 <p>CITY OF ST. CHARLES ILLINOIS • 1834</p>	AGENDA ITEM EXECUTIVE SUMMARY		Agenda Item number: 4f
	Title:	Plan Commission recommendation to approve a Final Plat of Subdivision for Cityview Resubdivision.	
	Presenter:	Ellen Johnson, Planner	
Meeting: Planning & Development Committee		Date: May 13, 2024	
Proposed Cost: \$		Budgeted Amount: \$	Not Budgeted: <input type="checkbox"/>
TIF District: None			
Executive Summary (if not budgeted, please explain):			
<p>Cityview Subdivision, located at the NW corner of Geneva Rd/Rt 31 and Mosedale Street, is a four-lot single-family subdivision approved in 2018. A home has been constructed on Lot 1 Lots 2-4 remain available for development.</p> <p>Stonewood Properties & Development LLC has requested approval of a Plat of Resubdivision to modify the lot lines of Lot 2, Lot 3, and the outlot. Proposed is to reduce the size of the outlot by shifting the lot lines of Lots 2 and 3 to the east, gaining additional square footage for the rear yards of those lots. Required easements have been provided over portions of the stormwater facility that encroach onto the lots.</p> <p>Plan Commission Review The Plan Commission reviewed the Plat on 5/7/24 and unanimously recommended approval.</p> <p>There are no outstanding staff comments.</p>			
Attachments (please list):			
Plan Commission Resolution, Staff Report, Application, Plat			
Recommendation/Suggested Action (briefly explain):			
Recommendation to approve a Final Plat of Subdivision for Cityview Resubdivision.			

City of St. Charles, Illinois
Plan Commission Resolution No. 7-2024

A Resolution Recommending Approval of a Final Plat of Subdivision (Minor Subdivision) for Cityview Resubdivision (Stonewood Properties and Development LLC)

Passed by Plan Commission on May 7, 2024

WHEREAS, it is the responsibility of the St. Charles Plan Commission to review requests for Final Plat of Subdivision; and

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision (Minor Subdivision) for Cityview Resubdivision (Stonewood Properties and Development LLC); and

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, "Subdivisions and Land Improvement" and Title 17, Chapter 17.12-Residential Districts.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of the Final Plat of Subdivision (Minor Subdivision) for Cityview Resubdivision (Stonewood Properties and Development LLC); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:

Ayes: Moad, Wiese, Ewoldt, Rosenberg, Gruber, Fitzgerald, Vargulich

Nays: None

Absent: Funke, Lawson

Motion carried: 7-0

PASSED, this 7th day of May 2024.

Chairman
St. Charles Plan Commission



Applicant:	Stonewood Properties & Development LLC
Property Owners:	Stonewood Properties & Development LLC; David & Wendy Park
Location:	NW corner of Geneva Road & Mosedale Street
Purpose:	Modify lot lines and easements
Application:	Final Plat of Subdivision (Minor Subdivision)
Public Hearing:	N/A
Zoning:	RT-2 (Traditional Single Family)
Current Land Use:	Single-Family
Comprehensive Plan:	Single Family Detached Residential

Cityview Resubdivison



Subject Property

Summary of Proposal: Stonewood Properties, developer of the Cityview Subdivision, is requesting approval of a Plat of Resubdivision to modify the lot lines of Lot 2, Lot 3 and Outlot A. Proposed is to reduce Outlot A in size, allowing for Lots 2 and 3 to gain additional square footage by shifting the northeast lot lines further east. Lots 2, 3, and 4 are intended for future development of single-family homes.

- Info / Procedure on Application:** Final Plat (Minor Subdivision)
- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
 - Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes). Staff has provided an analysis in the Staff Report.
 - A public hearing is not required for this type of application.
 - No findings of fact are applicable to this application.

Suggested Action: Review the Final Plat of Subdivision.

Staff has found the application materials to be complete and the Final Plat to be in compliance with the Zoning and Subdivision Codes.

Staff recommends approval of the Final Plat of Subdivision.

Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

Cityview Subdivision is located at the northwest corner of Geneva Road/Rt 31 and Mosedale Street. Cityview contains four buildable single-family lots fronting on Mosedale Street, with an outlot intended for stormwater management at the northeast corner. A home has been constructed on Lot 1. Lots 2-4 remain available for development.

