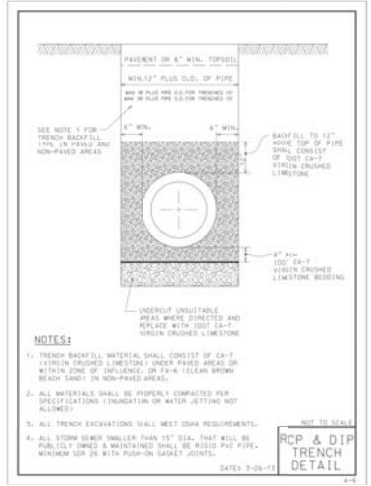

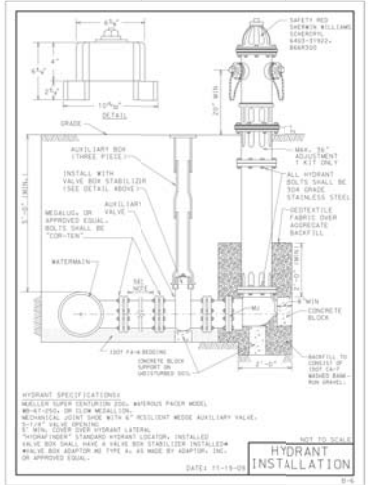

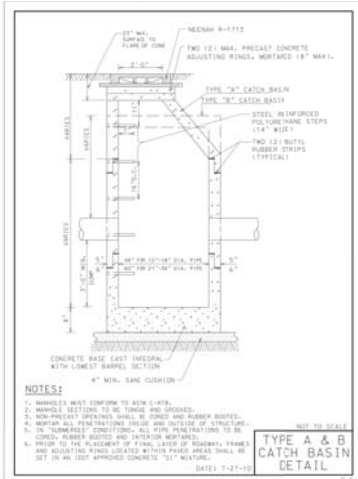

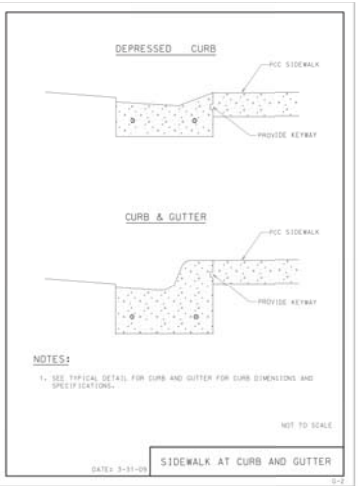

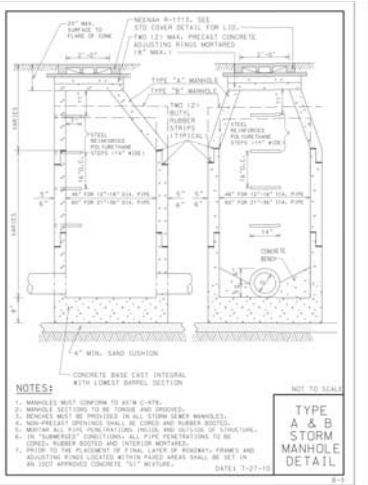

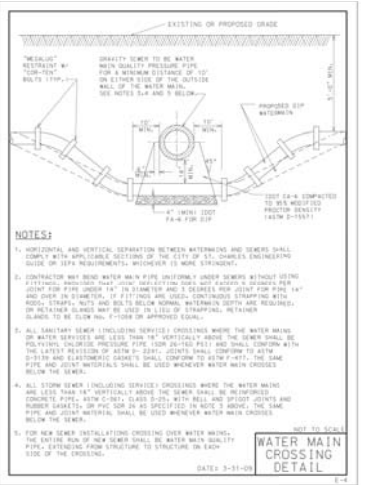

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: SMH
DRAWN BY: SMH
CHECKED BY: JJK

