



AGENDA ITEM EXECUTIVE SUMMARY

Agenda Item number: 4e

Title:

Plan Commission recommendation to approve an Amendment to Special Use for PUD for Corporate Reserve Lot 8 (Lot 8 – The Corporate Reserve of St. Charles PUD)

Presenter:

Ellen Johnson

Meeting: Planning & Development Committee

Date: November 14, 2016

Proposed Cost: N/A

Budgeted Amount: N/A

Not Budgeted:

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

Lot 8 of the Corporate Reserve of St. Charles is a 22.6 acre vacant parcel located on the north side of Woodward Dr. at Corporate Reserve Blvd. and Cardinal Dr. In January 2016, City Council approved Ordinance 2016-Z-2, which amended the Corporate Reserve PUD to allow development of a 78-lot single-family subdivision on Lot 8.

CalAtlantic Homes is under contract to purchase the property. They plan to build the development as previously approved. However, some of the home models CalAtlantic plans to offer to buyers have deeper footprints than the smaller lots in the development can accommodate due to the building setback requirements.

In order to accommodate the deeper models, the developer is requesting to reduce the front and rear yard building setback requirements for lots 105 ft. deep and under, as follows:

1. Reduce the front yard setback requirement from 20 ft. to 18 ft.
2. Reduce the rear yard setback requirement from 30 ft. to 27 ft.

The reduced setbacks would apply to 38 out of the 78 total lots.

No other changes to the approved PUD Preliminary Plan are proposed.

Plan Commission Review

The Plan Commission held a public hearing on the Special Use for PUD Amendment on 11/1/16. The Commission voted 6-0 to recommend approval.

Attachments *(please list):*

Plan Commission Resolution, Staff Report, Application, Ordinance 2016-Z-2

Recommendation/Suggested Action *(briefly explain):*

Plan Commission recommendation to approve an Amendment to Special Use for PUD for Corporate Reserve Lot 8 (Lot – The Corporate Reserve of St. Charles PUD)

City of St. Charles, Illinois
Plan Commission Resolution No. 19-2016

A Resolution Recommending Approval of an Application for Special Use to Amend Ordinance 2016-Z-2 (Lot 8 – The Corporate Reserve of St. Charles PUD)

Passed by Plan Commission November 1, 2016

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

WHEREAS, the Plan Commission held a public hearing and has reviewed the Application for Special Use to amend Ordinance 2016-Z-2 (Lot 8 – The Corporate Reserve of St. Charles PUD), filed by CalAtlantic Homes; and

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

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)

- i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:
 - 1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 - 2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 - 3. To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 - 4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 - 5. To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 - 6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 - 7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.****

No change from original PUD approval under Ordinance 2016-Z-2.

- 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:**

Resolution 19-2016

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

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

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

No change from original PUD approval under Ordinance 2016-Z-2, except that one additional minimal deviation from the RS-4 District bulk requirements is requested. The requested deviation for a reduction in the front yard setback from 20 ft. to 18 ft. and a reduction in the rear yard setback from 30 ft. to 27 ft. for 38 of the 78 total lots will allow for the ability to offer a wider variety of product in the development.

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

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

No change from original PUD approval under Ordinance 2016-Z-2.

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

Resolution 19-2016

No change from original PUD approval under Ordinance 2016-Z-2.

- 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.**

No change from original PUD approval under Ordinance 2016-Z-2.

- 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.**

No change from original PUD approval under Ordinance 2016-Z-2.

- 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.**

No change from original PUD approval under Ordinance 2016-Z-2.

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

The proposed Special Use for PUD conforms to all Federal, State, and local legislation and regulations and meets or exceeds all applicable provisions of this Title, except as varied pursuant to the original PUD approval under Ordinance 2016-Z-2 and the proposed additional deviation.

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

No change from original PUD approval under Ordinance 2016-Z-2.

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

No change from original PUD approval under Ordinance 2016-Z-2.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to City Council approval of an Application for Special Use to amend Ordinance 2016-Z-2 (Lot 8 – The Corporate Reserve of St. Charles PUD).

Resolution 19-2016

Roll Call Vote:

Ayes: Kessler, Frio, Pretz, Holderfield, Schuetz, Macklin-Purdy

Nays:

Absent: Wallace, Doyle, Spruth

Motion carried: 6-0

PASSED, this 1st day of November 2016.

Chairman
St. Charles Plan Commission

Community & Economic Development
 Planning Division

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



Staff Report

TO: Chairman Todd Bancroft
 And the Members of the Planning and Development Committee

FROM: Ellen Johnson, Planner

RE: Corporate Reserve Lot 8 – PUD Amendment

DATE: November 8, 2016

I. APPLICATION INFORMATION:

Project Name: Corporate Reserve Lot 8

Applicant: CalAtlantic Homes

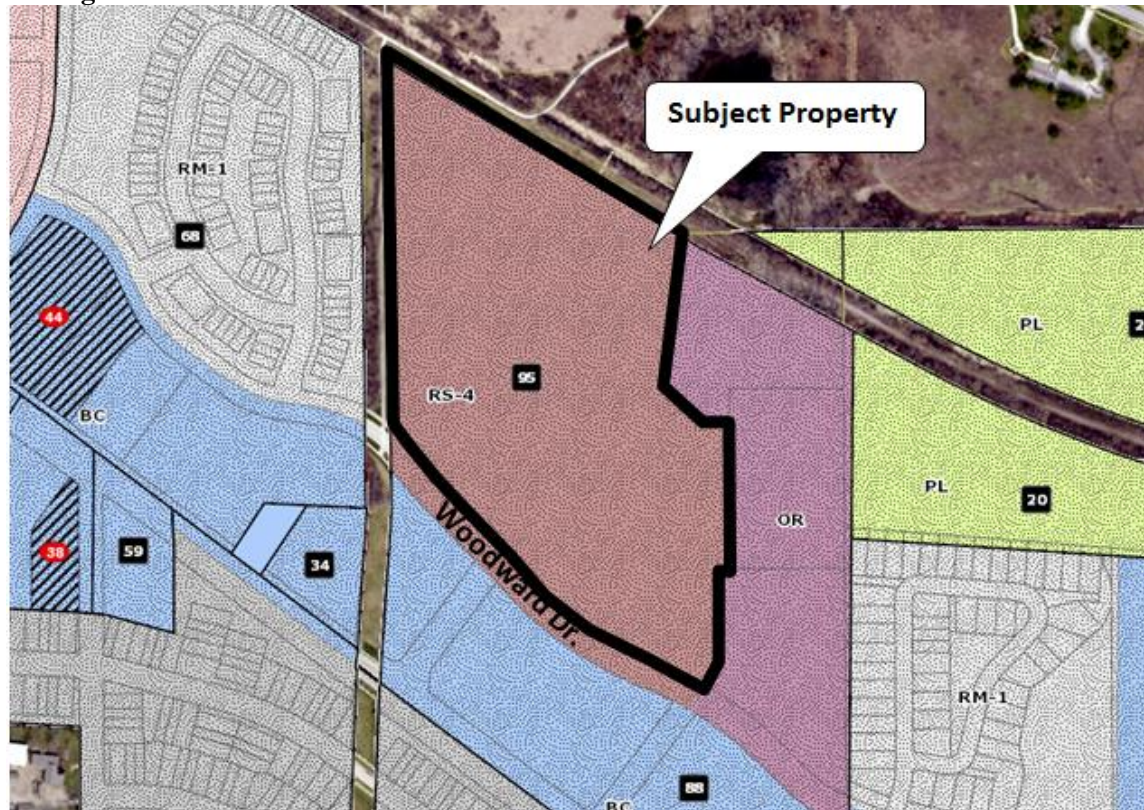
Purpose: Reduce the front and rear yard building setback requirement

General Information:		
Site Information		
Location	Woodward Dr. at Corporate Reserve Blvd. and Cardinal Dr. (north side of Woodward Dr.)	
Acres	22.6 acres (985,724 sf)	
Application:	Special Use (PUD Amendment)	
Applicable City Code Sections and PUD Ordinance	Title 17, Chapter 17.12 - Residential Districts Ordinance No. 2016-Z- 2 “An Ordinance Amending Ordinance No. 2008-Z-18 (Corporate Reserve of St. Charles PUD) and Granting Approval of a Map Amendment, New Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Lot 8 – Corporate Reserve of St. Charles”	
Existing Conditions		
Land Use	Vacant	
Zoning	RS-4 Suburban Single-Family Residential & PUD (Lot 8 – Corporate Reserve of St. Charles)	
Zoning Summary		
North	N/A – unincorporated	Kane County Forest Preserve
East	O/R- Office/Research District & PUD (Corporate Reserve of St. Charles)	Stormwater detention area, two office buildings, vacant parcel
South	BC- Community Business & PUD (Corporate Reserve of St. Charles)	Vacant parcels
West	RM-1- Mixed Medium Density Residential & PUD (Remington Glen)	Townhome development
Comprehensive Plan Designation		
Industrial/Business Park w/Residential Option		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property, a 22.6 acre vacant parcel, is Lot 8 of the Corporate Reserve of St. Charles. The Corporate Reserve of St. Charles PUD was originally approved in 2008 under Ordinance No. 2008-Z-18, “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD).” A total of eight (8) lots initially encompassed the PUD.

In 2015, the property owner submitted zoning applications to amend the Corporate Reserve PUD to allow for a single-family residential subdivision on Lot 8. This past January, City Council approved Ordinance No. 2016-Z-2 “An Ordinance Amending Ordinance No. 2008-Z-18 (Corporate Reserve of St. Charles PUD) and Granting Approval of a Map Amendment, New Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Lot 8 – Corporate Reserve of St. Charles”. This ordinance rezoned the property to the RS-4 zoning district and established PUD standards for development of a 78-lot single-family subdivision.

B. PROPOSAL

CalAtlantic Homes is under contract to purchase Lot 8 of the Corporate Reserve of St. Charles. They plan to build the development as previously approved. However, some of the home models CalAtlantic plans to offer to buyers have deeper footprints than the smaller lots in the development can accommodate due to the building setback requirements.

Specifically, the PUD ordinance requires a 20 ft. front yard setback and a 30 ft. rear yard setback. The smallest lots in the development are 100 ft. deep. This allows for a building depth of up to 50 ft. CalAtlantic’s home models range from 43 to 55 ft. deep.

In order to accommodate the deeper models, the developer is requesting to reduce the front and rear yard setback requirements for lots 105 ft. deep and under, as follows:

1. Reduce the front yard setback requirement from 20 ft. to 18 ft.
2. Reduce the rear yard setback requirement from 30 ft. to 27 ft.

The reduced setbacks would apply to 38 out of the 78 total lots.

No other changes to the approved PUD Preliminary Plan are proposed.

III. ANALYSIS

A. ZONING

The table below compares the zoning standards for the underlying RS-4 zoning district, the standards approved under the Lot 8 – Corporate Reserve of St. Charles PUD Ordinance, and the proposed standards under the requested PUD Amendment. The requested reductions in the front and rear yard setbacks constitute deviations from the underlying RS-4 zoning district.

	RS-4 District	Approved PUD Ordinance	Proposed Amendment
Min. Lot Area	6,600 sf	5,200 sf	5,200 sf
Min. Lot Width	60 ft.	43.65 ft. (Lot 16) (Typical lot width: 52 ft.)	43.65 ft. (Lot 16) (Typical lot width: 52 ft.)
Max. Building Coverage	30%	38.5%	38.5%
Max. Building Height	34 ft. or 2 stories, whichever is less	TBD	TBD
Min. Front Yard	20 ft.	20 ft.	18 ft. for lots under 105' in depth only (38 total lots)
Min. Interior Side Yard	Combined width of 14 ft., neither less than 5 ft.	6 ft.	6 ft.
Min. Exterior Side Yard	15 ft.	25 ft.	25 ft.
Min. Rear Yard	30 ft.	30 ft.	27 ft. for lots under 105' in depth only (38 total lots)

The reduced setbacks will apply to all lots under 105 ft. in depth. This constitutes 38 of the 78 total single-family lots. The attached exhibit illustrates the location of these lots (shown in red and orange). The existing 20 ft. front and 30 ft. rear setbacks will continue to be required for the 40 lots that are 105 ft. in depth or more.

Based on the existing front yard (20 ft.) and rear yard (30 ft.) setback requirements, the maximum building depth that would be permitted on a 100 ft. lot would be 50 ft. The developer has provided eight (8) home plans they wish to offer to buyers for this development. The building footprints range from 43 ft. to 55 ft. in depth. The proposed reduced setbacks for the smaller lots would allow for flexibility in the home models that can be constructed on a given lot. With the reduced setbacks, any of the 8 models could be constructed on any lot, subject to the building coverage limitation and monotony code standards established in the PUD Ordinance.

IV. PLAN COMMISSION RECOMMENDATION

The Plan Commission held a public hearing for the Special Use for PUD Amendment on 11/1/16. The Commission voted 6-0 to recommend approval.

V. ATTACHMENTS

- Application for Special Use; received 9/30/16
- Exhibit of Impacted Lots
- Home Models
- Ordinance 2016-Z-2

CITY OF ST. CHARLES

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



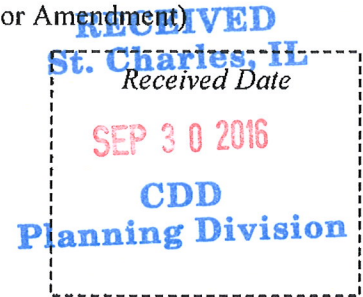
COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

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

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	Corporate Reserve Lot 8 PUD Amendment
Project Number:	2016 -PR- 015
Application Number:	2016 -AP- 036



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: 37W750 Route 64, St. Charles, IL 60175	
	Parcel Number (s): 09-29-326-001 (Lot 8)	
	Proposed Name: Lot 8 - The Corporate Reserve at St. Charles	
2. Applicant Information:	Name	CALATLANTIC
	Address	1411 EAST MAIN STREET SUITE 108 EAST DUNDEE, IL 60118
	Phone	224-293-3100
3. Record Owner Information:	Name	Pinewood Capital, LLC
	Address	100 Saint Paul Street, #300 Denver, CO 80206
	Phone	303-371-9000
	Email	pete.tobin@paulscorp.com

Please check the type of application:

- Special Use for Planned Unit Development - PUD Name:** _____
 - New PUD
 - Amendment to existing PUD- Ordinance #: 2016-Z-2
 - PUD Preliminary Plan filed concurrently

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

Information Regarding Special Use:

Comprehensive Plan designation of the property: Industrial/Business Park w/alternative for residential use

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

What is the property's current zoning? RS-4

What is the property currently used for? Undeveloped

If the proposed Special Use is approved, what improvements or construction are planned?
78 single family homes with supporting right-of way and park and open space .

For Special Use Amendments only:

Why is the proposed change necessary?
In order to accommodate the depth of some of the models a deviation from the front and
and rear yard set-backs will need to be altered on a lot by lot basis to accommodate the depth.

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

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 9.29/16
Date



Applicant or Authorized Agent 9/30/16
Date

Corporate Reserve Attachment

Some of the homes that we will be offering for sale have a depth of between 51 and 55 feet, the typical lot has a building depth of 50 feet. There are 34 out of 78 lots that are considered typical, these lots will require a Deviation from the PUD for these models because the lot depth is not adequate to meet the set- back requirements.

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDs)



For Special Use for PUD or PUD Amendment applications.

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

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

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

Anthem Heights _____
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

No Change from original PUD approval under Ordinance 2016-Z-2.

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.

No change from original PUD approval under ordinance 2016-Z-2, with one additional minimal variation from

the RS-4 standards, the development will still comply the spirit and intent of the above listed standards.

The variation that we are requesting on will allow for the ability to offer a wider variety of product in the development.

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.

No change from original PUD approval under Ordinance 2016-Z-2.

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

No change from original PUD approval under Ordinance 2016-Z-2.

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.

No change from original PUD approval under Ordinance 2016-Z-2.

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.

No change from original PUD approval under Ordinance 2016-Z-2.

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.

No change from original PUD approval under Ordinance 2016-Z-2.

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

The proposed Special Use for Anthem Heights conforms to all existing Federal, State, local legislation and regulations and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

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

No change from original PUD approval under Ordinance 2016-Z-2.

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

No change from original PUD approval under Ordinance 2016-Z-2.

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

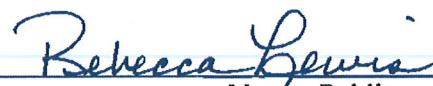
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

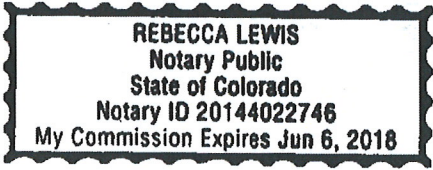
I, Brian Pauls, being first duly sworn on oath depose and say that I am
Manager of Pinewood Capital, LLC, an ^{Colorado} ~~Illinois~~ Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

PAULS REAL ESTATE OPPORTUNITIES (PREO) 2014 Fund

By: , Manager

Subscribed and Sworn before me this 29th day of
September, 20 16.


Notary Public





100 St Paul Street, Suite 300
Denver, CO 80206
303.371.9000
paulscorp.com

PINEWOOD CAPITAL, LLC

September 28, 2016

Mr. Russell Colby
Planning Division Manager
City of St. Charles
2 East Main Street
St. Charles, IL 60174-1984

RE: Letter of Authorization for CalAtlantic Group, Inc. for Corporate Reserve Lot 8

Dear Mr. Colby,

CalAtlantic Group, Inc. has entered into a Purchase and Sale Agreement with Pinewood Capital, LLC to purchase Lot 8 in the Corporate Reserve of St. Charles. Pinewood Capital, LLC hereby authorizes CalAtlantic Group, Inc. to submit for approvals for residential development on Lot 8. CalAtlantic Group, Inc. shall be responsible for any fees associated with their submittals and final approval documents shall not be recorded until CalAtlantic Group, Inc. has closed on the sale of this property.

Thank you in advance for your assistance and please contact Pete Tobin at 303-912-8654 with questions or if you need any additional information from Pinewood.

Sincerely,

A blue ink handwritten signature of Brian Pauls, written over a horizontal line.

Brian Pauls
Authorized Signatory

Cc: Pete Tobin
Nate Hermes
Bill Robinson

RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: _____

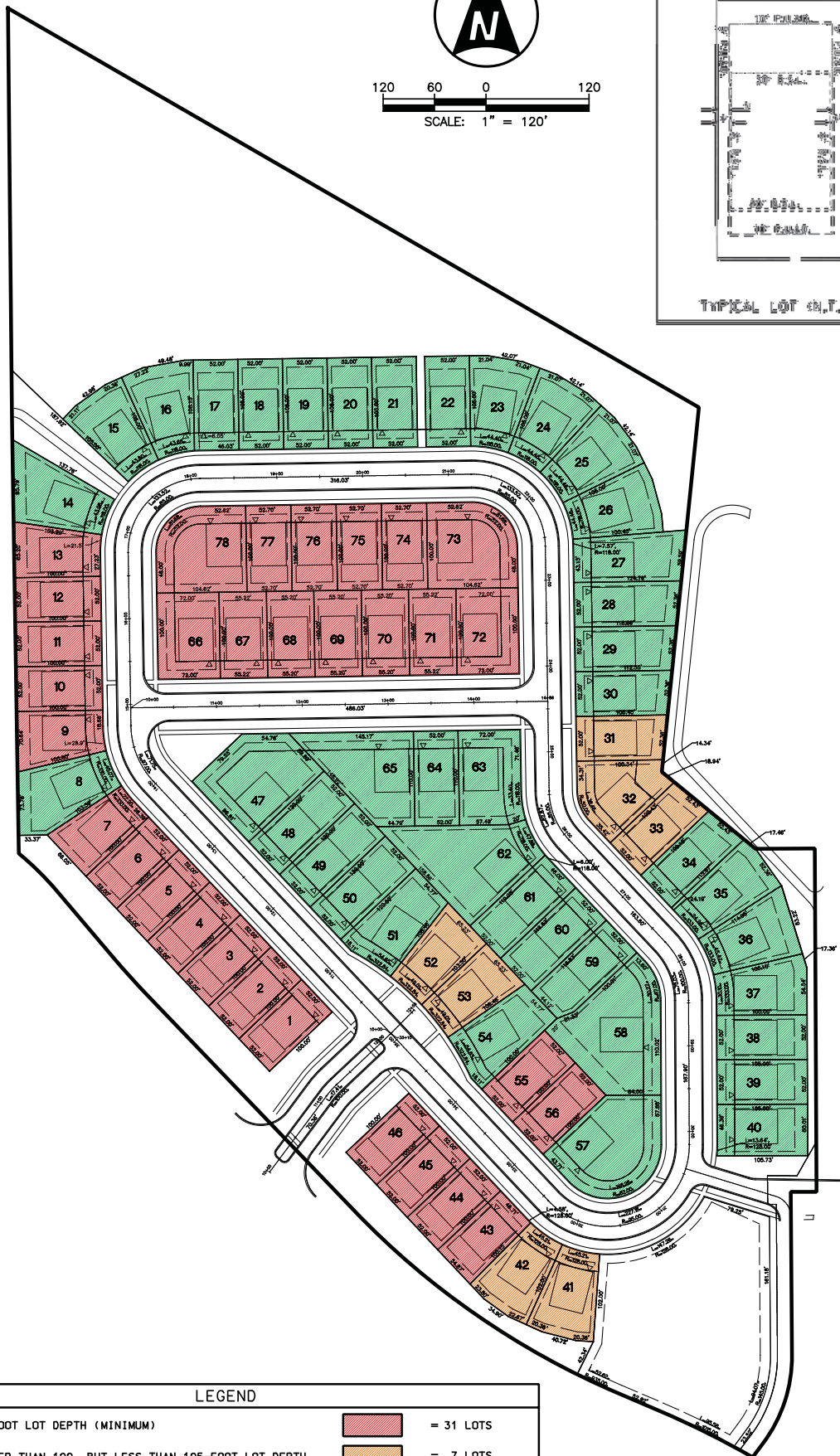
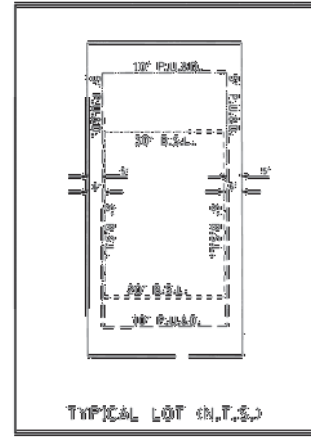
	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RS-4	Ordinance #: 2016-2-2	
Minimum Lot Area	6,600 sf	5,200 sf	
Minimum Lot Width	60 ft	52 ft	
Maximum Building Coverage	30 %	38.5%	
Maximum Building Height	34 ft		
Minimum Front Yard	20 ft	20 ft	18 ft *
Interior Side Yard	Combined width of 14 ft, neither less than 5 ft	6 ft	
Exterior Side Yard	15ft		
Minimum Rear Yard	30 ft	30 ft	27 ft *
% Overall Landscape Area	n/a		n/a
Building Foundation Landscaping	n/a		n/a
% Interior Parking Lot Landscape	n/a		n/a
Landscape Buffer Yards ¹	n/a		n/a
# of Parking spaces	n/a		n/a

* These lot set-backs will only apply when the Home is over 50 feet deep and the lot is less than 105 feet in depth.

¹ Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

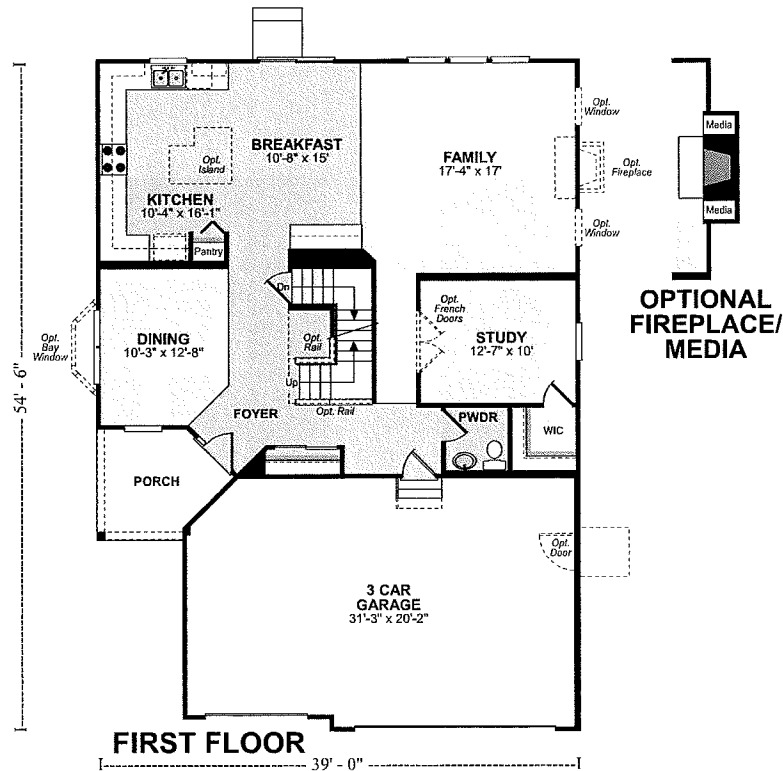
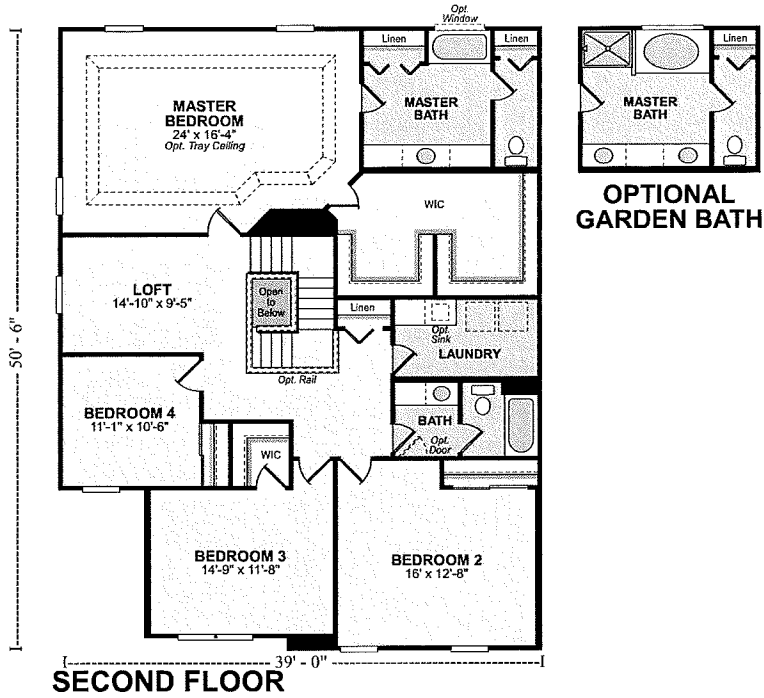


120 60 0 120
 SCALE: 1" = 120'



LEGEND		
100-FOOT LOT DEPTH (MINIMUM)		= 31 LOTS
GREATER THAN 100- BUT LESS THAN 105-FOOT LOT DEPTH		= 7 LOTS
105' OR GREATER LOT DEPTH (AT REAR OF BUILDING)		= 40 LOTS

Savannah The Estates at Brookmere

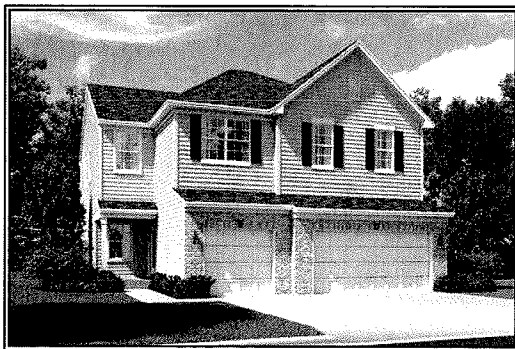


54'6"

Savannah The Estates at Brookmere



ELEVATION B



ELEVATION A

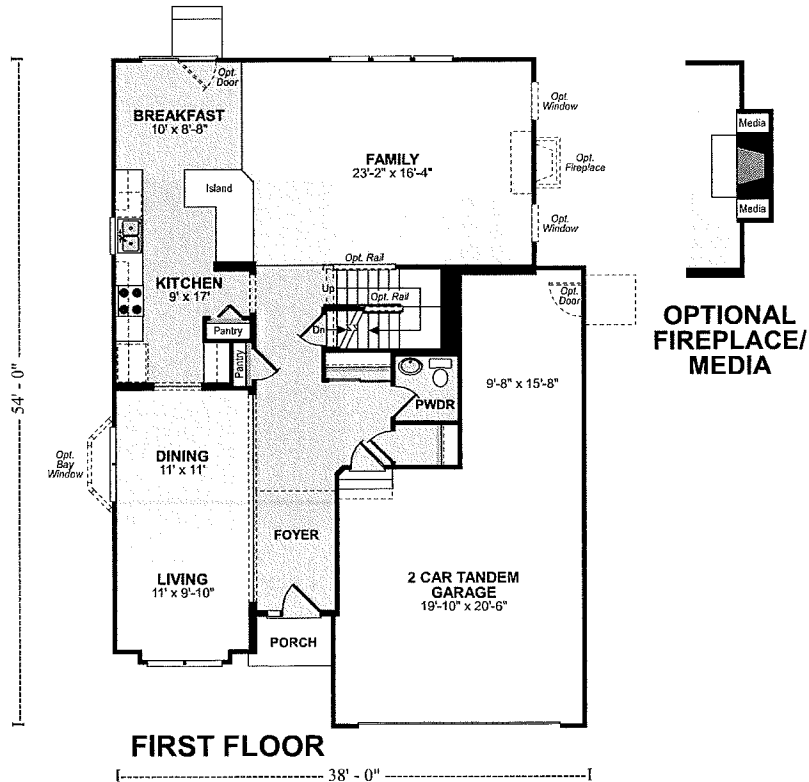
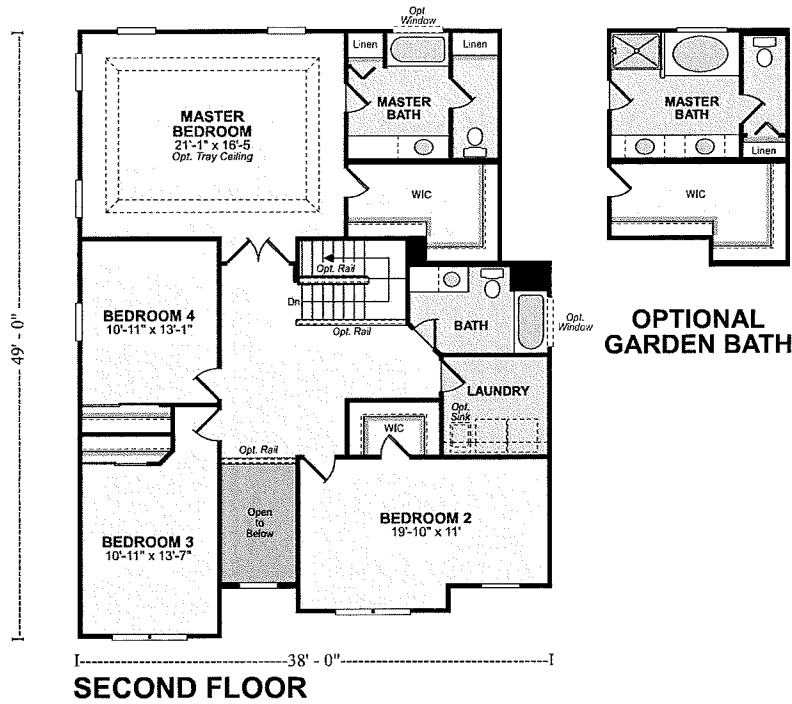


ELEVATION C

RYLAND HOMES®
ryland.com

Floor Plan

Norfolk The Estates at Brookmere



54'

Norfolk
The Estates at Brookmere



ELEVATION B
SHOWN W/ OPT. RAILS



ELEVATION A



ELEVATION C
SHOWN W/ OPT. RAILS

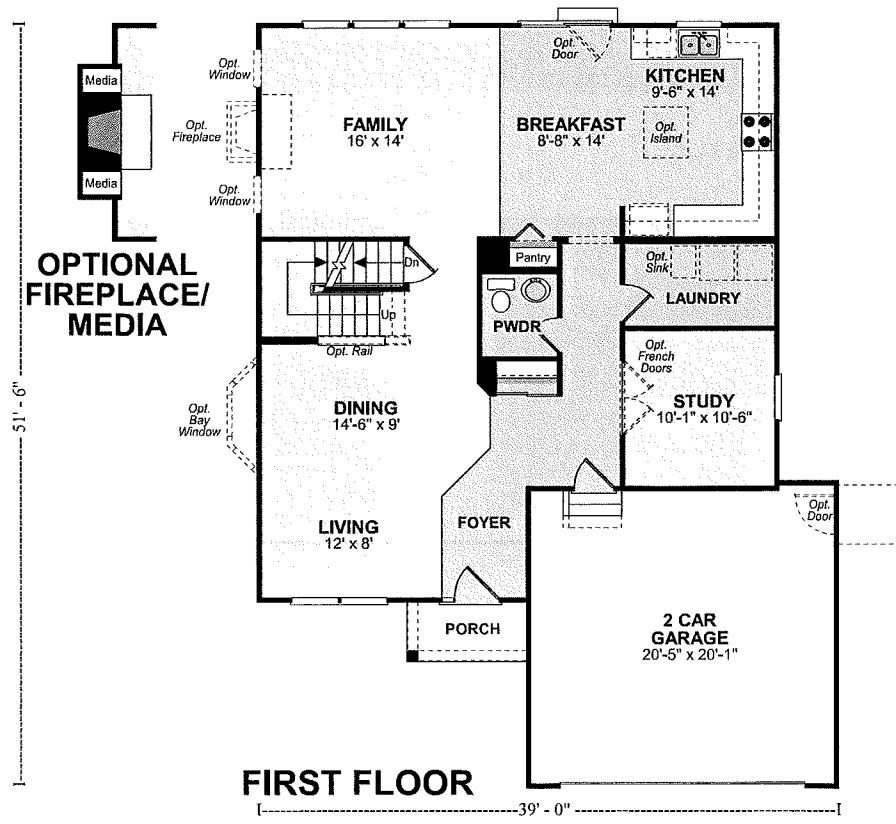
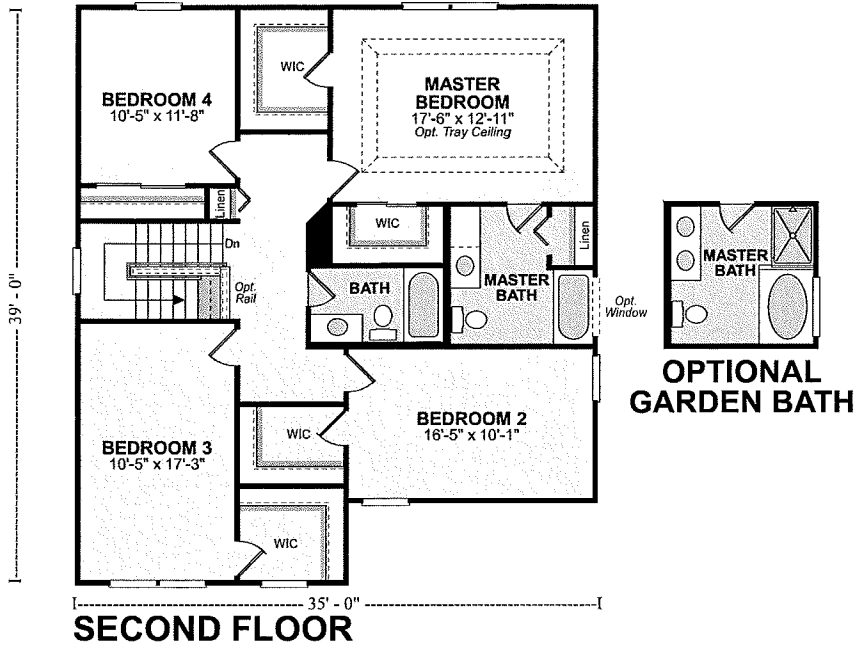
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1/15/2016

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Davenport The Estates at Brookmere



Davenport The Estates at Brookmere



ELEVATION B
SHOWN W/ OPT. RAILS



ELEVATION A



ELEVATION C
SHOWN W/ OPT. RAILS

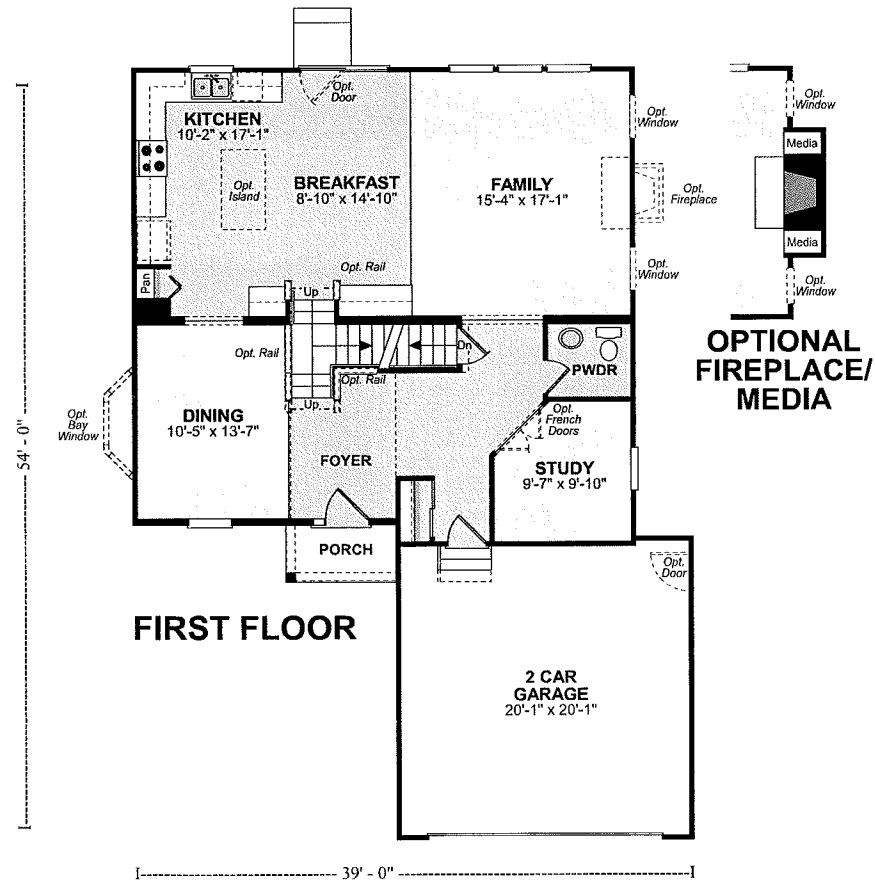
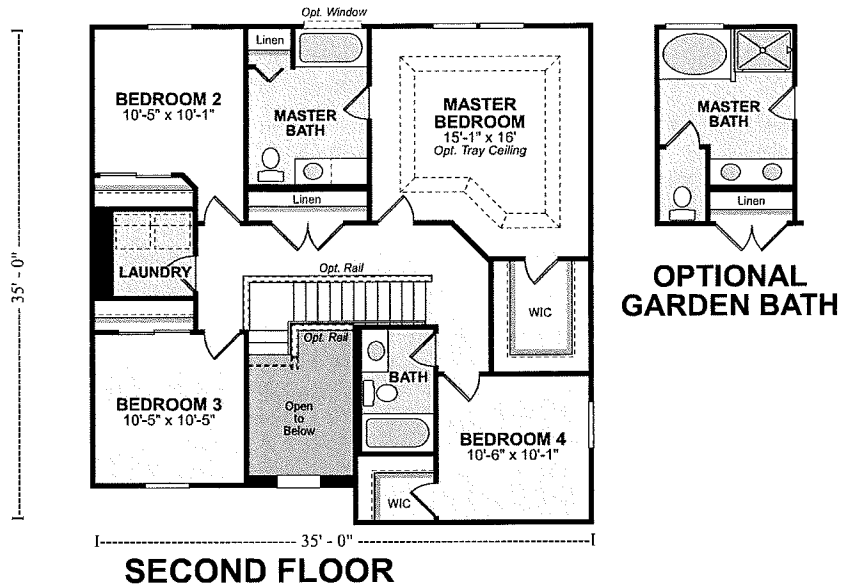
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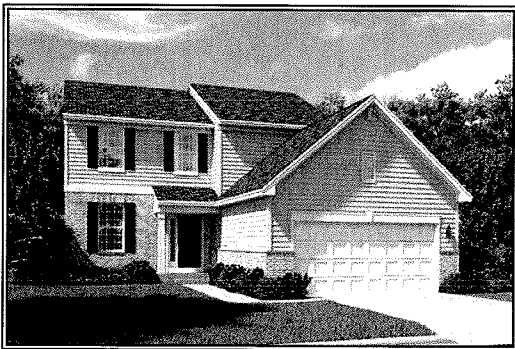
Brooklyn The Estates at Brookmere