Cityview Subdivision was approved under Ord. 2018-Z-4. Subsequent to Final Plat and Final Engineering approval in 2019, City staff approved revised engineering plans which reduced the area needed to accommodate the required stormwater management basin. This was due to a change in the Stormwater Ordinance which allowed for a less intensive stormwater management approach for the subdivision.

B. Zoning

The subject property is zoned RT-2 Traditional Single Family Residential. The same zoning designation exists adjacent to the property on all sides. The surrounding properties all contain single-family homes.

	Zoning	Land Use
Subject Property	RT-2 Traditional Single Family Residential	SF home/buildable lots
North	RT-1 Traditional Single Family Residential	SF homes
East	RM-3 General Residential	The View Apartments
South	RT-1 Traditional Single Family Residential	SF homes
West	RT-2 Traditional Single Family Residential	SF homes



II. PROPOSAL

Stonewood Properties & Development LLC, developer of the Cityview Subdivision, is requesting approval of a Plat of Resubdivision to modify the lot lines of Lot 2, Lot 3 and Outlot A. Outlot A will be reduced in size by shifting the western lot line east by 11 feet. Lots 2 and 3 will each gain additional square footage by shifting the northeast lot lines further east, providing larger back yards for these lots. The width of the lots will remain unchanged along Mosedale St.

Lots 2 and 3 are intended for development of single-family homes. Outlot A will continue to be reserved for stormwater management. Engineering plans that incorporate the changes to the lot lines have been submitted. The lot areas are proposed to change as follows:

	Existing	Proposed	Change in Lot Area
Lot 1	8,708 sf	No change	N/A
Lot 2	9,141 sf	9,847 sf	+ 706 sf
Lot 3	9,256 sf	9,390 sf	+ 134 sf
Lot 4	12,839	No change	N/A
Outlot A	5,993 sf	5,152 sf	- 841 sf

III. ANALYSIS

A. Bulk Standards

The table below compares the bulk requirements of the RT-2 District with the two impacted buildable lots: Lots 2 and Lot 3. All bulk standards are met. These standards are not applicable for Outlot A as it is not a buildable lot.

	RT-2 District	Lot 2	Lot 3
Min. Lot Area	6,600 sf	9,847 sf	9,390 sf
Min. Lot Width	50 ft.	60 ft. (no change)	60 ft. (no change)
Max. Building Coverage	30% for structures 1 ½ stories or less 25% for structures over 1 ½ stories	26%	23%
Max. Building Height	Lesser of 34 ft. or 2 stories	TBD	TBD
Min. Front Yard	25 ft.	25 ft	30 ft
Min. Side Yard	Greater of 6 ft or 10% of lot width for 1 ½ stories or less Greater of 8ft or 10% of lot width for over 1 ½ stories	8 ft	10 ft
Min. Rear Yard	30 ft.	74 ft	43 ft

B. Plat Review

Planning and Engineering staff has reviewed the Plat of Resubdivision and corresponding engineering plans for conformance with the requirements of Title 16 of the City Code, “Subdivisions & Land Improvement”.

Generally, good subdivision design requires all stormwater management facilities to be wholly contained within an out lot, without encumbering adjacent developable lots with portions of storm water facilities. The proposed plat for the Cityview Resubdivision does not allow for all of the storm water facility to be wholly contained within the out lot, but rather allows portions of the storm water facility to encroach onto Lots 3 and 4. The proposed design allows Lot 4 to continue to be a buildable lot, as previously approved. The portions of Lots 3 and 4 that are affected are outside of the native vegetation planting area that surrounds the stormwater facility, and are expected to remain dry most of the time.

City staff has required clear easement language be included on the plat to help ensure that future owners of these lots are aware of this situation, and aware of the resulting obligations and limitations on the use of their property. One resulting obligation is that future owners of Lots 3 and 4 will be required to maintain the affected portions of their property with turf-grass, as required by the storm water management plan. Limitations on future property owners include a prohibition against any buildings, structures, impervious surfaces, mulch, gravel, fencing, trees, and shrubs within the affected portions of their Lot. Enforcement of these provisions will fall on the Homeowners’ Association and—if/when permits are ever requested for improvements such as fences—on the City.