petsuites STAY • PLAY

CONSTRUCTION DETAILS

PET SUITES
2790 W. MAIN STREET
ST. CHARLES, IL 60175

ORIGINAL ISSUE: 06/05/2020
KHA PROJECT NO. 168776004
SHEET NUMBER
C6.0

Drawing name: K:\CHI_LDEV\168776004_St Crowley_Pet Suites_S Chartres_L\2 Design\CAD\PlanSheets\Prelim\C6.0 - CONSTRUCTION DETAILS.dwg Layout: Jun 04, 2020, 5:33pm by: Sean.Hickey
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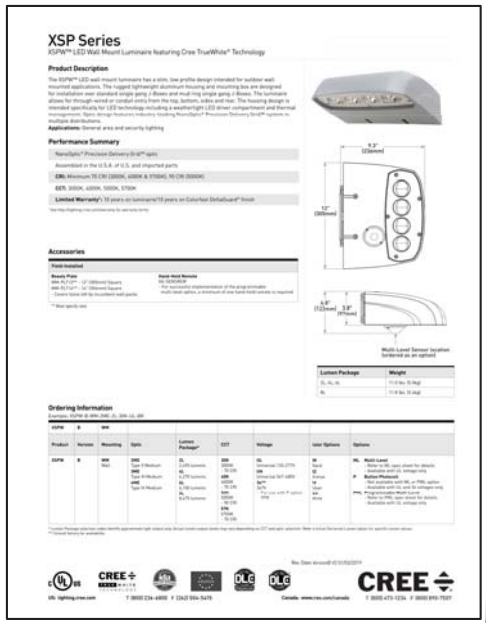
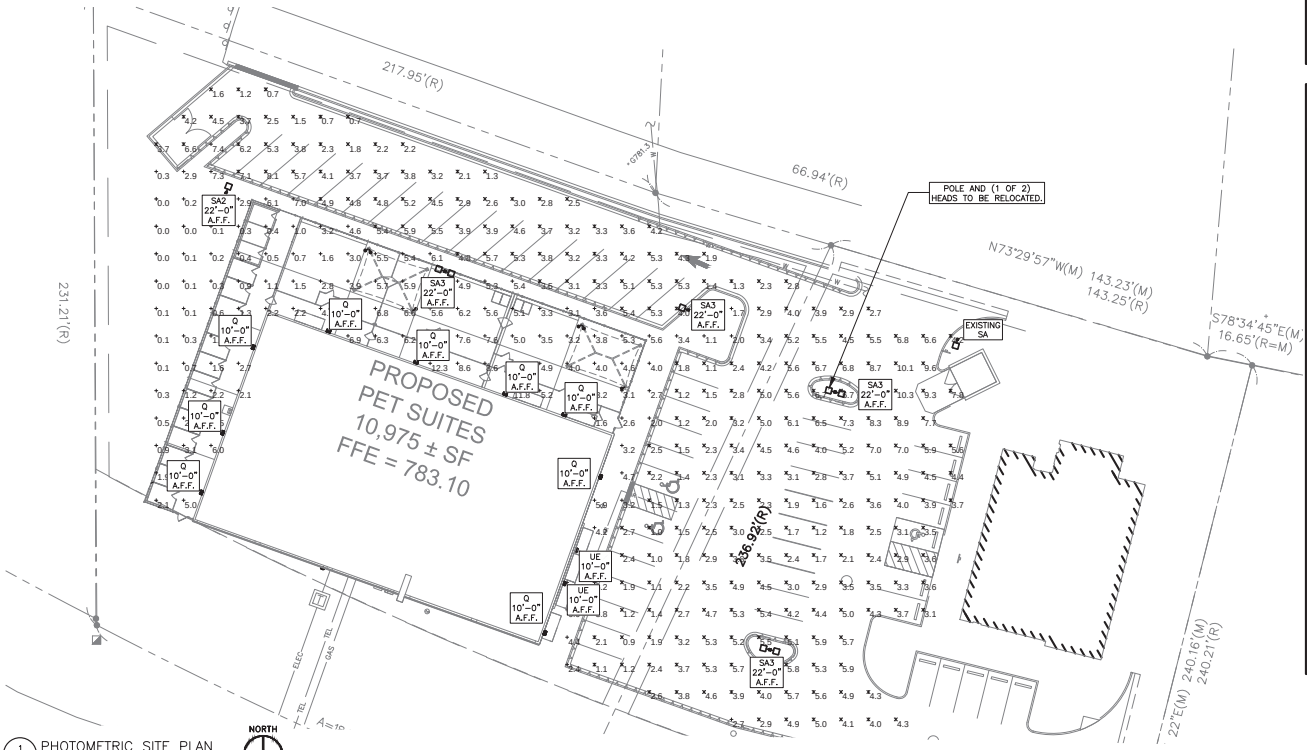
Schedule

Symbol	Label	Qty	Catalog Number	Description	Lamp	Wattage
	Q	9	SLIM12Y	RAB Lighting Inc. Slim12 Series Wall Mounted LED Sconce Unit (10ft. Fixture Mounting Height)	LED/4000K	15.9
	UE	2	XSPW-B-WM-3ME-4L-40K-UL-SV	Cree Lighting Inc. XSPW Series Wall Mounted LED Sconce Unit w/Type 3ME Distribution (10ft. Fixture Mounting Height)	LED/4000K	31.5
	SA1	1	SLM-LED-24L-SIL-FT-50-70CRI-IL	LSI Industries, INC. SLM Series LED Area Unit w/ FT Type Distribution (22ft. Fixture Mounting Height)	LED/5000K	188.8
	SA2	1	SLM-LED-24L-SIL-2-50-70CRI-IL	LSI Industries, INC. SLM Series LED Area Unit w/ 2 Type Distribution (22ft. Fixture Mounting Height)	LED/5000K	188.8
	SA3	3	SLM-LED-24L-SIL-FT-50-70CRI-IL	LSI Industries, INC. SLM Series LED Area Unit w/ FT Type Distribution (22ft. Fixture Mounting Height, Dual Head)	LED/5000K	377.6

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot Light Levels	*	3.9 fc	10.0 fc	0.7 fc	14.7:1	5.6:1