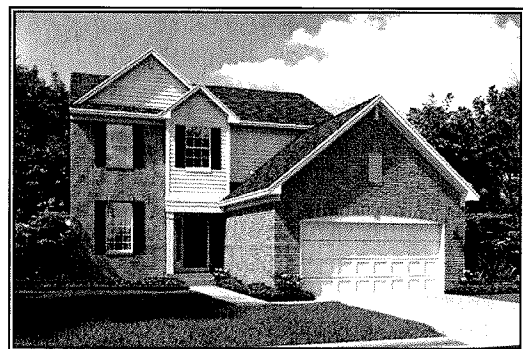
Brooklyn
The Estates at Brookmere



ELEVATION B



ELEVATION A



ELEVATION C

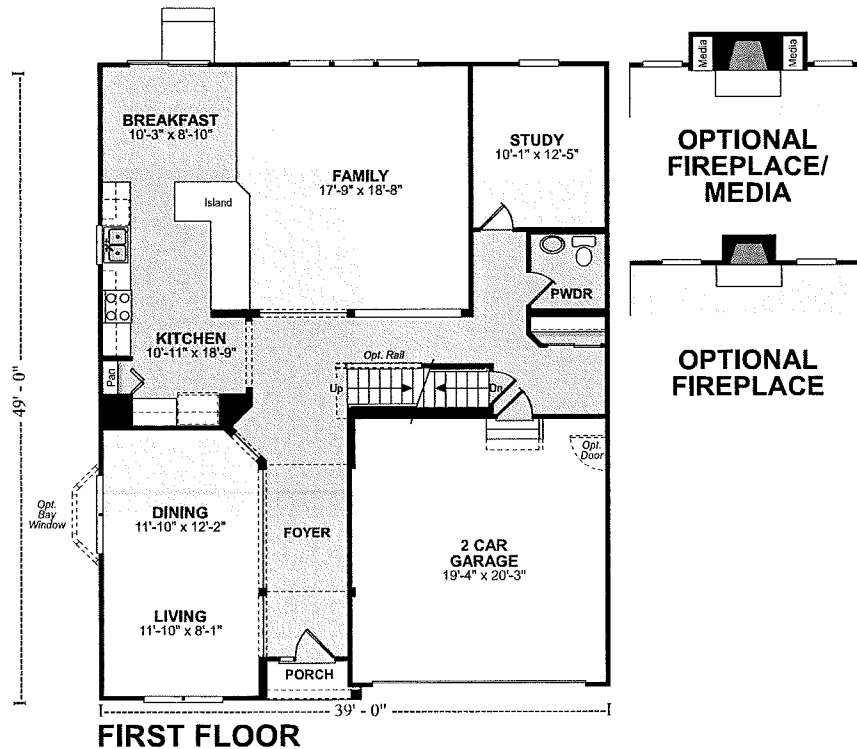
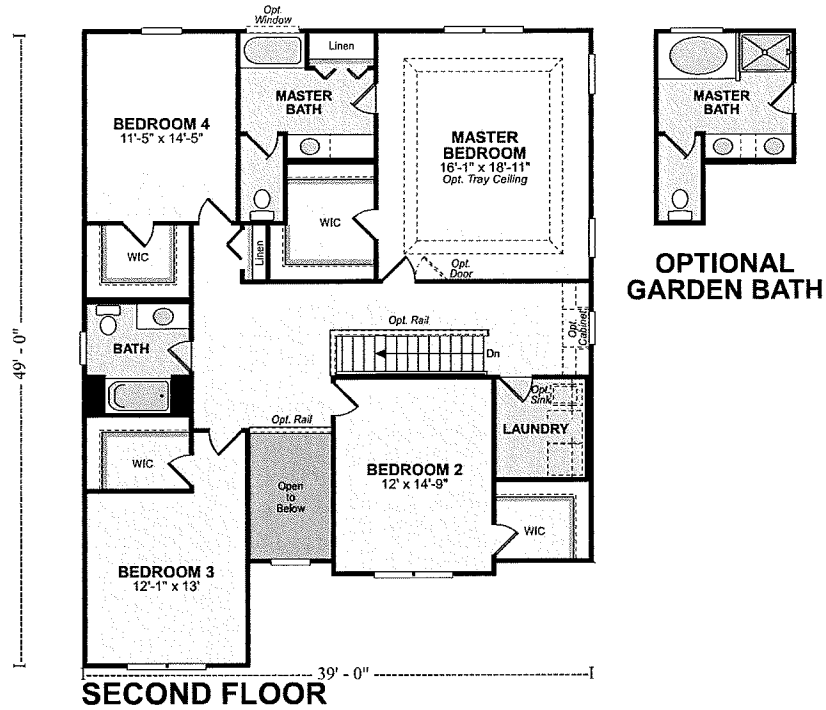
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1/8/2016

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Rochester The Estates at Brookmere



Rochester
The Estates at Brookmere



ELEVATION C



ELEVATION A



ELEVATION B

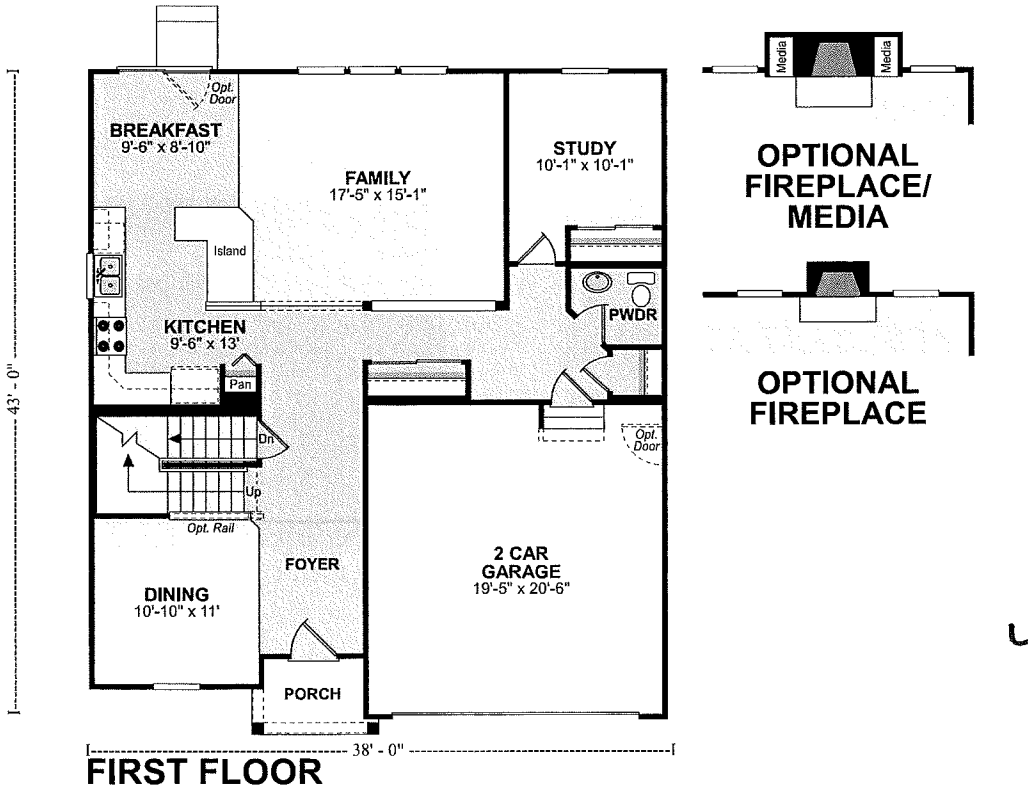
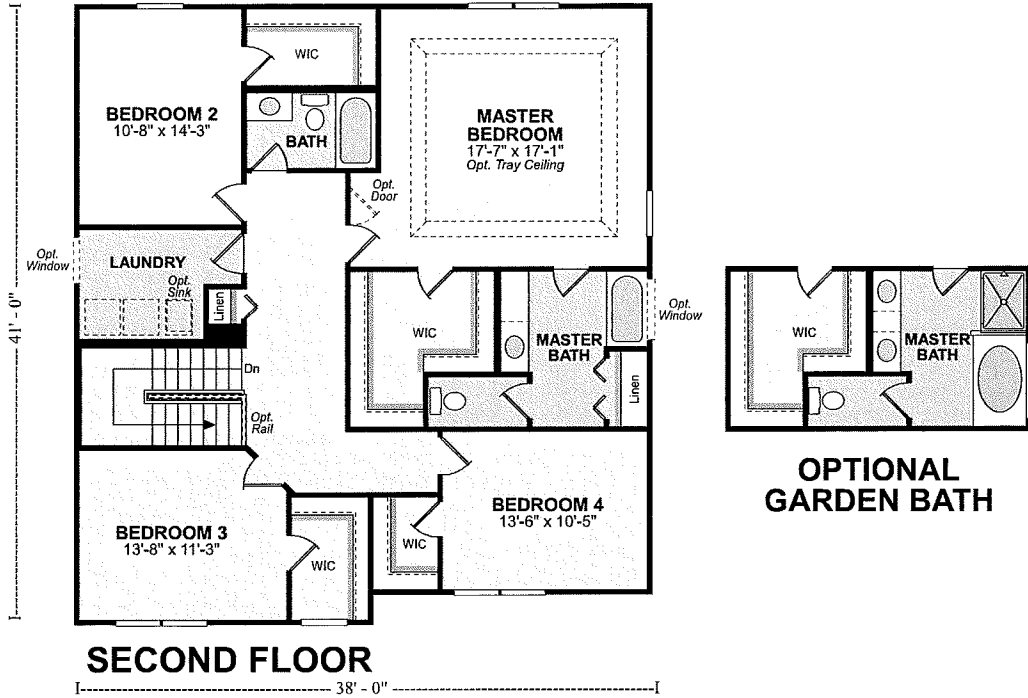
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1/8/2016

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Lafayette The Estates at Brookmere



Lafayette The Estates at Brookmere



ELEVATION C
SHOWN W/ OPT. RAILS



ELEVATION A



ELEVATION B

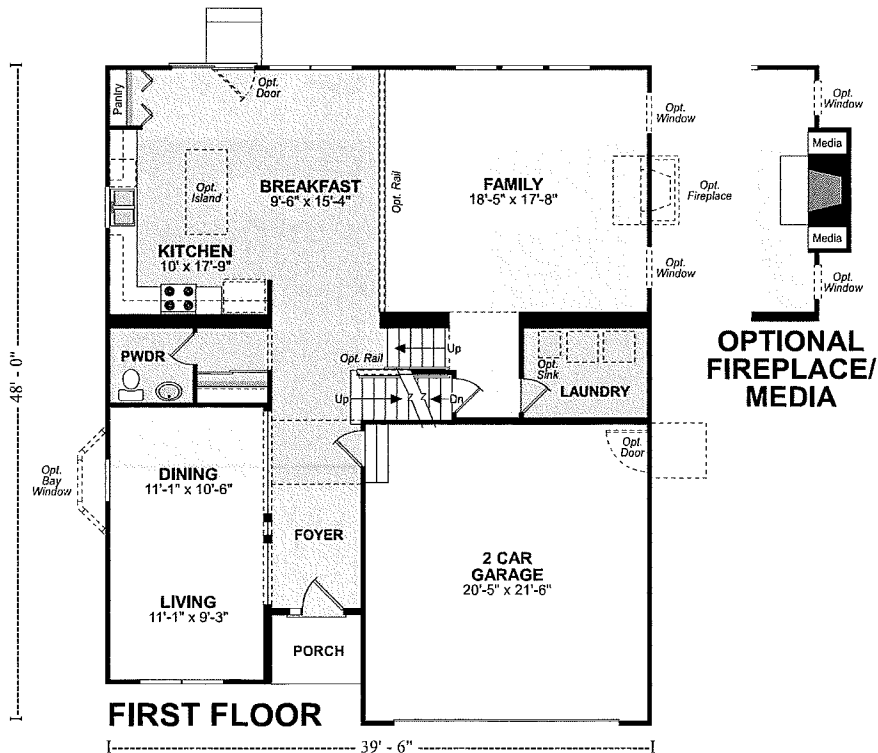
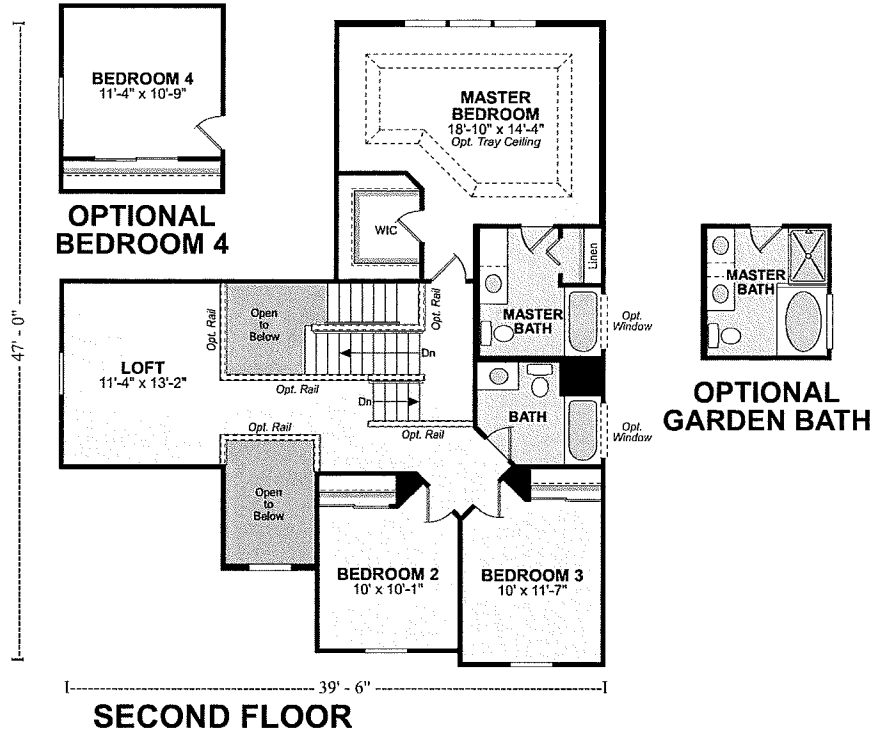
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1/15/2016

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Charleston The Estates at Brookmere



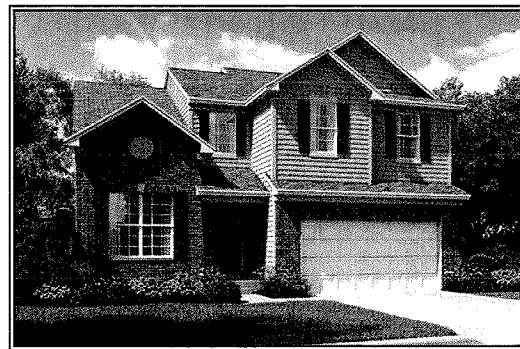
Charleston
The Estates at Brookmere



ELEVATION C
SHOWN W/ OPT. RAILS



ELEVATION A



ELEVATION B

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ryland.com



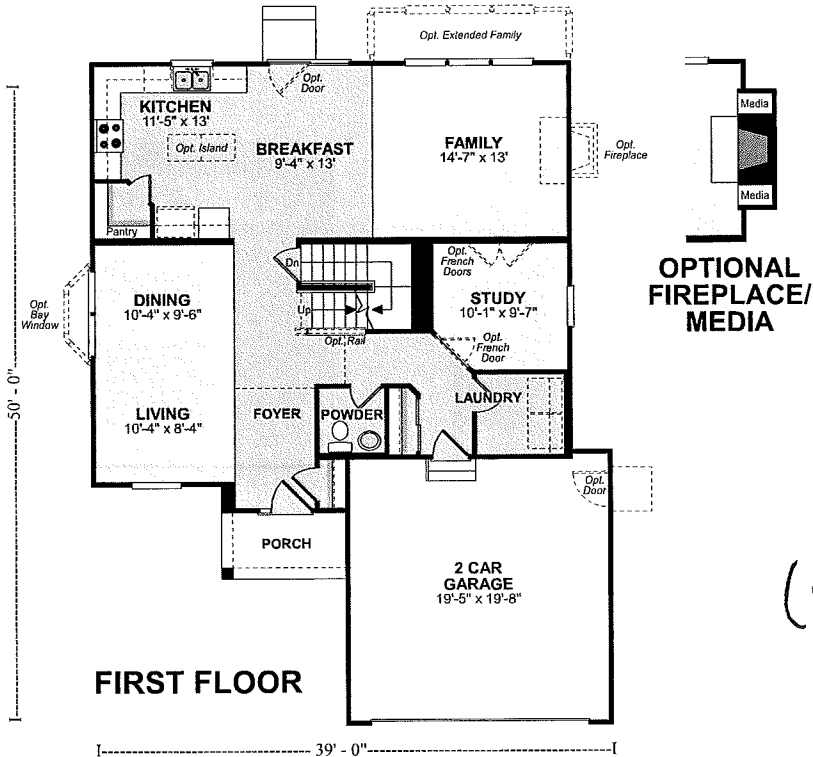
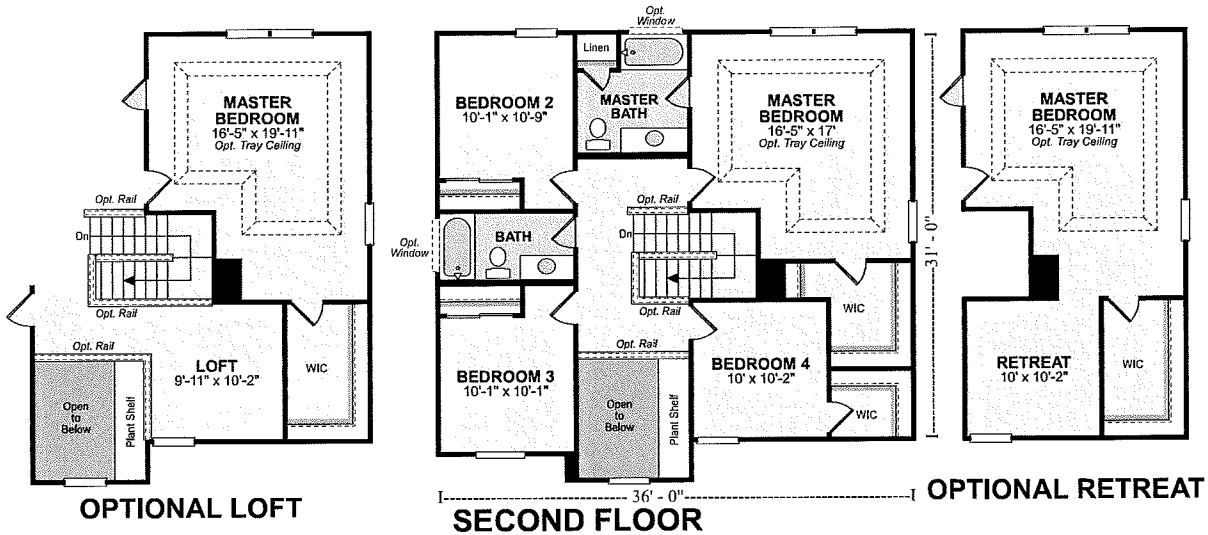
1/15/2016

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Arlington The Estates at Brookmere



**OPTIONAL
GARDEN BATH**

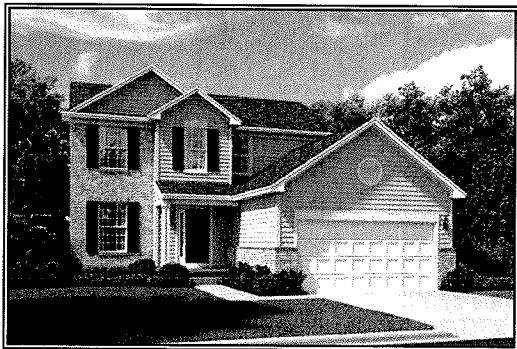


50'
(55' option)

Arlington
The Estates at Brookmere



ELEVATION C
SHOWN W/ OPT. RAILS



ELEVATION A



ELEVATION B
SHOWN W/ OPT. RAILS

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City of St. Charles, Illinois

Ordinance No. 2016-Z-2

Motion to approve an Ordinance Amending Ordinance No. 2008-Z-18 (Corporate Reserve of St. Charles PUD) and Granting Approval of a Map Amendment, New Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Lot 8 - The Corporate Reserve of St. Charles.

**Adopted by the
City Council
of the
City of St. Charles
January 19, 2016**

**Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, January 25, 2016**

Nancy Garrison

City Clerk



(SEAL)

ICC5

**City of St. Charles, Illinois
Ordinance No. 2016-Z- 2**

An Ordinance Amending Ordinance No. 2008-Z-18 (Corporate Reserve of St. Charles PUD) and Granting Approval of a Map Amendment, New Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Lot 8 - The Corporate Reserve of St. Charles

WHEREAS, on or about October 15, 2015, Corporate Reserve Development Partners, LLC, (the "Applicant" and "Record Owner"), filed petitions for 1) Map Amendment from O-R Office/Research District to the RS-4 Suburban Single Family Residential District, 2) Amendment to Special Use for Planned Unit Development Ordinance No. 2008-Z-18 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)", 3) PUD Preliminary Plan, and 4) Final Plat of Subdivision, all for the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"), for the purpose of constructing 78 single-family homes; and,

WHEREAS, on or about May 5, 2008, the City Council passed and approved Ordinance No. 2008-Z-18 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)" which ordinance approved a planned unit development named Corporate Reserve of St. Charles PUD, of which the Subject Property is a part; and,

WHEREAS, from and after the date of passage and approval of this Ordinance, Ordinance No. 2008-Z-18 shall be null, void and of no further force or effect with respect to the Subject Property; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Amendment to Special Use for Planned Unit Development was published on or about October 31, 2015 in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about November 17, 2015 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said Map Amendment, Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision petitions on or about November 17, 2015; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about December 14, 2015; and,

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

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

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

2. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the O-R Office/Research District to the RS-4 Suburban Single Family Residential District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit "B" are expressly adopted by the corporate authorities of the City.

3. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "C", which is attached hereto and incorporated herein.

4. That the Special Use for Planned Unit Development heretofore granted with respect to the Subject Property by Ordinance No. 2008-Z-18 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)", which ordinance approved a planned unit development, shall be null, void and of no further force or effect with respect to the Subject Property.

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

- PUD Preliminary Plan
 - Site Improvement Plans; Wills Burke Kelsey Associates, LTD; dated 1/7/2016
 - Catchment Area Map; Wills Burke Kelsey Associates, LTD; dated 9/29/2015
 - Topography Maps; Wills Burke Kelsey Associates, LTD; dated 9/30/2015 and 9/29/2015
 - Preliminary Plat; Wills Burke Kelsey Associates, LTD; dated 12/21/2015
- Final Plat of Subdivision; Control Point Engineering, LLC; dated 9/19/2015

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

- a. **Zoning:** The Subject Property shall be subject to the requirements of the RS-4 Suburban Single Family Residential District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Deviations" attached hereto and incorporated herein as Exhibit "F".
- b. **Fence:** The fence along the rear property lines of lots backing up to Woodward Dr. (Lots 1-7 and Lots 41-46) shall be of a uniform height and design, as show on the PUD Preliminary Plan.
- c. **Owners' Association:** The Applicant shall create one or more Owners' Associations and create a Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of common open space and improvements in the Subject Property, including, but not limited to, stormwater management facilities. The Declaration shall also include a "monotony code" that regulates the building architecture and modifications to the building architecture following the initial construction of the development. Such "monotony code" shall include the types of regulations listed in the "Summary of Monotony Code Regulations" attached hereto and incorporated herein as Exhibit "G". Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Subdivision for the Subject Property.
- d. **Special Service Area:** Following a recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. The Record Owner shall not sell or transfer ownership of any individual single-family lots within the Subject Property until such Special Service Area has been established. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.
- e. **School and Park Contributions:** The Applicant has agreed to convey, and the St. Charles Park District has agreed to accept, the 1.02 acre parcel at the southeast corner of the Subject Property, shown as "Outlot 1" on the Final Plat of Subdivision, and the 0.17 acre parcel providing a trail connection at the west side of the Subject Property, shown as "Outlot 2" on the Final Plat of Subdivision. The remainder of the Park and School contribution shall be provided as cash in lieu of

land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time.

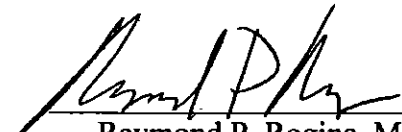
- f. **Inclusionary Housing:** The Applicant shall not be required to provide Affordable Units or a fee in-lieu thereof, due to the suspension of the Inclusionary Housing Ordinance, Ch. 17.18 of the St. Charles Zoning Ordinance, Title 17 of the St. Charles Municipal Code, as of the date of passage of this Ordinance.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January, 2016.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January, 2016.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January, 2016.



 Raymond P. Rogina, Mayor

Attest:



 Nancy Garrison, City Clerk

Vote:

Ayes: 10

Nays: 0

Absent: 0

Abstain: 0

Date: _____

APPROVED AS TO FORM:

 City Attorney

DATE: _____



EXHIBIT "A"

LEGAL DESCRIPTION

LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2009 AS DOCUMENT NUMBER 2009K005931, IN KANE COUNTY, ILLINOIS.

EXHIBIT "B"

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

The existing uses of nearby property include single family attached residential, open space, industrial business park, and undeveloped land. Zoning of nearby properties include RM-1 Mixed Medium Density Residential, PL Public Land, O-R Office/Research, and BC Community Business.

2. The extent to which property values are diminished by the existing zoning restrictions.

The subject property value is diminished under the current zoning and will increase in value if the proposed zoning within the jurisdiction of the City of St. Charles is granted. Values of surrounding properties will not be diminished based on the proposed zoning amendment.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

The current zoning of the subject property does not produce any perceptible public benefits.

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

The property is currently zoned O-R Office/Research under the jurisdiction of the City of St. Charles. The development of the property under the O-R Office/Research zoning classification is physically feasible; however, the applicant finds current market conditions to be more favorable to the development of single family homes rather than office/industrial use.

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

Corporate Reserve north of Woodward Drive was rezoned from BC Community Business to O-R Office/Research in 2008, when the PUD for the site was approved.

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.

Market analyses of the subject property have determined that single-family housing would be a viable and desirable use for the property.

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

The City's Comprehensive Plan calls out Industrial/Business Park for the Subject Property, however, it also lists Single Family Detached Residential as an alternative land use to Industrial/Business Park, which is consistent with the proposed amendment.

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

The proposed amendment does not correct an error or omission in the Zoning Map.

9. The extent to which the proposed amendment creates nonconformities.

The proposed amendment will create minor nonconformities with the new zoning.

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

The frontage between IL Route 64 and Woodward Drive, from Peck Road to Oak Street, has been slow to develop. To the west of the site, north of Woodward Drive, is Remington Glen, a townhome development, approved as RM-1 zoning in 2004. To the east of the site, north of Woodward Drive, is Regency Estates. Regency Estates was originally approved in 2006 as a townhome development, however, construction of the townhomes units halted. The development was then acquired by a new homebuilder and a PUD change to single family was approved in 2011 (the zoning district remained RM-1). The home builder executed a complete buildout of small lot residential with minimum lot sizes of 5,000 square feet. Remington Glen, however, still has remaining lots where townhomes have not been built. The most recent and successful trend of development in the area is for small lot single family residential homes.

EXHIBIT "C"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
1. **To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**

The proposed Corporate Reserve neighborhood has a strong sense of place with well-defined boundaries including open space, trails and Woodard Drive. The public park creates an active meeting location for neighbors. The proposed Corporate Reserve neighborhood is also well connected to adjacent and nearby residential communities and other community amenities via a regional trail system that borders the south and west edges. The proposed neighborhood is connected to the nearby Great Western Trail and to the Peck Road trail that terminates at James O. Breen Community Park.

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.**

Lot 8 of the Corporate Reserve provides a sidewalk network on both sides of internal streets to promote connection and walkability within the development. Trail connections are provided at strategic locations to provide pedestrian connections from the development to the external sidewalk and trail network. A trail connection is provided between lots 14 and 15 for access to the existing north-south (Nicor) trail which connects to the Great Western Trail to the north of the property. An additional path is provided north of the proposed public neighborhood park to provide access to the sidewalk/path system along Woodward Drive, making other open space and recreational facilities, such as Renaux Manor Park and James O. Breen Community Park, easily accessible to Lot 8 residents.

Additionally, a 1.02 acre public park site is located along Woodward Drive at the southeast corner of Lot 8. The park is intentionally placed at an exterior location of the site in order to best serve residents of adjacent neighborhoods.

3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**

Lot 8 of the Corporate Reserve will provide single family homes whose character is harmonious with existing surrounding land uses.

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

There are no environmentally sensitive areas that exist on Lot 8 of the Corporate Reserve. The subject site has been previously mass graded and improved with stormwater management basins and utilities.

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

Lot 8 of the Corporate Reserve will bring an increased density of residents to a concentration of retailers and commercial establishments in the City. This new neighborhood will provide a great deal of additional revenue opportunities for local businesses to help invigorate local retailers in the area as well as increase future tax revenue to the City.

Lot 8 of the Corporate Reserve effectively utilizes existing infrastructure. Proposed utilities for the development will tie into existing infrastructure along Woodward and Cardinal Drive. Stormwater drainage from the site will be carried to existing detention basins either on or adjacent to the property. Street improvements for the development will be continued from existing curb cuts off of Woodward and Cardinal Drives.

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

The proposed Lot 8 development will establish a desirable land use on an otherwise underutilized property. The development is highly favored by nearby homeowners as evidenced in a petition from residents of the Remington Glen and Regency Estates neighborhoods submitted to the City in June 2015.

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

Corporate Reserve Development Partners has prioritized working positively and collaboratively with community stakeholders, including residents from the Remington Glen and Regency Estates adjacent neighborhoods, the St. Charles Park District, and various departments, boards, and commissions from the City of St. Charles from the beginning of the development process. Efforts such as resident meetings, site visits with the Park District, and collaboration meetings with staff were held to ensure all parties are satisfied with the end product of the development process.

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

A. Conforming to the requirements would inhibit creative design that serves community goals, or

B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

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

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

Lot 8 of the Corporate Reserve provides a 1.02 acre community park space, landscaping, buffering, and screening, and efficient site design that conforms to the standards listed above. With the requested minimal variations from a few of the RS-4 standards, the development will still comply with the spirit and intent of the above listed standards. The residential development as proposed provides usable internal open space and access to nearby off-site amenities via regional trail connections.

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

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

The proposed Special Use will serve the public convenience through the addition of community park space. The proposed Lot 8 of the Corporate Reserve will provide a 1.02 acre park as part of the site improvements. The park is intentionally located at the southeast corner of the site, exterior to the proposed street network, to allow residents from nearby subdivisions, such as Remington Glen and Regency Estates, to easily access the proposed park.

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

Adequate and sufficient utilities, access roads, drainage, and other necessary facilities will be provided as part of the site improvements to the property.

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

The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. Values of surrounding properties will not be diminished based on the proposed Special Use.

- 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 establishment of the proposed Special Use will not impede the normal and orderly development and improvement of the surrounding property.**

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

The establishment, maintenance, and operation of the proposed Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

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

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

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

Lot 8 of the Corporate Reserve brings an increased density of residents to a concentration of retailers and commercial establishments in the City. This provides a great deal of additional revenue opportunities for local businesses to help invigorate local retailers in the area as well as increased future tax revenue to the City.

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

The City's Comprehensive Plan calls out Industrial/Business Park for the subject property, however, lists Single Family Detached Residential as an alternative land use to Industrial/Business Park, which is consistent with the proposed amendment.

EXHIBIT "D"

**PUD PRELIMINARY PLAN
(42 pages)**

SITE IMPROVEMENT PLANS FOR CORPORATE RESERVE SUBDIVISION OF LOT 8

ST CHARLES, ILLINOIS

WBK PROJECT NO. 140256

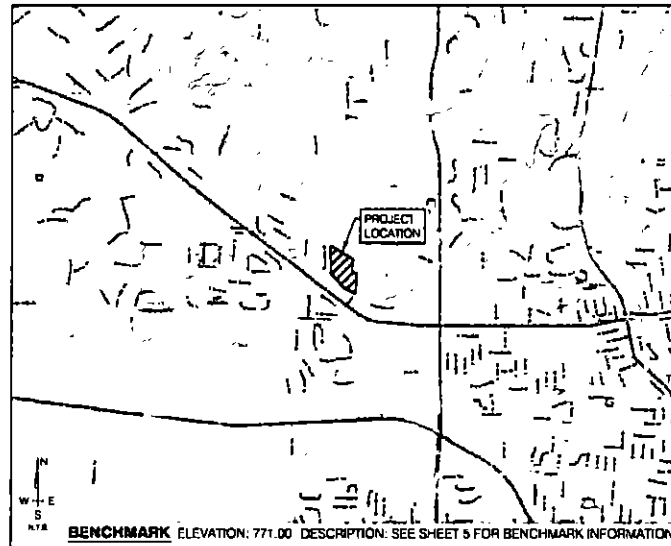
PLAN LEGEND

EXISTING	LINE TYPES	PROPOSED
	THIN LINE	
	STORM SEWER	
	SEWER MAIN (ON SITE)	
	WATER MAIN (ON SITE)	
	PIPE TRENCH (BACKFILL)	
	ROAD MARK	
	TELEPHONE LINE	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CENTROLINE	
	CLIPPING	
	SEWER MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	PISTON	
	SEWER STRUCTURE	
	LINE STRUCTURE	
	PRESSURE CONNECTION	
	VALVE AT WALK, VALVE UP	
	VALVE AT WALK, VALVE DOWN	
	UTILITY POLE	
	CONTROL POINT	
	WELL	
	WELL ELEVATION	
	OUTFALL FLOW VELOCITY	
	CHANGING SLOPE	
	TRIP PAVEMENT IN	
	TRIP PAVEMENT IN	
	TRIP PAVEMENT IN	
	TRIP PAVEMENT IN	

PERMITS

AGENCY	DATE	PERMIT #

LOCATION MAP



SHEET INDEX

#	TITLE	DESCRIPTION
1	CV1	COVER SHEET
2-4	GM1-GM3	GENERAL NOTES AND SPECIFICATIONS
5	EC1	EXISTING CONDITIONS AND DEMOLITION PLAN
6-7	GM1-GM2	GEOMETRIC PLAN
8	CV1	OVERALL UTILITY PLAN
8-12	GM1-GM2	UTILITY PLAN
13-16	GR1-GR4	GRADING AND DRAINAGE PLAN
17-23	PP1-PP7	PLAN AND PROFILES
24	SP1	SIGNAGE LIGHTING AND PAVEMENT MARKING PLAN
25-27	LPI-LP3	LANDSCAPING PLAN
28-29	SW1-SW2	STORMWATER POLLUTION PREVENTION PLAN
30-32	SE1-SE3	SOIL EROSION SEDIMENTATION CONTROL PLAN
33-37	DT1-DT5	DETAILS

REVISIONS

ORIGINAL PLAN DATE: 10-08-2015			
#	SHEET #	DESCRIPTION	DATE
1	ALL	PER CITY REVIEW LETTER DATED 11-13-15	1-7-16

CLIENT

CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206

CIVIL ENGINEER

Kristine E. Meyer 1/17/2016
KRYSTINE E. MEYER P.E.
ILLINOIS REGISTRATION NO.: 002-002817
EXPIRATION DATE: 11/30/2017
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER.

LANDSCAPE ARCHITECT

Greg J. Brown 1/17/2016
GREGORY J. BROWN
ILLINOIS REGISTRATION NO.: 184-002097
EXPIRATION DATE: 04/30/2017
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ARCHITECT.



CALL J.U.L.I.E. 1-800-892-0123
48 HOURS BEFORE YOU DIG
CITY OF ST. CHARLES, KANE COUNTY
SW 1/4 SECTION 29 140N, R8E



WILLS BURKE KELSEY ASSOCIATES LTD.

116 WEST MAIN STREET, SUITE 201, ST. CHARLES, ILLINOIS 60174
P: 630.443.7755 F: 630.443.0533 WWW.WBKENGINEERING.COM

PROFESSIONAL DESIGN FIRM NO. 184-002097
EXPIRATION DATE: 04/30/2017

CENTRAL NOTES

- 1. REFERENCED SPECIFICATIONS ARE CODES
A. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SPECS)
B. THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION (SPECS)
C. ALLIANCE DESIGN BRIDGE AND ROADWAY, LATEST VERSIONS
D. TECHNICAL POLICY STATEMENTS OF THE BPA DIVISION OF PUBLIC WATER SUPPLY AND DIVISION OF WATER POLLUTION CONTROL, LATEST VERSIONS
E. TECHNICAL STANDARDS FOR WATER WORKS BY THE GREAT LAKES UPPER MISSISSIPPI RIVER BOARD OF STATE SANITARY ENGINEERS (14) STATES STANDARDS, LATEST VERSIONS
F. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST VERSION
G. THE AMERICAN WITH DISABILITIES ACT, THE ACCESSIBILITY CODE AND THE FAIR HOUSING ACT, LATEST VERSIONS
H. THE ILLINOIS PROCEDURES AND STANDARDS FOR UNDERSEAS EXPOSURE AND DECONTAMINATION CONTROL, AND EPA STANDARDS AND SPECIFICATIONS FOR SOIL REMEDIATION AND RESTORATION CONTROL, LATEST VERSIONS
I. U.S. SOIL CONSERVATION SERVICE FIELD ENGINEERING HANDBOOK, LATEST VERSION
J. ALL CODES AND ORDINANCES OF LAKE COUNTY AND THE CITY OF ST. CHARLES
K. ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION
L. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS WITH THESE CONSTRUCTION PLANS AND DETAILS ARE ALL TO BE CONSIDERED PART OF THE WORK. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THESE SPECIFICATIONS.
M. CITY OF ST. CHARLES ENGINEERING DESIGN AND INSPECTION POLICY MANUAL, LATEST VERSION
N. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISION SHALL APPLY.

