CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item Number: *4f**
	Title:	Recommendation to approve a Minor Change to PUD for Meijer Outlot, Building A.
	Presenter:	Ellen Johnson

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

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

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

The Meijer Outlot PUD was approved by the City in 2018 under Ord. 2018-Z-9. The PUD Preliminary Plan for the three-building commercial development was subsequently modified under Ord. 2019-Z-27.

The shell for Building A (northern building) has been constructed and a Chipotle restaurant with drive-through is proposing to locate at the site.

The developer has requested a Minor Change to PUD to accommodate the following plan revisions:

- Add 5 parking stalls on the north side of the drive-through lane with a retaining wall.
- Extend the drive-through bypass lane along the north side of the drive-through.
- Convert the driveway on the west side of the building to one-way with angled parking stalls.
- Eliminate 1 parking stall at the northwest corner of the building.
- Add a 350 sf paver patio at the west side of the building near the entrance.
- Modify foundation landscaping to accommodate the patio.

The Minor Change complies with the Meijer Outlot PUD Ordinance and the applicable provisions of the Zoning Ordinance.

Attachments (*please list*)**:**
Application, Proposed Plans, Approved 2019 Plans

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to approve a Minor Change to PUD for Meijer Outlot Building A.

CITY OF ST. CHARLES

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

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

MINOR CHANGE TO PUD APPLICATION

For City Use
Project Name: Meijer Outlot - Building A
Project Number: 2018 -PR- 004
Cityview Project Number: PLMC202000040

Received Date
RECEIVED
St. Charles, IL
AUG 03 2020
CDD
Planning Division

Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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: 855-865 South Randall Road, St Charles	
	Parcel Number (s): 09-32-476-015	
	PUD Name: Meijer Outlot	
2. Applicant Information:	Name St Charles Retail Management, LLC	Phone 248.646.9999
	Address 30200 Telegraph Road Ste 205 Bingham Farms, MI 48025-4503	Fax Email gabe@alrigusa.com
3. Record Owner Information:	Name St Charles Retail Management, LLC	Phone 248.646.9999
	Address 30200 Telegraph Road Ste 205 Bingham Farms, MI 48025-4503	Fax Email gabe@alrigusa.com

Information for proposed Minor Change:

Name of PUD: Meijer Outlot

PUD Ordinance Number: 2018-Z-9

Ord. or Resolution(s) that approved the current plans: 2018-Z-9 & modified under Ord. 2019-Z-27

Identify Specific PUD Plans to be changed:

- [x] **Site/Engineering Plan**
- [x] **Landscape Plan**
- [ ] **Architectural Elevations**
- [ ] **Signs**
- [ ] **Other plans:** _____

Description of Proposed Changes:

Proposed additional parking and retaining wall North of Building A

Attachment Checklist:

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

- [x] **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. ($200)
- [x] **REIMBURSEMENT OF FEES AGREEMENT:**

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

- [x] **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%).

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

☐ **PLAT OF SURVEY:**

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

☒ **COVER LETTER:** Letter describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

☒ **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:

Please contact the Planning Division to determine if full size copies of plans are needed. For simple applications, provide one full scale plan set, three (3) 11" x 17" copies (in color if applicable), and a PDF file on CD-ROM or emailed to the Project Manager.

Plans shall include the following, depending on the scope of the proposed Minor Change:

- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, show approved and proposed plans, indicate species and quantities of plant material to replace existing/approved materials.
- Additional information may be necessary depending on the specific change proposed.

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.

7/16/20

Record Owner Date

Applicant or Authorized Agent Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, GABRIEL SCHUCHMAN, being first duly sworn on oath depose and say that I am Manager of St Charles Retail Management, 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.:

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: _____, Manager

Subscribed and Sworn before me this 16th day of July, 2020.

RACHEL ANN MILLER
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Dec 22, 2022
ACTING IN COUNTY OF Oakland

Rachel Miller
Notary Public

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL

Memo

To: Ellen Johnson

From: Hartsfield, Theresa

Date: July 29, 2020

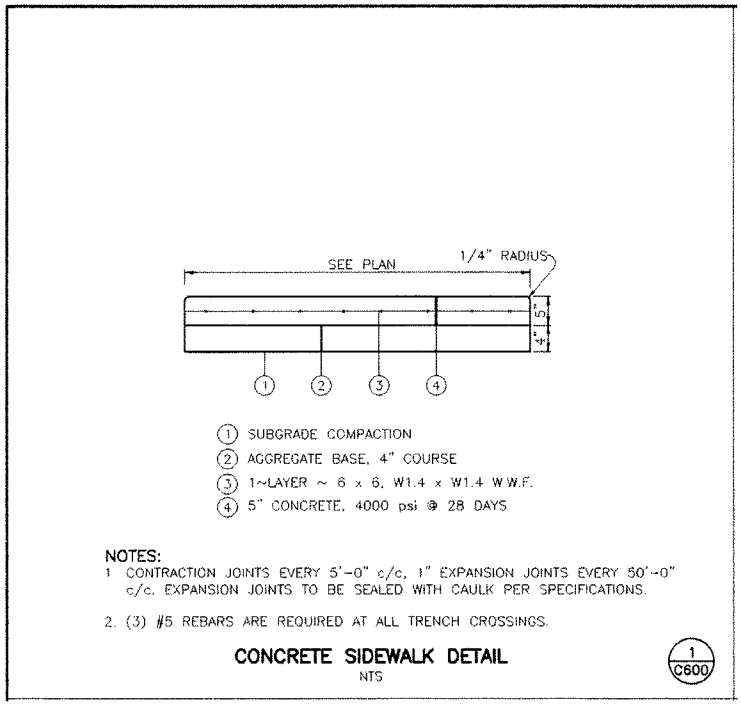
Subject: Minor Change to PUD
Meijer Outlot PUD Ordinance 2018-Z-9

Ellen,

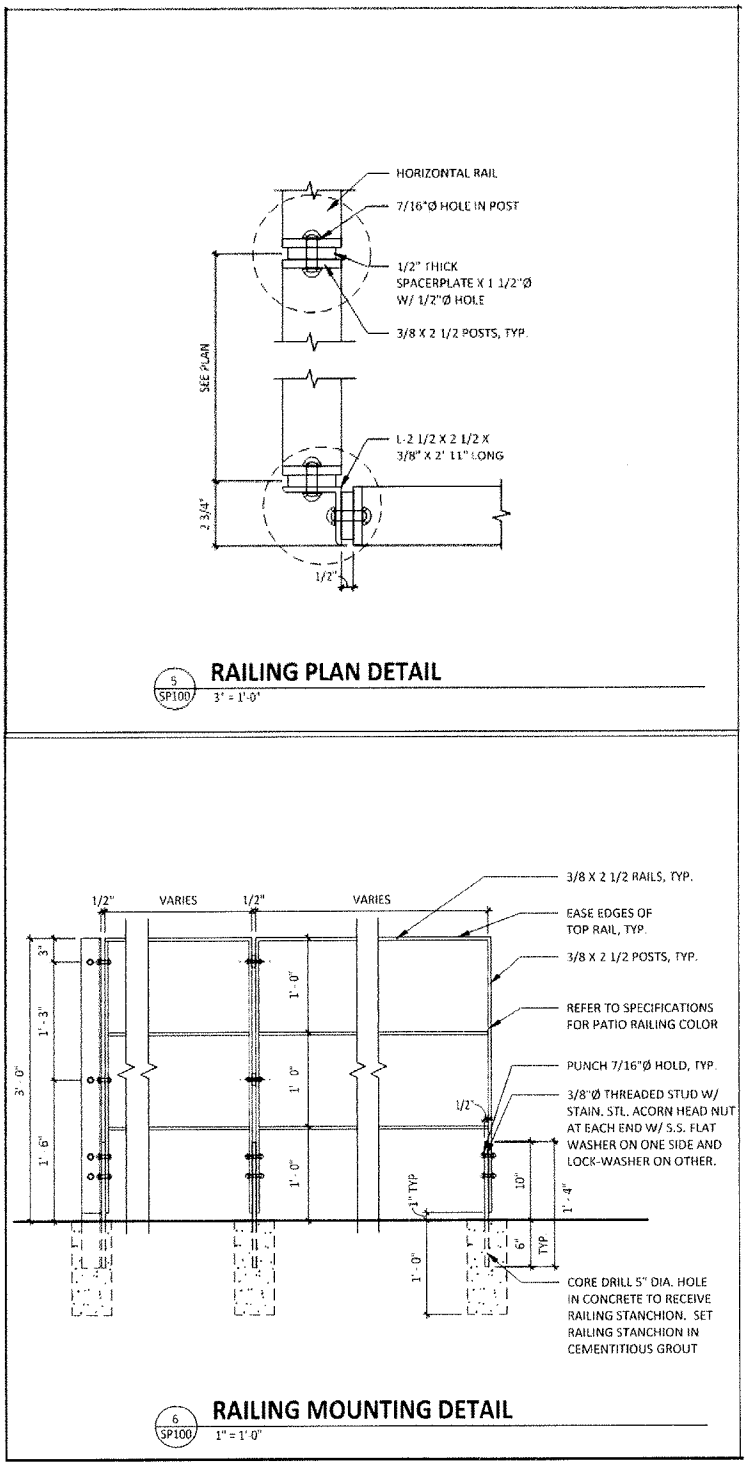
The following revisions have been made to the Meijer outlot development. These changes are requested to the existing Meijer Outlot PUD:

