ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number:
	Title:	Public hearing regarding a proposed Annexation Agreement for Brooke Toria Estates
	Presenter:	Rita Tungare

Meeting: City Council	Date: December 16, 2019	
Proposed Cost: N/A	Budgeted Amount: N/A	Not Budgeted: ☐

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

Brooke Toria Estates (also referred to as Smith Road Estates) is a 4.4-acre, 16-lot single-family subdivision proposed for annexation to St. Charles. The project was reviewed by the Planning & Development Committee on August 13, 2018. The Committee recommended approval of the applications submitted for the project, including Map Amendment, Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision.

Since the Committee's recommendation for approval, staff has coordinated with the applicant and the City of West Chicago to reach a consensus on connection of the development's storm sewer to the City of West Chicago's system. The City of West Chicago has approved the connection as shown on the plans.

The subject property is located in unincorporated Wayne Township and is contiguous with the St. Charles city limits. St. Charles has the ability to annex the property per the boundary agreement between the Cities of St. Charles and West Chicago.

The developer, V&M Investment and Remodeling Group, LLC, has filed a Petition for Annexation to annex the property to St. Charles. The relevant taxing bodies have been notified of the petition and public hearing as required by State Law.

The developer has provided an Annexation Agreement, a contractual agreement between the developer and the City, which details zoning and development standards by referencing the PUD Ordinance, specifies requirements for permitting, construction of public improvements, and other required improvements as depicted on the development plans, etc.

The City Attorney reviewed the Agreement and made some revisions which have been agreed upon by the developer's attorney.

The following items related to this project are listed on tonight's City Council agenda for approval:
1 Resolution authorizing the Mayor and City Council to enter into the Annexation Agreement.
2. Ordinance annexing the Brooke Toria Estates property to the City of St. Charles.
3. Ordinance approving a Map Amendment, Special Use for PUD, PUD Preliminary Plan, and Final Plat of Subdivision for Brooke Toria Estates.

Attachments (*please list*)**:**
Annexation Agreement

Recommendation/Suggested Action (*briefly explain*)**:**
Conduct the public hearing; close if all testimony has been received.

ANNEXATION AGREEMENT
BROOKE TORIA ESTATES

THIS ANNEXATION AGREEMENT (hereinafter referred to as "Agreement"), is made and entered into this _____ day of _____, 2020, between the CITY OF ST. CHARLES, a municipal corporation of Kane and DuPage Counties, in the State of Illinois (hereinafter referred to as "City"), and V&M INVESTMENT AND REMODELING GROUP, LLC, an Illinois limited liability company, 0N632 Gables Blvd., Wheaton, Illinois 60187 (hereinafter referred to as "Owner/Developer"). The City and the Owner are hereinafter sometimes referred to individually as a "Party" and collectively as the "Parties."

WHEREAS, the Owner/Developer is the owner of record of real estate (hereinafter referred to as the "Territory), comprising approximately 4.38 acres, the legal description of which is attached hereto and made part hereof as **Exhibit A**; and

WHEREAS, the Territory legally described on **Exhibit A** hereof is contiguous to the City, is not annexed to another municipality, and may be annexed to the City pursuant to the Illinois Code, 65 ILCS 5/7-1-1 *et seq.*; and

WHEREAS, the Owner/Developer of Record of the Territory has filed a Petition for Annexation with the City pursuant to 65 ILCS 5/7-1-8 that requested annexation of the Territory subject to execution of an annexation agreement acceptable to the Parties; and

WHEREAS, the Owner/Developer and the City agree that they will be bound by the terms of this Agreement to the extent hereafter provided; and

WHEREAS, pursuant to the provisions of the Illinois Municipal Code, 65 ILCS 5/7-1-1 *et seq.*, the Corporate Authorities of the City have taken all steps legally required, including but not necessarily limited to, providing notice and a public hearing regarding the Agreement; and

WHEREAS, subject to the terms of this Agreement, the City will extend its zoning, building, health, and other municipal regulations and ordinances over the Territory, thereby protecting the City from possible undesirable or in harmonious use and development of unincorporated areas surrounding the City; and

WHEREAS, the Corporate Authorities of the City have considered the annexation of the Territory and have determined that the best interest of the City will be met if the Territory is annexed to the City; and

WHEREAS, by the favorable vote of at least two-thirds (2/3) of the Corporate Authorities of the City then holding office, a Resolution has heretofore been adopted authorizing the execution of this Agreement.

NOW, THEREFORE, in consideration of the foregoing and of the mutual covenants hereinafter contained, the Parties agree as follows:

I
ANNEXATION AGREEMENT

The provisions set forth in the preamble above are incorporated into and made a part of this Agreement. The Parties further acknowledge that the same are material to this Agreement and are hereby incorporated into and made a part of this Agreement as though they were fully set forth in this Article I and the same shall continue for so long as this Agreement is in full force and effect. No portion of the Territory shall be disconnected from the City without the prior written consent of its Corporate Authorities.

Concurrent with the Ordinance authorizing the execution of this Agreement, the City shall pass and appropriately record, at the Owner/Developer's expense, an Ordinance annexing the Territory and if applicable, an Ordinance vacating the City rights on property necessary to facilitate the development of the Territory as contemplated under this Agreement.

The Plat of Annexation of the Territory is attached hereto as **Exhibit B**. The Plat extends the new boundaries of the City to the far side of any adjacent highway not already annexed and includes all of every highway within the Territory so annexed. Upon adoption of an ordinance annexing the Territory to the City, the City Clerk shall cause a copy of said ordinance and said Plat to be duly recorded with the DuPage County Recorder, and duly filed with the DuPage County clerk and send Notices of the Annexation, as required by law at the Owner/Developer's expense.

Should any person having proper standing to do so bring a cause of action before any court of competent jurisdiction challenging the City's lawful authority to annex the Territory or challenge the method or procedures by or through which the Parties purported to cause the Territory to be annexed to the City, the Parties agree that they shall fully cooperate, as provided in Article III hereof, to defend such cause of action.

Should a court of competent jurisdiction finally determine that annexation of the Territory was defective because of the failure of the Parties to follow a procedural requirement constituting a valid precondition to proper annexation of the Territory, the Parties agree to promptly cause the Territory to be re-annexed to the City in a manner which satisfies all procedural requirements.

Should a court of competent jurisdiction finally determine that annexation of the Territory by the City was without lawful authority (*i.e.*, lack of contiguity), the Parties agree that this Agreement shall thereafter be deemed a Pre-Annexation Agreement authorized pursuant to 65 ILCS 5/11-15.1-1, *et seq*., and shall remain in full force and effect to the extent permitted by law. Thereafter, should the Territory become contiguous to the City, if that was the case, the Parties agree to promptly take all necessary steps as may then be provided by law to perfect the annexation of the Territory to the City.