- 2. UTILITY LOCATIONS
A. TO THE BEST OF OUR KNOWLEDGE, EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS.
B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR OBTAIN THE EXISTENCE OF ALL EXISTING UTILITY FACILITIES AND THEIR EXACT LOCATIONS AND TO NOTIFY IMMEDIATE ALL UTILITY RELOCATIONS. 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 PLAN. THE CONTRACTOR SHALL CALL, I.U.L.L.E. AT 815-424-1100 AND THE AGENCY HAVING JURISDICTION OVER LOCAL WATER, SEWER AND ELECTRICAL SYSTEMS FOR UTILITY LOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.
C. IF EXISTING UTILITY LINES OF ANY NATURE ARE DISCOVERED WHICH DO NOT CORRELATE WITH THE LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

- 3. UTILITY COORDINATION
A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THE BA PERMITS.
B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATIONS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.
C. THE OWNER, ENGINEER, ALL GOVERNING AGENCIES AND UTILITY COMPANIES SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS.

- 4. CONDEMNSION CONSTRUCTION
A. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL EASEMENTS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY NOTIFY NAME TO ENGINEER BEFORE COMMENCING ANY WORK. OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY IN THE EVENT OF CONDEMNATION BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS. THE CONTRACTOR SHALL OBTAIN WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY CONDEMNATION OR DISCREPANCIES. IF AN ATTEMPT TO RESOLVE SUCH DISCREPANCY THE CONTRACTOR SHALL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DELAY ON QUESTIONS ARISING WITH RESPECT TO THE

TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS THE ULTIMATE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

- B. THE CONTRACTOR SHALL NOTIFY AN OCCUPANCY. ALL TESTING AGENCIES ARE CONTRACTED BY THE COUNTY, TOWNSHIP OR OWNER, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. ALL TESTING AGENCIES SHALL SUBMIT THE APPROVAL OF THE OWNER. FAILURE OF CONTRACTOR TO ALLOW PROPER INSPECTION TIME WHICH RESULTS IN TESTING AGENCIES BEING UNABLE TO VISIT SITE WILL RESULT IN THE CONTRACTOR SUSPENDING OPERATIONS (RETURNING TO TEST) UNTIL TESTING OPERATIONS CAN BE COMPLETED. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.
C. THE CONTRACTOR SHALL MAINTAIN PERMITTER AND VEHICULAR ACCESS AT ALL TIMES. AT NO TIME SHALL ACCESS BE DENIED TO PERMITTERS SURVEILLING THE SITE.
D. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAGES UNTIL THEY ARE NO LONGER NEEDED. ALL STAGES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER/ENGINEER AT CONTRACTOR'S COST.
E. ANY EXISTING WORK, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR REMOVAL, SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY MATERIAL TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY ITEMS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNER.
F. ITEMS SPECIFIED FOR REMOVAL, INCLUDING BUT NOT LIMITED TO, FENCE, SIDEWALK, CURB, CURB AND CUTTER, CURBVENT, ETC. SHALL BE LEGALLY DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
G. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION OF THE JOB.
H. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, FUEL OIL, AND WASTE RESIDUE, LAUNDRY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE PRESENT PRIOR TO PROJECT COMMENCEMENT AT HIS OWN EXPENSE TO THE OWNER. 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 OR OWNER.
I. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALLS, CURBS, PAVEMENT AND SIDEWALKS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY REPAIRED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

GENERAL EDUCATION/UTILITY NOTES

- A. COST FOR SHIELDING AND BRACING, SHEET PILING, SHIELDING, STRONG BOX BRACES, ETC. SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WORK, AND ADDITIONAL COMPENSATION WILL BE REQUIRED.
B. THE CONTRACTOR SHALL PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADE AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMP, BUMP, SUCTION AND DISCHARGE LINES AND OTHER Dewatering SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. CONVEY WATER REMOVED FROM EXCAVATIONS AND HANDBARREL TO COLLECTING OR RE-CYCLE AREAS ACCEPTABLE TO AUTHORITY-HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY EROSION CONTROL AND OTHER DRAINAGE OUTSIDE EXCAVATION LIMITS FOR EACH EXCAVATION. THE CONTRACTOR SHALL NOT USE TRENCH LOCATIONS AS TEMPORARY DRAINAGE DITCHES.
C. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNDESIRABLE BEARING TO THE OWNER OR OWNER'S AGENT.
D. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILL OF TRENCHES AND CONSTRUCTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE IMPROVEMENTS.
E. EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE, WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE, NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
F. IN THE EVENT THAT SOFT MATERIAL IS ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S AGENT IMMEDIATELY.
G. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PERMITS UTILITIES, CONVEYALS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL CONSIST OF DRAINABLE MATERIAL MEETING SPECIFIC C-7 CRUSHION UNLESS NOTED OTHERWISE. THE FRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH THESE SPECIFICATIONS. SETTING WITH WATER SHALL NOT BE PERMITTED.
H. THE CONTRACTOR SHALL INSTALL A 4' x 4' 8" FORMER (POST) AT THE TERMINUS OF THE SANITARY AND WATER SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VALVES. THE POST SHALL EXTEND ABOVE THE GROUND. THE TOP OF THE POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED WATERMAIN - BLUE, STORM - GREEN.
I. ALL TOP OF FRAMES FOR STORM AND SANITARY MAINS AND MANHOLE VALVE COVER ARE TO BE ADJUSTED TO MEET FINAL FINISH ELEVATION. THIS ADJUSTMENT IS TO BE MADE BY THE OWNER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENT AS REQUIRED BY THE CITY OF ST. CHARLES UPON FINAL INSPECTION OF THE PROJECT.

- J. THE CONTRACTOR SHALL VERIFY THE SIZE AND SPACING ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.
K. NO UNDERGROUND WORK SHALL BE COMPLETED UNTIL IT HAS BEEN APPROVED BY THE AGENCY HAVING JURISDICTION. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE COUNTY AND TOWNSHIP PRIOR TO INSTALLING PAVEMENT BASE, BINDER, CURB, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
L. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL OVERSIC STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
M. RECOMMENDATION
A. HOLD HARMLESS. THE CONTRACTOR, AS A CONDITION OF THE CONTRACT, HEREBY AGREES TO ASSUME THE ENTIRE RESPONSIBILITY AND LIABILITY FOR, AND DEFENSE OF, AND TO PAY AND INDEMNIFY AND HOLD THE OWNER, THE ENGINEER, THE CITY, THEIR BOARD/AGENTS AND EMPLOYEES HARMLESS FROM ALL CLAIMS FOR DAMAGE OR INJURY (OR DEATH RESULTING THEREFROM) TO ANY AND ALL PERSONS (INCLUDING EMPLOYEES OR AGENTS OF ANY PERSON OR FIRM WHO ENGAGES IN WORK UNDER THE PROJECT), ARISING OUT OF THE CONDUCT OF THE CONTRACTOR ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT OR ANY WORK RELEVANT THEREIN, OR ARISING OUT OF ANY FEDERAL, STATE OR LOCAL STATUTE, RULE, REGULATION OR ORDINANCE, INCLUDING BUT NOT LIMITED TO THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION ACT FEDERAL.
B. ALL COSTS, FEES AND EXPENSES, INCLUDING, BY WAY OF EXAMPLE AND WITHOUT LIMITATION, REASONABLE ATTORNEY'S FEES, COURT COSTS, COURT REPORTER'S FEES, FINANCING COSTS, BUSINESS TRAVEL AND COSTS, WITHIN THESE SERVICE COSTS, AND DEQUANTY REPRODUCTION COSTS INCURRED BY THE COUNTY AS A RESULT OF ANY CLAIMS FOR DAMAGE OR INJURY AS ENUMERATED ABOVE SHALL BE PAID BY THE CONTRACTOR.
C. THE CONTRACTOR(S) SHALL NAME WILLS BUREAU RELIEF ASSOC., LTD., CITY OF ST. CHARLES AND CONSULTING ENGINEERING CORPORATION FROM THE CITY AS ADDITIONAL NAMED INSURORS ON ALL LIABILITY INSURANCE POLICIES AND SHALL PROVIDE THE CITY AND WPA WITH CERTIFICATES OF INSURANCE PRIOR TO COMMENCEMENT OF ANY WORK.

PAVEMENT NOTE

- 1. GENERAL
A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
B. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM PLUNGING OFFSITE AND INTO OR STANDING IN EXCAVATED AREAS.
C. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE SOIL EROSION AND RECONTAMINATION CONTROL MEASURES, THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF EROSION CONTROL, SANDEN FENCING, ETC. TO PROTECT AN ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR PRIOR TO ANY CONSTRUCTION ACTIVITIES.
D. EXCESS MATERIALS IF NOT UTILIZED ON-SITE, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND PROPERLY DISPOSED OF OFF-SITE BY THE CONTRACTOR AT A PERMISSIBLY APPROVED SITE.
E. GEOTEXTILE FABRIC, AUTHORIZED BY THE OWNER, SHALL BE INSTALLED PER LOCAL, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
2. TOPSOIL EXCAVATION INCLUDING
A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNRELIABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.
B. PLACEMENT OF THE EXCAVATED MATERIAL IN OTHER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT RECLAIMED STRUCTURAL FILL MATERIAL, PROPOSED HIGHWAY AND APPROPRIATE ENGINEER CONTROL, MEASURED FOR STOCKPILE.
C. TOPSOIL STOCKPILED FOR REUSE SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR PROMPTLY DISPOSED OF OFF-SITE.
D. FURNISH AND PLACE TOPSOIL SHALL INCLUDE HAULING AND SPREADING IF APPROVED TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER.
E. NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED AS PER (SPECS) ARTICLE 20.04.
3. EARTH EXCAVATION INCLUDING
A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE CONTRACTOR SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.
B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LIFTING LIFTS THAT SHALL NOT EXCEED SIXTY (60) INCHES IN THICKNESS, AND THE

WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN 20 INCHES OF THE PLAN FINISHED GRADE ELEVATION IN AREAS REQUIRING STRUCTURAL FILL. HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

- D. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE ACCORDING TO (SPECS) ARTICLE 20.04.
4. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE THIS MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS CONSULTANT WITH THE CONCURRENCE OF THE OWNER.
5. SUB-GRADE PREPARATION
A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT PLUS OR MINUS OF PLAN ELEVATION. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADDED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO THE GRADING FOR ASSURE THATS SAME COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.
B. PRIOR TO THE PLACEMENT OF THE CURB AND CUTTER AND APPROPRIATE BASE COURSE, THE CONTRACTOR SHALL PROVIDE, AS A MINIMUM, A FULLY LOCATED BENCHMARK, TANGIBLE MARK FOR PROOF INCLUDING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND CUTTER AND APPROPRIATE BASE MATERIAL. THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNUSUAL MATERIALS AND/OR EXCESSIVE MOVEMENT BY THE SOILS CONSULTANT AND THE CITY OF ST. CHARLES. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
1) REGRAB DEBRIS AND ADRIATE.
2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
4) USE OF GEOTEXTILE FABRIC, MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2", IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.
C. PRIOR TO THE CONSTRUCTION OF THE CURB AND CUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PROPOSED AREA SHALL BE FINISHED TO WITHIN 0.05 FEET (0.5") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEHIND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES, TO CLAY (IF) IS NOT SUITABLE OF SAME MATERIALS DUE TO SUBGRADE PREPARATION SHALL BE HONORED.
D. PRIOR TO PLACEMENT OF THE APPROPRIATE BASE COURSE, THE SUBGRADE MUST BE APPROVED BY THE SOILS CONSULTANT AND THE CITY OF ST. CHARLES BEFORE.
E. ALL MATERIALS BEING UTILIZED FOR TOPSOIL OR UTILIZED IN LANDSCAPING PRACTICES SHALL BE CONSISTENT OF A HIGH-COMPACTIONED CLAY AS SPECIFIED IN THE SPECIFICATIONS. ALL MATERIALS NOT MEETING THESE STANDARDS MUST BE DEPOSITED TO REMAIN ON-SITE SHALL BE SPECIFICALLY NOTED AND SHOWN ON ALL RELEVANT PLANS.
7. MISCELLANEOUS THE CONTRACTOR SHALL
A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPILL, AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
B. NOTIFY CONC. AGENTS AND CONTACT TO THE ENGINEER SPECIFY THE UPPER LIMITS. (1) AREAS OF THE SUITABLE SUBGRADE MATERIALS, IN ALL AREAS THAT MAY BE BUILT DUE TO EXCESS MOISTURE CONTENT, THIS APPLIES TO CLAY AREAS AS WELL AS FILL AREAS.
C. PROVIDE WATER TO ADD TO DRY MATERIAL, IN ORDER TO ACHIEVE THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

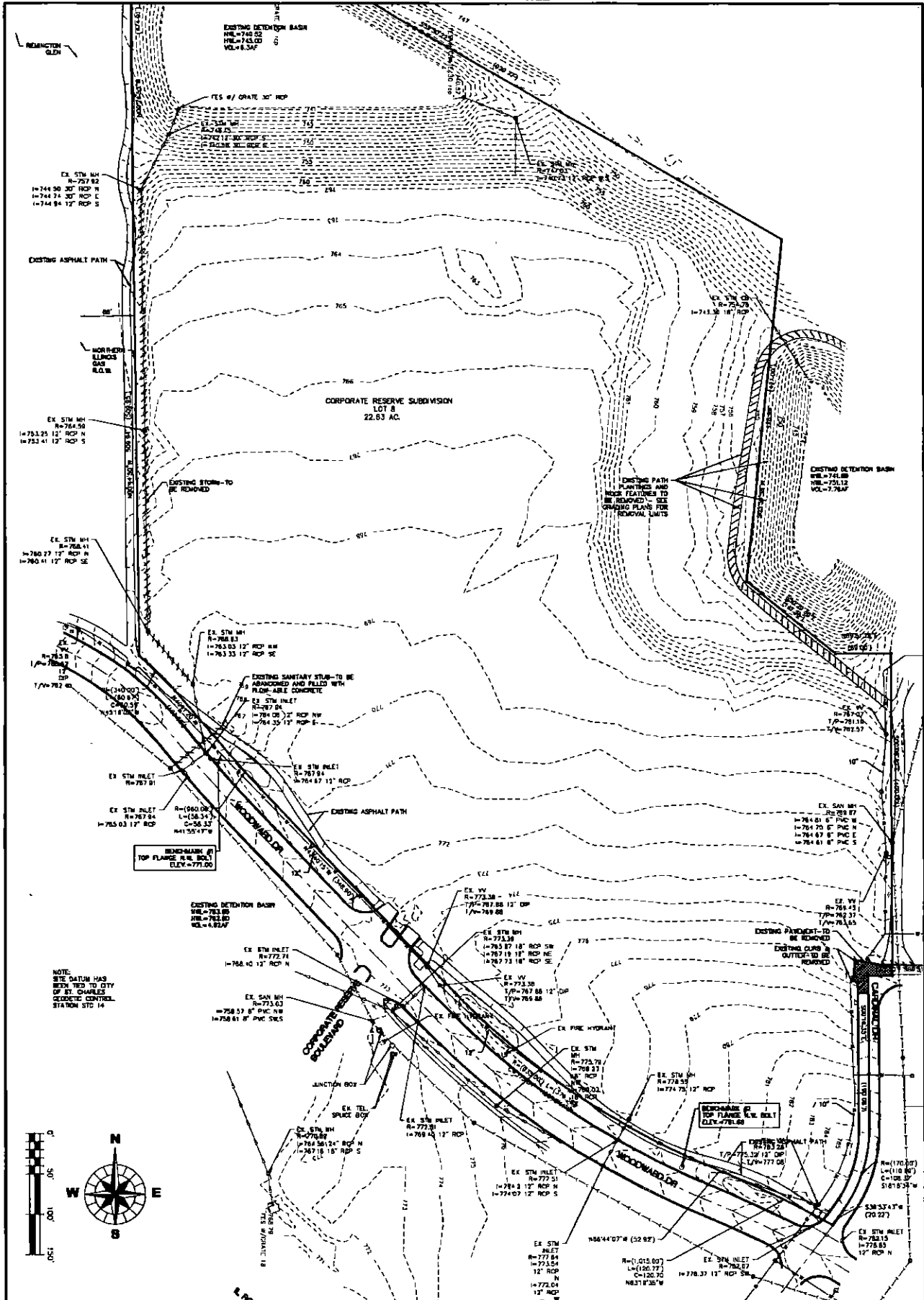
CORPORATE RESERVE SUBDIVISION OF LOT B GENERAL NOTES AND SPECIFICATIONS

Table with columns: AREA, ACRES, TOTAL ACRES, etc. for various lots and areas.

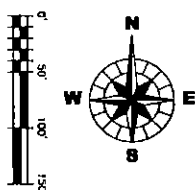
WILLS BUREAU RELIEF ASSOCIATED LTD. DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET, SUITE 201 DENVER, COLORADO 80206 PHONE NUMBER



PROJECT NO. 14229 DATE: 11/28/2015 DRAWING NO. 2 OF 26 SHEET. GN1



NOTE:
SITE DATUM HAS
BEEN TIED TO CITY
OF ST. CHARLES
GEODESIC CONTROL
STATION STD 14

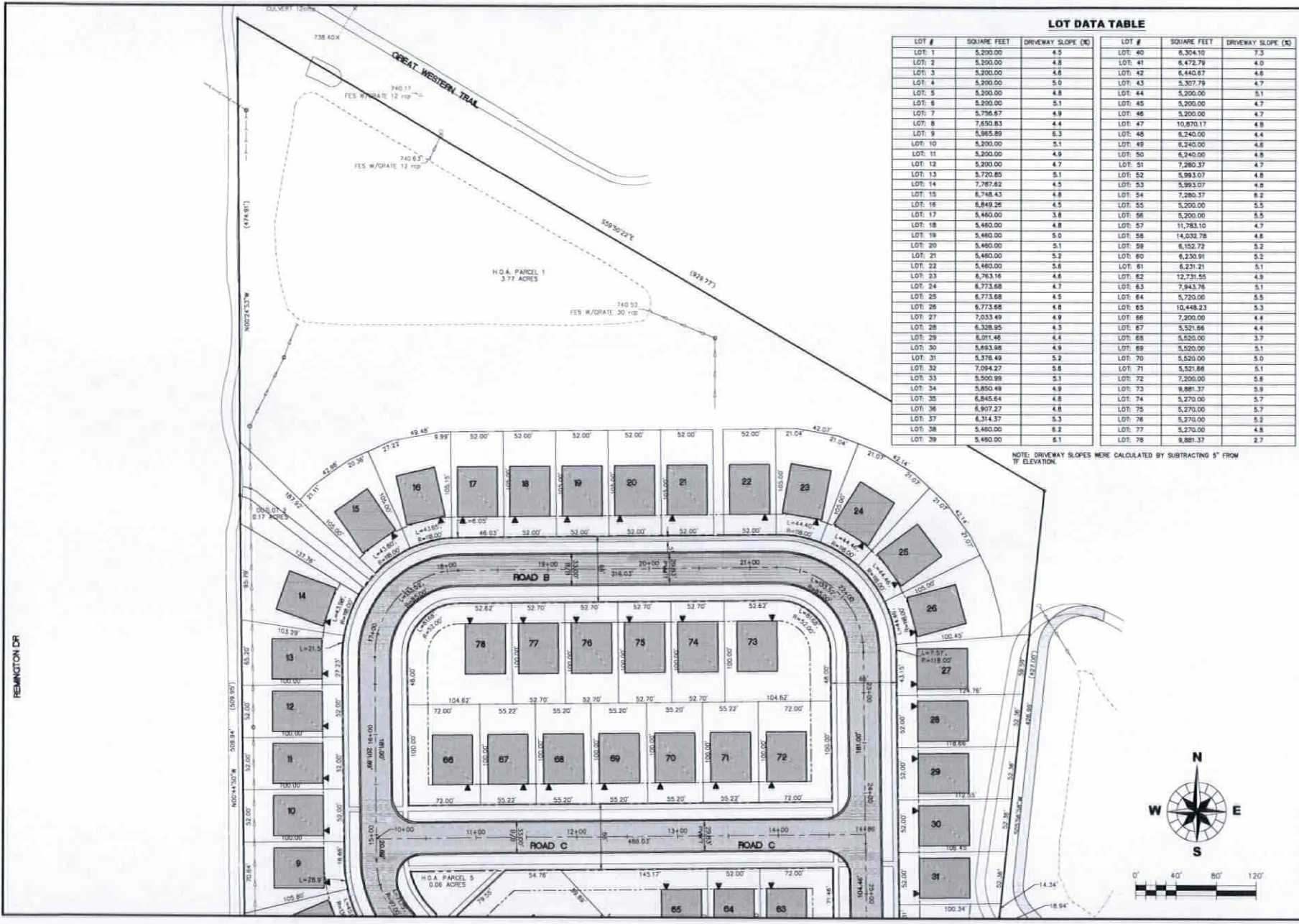


WILLS BURKE KELSEY ASSOCIATES LTD.
118 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

DOOR	J&E
OWN	J&E
CHRD	J&E
SCALE:	1" = 30'
DATE:	PER CITY REVIEW LETTER DATED 11-12-18
NATURE OF REVISION:	REVISED DWD

CORPORATE RESERVE SUBDIVISION OF LOT 8
EXISTING CONDITIONS AND DEMOLITION PLAN



LOT DATA TABLE

LOT #	SQUARE FEET	DRIVEWAY SLOPE (%)	LOT #	SQUARE FEET	DRIVEWAY SLOPE (%)
LOT: 1	5,200.00	4.5	LOT: 40	6,304.10	7.3
LOT: 2	5,200.00	4.8	LOT: 41	6,472.79	4.0
LOT: 3	5,200.00	4.6	LOT: 42	6,440.67	4.6
LOT: 4	5,200.00	5.0	LOT: 43	5,307.79	4.7
LOT: 5	5,200.00	4.8	LOT: 44	5,200.00	5.1
LOT: 6	5,200.00	5.1	LOT: 45	5,200.00	4.7
LOT: 7	5,796.67	4.9	LOT: 46	5,200.00	4.7
LOT: 8	7,650.83	4.4	LOT: 47	10,670.17	4.8
LOT: 9	5,365.89	6.3	LOT: 48	6,240.00	4.4
LOT: 10	5,200.00	5.1	LOT: 49	6,240.00	4.6
LOT: 11	5,200.00	4.9	LOT: 50	6,240.00	4.8
LOT: 12	5,200.00	4.7	LOT: 51	7,280.37	4.7
LOT: 13	5,720.85	5.1	LOT: 52	5,993.07	4.8
LOT: 14	7,767.62	4.5	LOT: 53	5,993.07	4.8
LOT: 15	6,748.43	4.8	LOT: 54	7,280.37	6.2
LOT: 16	6,849.26	4.5	LOT: 55	5,200.00	5.5
LOT: 17	5,460.00	3.8	LOT: 56	5,200.00	5.5
LOT: 18	5,460.00	4.8	LOT: 57	11,763.10	4.7
LOT: 19	5,460.00	5.0	LOT: 58	14,032.76	4.6
LOT: 20	5,460.00	5.1	LOT: 59	6,152.72	5.2
LOT: 21	5,460.00	5.2	LOT: 60	6,230.91	5.2
LOT: 22	5,460.00	5.6	LOT: 61	6,231.21	5.1
LOT: 23	6,763.16	4.6	LOT: 62	12,731.55	4.9
LOT: 24	6,773.66	4.7	LOT: 63	7,943.76	5.1
LOT: 25	6,773.66	4.5	LOT: 64	5,720.00	5.5
LOT: 26	9,773.66	4.8	LOT: 65	10,448.23	5.3
LOT: 27	7,033.49	4.9	LOT: 66	7,200.00	4.4
LOT: 28	6,328.95	4.3	LOT: 67	5,521.66	4.4
LOT: 29	6,011.46	4.4	LOT: 68	5,520.00	3.7
LOT: 30	5,693.96	4.9	LOT: 69	5,520.00	5.1
LOT: 31	5,376.49	5.2	LOT: 70	5,520.00	5.0
LOT: 32	7,094.27	5.8	LOT: 71	5,521.66	5.1
LOT: 33	5,500.99	5.1	LOT: 72	7,200.00	6.6
LOT: 34	5,260.49	4.9	LOT: 73	6,989.37	5.8
LOT: 35	6,845.64	4.8	LOT: 74	5,270.00	5.7
LOT: 36	6,907.27	4.8	LOT: 75	5,270.00	5.7
LOT: 37	6,314.37	5.3	LOT: 76	5,270.00	5.2
LOT: 38	5,460.00	6.2	LOT: 77	5,270.00	4.8
LOT: 39	5,460.00	6.1	LOT: 78	9,881.37	2.7

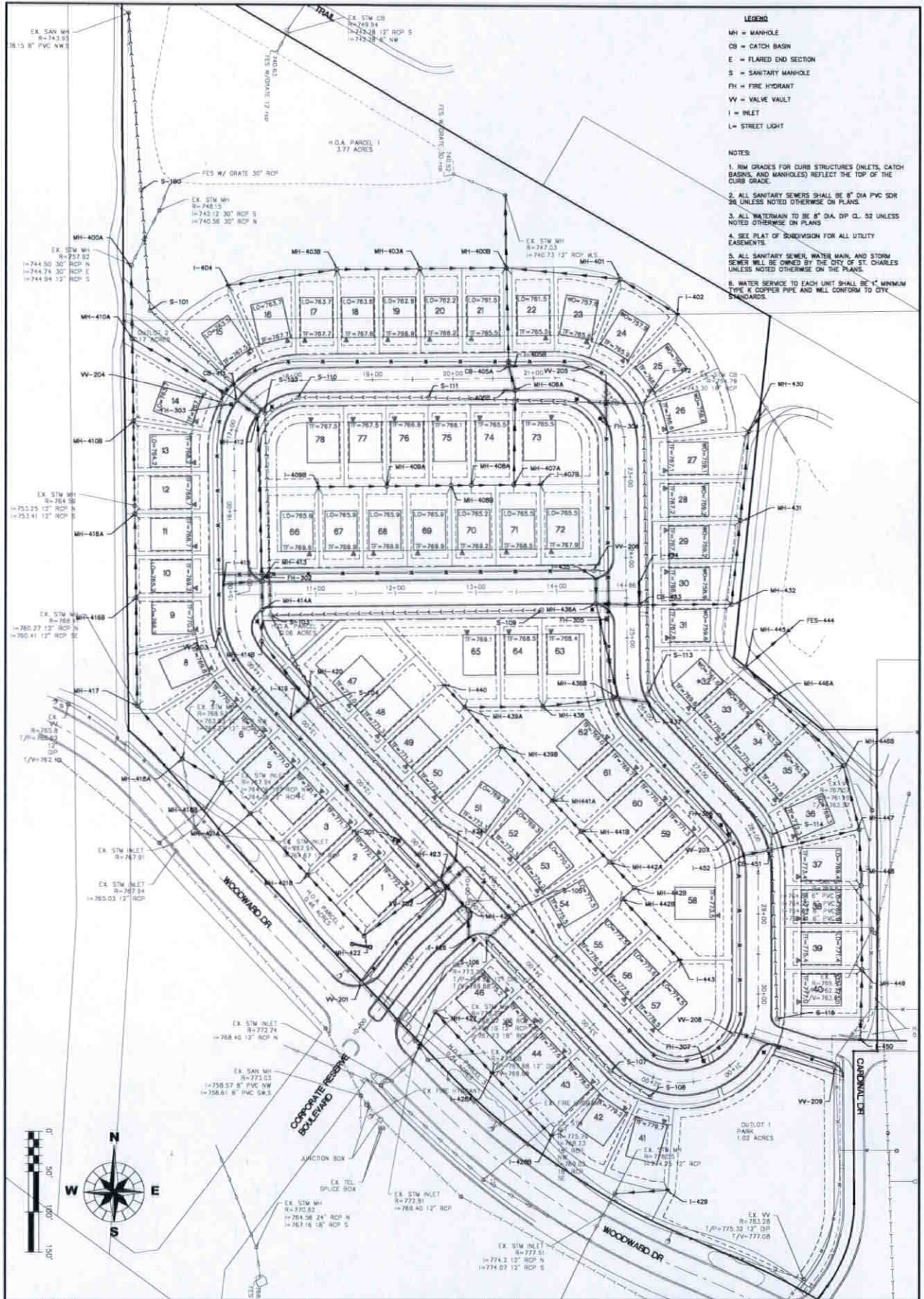
NOTE: DRIVEWAY SLOPES WERE CALCULATED BY SUBTRACTING 5" FROM IF ELEVATION.

CORPORATE RESERVE SUBDIVISION OF LOT B GEOMETRIC PLAN

CLIENT: **WILLS BURKE KELSEY ASSOCIATES LTD.**
 1414 N. 14th St., Suite 201
 St. Charles, Illinois 60174
 (630) 443-7755

DEVELOPER: **CORPORATE RESERVE PARTNERS, LLC**
 270 ST. PAUL STREET, #300
 DENVER, CO 80206
 PHONE NUMBER

PROJECT NO. 140206
 DATE: 05-08-2013
 DRAWING NO. 8 OF 28
 SHEET: **GM1**

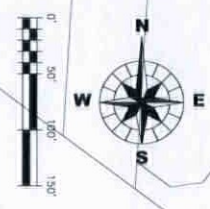


LEGEND

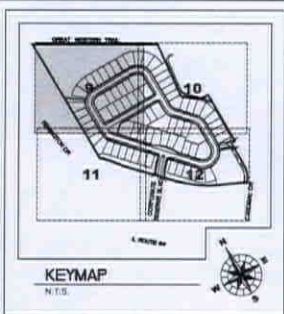
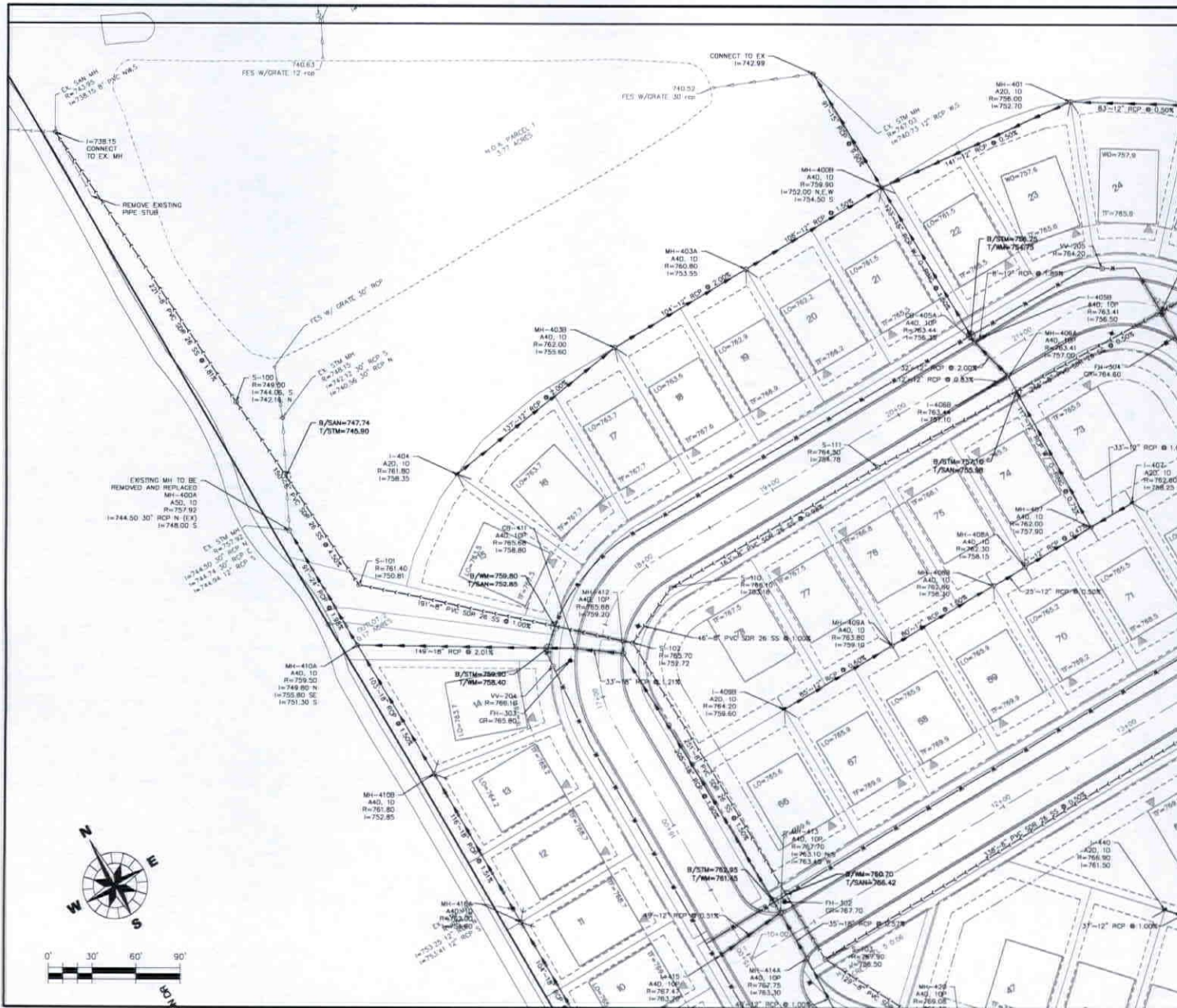
MH = MANHOLE
 CB = CATCH BASIN
 E = FLARED END SECTION
 S = SANITARY MANHOLE
 FH = FIRE HYDRANT
 W = VALVE VAULT
 I = INLET
 L = STREET LIGHT

NOTES

1. R/W GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.
2. ALL SANITARY SEWERS SHALL BE 8" DIA PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS.
3. ALL WATERMAIN TO BE 8" DIA CP CL. 52 UNLESS NOTED OTHERWISE ON PLANS.
4. SEE PLAT OF SUBDIVISION FOR ALL UTILITY EASEMENTS.
5. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER WILL BE OWNED BY THE CITY OF ST. CHARLES UNLESS NOTED OTHERWISE ON THE PLANS.
6. WATER SERVICE TO EACH UNIT SHALL BE 1/2" MINIMUM TYPE K COPPER PIPE AND WILL CONFORM TO CITY STANDARDS.



WBK WILLS BURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	CLIENT CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET, #300 DENVER, COLORADO 80206 PHONE NUMBER	DESIGNED BY: JRE DRAWN BY: JRE CHECKED BY: JOL SCALE: 1" = 100' DATE: 01/11/16 PER CITY REVIEW LETTER DATED 11-13-15 DATE: NATURE OF REVISION: 01/16/2016 DWG	CORPORATE RESERVE SUBDIVISION OF LOT 8 OVERALL UTILITY PLAN
		PROJECT NO: 09/11	SHEET NO: 01

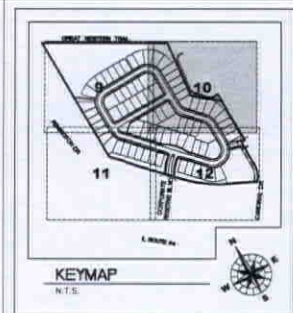
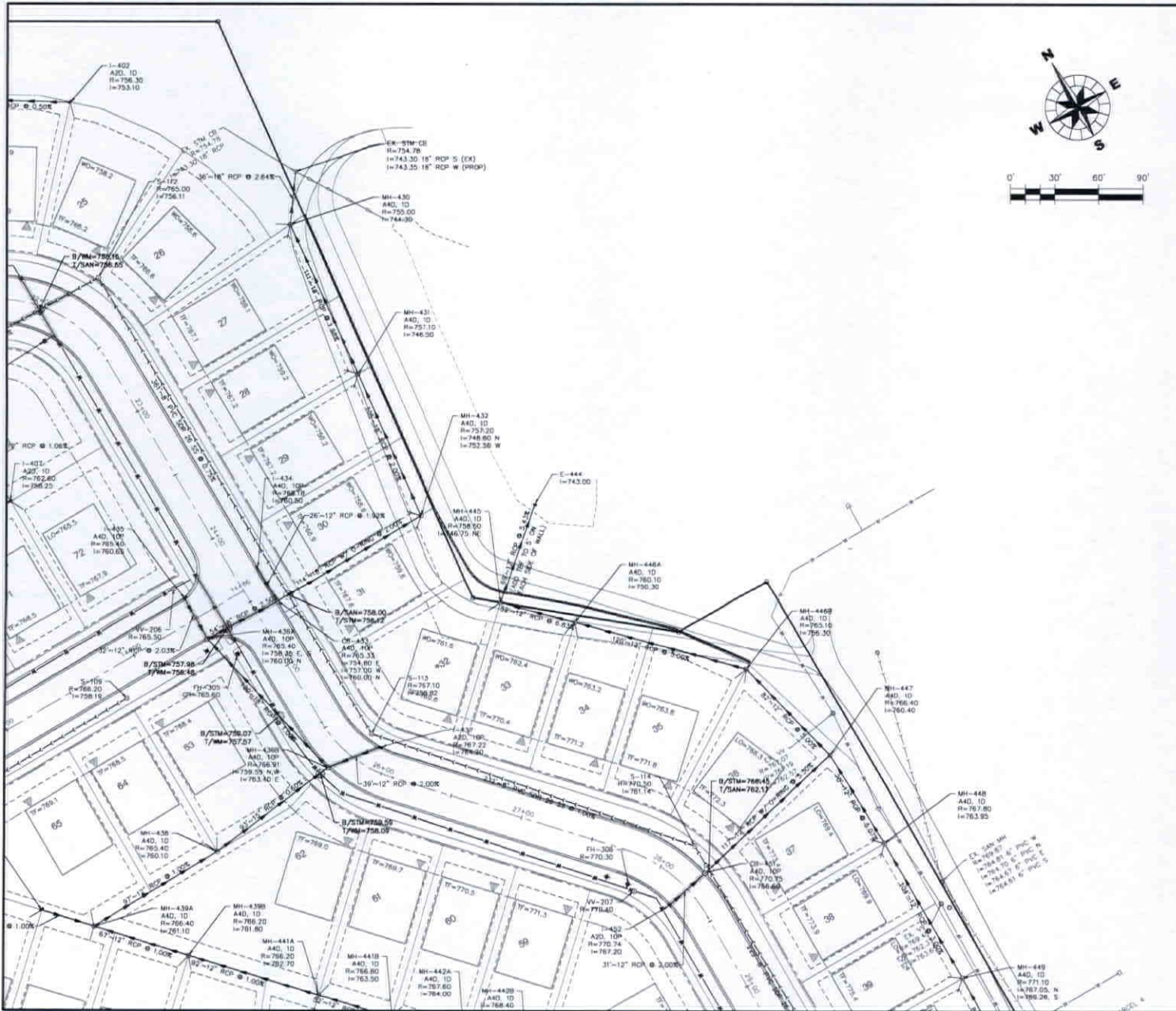


- LEGEND**
- MH = MANHOLE
 - CB = CATCH BASIN
 - E = FLARED END SECTION
 - S = SANITARY MANHOLE
 - FH = FIRE HYDRANT
 - W = VALVE VAULT
 - I = INLET
 - 10P = NEEHAH R-3281-A CURB FRAME AND GRATE FOR 8.612
 - 11P = NEEHAH R-3506-A2 CURB FRAME AND GRATE DEPRESSED
 - 1C = NEEHAH R-1713-C FRAME WITH CLOSED LID
 - 1D = NEEHAH R-1713 FRAME AND GRATE (OPEN LID)
- INDICATES PIPE CROSSING
 INDICATES PIPE FOLLOWING
 TRENCH BACKFILL

- STRUCTURE NUMBER
 TYPE OF STRUCTURE
 TYPE OF FRAME & LID
 RM ELEVATION
 PIPE DIAMETER SIZE
 INVERT ELEVATION AND DIRECTION

- NOTES:**
1. RM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.
 2. ALL SANITARY SEWERS SHALL BE 8" DIA. PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS. ALL SANITARY MANHOLES TO BE 48" DIAMETER WITH NEEHAH R-1713 FRAME AND CLOSED LID. PROVIDE EXTERNAL CHIMNEY SEALS AFTER FINAL GRADE ADJUSTMENT.
 3. ALL WATERMAIN TO BE 8" DIA. DP CL 52 UNLESS NOTED OTHERWISE ON PLANS.
 4. SEE PLAT OF SUBDIVISION FOR ALL UTILITY EASEMENTS.
 5. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER WILL BE OWNED BY THE CITY OF ST. CHARLES UNLESS NOTED OTHERWISE ON THE PLANS.
 6. WATER SERVICE TO EACH UNIT SHALL BE 1" MINIMUM TYPE K COPPER PIPE AND WILL CONFORM TO CITY STANDARDS.
 7. CONTRACTORS TO PROVIDE ADDITIONAL FITTINGS AS NECESSARY TO (NO 90 DEGREE FITTINGS WILL BE ALLOWED) DEFLECT WATERMAIN ALONG STREET CURVES WITHOUT EXCEEDING MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION AT PIPE JOINTS. (MINIMUM RADIUS OF CURVATURE TO BE OBTAINED BY PIPE JOINTS ONLY-260c.)
 8. TRENCH BACKFILL SHOWN FOR MANLINE, SANITARY, STORM AND WATER ONLY. TRENCH BACKFILL REQUIRED FOR SANITARY AND WATER SERVICES AND CONDUITS THAT CROSS PROPOSED PAVEMENT EVEN THOUGH IT IS NOT SHOWN.
 9. SOME SANITARY SERVICE CONNECTIONS WILL REQUIRE RISER TO AVOID CONFLICT WITH OTHER UTILITIES.
 10. ALL STORM SEWER SHALL BE REINFORCED CONCRETE PIPE AND A MINIMUM OF 12" IN DIAMETER. THE CLASS OF STORM SEWER PIPE SHALL CONFORM TO THE CHART IN SECTION 500 OF THE SDRBC FOR TYPE I OR TYPE II CONSTRUCTION. ALL FLARED END SECTIONS SHALL BE REINFORCED CONCRETE.
 11. ALL SUMP CONNECTIONS ARE 10'-6" PVC SCH 40.