An Amendment to the Cityview Homeowners’ Association Declaration has been prepared to reference the Plat of Resubdivision and an exhibit for the Revised Stormwater Management Plan previously approved for the subdivision.

Staff Comments:

- ✓ The Amendment to the HOA Declaration shall be recorded alongside the Plat of Resubdivision.

IV. SUGGESTED ACTION

Staff recommends approval of the Final Plat- Minor Subdivision Application. There are no outstanding staff comments.

V. ATTACHMENTS

- Application for Minor Subdivision – Final Plat; received 11/7/23
- Plat of Resubdivision

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



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

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use
 Project Name: Cityview Resubdivision
 Project Number: _____ -PR- _____
 Cityview Project Number: PLMS202300138



- *File this application to request approval of a Minor Subdivision – Final Plat.*
- *Per City Code Section 16.04.040, a Minor Subdivision must meet the following criteria:*
 - 1) *Compliance with subdivision design standards in the City Code;*
 - 2) *No more than 4 lots;*
 - 3) *No public utility extensions or new streets are required to serve the subdivision;*
 - 4) *No stormwater detention is required to serve the subdivision;*
 - 5) *All lots meet minimum zoning standards.*
- *Complete the application and submit with all required attachments to the Community Development Division.*
- *The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.*
- *City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.*
- *The Final Plat will be scheduled for Plan Commission review when staff has determined the plat is ready.*

1. Property Information:	Location: Mosedale at Rt 31- North West Corner	
	Parcel Number (s): Lot 2-09-34-401-022 Lot 3-0934-401-023 Outlot A-09-34-401-024	
	Proposed Subdivision Name: City View's First Resubdivision	
2. Applicant Information:	Name: Stonewood Properties and Development LLC.	Phone: 630-514-5590
	Address 926 Sunset Rd. Geneva, Il. 60134	Email: John@Stonewood LLC. Net
3. Record Owner Information:	Name: Lot 2 Stonewood Properties and Dev. LLC.	Phone: 630-514-5590
	Address: Lot 2- 926 Sunset Rd. Geneva, Il. 60134	Email: John @ Stonewood LLC.net

Lot 3 David C. Park and Wendy M. Park
 20 Mosedale St. St. Charles, Il. 60174

224-688-7197

4. Required Attachments:

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

Submit 1 copy of each required item, unless otherwise noted.

- APPLICATION FEE:** \$300
- 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 subject property:

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

- FEE FOR INSTALLATION OF CITY BENCHMARKS:** Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

N/A

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

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

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.

- OWNERSHIP DISCLOSURE:** Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- LETTER OF AUTHORIZATION:** If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

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: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST: A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).

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.

Lot 2 *John H. Colyer Manager*

Lot 3 *SEE LETTER*

OUTLOT A *John H. Colyer HOA President* *Nov. 6, 2023*

Record Owner

Date

John H. Colyer Manager

Applicant or Authorized Agent

Nov. 6, 2023

Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, John H. Cebrzynski, being first duly sworn on oath depose and say that I am
Manager of Stonewood Properties and Dev. LLC., an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- Patricia M. Cebrzynski Sole Owner
- | | |
|-------|-------|
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: John H. Cebrzynski, Manager

Subscribed and Sworn before me this 6th day of
November, 20 23.

Dawn M. Wrobel
Notary Public

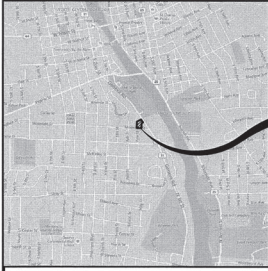


FINAL PLAT OF SUBDIVISION

FOR
CITYVIEW'S FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 2, 3, 4 AND OUTLOT A, IN CITYVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 2019, AS DOCUMENT NUMBER 2019K-054029 IN KANE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:
CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174
NOTICE TO RECORDER:
PLEASE RETURN RECORDED MYLAR TO THE SAME.



SITE LOCATION

VICINITY MAP

LINE LEGEND

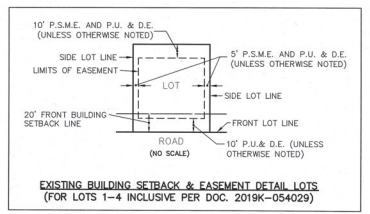
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- UNDERLYING LOT LINE (Light Solid Line)
- BUILDING SETBACK LINE (Long Dashed Lines)
- EASEMENT LINE (Short Dashed Lines)
- FOUND CONCRETE MONUMENT (Previously Set)
- SUPPLEMENTAL STORMWATER DETENTION EASEMENT (S.S.D.E.) PERTAINING EXCLUSIVELY TO LOTS 3 & 4 PLATTED HEREOF.