Building A – Proposed Chipotle

- Wider drive-thru by-pass lane with 5 angled parking spaces
- Additional concrete ramp access from parking lot
- Addition of 350 sf concrete patio matching sidewalk thickness with protective railing. See the following details:



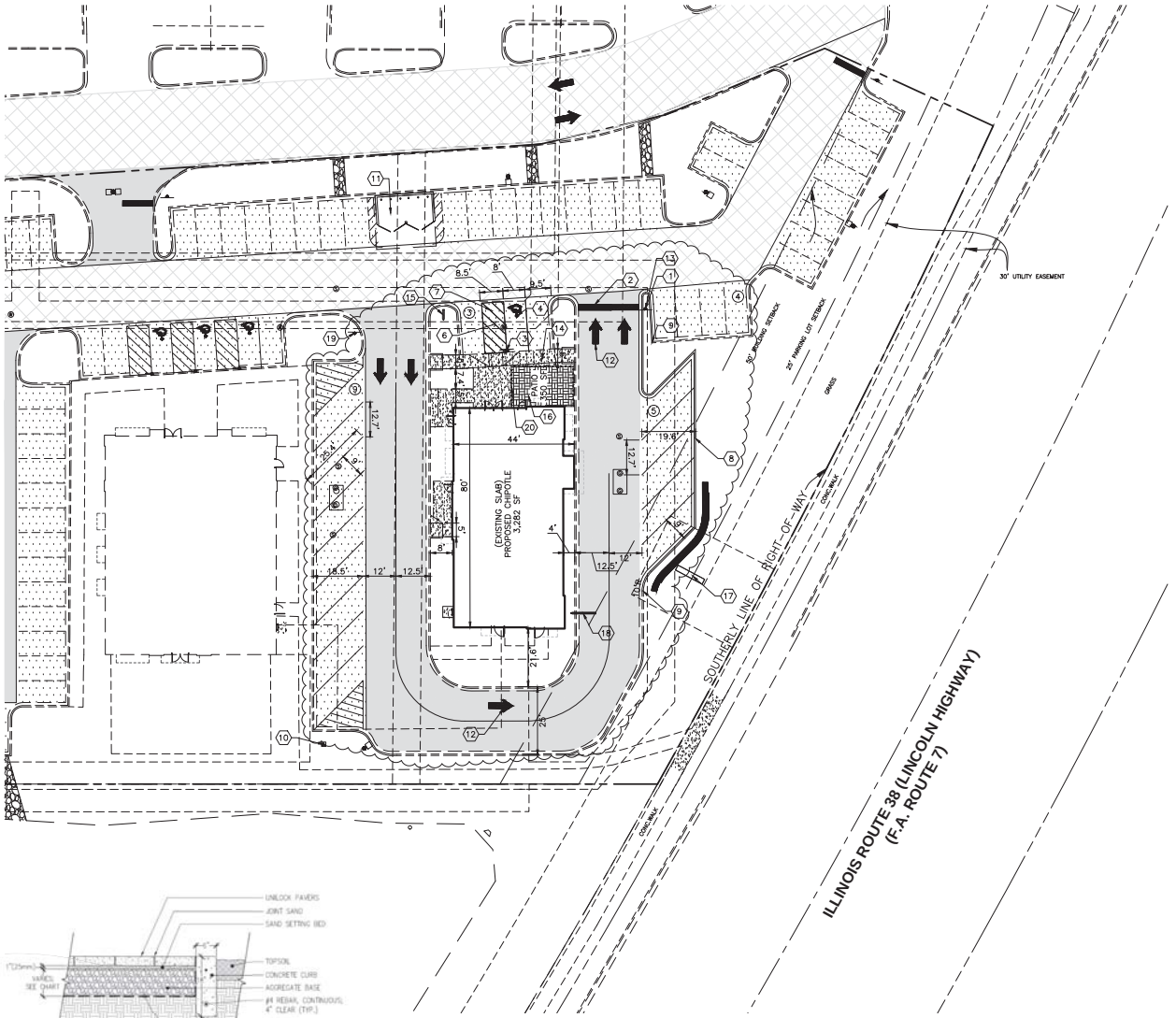
Woolpert, Inc.
1815 South Meyers Road, Suite 950
Oakbrook Terrace, IL 60181-5226
630.424.9080

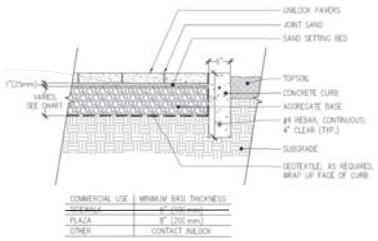


These revisions are reflected on the attached Site Plan, Grading Plan, SRW Details, and Landscape Plan. All revisions are clouded.

Thanks.

Woolpert, Inc.
1815 South Meyers Road, Suite 950
Oakbrook Terrace, IL 60181-5226
630.424.9080





1 / C200 TYPICAL PAVER DETAIL
N.T.S.

SITE LEGEND

N

- INDICATES LIGHT DUTY PAVEMENT (LD)–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY MINOR DRIVE PAVEMENT (HD)–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY ACCESS ROAD PAVEMENT (HDAR)–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW SIDEWALK–SEE DETAILS FOR COMPOSITION
- LIGHT POLES
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- (10) INDICATES ROW PARKING COUNT
- (100 SPACES) INDICATES PARKING TOTAL FOR SURROUNDING AREA
- PROPERTY BOUNDARY

SITE KEY NOTES

NO.	DESCRIPTION
1	"STOP" SIGN, R1–1
2	24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3	ACCESSIBLE PARKING SIGN
4	ACCESSIBLE PARKING SYMBOL
5	ACCESSIBLE RAMP WITH DETECTABLE WARNING
6	ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
7	PAINT 4" WIDE STRIPES @ 2'–0" O.C. @ 45° ANGLE, TRAFFIC YELLOW PAINT
8	CURB AND GUTTER
9	BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
10	EXISTING CONCRETE TRANSFOMRER
11	EXISTING DUMPSTER ENCLOSURE
12	DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
13	"DO NOT ENTER" SIGN
14	CONCRETE SIDEWALK
15	"MOBILE ORDER PICKUP" SIGN
16	DECORATIVE UNILOCK PAVER PATIO (SEE DETAIL)
17	EXISTING MONUMENT SIGN
18	CLEARANCE BAR
19	"ONE WAY" SIGN
20	DECORATIVE FENCE AT PATIO

SITE NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B–6.12 UNLESS OTHERWISE NOTED.
3. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
4. ROADWAY AND SIDEWALK CONSTRUCTION TO MEET REQUIREMENTS OF THE CITY OF ST. CHARLES AND THE ILLINOIS ADA ACCESSIBILITY CODE.
5. CONTRACTOR TO PROVIDE STONE BASE COURSE IN AREAS WHERE EXISTING ISLANDS HAVE BEEN REMOVED. MATCH LIGHT DUTY PAVEMENT SECTION UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO PATCH IN KIND AREAS WHERE PAVEMENT HAS BEEN REMOVED FOR PROPOSED LANDSCAPE ISLANDS AFTER CURB AND GUTTER IS INSTALLED.
7. CONTRACTOR TO COORDINATE PAVER COLOR AND LAYING PATTERN WITH LANDLORD/TENANT

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88. REBAR FOUND – SEE EXISTING CONDITIONS PLAN FOR LOCATION.

ELEVATION = 791.01'

0 20 40 60
GRAPHIC SCALE IN FEET

Call Before You Dig
JULIE
Simply Call 811

No.	DATE	REVISION

SEAL

PROJECT No: 077742
DATE 07/28/20
DES. TH
DR. TH
CKD. JG

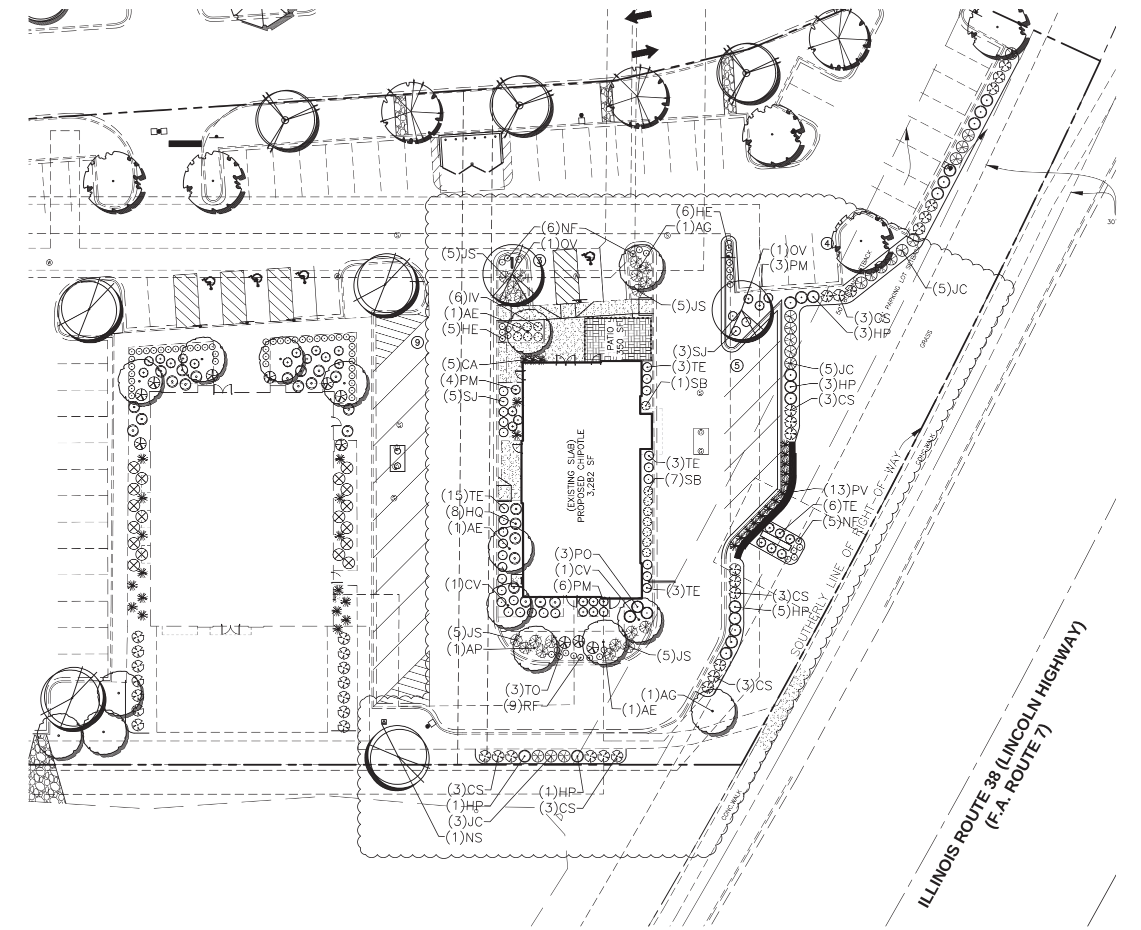
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731
WOOLPERT