CORPORATE RESERVE SUBDIVISION OF LOT B UTILITY PLAN	
CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 1100 PULASKI AVENUE, SUITE 1000 DENVER, COLORADO 80202 PHONE NUMBER: 303-733-1100	PROJECT NO. 140396 DATE: 10-08-2015 DRAWING NO. 9 OF 34 SHEET:
UT1	



- LEGEND**
- MH = MANHOLE
 - CB = CATCH BASIN
 - E = FLARED END SECTION
 - S = SANITARY MANHOLE
 - FH = FIRE HYDRANT
 - VV = VALVE VAULT
 - I = INLET
 - 10P = NEEHAH R-3281-A CURB FRAME AND GRATE FOR B.612
 - 11P = NEEHAH R-3506-A2 CURB FRAME AND GRATE DEPRESSED
 - 1C = NEEHAH R-1713-C FRAME WITH CLOSED LID
 - 1D = NEEHAH R-1713 FRAME AND GRATE (OPEN LID)

- INDICATES PIPE CONFLICT
 - INDICATES PIPE CROSSING
 - ▨ WATER MAIN CROSSING
 - ▨ TRENCH BACKFILL
- TYPE OF STRUCTURE
- = FLAT TOP
 - = JACO
 - = INVERT ELEVATION AND DIRECTION
- STRUCTURE NUMBER
- MH-10
 - A4D, 10
 - R=746.50
 - I=746.50 N.W.

- NOTES:**
1. RM GRASSES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.
 2. ALL SANITARY SEWERS SHALL BE 8" DIA PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS. ALL SANITARY MANHOLES TO BE 48" DIAMETER WITH NEEHAH R-1713 FRAME AND CLOSED LID. PROVIDE EXTERNAL CHIMNEY SCALE AFTER FINAL GRADE ADJUSTMENT.
 3. ALL WATERMAIN TO BE 8" DIA. DWP CL. 52 UNLESS NOTED OTHERWISE ON PLANS.
 4. SEE PLAN OF SUBDIVISION FOR ALL UTILITY EASEMENTS.
 5. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER WILL BE OWNED BY THE CITY OF ST. CHARLES UNLESS NOTED OTHERWISE ON THE PLANS.
 6. WATER SERVICE TO EACH UNIT SHALL BE 1" MINIMUM TYPE K COPPER PIPE AND WILL CONFORM TO CITY STANDARDS.
 7. CONTRACTORS TO PROVIDE ADDITIONAL FITTINGS AS NECESSARY TO (NO 90 DEGREE FITTINGS WILL BE ALLOWED) DEFLECT WATERMAIN ALONG STREET CURVES WITHOUT EXCEEDING MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION AT PIPE JOINTS (MINIMUM RADIUS OF CURVATURE TO BE OBTAINED BY PIPE JOINTS ONLY-250c.).
 8. TRENCH BACKFILL SHOWN FOR MAINLINE SANITARY, STORM AND WATER ONLY. TRENCH BACKFILL REQUIRED FOR SANITARY AND WATER SERVICES AND CONDUITS THAT CROSS PROPOSED PAVEMENT EVEN THOUGH IT IS NOT SHOWING.
 9. SOME SANITARY SERVICE CONNECTIONS WILL REQUIRE RISER TO AVOID CONFLICT WITH OTHER UTILITIES.
 10. ALL STORM SEWER SHALL BE REINFORCED CONCRETE PIPE AND A MINIMUM OF 12" IN DIAMETER. THE CLASS OF STORM SEWER PIPE SHALL CONFORM TO THE CHART IN SECTION 550 OF THE SDRBC FOR TYPE I OR TYPE II CONSTRUCTION. ALL FLARED END SECTIONS SHALL BE REINFORCED CONCRETE.
 11. ALL SUMP CONNECTIONS ARE 10"-6" PVC SCH 40.

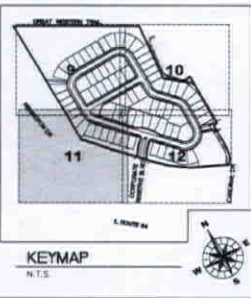
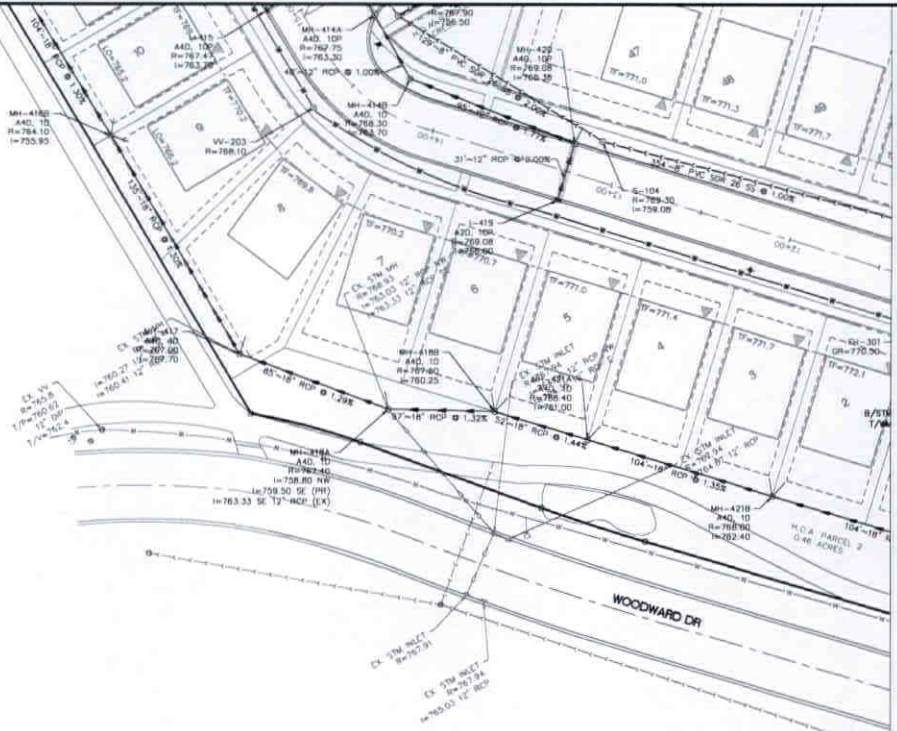
CORPORATE RESERVE SUBDIVISION OF LOT 8 UTILITY PLAN

CLIENT: **CORPORATE RESERVE LLC**
 210 WEST PAUL STREET, SUITE 200
 DENVER, COLORADO 80206
 PHONE NUMBER

PROJECT NO. 164039
 DATE: 10-08-2015
 DRAWING NO. 160P-38
 SHEET

UT2

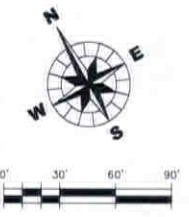
NO ADJUNCTION



- LEGEND**
- MH = MANHOLE
 - CB = CATCH BASIN
 - E = FLARED END SECTION
 - S = SANITARY MANHOLE
 - FH = FIRE HYDRANT
 - VV = VALVE VAULT
 - I = INLET
 - 10P = NEENAH R-3281-A CURB FRAME AND GRATE FOR B.612
 - 11P = NEENAH R-3506-A2 CURB FRAME AND GRATE DEPRESSION
 - 1C = NEENAH R-1713-C FRAME WITH CLOSED LID
 - 1D = NEENAH R-1713 FRAME AND GRATE (OPEN LID)
- INDICATES PIPE CONFLICT
 WATER MAIN LOWERING
 TRENCH BACKFILL
 INDICATES PIPE CROSSING

TYPE OF STRUCTURE	STRUCTURE NUMBER	TYPE OF FRAME & LID	RM ELEVATION
B = FLAT TOP	MH-10	48" x 48"	748.50
DIAMETER SIZE			INVERT ELEVATION AND DIRECTION
			IN=740.50 N.W.

- NOTES:**
- RM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.
 - ALL SANITARY SEWERS SHALL BE 8" DIA PVC SDR 35 UNLESS NOTED OTHERWISE ON PLANS. ALL SANITARY MANHOLES TO BE 48" DIAMETER WITH NEENAH R-1713 FRAME AND CLOSED LID. PROVIDE EXTERNAL CHIMNEY SEALS AFTER FINAL GRADE ADJUSTMENT.
 - ALL WATERMAIN TO BE 8" DIA, DWP CL. S2 UNLESS NOTED OTHERWISE ON PLANS.
 - SEE PLAT OF SUBDIVISION FOR ALL UTILITY EASEMENTS.
 - ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER WILL BE OWNED BY THE CITY OF ST. CHARLES UNLESS NOTED OTHERWISE ON THE PLANS.
 - WATER SERVICE TO EACH UNIT SHALL BE 1" MINIMUM TYPE K COPPER PIPE AND WILL CONFORM TO CITY STANDARDS.
 - CONTRACTORS TO PROVIDE ADDITIONAL FITTINGS AS NECESSARY TO (NO 90 DEGREE FITTINGS WILL BE ALLOWED) DEFLECT WATERMAIN ALONG STREET CURVES WITHOUT EXCEEDING MANUFACTURER'S RECOMMENDED MAXIMUM COLLECTION AT PIPE JOINTS (MINIMUM RADIUS OF CURVATURE TO BE OBTAINED BY PIPE JOINTS ONLY-250'-.)
 - TRENCH BACKFILL SHOWN FOR MANLINE, SANITARY, STORM AND WATER ONLY. TRENCH BACKFILL REQUIRED FOR SANITARY AND WATER SERVICES AND CONDUITS THAT CROSS PROPOSED PAVEMENT EVEN THOUGH IT IS NOT SHOWN.
 - SOME SANITARY SERVICE CONNECTIONS WILL REQUIRE RISER TO AVOID CONFLICT WITH OTHER UTILITIES.
 - ALL STORM SEWER SHALL BE REINFORCED CONCRETE PIPE AND A MINIMUM OF 12" IN DIAMETER. THE CLASS OF STORM SEWER PIPE SHALL CONFORM TO THE CHART IN SECTION 550 OF THE SDR305 FOR TYPE I OR TYPE II CONSTRUCTION. ALL FLARED END SECTIONS SHALL BE REINFORCED CONCRETE.
 - ALL SUMP CONNECTIONS ARE 10"-6" PVC SCH 40.



TITLE
**CORPORATE RESERVE
 SUBDIVISION OF LOT 8**

UTILITY PLAN

NO.	DATE	DESCRIPTION	BY	CHKD.	APP.
1	11/12/15	PRELIMINARY UTILITY PLAN			
2	11/12/15	FINAL UTILITY PLAN			

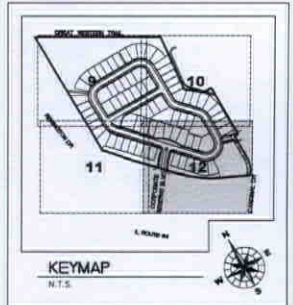
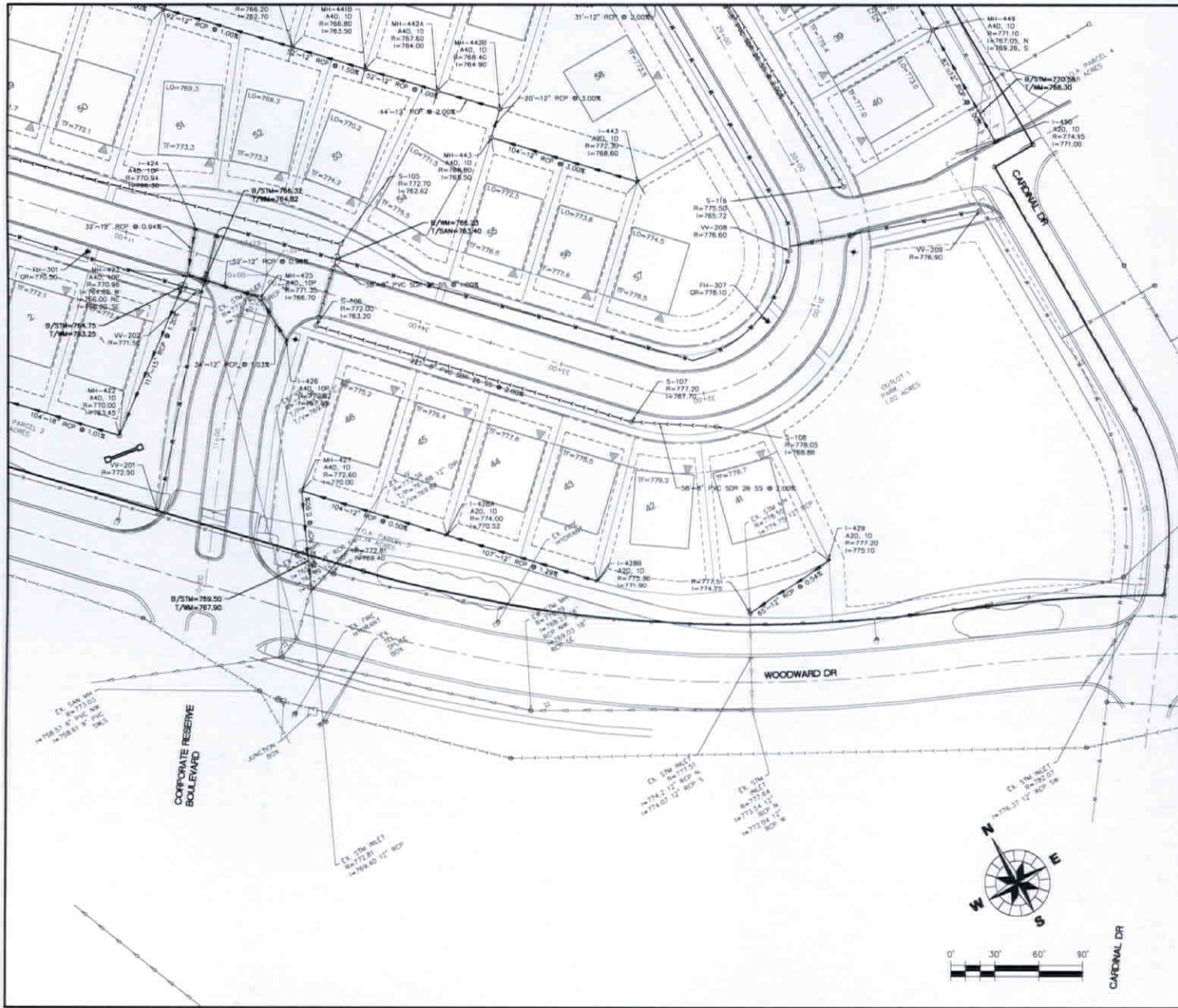
SCALE: 1" = 30'

DATE: 11/12/15

CLIENT
**CORPORATE RESERVE
 DEVELOPMENT PARTNERS, LLC
 1115 WEST MAIN STREET, SUITE 201
 ST. CHARLES, ILLINOIS 60174
 (630) 443-7755**

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. **110P-30**
 SHEET

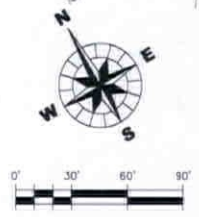
UT3



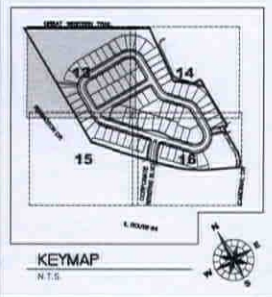
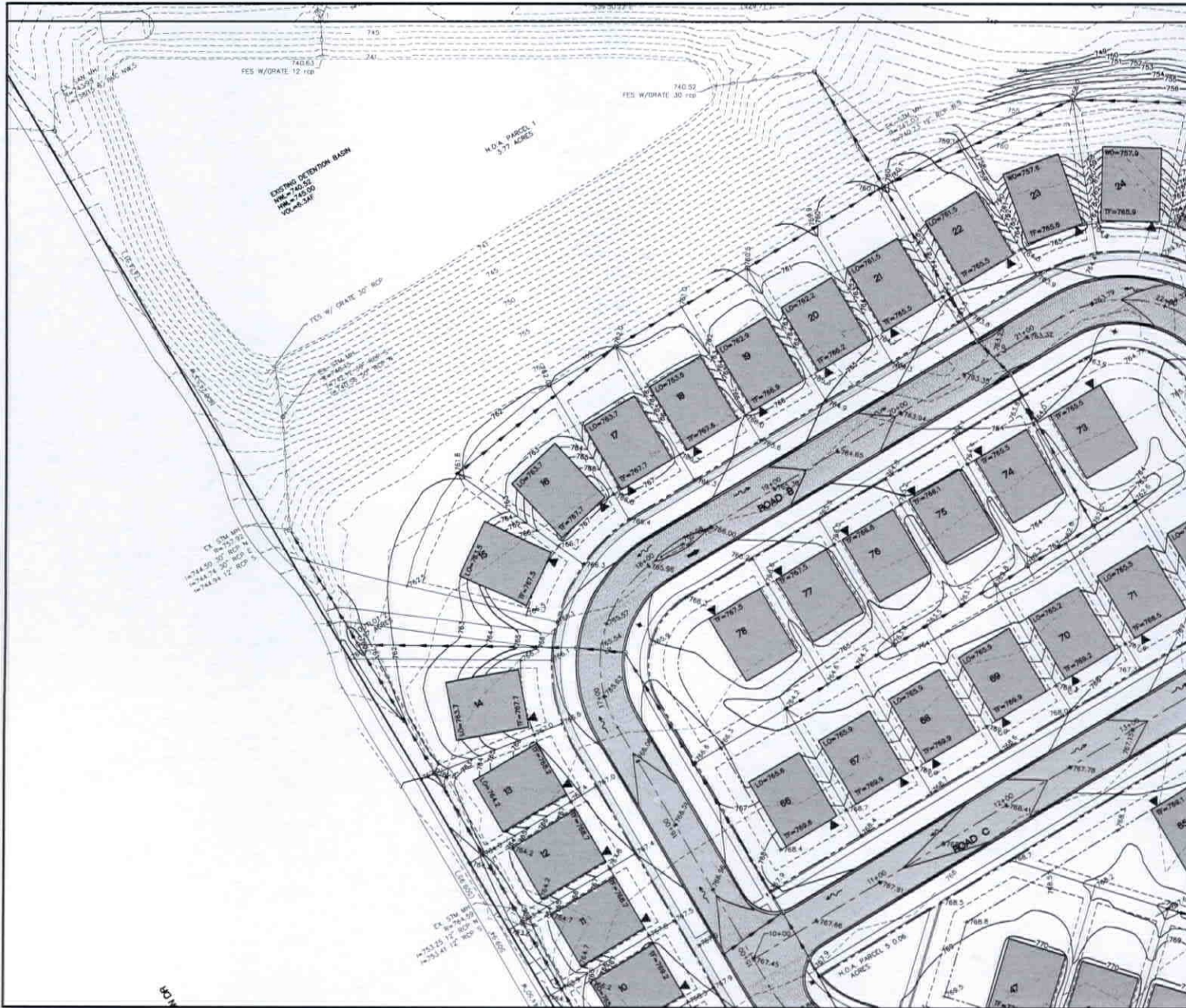
- LEGEND**
- MH = MANHOLE
 - CB = CATCH BASIN
 - E = FLARED END SECTION
 - S = SANITARY MANHOLE
 - PH = FIRE HYDRANT
 - VV = VALVE VAULT
 - I = INLET
- 10P = NEENAH R-3281-A CURB FRAME AND GRATE FOR B.612
 11P = NEENAH R-3508-A2 CURB FRAME AND GRATE DEPRESSED
 1C = NEENAH R-1713-C FRAME WITH CLOSED LID
 1D = NEENAH R-1713 FRAME AND GRATE, (OPEN LID)
- INDICATES PIPE CONFLICT
 ○ INDICATES PIPE CROSSING
- ▬ WATER MAIN LOWERING
 ▬ TRENCH BACKFILL

TYPE OF STRUCTURE	STRUCTURE NUMBER	TYPE OF FRAME & LID
MH	MH-10	MH-10
B	A40, 10	RM ELEVATION
	W=748.50	
	W=740.00 N.W.	INVERT ELEVATION AND DIRECTION

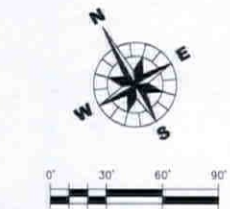
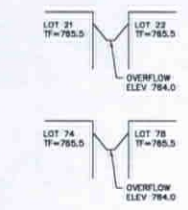
- NOTES:**
1. RIM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.
 2. ALL SANITARY SEWERS SHALL BE 8" DIA PVC SDP 28 UNLESS NOTED OTHERWISE ON PLANS. ALL SANITARY MANHOLES TO BE 48" DIAMETER WITH NEENAH (H-1713) FRAME AND CLOSED LID. PROVIDE EXTERNAL CHIMNEY SEALS AFTER FINAL GRADE ADJUSTMENT.
 3. ALL WATERMAIN TO BE 8" DIA. DIP CL. 52 UNLESS NOTED OTHERWISE ON PLANS.
 4. SEE PLAT OF SUBDIVISION FOR ALL UTILITY EASEMENTS.
 5. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER WILL BE OWNED BY THE CITY OF ST. CHARLES UNLESS NOTED OTHERWISE ON THE PLANS.
 6. WATER SERVICE TO EACH UNIT SHALL BE 1" MINIMUM TYPE K COPPER PIPE AND WILL CONFORM TO CITY STANDARDS.
 7. CONTRACTORS TO PROVIDE ADDITIONAL FITTINGS AS NECESSARY TO (NO 90 DEGREE FITTINGS WILL BE ALLOWED) DEFLECT WATERMAIN ALONG STREET CURVES WITHOUT EXCEEDING MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION AT PIPE JOINTS (MINIMUM RADIUS OF CURVATURE TO BE OBTAINED BY PIPE JOINTS ONLY-260A.)
 8. TRENCH BACKFILL SHOWN FOR MAINLINE SANITARY, STORM AND WATER ONLY. TRENCH BACKFILL REQUIRED FOR SANITARY AND WATER SERVICES AND CONDUITS THAT CROSS PROPOSED PAVEMENT EVEN THOUGH IT IS NOT SHOWN.
 9. SOME SANITARY SERVICE CONNECTIONS WILL REQUIRE RISER TO AVOID CONFLICT WITH OTHER UTILITIES.
 10. ALL STORM SEWER SHALL BE REINFORCED CONCRETE PIPE AND A MINIMUM OF 12" IN DIAMETER. THE CLASS OF STORM SEWER PIPE SHALL CONFORM TO THE CHART IN SECTION 550 OF THE OSBRC FOR TYPE I OR TYPE II CONSTRUCTION. ALL FLARED END SECTIONS SHALL BE REINFORCED CONCRETE.
 11. ALL SUMP CONNECTIONS ARE 10"-6" PVC SDH 40.



CORPORATE RESERVE SUBDIVISION OF LOT 8 UTILITY PLAN															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%;">PROJECT NO.</td> <td style="width: 25%;">140256</td> <td style="width: 25%;">DATE</td> <td style="width: 25%;">10-08-2015</td> </tr> <tr> <td>DRAWING NO.</td> <td>120938</td> <td>SHEET</td> <td>UT4</td> </tr> </table>	PROJECT NO.	140256	DATE	10-08-2015	DRAWING NO.	120938	SHEET	UT4	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;">CLIENT</td> <td style="width: 50%;">TITLE</td> </tr> <tr> <td style="width: 50%;"> WILLS BURVE KELSEY ASSOCIATES LTD. 1145 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755 </td> <td style="width: 50%;"> CORPORATE RESERVE PARTNERS, LLC 270 ST. PAUL STREET, SUITE 10206 DENVER COLORADO PHONE NUMBER </td> </tr> <tr> <td style="width: 50%;"> PROJECT NO. 140256 DATE 10-08-2015 DRAWING NO. 120938 SHEET UT4 </td> <td style="width: 50%;"> PROJECT NO. 140256 DATE 10-08-2015 DRAWING NO. 120938 SHEET UT4 </td> </tr> </table>	CLIENT	TITLE	WILLS BURVE KELSEY ASSOCIATES LTD. 1145 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	CORPORATE RESERVE PARTNERS, LLC 270 ST. PAUL STREET, SUITE 10206 DENVER COLORADO PHONE NUMBER	PROJECT NO. 140256 DATE 10-08-2015 DRAWING NO. 120938 SHEET UT4	PROJECT NO. 140256 DATE 10-08-2015 DRAWING NO. 120938 SHEET UT4
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CLIENT	TITLE														
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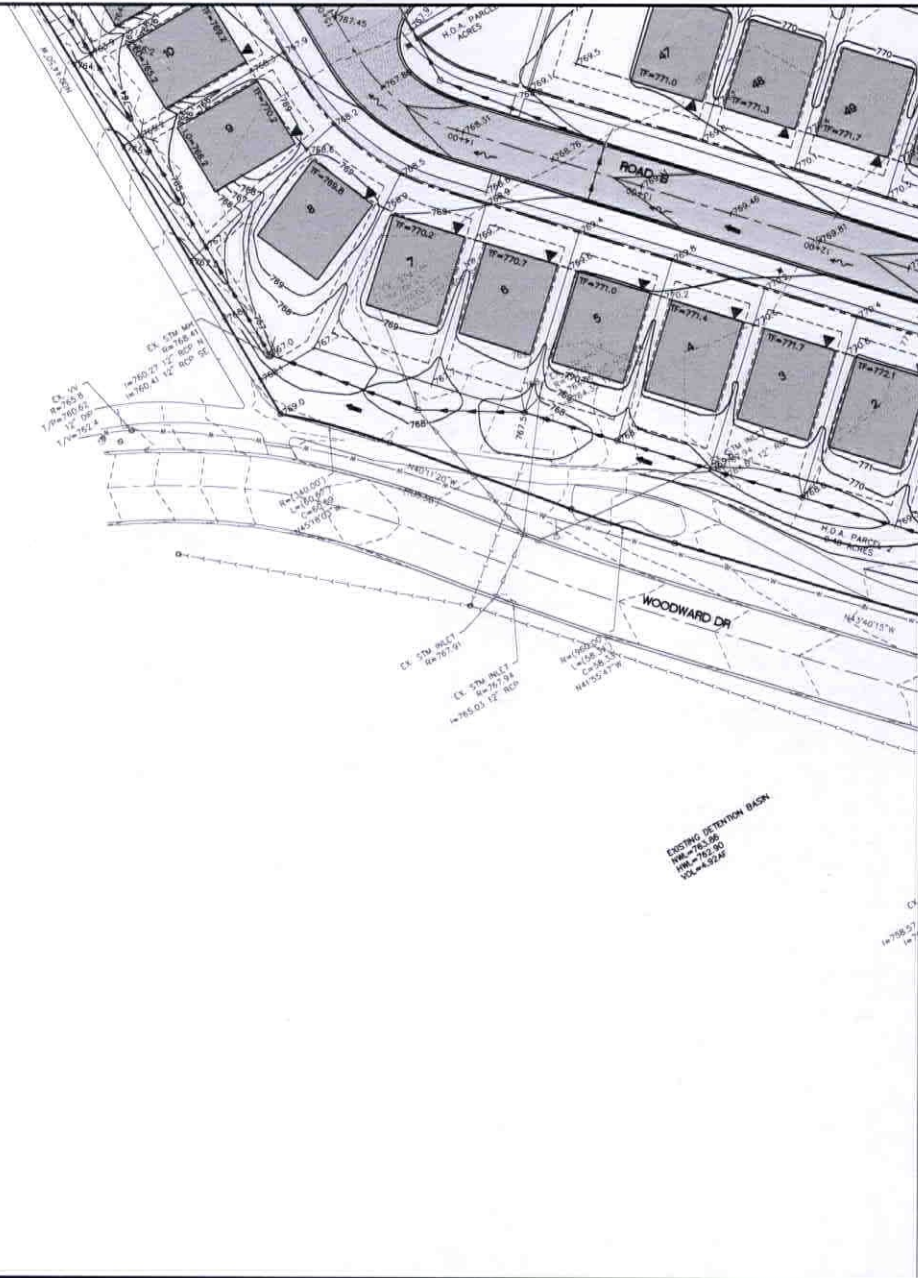


- NOTES:**
1. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDED.
 2. REFER TO DETAIL SHEETS FOR TYPICAL PAVEMENT SECTION AND TYPICAL LOT GRADING.
 3. MAXIMUM SIDE SLOPES OF DETENTION BASIN ARE 4:1.
 4. SEE SHEET SP1 FOR SPECIFICATIONS.
 5. OVERFLOW ROUTE:
 6. FLOW DIRECTION:
 7. SPOT GRADE: 3/4" MIN.
 8. ALL SPOT GRADES REPRESENT FINISHED GRADE, OR BACK OF CURB FINISHED GRADE UNLESS OTHERWISE NOTED.
 9. EF = EDGE OF PAVEMENT GRADE
 IF = FIN GRADING/SPOT GRADES FOR STORM STRUCTURE
 IN THE CURB REPRESENT THE FLOW LINE OF THE SLUTTER.
 TF = PROPOSED TOP OF FOUNDATION ELEVATION
 LO = PROPOSED LOOK-OUT ELEVATION
 WC = PROPOSED WALK-OUT ELEVATION
 PLO = PROPOSED PARTIAL LOOK-OUT ELEVATION
 GF = PROPOSED GARAGE FLOOR ELEVATION
 DS = PROPOSED DROP SIDING
 10. FINISHED GRADE SHALL BE 4" BELOW TF UNLESS NOTED.
 11. RESURFACED 6" TOPSOIL IN ALL DISTURBED GRASS AREAS.
 12. APPROXIMATE DRIVEWAY LOCATION:
 13. FOR DEMOLITION OF EXISTING STRUCTURES SEE ECI.
 14. GARAGE FLOOR IS 0.5' BELOW TF UNLESS NOTED.
 15. MAX ROADWAY CENTERLINE SLOPE IS 2.00%. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL CONFORM TO ADA/PROWAG STANDARDS.



CORPORATE RESERVE SUBDIVISION OF LOT 8	
GRADING AND DRAINAGE PLAN	
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10' UNIFORM

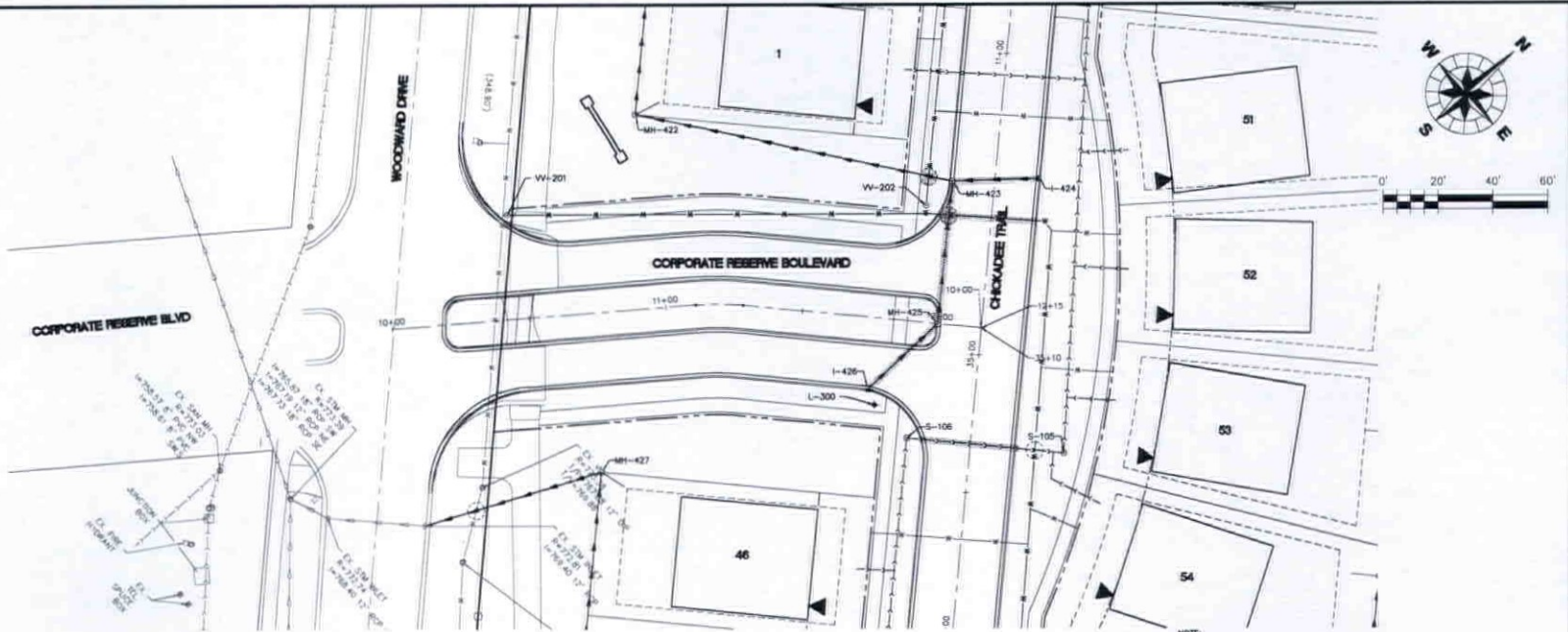


- NOTES:**
1. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDED.
 2. REFER TO DETAIL SHEETS FOR TYPICAL PAVEMENT SECTION AND TYPICAL LOT GRADING.
 3. MAXIMUM SIDE SLOPES OF DETENTION BASIN ARE 4:1.
 4. SEE SHEET SPM FOR SPECIFICATIONS.
 5. OVERFLOW ROUTE →
 6. FLOW DIRECTION —
 7. SPOT GRADE = 794.88
ALL SPOT GRADES REPRESENT FINISHED GRADE, OR BACK OF CURB FINISHED GRADE UNLESS OTHERWISE NOTED.
 8. EP = EDGE OF PAVEMENT GRADE
R = FIN. GRADE—RIM GRADES FOR STORM STRUCTURE IN THE CURB REPRESENT THE FLOW LINE OF THE GUTTER.
TF = PROPOSED TOP OF FOUNDATION ELEVATION
LO = PROPOSED LOOK-OUT ELEVATION
MO = PROPOSED MALK-OUT ELEVATION
PLO = PROPOSED PARTIAL LOOK-OUT
GF = PROPOSED GARAGE FLOOR ELEVATION
DS = PROPOSED DROP SIDING
 9. FINISHED GRADE SHALL BE 4" BELOW TF UNLESS NOTED.
 10. RESPAED 6" TOPSOIL IN ALL DISTURBED GRASS AREAS.
 11. APPROXIMATE DRIVEWAY LOCATION ▲
 12. FOR DEMOLITION OF EXISTING STRUCTURES SEE ECI.
 13. GARAGE FLOOR IS 0.5' BELOW TF UNLESS NOTED.
 14. MAX ROADWAY CENTERLINE SLOPE IS 2.00%. ALL SIDEWALKS AND SIDEWALK RAMPS SHALL CONFORM TO ADA/PROWAG STANDARDS.

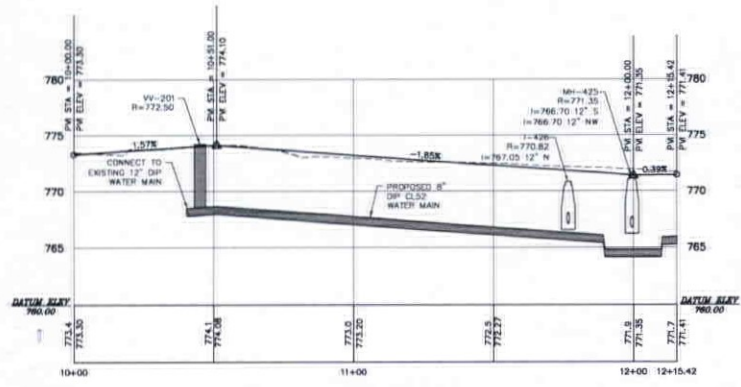


CORPORATE RESERVE SUBDIVISION OF LOT 8 GRADING AND DRAINAGE PLAN	DATE	SCALE	SHEET NO. 18 OF 38 SHEET
	DESIGN DRAWN CHECKED APPROVED	DATE SCALE DATE	
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 116 West Main Street, Suite 201 Denver, Colorado 80206 PHONE NUMBER	CLIENT WILLS BURKE KELSEY ASSOCIATES LTD 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	PROJECT NO. 140250 DATE: 10-09-2015 DRAWING NO. 18 OF 38 SHEET	SHEET NO. 18 OF 38 SHEET

GR3

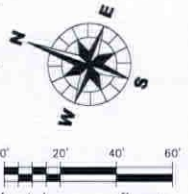
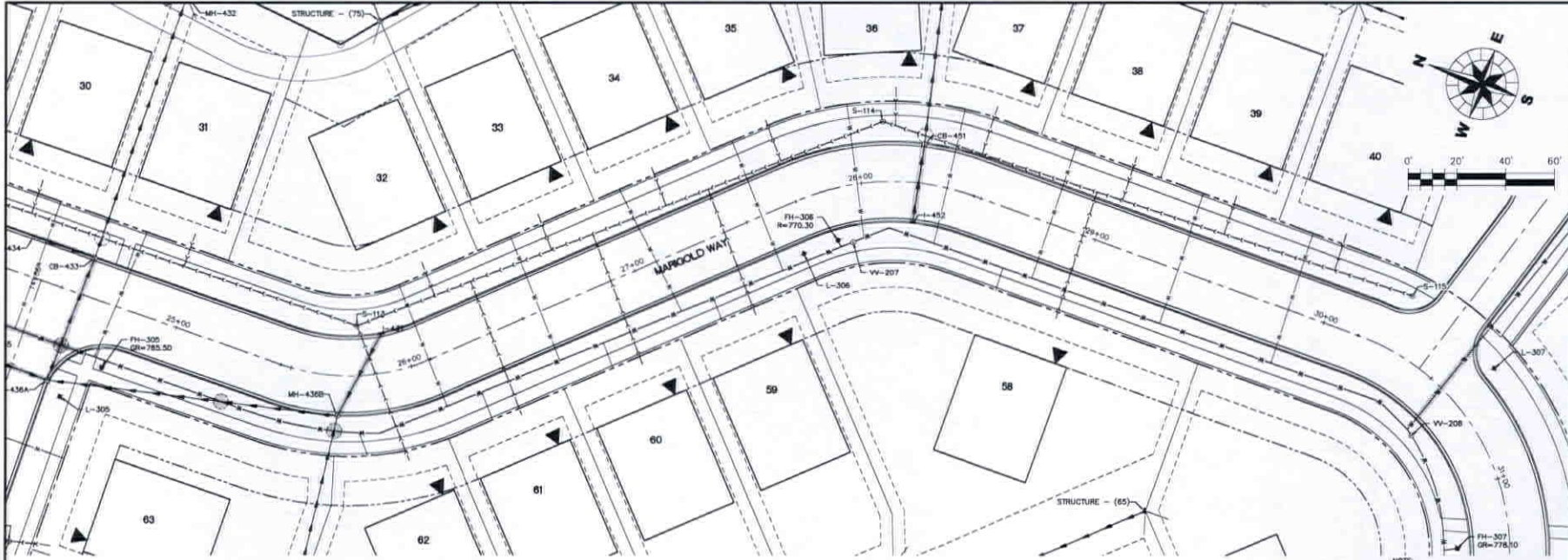


NOTE:
 1. RM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.