TOTAL AREA OF SUBDIVISION
0.855 ACRES
(MORE OR LESS)

LOT AREA SUMMARY TABLE

LOT NO.	SQ. FT.	ACRES
2	9,847	0.226
3	9,390	0.216
4	12,339	0.285
OUTLOT A	5,152	0.118
TOTAL	37,228	0.855



NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED. UNLESS NOTED OTHERWISE ALL EASEMENTS SHOWN HEREOF GRANTED BY DOC. NO. 2019K-054029.

P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT.

P.S.M.E. - INDICATES PRIVATE STORMWATER MANAGEMENT EASEMENT.

S.S.D.E. - SUPPLEMENTAL STORMWATER DETENTION EASEMENT.

THE MEASURED BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBDIVISION BEING S 33°33'47" E (ASSUMED).

FIP = FOUND IRON PIPE (# AS SHOWN)
FIR = FOUND IRON ROD (# AS SHOWN)

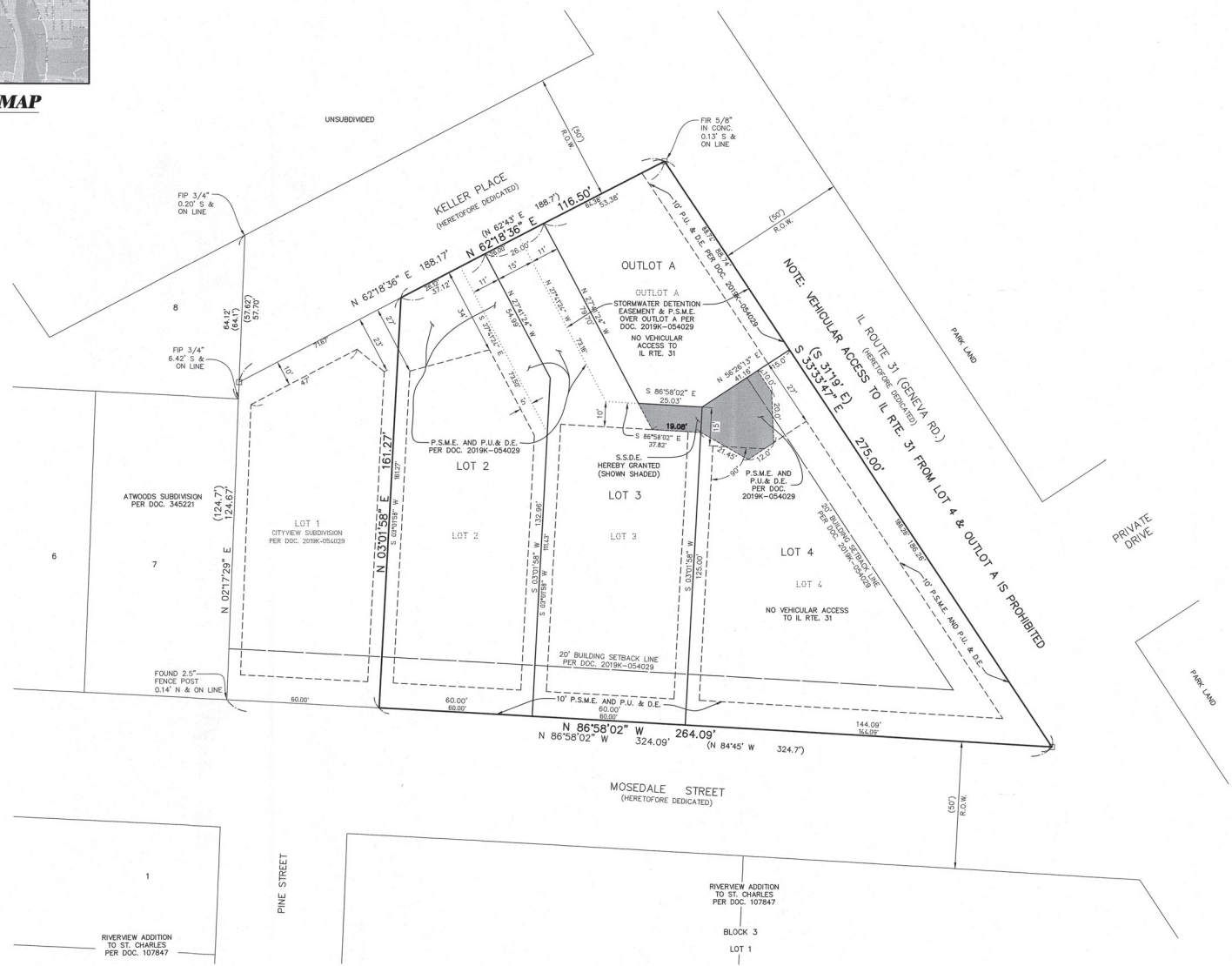
PROPERTY ZONED RT-3 TRADITIONAL SINGLE FAMILY DISTRICT OF CITY OF ST. CHARLES.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CITYVIEW HOMESOWNERS ASSOCIATION RECORDED APRIL 14, 2023 AS DOCUMENT NO. 2023K011669. AN AMENDED DECLARATION TO BE RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.