MINOR PUD CHANGE
PROPOSED MIXED USE DEVELOPMENT
ILLINOIS ROUTE 38 AND RANDALL ROAD
ST. CHARLES, ILLINOIS

SITE PLAN

SHEET NO.
C200

Layout Tab Name: C200 SITE PLAN; Images: ; Xrefs: 077742-TBLK.dwg; 077742-ASB-X.dwg; 077742-X-DIGITIZED.dwg; 077742-CH-F.dwg
Last Saved By: Theresa Plotted: 7/28/2020, 4:04:24 PM
G:\DE\Clients\King\077742 Wohlburgers - St. Charles, IL\4.0 Disciplines\Civil\Codd\Col\Chipotle Revisons\077742-C200-SIT.dwg Plotted By:hartsfield, Theresa PlottedAugust 6, 2020, 4:05:23 PM



LANDSCAPE NOTES

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. ALL ANNUAL AND PERENNIAL BEDS TO BE TILLED TO A MINIMUM DEPTH OF 18 INCHES AND AMENDED WITH 4 INCHES OF ORGANIC MATERIAL. MULCH PLANT BEDS WITH 2 INCH DEPTH OF PINE BARK MINI NUGGETS.
6. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6–12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
7. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
8. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
9. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD.
10. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
11. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
12. ALL PARKING ISLANDS TO BE BERMED UP 6"–10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
13. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
14. SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
16. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON–VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
17. STAKE ALL TREES.
18. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

LANDSCAPE CODE SUMMARY

17.26.060 – GENERAL LANDSCAPING REQUIREMENTS
FIFTEEN PERCENT (15%) OF TOTAL LOT TO BE RESERVED FOR LANDSCAPE AREA.

TOTAL SITE: 128,066 SF
= 19,210 SF LANDSCAPE AREA REQUIRED
= 40,000+ SF LANDSCAPE AREA PROVIDED

17.26.070 – LANDSCAPE BUFFERS
NO BUFFERS REQUIRED

17.26.080 – BUILDING FOUNDATION LANDSCAPING
PROVIDE TWO (2) SHADE, ORNAMENTAL, OR EVERGREEN TREES AND TWENTY (20) SHRUBS AND PERENNIALS PER FIFTY (50) LINEAL FEET OF BUILDING WALL LANDSCAPE REQUIRED.

NORTH BUILDING: 220 LF
= 9.9 TREES & 99 SHRUBS REQUIRED
= 2 SHADE TREE, 8 ORNAMENTAL TREE, & 99 SHRUBS PROVIDED

CENTER BUILDING: 285 LF
= 11.4 TREES & 114 SHRUBS REQUIRED
= 5 SHADE TREES, 6 ORNAMENTAL TREES, & 131 SHRUBS PROVIDED

SOUTH BUILDING: 300 LF
= 12 TREES & 120 SHRUBS REQUIRED
= 3 SHADE TREES, 9 ORNAMENTAL TREES, & 118 SHRUBS PROVIDED

17.26.090.1 – PUBLIC STREET FRONTAGE LANDSCAPING
PROVIDE ONE SHADE, ORNAMENTAL, OR EVERGREEN TREE PER EVERY FIFTY (50) LINEAL FEET OF PUBLIC STREET FRONTAGE AND 75% OF LENGTH PLANTED WITH SHRUBS OR PERENNIALS OF PUBLIC STREET FRONTAGE

LINCOLN HIGHWAY ILLINOIS ROUTE 38: 269.5 LF
= 5.4 TREES & 202 LF (40 SHRUBS @ 5' O.C.)REQUIRED
= EXISTING TREES TO REMAIN & 42 SHRUBS PROVIDED

17.26.090.2 – SCREENING OF PARKING LOTS
PROVIDE A SCREEN A MINIMUM OF THIRTY INCHES (30") FOR NO LESS THAN FIFTY PERCENT (50%) OF PUBLIC STREET FRONTAGE.

LINCOLN HIGHWAY ILLINOIS ROUTE 38: 130 LF
= 65 LF OF SCREEN REQUIRED
= 73 LF OF SCREEN (17 SHRUBS)

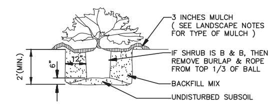
RANDALL ROAD: 384 LF
= 192 LF OF SCREEN REQUIRED
= 195 LF OF SCREEN (41 SHRUBS)

17.26.090.3 – INTERIOR PARKING LOT LANDSCAPING
TEN PERCENT (10%) OF VEHICULAR USE AREA TO BE RESERVED FOR LANDSCAPE AREA. PROVIDE ONE SHADE TREE FOR EVERY ONE HUNDRED AND SIXTY (160) SQUARE FEET OF REQUIRED LANDSCAPE AREA.

66,054 SF OF VEHICULAR USE AREA
= 6,604.4 SF OF LANDSCAPE AREA REQUIRED
= 12,421 SF PROVIDED
= 41.3 TREES REQUIRED
= 41 SHADE TREES PROVIDED

17.26.100 – SIGN LANDSCAPING
PROVIDE LANDSCAPE BED A MINIMUM OF THREE FEET FROM THE OUTER EDGE OF THE SIGN BASE ON ALL SIDES.

2 SIGNS
= 14 SHRUBS, ORNAMENTAL GRASSES, & PERENNIALS PROVIDED AT EACH SIGN



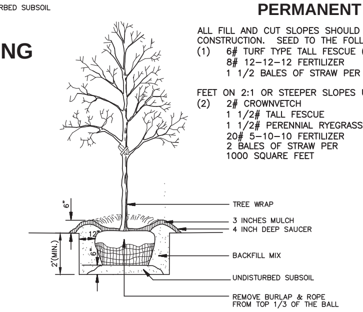
SHRUB PLANTING

N.T.S.

PERMANENT SEEDING

ALL FILL AND CUT SLOPES SHOULD BE SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED TO THE FOLLOWING GRASS MIXTURES:
(1) 6# TURF TYPE TALL FESCUE (TRIPLE BLEND)
8# 12–12–12 FERTILIZER
1 1/2 BALES OF STRAW PER 1000 SQUARE

FEET ON 2:1 OR STEEPER SLOPES USE:
(2) 2# CROWNVETCH
1 1/2# TALL FESCUE
1 1/2# PERENNIAL RYEGRASS
20# 5–10–10 FERTILIZER
2 BALES OF STRAW PER
1000 SQUARE FEET



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING

N.T.S.

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREE						
CO	8	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
GD	8	Gymnocladus dioica 'Espresso'	Fruitless KY Coffeetree	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
NS	7	Nyssa sylvatica	Black Gum	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
OV	3	Ostrya virginiana	American Hophornbeam	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
QI	5	Quercus imbricaria	Shingle Oak	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
TD	7	Taxodium distichum	Bald Cypress	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
TA	7	Tilia americana 'Redmond'	Redmond American Linden	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
UA	5	Ulmus americana 'Princeton'	Princeton Elm	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
ORNAMENTAL TREE						
AG	8	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	B&B	1.5" cal. 8'ht. 4'wd.	Full, well shaped, single–stem
AP	3	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	B&B	1.5" cal. 8'ht. 4'wd.	Full, well shaped, single–stem
AE	6	Aesculus pavia	Red Buckeye	B&B	1.5" cal. 8'ht. 4'wd.	Full, well shaped, 3–stem
CV	6	Chionanthus virginicus	White Fringetree	B&B	1.5" cal. 8'ht. 4'wd.	Full, well shaped, multi–stem
EVERGREEN SHRUB						
BU	8	Buxus x 'Glencoe'	Chicagoland Green Boxwood	B&B	24"ht. x 24"wd.	Full, vigorous
JC	24	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	24"ht. x 24"wd.	Full, vigorous
JS	34	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	#3 cont.	12"ht. x 24"wd.	Full, vigorous
PM	13	Pinus mugo 'Compacta'	Compact Mugo Pine	B&B	24"ht. x 24"wd.	Full, vigorous
TE	52	Taxus x media 'Everlow'	Everlow Yew	B&B	12"ht. x 24"wd.	Full, vigorous
TM	18	Taxus x media 'Densiformis'	Dense Yew	B&B	24"ht. x 24"wd.	Full, vigorous
TO	12	Thuja occidentalis 'Woodwardii'	Woodward Globe Arborvitea	B&B	24"ht. x 24"wd.	Full, vigorous
TH	14	Thuja occidentalis 'Bailjohn'	Technito Arborvitae	B&B	60"ht. x 24"wd.	Full, vigorous