CORPORATE RESERVE BOULEVARD
 (STA. 10+00-12+14.42)
 VERTICAL SCALE: 1" = 5'
 HORIZONTAL SCALE: 1" = 20'

WILKS BURKE KESEY ASSOCIATES LTD 115 West Main Street, Suite 201 St. Charles, Illinois 60174 (833) 443-7755 		CORPORATE RESERVE SUBDIVISION OF LOT 8 PLAN AND PROFILES	
CLIENT	CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET, #300 DENVER, CO 80206 PHONE NUMBER	DATE	10-08-2015
PROJECT NO.	140204	DRAWING NO.	170734
SHEET	PP1	SCALE	AS NOTED



**CORPORATE RESERVE SUBDIVISION
OF LOT 8**

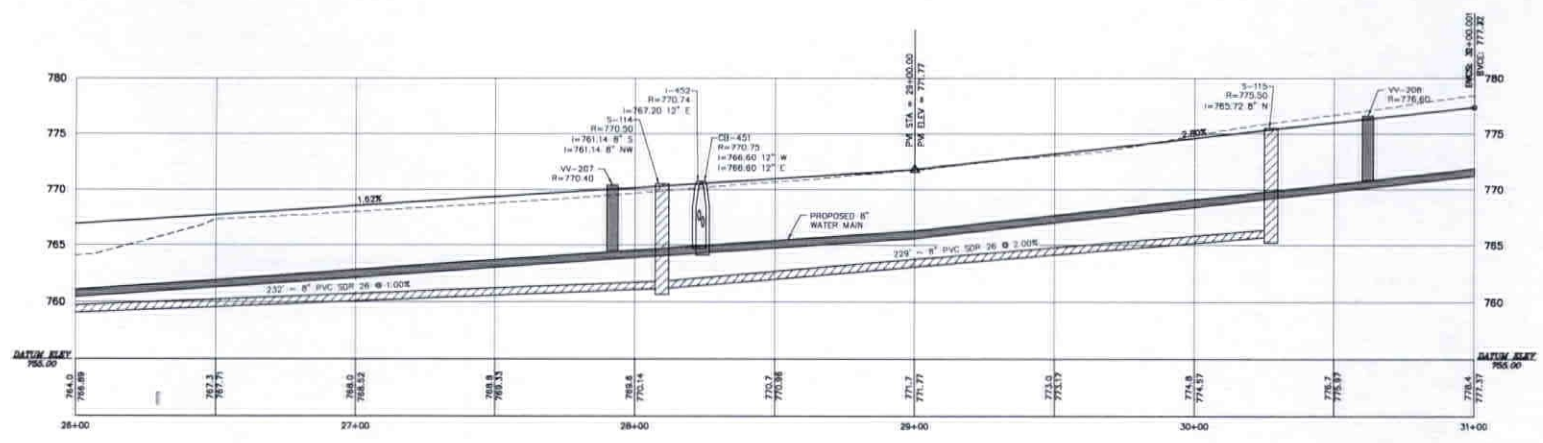
NO.	DATE	BY	CHKD.	APP'D.	SCALE AS NOTED
1	11/13/12	PER CITY ENGINEER	11/13/12		
2		DATE			SCALE AS NOTED

**CORPORATE RESERVE
DEVELOPMENT PARTNERS, LLC**
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KESEY ASSOCIATES LTD.
1111 CHERRY STREET, SUITE 201
DENVER, COLORADO 80202
PHONE NUMBER (303) 443-7755

PROJECT NO. 14029K
DATE: 11-08-2015
DRAWING NO. 210P.34
SHEET:

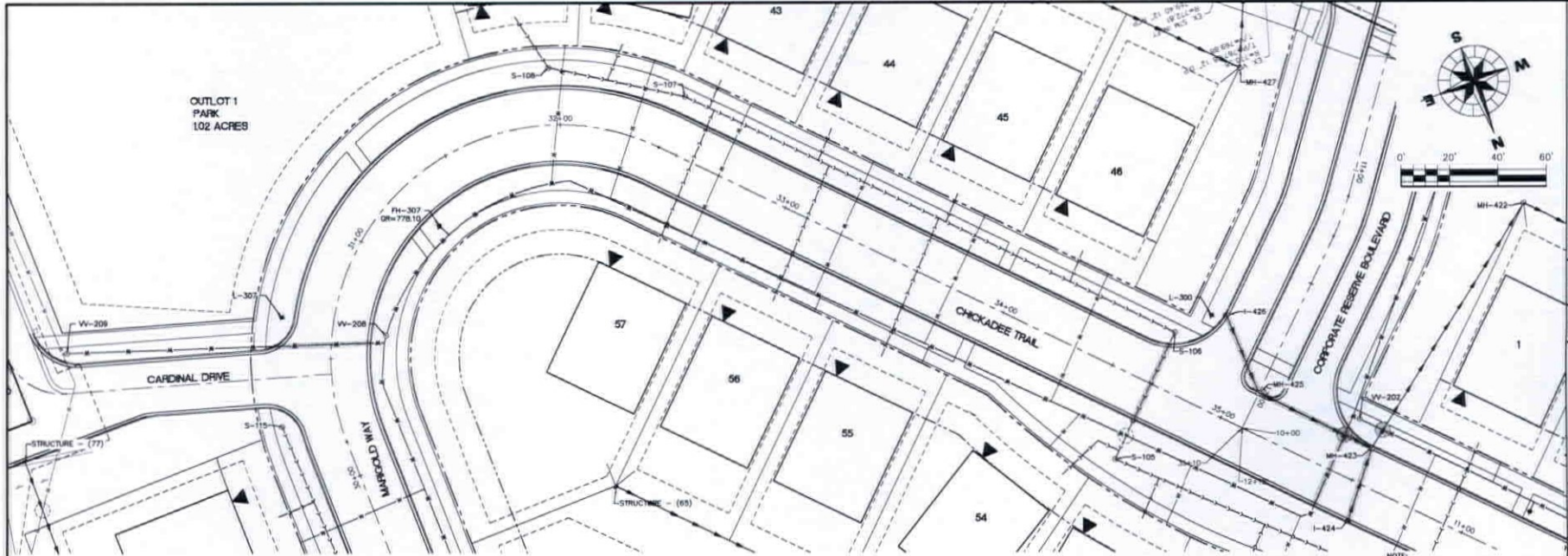
PP5



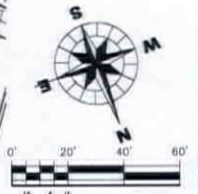
**MARIGOLD WAY
(STA. 26+00 - 31+00)**

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'

DATE PLOTTED: 11/13/12



OUTLOT 1
PARK
1.02 ACRES



CORPORATE RESERVE SUBDIVISION
OF LOT B

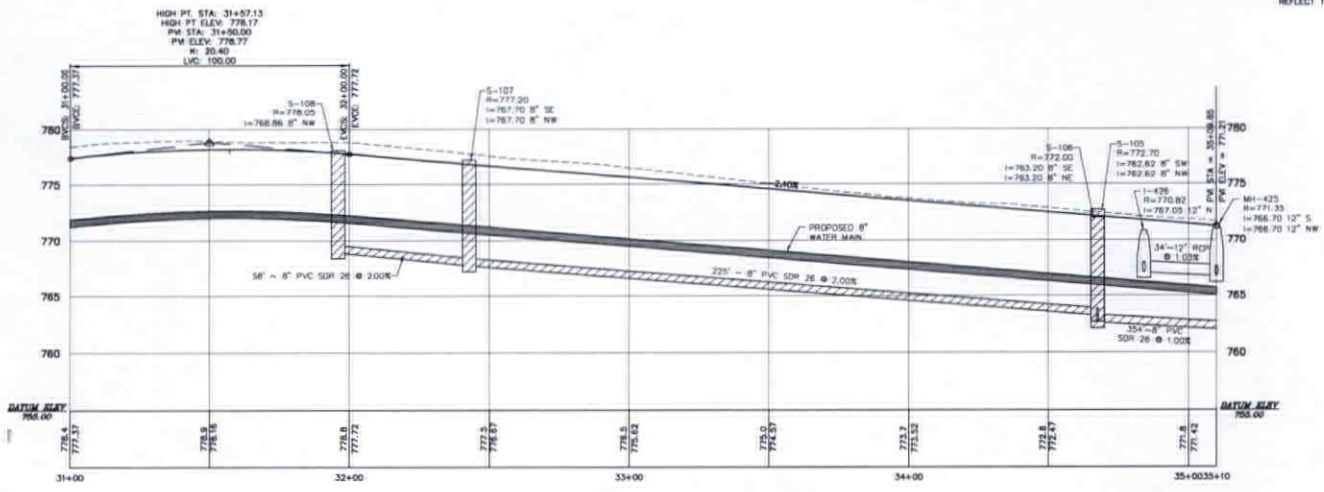
NO.	DATE	DESCRIPTION	BY	CHKD.	APP.	SCALE
1		PRELIMINARY LAYOUT				AS NOTED
2		FINAL				AS NOTED

CORPORATE RESERVE
DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80205

WILLS BURKE KESEY ASSOCIATES LTD.
1001 S. CHERRY STREET, SUITE 201
DENVER, COLORADO 80214
(303) 443-7755

PROJECT NO. 140236
DATE: 10-08-2015
DRAWING NO. 230P-PP6
SHEET:

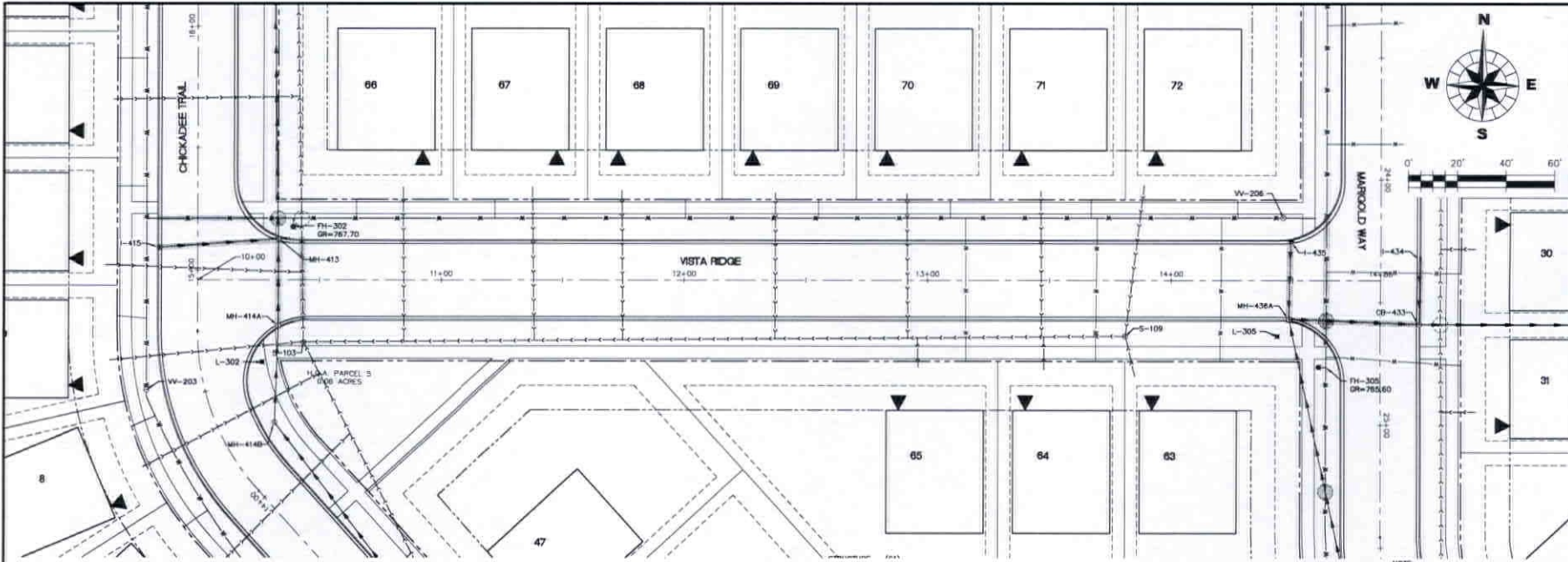
PP6



MARIGOLD WAY - CHICKADEE TRAIL
(STA. 31+00 - 35+10)

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'

NOTE:
1. RM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.



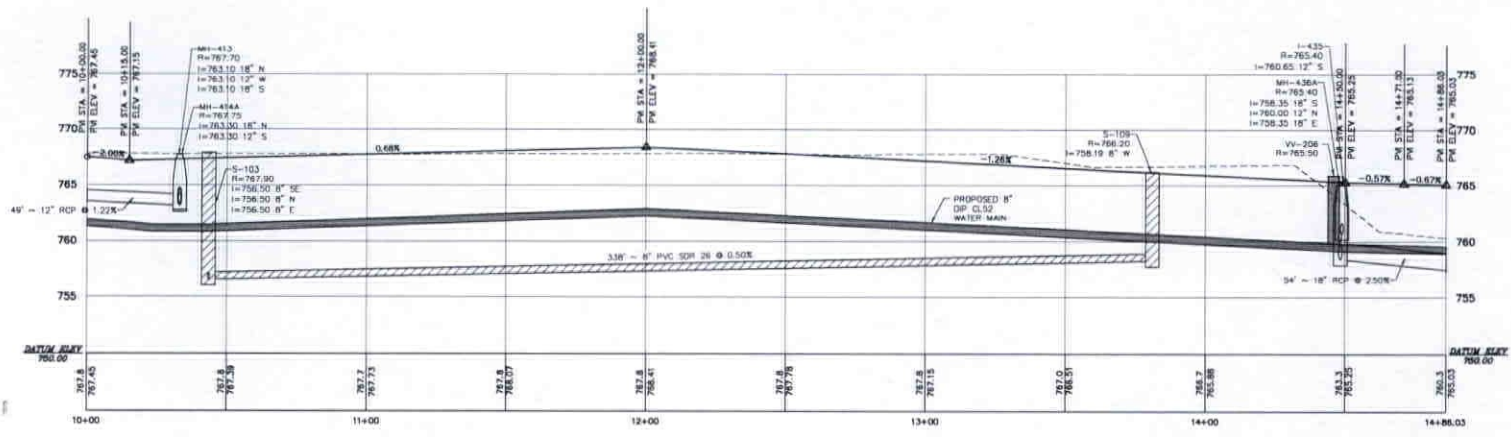
CORPORATE RESERVE SUBDIVISION OF LOT 8

PLAN AND PROFILES

NO.	DATE	BY	CHECKED	SCALE	AS NOTED
1	11-13-13	WILLIS BURKE KELSEY	WILLIS BURKE KELSEY	AS SHOWN	AS SHOWN
2	03-01-14	WILLIS BURKE KELSEY	WILLIS BURKE KELSEY	AS SHOWN	AS SHOWN

DATE PLOTTED: 03/11/14
DRAWN BY: WBL
CHECKED BY: WBL

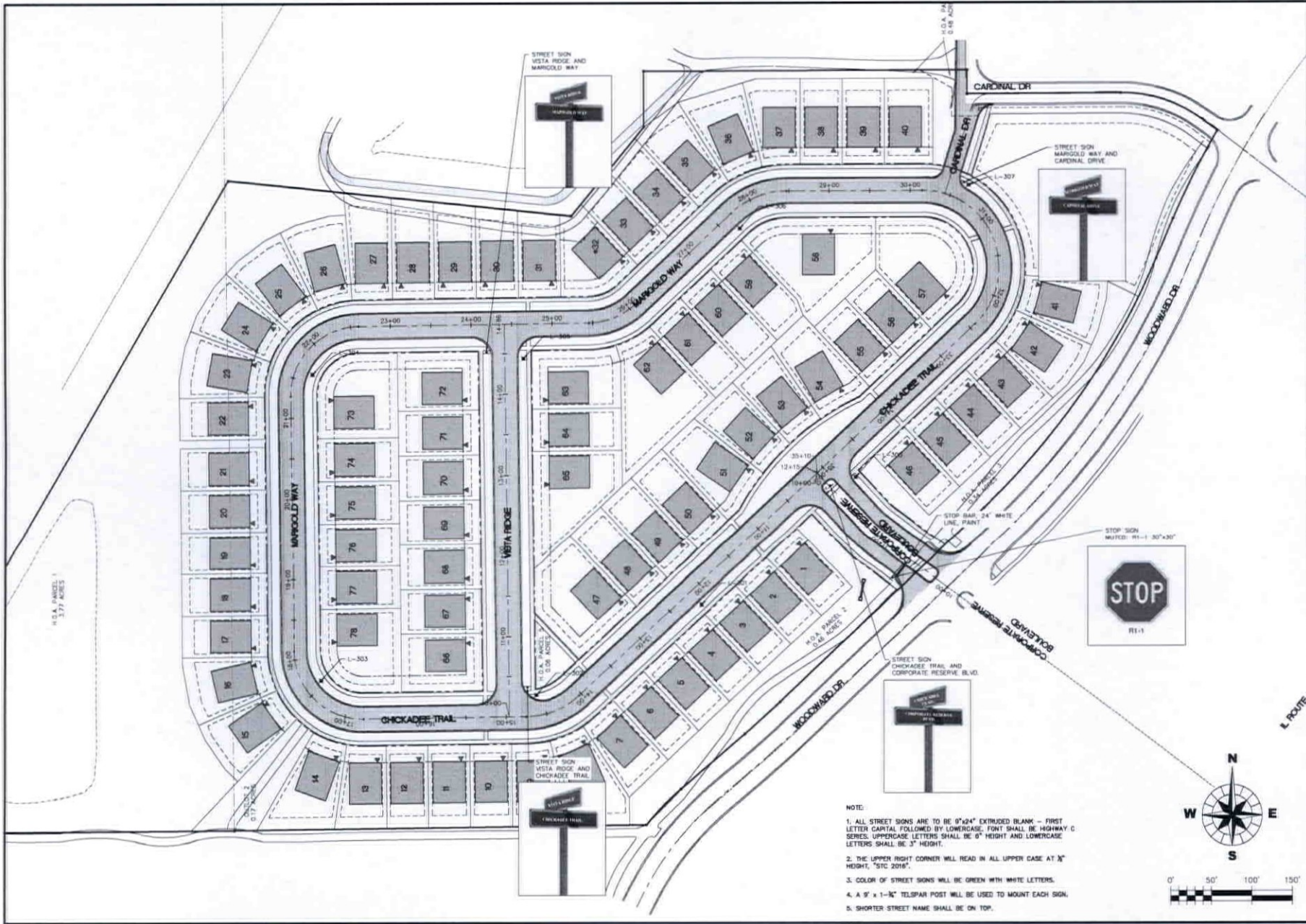
NOTE:
1. RIM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.



WILLS BURKE KELSEY ASSOCIATES LTD.
 1411 S. 201st St.
 St. Charles, Illinois 60174
 (815) 443-7755

WBK

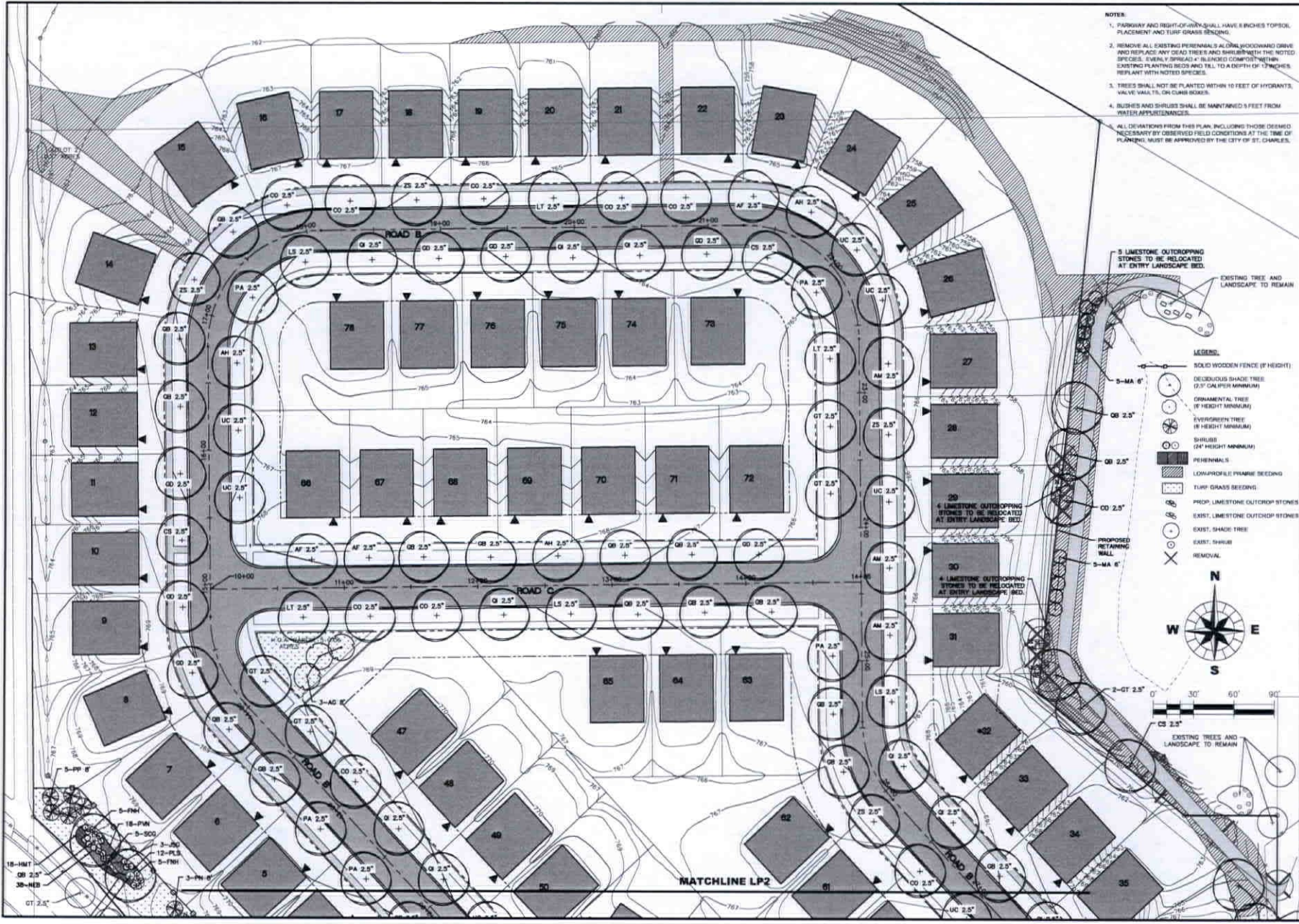
PROJECT NO. 140256
 DATE: 10-08-2013
 DRAWING NO. 230P 38
 SHEET:
PP7



- NOTE:
1. ALL STREET SIGNS ARE TO BE 9"x24" EXTRUDED BLANK - FIRST LETTER CAPITAL FOLLOWED BY LOWERCASE. FONT SHALL BE HIGHWAY G SERIES. UPPERCASE LETTERS SHALL BE 6" HEIGHT AND LOWERCASE LETTERS SHALL BE 3" HEIGHT.
 2. THE UPPER RIGHT CORNER WILL READ IN ALL UPPER CASE AT X" HEIGHT, "STC 2016".
 3. COLOR OF STREET SIGNS WILL BE GREEN WITH WHITE LETTERS.
 4. A 9' x 1-3/4" TELSIPAR POST WILL BE USED TO MOUNT EACH SIGN.
 5. SHORTER STREET NAME SHALL BE ON TOP.

WILLS BURKE KESEY ASSOCIATES LTD. 118 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755		WILLIS TOWERS WATSON 118 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	
CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET, #300 DENVER, COLORADO 80206 PHONE NUMBER	PROJECT NO. 14206 DATE: 10-08-2015 DRAWING NO. 3409-34 SHEET:	OWNER: ARE DESIGN: ARE CHECK: ARE DATE: ARE SCALE: 1" = 30' NO. DATE PROJECT NUMBER LETTERS OVERLIES VALUE OF REDUCION BY POWER DIVID	CORPORATE RESERVE SUBDIVISION OF LOT 8 SIGNAGE LIGHTING AND PAVEMENT MARKING PLAN

SP1



- NOTES:**
1. PARKWAY AND RIGHT-OF-WAY SHALL HAVE RICHES TOPSOIL PLACEMENT AND TURF GRASS SEEDING.
 2. REMOVE ALL EXISTING PERENNIALS ALONG WOODWARD DRIVE AND REPLACE ANY DEAD TREES AND SHRUBS WITH THE NOTED SPECIES. EVENLY SPREAD A BLENDING COMPOST WITHIN EXISTING PLANTING BEDS AND TILL TO A DEPTH OF 12" BENEATH. REPLANT WITH NOTED SPECIES.
 3. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF HYDRANTS, VALVE WALLS, OR CURB BOWES.
 4. BUSHES AND SHRUBS SHALL BE MAINTAINED 1 FEET FROM WATER APPLIANCEANCES.
- ALL DEVIATIONS FROM THIS PLAN, INCLUDING THOSE DEMAND NECESSARY BY OBSERVED FIELD CONDITIONS AT THE TIME OF PLANNING, MUST BE APPROVED BY THE CITY OF ST. CHARLES.

5 LIMESTONE OUTCROPPING STONES TO BE RELOCATED AT ENTRY LANDSCAPE BED.

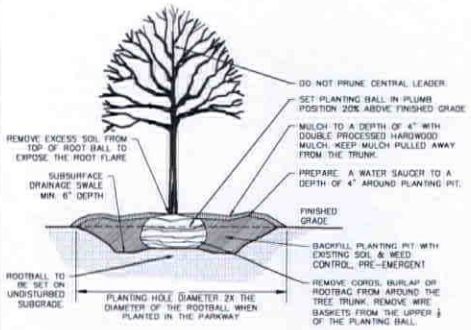
- LEGEND:**
- SOLID WOODEN FENCE (8' HEIGHT)
 - DECIDUOUS SHADE TREE (3" CALIPER MINIMUM)
 - ORNAMENTAL TREE (8' HEIGHT MINIMUM)
 - EVERGREEN TREE (8' HEIGHT MINIMUM)
 - SHRUBS (24" HEIGHT MINIMUM)
 - PERENNIALS
 - LOW-PROFILE PLYMRE SEEDING
 - TURF GRASS SEEDING
 - PROP. LIMESTONE OUTCROP STONES
 - EXIST. LIMESTONE OUTCROP STONES
 - EXIST. SHADE TREE
 - EXIST. SHRUB
 - REMOVAL



CORPORATE RESERVE SUBDIVISION OF LOT B LANDSCAPING PLAN	
DATE: 10/06/2011	SCALE: 1" = 30'
PROJECT NO. 14096	DRAWING NO. 2509 LP 35
CLIENT: WILLS BURKE KELSEY ASSOCIATES LTD. 118 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	
PROJECT NO. 14096 DATE: 10/06/2011 DRAWING NO. 2509 LP 35 SHEET: LP1	

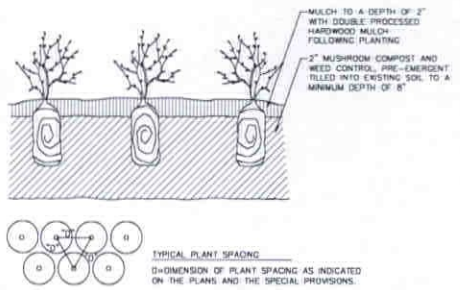
GENERAL NOTES

- ALL PLANTS SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
- ALL PLANTS WILL BE HANDLED AND PLANTED IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND PROFESSIONAL STANDARDS AS PUBLISHED BY THE ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION IN A UNIFORM SET OF WORKMANSHIP STANDARDS IN LANDSCAPE SPECIFICATIONS.
- SPECIFIED VARIETIES OF ANY SPECIES SHALL BE SPECIALLY TYPE TREES AND SHALL BE FIRST CLASS REPRESENTATIVES OF THEIR NORMAL SPECIES AND VARIETIES. THEY SHALL HAVE WELL DEVELOPED ROOT AND BRANCH SYSTEMS, REASONABLY STRAIGHT TRUNKS, AND A WELL DEFINED SINGLE LEADER.
- TREES SHALL BE NURSERY GROWN WITH A GOOD COMPACT, FULLY DEVELOPED FIBROUS ROOT SYSTEM WHICH HAS BEEN DEVELOPED BY PROPER CULTURAL TREATMENT AND IS SUFFICIENT ENOUGH TO INSURE PLANT GROWTH.
- TREES SHALL BE A MINIMUM TRUNK DIAMETER OF THREE INCHES, CALIPERED AT FOUR AND ONE-HALF FEET ABOVE THE HIGHEST GROUND LEVEL. TREES SHALL BE NORTHERN NURSERY GROWN SHADINESS ZONE 3 USDA HARDY. TREES SHALL HAVE BEEN TRANSPLANTED TWICE. THE LAST TRANSPLANTING NOT LESS THAN FOUR YEARS PRIOR TO PLANTING. ALL TREES SHALL BE TAGGED AND IDENTIFIED AS TO SPECIES, SIZE, AND PLACE OF ORIGIN. TAGS SHALL REMAIN IN PLACE UNTIL INSPECTION AND APPROVAL BY THE PUBLIC WORKS DEPARTMENT IS DONE BOTH AT THE NURSERY AND AT THE FINAL PLANTING SITE. ALL TREES SHALL BE BALLED AND BURLAPPED. ALL TREES SHALL HAVE STRAIGHT TRUNKS AND GOOD BRANCHING. BRANCHES SHALL BEGIN FROM FIVE TO SIX FEET ABOVE THE GROUND LEVEL, AND SHALL BE HIGH QUALITY REPRESENTATIVES OF THEIR SPECIES IN ALL REGARDS. INCLUDED GENERAL SHAPE: EACH TREE SHALL BE PLANTED PLUMB AND AT THE SAME LEVEL AS WHERE IT STOOD IN THE NURSERY IN RELATION TO FINISHED GRADE. BACKFILL SHALL BE BLACK TOPSOIL, PROPERLY FERTILIZED WITH ORGANIC FERTILIZER AND SHALL BE THOROUGHLY WATERED WHEN THE HOLE IS TWO-THIRDS FULL OF TOPSOIL. ALL SPURS SHALL BE REMOVED FROM THE SITE.
- AFTER WATERING, THE FILLING SHALL BE COMPLETED AND THE SOIL THOROUGHLY TAPPED. AFTER PLANTING, A FOUR INCH HARDWOOD BARK MULCH OR AN APPROVED EQUAL SHALL BE APPLIED OVER THE DISTURBED GROUND AND A SHALLOW WATERING BASIN PROVIDED AROUND THE TREE.
- ALL ORIGINS OF TREES IN THE NURSERY AND ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON.
- ALL TREES SHALL BE MAINTAINED UNTIL ESTABLISHED. ALL TREES NOT IN A VIGOROUS GROWING CONDITION AFTER ONE GROWING SEASON SHALL BE REPLACED AT THE BEGINNING OF THE NEXT SUCCEEDING PLANTING SEASON.
- TREE PITS SHALL BE AT LEAST EIGHTEEN INCHES WIDER THAN THE DIAMETER OF THE BALL, HAVE VERTICAL SIDES AND A DEPTH OF AT LEAST TWENTY-FOUR INCHES BELOW FINISHED GRADE.
- ALL TREES SHALL BE WRAPPED WITHIN SEVENTY-TWO HOURS AFTER PLANTING. TRUNKS OF THE TREES SHALL BE WRAPPED SPRAILY FROM TOP TO BOTTOM WITH WATERPROOF CREPE PAPER AND SHALL BE SECURELY TIED WITH HEAVY CORD AT TOP AND BOTTOM AND AT EACH BRANCH INTERSECTION ALONG THE TRUNK. THE WRAP SHALL COVER THE TRUNK FROM THE GROUND TO THE FIRST BRANCH AND SHALL BE NEAT AND SNUG.



TREE PLANTING DETAIL

N.T.S.



PERENNIAL PLANTING DETAIL

N.T.S.

LANDSCAPE PLANTINGS					
QUANTITY	CODE	SCIENTIFIC NAME	COMMON NAME	TYPE	SIZE
SHADE TREES					
5.0	AF	ACER FREEMANII 'EFFERBRED'	ALTUM BLAZE MAPLE	B & B	2.5' CALIPER
10.0	AM	ACER MAYBEE MORTON	STATE STREET MAPLE	B & B	2.5' CALIPER
5.0	AH	AESCULUS HYPOCASTANUM	HORSE CHESTNUT	B & B	2.5' CALIPER
5.0	CS	CATALPA SPECIOSA	CATALPA TREE	B & B	2.5' CALIPER
10.0	GD	CELTIS OCCIDENTALIS	HACKBERRY	B & B	2.5' CALIPER
10.0	GR	GRINKGO BLOOM PRINCETON SENTRY	MADAGASCAR TREE	B & B	2.5' CALIPER
10.0	GT	GLUEDTIBA TRICANTHOS SKYLINE	HONEYLOCUST	B & B	2.5' CALIPER
10.0	GD	DYMDIOLAUS DICUCUS 'ESPRESSO'	KENTUCKY COFFEE TREE	B & B	2.5' CALIPER
5.0	LS	LIQUIDAMBAR SYRIACA FLUA	AMERICAN SWEETGUM	B & B	2.5' CALIPER
5.0	LT	LIRIODENDRON TULIPIFERA	TULIP TREE	B & B	2.5' CALIPER
5.0	PA	PLATANUS X ACERIFOLIA MORTON EUCLOY	OVATION PLANE TREE	B & B	2.5' CALIPER
10.0	QR	QUERCUS RICOLOR	SWAMP WHITE OAK	B & B	2.5' CALIPER
10.0	QI	QUERCUS IMBRICARIA	SINGLE OAK	B & B	2.5' CALIPER
10.0	UC	ULMUS MORTON	ACOLADE ELM	B & B	2.5' CALIPER
5.0	ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	B & B	2.5' CALIPER
ORNAMENTAL TREES					
5.0	AC	AMELANCHIER X GRANDIFLORA AUTUMN BRILLIANCE	APPLE SERVICEBERRY	B & B	8' HEIGHT
3.0	CC	CERISE CANADENSE	EASTERN REDBUD	B & B	8' HEIGHT
4.0	CV	CRATAEGUS VIRIDES 'WINTER KING'	GREEN HAWTHORN	B & B	8' HEIGHT
10.0	MA	MALUS ACRONJACK	ACRONJACK CRABAPPLE	B & B	8' HEIGHT
5.0	MP	MALUS 'PRINCE PINE'	CRABAPPLE	B & B	8' HEIGHT
EVERGREEN TREES					
12.0	PD	PICEA GLAUCO DENSATA	BLACK HILLS SPRUCE	B & B	8' HEIGHT
5.0	PP	PICEA PUNGENS	COLORED DEEP SPRUCE	B & B	8' HEIGHT
9.0	PN	PINUS NIGRA	AUSTRIAN PINE	B & B	8' HEIGHT
9.0	PS	PINUS STROBUS	EASTERN WHITE PINE	B & B	8' HEIGHT
200.0	TOTAL TREE PLANTING				
SHRUBS					
5.0	CB	CORNUS SERICEA INSANTIS	REDOSMER OGDENWOOD	CONTAINER	24" HEIGHT
1.0	CRP	COTINUS COGONIGRA 'ROYAL PURPLE'	PURPLE SHAKESBUSH	CONTAINER	30" HEIGHT
20.0	FHH	FORSYTHIA X INTERMEDIA 'NEW HAMPSHIRE GOLD'	NEW HAMPSHIRE GOLD FORSYTHIA	CONTAINER	24" HEIGHT
21.0	JRI	JUNIPERUS X PRETZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	CONTAINER	24" HEIGHT
5.0	POD	PHYSCALIPUS OPALIFOLIUS 'DABOL'	PURPLELEAF NINEBARK	CONTAINER	24" HEIGHT
80.0	RGL	RHUS AROMATICA 'GRO-L-OV'	GRO-L-OV SUMAC	CONTAINER	17" HEIGHT - 30" O.C.
15.0	SCD	SIBIRIACA X CINEREA 'GREENSPRING'	FROST SHOWN BIRCH	CONTAINER	24" HEIGHT
3.0	VB	VERBENUM DENTATUM BLUE MUFFIN	BLUE MUFFIN VERBURNUM	CONTAINER	30" HEIGHT
160.0	TOTAL SHRUB PLANTING				
PERENNIALS					
43.0	GR	CALAMAGROSTIS ARUNDINACEA VAR. BRACHYPODACH	KORIAN FEATHER REED GRASS	CONTAINER	3 GALLON - 30" O.C.
14.0	CNR	CALAMANTHA NEPETA 'SP. NEPETA'	LESSER CALAMINTHA	CONTAINER	1 GALLON - 24" O.C.
142.0	HMT	HEMEROCALLIS 'MARTY TODD'	MARTY TODD	CONTAINER	1 GALLON - 24" O.C.
194.0	HRS	HEMEROCALLIS 'ROSE RETURN'	ROSE RETURN	CONTAINER	1 GALLON - 18" O.C.
114.0	NBN	NEPETA RACEMOSA 'EARLY BIRD'	EARLY BIRD CATMINT	CONTAINER	1 GALLON - 18" O.C.
72.0	PN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	CONTAINER	3 GALLON - 30" O.C.
40.0	PLN	PEROVSKIA ATROPURPUREA	RUSSIAN SAGE	CONTAINER	3 GALLON - 30" O.C.
102.0	SPH	SPHORBOLIS HETEROLEPIS	PRARIE DROPSIDE	CONTAINER	1 GALLON - 24" O.C.
140.0	SNV	SALVIA NUBIFERA 'MAY NIGHT'	MAY NIGHT SALVIA	CONTAINER	1 GALLON - 18" O.C.
1100.0	TOTAL PERENNIAL PLANTING				
BULBS					
400	NKA	NARCISSUS 'NINO ALFRED'	NINO ALFRED DAFFODIL	BULB	INTERPLANT W/ GR

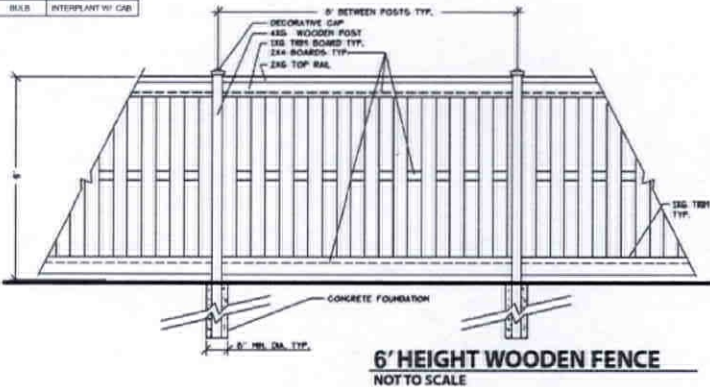
SHRUB PLANTING DETAIL

N.T.S.