1 PHOTOMETRIC SITE PLAN
E6.0 SCALE: N.T.S.

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street
Akron, OH 44311
330.572.2100 Fax 330.572.2102

petsuites STAY • PLAY

REV.	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

PETSUITES ST. CHARLES
NWC RANDALL ROAD AND IL-64
ST. CHARLES, IL 60175

PHOTOMETRIC SITE PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

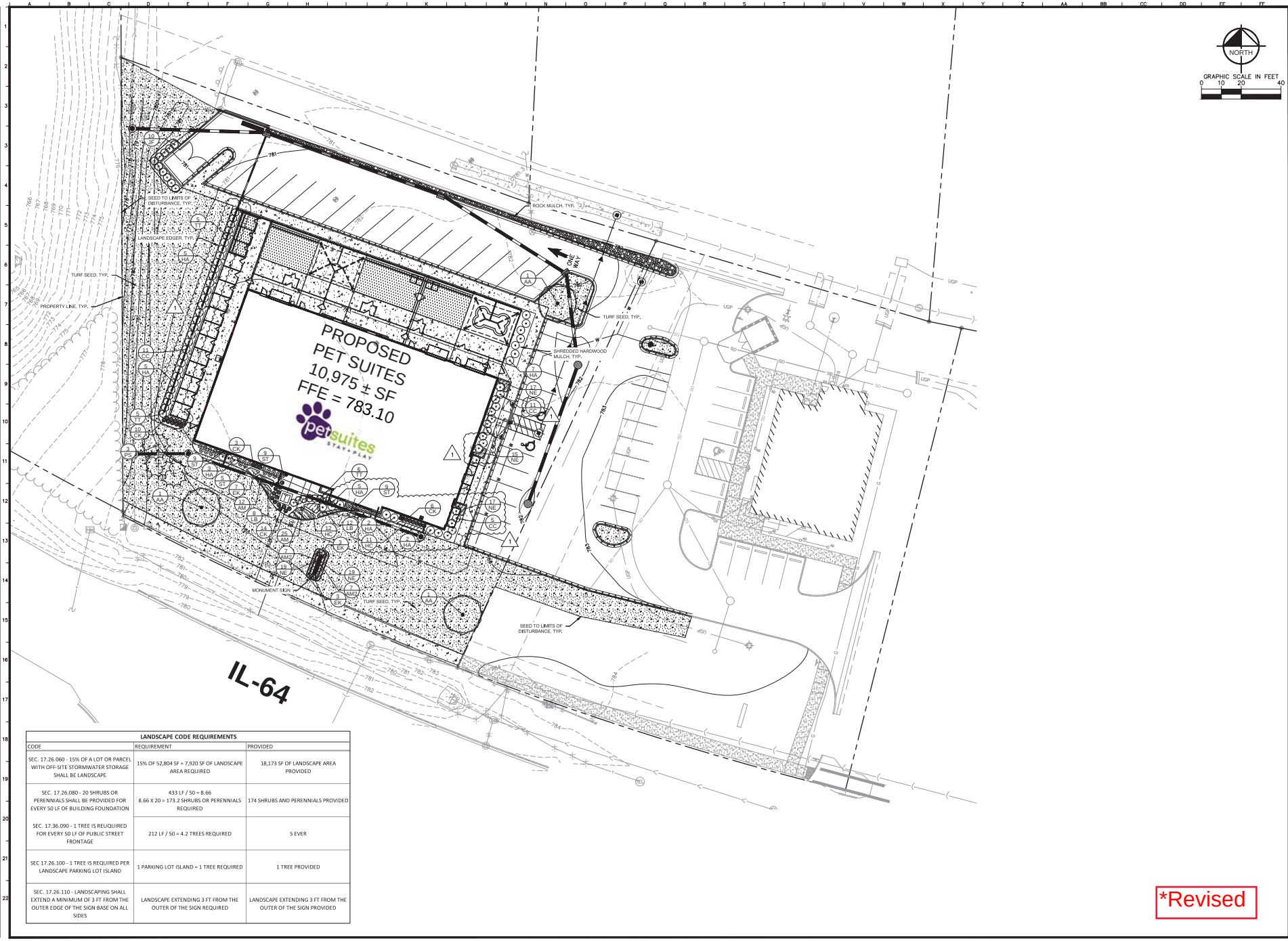
SITE ID NO.
T.B.D.

PROJECT MANAGER	DESIGNER
KMW	AWC

JOB NO.
2020155.22

E6.0

Drawing Name: C:\0\0\2020\2015\5 PetSuites\22_St. Charles, IL (TM Crowley)\4_Working Files\10_CAD\00_Dwg\625_E6.0 PHOTOMETRIC SITE PLAN.dwg
Date: 6/25/2021