PREPARED FOR:
STONEMOOD PROPERTIES AND DEVELOPMENT LLC
926 SUNSET ROAD
GENEVA, IL 60134
(630) 262-3844

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
63052-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 504015 FILE NAME: 1ST RESUB
DRAWN BY: SMR/DDD P.L.D. BK. / P.O. NO.: 053/57-60
COMPLETION DATE: 11-01-2023 JOB NO.: 504.015-411
PROJECT REFERENCE: 826.005
REVISED: 11-15-23 ADDED OWNER & NOTARY CERT.
REVISED: 2-22-24/SMR PER CITY REVIEW 12-21-23
REVISED: 4-9-24/SMR REVISE S.S.D.E. PROVISIONS
REVISED: 4-26-24/PER CITY REVIEW 4-25-24



DRAWING PLOTTED BY: V:\PROJECTS\2023\20230415\20230415.DWG DATE: 4/27/2024 BY: JRM/ALB

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF PART OF THE PROPERTY 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 AFORESAID, 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
BY: STONEWOOD PROPERTIES AND DEVELOPMENT LLC
ADDRESS: 926 SUNSET ROAD, GENEVA, IL 60134
DATED THIS ____ DAY OF ____ A.D. 20__

(SIGNATURE) _____
MANAGER
(TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)

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.

DATED THIS ____ DAY OF ____ A.D. 20__

(SIGNATURE) _____

SURVYOR'S CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF DUPAGE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF PART OF THE PROPERTY 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 AFORESAID, 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
BY: CITY VIEW HOME OWNERS ASSOCIATION
ADDRESS: 926 SUNSET ROAD, GENEVA, IL 60134
DATED THIS ____ DAY OF ____ A.D. 20__

FURTHER, THIS PLAT HAS BEEN PREPARED BY AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

IT IS FURTHER CERTIFIED THAT THE PROPERTY SHOWN HEREON LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

IT IS FURTHER CERTIFIED THAT, TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

SPECIAL FLOOD HAZARD AREA CERTIFICATE
THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED IN THE RECORD OF DEEDS FALLS WITHIN ZONE X IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17089C0208H DATED AUGUST 3, 2009.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS ____ DAY OF ____ A.D. 20__
LARRY C. POCAK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3246
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
RECORDS & DESIGN FROM LICENSE NUMBER 164-002037
EXPIRES APRIL 30, 2025

(SIGNATURE) _____

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF PART OF THE PROPERTY 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 AFORESAID, 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
BY: DAVE C. PARK & WENDY M. PARK
ADDRESS: 20 MORSEDALE STREET, ST. CHARLES, IL 60174
DATED THIS ____ DAY OF ____ A.D. 20__

(SIGNATURE) _____
OWNERS
(TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)

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.

DATED THIS ____ DAY OF ____ A.D. 20__

(SIGNATURE) _____

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF PART OF THE PROPERTY 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 AFORESAID, 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
BY: CITY VIEW HOME OWNERS ASSOCIATION
ADDRESS: 926 SUNSET ROAD, GENEVA, IL 60134
DATED THIS ____ DAY OF ____ A.D. 20__

(SIGNATURE) _____
PRESIDENT
(TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)

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.