Upon the annexation of the Territory, all zoning, subdivision, building and development of the Territory shall be undertaken in conformity with the requirements of all applicable City

codes, ordinances, rules, regulations and standards generally in force, from time to time, within the City, except to the extent that the same are superseded by more restrictive standards imposed by other regulatory authorities having jurisdiction, or as the same may be specifically modified or waived by the terms of this Agreement and the PUD Ordinance. Said applicable municipal zoning, ordinances, codes, regulations or standards shall otherwise be referred to herein as the "City Zoning Ordinance" and/or "City Code," as applicable and as amended.

II
ZONING, LAND USE, AND DEVELOPMENT

Zoning. After passing its Ordinance annexing the Territory, the City shall pass an Ordinance Rezoning the Territory from the RE-1 Single-Family Estate District to the RS-4 Suburban Single-Family Residential District and shall concurrently pass an ordinance granting a Special Use for Planned Unit Development for the Territory, all as set forth herein and in the provisions of **Exhibit C** attached hereto and made a part hereof, entitled "An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Brooke Toria Estates" (hereinafter the "PUD Ordinance").

Residential Standards. All single-family detached housing shall be constructed with a minimum of 1,600 square feet, designed in a craftsman and prairie style with architectural shingles, Hardy Board or Smart Siding, stone or brick accents, aluminum soffit and fascia, and oversize gutter and downspouts.

Natural Areas Plan. Detention areas shall be maintained by a homeowner's association with plantings and vegetation approved by the City of St. Charles.

III
FEES, PERMITS, AND OCCUPANCY

Fees. No new fees or additional fees, contributions, donations, exactions or costs other than those fees in existence and assessed by the City, including but not limited to permit fees, plan review fees, inspection fees, utility fees, application fees, tap-on fees, and user fees, or any amendments to fees, shall be imposed by the City upon the Owner/Developer, or the Territory during the term of this Agreement. All other out of pocket costs imposed upon the City by a third party, including but not limited to, costs from the City Engineer, City Arborist, and City Ecologist; associated with the development of all or any portion of the Territory shall be paid prior to the acceptance of any public improvement or within thirty (30) days after public improvements have been accepted. Furthermore, the Owner/Developer shall provide the City with an escrow amount that shall remain intact and replenished as required by the City until the Territory has been fully developed.

All other applicable fees, bonds and deposits shall be paid at the time the City issues its occupancy permit.

Building Permits. Within fifteen (15) business days after receipt of a complete application by Owner/Developer for a building permit for construction of any buildings or other improvements on the Territory, the City shall either issue a permit authorizing such construction, issue a permit authorizing such construction subject to satisfaction of specified conditions consistent with the terms of this Agreement, or issue notification of denial of such permit specifying the basis of said denial by reference to the provisions of Building Code or any other applicable code, applied in accordance with this Agreement, which the subject construction would allegedly violate. If the City conditionally approves such a permit, the City shall issue the permit unconditionally within five (5) business days after satisfaction by the Owner/Developer of specified conditions. Nothing in this section shall be considered an alteration or waiver of the licensing requirements found in Title 5 and the building and construction requirements found in Title 15 of the St. Charles, Illinois City Code.

Temporary Certificates of Occupancy. Temporary Certificates of Occupancy shall only be issued by the City between November 1st of any year and May 1st of any subsequent year when adverse weather conditions do not permit outside painting, landscaping, driveway construction or final grading of individual homes, appurtenances or lots. Temporary certificates of occupancy will be issued by the City, in its sole reasonable discretion, for any finished home or structure, which is not otherwise completely finished as heretofore provided, provided that: (i) said finished part or portion is designed for or capable of separate use or occupancy; and (ii) such part or portion is safe for the use and occupancy intended; and (iii) sewer, water, and the base course of paving of streets are properly installed in and to the home or structure.

IV
CONSTRUCTION OF PUBLIC IMPROVEMENTS

"As Built" Plans. The Owner/Developer, at the Owner/Developer's own cost, agrees to provide the City "as built" engineering plans and specifications upon substantial completion of the public improvements or at the request of the City Engineer but in no event later than the time required by the Zoning Ordinance as amended. Said "As Built" plans shall be delivered to the City in paper format as well as electronic format suitable to and approved by the City. If there are any changes after substantial completion, revised "as built" plans addressing those changes shall be provided to the City.

Debris. The Owner/Developer agrees not to let debris or excessive construction waste accumulate on the Territory.

V
REQUIRED IMPROVEMENTS

Water Supply. The Owner/Developer shall construct and install at Owner/Developer's expense and dedicate, convey and transfer to the City all necessary water mains to service the Territory. All water mains shall be constructed and installed in accordance with the City of St. Charles ordinances and final engineering plans approved by the City.

Sanitary and Storm Sewers. The Owner/Developer shall construct and install at Owner/Developer's expense and dedicate, convey and transfer to the City all necessary sanitary and storm sewers to service the Territory in accordance with the applicable ordinances of the City of St. Charles and final engineering plans approved by the City. The Owner/Developer agrees that no surface water is to be discharged into the sanitary sewerage collection system and will make adequate provisions that this will not occur. Tap-on fees required by the City shall not be waived. All sanitary and storm sewers, except service connections, shall be owned and maintained by the City, with right of access by the City for emergency management purposes.

Detention Areas. The Owner/Developer shall construct and install at Owner/Developer's expense all detention areas, identified on the preliminary and final plans, including drains, inlets, and outlets. Prior to the issuance of a full Site Development permit, and in conjunction with the approval of the PUD Final Plan/Plat, the Owner/Developer shall submit detailed engineering and landscape plans for the detention area. The Owner/Developer shall establish and maintain said detention areas and structures to standards approved by the City.

Sidewalks, Parkway Trees and Other Trees. The Owner/Developer shall construct sidewalks and install parkway trees and other trees in common areas, as identified in the approved plan. Sidewalks and trees at any location to or connected to a lot or unit shall be constructed and installed prior to a certificate of occupancy for the lot. All sidewalks, parkway trees and trees in common in unapproved areas shall be installed by the Owner/Developer, no later than four (4) years after the recording of the final plat of subdivision. The cost of any sidewalk or street trees shall be installed on the public right-of-way shall be included in the Owner/Developer's declared letter of credit or cash escrow or the other public improvements for the Territory.

Street Lights. The Owner/Developer shall be required to install streetlights in accordance with the City of St. Charles and final engineering plans approved by the City.

Other Improvements. The Owner/Developer shall construct and install at Owner/Developer's expense all other improvements in accordance with the requirements of the City of St. Charles and Final Engineering and Final Landscape Plan and other plans approved by the City. The City will cooperate and assist the Owner/Developer in securing any and all off-site easements necessary to enable the Owner/Developer to install and construct the water mains, sanitary and storm sewers and detention areas required to service the Territory.

Mutual Assistance. The Parties hereto agree to do all things necessary and appropriate to carry out the terms and conditions of this Agreement and to aid and assist each other in furthering the intent of the Parties as reflected by the terms of this Agreement, including without limitations, the holding of public hearings, enactment by the City of such resolutions and ordinances as are required herein, the execution of permits, applications and agreements and the taking of such other actions as may be necessary to enable the Parties to comply with the terms and provisions of this Agreement or to perform their obligations hereunder.