LANDSCAPE CODE REQUIREMENTS		
CODE	REQUIREMENT	PROVIDED
SEC. 17.26.060 - 15% OF A LOT OR PARCEL WITH OFF-SITE STORMWATER STORAGE SHALL BE LANDSCAPE	15% OF 52,804 SF = 7,920 SF OF LANDSCAPE AREA REQUIRED	18,173 SF OF LANDSCAPE AREA PROVIDED
SEC. 17.26.080 - 20 SHRUBS OR PERENNIALS SHALL BE PROVIDED FOR EVERY 50 LF OF BUILDING FOUNDATION	433 LF / 50 = 8.66 8.66 X 20 = 173.2 SHRUBS OR PERENNIALS REQUIRED	174 SHRUBS AND PERENNIALS PROVIDED
SEC. 17.36.090 - 1 TREE IS REUQUIRED FOR EVERY 50 LF OF PUBLIC STREET FRONTAGE	212 LF / 50 = 4.2 TREES REQUIRED	5 EVER
SEC 17.26.100 - 1 TREE IS REQUIRED PER LANDSCAPE PARKING LOT ISLAND	1 PARKING LOT ISLAND = 1 TREE REQUIRED	1 TREE PROVIDED
SEC. 17.26.110 - LANDSCAPING SHALL EXTEND A MINIMUM OF 3 FT FROM THE OUTER EDGE OF THE SIGN BASE ON ALL SIDES	LANDSCAPE EXTENDING 3 FT FROM THE OUTER OF THE SIGN REQUIRED	LANDSCAPE EXTENDING 3 FT FROM THE OUTER OF THE SIGN PROVIDED

*Revised

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/29/20	MH

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SCALE: AS NOTED
DESIGNED BY: SMH
DRAWN BY: SMH
CHECKED BY: JJK

petsuites STAY • PLAY

LANDSCAPE PLAN

PET SUITES
2790 W. MAIN STREET
ST. CHARLES, IL 60175

ORIGINAL ISSUE: 06/05/2020
KHA PROJECT NO. 168776004
SHEET NUMBER
L1.0

Drawing name: K:\CHS_LDEV\168776004_tm crowley,pet suites,s. elorbes,jl\3 Design\CAD\plansheets\Pratts\L1.0 – LANDSCAPE PLAN.dwg, L1.0 LANDSCAPE PLAN, Jun 29, 2020 4:16pm, by: chris.elson
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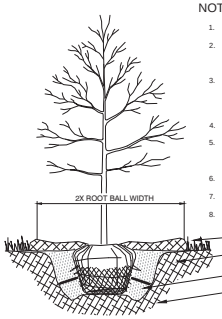
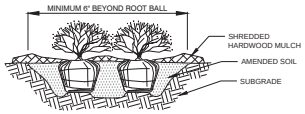


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS



NOTES:

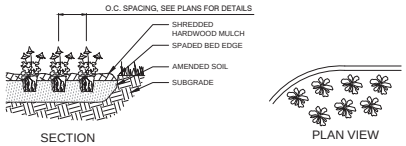
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



3 PERENNIAL PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. WEED FABRIC SHALL ONLY BE APPLIED UNDER DECORATIVE STONE APPLICATIONS.
11. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
12. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
13. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
14. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
15. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

4 LANDSCAPE NOTES

NTS

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	AA	3	ACER FREEMANII `ARMSTRONG` / FREEMAN MAPLE	B & B	2.5" CAL MIN	

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
	PS	3	PINUS STROBUS / WHITE PINE	B & B		6` HT MIN

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CC	27 (1)	CORNUS SANGUINEA `CATO` / ARCTIC SUN DOGWOOD	3 GAL		24" HT MIN
	HA	29 (1)	HYDRANGEA ARBORESCENS `ANNABELLE` / ANNABELLE SMOOTH HYDRANGEA	5 GAL		24" HT MIN
	JF	10	JUNIPERUS CHINENSIS `FAIRVIEW` / FAIRVIEW JUNIPER	5 GAL		48" HT MIN
	ST	32 (1)	SPIRAEA BETULIFOLIA `TOR` / BIRCHLEAF SPIREA	3 GAL		24" HT MIN
	TT	16	TAXUS X MEDIA `TAUNTONII` / TAUNTON YEW	5 GAL		24" HT MIN

GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	CK	33 (1)	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	1 GAL		18" HT MIN

PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
	AM	37	ALLIUM X `MILLENIUM` / MILLENIUM ORNAMENTAL CHIVE	18" o.c.
	AM2	14	ACHILLEA MILLEFOLIUM `MOONSHINE` / YARROW	18" o.c.
	EK	13	ECHINACEA PURPUREA `KIM`S KNEE HIGH` TM / PURPLE CONEFLOWER	18" o.c.
	HC	23	HEMEROCALLIS X `CHICAGO FIRE` / DAYLILY	18" o.c.
	LB	20	LIRIOPE MUSCARI `BIG BLUE` / BIG BLUE LILYTURF	18" o.c.
	NE	87 (1)	NEPETA X `EARLY BIRD` / EARLY BIRD CATMINT	12" o.c.

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SPACING
			2``-3`` RIVER ROCK MULCH	
			TURF SEED	