DATED THIS ____ DAY OF ____ A.D. 20__

(SIGNATURE) _____

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)
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 & ECONOMIC DEVELOPMENT, CITY OF ST. CHARLES
DATED AT _____, ILLINOIS,
THIS ____ DAY OF ____ A.D. 20__

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)
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__

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)
APPROVED THIS ____ DAY OF ____ A.D. 20__
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)
APPROVED AND ACCEPTED THIS ____ DAY OF ____ A.D. 20__
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR
ATTEST: _____
CITY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS) S.S.
COUNTY OF KANE)
I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT 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

SUPPLEMENTAL STORMWATER DETENTION EASEMENT (S.S.D.E.) PERTAINING EXCLUSIVELY TO LOT 3 AND LOT 4 AS PLATTED HEREON

A PERMANENT NON-EXCLUSIVE SUPPLEMENTAL STORMWATER DETENTION EASEMENT PERTAINING EXCLUSIVELY TO LOT 3 AND LOT 4 AS PLATTED HEREIN IS HEREBY GRANTED BY THE OWNERS OF LOT 3 AND LOT 4 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 "SUPPLEMENTAL STORMWATER DETENTION EASEMENT" ON S.S.D.E. ON THE PLAT OF SUBDIVISION HERON DRAIN FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION FACILITIES AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER MANAGEMENT INCLUDING THE RIGHT OF ACCESS ACROSS SAID LOT 3 AND SAID LOT 4 AS PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO CONDUCT ANY OR ALL OF THE ABOVE WORK, NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SURFACES SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHER LANDSCAPING SHALL BE PERMITTED ON SAID EASEMENT. NO MULCH, GRAVEL, OR OTHER GROUND COVERING MATERIAL SHALL BE PERMITTED ON SAID EASEMENT. THE EASEMENT SHALL BE MAINTAINED WITH TURF GRASS ONLY EXCEPT AS OTHERWISE APPROVED BY 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 OWNERS OF SAID LOT 3 AND SAID LOT 4. THE OWNER OF SAID LOT 3 AND SAID LOT 4 SHALL NOT DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHIN SAID EASEMENT 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.

EASEMENT PROVISIONS FOR EASEMENT GRANTED BY DOC. 2019K-054029 PUBLIC UTILITY AND DRAINAGE 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, AMETECH AND HOOR 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 (P.U. & D.E.)" ON THE PLAT OF SUBDIVISION HERON DRAIN FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, STORM WATER DETENTION AND RETENTION, WATER MAINS 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 HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK, NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SURFACES SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHIN SAID EASEMENT 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.

NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR FENCING, 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 SEWER UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF 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 HEREON, 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 BASTLE AND MOULD SO AS TO RETURN SAID EASEMENT AREA TO ORIGINAL CONDITION AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

EASEMENT PROVISIONS FOR EASEMENT GRANTED BY DOC. 2019K-054029 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 HERON DRAIN FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, 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 HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK, NO BUILDINGS 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 WITHIN SAID EASEMENT 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.

EASEMENT PROVISIONS FOR EASEMENT GRANTED BY DOC. 2019K-054029 PRIVATE STORMWATER MANAGEMENT EASEMENT (P.S.M.E.) PROVISIONS FOR CITYVIEW SUBDIVISION H.O.A.