TURF GRASS SEEDING	
RATE (LBS/ACRE)	COMMON NAME
80.0	PARK KENTUCKY BLUE GRASS
80.0	DAWSON CREEPING REED PEGUE
80.0	FULFIP PUCCELLIA CRISTATA
20.0	PERENNIAL PERENNIAL HYDRGASS
260.0	TOTAL RATE PER ACRE (LBS)

CITY OF ST. CHARLES - LANDSCAPE ORDINANCE CALCULATIONS	
DESCRIPTION	REQUIREMENT
TOTAL PUBLIC SITE AREA	441,903.4 SQFT
TOTAL IMPERVIOUS AREA	164,017.5 SQFT
PERCENTAGE OF IMPERVIOUS AREA	37.1%
TOTAL LANDSCAPE AREA	277,885.9 SQFT
PERCENTAGE OF LANDSCAPE AREA	62.9%
PARKWAY LANDSCAPE AREA	18,789.8 SQFT

LOW-PROFILE SHOWY PRAIRIE SEEDING		
RATE (LBS/ACRE)	SCIENTIFIC NAME	COMMON NAME
1,000	ASPHOTRIS TRACHYCALUM	SLENDER WHEAT GRASS
3,000	ANDROPODON SCOTTAERUS	LITTLE BLUE STEM
1,000	BOUTELOA CURTISBERGII	BEDE GATS GRAMA
1,000	ELYNIS CANADENSIS	CANADA WILD RYE
1,000	ELYNIS VIRGINICA	MIDLAND WILD RYE
5,125	JUNCUS TENUIS	SLENDER PATH GRASS
5,125	ASCLEPIAS TUMEROSA	BUTTERFLY WEED
5,125	ASTER LAEVIS	SMOOTH BLUE ASTER
5,250	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
5,250	CASSIA FASCICULATA	PARTRIDGE PEA
1,000	COREOPSIS LANCOLATA	SAND COREOPSIS
8,625	DESMANTHUS ILLINOENSIS	ILLINOIS BUNGLE FLOWER
8,625	ECHINACEA PURPUREA	PURPLE CONEFLOWER
5,250	HELIOPSIS HELIANTHOS	DAWEY SUNFLOWER
5,250	LATIUS ASPERA	BUTTON BLAZING STAR
5,125	LIATIS SPICATA	SPRED DAFFLEATHER
5,250	LUPINUS PERENNIS OCCIDENTALIS	LUPINE
5,063	MONARDA FISTULOSA	WILD BERGAMOT
5,188	PENTSTEMON DIGITALIS	FOXGLOVE BEARDTOUNGE
5,000	PETALOSTEMUM PURPUREUM	PURPLE PRARIE CLOVER
5,063	PHYCANANTHEM VIRGINIANUM	COMMON MOUNTAIN MINT
8,625	RATIBIDA PINNATA	YELLOW CONEFLOWER
5,750	RUDIBECCA HYBIDA	BLACKEYED SUSAN
5,125	SOLIDAGO RIGIDA	STIFF GOLDENROD
5,663	TRACHEANTHA CHENSIS	ORNY SPREEWORT
5,125	VERBENA STRICTA	HOARY VERVAIN
13,500	TOTAL RATE PER ACRE (LBS)	* FERTILIZANT REQUIRED



CORPORATE RESERVE SUBDIVISION OF LOT B LANDSCAPING PLAN

TITLE

DATE

SCALE

PROJECT NUMBER

CLIENT: **WILLS BURKE KELSEY ASSOCIATES LTD.**
114 West Main Street, Suite 201
St. Charles, Illinois 60114
(630) 443-7755

PROJECT NO. 140296
DATE: 04-04-2019
DRAWING NO. 270P 34
SHEET

WIKI

LP3

STORM WATER POLLUTION PREVENTION PLAN (SWPPP): CORPORATE RESERVE

THIS STORMWATER POLLUTION PREVENTION PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE NPDES PERMIT NUMBER ALSO ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES. THE PLAN CONSISTS OF THE SWPPP NARRATIVE AND NOTES, THE SWPPP PLANS SHEETS, INCLUDING ON AND OFF-SITE CONTROLS, AND THE SWPPP DETAILS. THIS PLAN IS ONLY COMPLETE WHEN THE COMPONENT PARTS ARE INCLUDED.

1. SITE DESCRIPTION

A. THE WORK UNDER THIS CONTRACT WILL BE COMPLETED ON PROPERTY OWNED BY CORPORATE RESERVE TO DEVELOP THE SUBDIVISION OF LOT 8.

B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF THE MAJOR ACTIVITIES WHICH WILL DISTURB SOIL FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE, SUCH AS EXCAVATION AND GRADING SEQUENCE OF THE CONSTRUCTION ACTIVITIES MAY BE AS FOLLOWS:

- a. INSTALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES
- b. CLEAR AND GRUB SITE
- c. MASS GRADE
- d. INSTALL UTILITIES
- e. INSTALL IMPERVIOUS SURFACES
- f. STABLES SITS
- g. THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE 20 ACRES. THE TOTAL AREA OF THE SITE THAT IS ESTIMATED TO BE DISTURBED BY EXCAVATION, GRADING OR OTHER ACTIVITIES IS 20 ACRES
- h. THE ESTIMATED RUNOFF COEFFICIENT FOR THE PROPOSED PROJECT IS 0.33 FOR 6 ACRE LOTS AND 0.50 FOR THE PROPOSED ROADWAY. INFORMATION DESCRIBING THE SIZES AT THE SITE IS CONTAINED IN THE SOILS REPORT FOR THE PROJECT, WHICH IS HEREBY INCORPORATED BY REFERENCE.
- i. THE SITE DRAINS TO EXISTING DETENTION BASINS WHICH ARE DIRECTLY TRIBUTARY TO THE FOX RIVER.

2. CONTROLS

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1.B ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTOR WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH CONTRACTOR SIGNED THIS REQUIRED CERTIFICATION ON FORMS WHICH ARE ATTACHED TO AND ARE A PART OF THIS PLAN.

THE SOIL EROSION AND SEDIMENT CONTROL PLAN DRAWINGS DEFINE THE SIZE AND LOCATION OF THE MEASURES TO BE INSTALLED DURING THE CONSTRUCTION OF THIS PROJECT.

A. SOIL EROSION AND SEDIMENT CONTROL:

1. STABILIZATION PRACTICES:
PROVIDED BELOW IS A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES INCLUDING SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITES PLANS WILL ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE ATTAINABLE AND DISTURBED PORTIONS OF THE SITE WILL BE STABILIZED.
EXCEPT AS PROVIDED IN 2.A AND 2.B, STABILIZATION MEASURES SHALL BE INITIATED ON A DAILY BASIS WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, BUT IN NO CASE MORE THAN 7 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED, OR ON ALL DISTURBED PORTIONS OF THE SITE THE CONSTRUCTION ACTIVITY WILL NOT OCCUR FOR A PERIOD OF 14 OR MORE CALENDAR DAYS.
WHERE THE INITIATION OF STABILIZATION MEASURES BY THE 7 DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES IS PRECLUDED BY SNOW COVER, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE THEREAFTER.

- DESCRIPTION OF STABILIZATION PRACTICES:**
- DUST CONTROL WILL BE ACCOMPLISHED USING WATERING TRUCKS AS DIRECTED BY THE ENGINEER.
 - EROSION CONTROL BLANKET (TEMPORARY) EROSION CONTROL BLANKET HEAVY DUTY (TEMPORARY) AND ROLLED EXCELOR (LOSS) WILL BE USED TO STABILIZE THE CONSTRUCTION AREAS WHERE THE FINAL GRADE HAS BEEN REACHED BUT CANNOT BE PERMANENTLY STABILIZED DUE TO THE PLANTING SEASON RESTRICTIONS.
 - SHEET FLOWS EXITING THE SITE WILL ENCOUNTER PERIMETER EROSION BARRIERS.
 - STABILIZED CONSTRUCTION ENTRANCES WILL BE CONSTRUCTED AT ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC ENTERS OR EXITS THE SITE.
 - STOCKPILES THAT ARE TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL HAVE SOIL EROSION AND SEDIMENT CONTROL PROVIDED, AT A MINIMUM, PERIMETER EROSION BARRIER WILL BE PLACED AROUND THE BOTTOM OF THE STOCKPILE.
 - STOCKPILES TO REMAIN IN PLACE LONGER THAN 14 DAYS ARE TO BE TEMPORARILY SEEDED.

B. STRUCTURAL PRACTICES:

PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED TO THE DEGREE ATTAINABLE TO DIVERT FLOWS FROM EXPOSED SOILS TO THE FLOWS THAT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

- INSTALLATION OF TEMPORARY SOIL STABILIZATION - EROSION CONTROL BLANKET (TEMPORARY) EROSION CONTROL BLANKET HEAVY DUTY (TEMPORARY) AND ROLLED EXCELOR (LOSS)
 - DITCH CHECKS
 - MAINTENANCE OF VEGETATION AND PLANTINGS
 - ROCK LINED CHANNELS
- B. STORM WATER MANAGEMENT**
- PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL THE POLLUTANTS IN STORM WATER DISCHARGES THAT WILL OCCUR AFTER THE CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.
- THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF TECHNICAL GUIDANCE CONTAINED IN THE REPAIR ILLINOIS URBAN MANUAL AND OTHER ORDINANCES LISTED IN THE SPECIFICATIONS. THE STORM WATER POLLUTANT CONTROL MEASURES SHALL INCLUDE:
 - SILT FENCE
 - INLET PROTECTION
 - STABILIZED CONSTRUCTION ENTRANCE
 - VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG

THE LENGTH OF ANY OUTFALL CHANNEL, AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED. (I.E., MAINTENANCE OF HYDROLOGIC CONNECTIONS, SUCH AS THE HYDROPERIOD AND HYDROVARIABLES PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES). STORM WATER MANAGEMENT CONTROL INCLUDES:

- DITCH CHECKS
- LINED ARRON
- INLET PROTECTION
- SEDIMENT BARRIERS

C. OTHER CONTROLS:

- a. NON-HAZARDOUS WASTE DISPOSAL: THE SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OF OFF-SITE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ANY PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON-SITE WILL NOT BE PERMITTED. NO SOLID MATERIALS, INCLUDING BUILDING MATERIALS SHALL BE DISCHARGED INTO WATERS OF THE U.S., EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.
- b. HAZARDOUS WASTE DISPOSAL: SHALL CONFORM TO THE IDOT SPECIAL PROVISIONS.
- c. SANITARY WASTE DISPOSAL: THE PROVISIONS OF THIS PLAN SHALL ENSURE AND DEMONSTRATE COMPLIANCE WITH THE APPLICABLE STATE AND/OR LOCAL SANITARY DISPOSAL, SANITARY SEWER, OR SEPTIC SYSTEM REGULATIONS. THE CONTRACTOR SHALL NOT CREATE OR ALLOW UNSANITARY CONDITIONS. SEPARATE AUTHORIZATION IS REQUIRED FOR INSTALLATION OF SANITARY SEWER OR SEPTIC SYSTEMS.
- d. OFF-SITE VEHICLE TRACKING: EACH SITE SHALL HAVE ONE OR MORE STABILIZED CONSTRUCTION ENTRANCES IN CONFORMANCE WITH THE PLAN DETAILS. WHERE THE CONTRACTORS EQUIPMENT IS OPERATED ON ANY PORTION OF THE TRAVELED SURFACE OR STRUCTURES USED BY TRAFFIC OR ON ADJACENT TO THE PROJECT, THE CONTRACTOR SHALL CLEAN WOT (FLUSHING OF THE TRAVELED SURFACE OF ALL DIRT AND DEBRIS) AT THE END OF EACH DAY'S OPERATIONS OR MORE FREQUENTLY IF ORDAINED BY THE ENGINEER.
- e. DEWATERING DEVICES: IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM SOIL EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH A SUMP PIT INTO A SETTLEMENT BASIN. ALL SUMPED DISCHARGES TO WATERS OF THE U.S. SHALL BE PERMITTED BY THE USACE PRIOR TO OPERATION.

D. APPROVED COUNTY, STATE OR LOCAL PLANS:

THE MANAGEMENT PRACTICES, CONTROLS, AND OTHER PROVISIONS CONTAINED IN THIS PLAN ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS OF THE CURRENT VERSION OF ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S (IJC) URBAN MANUAL, STANDARDS AND SPECIFICATIONS. PROCEDURES AND REQUIREMENTS SPECIFIED IN APPLICABLE SOIL EROSION AND SEDIMENT CONTROL PLANS OR SITE FORMS APPROVED BY COUNTY, STATE, OR LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF A NOTICE OF INTENT (NOI), INCORPORATED AND ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

THE SOIL EROSION AND SEDIMENT CONTROL FOR THIS SITE MUST MEET THE REQUIREMENTS OF THE FOLLOWING AGENCIES:

CITY OF ST. CHARLES

3. MAINTENANCE:

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT WILL BE USED TO MAINTAIN IN GOOD AND EFFECTIVE OPERATING CONDITIONS VEGETATION, SOIL EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN AND STANDARDS SPECIFICATIONS.

THE CONTRACTOR WILL ASSIGN A SOIL EROSION AND SEDIMENT CONTROL MANAGER (SCM) TO THE PROJECT. HIS DUTIES WILL BE TO SUPERVISE THE MAINTENANCE OF THE SOIL EROSION AND SEDIMENT CONTROL MEASURES AND IMPLEMENTATION OF THIS PLAN.

THE FOLLOWING SHALL BE THE MINIMUM MAINTENANCE REQUIRED:

- A. VEGETATIVE SOIL EROSION MEASURES -** THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, VEGETATIVE FILTERS, ETC., SHALL BE MAINTAINED PERIODICALLY AND SUFFICIENT ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REPAIRED AND RESEED AS NECESSARY.
- B. PERIMETER EROSION BARRIER AND ROLLED EXCELOR (LOSS) WILL BE EXAMINED REGULARLY AND REPAIRED AS NECESSARY. SEDIMENT SHALL BE REMOVED WHEN IT REACHES A HEIGHT EQUAL TO 50% OF THE HEIGHT OF THE BARRIER.**
- C. STABILIZED ACCESS ROAD AND STABILIZED CONSTRUCTION ENTRANCES SHALL HAVE SEDIMENT BUILT UP/REMOVED AS NECESSARY TO PREVENT TRACKING OF SEDIMENT OFF-SITE.**

4. INSPECTIONS:

THE ENGINEER WILL BE RESPONSIBLE FOR CONDUCTING SOIL EROSION AND SEDIMENT CONTROL INSPECTIONS. THE CONTRACTORS SCHEM SHALL BE NOTIFIED WHEN THE INSPECTIONS ARE TO TAKE PLACE AND IS EXPECTED TO BE PRESENT DURING THE INSPECTIONS. A MAINTENANCE INSPECTION REPORT WILL BE COMPLETED AFTER EACH INSPECTION. A COPY OF THE REPORT IS TO BE COMPLETED BY THE INSPECTOR AND STORED ON-SITE WITH A COPY GIVEN TO THE CONTRACTOR.

THE INSPECTION SHALL INCLUDE ALL DISTURBED AREAS OF THE CONSTRUCTION SITE WHICH HAVE NOT BEEN FINALLY STABILIZED. THE STRUCTURAL CONTROL MEASURES, LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE, AND ALL MAJOR DUFFALLS. SUCH INSPECTION SHALL BE CONDUCTED AT LEAST ONCE EVERY 14 CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A RAIN STORM (OR EQUIVALENT SNOWFALL) THAT IS 0.5 INCHES OR GREATER. DEPTH OF RAIN FALL WILL BE DETERMINED BY AN ON-SITE RAIN GAUGE. THE ENGINEER SHALL READ THE RAIN GAUGE DAILY AND AFTER EACH RAIN STORM.

a. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO

PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM AND WATERWAYS. SOIL EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. IF REPAIR IS NECESSARY, IT WILL BE INITIATED WITHIN 24 HOURS OF THE COMPLETION OF THE INSPECTION REPORT. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER THE MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERWAYS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF-SITE TRACKING.

B. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE, THE STORM WATER POLLUTION PREVENTION PLAN SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTION SHALL BE IMPLEMENTED WITHIN SEVEN CALENDAR DAYS FOLLOWING THE INSPECTION.

C. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAMES AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATES OF THE INSPECTION, MAJOR OBSERVATIONS RELATIVE TO THE IMPLEMENTATION OF THE STORM WATER POLLUTION PREVENTION PLAN, AND ACTION TAKEN IN ACCORDANCE WITH SECTION 4.B SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE YEARS AFTER THE DATE OF INSPECTION. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART 16.G OF THE GENERAL PERMIT.

D. IF ANY VIOLATIONS OF THE PROVISIONS OF THIS PLAN ARE IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE ENGINEER SHALL COMPLETE AND FILE AN INCIDENT OF NONCOMPLIANCE (ION) REPORT FOR THE IDENTIFIED VIOLATION. THE ENGINEER SHALL USE FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND SHALL INCLUDE SPECIFIC INFORMATION ABOUT THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. THE ION MUST BE NOTIFIED BY PHONE, FAX, OR EMAIL, WITHIN 24 HOURS OF THE DISCOVERY OF THE NONCOMPLIANCE ACTION. THE ION REPORT MUST BE FILED WITHIN 72 HOURS OF THE INCIDENT. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY. IN ACCORDANCE WITH PART 16.G OF THE GENERAL PERMIT, THE REPORT OF NONCOMPLIANCE SHALL BE MAILED TO THE FOLLOWING ADDRESS:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1621 NORTH GRAND EAST
P.O. BOX 19376
SPRINGFIELD, IL 62719-9376
ipa_surrendering@illinois.gov

5. NON-STORM WATER DISCHARGES:

EXCEPT FOR THE FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORM WATER THAT MAY BE COMBINED WITH STORM WATER DISCHARGES ARE TREATED BY THE MEASURES INCLUDED IN THESE PLANS. THESE SOURCES INCLUDE THE FOLLOWING:

- WATER USED TO WASH VEHICLES
- WATER USED TO CONTROL DUST
- PAVEMENT WASH WATERS WHERE SPILLS ON LEAVS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED (UNLESS SPILLED MATERIALS HAVE BEEN REMOVED)
- BRISQUITA DITCHES
- UNCONTAMINATED DRAIN WATER
- FOUNDATION OR FOOTING WATERS WHERE FLOWS ARE NOT CONTAMINATED WITH PROTECTIVE MATERIALS SUCH AS SOLVENTS

6. INVENTORY FOR POLLUTION PREVENTION PLAN:

THE MATERIALS OR SUBSTANCES LISTED BELOW ARE EXPECTED TO BE PRESENT ON SITE DURING CONSTRUCTION. (TABLE TO BE FILLED IN BY CONTRACTOR).

NAME	QUANTITY	LOCATION

7. SPILL PREVENTION - MATERIAL MANAGEMENT PRACTICES:

THE FOLLOWING ARE THE MATERIAL MANAGEMENT PRACTICES THAT WILL BE USED TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTAL EXPOSURE OF MATERIALS AND SUBSTANCES TO STORMWATER RUNOFF.

GOOD HOUSEKEEPING:

THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ON SITE DURING THE CONSTRUCTION PROJECT:

- AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCTS REQUIRED TO DO THE JOB.
- ALL MATERIALS STORED ON SITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE.
- PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURERS LABEL.
- SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER.
- THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ON SITE.
- WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER.
- MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED.

HAZARDOUS PRODUCTS:

THESE PRACTICES ARE USED TO REDUCE THE RISK ASSOCIATED WITH HAZARDOUS MATERIALS.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT REUSABLE.
- ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED.
- IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURERS OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

SPILL CONTROL PRACTICES:

IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:

- MANUFACTURERS' RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIALS WILL SPECIFICALLY, BUT NOT BE LIMITED TO, BROOMS, DUST PANS, MOPS, BAKS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAND/ST, AND PLASTIC AND METAL TRASH CONTAINERS INCLUDING FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH HAZARDOUS SUBSTANCES.

EROSION AND SEDIMENT CONTROL NOTES

1. 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, JOURNAL VERSION.
2. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
3. 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 TO THE OWNER FOR REVIEW.
4. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND REDEPOSITION AS DETERMINED BY THE ENGINEER.
5. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS STRICTLY PROHIBITED.
6. IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR GENERAL CONTRACTOR TO INFORM ANY SUB-CONTRACTORS WHO MAY PERFORM WORK ON THIS PROJECT OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.
7. NO WORK SHALL BE PERFORMED IN FLOWING WATER, WORK IN AND NEAR CRITICAL AREAS SHOULD BE ISOLATED FROM CONCENTRATED FLOWS OR STREAM FLOWS.
8. THE COMPLETED SLOPES SHALL BE SEEDED AND MULCHED, OR BLANKETTED IF APPLICABLE AS THE EXCAVATION PROCEEDS TO THE EXTENT CONSIDERED DESIRABLE AND PRACTICAL. PERMANENT SEEDING SHALL BE USED WHENEVER POSSIBLE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRELUD FINAL GRASSING AND SHAPING SO THAT THE ENTIRE PROJECT CAN BE PERMANENTLY REEDED AT ONE TIME.
9. ALL DISTURBED AREAS SHALL BE COVERED IN AN ACCEPTABLE OR APPROVED TYPE OF PERMANENT SEEDING UNLESS OTHERWISE SPECIFIED.
10. WHERE WORK IS COMPLETE, PERMANENT STABILIZATION SHALL OCCUR WITHIN SEVEN (7) DAYS OF COMPLETION. WHERE WORK HAS TEMPORARILY CEASED FOR FOURTEEN (14) DAYS OR MORE, TEMPORARY STABILIZATION SHALL OCCUR BY THE 7TH DAY AFTER WORK HAS CEASED.
11. ALL ADJACENT STREETS AND PARKING LOTS MUST BE KEPT CLEAR OF DEBRIS, INSPECTED DAILY, AND CLEANED WHEN NECESSARY.

CORPORATE RESERVE SUBDIVISION OF LOT 8
STORMWATER POLLUTION PREVENTION PLAN

NO.	DATE	BY	FOR	REVISION

CORPORATE RESERVE PARTNERS, LLC
DEVELOPMENT PARTNERS, LLC
116 West Main Street, Suite 201
St. Charles, Illinois 60178
PHONE NUMBER

WILLS BURKE KESEY ASSOCIATES LTD
116 West Main Street, Suite 201
St. Charles, Illinois 60178
PHONE NUMBER

PROJECT NO. 14036
 DATE: 10-09-2015
 DRAWING NO. **SWPP130**

SHEET

SWP

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERM.
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	X	TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X	
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X
	DORMANT SEEDING	X	DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X
	SODDING	X	SO	QUICK PERMANENT COVER TO CONTROL EROSION. "CORROW WAY" TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGEWAYS WHERE SEEDING MAY BE DIFFICULT.		X
NON VEGETATIVE SOIL COVER	PLANTS, TREES, & SHRUBS	X	GC	PROVIDES GROUNDCOVER SHRUBS AND TREES IN ADDITION TO PERMANENT VEGETATION. MAY BE USED AS PART OF A FINAL LANDSCAPE PLAN ALONG WITH SHRUBS AND TREES.		X
	MULCHING	X	M	KEEPS SURFACE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. CONTROLS UNWANTED VEGETATION AND PRESERVES MOISTURE. PROVIDES COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X	
	EROSION CONTROL BLANKET	X	EB	PROTECTS AND PRESERVES MOISTURE FOR PERMANENT SEEDING ON STEEP SLOPES, AREAS OF PERIODIC CONCENTRATED RUNOFF (DITCHES) OR IN AREAS THAT MAY BE DAMAGED BY FREQUENT TRAFFIC.	X	
	AGGREGATE COVER	X	AD	PROVIDES SOIL COVER ON GRASS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X
DIVERSIONS	PAVING	X	P	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X
	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES. USED WHERE AN EXCESS OF SOIL IS AVAILABLE.		
	CHANNEL DIVERSION		CD	TYPICALLY USED AT TOP OR BASE OF SLOPES. USED WHEN EXCESS SOIL IS NOT AVAILABLE.		
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.		
WATERWAYS	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM DRIVEWAYS AND SIDEWALKS.	X	X
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.		
	BARE CHANNEL		BC	PROVIDES MEANS OF CONVEYING RUNOFF TO DESIRED LOCATION. MAY BE USED TO DIVERT DEPRESSION AREAS. ONLY APPLICABLE WHEN VELOCITY OF FLOW IS VERY LOW.		
	STRUCTURAL STREAMBANK STABILIZATION		SSS	PROTECTS STREAMBANKS FROM EROSION FORCE OF FLOWING WATER.		
ENCLOSED DRAINAGE	VEGETATIVE CHANNEL		VC	PROVIDES ADDITIONAL STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.		
	VEGETATIVE STREAMBANK STABILIZATION		VS	PROTECTS STREAMBANKS FROM EROSION FORCE OF FLOWING WATER AND PROVIDES NATURAL PLEASING APPEARANCE.		
	LINED CHANNEL	X	LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X
	DITCH CHECKS		DC	USED IN DITCHES TO RETARD THE VELOCITY OF WATER IN A DITCH TO MINIMIZE SOIL EROSION INSIDE TO THE DITCH BEING VEGETATED.		
SPILLWAYS	STORM SCHEM	X	ST	CAN BE USED TO CONVEY SEDIMENT LOADED WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.	X	X
	UNDERDRAIN		UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SOIL STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.		
	STRAIGHT PIPE SPILLWAY		SP	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		
	DROP INLET SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		
OUTLETS	WEIR SPILLWAY		W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		
	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		
	LINED APRON	X	LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X	X
	EMBANKMENT SEDIMENT BASIN		ES	USED WHERE TOPOGRAPHY LENDS ITSELF TO CONSTRUCTING A DAM AND EARTH FILL IS AVAILABLE.		
SEDIMENT BASINS	EXCAVATED SEDIMENT BASIN		XS	USED WHERE EMBANKMENT COULD CAUSE A HAZARD DOWNSTREAM IN CASE OF FAILURE AND WHEN EXCESS EARTH FILL IS NOT AVAILABLE.		
	COMBINATION SEDIMENT BASIN		CS	USED WHEN TOPOGRAPHY IS SUITABLE BUT ADDITIONAL CAPACITY IS NEEDED.		
	BARRIER FILTER	X	BF	USED TO FILTER SEDIMENT FROM RUNOFF.	X	
	VEGETATIVE FILTER		VF	USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.		
SEDIMENT FILTERS	FILTER FABRIC	X	FF	USED FOR ROADWAY CURB INLETS.	X	
	SILT FENCE	X	SF	USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF.	X	
	STABILIZED CONVEYANCE	X	SC	PREVENTS MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X	
MUD AND DUST CONTROL	DUST AND TRAFFIC CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	

**CONSTRUCTION STAGING
CORPORATE RESERVE
PRE-CONSTRUCTION**

INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE CONSTRUCTION AND STAGING AREA. STABILIZE CONSTRUCTION ENTRANCE AND SALT FENCE.

STAGE 1

- GRADE BARRIERS FOR SEDIMENT STORAGE
- MASS GRADE REMAINING SITE
- ADD DITCH CHECKS
- INSTALL STORM SEWERS AND OTHER UTILITIES
- INSTALL LINED APRONS AND INLET PROTECTION

STAGE 2

- INITIATE STABILIZATION WHERE APPLICABLE
- PAVE AND INSTALL CURBS AND GUTTERS, SIDEWALKS, AND ALL OTHER IMPERVIOUS SURFACES

STAGE 3

- REMOVE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WHICH ARE NO LONGER REQUIRED

CONSTRUCTION STAGING NOTES:

THE CONTRACTOR WILL NOT BE ALLOWED TO CLEAN MORE THAN ONE STAGE AT A TIME. SOIL STABILIZATION (TEMPORARY OR PERMANENT) MUST BE COMPLETED WITHIN 48 HOURS OF OPENING THE SOIL TO THE ELEMENTS. PERMANENT SOIL STABILIZATION WILL BE INSTALLED PRIOR TO STARTING THE NEXT STAGE OF CONSTRUCTION.

WINTER SHUT DOWN SHALL BE ADDRESSED EARLY IN THE FALL DRAINING SEASON SO THAT SLOPER AND OTHER BARE AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER TO PROMOTE PROPER SOIL EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN SOLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL DRAINING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET, HEAVY MULCH, OR HYDRO MULCH.

CONTRACTOR CERTIFICATION

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (LUR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

GENERAL CONTRACTOR

SIGNATURE _____ TITLE _____ DATE _____

SUB-CONTRACTOR RESPONSIBLE FOR

SIGNATURE _____ TITLE _____ DATE _____

WITNESSED BY OWNER

SIGNATURE _____ TITLE _____ DATE _____

COMPANY

COMPANY _____

COMPANY

COMPANY _____

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL GENERAL AND SPECIAL REQUIREMENTS, CONDITIONS, AND PROVISIONS ON ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS ISSUED FOR THIS PROJECT.

WILLS BURKE KELSEY ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN, INCLUDING MAINTENANCE AND/OR REPAIR OF SOIL EROSION AND SEDIMENT CONTROL MEASURES, OR FOR COMPLIANCE OF THE CONTRACTORS (AND SUBCONTRACTORS) WITH THE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

INSPECTION AND MAINTENANCE TABLE

ACTIVITY	RESPONSIBLE PARTY	DURATION
MAINTENANCE OF STABILIZATION DURING CONSTRUCTION		DURING CONSTRUCTION AS NEEDED
OBSERVATION OF STABILIZATION DURING CONSTRUCTION		WEEKLY AND WITH 24 HRS AFTER RAINFALL EVENT OF 0.5" OR GREATER
VEGETATION MAINTENANCE		1 YEAR FROM COMPLETION
VEGETATION AND STABILIZATION MAINTENANCE		ONGOING FROM PROJECT COMPLETION

SOIL PROTECTION SCHEDULE

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

- A. SEE LANDSCAPE PLAN
- B. SEE LANDSCAPE PLAN
- C. SPRING DATS 100 LBS/ACRE
- D. WHEAT OR GENERAL RYE 150 LBS/ACRE
- E. 500
- F. STRAW MULCH 2 TONS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING 500.

**CORPORATE RESERVE SUBDIVISION
OF LOT 8
STORMWATER POLLUTION
PREVENTION PLAN**

DESIGN	DATE
DRAWN	DATE
CHECKED	DATE
SCALE	1" = 50'
DATE	11-11-10
BY	WILLS BURKE KELSEY ASSOCIATES, LTD.

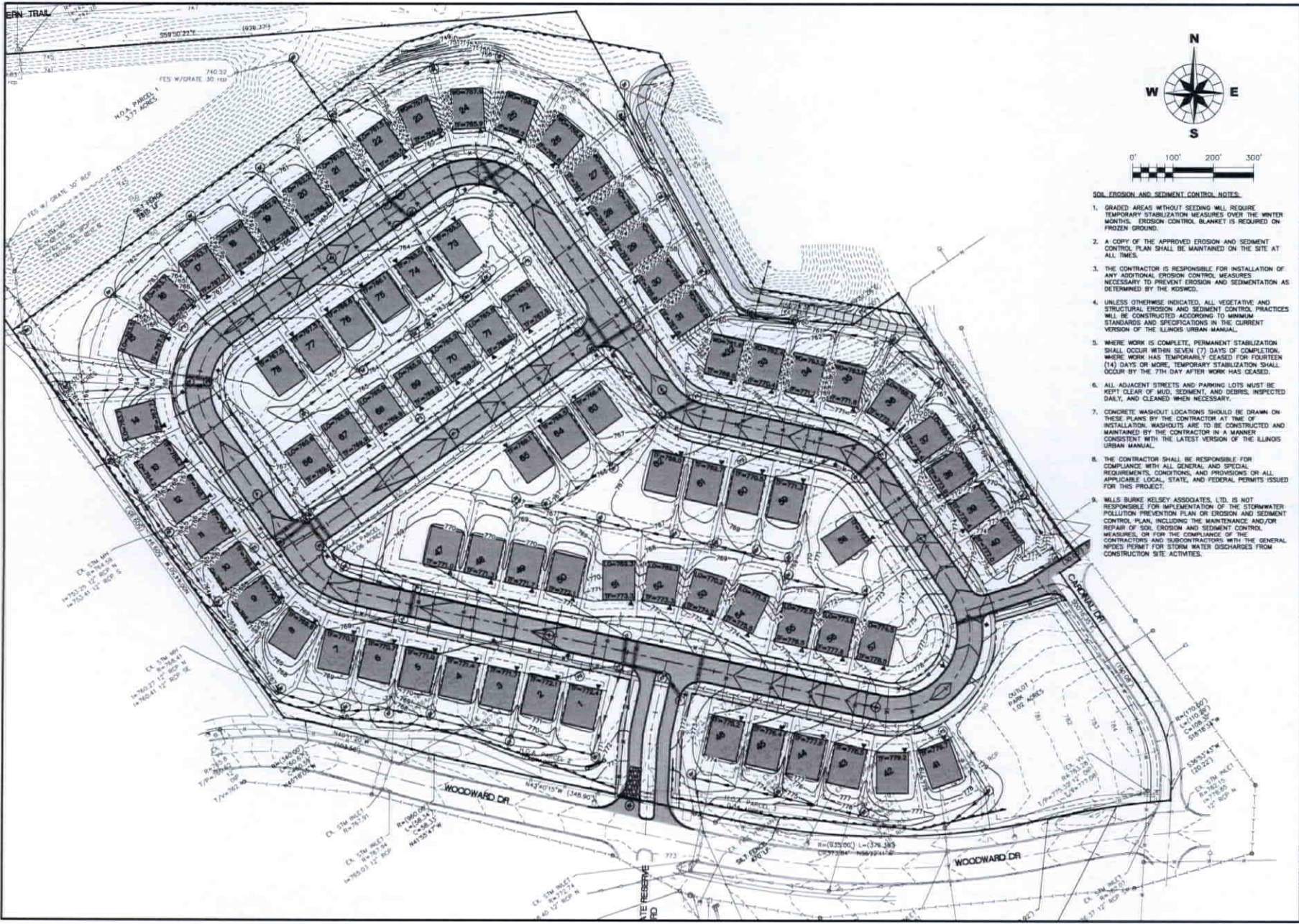
**CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER**

WILLS BURKE KELSEY ASSOCIATES, LTD.
118 West Main Street, Suite 201
Denver, Colorado 80202
(303) 443-7755



PROJECT NO. 140296
DATE: 10-08-2010
DRAWING NO. 23007-30
SHEET

SW2



- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
1. GRADED AREAS WITHOUT SEEDING WILL REQUIRE TEMPORARY STABILIZATION MEASURES OVER THE WINTER MONTHS. EROSION CONTROL BLANKET IS REQUIRED ON FROZEN GROUND.
 2. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
 3. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE KOSOWSKI.
 4. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE CURRENT VERSION OF THE ILLINOIS MANUAL.
 5. WHERE WORK IS COMPLETE, PERMANENT STABILIZATION SHALL OCCUR WITHIN SEVEN (7) DAYS OF COMPLETION. WHERE WORK HAS TEMPORARILY CEASED FOR FOURTEEN (14) DAYS OR MORE, TEMPORARY STABILIZATION SHALL OCCUR BY THE 7TH DAY AFTER WORK HAS CEASED.
 6. ALL ADJACENT STREETS AND PARKING LOTS MUST BE KEPT CLEAR OF MUD, SEDIMENT AND DEBRIS, INSPECTED DAILY, AND CLEANED WHEN NECESSARY.
 7. CONCRETE WASHOUT LOCATIONS SHOULD BE DRAWN ON THESE PLANS BY THE CONTRACTOR AT TIME OF INSTALLATION. WASHOUTS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN A MANNER CONSISTENT WITH THE LATEST VERSION OF THE ILLINOIS MANUAL.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL GENERAL AND SPECIAL REQUIREMENTS, CONDITIONS, AND PROVISIONS OR ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS ISSUED FOR THIS PROJECT.
 9. MILLS BURKE KELSEY ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN OR EROSION AND SEDIMENT CONTROL PLAN, INCLUDING THE MAINTENANCE AND/OR REPAIR OF SOIL EROSION AND SEDIMENT CONTROL MEASURES, OR FOR THE COMPLIANCE OF THE CONTRACTORS AND SUBCONTRACTORS WITH THE GENERAL NOTES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

**CORPORATE RESERVE SUBDIVISION
OF LOT 8
SOIL EROSION SEDIMENTATION
CONTROL PLAN**

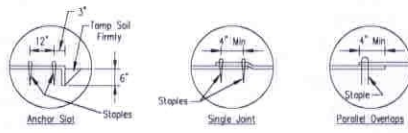
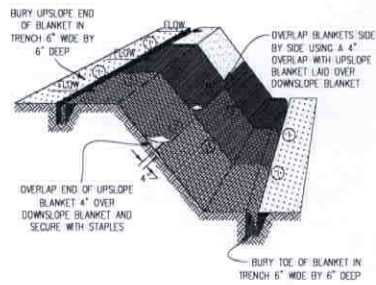
DESIGN	DATE	BY	SCALE
OWN			1" = 100'
CHKD			
DATE			

CLIENT: **CORPORATE RESERVE, LLC
DEVELOPMENT PARTNERS, LLC
116 West Main Street, Suite 201
DENVER, COLORADO 80202
PHONE NUMBER**

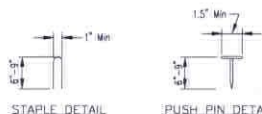
WILLS BURKE KELSEY ASSOCIATES LTD
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755



PROJECT NO. 140358
DATE: 04-04-2015
DRAWING NO. 303P 30
SHEET
SE1



DETAIL 1 DETAIL 2 DETAIL 3



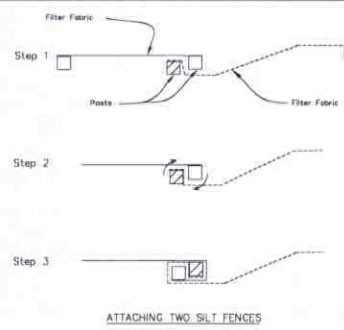
STAPLE DETAIL PUSH PIN DETAIL

- NOTES
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 staples with non-stiched blanket per 100 s.y. of material.
 2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
 3. Erosion control material shall be placed in contact with the soil over a prepared seedbed
 4. All anchor slots shall be stapled at approximately 12" intervals

PROJECT NO.	140396
DATE	12/11/2015
PROJECT NAME	EROSION CONTROL
CLIENT	WILLS BURKE KELSEY ASSOCIATES LTD
DESIGNER	WILLS BURKE KELSEY ASSOCIATES LTD
CHECKED	WILLS BURKE KELSEY ASSOCIATES LTD
APPROVED	WILLS BURKE KELSEY ASSOCIATES LTD

EROSION CONTROL
BLANKET INSTALLATION DETAILS

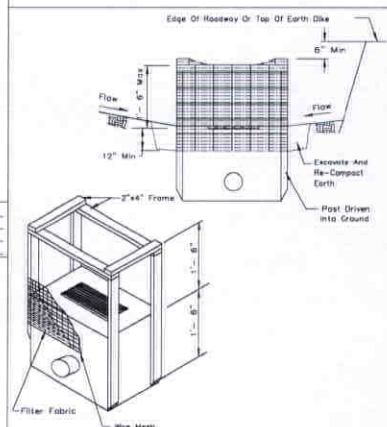
SILT FENCE - SPLICING TWO FENCES



1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" gap.
4. Drive both posts a minimum of 18 inches into the ground and bury the top.
5. Compact backfill (particularly at splices) completely to prevent stormwater pooling.