*Revised

No.	REVISIONS	DATE	BY
1	CITY COMMENTS	06/29/20	MH

Kimley»Horn

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1001 WARRENVILLE ROAD, SUITE 350,
LISLE, IL 60532
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: SMH
DRAWN BY: SMH
CHECKED BY: JJK

petsuites STAY • PLAY

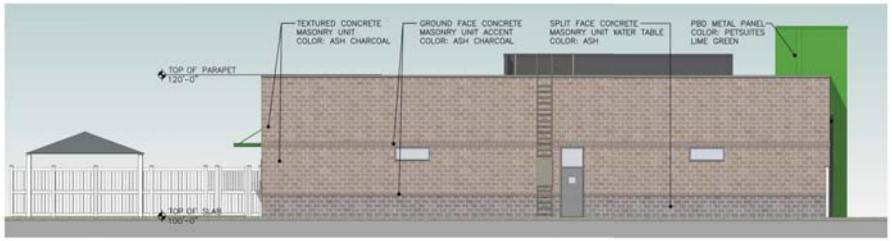
LANDSCAPE NOTES AND DETAILS

PET SUITES
2790 W. MAIN STREET
ST. CHARLES, IL 60175

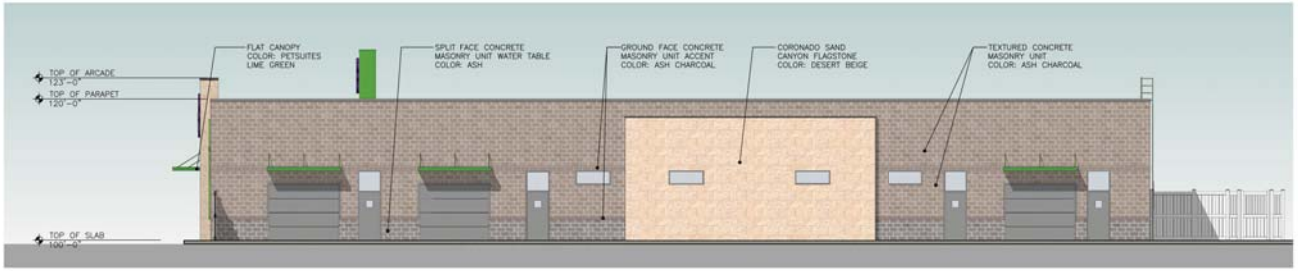
ORIGINAL ISSUE: 06/05/2020
KHA PROJECT NO. 168776004
SHEET NUMBER
L2.0

Drawing name: K:\CHI_LIB\C\168776004_tm crowley_pet suites_s_elevtes_j\3 Design\CAD\plansheets\Pratim\L1.0 – LANDSCAPE PLAN.dwg, L1.0 LANDSCAPE NOTES AND DETAILS Jun 29, 2020 4:16pm by: chris.nelson
The information, specifications, and designs shown on this document are the property of Kimley-Horn and Associates, Inc. and shall be used only for the project specified herein. Any other use, in whole or in part, without the express written consent of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

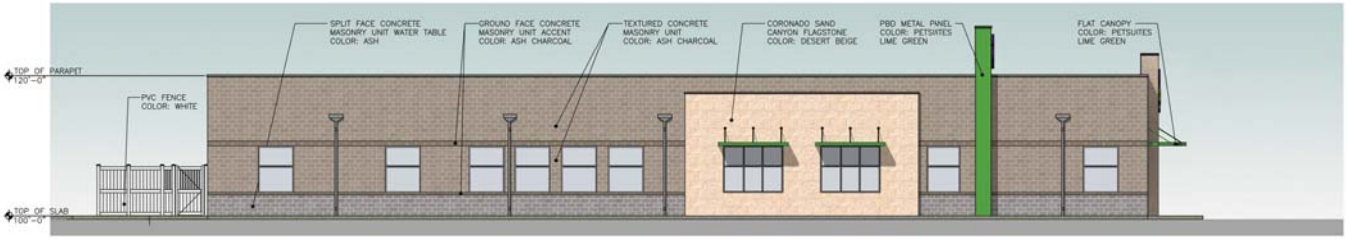
EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION

PETSUITES

St. Charles, IL

petsuites STAY+PLAY

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www.gpdgroup.com
1.800.955.4731

THE COLORS AND MATERIALS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS AND NOT AN EXACT MATCH. RENDERING IS TO BE CONSIDERED FOR VISUAL DESIGN INTENT ONLY AND NOT FOR CONSTRUCTION.

GENERAL NOTES

A. FIRE EXTINGUISHERS HAVE BEEN LOCATED FOR REFERENCE ONLY. THE LOCAL FIRE DEPARTMENT MAY REQUIRE ADDITIONAL FIRE EXTINGUISHERS AT OTHER LOCATIONS. INSTALL FIRE EXTINGUISHERS IN SEMI-RECESSED CABINETS OF TYPE AND QUANTITY PER N.F.P.A.
B. ALL DOORS TO BE LOCATED 4" FROM FACE OF ADJACENT WALL UNLESS DIMENSIONED OTHERWISE.
C. ANY WALL PENETRATIONS MUST BE APPROVED BY ARCHITECT.
D. REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
E. REFER TO SHEETS A2.1, A2.2, A2.3 & A2.4 FOR ADDITIONAL INFORMATION.