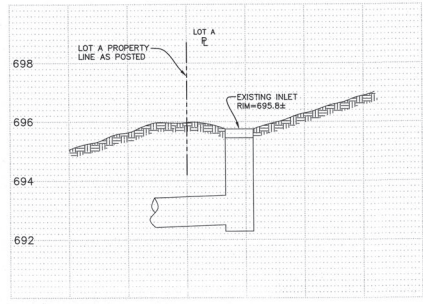
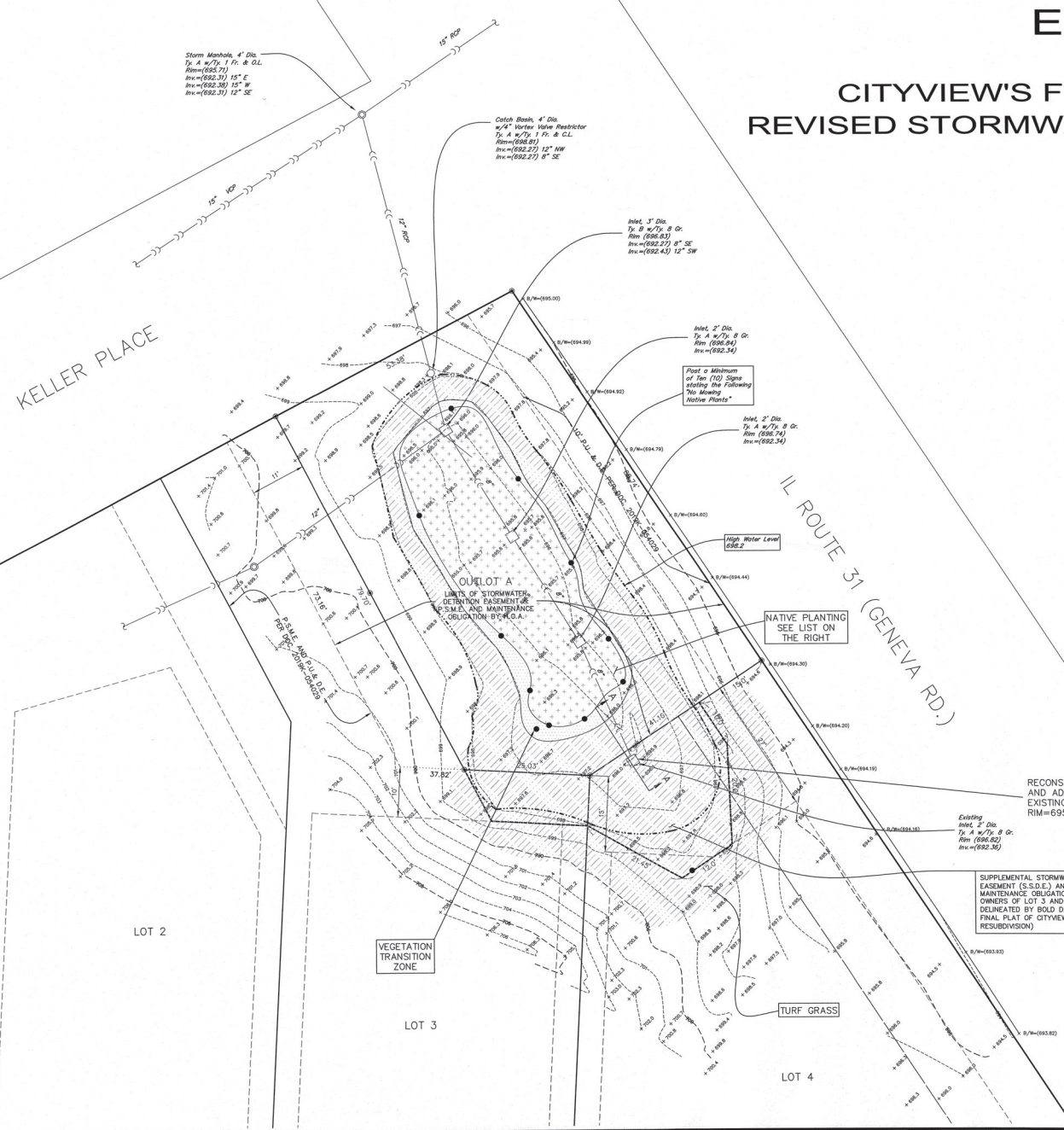
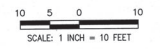
A STORMWATER COLLECTION, CONVEYANCE, AND MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITYVIEW SUBDIVISION HOMEOWNERS ASSOCIATION (H.O.A.) IN UPON, ACROSS, OVER, UNDER, AND THROUGH ALL OF OUTLOT A AND ALL AREAS DESIGNATED AS P.S.M.E. ON THE PLAT OF SUBDIVISION FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORMWATER MANAGEMENT SYSTEMS MONITORING, MAINTENANCE, AND REPORTING PROGRAM RECORDS AS PART OF THE CONVEYANCE, CONSTRUCTION, AND RESTORATIONS RECORDED CONTEMPORANEOUSLY WITH SAID FINAL PLAT OF SUBDIVISION. SAID P.S.M.E. WILL BE CONCURRENT WITH ANY EASEMENT GRANTED TO THE CITY OF ST. CHARLES.