VI
DEDICATION AND CONSTRUCTION OF STREETS

Design and Construction of Streets. The Owner/Developer shall design streets within the Territory according to the standards adopted by the City of St. Charles or as otherwise provided for in this Agreement. All interior streets within the Territory shall be dedicated to the City. Said streets shall be constructed in accordance with the Final Engineering Plans approved by the City.

Completion of Street Improvements. The Owner/Developer shall provide access to each residential unit. Any street right-of-way not already dedicated at the time of this Agreement shall be dedicated upon the completion and acceptance of the same by the City. The City shall accept the dedication of all improvements within street right-of-ways and all improvements and facilities associated with its construction and the construction of streets and public sidewalks upon the completion by the Owner/Developer of said improvements in accordance with the City's construction standards adopted by the City of St. Charles, as modified by this Agreement. The acceptance by the City shall be evidenced by a resolution passed by the City's Corporate Authorities. The final wearing surface of streets shall be installed within nine (9) months after the installation of the base course. After completion of the construction and acceptance of any street, and if construction traffic of the Owner/Developer continue to utilize that street, the Owner/Developer shall be responsible for keeping the street free from construction debris and for repair of damages to the street caused by the Owner/Developer's construction traffic. Except as otherwise provided herein, after dedication of any street right-of-way at the time of Final Plat, the City shall enforce traffic and other regulations as to the street right-of-way. All deliveries of construction supplies or materials shall be restricted to certain streets and times as agreed upon by the Owner/Developer and the City.

Debris. The Owner/Developer shall be required to keep all street within and adjoining the Territory free from mud and debris generated by any new construction activity on the Territory.

VII
FINANCIAL ASSURANCES FOR SITE IMPROVEMENTS

Site Development Permit. Except as otherwise provided in this Agreement, prior to any site development work on the Territory, to include but not limited to grading and work done in connection with the extension and establishment of water and sewer systems, the Owners will apply for a full Site Development permit in accordance with standards adopted by the City of St. Charles.

Fee Calculation. The Parties hereto conclusively acknowledge that Site Development fees consist of the City's Engineering Review Fee and Construction Inspection Fee at the time application for the same is made. The Site Development fee described herein shall be in full, complete and final satisfaction of all obligations of the Owners, Developer or the Territory for the City's Engineering Review Fee and Construction Inspection Fee under all applicable City ordinances.

The Site Development Fees applicable to the Territory shall be paid by the Owner/Developer and shall be calculated as referenced in the City's Fee Ordinance in effect at the time application is made based on the Engineer's Estimate provided by the Owner/Developer.

The "Engineer's Estimate" in the above formula shall mean a Professional Engineer's estimate of the cost of construction of all improvements required by the approved development plans. The validity of said estimate shall be approved by the City Engineer. In the event there is a conflict between the City's Engineer's estimate and another Professional Engineer's estimate, the City Engineer's estimate shall prevail.

Improvement Security. The City shall not issue a Site Development permit for any phase of development of the Territory until the Owner/Developer has delivered to the City an irrevocable letter of credit, or cash escrow, in a form satisfactory to, and from a bank or other financial institution approved by the City, in the amount of 115% of the Engineer's Estimate of the cost of construction and installation of all site improvements for the phase as approved by the City Engineer, including all required grading, lighting, natural area establishment, landscaping, curb, gutter (if not included in the security posted to Section VI hereof), streets, sidewalks, sewer and water lines and storm water management facilities. The Owner/Developer may, from time to time, but not more than once every thirty (30) days, as improvements are installed, request from the City Engineer a reduction in the improvement security, who shall in the sole discretion of the City Engineer recommend to the Corporate Authorities, the amount of said letter of credit or cash escrow to be reduced, from time to time, as a major site improvements are completed. Upon request of the Owners or Developer for reduction of such letter of credit or cash escrow or payment out of the escrow, the City Engineer shall, in his/her discretion, but not later than fifteen (15) calendar days after request is made, recommend the amount of said letter of credit or cash escrow to be reduced or payment to be made out of the escrow, from time to time, as improvements are completed, upon approval of the Corporate Authorities of the City. The Owner/Developer hereby waives its option pursuant to 30 ILCS 550/3 and 65 ILCS 5/11-39-3 to utilize any type of security other than a Letter of Credit or cash escrow.

Acceptance. All of the public improvements contemplated herein shall, upon acceptance by the City, become the property of City and be integrated with the municipal facilities now in existence or hereinafter constructed and City thereafter agrees to maintain said public improvements. Acceptance of said public improvements shall be by a duly authorized resolution of the Corporate Authorities of the City only after the City Engineer has issued his Certificate of Inspection affirming the improvements have been constructed in accordance with the approved PUD Final Plan/Plat and the standards adopted by the City of St. Charles. Owner/Developer agrees to convey by appropriate instrument and City agrees to promptly accept, subject to terms hereof, the public improvements constructed in accordance with the approved PUD Final Plan/Plat and the standards adopted by the City of St. Charles.

VIII
MAINTENANCE OF IMPROVEMENTS AND COMMON AREAS

HOA's Maintenance of Private Areas. An HOA shall be established to assume responsibility for any improvements, open space, and/or common areas within the Territory, the HOA shall, at its sole cost and expense, maintain the improvements and areas without any modification, except as specifically approved by the City, in a first-rate condition at all times. In the event the City determines, in the City's sole and absolute discretion, that the HOA is not adequately maintaining, or has not adequately maintained, any improvement or area, the City shall have the right, but not the obligation, after ten (10) business days' prior written notice to the HOA, to enter on any or all of the residential portions of the Territory for the purpose of performing maintenance work on any affected improvement or area. In the event that the City shall cause to be performed any work pursuant to this Section VIII the City shall have the right to: (i) assess the membership of the HOA for that work; and (ii) file a lien against the property of the HOA or the property of any member failing to pay the assessment; (iii) enforce the lien in the manner provided by law for mortgage foreclosure proceedings; (iv) or to activate the dormant special service area. At no point shall the HOA have the right or ability to charge an assessment to the City for City owned property and rights-of-way located within the Territory.

IX
DAMAGE TO PUBLIC IMPROVEMENTS

The Owner/Developer shall replace and repair any damage to public improvements installed within, under or upon the Territory and for any public or private property that was damaged resulting from construction activities by Owner/Developer, Owner/Developer's successors or assigns and their employees, agents, contractors or subcontractors during the term of this Agreement. The Owner/Developer shall have no obligation hereunder with respect to damage resulting from ordinary usage, wear and tear.

X
EASEMENTS AND UTILITIES

The Owner/Developer agrees to grant to the City, and/or obtain grants to the City of all necessary easements on and offsite for the extension of sewer, water, street, or other utilities, including cable television, or for other improvements, subject to the provisions of the standards adopted by the City of St. Charles which may serve not only the Territory, but other real estate in the general area, if requested by the City in the future, in accordance with the Preliminary PUD Plan and Preliminary Engineering Plans. The extension of existing City provided water and sewer services shall be at the sole cost and expense of the Owner/Developer.