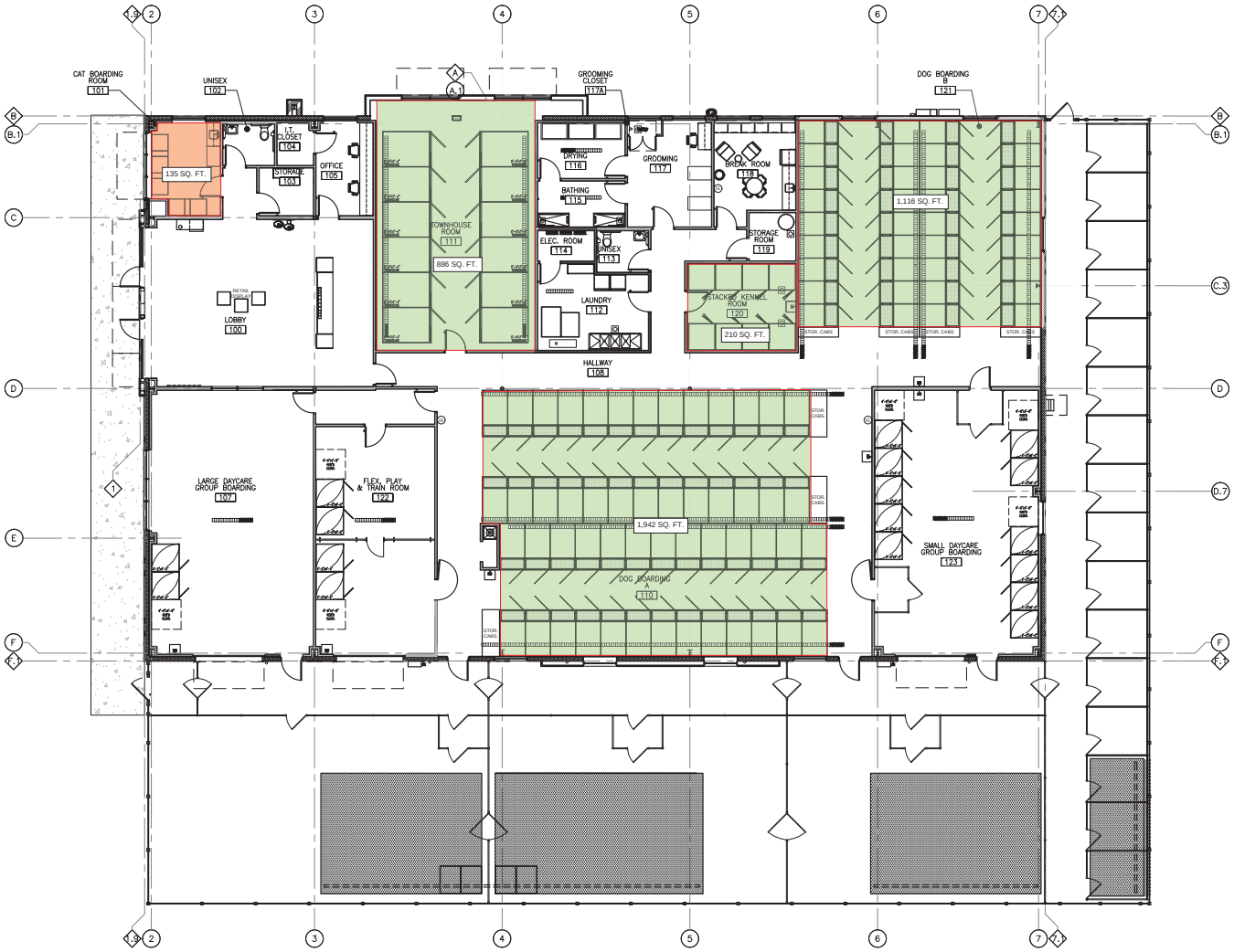
KENNEL AREA CALCULATIONS

4,154 SQ. FT. TOTAL DOG BOARDING KENNEL AREA

135 SQ. FT. TOTAL CAT BOARDING KENNEL AREA

11,085 SQ. FT. TOTAL BUILDING AREA

38.7% OF TOTAL BUILDING AREA IS UTILIZED FOR ANIMAL BOARDING / KENNELS



1 A2.0 FLOOR PLAN
SCALE: 1/8"=1'-0"

GPD GROUP, INC.®
LIC. # - 184-007100
520 South Main Street
Akron, OH 44311
330.572.2100 Fax 330.572.2102

petsuites STAY • PLAY

REV	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

PETSUITES ST. CHARLES
NWC RANDALL ROAD AND IL-64
ST. CHARLES, IL 60175

FLOOR PLAN

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

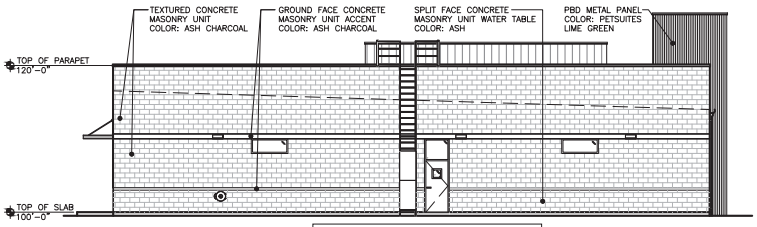
SITE ID NO.
T.B.D.