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
DECIDUOUS SHRUB						
CS	33	Cornus sericea 'Farrow'	Arctic Fire Dogwood	B&B	24"ht. x 24"wd.	Full, vigorous
HP	34	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	B&B	24"ht. x 24"wd.	Full, vigorous
HQ	13	Hydrangea quercifolia 'Peewee'	Oakleaf Hydrangea	B&B	24"ht. x 24"wd.	Full, vigorous
IV	16	Itea virginica 'Little Henry'	Little Henry Sweetspire	#3 cont.	24"ht. x 24"wd.	Full, vigorous
PO	18	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	B&B	24"ht. x 24"wd.	Full, vigorous
RO	16	Rosa x 'Noashnee'	White Carpet Rose	#3 cont.	12"ht. x 24"wd.	Full, vigorous
SB	14	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	#3 cont.	24"ht. x 24"wd.	Full, vigorous
SJ	8	Spiraea japonica 'Shirobana'	Shirobana Spirea	#3 cont.	12"ht. x 24"wd.	Full, vigorous
VC	0	Viburnum carlesii 'Compacta'	Dwarf Koreanspice Viburnum	B&B	24"ht. x 24"wd.	Full, vigorous
ORNAMENTAL GRASS						
CA	13	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	#2 cont.		
PV	27	Panicum virgatum 'Shenandoah'	Shenandoah Red Switchgrass	#2 cont.		Full, vigorous
PERENNIAL						
HE	14	Hemerocalis 'Happy Returns'	Happy Returns Daylily	#1 cont.		
LM	44	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 cont.		
NF	12	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	#1 cont.		
RF	17	Rudbeckia fulgida 'Goldsturm'	Blackeyed Susan	#1 cont.		
SE	29	Sedum 'Ellacombianum'	Yellow Stonecrop	#1 cont.		

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88. REBAR FOUND – SEE EXISTING CONDITIONS PLAN FOR LOCATION.

ELEVATION = 791.01'

Call Before You Dig
JULIE ILLINOIS ONE CALL SYSTEM
Simply Call 811

0 20 40 60
GRAPHIC SCALE IN FEET

SEAL

No.	DATE	REVISION

PROJECT No: 077742
DATE 07/28/20
DES. JM
DR. JM
CKD. JG

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

MINOR PUD CHANGE PROPOSED MIXED USE DEVELOPMENT

ILLINOIS ROUTE 38 AND RANDALL ROAD
ST. CHARLES, ILLINOIS

LANDSCAPE PLAN

SHEET NO.
C500

Layout Tab Name: C500 LANDSCAPE PLAN, Images: , Xrefs: 077742-TBLK.dwg; 077742-ASB-X.dwg; 077742-X-DIGITIZED.dwg; 077742-CH-P.dwg
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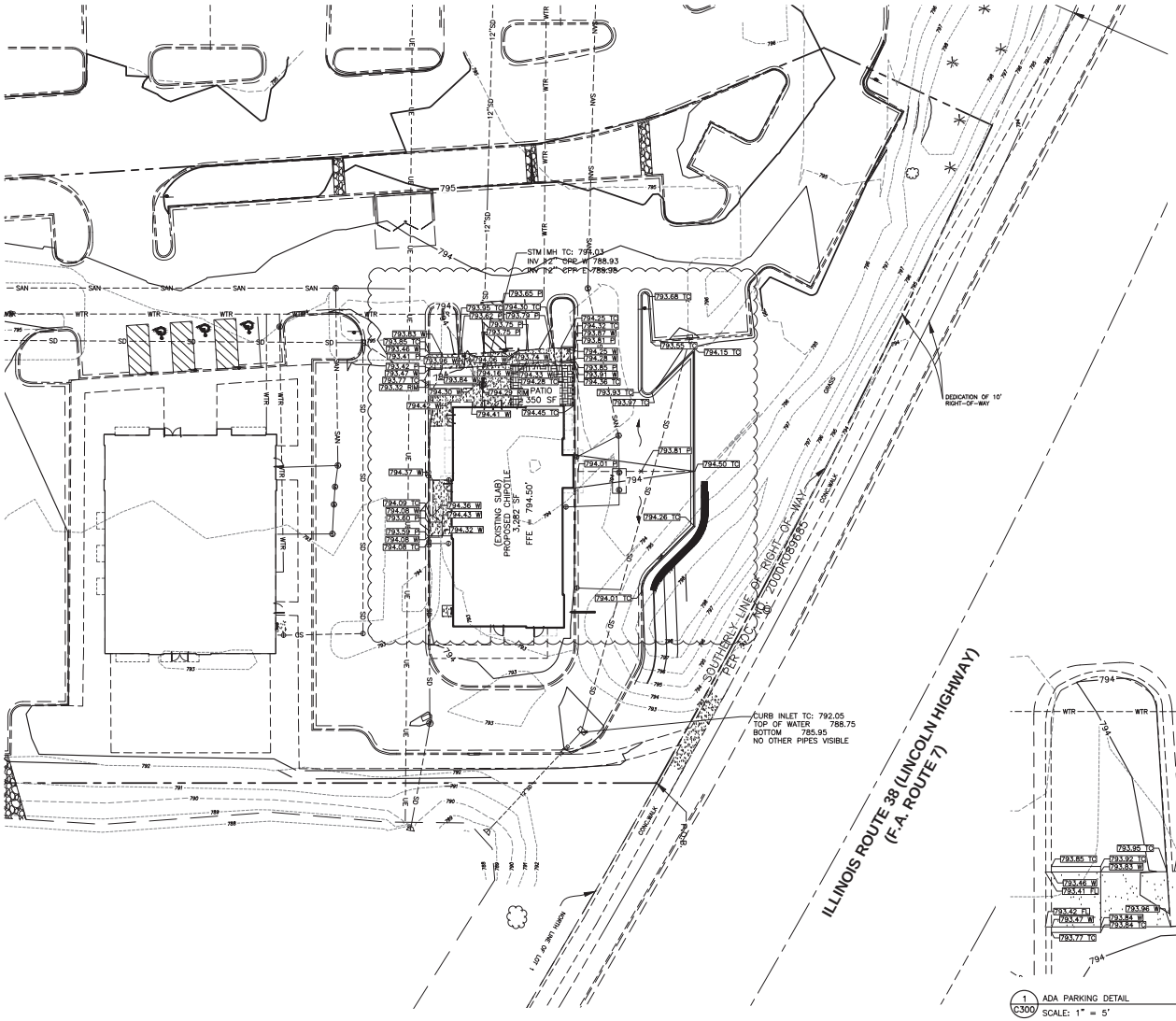

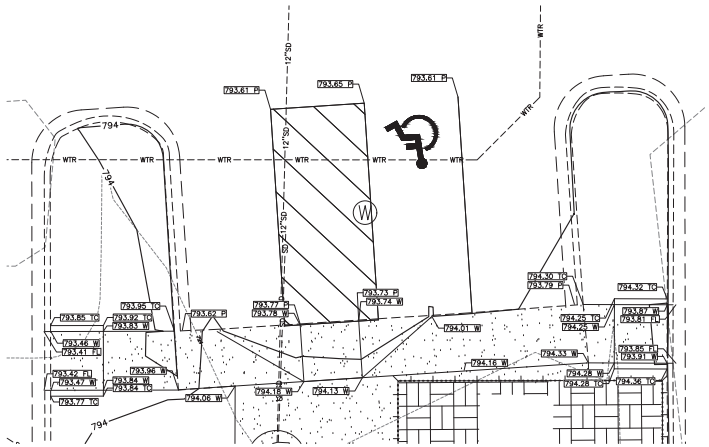

1 C300 ADA PARKING DETAIL
SCALE: 1" = 5'

GRADING LEGEND

- EXISTING BOUNDARY
- PROPOSED BOUNDARY
- 803 EXISTING 1' CONTOUR
- 810 EXISTING 5' CONTOUR
- 803 PROPOSED 1' CONTOUR
- 810 PROPOSED 5' CONTOUR
- PROPOSED STORM DRAIN
- DIRECTION OF FLOW
- DIRECTION OF FLOW
- PROPOSED CATCH BASIN
- PROPOSED CURB INLET
- PROPOSED STORM MANHOLE
- PROPOSED CLEANOUT
- BENCHMARK
- PROPOSED CURB AND GUTTER
- 1.0 PROPOSED STORM STRUCTURE CALLOUT

EXISTING ELEVATIONS LEGEND

- 800.00 TC TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- 800.00 SPOT ELEVATION

PROPOSED ELEVATIONS LEGEND

- 800.00 TC ELEVATION AT TOP OF CURB
- 800.00 FL ELEVATION AT FLOW LINE
- 800.00 P ELEVATION AT TOP OF PAVEMENT
- 800.00 G ELEVATION AT GRADE
- 800.00 S ELEVATION AT TOP OF SLAB
- 800.00 W ELEVATION AT TOP OF WALK
- 800.00 RIM TOP OF CASTING (RIM OR FLOW LINE) ELEVATION
- M.E.G. ELEVATION TO MATCH EXISTING GRADE

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88. REBAR FOUND – SEE EXISTING CONDITIONS PLAN FOR LOCATION.