All such easements to be granted shall name the City and/or other appropriate entities designated by the City as grantee thereunder. It shall be the responsibility of the Owner/Developer to obtain all easements, both on site and off site, necessary to serve the Territory, in accordance with the Preliminary PUD Plans/Plat. The City agrees to cooperate and provide reasonable assistance to the Owner/Developer in the Owner/Developer's attempt to obtain all easements necessary to serve the Territory, in accordance with the Preliminary PUD

Plans/Plat, except that such reasonable assistance shall not include any financial assistance or require the City to expend any funds.

The Owner/Developer shall provide evidence of easement or right of way necessary for the utility extension to the Territory prior to PUD final plan/plat approval. The Owner/Developer shall submit a title commitment from Chicago Title Insurance Company, or any other licensed title company, naming the City as an additional insured to guarantee an easement for public utilities from the existing point of connection to the Territory.

All electricity, telephone, cable television and gas lines shall be installed underground, the location of which underground utilities shall be at the Owner/Developer's option, upon approval of the respective utility company.

XI
GOVERNMENT INTERESTS SERVED

The Owner/Developer agrees that any and all contributions, dedications, donations, open space and easements provided for in this Agreement substantially advance legitimate governmental interests of the City and other local taxing bodies, including but not limited to, providing its residents, and in particular the future residents of the Territory, with access to and use of public facilities, libraries, schools, parks and recreational facilities, police protection, and emergency services. The Owner/Developer further agrees that the contributions, dedications, donations and easements required by this Agreement are uniquely attributable to, reasonably related to, and made necessary by the development of the Territory.

XII
APPROVAL OF PLATS AND PLANS

The City agrees to expeditiously take action to approve or disapprove all plats, plans, and engineering submitted to City by the Owner/Developer. If the City shall determine that any such submission is not in substantial accordance with this Agreement and applicable ordinances, the City shall promptly notify the Owner/Developer in writing of the specific objection to any such submission so that the Owner/Developer can make any required corrections or revisions.

XIII
CITY REPRESENTATIONS AS TO FURTHER ACTIONS

The City shall take all actions required and necessary to enable the City to fully carry out and perform the terms, covenants, agreements, duties, and obligations created and imposed by the terms and provisions hereof.

XIV
CONTINUITY OF OBLIGATIONS

Notwithstanding any provisions of this Agreement to the contrary including but not limited to the sale and/or conveyance of all or any part of the Territory by the Owner/Developer,

the Owner/Developer shall at all times during the term of this Agreement remain liable to the City for the faithful performance of all obligations imposed upon them by this Agreement until such obligations have been fully performed or until the City has otherwise released the Owner/Developer from any or all of such obligations.

XV
BINDING EFFECT TERM AND COVENANTS RUNNING WITH THE LAND

This Agreement shall remain in effect for a term of twenty (20) years as may be extended by any amendment hereto and shall be binding upon and inure to the benefit of the Parties hereto, successor owners of record of the Territory, and their respective assignees, lessees, and upon any successor municipal authorities of said City and successor municipalities, for a period of twenty (20) years from the date of the execution of this Agreement.

The terms and conditions of this Agreement relative to the payment of monies to the contributions to the City construction and/or dedication of public improvements, granting of easements to the City, dedication of rights-of-way to the City and the development standards established herein shall constitute covenants, which shall run with the land.

It is further agreed that any party to this Agreement, either in law or in equity, by suit, action, mandamus, or other proceeding may enforce or compel the performance of this Agreement, or have other such relief for the breach thereof as may be authorized by law or that by law or in equity is available to them.

XVI
NOTICES

Unless otherwise notified in writing, all notices, requests and demands shall be in writing and shall be personally delivered to or mailed by United States Postal Service certified mail, postage prepaid and return receipt requested, as follows:

For the City:

City of St. Charles
2 East Main Street
St. Charles, Illinois 60174

For Owner/Developer:

V&M Investment and Remodeling Group, LLC
0N632 Gables Blvd.
Wheaton, Illinois 60187

XVII
SECURITY INTERESTS

The Owner/Developer shall provide the City with evidence satisfactory to the City that any mortgage, lien or any security interest, affecting title to the Territory or any part thereof are subject to this Agreement; and

If there are no mortgages, liens, or other security interests affecting title to the Territory or any part thereof, then the Owner/Developer shall affirmatively state so in said Petition(s) for Annexation, or by Affidavit as well as providing a written Title Commitment to the Territory.

XVIII
WARRANTIES AND REPRESENTATION

A. Owners.

The Owner/Developer represents and warrants to the City as follows:

That Owner/Developer is the Owner/Developer as legal title holder of the Territory; and

That the Owner/Developer proposes to develop the Territory in the manner contemplated under this Agreement; and

That other than the Owner/Developer, no other entity or person has any interest in the Territory or its Development as herein proposed; and

The Owner/Developer has done all things necessary and convenient and otherwise has fully complied with all applicable Illinois law in the annexation and rezoning of the property described in this Agreement; and

This Agreement is binding on and enforceable against the Owner/Developer who is signatory to this Agreement according to its terms; and

That the Owner/Developer has provided the legal description of the Territory set forth in this Agreement and the attached exhibits and that said legal description and exhibits are accurate and correct, to the best of the Owner/Developer's knowledge.

B. Developer.

Developer is the Owner of the Territory and plans to develop the Territory in the manner contemplated in this Agreement.

XIX
ENFORCEMENT

It is agreed that the Parties hereto may in law or in equity, by suit, action, mandamus, or any other proceeding, including specific performance, enforce or compel the performance of this Agreement, which shall include the right of the Parties to recover a judgment for monetary damages against each other. Before any failure of any Party to this Agreement to perform its obligations under this Agreement shall be deemed to be a breach of this Agreement, the Party claiming such failure shall notify, in writing, as provided below, the Party alleged to have failed to perform and performance shall be demanded. No breach of this Agreement shall be deemed to have occurred if diligent efforts to perform have commenced and continue to the satisfaction of the complaining Party within twenty-one (21) days of receipt of such notice.

This Agreement shall be enforceable in any court of competent jurisdiction by either of the Parties, or by any successor or successors in title or interest or by the assigns of the Parties. The Parties agree that any such action must be brought in the Circuit Court of DuPage County, Illinois, and that Illinois law will apply thereto.

Failure of any Party to this Agreement to insist upon the strict and prompt performance of the terms covenants, agreements, and conditions herein contained, or any of them, upon any other Party imposed, shall not constitute or be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement or condition, but the same shall continue in full force and effect.

XX
CITY APPROVAL OR DIRECTION

Where City approval or direction is required by this Agreement, such approval or direction means the approval or direction of the Corporate Authorities of the City unless otherwise expressly provided or required by law, and any such approval may be required to be given only after and if all requirements for granting such approval have been met, unless such requirements are inconsistent with this Agreement. No approval sought by Owner/Developer shall be unreasonably withheld or denied.

XXI
SINGULAR AND PLURAL

Wherever appropriate in this Agreement, the singular shall include the plural, and the plural shall include the singular.

XXII
SECTION HEADINGS AND SUB-HEADINGS

All section headings or other headings in this Agreement are for general aid of the reader and shall not limit the plain meaning or application of any of the provisions thereunder whether covered or relevant to such heading or not.