PREPARED BY:
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DISC NO.: 504015 FILE NAME: 1ST RESUB
DRAWN BY: SMF/DDD FLD BK. / PG. NO.: D53/57-60
COMPLETION DATE: 11-01-2023 JOB NO.: 504.015-411
PROJECT REFERENCE: 826.005
REVISED: 11-15-23 ADDED OWNER & NOTARY CERT.
REVISED: 2-22-24/SMR PER CITY REVIEW 12-21-23
REVISED: 4-2-24/SMR REVISE S.S.D.E. PROVISIONS
REVISED: 4-26-24/PER CITY REVIEW 4-25-24

DRAWING FILE: P:\2019\2019K-054029\2019K-054029\2019K-054029.DWG PLOT FILE: 05/20/2024 09:30 AM

EXHIBIT FOR CITYVIEW'S FIRST RESUBDIVISION REVISED STORMWATER MANAGEMENT PLAN



SECTION A-A
HORIZONTAL: 1"=5'
VERTICAL: 1"=2'

Rulewater Reservoir
Our most popular rule problem used only for drainage basins and detention areas. The reservoir rule curves of these dams will increase with more flow, reduce capacity, and change reservoir water surface elevation and peak comments. Best practices are required and of those that have been used.

Material	Unit	Quantity	Unit Price	Total Price
Excavate (10' x 10')	cu yd	10.00	4.00	40.00
Import fill (10' x 10')	cu yd	10.00	3.00	30.00
Asphalt concrete (10' x 10')	sq yd	10.00	1.00	10.00
Concrete (10' x 10')	sq yd	10.00	1.00	10.00
Gravel (10' x 10')	cu yd	10.00	1.00	10.00
Grass (10' x 10')	sq yd	10.00	1.00	10.00
Landscaping (10' x 10')	sq yd	10.00	1.00	10.00
Lighting (10' x 10')	sq yd	10.00	1.00	10.00
Paint (10' x 10')	sq yd	10.00	1.00	10.00
Permeable pavement (10' x 10')	sq yd	10.00	1.00	10.00
Reinforcing steel (10' x 10')	sq yd	10.00	1.00	10.00
Retaining wall (10' x 10')	sq yd	10.00	1.00	10.00
Stormwater pipe (10' x 10')	sq yd	10.00	1.00	10.00
Turf grass (10' x 10')	sq yd	10.00	1.00	10.00
Vegetation (10' x 10')	sq yd	10.00	1.00	10.00
Water supply (10' x 10')	sq yd	10.00	1.00	10.00
Water treatment (10' x 10')	sq yd	10.00	1.00	10.00
Water storage (10' x 10')	sq yd	10.00	1.00	10.00
Water supply (10' x 10')	sq yd	10.00	1.00	10.00
Water treatment (10' x 10')	sq yd	10.00	1.00	10.00
Water storage (10' x 10')	sq yd	10.00	1.00	10.00
Water supply (10' x 10')	sq yd	10.00	1.00	10.00
Water treatment (10' x 10')	sq yd	10.00	1.00	10.00
Water storage (10' x 10')	sq yd	10.00	1.00	10.00

- LEGEND**
- AREA OF SPECIAL NATIVE PLANTING BELOW ELEVATION 696.8±
 - TURF GRASS ABOVE ELEVATION 697± BMP FACILITY
 - VEGETATED TRANSITION ZONE
 - LIMITS OF HIGH WATER LEVEL 696.2
 - POST WITH SIGN
 - POST DELINEATING LIMITS OF OUTLOT A

PREPARED FOR:
STONEWOOD PROPERTIES AND DEVELOPMENT LLC
 926 SUNSET ROAD
 GENEVA, IL 60134
 (630) 262-3844

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DISC NO: 504015 FILE NAME: STORMWATER PLAN EXHIBIT
 DRAWN BY: SMR FLD. BK. / PG. NO.: D53/57-60
 COMPLETION DATE: 2-22-2024 JOB NO.: 504.015
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 REVISED: 3-21-24 FCT / 3-26-24 JHH / 3-29-24 FCT
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