REFERENCE	Project: _____	DATE: _____	APPROVED: _____
DESIGNED	_____	DATE: _____	APPROVED: _____
CHECKED	_____	DATE: _____	APPROVED: _____
STANDARD OMC NO.	IL-620(W)	DATE	8-18-03

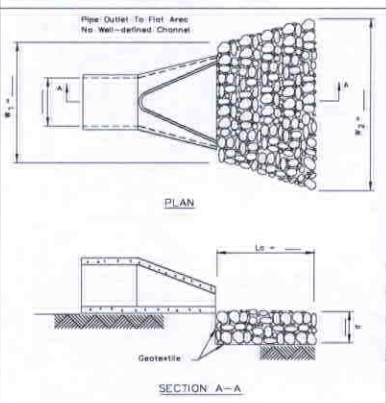
INLET PROTECTION - FABRIC DROP PLAN



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

REFERENCE	Project: _____	DATE: _____	APPROVED: _____
DESIGNED	_____	DATE: _____	APPROVED: _____
CHECKED	_____	DATE: _____	APPROVED: _____
STANDARD OMC NO.	IL-560	DATE	8-28-03

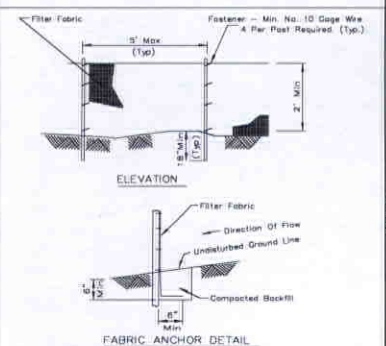
PIPE OUTLET TO FLAT AREA



- NOTES
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class _____, or _____.
 2. The rock riprap shall meet the DOT requirements for the following gradation: _____.
 3. The riprap shall be placed according to construction specification 61 LODGE ROCK RMPRAP. The rock may be equipment placed.

REFERENCE	Project: _____	DATE: _____	APPROVED: _____
DESIGNED	_____	DATE: _____	APPROVED: _____
CHECKED	_____	DATE: _____	APPROVED: _____
STANDARD OMC NO.	IL-610	DATE	8-18-03

SILT FENCE PLAN



- 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 1 or 2, Class _____ with equivalent opening size of at least 30 for non-woven and 50 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: _____	DATE: _____	APPROVED: _____
DESIGNED	_____	DATE: _____	APPROVED: _____
CHECKED	_____	DATE: _____	APPROVED: _____
STANDARD OMC NO.	IL-620	DATE	11-28-03

CORPORATE RESERVE SUBDIVISION OF LOT 6

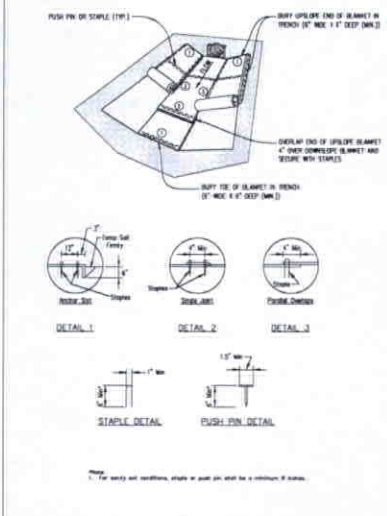
SOIL EROSION SEDIMENTATION CONTROL PLAN DETAILS

PROJECT NO. 140396
DATE: 12-08-2015
DRAWING NO. 3 OF 36
SHEET

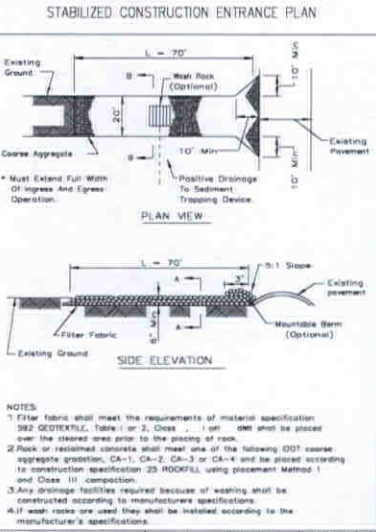
CLIENT: **WILLS BURKE KELSEY ASSOCIATES LTD**
118 West Main Street, Suite 201
St. Charles, Illinois 60174
(830) 443-7756

DESIGNER: **WILLS BURKE KELSEY ASSOCIATES, LLC**
270 ST. PAUL STREET, #500
DENVER, COLORADO 80208
PHONE NUMBER

SCALE: 1" = 30'
DATE: 12-11-15
PROJECT REVIEW LETTER DATED 11-13-15
NATURE OF REVISION
BY: WBS/DVS



EROSION CONTROL BLANKET TURF REINFORCEMENT MAT

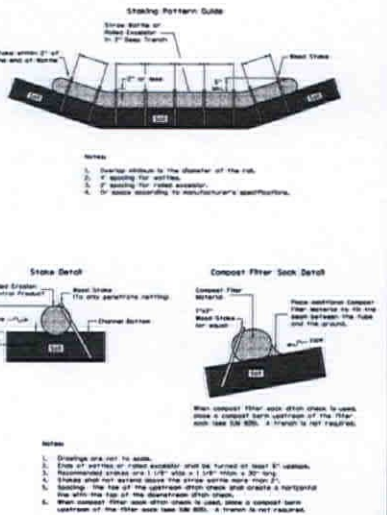


STABILIZED CONSTRUCTION ENTRANCE PLAN

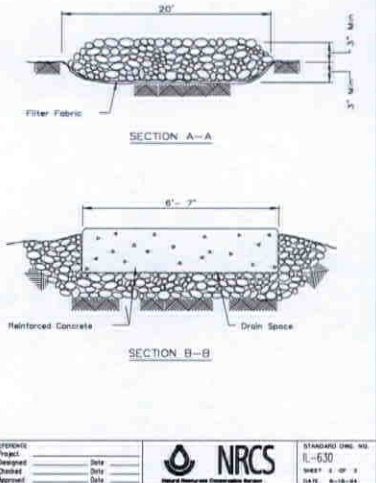
NOTES:
 1. Filter fabric shall meet the requirements of material specification 202 GEOTECHNICAL, Table 1 or 2, Class 1 or 2. The filter fabric shall be placed over the cleared area prior to the placing of rock.
 2. Rock or retained concrete shall meet one of the following DOT course aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 23 ROCKFILL, using placement Method 1 and Class III compaction.
 3. Any drainage facilities required because of washing shall be constructed according to manufacturer's specifications.
 4. If wash racks are used they shall be installed according to the manufacturer's specifications.

STABILIZED CONSTRUCTION ENTRANCE PLAN

ROLLED EROSION CONTROL PRODUCTS



ROLLED EROSION CONTROL PRODUCTS



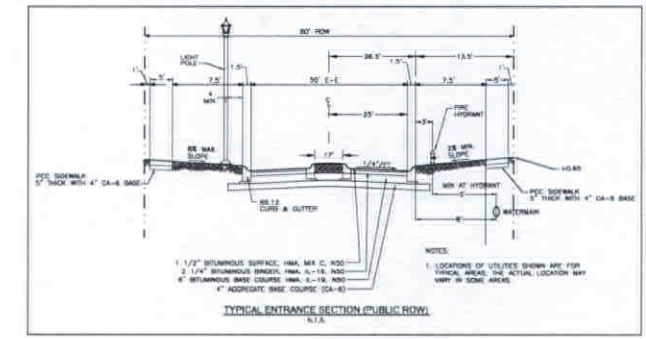
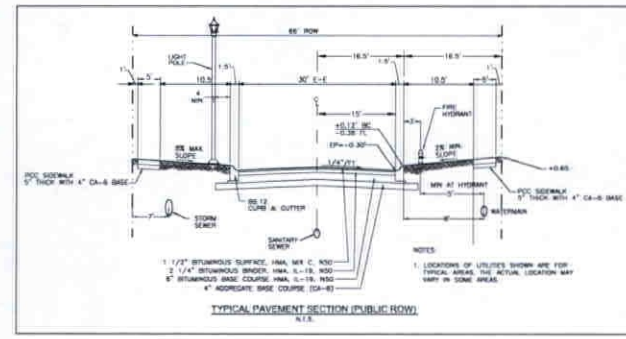
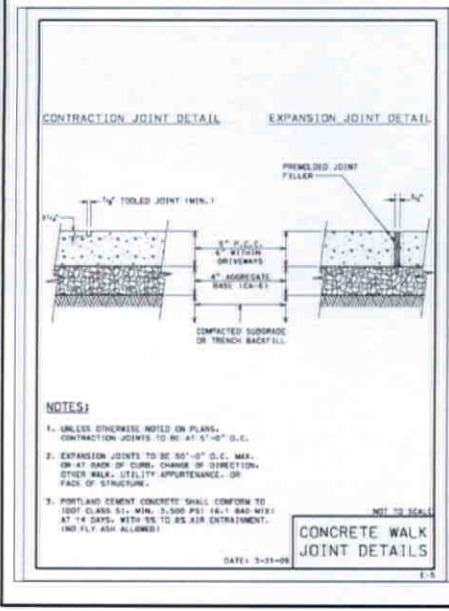
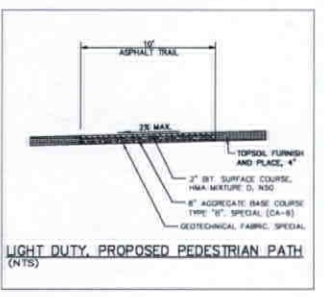
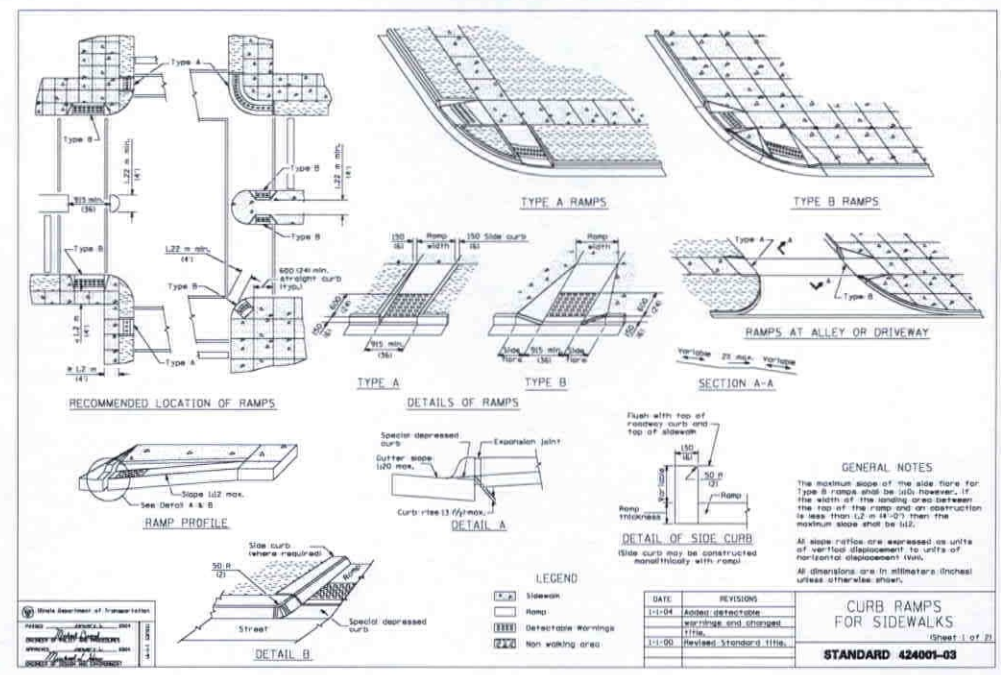
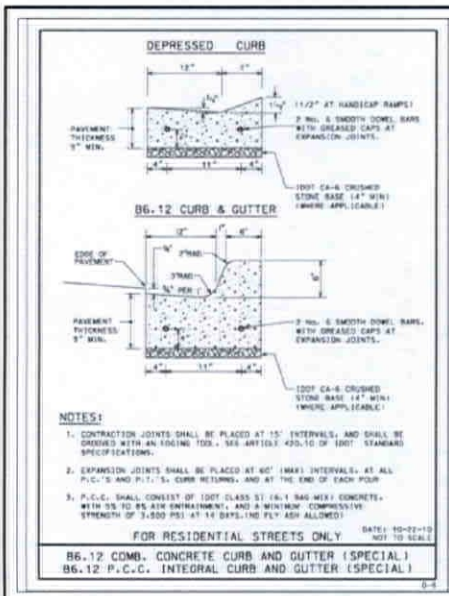
STABILIZED CONSTRUCTION ENTRANCE PLAN

CORPORATE RESERVE SUBDIVISION OF LOT 8	
SOIL EROSION SEDIMENTATION CONTROL PLAN	
DESIGN	DATE
CHECK	DATE
SCALE	DATE
PROJECT NO. 140286	
DATE: 05-08-2019	
DRAWING NO. 330P34	
SHEET	

CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC	
270 ST. PAUL STREET, #300 DENVER, COLORADO 80206	
PHONE NUMBER	
PROJECT NO. 140286	
DATE: 05-08-2019	
DRAWING NO. 330P34	
SHEET	

PROJECT NO.	140286
DATE	05-08-2019
DRAWING NO.	330P34
SHEET	

SE 3

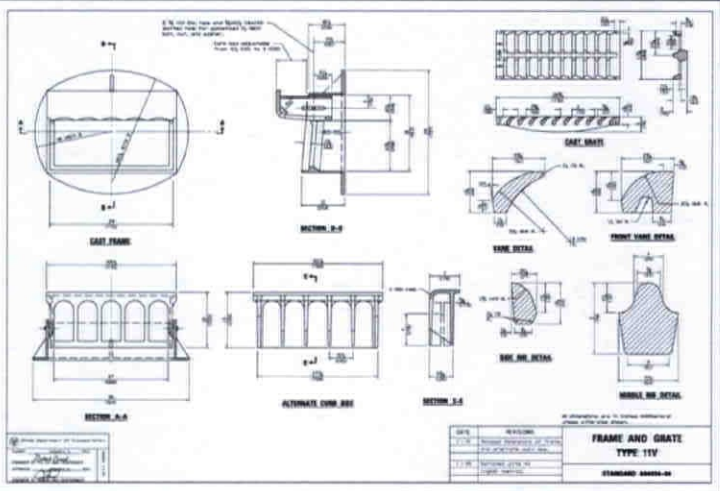
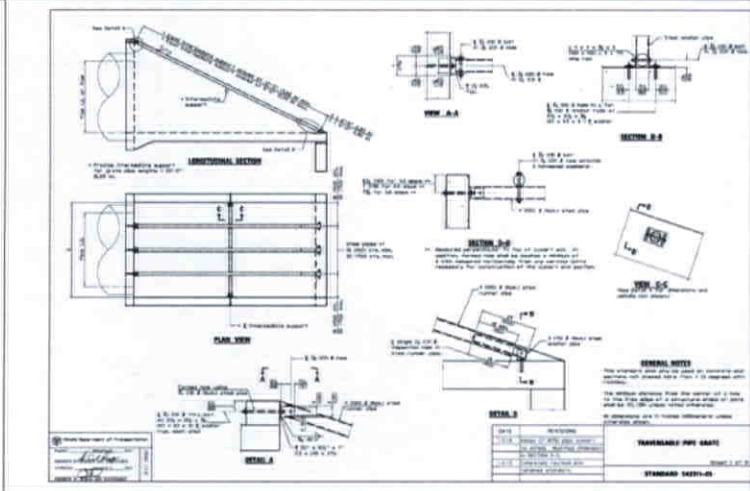


CORPORATE RESERVE SUBDIVISION OF LOT 8

WILLS BURKE KELSEY ASSOCIATES LTD.
114 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, CO 80206
PHONE NUMBER: 303.733.1111

DATE: 10-22-10
DRAWING NO.: 3307-38
SHEET: DT1



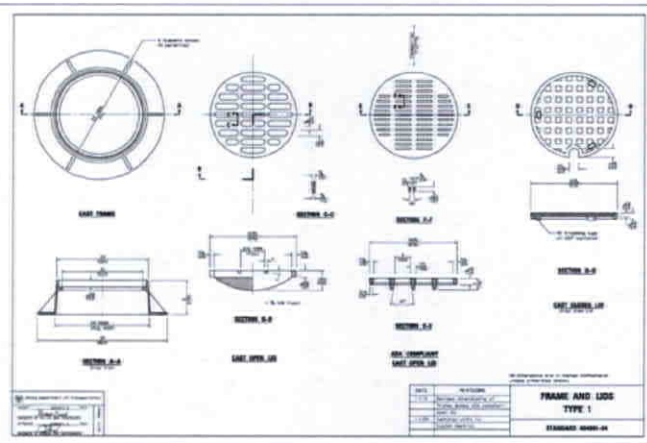
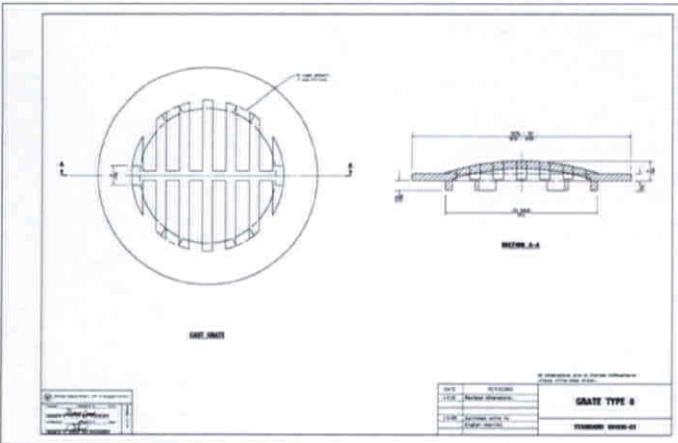
PIPE GRATE SCHEDULE FOR ROUND PIPE CURVED END SECTIONS

SIZE	WEIGHT
15" x 15"	15.0
18" x 18"	21.6
21" x 21"	28.2
24" x 24"	34.8
27" x 27"	41.4
30" x 30"	48.0
36" x 36"	57.6
42" x 42"	67.2
48" x 48"	76.8
54" x 54"	86.4
60" x 60"	96.0

PIPE GRATE SCHEDULE FOR RECTANGULAR PIPE CURVED END SECTIONS

SIZE	WEIGHT
15" x 15"	15.0
18" x 18"	21.6
21" x 21"	28.2
24" x 24"	34.8
27" x 27"	41.4
30" x 30"	48.0
36" x 36"	57.6
42" x 42"	67.2
48" x 48"	76.8
54" x 54"	86.4
60" x 60"	96.0

STANDARD PIPE GRATE



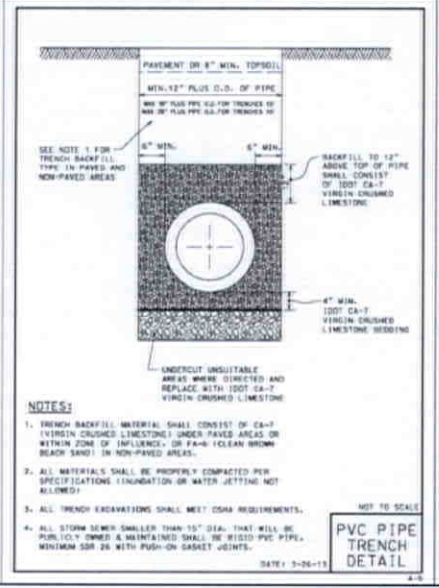
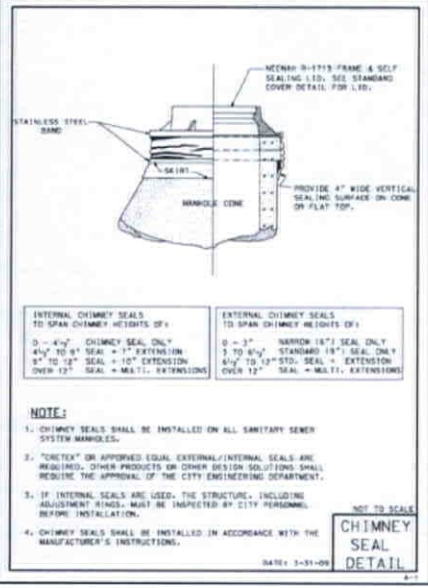
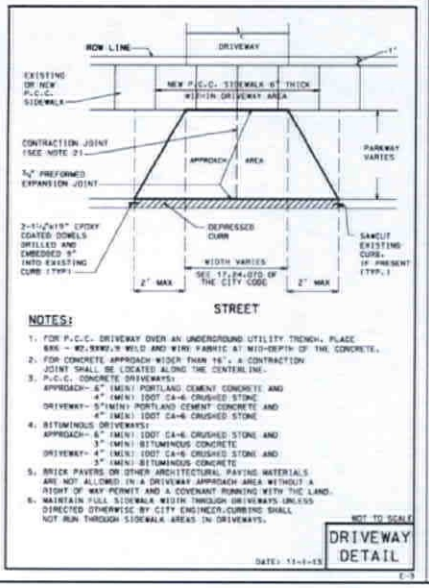
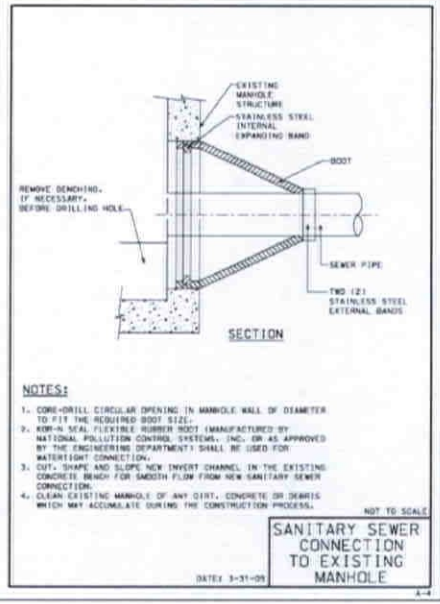
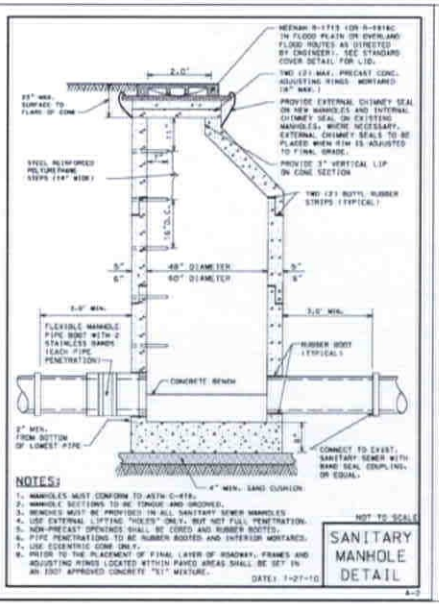
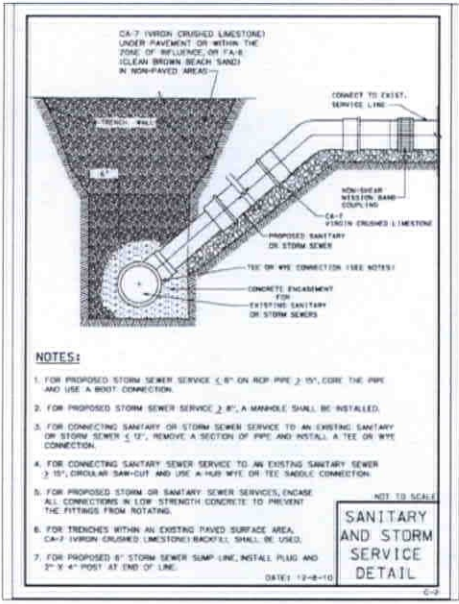
CORPORATE RESERVE SUBDIVISION OF LOT 8

DETAILS

WILLS BURKE KELSEY ASSOCIATES LTD.
 DEVELOPMENT PARTNERS, LLC
 270 ST. PAUL STREET, #300
 DENVER, COLORADO 80206
 PHONE NUMBER

PROJECT NO. 140236
DATE: 10-08-2015
DRAWING NO. 350P-38
SHEET:

DT3



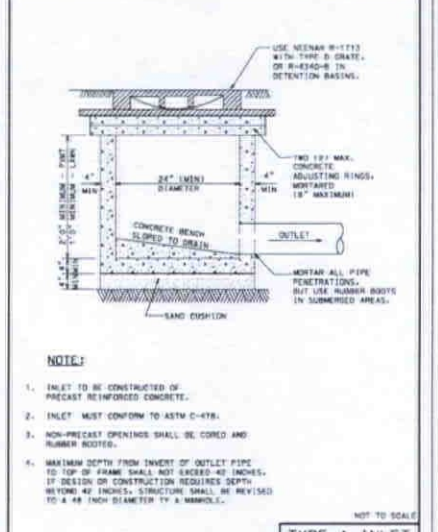
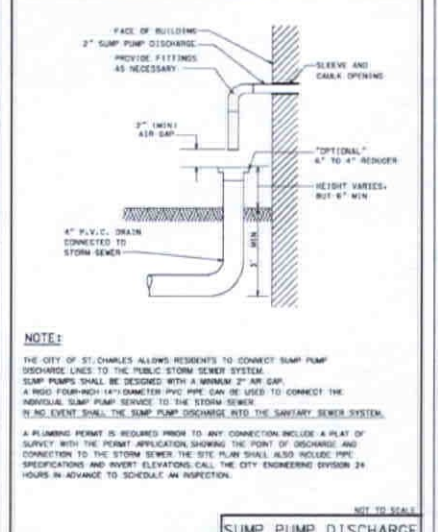
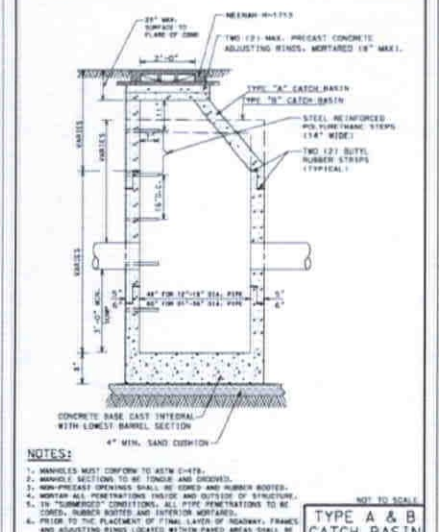
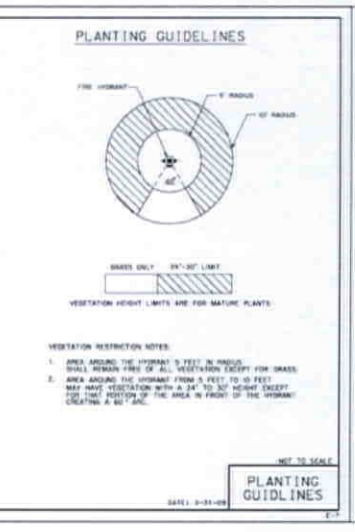
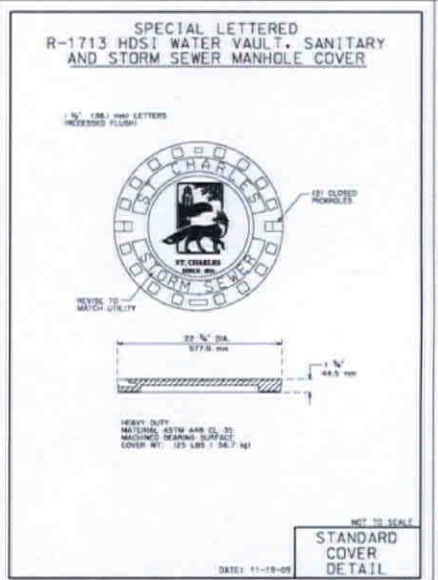
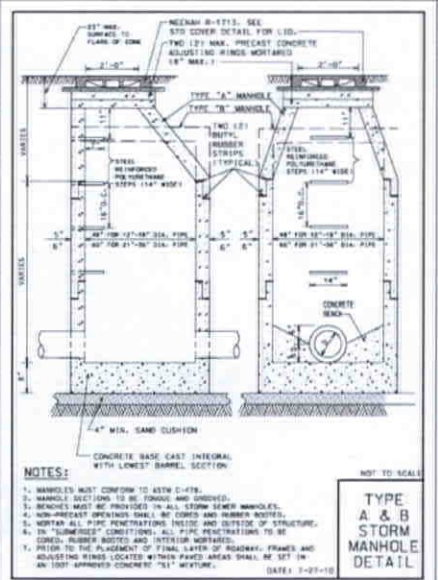
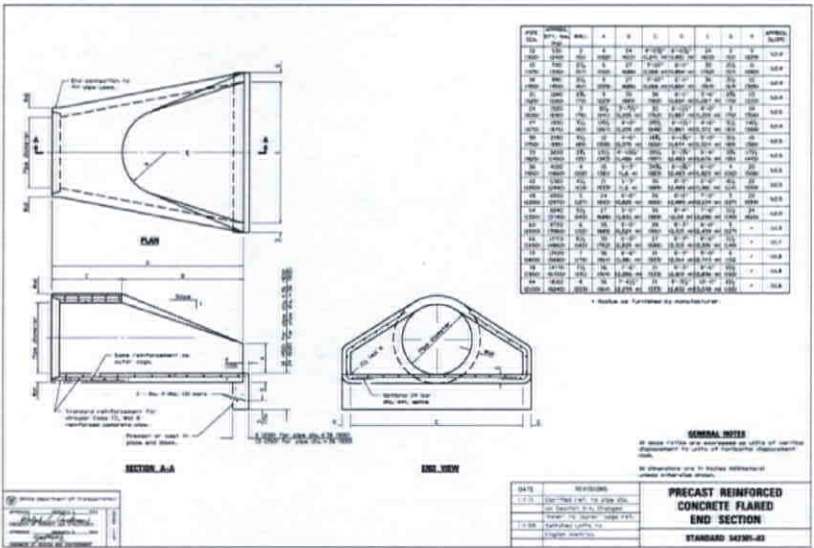
CORPORATE RESERVE SUBDIVISION OF LOT 8

DETAILS

PROJECT NO. 140236
DATE: 10-28-2015
DRAWING NO. 380738
SHEET:

WILLS BURE KELSEY ASSOCIATES LTD.
1111 14th Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

CLIENT: CORPORATE RESERVE PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER



CORPORATE RESERVE SUBDIVISION OF LOT 8

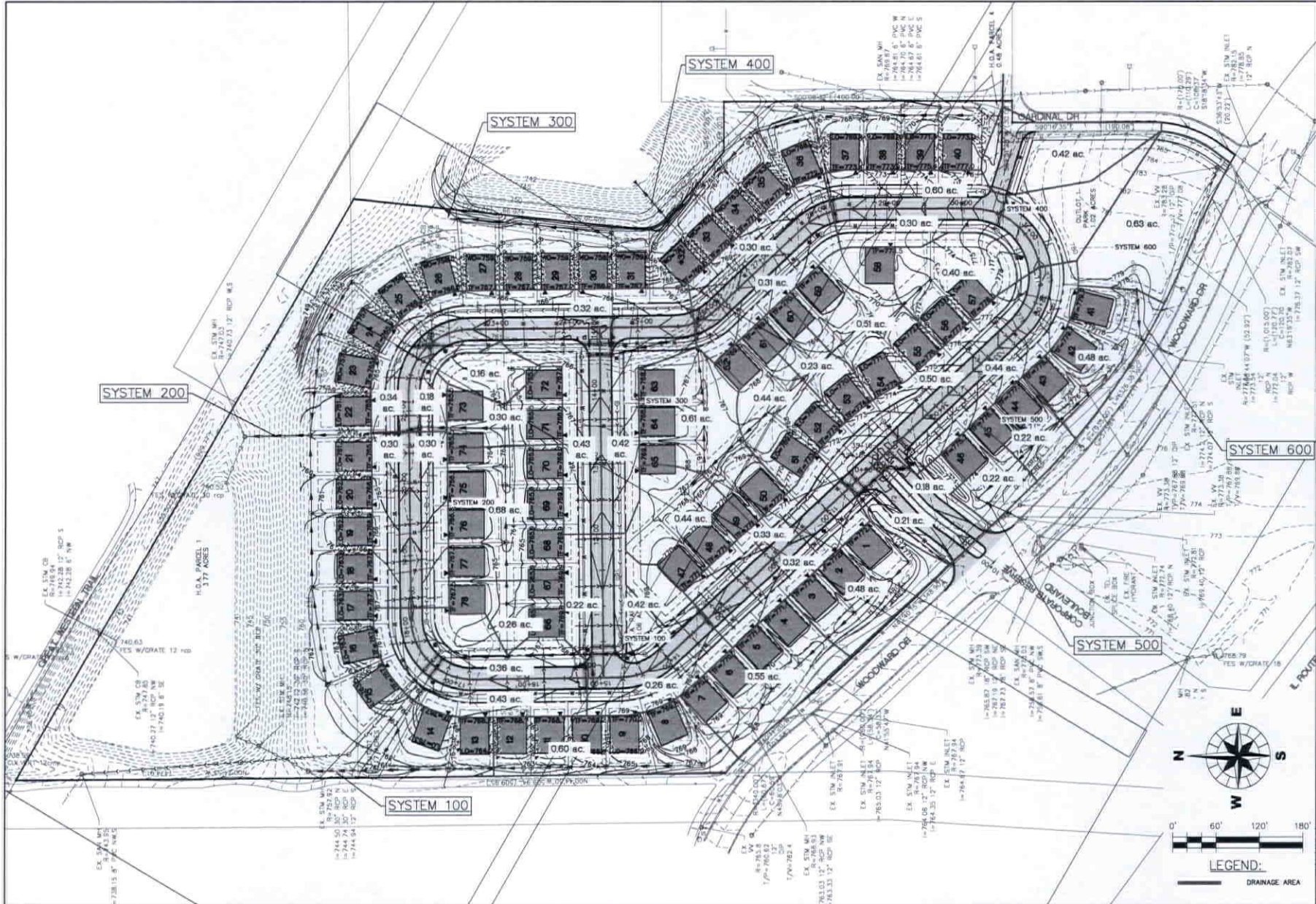
DETAILS

CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #500
DENVER, COLORADO 80202
PHONE NUMBER

WILLS BURKE KESEY ASSOCIATES LTD
118 West Main Street, Suite 201
St. Charles, Illinois 60174
(800) 443-7755

PROJECT NO. 14226
DATE: 10-08-2015
DRAWING NO. 3700-36
SHEET

DT5



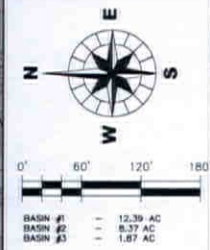
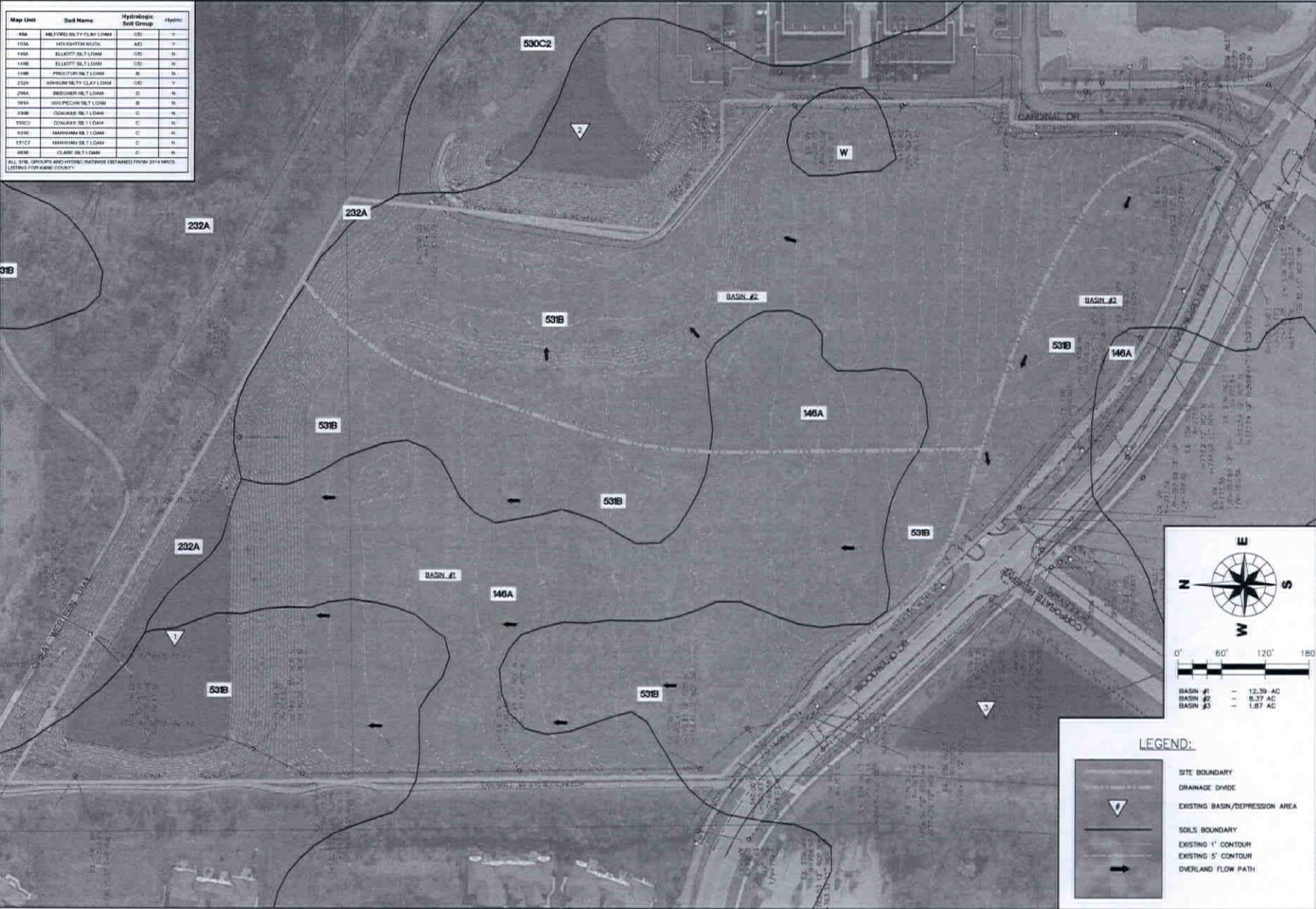
CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET, #300 DENVER, COLORADO 80206		TITLE: CORPORATE RESERVE CATCHMENT AREA MAP	
PROJECT NO.: 14-0296 DATE: 09/26/15 DRAWING NO.: 04 SHEET:	NO. DATE: NO. DATE	NO. DATE: NO. DATE	NO. DATE: NO. DATE
WILLS BURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755		SCALE: 1" = 60' DATE EXHIBIT DRAWS:	



LEGEND:
 [Hatched Box] DRAINAGE AREA

Map Unit	Soil Name	Hydrologic Soil Group	Hydric
45A	AMLYND SILTY CLAY LOAM	DE	Y
105A	HOLSWATER MUDS	AD	Y
145A	ELKOTT SILT LOAM	DE	N
145B	ELKOTT SILT LOAM	DE	H
145C	PRESCOTT SILT LOAM	B	N
232A	ARVINGTON SILTY CLAY LOAM	DE	Y
256A	BRECKENRIDGE SILT LOAM	D	N
395A	WALPECAN SILT LOAM	B	N
395B	OSAGE SILT LOAM	C	N
530C	OSAGE SILT LOAM	C	N
531	MAHONING SILT LOAM	C	N
531C	MAHONING SILT LOAM	C	N
535	CLARK SILT LOAM	C	N

ALL SWL GROUPS AND HYDRIC RATINGS OBTAINED FROM 2014 NRCS LISTING FOR KANE COUNTY.