XXIII
RECORDING

A copy of this Agreement and any amendments thereto shall be recorded by the City at the expense of the Owner/Developer within thirty (30) days after the execution hereof.

XXIV
AUTHORIZATION TO EXECUTE

The Mayor and Clerk of the City hereby warrant that they have been lawfully authorized by the Corporate Authorities of City to execute this Agreement. The Owner/Developer and City shall, upon request, deliver to each other at the respective time such entities cause their authorized agents to affix their signatures hereto copies of all bylaws, resolutions, ordinances, partnership agreements, letters of direction or other documents required to legally evidence the authority to so execute this Agreement on behalf of the respective Parties.

XXV
AMENDMENTS

This Agreement sets forth all the promises, inducements, agreements, conditions and understandings between the Parties hereto relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them other than are herein set forth. No alteration, amendment, change or addition to this Agreement shall be binding upon the Parties hereto unless in writing and signed by the parties hereto or their successors or assigns. However, this Agreement may be amended as to any portion of the Territory only by an Amendment executed by the City and by the Owner/Developer of record, of such portions of the Territory.

XXVI
COUNTERPARTS

This Agreement may be executed in two or more counterparts, each of which taken together, shall constitute one and the same instrument.

XXVII
CURING DEFAULT

It is understood by the Parties hereto that time is of the essence of this Agreement. The Parties reserve a right to cure any default hereunder within fifteen (15) business days from written notice of such default.

XXVIII
CONFLICT BETWEEN THE TEXT AND EXHIBITS

In the event of a conflict in the provisions of the text of this Agreement and the Exhibits attached hereto, the text of the Agreement shall control and govern.

XXIX
SEVERABILITY

If any provision of this Agreement is held invalid by a court of competent jurisdiction or in the event such court shall determine that the City does not have the power to perform any such provisions, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve the City from performance under such invalidity thereof shall not affect any of the other provisions contained herein, and such judgment or decree shall relieve the City from performance under such invalid provision of this Agreement.

XXX
REIMBURSEMENT TO CITY FOR LEGAL AND OTHER FEES/EXPENSES

To Effective Date of Agreement. The Owner/Developer shall reimburse the City for the following expenses incurred in the preparation and review of this Agreement, and any ordinances, letters of credit, plats, easements or other documents relating to the Territory.

Miscellaneous City expenses, such as, but not limited to, legal publication costs, recording fees, and copying expenses.

From and After Effective Date of Agreement. Except as provided in the paragraph immediately following this paragraph, upon demand by City made by and through its Mayor, the Owner/Developer from time to time shall promptly reimburse City for all enumerated reasonably attorney's fees and costs incurred by City in the administration of the Agreement and out of pocket expenses involving various and sundry matters such as, but not limited to, preparation and publication, if any, of all notices, resolutions, ordinances, and other documents required hereunder.

Such costs and expenses incurred by the City in the administration of the Agreement shall be evidence to the Owner/Developer upon its request, by a sworn statement of the City; and such costs and expenses may be further confirmed by the Owner/Developer at its option from additional documents relevant to determining such costs and expenses as designated from time to time by the Owner/Developer.

Owner/Developer shall in no event be required to reimburse City or pay for any expenses or costs of City as aforesaid more than once, whether such are reimbursed or paid through special assessment proceedings, through fees established by City ordinances or otherwise.

In the event that any third party or parties institute any legal proceedings against the Owner/Developer and/or the City, which relate to the validity or any terms of this Agreement or the Annexation of the Territory to the City, then, in that event, the Owner/Developer, upon written notice from City, shall assume, fully and vigorously, the entire defense of such lawsuit and the expenses of whatever nature relating thereto, provided, however:

The Owner/Developer shall not make any settlement or compromise of the lawsuit, or fail to pursue any available avenue of appeal of any adverse judgment, without the approval of the City, which approval shall not be unreasonably withheld; and

If the City, in its sole discretion, determines there is or may probably be a conflict of interest between the City and the Owner/Developer, on an issue of importance to the City having a potentially substantial adverse effect on the City, then the City shall have the option of being represented by its own legal counsel. In the event the City exercises such option, then the Owner/Developer shall reimburse the City from time to time on written demand from the President of the City and notice of the amount due for any expenses, including but not limited to court costs, reasonable attorney's fees and witnesses' fees and other expenses of litigation, incurred by the City in connection therewith.

In the event the City institutes legal proceedings against the Owner/Developer for violation of this Agreement, and secured a judgment in its favor, or by settlement, the Owner/Developer shall pay all expenses of such legal proceedings incurred by the City, including but not limited to, the court costs and reasonable attorney's fees, etc., incurred by the City in connection therewith.

XXXI
EFFECTIVENESS OF ANNEXATION AGREEMENT AND ORDINANCES

The parties agree that this Annexation Agreement and the Ordinances enacted by the City, in connection therewith shall not be effective until and unless (i) each of the owners of record of the Territory have conveyed to Owner/Developer those portions of the Territory owned by them and (ii) that the Owner/Developer is the Owner of the Territory and further agree that in the event any of the conveyances have not been made within thirty (30) days after the date hereof, then this Agreement and such Ordinances may be rescinded by the action of the Corporate Authorities, whereupon they shall not be effective and shall be of no further force and effect and shall be null and void.

XXXII
LIABILITY

The Parties acknowledge and agree that the individuals who are members of the group constituting the Corporate Authorities of the City and the Corporate Authorities of the Owner/Developer are entering into this Agreement in their corporate capacities as members of such group and shall have no personal liability in their individual capacities.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed on the day and year first above written.

CITY OF ST. CHARLES
An Illinois Municipal Corporation

By: _____
Mayor Raymond P. Rogina

ATTEST:

By: _____
City Clerk Charles Amenta

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Raymond P. Rogina, personally known to me to the Mayor of the City of St. Charles, and Charles Amenta, personally known to me to be the City Clerk of said municipal corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor and City Clerk, they signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed hereto, pursuant to authority given by the Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2020.

_____
Notary Public

My commission expires on _____.

Owner/Developer:

V&M INVESTMENT AND REMODELING GROUP, LLC,
An Illinois limited liability company

By_____
VITO MUILLI

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Vito Muilli, personally known to me the same person whose name is subscribed to the foregoing instrument appeared before me this day appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2020.

_____
Notary Public

My commission expires on _____.