PROJECT MANAGER	DESIGNER
KMW	AK

JOB NO.
2020155.22

A2.0

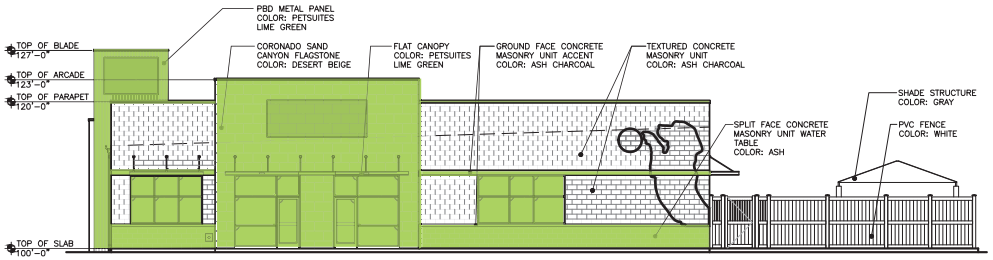
Drawing Name: O:\2020\2020155 PetSuites\22_St. Charles, IL (TM Crowley)\4_Working Files\03_CAD\02_Schematic Floor Plan\215_A2.0 FLOOR PLAN.dwg
Date: 10/14/25



WEST ELEVATION

ARCHITECTURAL FEATURE AREA

NOT APPLICABLE ON THE EAST ELEVATION



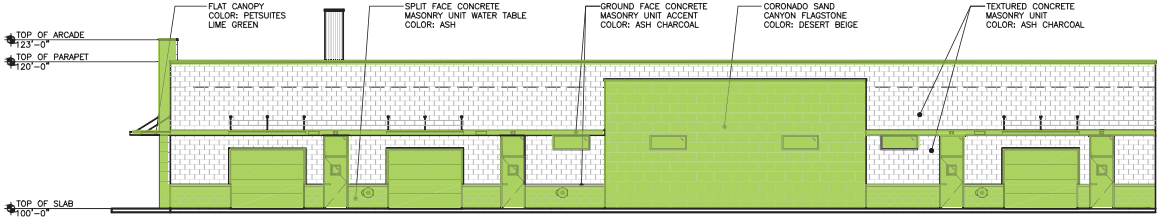
EAST ELEVATION

ARCHITECTURAL FEATURE AREA

1,159 SQ. FT. TOTAL ARCHITECTURAL FEATURE AREA

1,867 SQ. FT. TOTAL WALL AREA

62% ARCHITECTURAL FEATURE AREA TOTAL



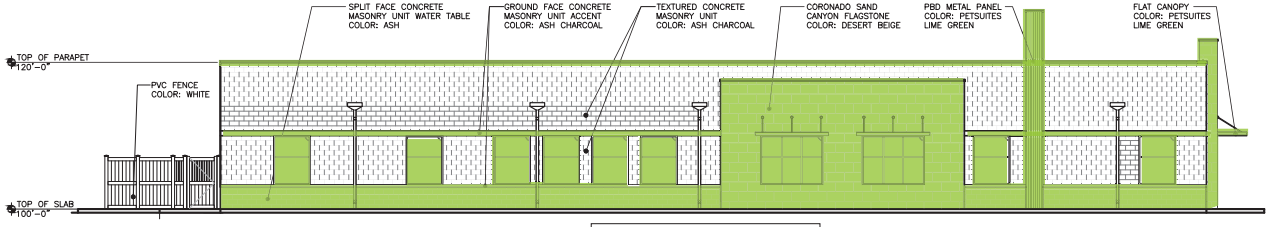
NORTH ELEVATION

ARCHITECTURAL FEATURE AREA

1,372 SQ. FT. TOTAL ARCHITECTURAL FEATURE AREA

2,748 SQ. FT. TOTAL WALL AREA

50% ARCHITECTURAL FEATURE AREA TOTAL



SOUTH ELEVATION

ARCHITECTURAL FEATURE AREA

1,395 SQ. FT. TOTAL ARCHITECTURAL FEATURE AREA

2,767 SQ. FT. TOTAL WALL AREA

50% ARCHITECTURAL FEATURE AREA TOTAL

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Akron, OH 44311
330.572.2100 Fax 330.572.2102

petsuites STAY • PLAY

REV	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

PETSUITES ST. CHARLES
NWC RANDALL ROAD AND IL-64
ST. CHARLES, IL 60175

EXTERIOR ELEVATIONS

ISSUED FOR:	
PERMIT	-
BID	-
CONSTRUCTION	-
RECORD	-

SITE ID NO.
T.B.D.

PROJECT MANAGER	DESIGNER
XXX	XXX

JOB NO.
2020155.22

A6.0

Drawing Name: O:\2020\2020155 PetSuites\22_St. Charles, IL (TM Crowley)\4_Working Files\03_CAD\02_Schematic Floor Plan\06_A6.0 EXTERIOR ELEVATIONS.dwg
Date: 10/14/2021

Kimley»Horn

MEMORANDUM

To: Mr. Craig W. Forgey, P.E. – Beta Equity Investments, LLC

From: Rory Fancler, AICP, PTP – Kimley-Horn
Tim Sjogren, P.E., PTOE – Kimley-Horn

Date: June 4, 2020

RE: Trip Generation Analysis for Proposed PetSuites
St. Charles, Illinois

On behalf of Beta Equity Investments, LLC, Kimley-Horn and Associates, Inc. (Kimley-Horn) has prepared trip generation projections for development of Lot 1 of the Pine Ridge Park Phase 1 Planned Unit Development. The subject site is located on the north side of IL Route 64 (Main Street) opposite Campton Hills Drive, approximately one-half mile west of Randall Road. A site location map is provided as **Exhibit 1**.