ELEVATION = 791.01'

0 20 40 60
GRAPHIC SCALE IN FEET

Call Before You Dig
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Simply Call 811

No.	DATE	REVISION

PROJECT No: 077742
DATE 07/28/20
DES. TH
DR. TH
CKD. JG

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MINOR PUD CHANGE
PROPOSED MIXED USE DEVELOPMENT

ILLINOIS ROUTE 38 AND RANDALL ROAD
ST. CHARLES, ILLINOIS

GRADING PLAN

SHEET NO.
C300

Layout Tab Name: C300 GRADING PLAN, Images: , Xrefs: 077742-TBLK.dwg; 077742-ASB-X.dwg; 077742-X-DIGITIZED.dwg; 077742-CH-P.dwg
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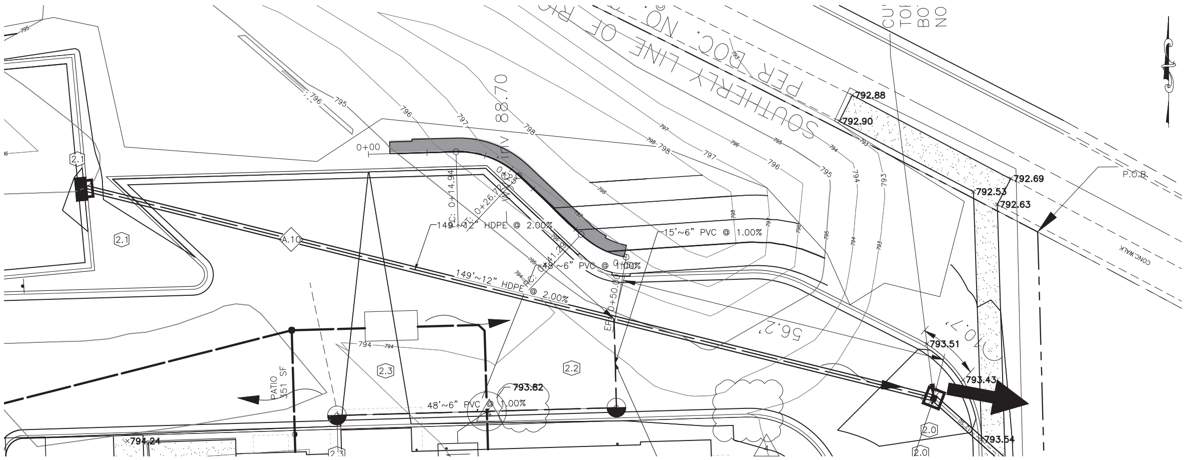

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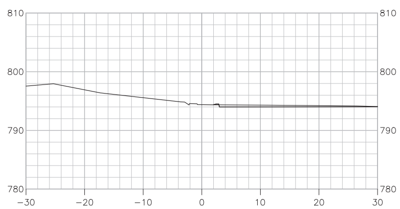

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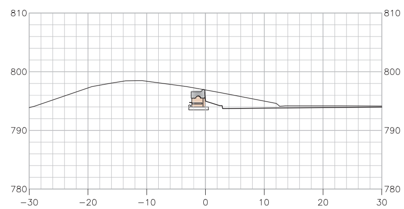

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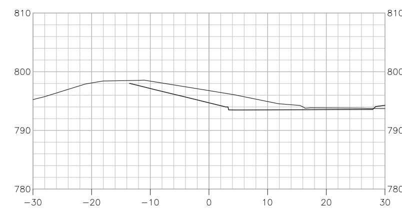
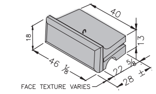


RETAINING BLOCKS

Block Library

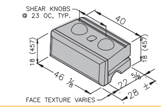
R-28T 28" (710mm) TOP

Face Texture:	Cobble / Limestone	Kingstone / Ledgestone
Block Weight:	1230 lb (557 kg)	1160 lb (530 kg)
Block Volume:	8.57 ft^3 (0.243 m^3)	8.07 ft^3 (0.229 m^3)
Center of Gravity:	14.9" (378mm)	14.2" (362mm)



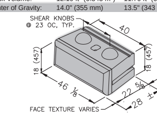
R-28M 28" (710mm) MIDDLE

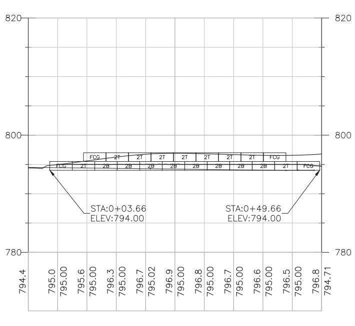
Face Texture:	Cobble / Limestone	Kingstone / Ledgestone
Block Weight:	1610 lb (730 kg)	1540 lb (700 kg)
Block Volume:	11.28 ft^3 (0.319 m^3)	10.78 ft^3 (0.305 m^3)
Center of Gravity:	13.9" (354 mm)	13.4" (340 mm)



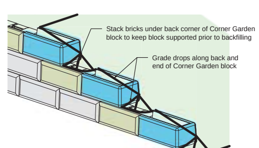
R-28B 28" (710mm) BOTTOM

Face Texture:	Cobble / Limestone	Kingstone / Ledgestone
Block Weight:	1740 lb (790 kg)	1670 lb (760 kg)
Block Volume:	12.19 ft^3 (0.345 m^3)	11.70 ft^3 (0.331 m^3)
Center of Gravity:	14.0" (355 mm)	13.5" (343 mm)

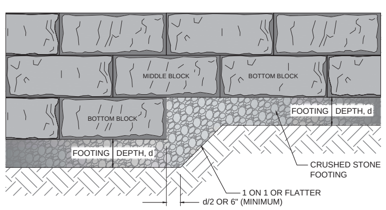




PROFILE VIEW: WALL-A-PV(2)
VERTICAL SCALE: 10
DATUM: 780.00



Top of Wall Step Options



PROFILE VIEW - CRUSHED STONE FOOTING

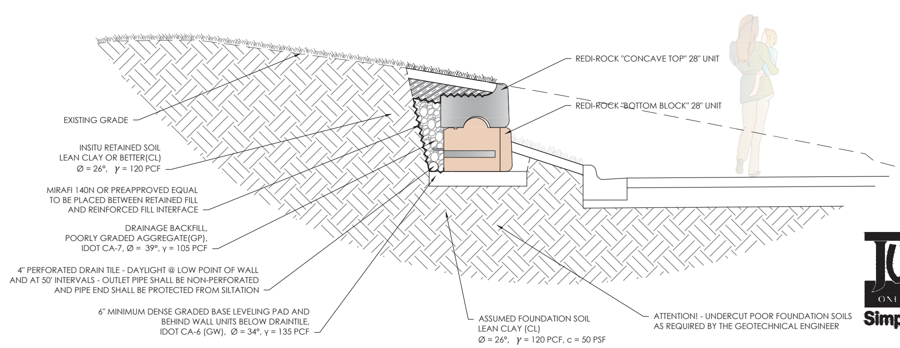
GENERAL NOTES

1. THE OWNER OR OWNERS REPRESENTATIVE MUST RETAIN A GEOTECHNICAL ENGINEER/CONSTRUCTION TESTING FIRM TO EVALUATE THE FOUNDATION SOILS PRIOR TO CONSTRUCTION. UNSUITABLE SOILS (IF ANY), AS DETERMINED BY THE OWNER'S GEOTECHNICAL ENGINEER, SHALL BE REMOVED AND REPLACED WITH PROPERLY COMPACTED FILL SOIL AS DIRECTED BY THE OWNER'S GEOTECHNICAL ENGINEER. UNSUITABLE SOILS ARE DEFINED AS ANY SOIL THAT DOES NOT HAVE SUFFICIENT BEARING CAPACITY OR WILL CAUSE EXCESSIVE WALL SETTLEMENT.

2. THE OWNER OR OWNER'S REPRESENTATIVE HAS NOT PROVIDED SOIL PARAMETERS FOR THIS SEGMENTAL RETAINING WALL DESIGN. DESIGN SOIL STRENGTH PARAMETERS HAVE BEEN ASSUMED. IT IS THE RESPONSIBILITY OF THE GEOTECHNICAL TESTING REPRESENTATIVE TO VERIFY THE ASSUMED SOIL STRENGTH PARAMETERS ARE REPRESENTATIVE OF THE SOILS AVAILABLE FOR WALL CONSTRUCTION. IF THE SOIL STRENGTH PARAMETERS ARE FOUND TO BE INCONSISTENT WITH THOSE ASSUMED BY THE FOLLOWING DATA, THESE VALUES ARE NO LONGER VALID AND IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S REPRESENTATIVE TO REQUEST RECOMMENDATIONS OR ADDITIONAL DATA FOR THE GEOTECHNICAL ENGINEER SO THE RETAINING WALL SYSTEM CAN BE RE-DESIGNED EFFECTIVELY.