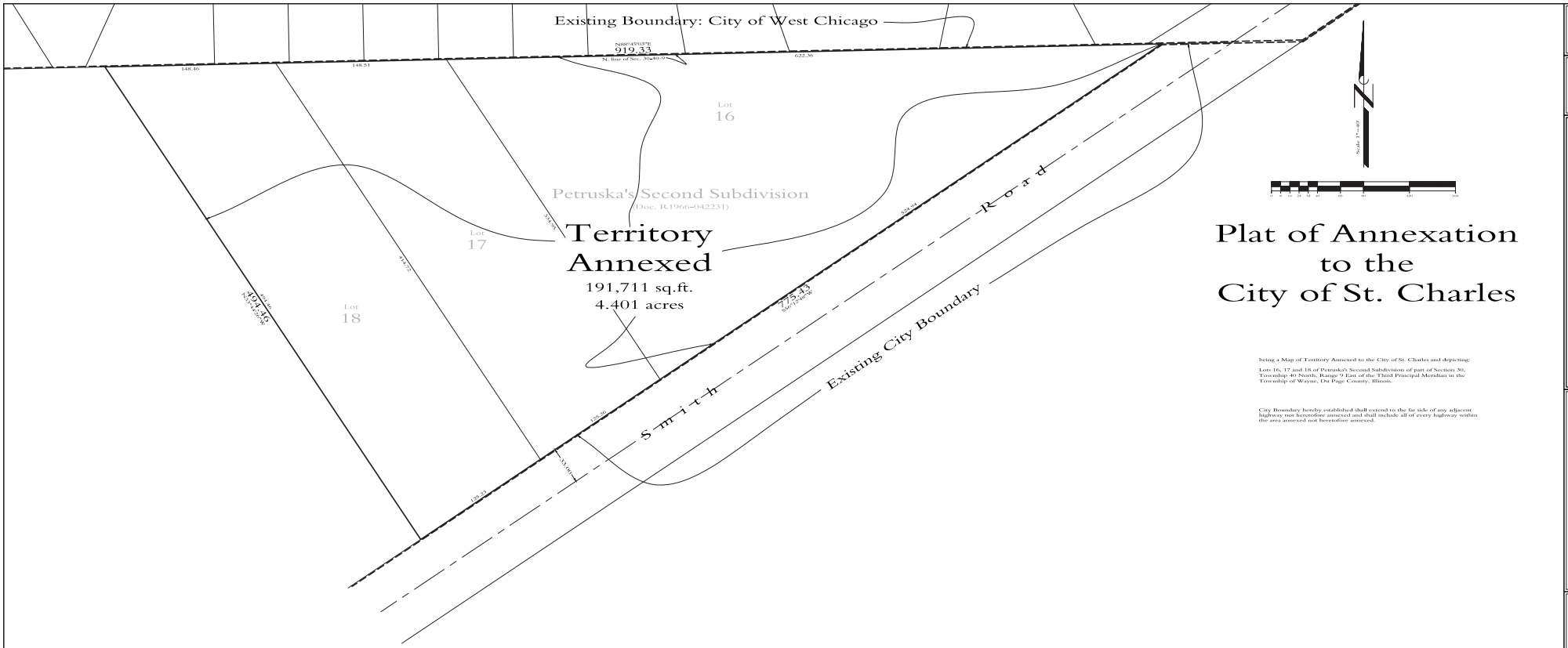
EXHIBIT A

LEGAL DESCRIPTION

LOTS 16, 17 AND 18 IN PETRAUSKAS' SECOND SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1966 AS DOCUMENT R66-42231, IN DUPAGE COUNTY, ILLINIOS.

EXHIBIT B

PLAT OF ANNEXATION



Plat of Annexation to the City of St. Charles

being a Map of Territory Annexed to the City of St. Charles and depicting:

Lots 16, 17 and 18 of Petruska's Second Subdivision of part of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian in the Township of Wayne, Du Page County, Illinois.

City Boundary hereby established shall extend to the far side of any adjacent highway not heretofore annexed and shall include all of every highway within the area annexed not heretofore annexed.

State of Illinois }S.S.
County of Kane }

This is to certify that this Accurate Map of Territory Annexed is identified as that incorporated into and made a part of the City of St. Charles by Ordinance No. _____ adopted by the City Council of said City on the _____ day of _____ 20____.

by:_____
(Mayor)

attest:_____
(City Clerk)

State of Illinois }S.S.
County of DuPage }

This is to certify that I, John Cole Hellfrich, an Illinois Professional Land Surveyor, have prepared the annexed Accurate Map of territory annexed to the City of St. Charles, Kane County, Illinois.

Given under my Hand and Seal this____day of_____, A.D.2019.

_____
John Cole Hellfrich
Illinois Professional
Land Surveyor 2967
exp. 11-30-2020

John Cole Hellfrich
Professional
Land
Surveyor
2967
State of Illinois

Craig R. Knoche & Associates
Civil Engineers, P.C.
Illinois Registered Design Firm 3403
19 North Bennett Street ■ Geneva, Illinois 60134 ■ Office (630) 232-7200 ■ Fax (630) 232-7205
■ Civil Engineers
■ Land Surveyors
■ Land Planners

Date: 4-4-18
File: 17-034AP
Job: 17-034

Sheet 1 of 1

Proposed for:
V & M Investment and Remodeling Group LLC

Plat of Annexation to the City of St. Charles

EXHIBIT C

PUD ORDINANCE

City of St. Charles, Illinois
Ordinance No. 2019-Z-

An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Brooke Toria Estates

WHEREAS, on or about June 1, 2018, V&M Investment and Remodeling Group, LLC (the "Applicant") filed petitions for: 1) Map Amendment from RE-1 Single-Family Estate District to RS-4 Suburban Single-Family Residential District; 2) Special Use for Planned Unit Development; 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 developing a 16-lot residential subdivision; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about June 29, 2018 in a newspaper having general circulation within the City, to-wit, the Daily Herald 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 July 17, 2018 and August 7, 2018 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 August 7, 2018; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about August 13, 2018; 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 RE-1 Single-Family Estate 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 passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "D", 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:

- Final Engineering Plans; Craig R. Knoche & Associates; revisions dated 10/28/2019
- Landscape Plan, McCallum Associates; revisions dated 3/11/2019

5. That passage of this Ordinance shall constitute approval of a 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:

- Plat of Resubdivision – Brooke Toria Estates of St. Charles; Craig R. Knoche & Associates; dated 10/30/2019

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. Landscape Buffers:

1. Northern Landscape Buffer: A 30 foot wide landscape buffer along the northern property lines of Lots 9-16 as identified on the Final Plat of Subdivision shall be provided. The buffer shall consist of vegetation which provides opaque, year-round screening to a height of 6 ft. above the grade of the common property line, in accordance with Section 17.26.070

"Landscape Buffers". Should existing vegetation be removed within the landscape buffer, plantings shall be added if necessary to provide the required screening. Should the landscape buffer be cleared of vegetation, plantings shall be installed in accordance with the Landscape Plan.

2. Smith Road Landscape Buffer: A 5 foot wide landscape buffer along the rear property lines of lots backing up to Smith Road (Lots 1-5 & 16) shall be provided, as depicted on the PUD Preliminary Plan. This area shall be planted in accordance with the Landscape Plan.

c. Fence: The fence within the rear yards of lots backing up to Smith Road (Lots 1-5 & 16) shall be of a uniform height and design, as shown on the PUD Preliminary Plan.

d. 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 the common open space and improvements in the Subject Property, including, but not limited to, the landscape buffers, stormwater detention facilities, development identification sign, entrance island landscaping, fence along Smith Road, and the private storm sewer. 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.

e. 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. 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.

f. School and Park Contributions: The Park and School contributions shall be provided by the Applicant 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.

g. Inclusionary Housing: The Inclusionary Housing contribution shall be provided by the Applicant as a cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time.