Development Characteristics

The proposed development includes an approximately 10,975 square-foot PetSuites facility. The facility would provide daycare, boarding, and grooming services for dogs and cats. Based on the typical pet drop-off/pick-up times, the proposed use is anticipated to have similar peak hour traffic characteristics as the adjacent street network. The morning peak hour is expected to occur between 7:00 to 9:00AM, and the evening peak hour would occur between 4:00 to 6:00PM.

The development is bounded by IL 64 to the south, an east-west access roadway to the north, and vacant land to the west. Immediately east of the site, an urgent care facility (American Family Care) is planned for Lot 2 of the Pine Ridge Park Phase 1 PUD. Access would be provided via an existing right-in/right-out driveway to IL 64, located along the eastern boundary of Lot 2. Additionally, a full-access driveway to the east-west access roadway is proposed; this access would be shared with the urgent care facility planned for Lot 2. Cross-access and shared parking would be provided between Lot 1 (PetSuites) and Lot 2 (American Family Care). A copy of the site plan is provided as **Attachment 1**.

Trip Generation

The Institute of Transportation Engineers (ITE) manual Trip Generation, Tenth Edition does not provide data for the proposed land use. Pet-oriented uses are limited to ITE Land Use Code (LUC) 640, Animal Hospital/Veterinary Clinic and LUC 866, Pet Supply Superstore. The ITE land use descriptions provided for each of these uses is inconsistent with the proposed use. Based on the unique characteristics of the proposed land use, empirical data from similar facilities was assumed.

The empirical trip generation rates are based on data supplied by PetSuites for three existing facilities in the vicinity of Indianapolis, Indiana. The counts were conducted on a typical weekday and a typical Saturday. A summary of the data collection is presented in **Table 1**. Based on information

EXHIBIT 1

SITE LOCATION MAP

provided by PetSuites, the directional distribution was assumed to be roughly 50 percent inbound and 50 percent outbound for each peak hour.

Table 1. Comparison of Peak Hour Trip Generation at Existing PetSuites

Location[1]	Typical Weekday							Typical Saturday						
	Daily	AM Peak Hour			PM Peak Hour			Daily	AM Peak			PM Peak Hour		
		In	Out	Total	In	Out	Total		In	Out	Total	In	Out	Total
Zionsville, IN	98	5	4	9	6	7	13	95	7	7	14	3	4	7
Fishers, IN	276	15	14	29	4	5	9	257	18	18	36	6	6	12
Greenwood, IN	121	8	7	15	3	3	6	128	11	10	21	8	9	17
Average	165	9	9	18	4	5	9	160	12	12	24	6	6	12

[1] Each existing facility is approximately 22,000 square feet.

Based on the data provided for the three existing PetSuites facilities, empirical trip generation rates were derived as summarized in **Table 2** below.

Table 2. Empirical Trip Generation Rates

Land Use	Weekday			Saturday		
	Daily	AM Peak	PM Peak	Daily	AM Peak	PM Peak
PetSuites	7.50 50% in/50% out	0.80 50% in/50% out	0.42 50% in/50% out	7.27 50% in/50% out	1.08 50% in/50% out	0.55 50% in/50% out

The preceding data was used to estimate the trips produced by the proposed PetSuites daycare, boarding, and grooming facility. The results of this calculation are shown in **Table 3**.

Table 3. Site-Generated Traffic Projections

Land Use	Size (sq. ft.)	Weekday[1]							Saturday						
		Daily	AM Peak			PM Peak			Daily	AM Peak			PM Peak		
			In	Out	Total	In	Out	Total		In	Out	Total	In	Out	Total
PetSuites	10,975	80	5	5	10	5	5	10	80	5	5	10	5	5	10

[1] Peak hour trip generation was rounded up to the nearest multiple of five for the purpose of this study.

As shown in Table 3, the anticipated traffic generated the proposed PetSuites facility is relatively low. The proposed development is estimated to generate a total of approximately 10 trips (5 inbound, 5 outbound) during the weekday and Saturday peak hours.

Site-generated traffic projections and the anticipated distribution of vehicles was then compared to the average daily traffic (ADT) volumes provided by the Illinois Department of Transportation (IDOT) for the area roadway network, a summary of which is provided in **Table 4**.

Table 4. Summary of Average Daily Traffic Volumes on Adjacent Roadways

Segment	ADT Volume	Year
IL 64, west of Randall Road	17,000	2019
IL 64, east of Randall Road	30,700	2019
Randall Road, north of IL 64	32,220	2018
Randall Road, south of IL 64	40,200	2018
Campton Hills Drive, south of IL 64	5,400	2018

Based on the data above, site-generated traffic represents a limited (less than 2 percent) increase in daily traffic on the area roadway network as compared to existing conditions. Therefore, the peak hour traffic conditions estimated for the PetSuites are not expected to materially impact operations at the adjacent intersections.

Please do not hesitate to contact us with any questions related to the information in this memorandum.