3. ASSUMED RETAINED SOIL, SILTY SAND (SM)LEAN CLAY (CL), Ø=26°, γ=120 PCF;
DRAINAGE COLUMN AND REINFORCED MATERIAL COARSE AGGREGATE IDOT CA-7 "*AASHTO No. 57*" (GP), Ø = 38°, γ=110 PCF ;
ASSUMED FOUNDATION SOIL SILTY SAND (SM) LEAN CLAY (CL), Ø=26°, γ=120 PCF, c=50 PSF

4. ANY EXCAVATION, UNDERCUT, BELOW THE WALL SHOULD HAVE PROPER 1:1 LATERAL OVERSIZING. EXCAVATION OVERSIZING SHOULD BE MEASURED FROM THE FRONT OF THE GRAVEL LEVELING PAD AND THE BACK OF THE DRAINAGE COLUMN.



ALL BLOCK SHALL HAVE LEDGESTONE PATTERN

TYPICAL SECTION

SCALE: 1/2" = 1'

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Simply Call 811

No.	DATE	REVISION

SEAL

PROJECT No: 077742
DATE 04/06/18
DES. RG
DR. RG
CKD. ----

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
1815 South Meyers Road
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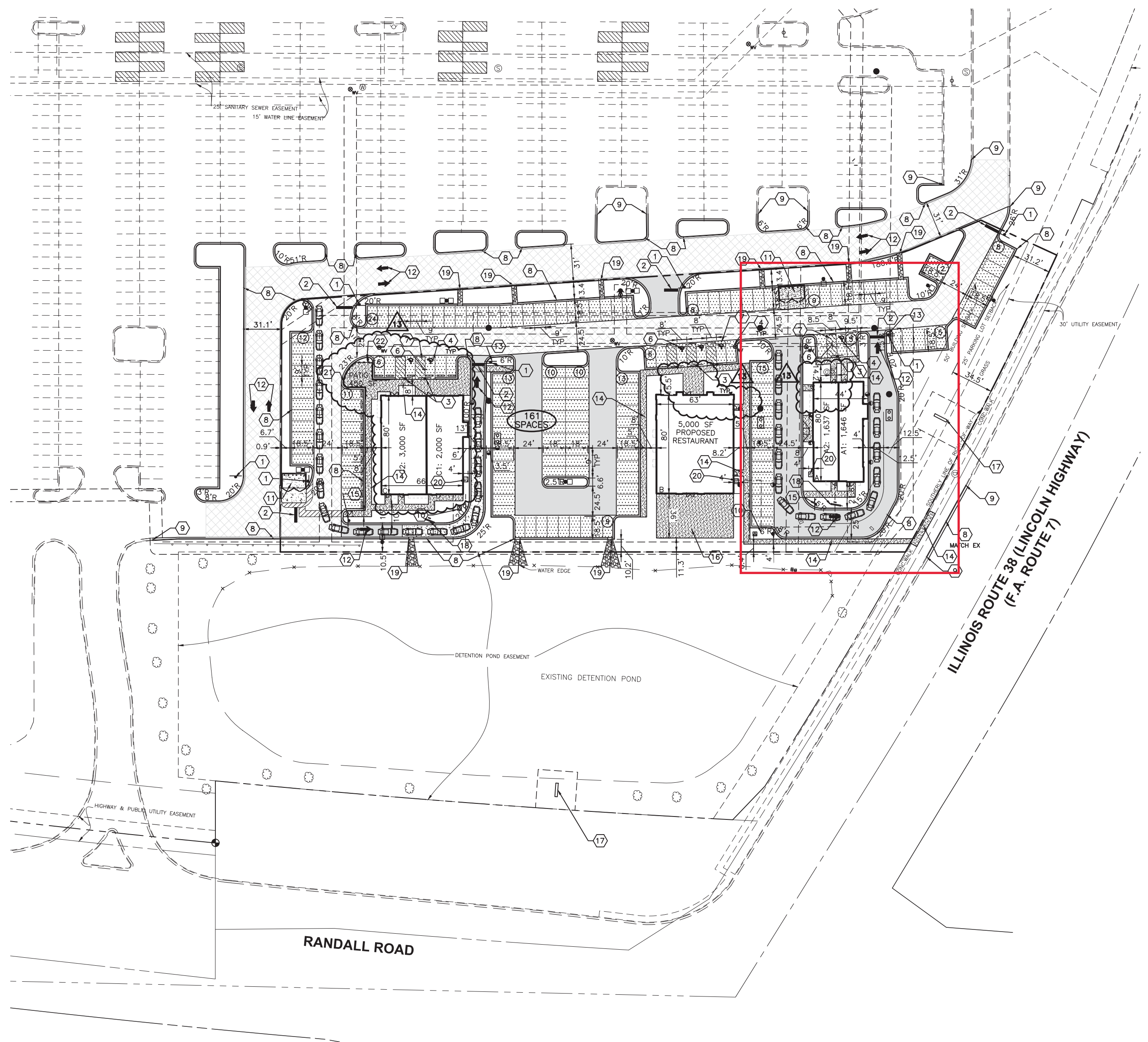
SITE IMPROVEMENT PLANS
PROPOSED MIXED USE DEVELOPMENT
ILLINOIS ROUTE 38 AND RANDALL ROAD
ST. CHARLES, ILLINOIS

SRW DETAILS

SHEET NO.
C304

2019 Approved Plans



SITE LEGEND

- INDICATES LIGHT DUTY PAVEMENT (LD)–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY MINOR DRIVE PAVEMENT (HD)–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES HEAVY DUTY ACCESS ROAD PAVEMENT (HDAR)–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW CONCRETE PAVEMENT–SEE DETAILS FOR PAVEMENT COMPOSITION
- INDICATES NEW SIDEWALK–SEE DETAILS FOR COMPOSITION
- LIGHT POLES
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- (10) INDICATES ROW PARKING COUNT
- (100 SPACES) INDICATES PARKING TOTAL FOR SURROUNDING AREA
- PROPERTY BOUNDARY

SITE KEY NOTES

NO.	DESCRIPTION
1	"STOP" SIGN, R1–1
2	24" WIDE STOP BAR, TRAFFIC WHITE PAINT
3	ACCESSIBLE PARKING SIGN
4	ACCESSIBLE PARKING SYMBOL
5	ACCESSIBLE RAMP WITH DETECTABLE WARNING
6	ACCESSIBLE PARKING SPACES & THEIR ACCESS AISLES SHALL BE 2% MAX. SLOPE IN ALL DIRECTIONS
7	PAINT 4" WIDE STRIPES @ 2'–0" O.C. @ 45' ANGLE, TRAFFIC YELLOW PAINT
8	CURB AND GUTTER
9	BEGIN/END PROPOSED CURB AND GUTTER. SAWCUT EXISTING CURB TO PROVIDE CLEAN CONSTRUCTION JOINT.
10	PROPOSED CONCRETE TRANSFORMER PAD
11	PROPOSED DUMPSTER ENCLOSURE
12	DIRECTIONAL ARROW, TRAFFIC WHITE PAINT
13	"DO NOT ENTER" SIGN
14	CONCRETE SIDEWALK
15	"DRIVE–THRU" SIGN
16	CONCRETE PATIO
17	PROPOSED MONUMENT SIGN
18	PROPOSED MENU BOARD LOCATION
19	CURB CUT
20	4x4 CONCRETE STOOP FOR LADDER ACCESS
21	PROPOSED PATIO RAILING, AMERISTAR FENCE ECHELON PLUS 3/4 RAIL MAJESTIC PANEL
22	DIRECTIONAL SIGN, PER STARBUCKS SPECIFICATIONS (SEE STARBUCKS PLANS)

SITE NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED. ALL RADII SHALL BE 4' UNLESS INDICATED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B–6.12 UNLESS OTHERWISE NOTED.
3. ADA DETECTABLE WARNINGS/TRUNCATED DOMES TO BE PROVIDED AT SIDEWALKS ON EITHER SIDE OF EACH DRIVEWAY CROSSING.
4. ROADWAY AND SIDEWALK CONSTRUCTION TO MEET REQUIREMENTS OF THE CITY OF ST. CHARLES AND THE ILLINOIS ADA ACCESSIBILITY CODE.
5. CONTRACTOR TO PROVIDE STONE BASE COURSE IN AREAS WHERE EXISTING ISLANDS HAVE BEEN REMOVED. MATCH LIGHT DUTY PAVEMENT SECTION UNLESS OTHERWISE NOTED.
6. CONTRACTOR TO PATCH IN KIND AREAS WHERE PAVEMENT HAS BEEN REMOVED FOR PROPOSED LANDSCAPE ISLANDS AFTER CURB AND GUTTER IS INSTALLED.

SITE DATA

PROPOSED SITE AREA	±2.94 ACRES
ZONING	BR–PUD
PIN	09–32–476–008 (MEIJER)
BUILDING DATA:	
RETAIL BUILDING AREA (TENANT A2, C2)	2,957 SQ. FT.
RESTAURANT BUILDING AREA (TENANT A1, B, C1, C3)	10,646 SQ. FT.
PARKING DATA:	
RETAIL SPACES REQUIRED	4/1000 SF = 12
RESTAURANT SPACES REQUIRED	10/1000 SF = 107
TOTAL SPACES REQUIRED	119
TOTAL SPACES PROVIDED	161
ACCESSIBLE SPACES REQUIRED	6
ACCESSIBLE SPACES PROVIDED	6

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88. REBAR FOUND – SEE EXISTING CONDITIONS PLAN FOR LOCATION.