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 16th day of December, 2019.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of December, 2019.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of December, 2019.

_____
Raymond P. Rogina, Mayor

Attest:

_____
Charles Amenta, City Clerk

Vote:
Ayes:
Nays:
Absent:
Abstain:
Date:_____

<u>EXHIBIT "A"</u>

LEGAL DESCRIPTION

LOTS 16, 17 AND 18 IN PETRAUSKAS' SECOND SUBDIVISION OF PART OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 24, 1966 AS DOCUMENT R66-42231, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT "B"

FINDINGS OF FACT FOR MAP AMENDMENT

1. **The existing uses and zoning of nearby property.**

   Existing R-4 in DuPage County currently vacant. Surrounding use is single-family attached and single-family detached.

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

   Proposed use is contiguous to existing single-family.

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.**

   Property is vacant and unable to be used for any productive purpose.

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.**

   Property is unable to be developed in the county without utilities provided by St. Charles.

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.**

   Property has never been developed and has remained vacant.

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

   Strong need for single-family and is permitted by St. Charles Ordinance 2014-M-31.

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

   Proposed amendment is authorized by St. Charles Ordinance 2014-M-31

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

   Property is currently outside the corporate limits of St. Charles.

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

Proposed development is consistent with St. Charles Ordinance 2014-M-31.

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

Proposed development will provide access to strong demand for single-family housing.

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.**

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.**

Developer intends on constructing single-family homes for an aging population to accommodate current demand.

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

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

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

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

The buildings within the PUD offer high quality architectural design. The PUD provides affordable dwelling units in conformance with or in excess of city policies and ordinances.

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.

There is a strong demand for new construction of single-family homes.

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

Engineering site plans identify existing utilities.

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 development has no effect on nearby property since it adjoins existing single-family.

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.

Proposed use is adjoining existing single-family.

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.

Proposed subdivision is compatible with adjoining single-family.

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.

Development will be constructed and designed in accordance with existing codes except for requested lot variances.

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

There is a strong demand for single-family homes in St. Charles and will accommodate empty nesters.

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

The proposed PUD is single-family as authorized by city of St. Charles ordinance 2014-M-31.

<u>EXHIBIT "D"</u>

PUD PRELIMINARY PLAN
(20 pages)

RESIDENTIAL DEVELOPMENT

SMITH ROAD
ST. CHARLES, ILLINOIS

PREPARED FOR

V&M INVESTMENT & REMODELING GROUP, LLC
0N632 GABLES BLVD
WHEATON, ILLINOIS

LOCATION MAP

DRAWINGS INDEX

		REV	DATE
C0.1	TITLE & INDEX SHEET	6	10/28/19
C0.2	EXISTING CONDITIONS & DEMOLITION PLAN	2	10/17/18
C1.1	SITE PLAN	4	2/26/19
C1.2	TRUCK TURNING EXHIBIT	4	2/26/19
C2.1	GRADING PLAN	5	5/13/19
C2.2	STORMWATER POLLUTION PREVENTION PLAN	4	2/26/19
C2.3	SWPPP DETAILS	0	4/30/18
C2.4	FAITH LANE PLAN & PROFILE	4	2/26/19
C3.1	UTILITY PLAN	6	10/28/19
C3.2	SANITARY PROFILE	6	10/28/19
C3.3	WATERMAIN PROFILE	6	10/28/19
L1.0	LANDSCAPE PLAN	4	2/26/19
SL3.0	PHOTOMETRIC PLAN	4	2/26/19
SL3.1	SPECIFICATION SHEET	4	2/26/19
C6.1	MAINTENANCE OF TRAFFIC PLAN	0	10/28/19
C6.2	MAINTENANCE OF TRAFFIC PLAN	0	10/28/19
C7.1	GENERAL NOTES & SPECIFICATIONS	3	1/21/19
C7.2	SITE DETAILS	4	2/26/19
C7.3	UTILITY DETAILS	4	2/26/19
C7.4	IDOT DETAILS	0	10/28/19
	LATEST REVISION	6	10/28/19

CONTACTS

CITY OF ST. CHARLES
2 EAST MAIN STREET
ST. CHARLES, IL 60174

COMMUNITY & ECONOMIC DEVELOPMENT
RITA TUNGARE – DIRECTOR (630) 377-4443

PLANNING DIVISION
RUSSELL COLBY – COMMUNITY DEVELOPMENT DIVISION MANAGER (630) 377-4443

PUBLIC WORKS
PETER SUHR – DIRECTOR (630) 377-4405

KAREN YOUNG – ASSISTANT DIRECTOR OF PW-ENGINEERING (630) 377-4486

BENCHMARKS

BENCHMARK #1:RIM OF XVV THAT IS ON THE SOUTH SIDE OF SMITH ROAD JUST TO THE SOUTHWEST OF PHEASANT TRAIL, APPROX. 228' SOUTHWEST OF THE SITE'S SOUTHWEST PROPERTY CORNER.

ELEVATION: 762.52

BENCHMARK #2:RIM OF XSANMH ON THE SOUTH SIDE OF SMITH ROAD, JUST EAST OF PHEASANT TRAIL. APPROX. 93' SOUTHEAST OF THE SITE'S SOUTHWEST PROPERTY CORNER.

ELEVATION: 760.34

ALL ELEVATIONS ARE NAVD88 UNLESS OTHERWISE STATED. REFER TO C0.2 FOR BENCHMARK LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILTY TO VERIFY ALL BENCHMARKS

DRAINAGE OVERLAY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF DUPAGE } S.S.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE LANDOWNER OR SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LANDOWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____ DAY OF _____, 2019

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

OWNER OR ATTORNEY FOR OWNER

062-054950
STATE REGISTRATION NUMBER

WARNING CALL

Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)

CALL JULIE TOLL FREE 1-800-892-0123

(Operates 24 hours a day 365 days a year)

BEFORE YOU DIG

CONTRACTORS SHALL CALL J.U.L.I.E. BEFORE START OF CONSTRUCTION. CALL LOCAL AMERITECH OFFICE FOR LOCATIONS OF FIBEROPTIC CABLES. J.U.L.I.E. DOES NOT MARK THESE LOCATIONS.