LEGEND:

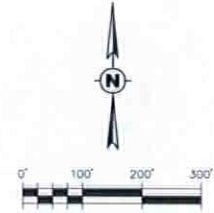
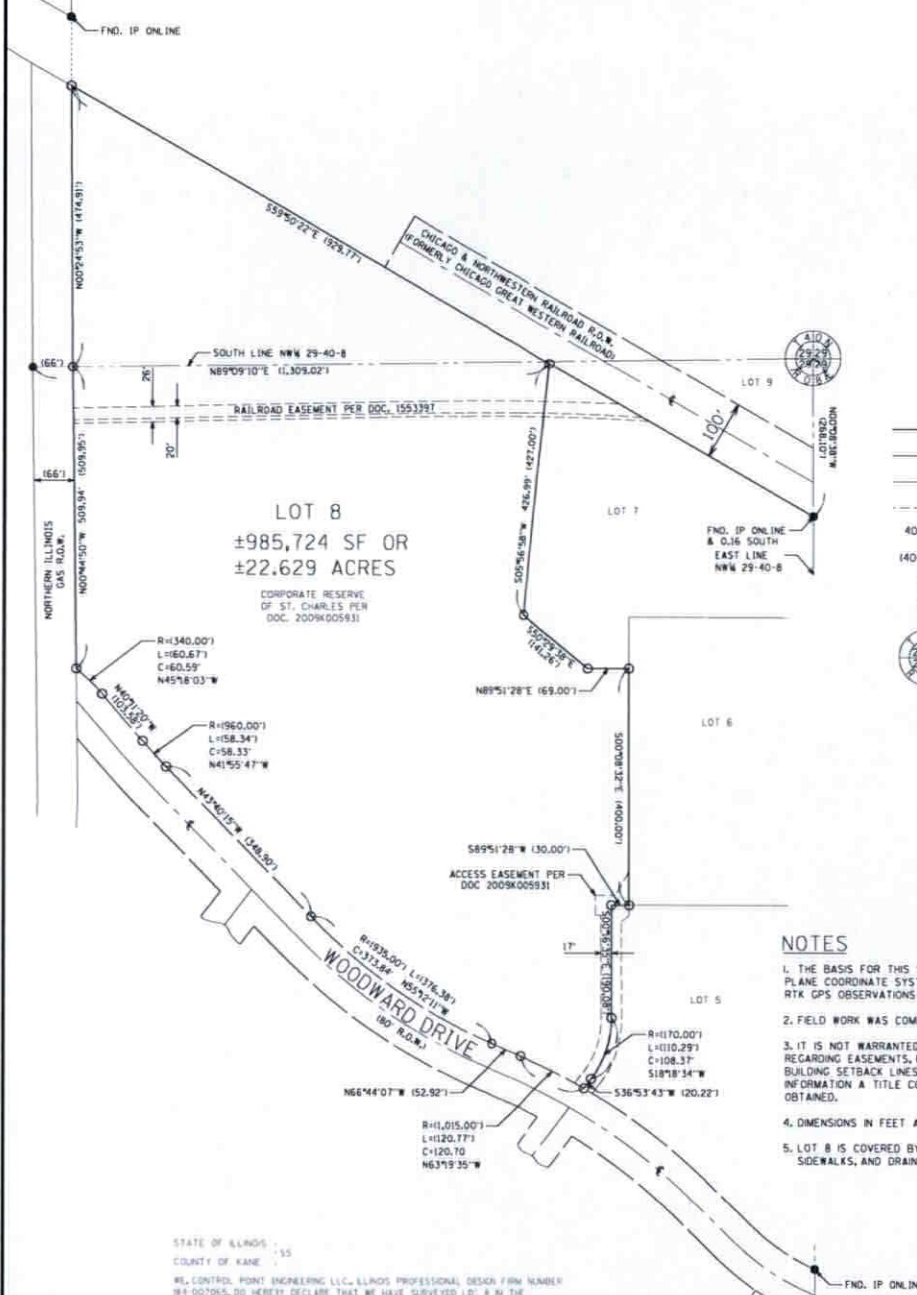
	SITE BOUNDARY
	DRAINAGE DIVIDE
	EXISTING BASIN/DEPRESSION AREA
	SOILS BOUNDARY
	EXISTING 1' CONTOUR
	EXISTING 5' CONTOUR
	OVERLAND FLOW PATH

TITLE: CORPORATE RESERVE SUBDIVISION OF LOT 8 VICINITY TOPOGRAPHIC MAP	
DESIGNER: WILLS BURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET #300 DENVER, COLORADO 80206
DATE: 08/20/13	PROJECT NO.: 140298
SCALE: 1" = 60'	DATE: 08/20/13
NO. DATE: NATURE OF REVISION	EXHIBIT #: VTM

PL1 DATE: 05/15/15
 DRAWN BY: JPK/MLK
 FILE NAME: 150515

PLAT OF SURVEY

LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009K005931, ALL IN KANE COUNTY, ILLINOIS.



LEGEND

- SURVEYED PROPERTY
- RIGHT OF WAY LINE
- EX. EASEMENT LINE
- QUARTER SECTION LINE
- 400.00' MEASURED OR CALCULATED SURVEY DATA
- 1400.00' RECORD OR PRIOR SURVEY DATA
- FOUND IRON PIPE OR IRON REBAR
- SET 1/2" X 24" IRON PIPE
- QUARTER SECTION CORNER

NOTES

1. THE BASIS FOR THIS SURVEY IS GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON MULTIPLE AVERAGED RTK GPS OBSERVATIONS REFERENCE TO THE TRIMBLE VRS NETWORK.
2. FIELD WORK WAS COMPLETED 5/11/15.
3. IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING SETBACK LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
4. DIMENSIONS IN FEET AND DECIMALS.
5. LOT 8 IS COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, SIDEWALKS, AND DRAINAGE PER DOCUMENT 2009K005931.

STATE OF ILLINOIS
 COUNTY OF KANE

WE, CONTROL POINT ENGINEERING LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 984-007045, DO HEREBY DECLARE THAT WE HAVE SURVEYED LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS, AND THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF MAY, 2015 AT BATAVIA, ILLINOIS.

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

JEFF R. DUNN
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 5832
 MY LICENSE EXPIRES NOVEMBER 30, 2017
 DESIGN FIRM LICENSE EXPIRES APRIL 30, 2017



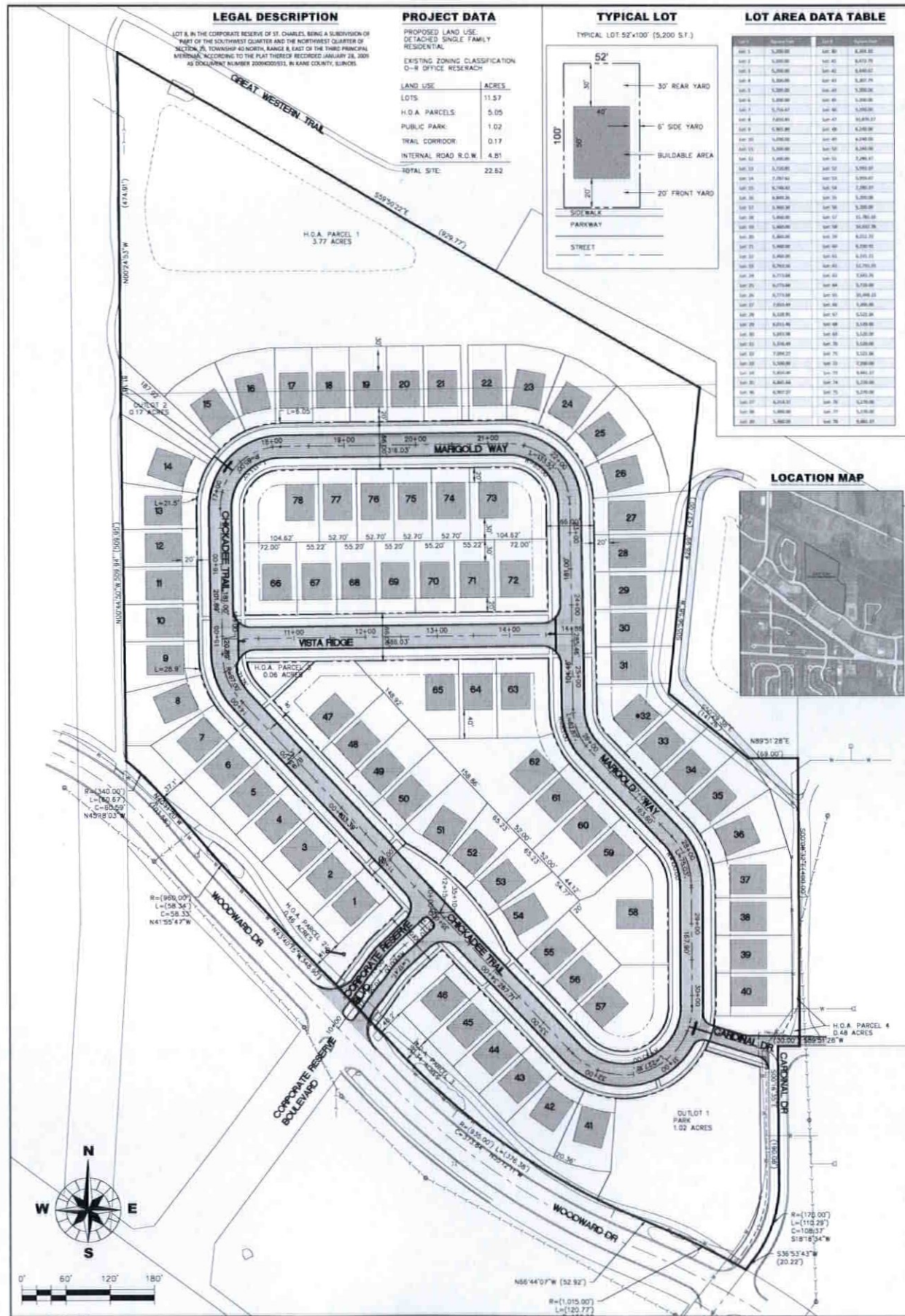
CONTROL POINT ENGINEERING LLC
 1240 LYON ROAD
 BATAVIA, IL 60510
 PHONE: (630) 482-2341

CLIENT:
WILLS BURKE KELSEY & ASSOCIATES LTD.
 116 W. MAIN ST., SUITE 201
 ST. CHARLES, IL 60174

1		OSGN	RFD
2		DWN	RFD
3		CHWD	RFD
4		SCALE:	1"=100'
5			
6			
7			
NO.	DATE	REVISION DESCRIPTION	

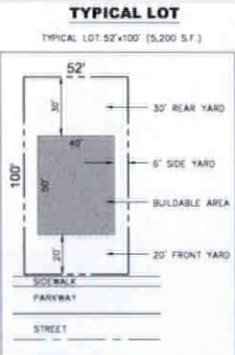
PLAT OF SURVEY
 LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES

PROJECT NO. 150508
 DATE: 5/15/15
 SHEET 1 OF 1
 DRAWING NO. PL1



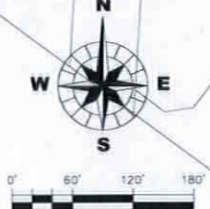
LEGAL DESCRIPTION
 LOT 8, IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 45 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2008 AS DOCUMENT NUMBER 2008030531, IN KANE COUNTY, ILLINOIS.

PROJECT DATA
 PROPOSED LAND USE: DETACHED SINGLE FAMILY RESIDENTIAL
 EXISTING ZONING CLASSIFICATION: O-8 OFFICE RESEARCH
 LAND USE: ACRES
 LOTS: 11.57
 H.O.A. PARCELS: 5.05
 PUBLIC PARK: 1.02
 TRAIL CORRIDOR: 0.17
 INTERNAL ROAD R.O.W.: 4.81
 TOTAL SITE: 22.62



LOT AREA DATA TABLE

Lot #	Area (S.F.)	Area (Acres)
Lot 1	5,200.00	0.189
Lot 2	5,200.00	0.189
Lot 3	5,200.00	0.189
Lot 4	5,200.00	0.189
Lot 5	5,200.00	0.189
Lot 6	5,200.00	0.189
Lot 7	5,200.00	0.189
Lot 8	5,200.00	0.189
Lot 9	5,200.00	0.189
Lot 10	5,200.00	0.189
Lot 11	5,200.00	0.189
Lot 12	5,200.00	0.189
Lot 13	5,200.00	0.189
Lot 14	5,200.00	0.189
Lot 15	5,200.00	0.189
Lot 16	5,200.00	0.189
Lot 17	5,200.00	0.189
Lot 18	5,200.00	0.189
Lot 19	5,200.00	0.189
Lot 20	5,200.00	0.189
Lot 21	5,200.00	0.189
Lot 22	5,200.00	0.189
Lot 23	5,200.00	0.189
Lot 24	5,200.00	0.189
Lot 25	5,200.00	0.189
Lot 26	5,200.00	0.189
Lot 27	5,200.00	0.189
Lot 28	5,200.00	0.189
Lot 29	5,200.00	0.189
Lot 30	5,200.00	0.189
Lot 31	5,200.00	0.189
Lot 32	5,200.00	0.189
Lot 33	5,200.00	0.189
Lot 34	5,200.00	0.189
Lot 35	5,200.00	0.189
Lot 36	5,200.00	0.189
Lot 37	5,200.00	0.189
Lot 38	5,200.00	0.189
Lot 39	5,200.00	0.189
Lot 40	5,200.00	0.189
Lot 41	5,200.00	0.189
Lot 42	5,200.00	0.189
Lot 43	5,200.00	0.189
Lot 44	5,200.00	0.189
Lot 45	5,200.00	0.189
Lot 46	5,200.00	0.189
Lot 47	5,200.00	0.189
Lot 48	5,200.00	0.189
Lot 49	5,200.00	0.189
Lot 50	5,200.00	0.189
Lot 51	5,200.00	0.189
Lot 52	5,200.00	0.189
Lot 53	5,200.00	0.189
Lot 54	5,200.00	0.189
Lot 55	5,200.00	0.189
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Lot 58	5,200.00	0.189
Lot 59	5,200.00	0.189
Lot 60	5,200.00	0.189
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Lot 62	5,200.00	0.189
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Lot 64	5,200.00	0.189
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Lot 68	5,200.00	0.189
Lot 69	5,200.00	0.189
Lot 70	5,200.00	0.189
Lot 71	5,200.00	0.189
Lot 72	5,200.00	0.189
Lot 73	5,200.00	0.189
Lot 74	5,200.00	0.189
Lot 75	5,200.00	0.189
Lot 76	5,200.00	0.189
Lot 77	5,200.00	0.189
Lot 78	5,200.00	0.189
Lot 79	5,200.00	0.189
Lot 80	5,200.00	0.189



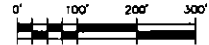
<p>1 OF 1</p> <p>DATE: 10/10/2013</p> <p>SCALE: 1" = 60'</p> <p>FILE: 130813-01.DWG</p>	<p>CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAULS ST. SUITE #300 DENVER, CO. 80206 303-801-0888</p>	<p>DESIGN: CMR DRAWN: GMP CHECKED: CMR SCALE: 1" = 60' FILE: 130813-01.DWG</p>	<p>TITLE: CORPORATE RESERVE CITY OF ST. CHARLES PRELIMINARY PLAT</p>
	<p>PROJECT: WILLS BURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755</p>		

EXHIBIT "E"

**FINAL PLAT OF SUBDIVISION
(4 pages)**

FINAL PLAT OF RESUBDIVISION CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A
SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF
SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 26, 2009 AS DOCUMENT NO.
200900593L ALL IN TANE COUNTY, ILLINOIS.



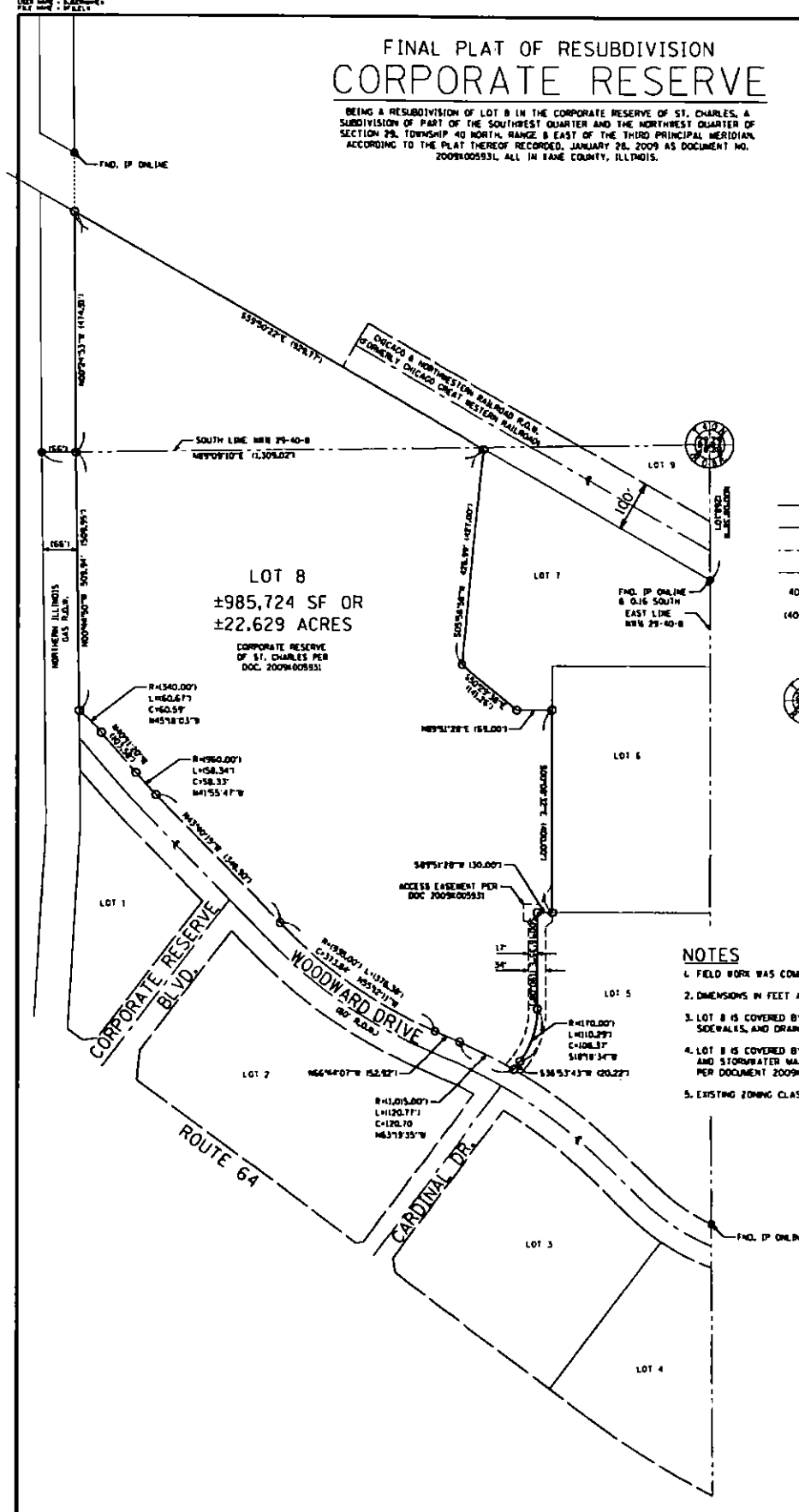
BEARINGS ARE REFERENCED TO
THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, NAD 83
1987 ADJUSTMENT, LAST ZONE.

LEGEND

- SURVEYED PROPERTY
- RIGHT OF WAY LINE
- EX. EASEMENT LINE
- QUARTER SECTION LINE
- 400.00'
(400.00')
- FOUND IRON PIPE OR IRON REBAR
- SET 1/2" X 24" IRON PIPE
- QUARTER SECTION CORNER

NOTES

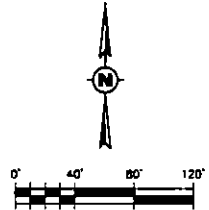
1. FIELD WORK WAS COMPLETED 5/11/15.
2. DIMENSIONS IN FEET AND DECIMALS.
3. LOT 8 IS COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, SIDEWALKS, AND DRAINAGE PER DOCUMENT 200900593L HEREBY VACATED.
4. LOT 8 IS COVERED BY A BLANKET EASEMENT FOR ACCESS, LANDSCAPE AND STORMWATER MANAGEMENT, BICYCLE AND PEDESTRIAN EASEMENTS PER DOCUMENT 200900593L HEREBY VACATED.
5. EXISTING ZONING CLASSIFICATION IS RS-4 P.U.D.



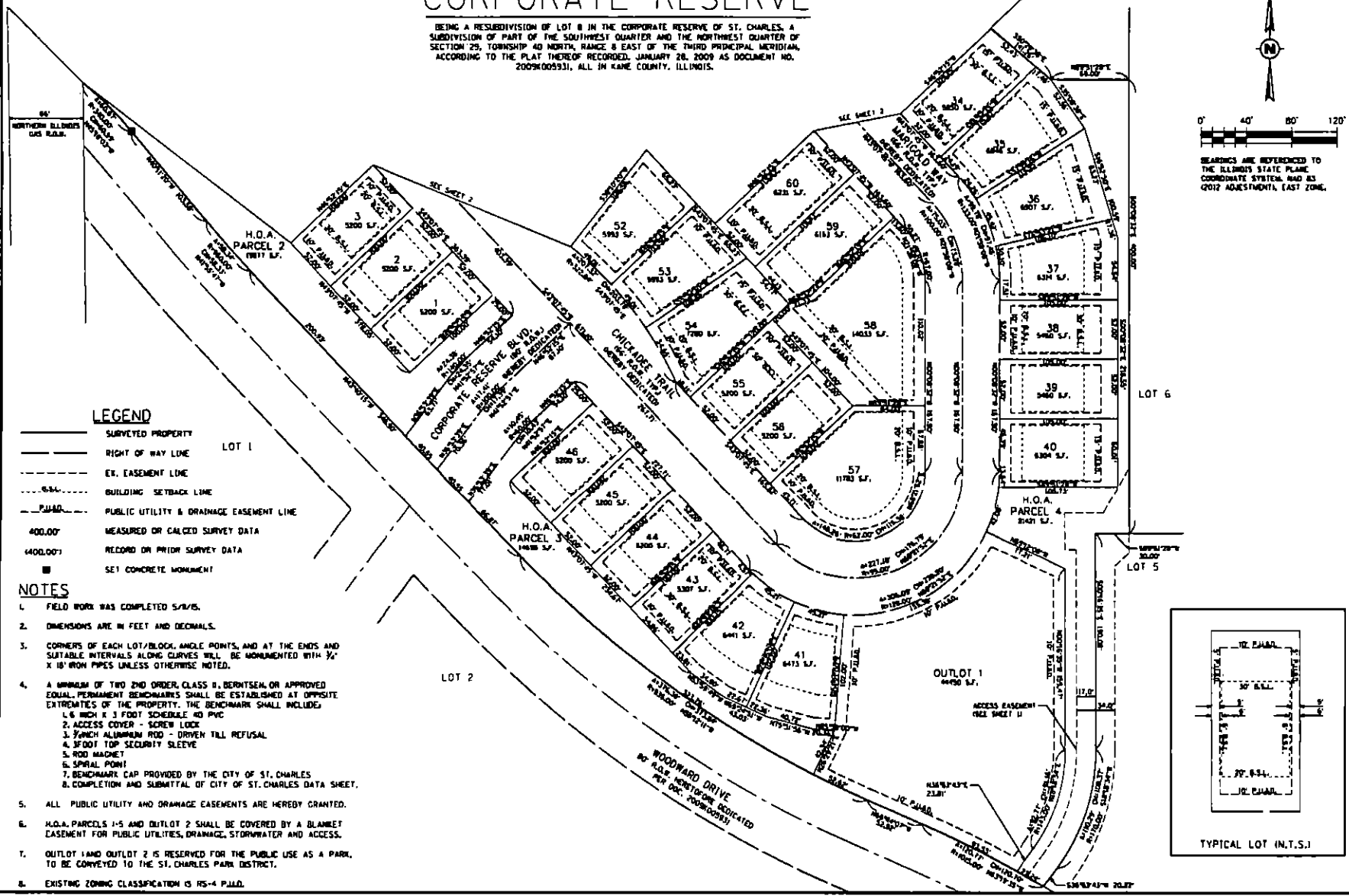
	CONTROL POINT ENGINEERING LLC 1240 LYON ROAD BATAVIA, IL 60510 PHONE: (630) 482-2341	CLIENT: THE PAULS CORPORATION 370 SAINT PAUL ST. DENVER, CO 80202	ORGN. RPO DWG. RPO CHKD. RPO SCALE: 1"=100' DATE: 5/11/15
	PLAT OF RESUBDIVISION LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES		

FINAL PLAT OF RESUBDIVISION CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009005931, ALL IN KANE COUNTY, ILLINOIS.



MEASUREMENTS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 QZ12 ADJUSTMENT, EAST ZONE.

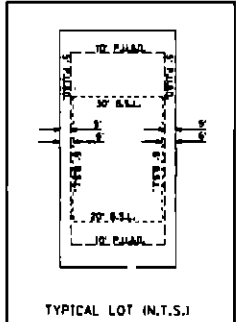


LEGEND

- SURVEYED PROPERTY
- RIGHT OF WAY LINE
- EX. EASEMENT LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY & DRAINAGE EASEMENT LINE
- 400.00' MEASURED OR CALCULATED SURVEY DATA
- (400.00') RECORD OR PRIOR SURVEY DATA
- SET CONCRETE MONUMENT

NOTES

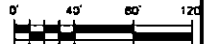
1. FIELD WORK WAS COMPLETED 5/15/15.
2. DIMENSIONS ARE IN FEET AND DECIMALS.
3. CORNERS OF EACH LOT/BLOCK, ANGLE POINTS, AND AT THE ENDS AND SUITABLE INTERVALS ALONG CURVES WILL BE MONUMENTED WITH 3/4" X 1" IRON PIPES UNLESS OTHERWISE NOTED.
4. A MINIMUM OF TWO 2ND ORDER, CLASS B, BERTHSEN OR APPROVED EQUAL, PERMANENT BENCHMARKS SHALL BE ESTABLISHED AT OPPOSITE EXTREMITIES OF THE PROPERTY. THE BENCHMARK SHALL INCLUDE:
 1. 1/2" X 3/4" SCHEDULE 40 PVC
 2. ACCESS COVER - SCREW LOCK
 3. 3/4" ALUMINUM ROD - DRIVEN TILL REFUSAL
 4. 3 FOOT TOP SECURITY SLEEVE
 5. ROD MAGNET
 6. SPIRAL POINT
 7. BENCHMARK CAP PROVIDED BY THE CITY OF ST. CHARLES
 8. COMPLETION AND SUBMITTAL OF CITY OF ST. CHARLES DATA SHEET.
5. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED.
6. H.O.A. PARCELS 1-5 AND OUTLOT 2 SHALL BE COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, STORMWATER AND ACCESS.
7. OUTLOT 1 AND OUTLOT 2 IS RESERVED FOR THE PUBLIC USE AS A PARK, TO BE CONVEYED TO THE ST. CHARLES PARK DISTRICT.
8. EXISTING ZONING CLASSIFICATION IS RS-4 P.L.D.



PLAT OF RESUBDIVISION																	
LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES																	
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>CONTRACT NO.</td> <td>DATE</td> <td>SCALE</td> <td>BY</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	CONTRACT NO.	DATE	SCALE	BY					<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>PROJECT NO.</td> <td>DATE</td> <td>SHEET NO.</td> <td>TOTAL SHEETS</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	PROJECT NO.	DATE	SHEET NO.	TOTAL SHEETS				
CONTRACT NO.	DATE	SCALE	BY														
PROJECT NO.	DATE	SHEET NO.	TOTAL SHEETS														
CLIENT: THE PAULS CORPORATION 200 MAIN ST. DENVER, CO 80206																	
CONTROL POINT ENGINEERING LLC 1240 LYON ROAD BATAVIA, IL 60510 PHONE: (630) 482-2341																	
PROJECT NO: 18-006 DATE: 8/15/15 SHEET 2 OF 4 DRAWING NO.																	
PL2																	

FINAL PLAT OF RESUBDIVISION CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A
SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF
SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO.
2009-005931, ALL IN KANE COUNTY, ILLINOIS.



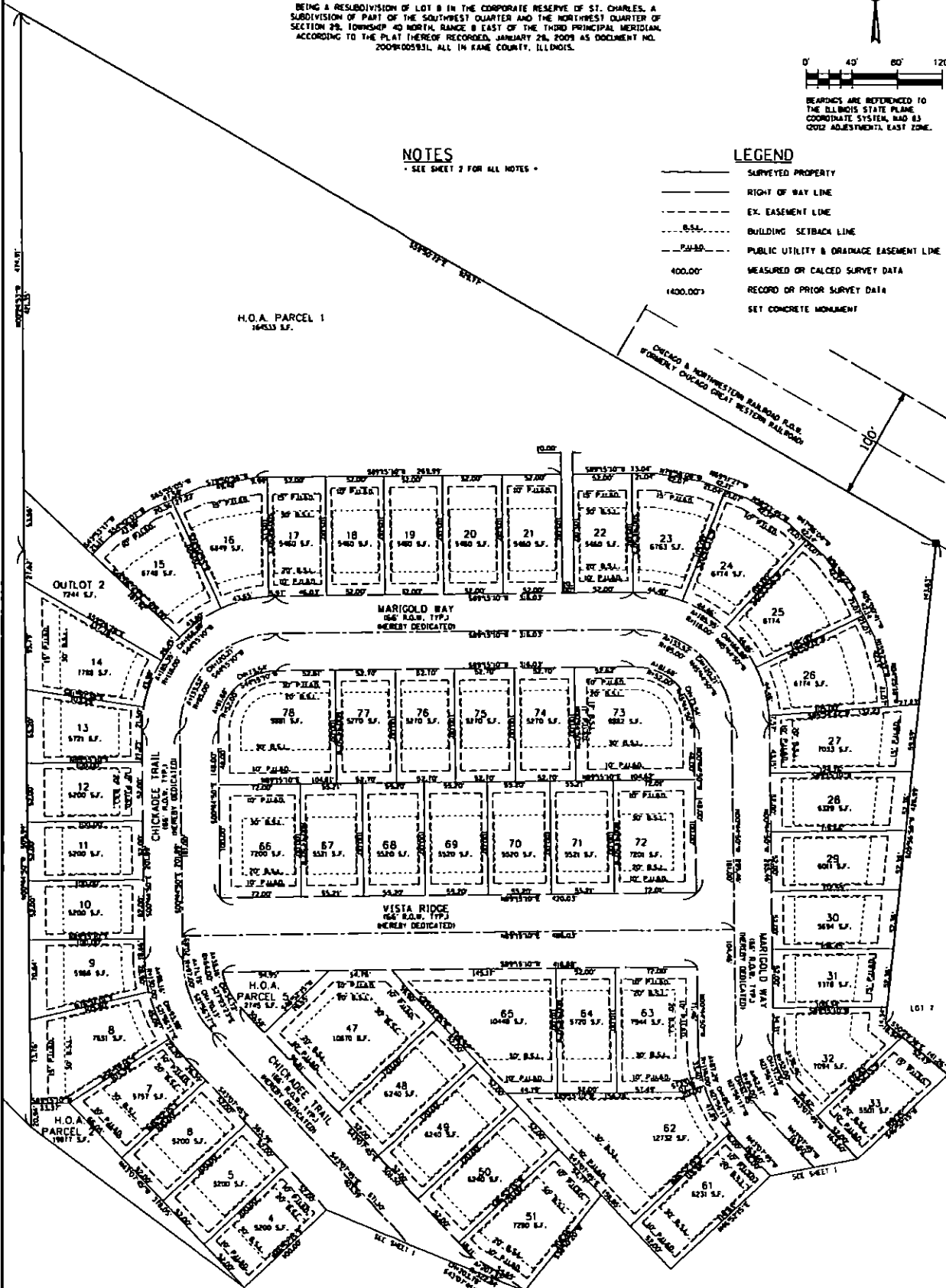
BEARINGS ARE REFERENCED TO
THE ILLINOIS STATE PLANE
COORDINATE SYSTEM, NAD 83
GZ12 ADJUSTMENT, EAST ZONE.

NOTES

SEE SHEET 2 FOR ALL NOTES.

LEGEND

- SURVEYED PROPERTY
- RIGHT OF WAY LINE
- EX. EASEMENT LINE
- BUILDING SETBACK LINE
- PUBLIC UTILITY & ORDNANCE EASEMENT LINE
- 400.00' MEASURED OR CALCD SURVEY DATA
- 1400.00' RECORD OR PRIOR SURVEY DATA
- SET CONCRETE MONUMENT



PLS
DATE: 11/11/11
SCALE: 1"=40'



CONTROL POINT ENGINEERING LLC
1240 LYON ROAD
BATAVIA, IL 60510
PHONE: (630) 482-2341

CLIENT:
THE PAULS CORPORATION
270 SAINT PAUL ST.
DENVER, CO 80206

NO.	DATE	REVISION BY	DESCRIPTION
1			DESIGN
2			BY
3			BY
4			BY
5			BY
6			BY
7			BY
8			BY
9			BY
10			BY

PLAT OF RESUBDIVISION

LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES

FINAL PLAT OF RESUBDIVISION CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009K009931, ALL IN KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
"THIS IS TO CERTIFY THAT I, RUDY P. BISH, ILLINOIS LAND SURVEYOR NO. 3832, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009K009931, ALL IN KANE COUNTY, ILLINOIS.

"GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____"
ILLINOIS REGISTERED LAND SURVEYOR NO. _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
"THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED HEREON, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

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

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
"I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
"I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO UNPAID GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

"I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT."

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

COUNTY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
CITY OF ST. CHARLES) SS.

"APPROVED THIS _____ DAY OF _____, A.D. 20____"
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

PLEASE RETURN THE RECORDED BYLAR TO:
CITY OF ST. CHARLES
2. E. MAIN STREET
ST. CHARLES, IL 60114

CONVEYANCE TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
"I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

DIRECTOR OF COMMUNITY DEVELOPMENT FOR RESTORED CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
"I, _____, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF COMMUNITY DEVELOPMENT
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

CITY COUNCIL CERTIFICATE

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

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR

CITY CLERK

SPECIAL FLOOD HAZARD AREA CERTIFICATE

"THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 170802002N DATED AUGUST 1, 2009.

ILLINOIS REGISTERED LAND SURVEYOR NO. 3832

STORMWATER DETENTION EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAIN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REMOVING, ALTERING, ENLARGING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGEWAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK, NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

PUBLIC UTILITY AND TRAVELWAY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO AMERICAN AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES", IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAIN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, REMOVING, ALTERING, ENLARGING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGEWAYS, STORM WATER DETENTION AND RETENTION, WATER BASINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEE TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGEWAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER OR THROUGH SAID EASEMENTS, NO PERMANENT BUILDINGS, TREES, GARAGES, SHRUBS, OR BERMS SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE APPROVED BY THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES. FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEE SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUSTAINABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PUBLIC ACCESS

PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC ACCESS EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAIN, FOR THE PURPOSE OF ACCESS TO CITY OWNED UTILITIES AND OTHER GRANTED EASEMENTS, AS DEEMED NECESSARY BY THE CITY OF ST. CHARLES. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY OR EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENT, BUT SAME MAY BE USED FOR SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.
ORD. 2012-09-05 523

CONTROL POINT ENGINEERING LLC
1240 LYON ROAD
BATAVIA, IL 60810
PHONE: 6301 482-2341



CLIENT: **THE FAULS CORPORATION**
870 SAINT PAUL ST.
DENVER, CO 80202

1	PLAT PER CITY OF ST. CHARLES	DSGN.	RPD
2		DWN.	RPD
3		CHKD.	RPD
4		SCALE:	NA
5			
6			
7			
8			
9			
10			

PLAT OF RESUBDIVISION

LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES

PLA

EXHIBIT "F"

PUD DEVIATIONS

Table 17.12-2 Residential District Bulk Requirements – RS-4 District	
Minimum Lot Area	5,200 sq. ft.
Minimum Lot Width	52 ft.
Maximum Building Coverage	38.5%
Minimum Interior Side Yard	6 ft.

EXHIBIT "G"

SUMMARY OF MONOTONY CODE REGULATIONS

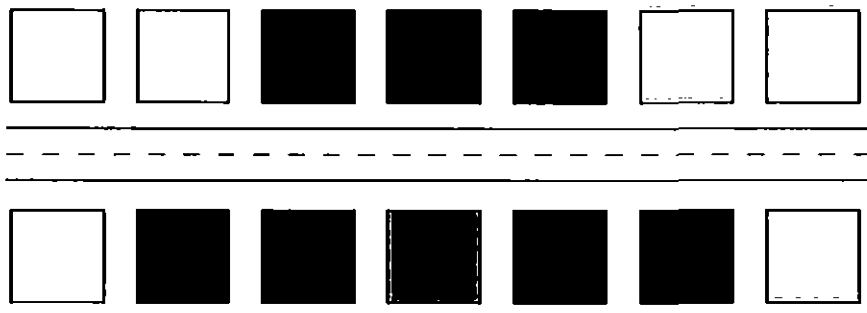


CORPORATE RESERVE ANTI-MONOTONY STANDARDS

I. Single Family Detached Community

- a. No house shall have the same configuration or the same color package that is within two (2) houses on either side or on any of the three (3) houses most directly across the street from the subject house except in the event lot lines do not match up or are "staggered" across from a subject house, in which event only 2 lots directly across the street shall be restricted.

CORPORATE RESERVE MONOTONY RESTRICTIONS



II. Definitions:

- a. Configuration - a combination of product type, elevation, exterior fenestration (siding or stone) and color package.
- b. Color Package - a combination of siding, stone, trim/gutter, accent, and roof colors incorporated into the exterior color fenestration of a single house.

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

Certificate

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

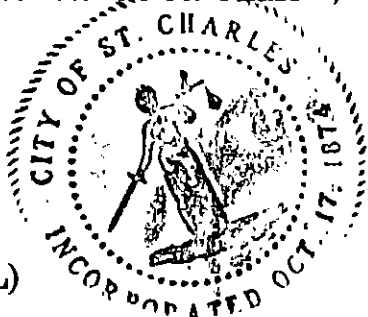
I further certify that on January 19, 2016, the Corporate Authorities of such municipality passed and approved Ordinance No. 2016-Z-2, entitled

"Motion to approve an Ordinance Amending Ordinance No. 2008-Z-18 (Corporate Reserve of St. Charles PUD) and Granting Approval of a Map Amendment, New Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Lot 8 – The Corporate Reserve of St. Charles."

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

The pamphlet form of Ordinance No. 2016-Z-2, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on January 25, 2016, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 19th day of January, 2016.



(S E A L)

Nancy Garrison
Municipal Clerk