ELEVATION = 791.01'

GRAPHIC SCALE IN FEET: 0 40 80 120

Call Before You Dig
JULIE ILLINOIS ONE CALL SYSTEM
Simply Call 811

No.	DATE	REVISION
13	12/05/19	MINOR CHANGE PUD REVIEW SUBMITTAL
12	11/01/19	PER CONSTRUCTION CHANGES
11	06/03/19	PER ARCHITECTURAL COORDINATION
9	03/13/19	PER TENANT REVISIONS
8	01/25/19	PER MEIJER REVIEW COMMENTS/ISSUED FOR BID
7	01/18/19	PER CITY COMMENTS

SEAL

PROJECT No: 077742
DATE 04/06/18
DES. TH
DR. TH
CKD. JG

WOOLPERT
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
PROPOSED MIXED USE DEVELOPMENT
ILLINOIS ROUTE 38 AND RANDALL ROAD
ST. CHARLES, ILLINOIS

SITE PLAN

SHEET NO.
C200

Layout Tab Name: C200 SITE PLAN, Images: Pages from 182–Wahlburgers–Redline–180330 (002).jpg: Aerial with main running line.PNG: st charles aerial.jpg: st charles aerial meijer.jpg: st charles aerial meijergas.jpg: st charles overall aerial.jpg: , Xrefs: 077742–X.dwg: 077742–X–DIGITIZED.dwg
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2019 Approved Plans

Layout Tab Name: C500 LANDSCAPE PLAN, Images: Pages from 182-Wahlburgers-Redline-180330 (002).jpg: Aerial with main running line.PNG: st charles aerial.jpg: st charles aerial meijer.jpg: st charles aerial meijergas.jpg: st charles overall aerial.jpg: , Xrefs: 077742-X.dwg; 077742-X-DIGITI
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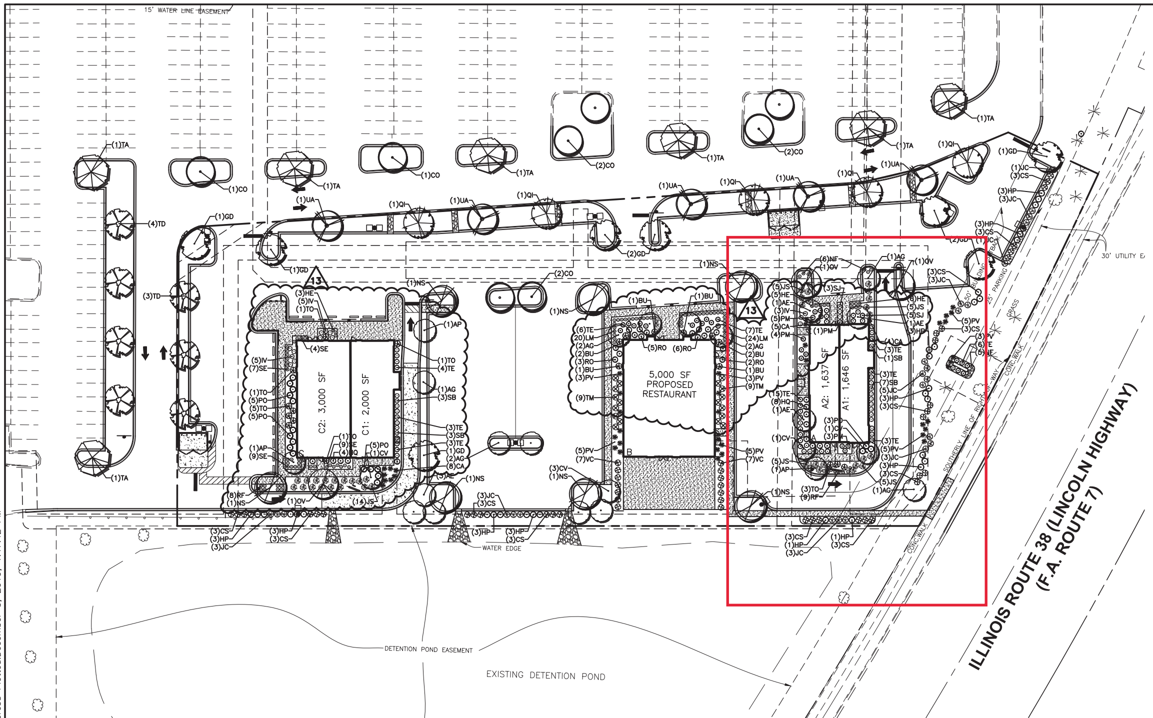
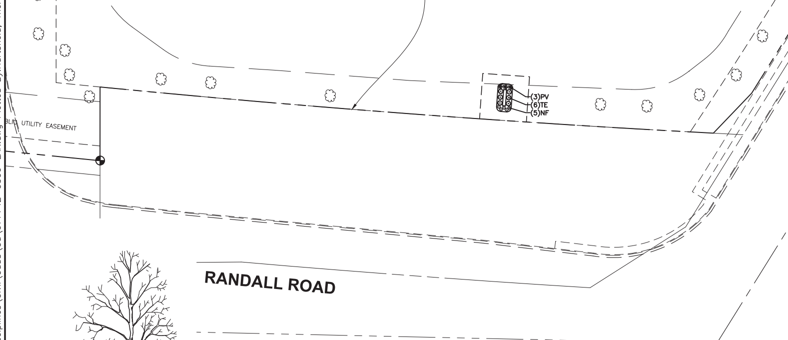




LANDSCAPE NOTES

1. LOCATING AND PROTECTING ALL UNDERGROUND UTILITIES, PRIOR TO DIGGING, IS RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
2. PRIOR TO INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL INSPECT THE SUB GRADE, GENERAL SITE CONDITIONS, VERIFY ELEVATIONS, UTILITY LOCATIONS, IRRIGATION, APPROVE TOPSOIL PROVIDED BY GENERAL CONTRACTOR AND OBSERVE THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE DONE. NOTIFY GENERAL CONTRACTOR OF ANY UNSATISFACTORY CONDITIONS. WORK SHALL NOT PROCEED UNTIL SUCH CONDITIONS HAVE BEEN CORRECTED AND ARE ACCEPTABLE TO THE LANDSCAPE CONTRACTOR AND/OR CONSTRUCTION MANAGER.
3. GENERAL AND LANDSCAPE CONTRACTOR ARE RESPONSIBLE FOR PROTECTING EXISTING TREES FROM DAMAGE DURING CONSTRUCTION. GENERAL CONTRACTOR TO INSTALL TREE PROTECTION FENCING PRIOR TO ANY SITE WORK.
4. ALL SHRUB AND GROUNDCOVER BEDS TO BE MULCHED WITH A MINIMUM OF 3 INCHES OF CLEAN SHREDDED HARDWOOD MULCH.
5. ALL ANNUAL AND PERENNIAL BEDS TO BE TILLED TO A MINIMUM DEPTH OF 18 INCHES AND AMENDED WITH 4 INCHES OF ORGANIC MATERIAL. MULCH PLANT BEDS WITH 2 INCH DEPTH OF PINE BARK MINI NUGGETS.
6. PLANTING HOLES TO BE DUG A MINIMUM OF TWICE THE WIDTH AND 6-12 INCHES DEEPER THAN THE SIZE OF THE ROOT BALL OF BOTH SHRUB AND TREE. AMEND BACKFILL WITH TOPSOIL MIX. BACKFILL AND TAMP BOTTOM OF HOLE PRIOR TO PLANTING SO TOP OF ROOT BALL DOES NOT SETTLE BELOW SURROUNDING GRADE.
7. TOPSOIL MIX TO BE 4 PARTS SCREENED TOPSOIL AND 1 PART ORGANIC MATERIAL (i.e. NATURE'S HELPER OR PRO MIX).
8. EXISTING GRASS IN PROPOSED PLANTING AREAS TO BE REMOVED AND AREA TO BE HAND RAKED TO REMOVE ALL ROCKS AND DEBRIS LARGER THAN 1 INCH IN DIAMETER PRIOR TO PLANTING SHRUBS.
9. SOIL TO BE TESTED TO DETERMINE FERTILIZER AND LIME REQUIREMENTS. LIME AND FERTILIZER TO BE DISTRIBUTED PRIOR TO LAYING SOD.
10. SOD TO BE DELIVERED FRESH (CUT LESS THAN 24 HOURS PRIOR TO ARRIVING ON SITE), LAID IMMEDIATELY, ROLLED AND WATERED THOROUGHLY WITHIN ONE HOUR OF INSTALLATION.
11. ALL CHANGES TO DESIGN AND/OR PLANT SUBSTITUTIONS TO BE AUTHORIZED BY LANDSCAPE ARCHITECT.
12. ALL PARKING ISLANDS TO BE BERMED UP 6"-10" WITH CLEAN FRIABLE TOPSOIL PRIOR TO PLANTING.
13. ALL LANDSCAPING SHALL BE INSTALLED IN CONFORMANCE WITH ANSI Z60.1 THE AMERICAN STANDARD FOR NURSERY STOCK, AND THE ACCEPTED STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN.
14. SITE TO BE 100% IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
15. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ACTS OF GOD OR VANDALISM.
16. ANY PLANT THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOMS OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF THE REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
17. STAKE ALL TREES.
18. WATER THOROUGHLY TWICE IN THE FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY.

LANDSCAPE CODE SUMMARY

17.26.060 – GENERAL LANDSCAPING REQUIREMENTS
FIFTEEN PERCENT (15%) OF TOTAL LOT TO BE RESERVED FOR LANDSCAPE AREA.

TOTAL SITE: 128,066 SF
= 19,210 SF LANDSCAPE AREA REQUIRED
= 40,000+ SF LANDSCAPE AREA PROVIDED

17.26.070 – LANDSCAPE BUFFERS
NO BUFFERS REQUIRED

17.26.080 – BUILDING FOUNDATION LANDSCAPING
PROVIDE TWO (2) SHADE, ORNAMENTAL, OR EVERGREEN TREES AND TWENTY (20) SHRUBS AND PERENNIALS PER FIFTY (50) LINEAL FEET OF BUILDING WALL LANDSCAPE REQUIRED.

NORTH BUILDING: 220 LF
= 9.9 TREES & 99 SHRUBS REQUIRED
= 2 SHADE TREE, 8 ORNAMENTAL TREE, & 99 SHRUBS PROVIDED

CENTER BUILDING: 285 LF
= 11.4 TREES & 114 SHRUBS REQUIRED
= 5 SHADE TREES, 6 ORNAMENTAL TREES, & 131 SHRUBS PROVIDED

SOUTH BUILDING: 300 LF
= 12 TREES & 120 SHRUBS REQUIRED
= 3 SHADE TREES, 9 ORNAMENTAL TREES, & 118 SHRUBS PROVIDED

17.26.090.1 – PUBLIC STREET FRONTAGE LANDSCAPING
PROVIDE ONE SHADE, ORNAMENTAL, OR EVERGREEN TREE PER EVERY FIFTY (50) LINEAL FEET OF PUBLIC STREET FRONTAGE AND 75% OF LENGTH PLANTED WITH SHRUBS OR PERENNIALS OF PUBLIC STREET FRONTAGE

LINCOLN HIGHWAY ILLINOIS ROUTE 38: 269.5 LF
= 5.4 TREES & 202 LF (40 SHRUBS @ 5' O.C.)REQUIRED
= EXISTING TREES TO REMAIN & 42 SHRUBS PROVIDED

17.26.090.2 – SCREENING OF PARKING LOTS
PROVIDE A SCREEN A MINIMUM OF THIRTY INCHES (30") FOR NO LESS THAN FIFTY PERCENT (50%) OF PUBLIC STREET FRONTAGE.

LINCOLN HIGHWAY ILLINOIS ROUTE 38: 130 LF
= 65 LF OF SCREEN REQUIRED
= 73 LF OF SCREEN (17 SHRUBS)

RANDALL ROAD: 384 LF
= 192 LF OF SCREEN REQUIRED
= 195 LF OF SCREEN (41 SHRUBS)

17.26.090.3 – INTERIOR PARKING LOT LANDSCAPING
TEN PERCENT (10%) OF VEHICULAR USE AREA TO BE RESERVED FOR LANDSCAPE AREA. PROVIDE ONE SHADE TREE FOR EVERY ONE HUNDRED AND SIXTY (160) SQUARE FEET OF REQUIRED LANDSCAPE AREA.

66,054 SF OF VEHICULAR USE AREA
= 6,604.4 SF OF LANDSCAPE AREA REQUIRED
= 12,421 SF PROVIDED
= 41.3 TREES REQUIRED
= 41 SHADE TREES PROVIDED

17.26.100 – SIGN LANDSCAPING
PROVIDE LANDSCAPE BED A MINIMUM OF THREE FEET FROM THE OUTER EDGE OF THE SIGN BASE ON ALL SIDES.

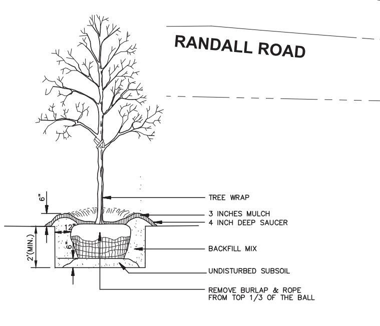
2 SIGNS
= 14 SHRUBS, ORNAMENTAL GRASSES, & PERENNIALS PROVIDED AT EACH SIGN

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREE						
CO	8	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
GD	8	Gymnocladus dioica 'Espresso'	Fruitless KY Coffeetree	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
NS	7	Nyssa sylvatica	Black Gum	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
OV	3	Ostrya virginiana	American Hophornbeam	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
QI	5	Quercus imbricaria	Shingle Oak	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
TD	7	Taxodium distichum	Bald Cypress	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
TA	7	Tilia americana 'Redmond'	Redmond American Linden	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
UA	5	Ulmus americana 'Princeton'	Princeton Elm	B&B	2.5" cal. 14'ht. 7'wd	Full, well shaped
ORNAMENTAL TREE						
AG	8	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	B&B	1.5" cal. 8'ht. 4'wd.	Full, well shaped, single-stem
AP	3	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	B&B	1.5" cal. 8'ht. 4'wd.	Full, well shaped, single-stem
AE	6	Aesculus pavia	Red Buckeye	B&B	1.5" cal. 8'ht. 4'wd.	Full, well shaped, 3-stem
CV	6	Chionanthus virginicus	White Fringetree	B&B	1.5" cal. 8'ht. 4'wd.	Full, well shaped, multi-stem
EVERGREEN SHRUB						
BU	8	Buxus x 'Glencoe'	Chicagoland Green Boxwood	B&B	24"ht. x 24"wd.	Full, vigorous
JC	25	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	24"ht. x 24"wd.	Full, vigorous
JS	34	Juniperus chinensis sargentii 'Viridis'	Green Sargent Juniper	#3 cont.	12"ht. x 24"wd.	Full, vigorous
PM	13	Pinus mugo 'Compacta'	Compact Mugo Pine	B&B	24"ht. x 24"wd.	Full, vigorous
TE	52	Taxus x media 'Everlow'	Everlow Yew	B&B	12"ht. x 24"wd.	Full, vigorous
TM	18	Taxus x media 'Densiformis'	Dense Yew	B&B	24"ht. x 24"wd.	Full, vigorous
TO	12	Thuja occidentalis 'Woodwardii'	Woodward Globe Arborvitea	B&B	24"ht. x 24"wd.	Full, vigorous
DECIDUOUS SHRUB						
CS	33	Cornus sericea 'Farrow'	Arctic Fire Dogwood	B&B	24"ht. x 24"wd.	Full, vigorous
HP	32	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	B&B	24"ht. x 24"wd.	Full, vigorous
HQ	13	Hydrangea quercifolia 'Peewee'	Oakleaf Hydrangea	B&B	24"ht. x 24"wd.	Full, vigorous
IV	16	Itea virginica 'Little Henry'	Little Henry Sweetspire	#3 cont.	24"ht. x 24"wd.	Full, vigorous
PO	18	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	B&B	24"ht. x 24"wd.	Full, vigorous
RO	16	Rosa x 'Noashnee'	White Carpet Rose	#3 cont.	12"ht. x 24"wd.	Full, vigorous
SB	14	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	#3 cont.	24"ht. x 24"wd.	Full, vigorous
SJ	8	Spiraea japonica 'Shirobana'	Shirobana Spirea	#3 cont.	12"ht. x 24"wd.	Full, vigorous
VC	14	Viburnum carlesii 'Compacta'	Dwarf Koreanspice Viburnum	B&B	24"ht. x 24"wd.	Full, vigorous
ORNAMENTAL GRASS						
CA	14	Calamagrostis x acutifolia 'Karl Foerster'	Feather Reed Grass	#2 cont.		
PV	27	Panicum virgatum 'Shenandoah'	Shenandoah Red Switchgrass	#2 cont.		Full, vigorous
PERENNIAL						
HE	14	Hemerocalis 'Happy Returns'	Happy Returns Daylily	#1 cont.		
LM	44	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 cont.		
NF	12	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	#1 cont.		
RF	17	Rudbeckia fulgida 'Goldsturm'	Blackeyed Susan	#1 cont.		
SE	29	Sedum 'Ellacombianum'	Yellow Stonecrop	#1 cont.		

PERMANENT SEEDING

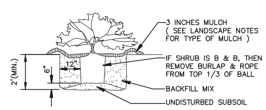
ALL FILL AND CUT SLOPES SHOULD BE SEEDED IMMEDIATELY AFTER CONSTRUCTION. SEED TO THE FOLLOWING GRASS MIXTURES:
(1) 6# TURF TYPE TALL FESCUE (TRIPLE BLEND)
8# 12-12-12 FERTILIZER
1 1/2 BALES OF STRAW PER 1000 SQUARE

FEET ON 2:1 OR STEEPER SLOPES USE:
(2) 2# CROWNVETCH
1 1/2# TALL FESCUE
1 1/2# PERENNIAL RYEGRASS
20# 5-10-10 FERTILIZER
2 BALES OF STRAW PER
1000 SQUARE FEET



NOTE: SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.

TREE PLANTING
N.T.S.



SHRUB PLANTING
N.T.S.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88. REBAR FOUND - SEE EXISTING CONDITIONS PLAN FOR LOCATION.

ELEVATION = 791.01'

Call Before You Dig
JULIE ILLINOIS ONE CALL SYSTEM
Simply Call 811

0 40 80 120
GRAPHIC SCALE IN FEET

SEAL

No.	DATE	REVISION
13	12/05/19	MINOR CHANGE PUD REVIEW SUBMITTAL
	01/25/19	ISSUED FOR BID
3	08/24/18	PER ARCHITECTURAL COORDINATION
1	06/01/18	PER CITY COMMENTS

PROJECT No: 077742
DATE 04/06/18
DES. TH
DR. TH
CKD. JG

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOSPATIAL
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630.424.9080
FAX: 630.495.3731

SITE IMPROVEMENT PLANS
PROPOSED MIXED USE DEVELOPMENT
ILLINOIS ROUTE 38 AND RANDALL ROAD
ST. CHARLES, ILLINOIS

LANDSCAPE PLAN

SHEET NO.
C500