Steven R. Kudwa
Professional Engineer
54950
State of Illinois

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
5	10/28/19	PER CITY COMMENTS			
2	10/17/18	PER CITY COMMENTS			
1	8/28/18	PER CITY COMMENTS			

TITLE & INDEX SHEET

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE CODES AND ORDINANCES OF THE CITY OF ST. CHARLES.
LICENSE EXPIRATION: NOVEMBER 30, 2019

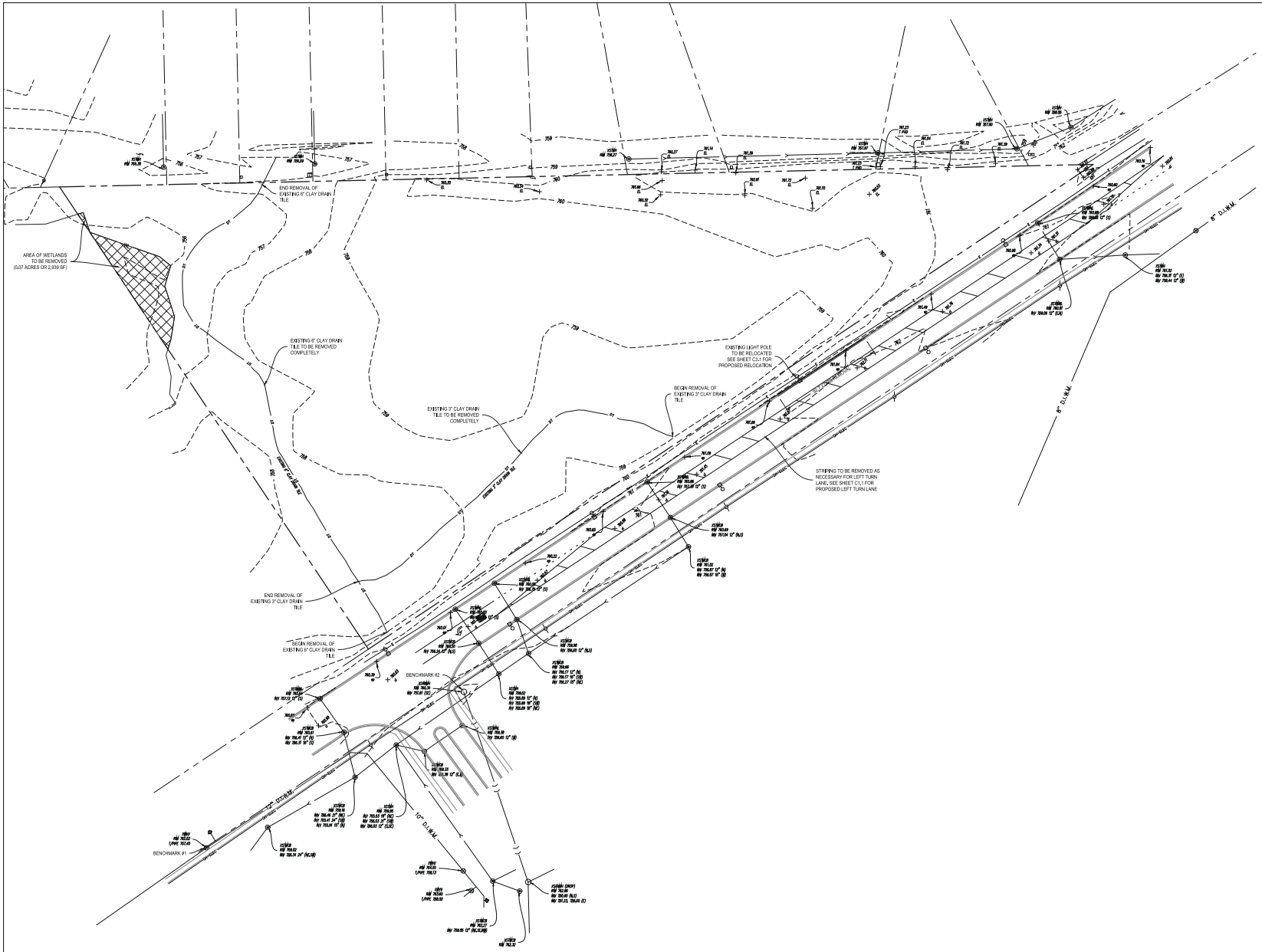
STEVEN R. KUDWA LICENSED ENGINEER # 062-054950

Craig R. Knoche & Associates Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
34 N. Sunnett Street • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1373

DATE: 4/30/18
FILE: 17-034 C01
JOB NO: 17-034

C0.1
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS



Scale 1"=40'

SITE DEMOLITION LEGEND

	TO REMAIN	TO BE REMOVED
WATERMAIN	W	W
STORM SEWER:		
SANITARY SEWER:		
OVERHEAD CABLE	OH CABLE	OH CABLE
FIBER OPTIC	FO	FO
OVERHEAD ELECTRIC	OH ELEC	OH ELEC
UNDERGROUND TELEPHONE	T	T
STORM MANHOLE:		
STORM INLET:		
SANITARY MANHOLE:		
VALVE VAULT/B-BOX:		
FIRE HYDRANT		
UTILITY POLE		
CURB AND GUTTER		
CONTOUR	693	
TREES		
STREET LIGHT		
TRANSFORMER	7	7
WETLANDS		

SITE DEMOLITION NOTES

1. All sewers which are to be abandoned shall be removed and replaced with approved trench backfill and compacted to 95% modified proctor if located in future building areas or 90% in any other location. Plugs shall be on both ends of pipe for a distance of 2' and be made of non-shrink concrete or mortar.

2. Contractor shall field verify all existing conditions prior to demolition and notify engineer of any discrepancies or potential conflicts between existing conditions and proposed design.

3. All excess material shall be hauled offsite and disposed of properly. Demolition debris shall not be buried on site unless soil engineer has approved as allowable backfill.

4. Contractor must barricade construction area with 6 ft. min. chain link fence equipped with locked construction entrance gate. All open trenches must be backfilled the same day they are opened.

5. Demolition contractor shall call J.U.L.I.E. prior to any demolition work.

6. Demolition contractor is responsible for demolition permits and associated fees.

7. Demolition contractor is responsible for following all O.S.H.A. regulations.

8. All utilities to be abandoned shall be capped in accordance with the requirements of the appropriate utility companies and the governing municipality.

9. Traffic control for work in the right-of-way shall meet I.D.O.T. standards per Section 900, Standard Specifications for Road and Bridge Construction, (as adapted 2012)

10. Contractor must barricade (including warning lights) all open excavations to prevent vehicular and pedestrian traffic from entering the area.

11. All excavations to be filled in 9" lifts with approved engineered backfill and compacted to 95% modified proctor.

12. Excavation contractor shall grade site in order to provide full pavement section per pavement detail.

13. A construction schedule shall be coordinated with all adjacent property owners to maintain continuous access to all existing driveways.

14. All mud shall be removed from all construction vehicles prior to exiting the construction site. Any dirt and debris deposited on the adjacent roadways shall be immediately removed from said adjacent roadways.

15. All manholes to be abandoned shall have the cone removed and backfilled per the requirements of the appropriate utility company and the governing municipality.

16. Demolition drawing is for site demolition work only - building demolition by others.

17. Demolition of all utilities (including but not limited to gas, electric, telephone and cable) shall be coordinated with the governing municipality and the utility companies.

18. Excavate all existing landscape areas, including parkways, to full pavement design depth for new construction.

19. Contractor will be responsible for removal of all visible and underground improvements including but not limited to items shown on these plans.

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
2	10/17/18	PER CITY COMMENTS			
1	8/28/18	PER CITY COMMENTS			

EXISTING CONDITIONS & DEMOLITION PLAN

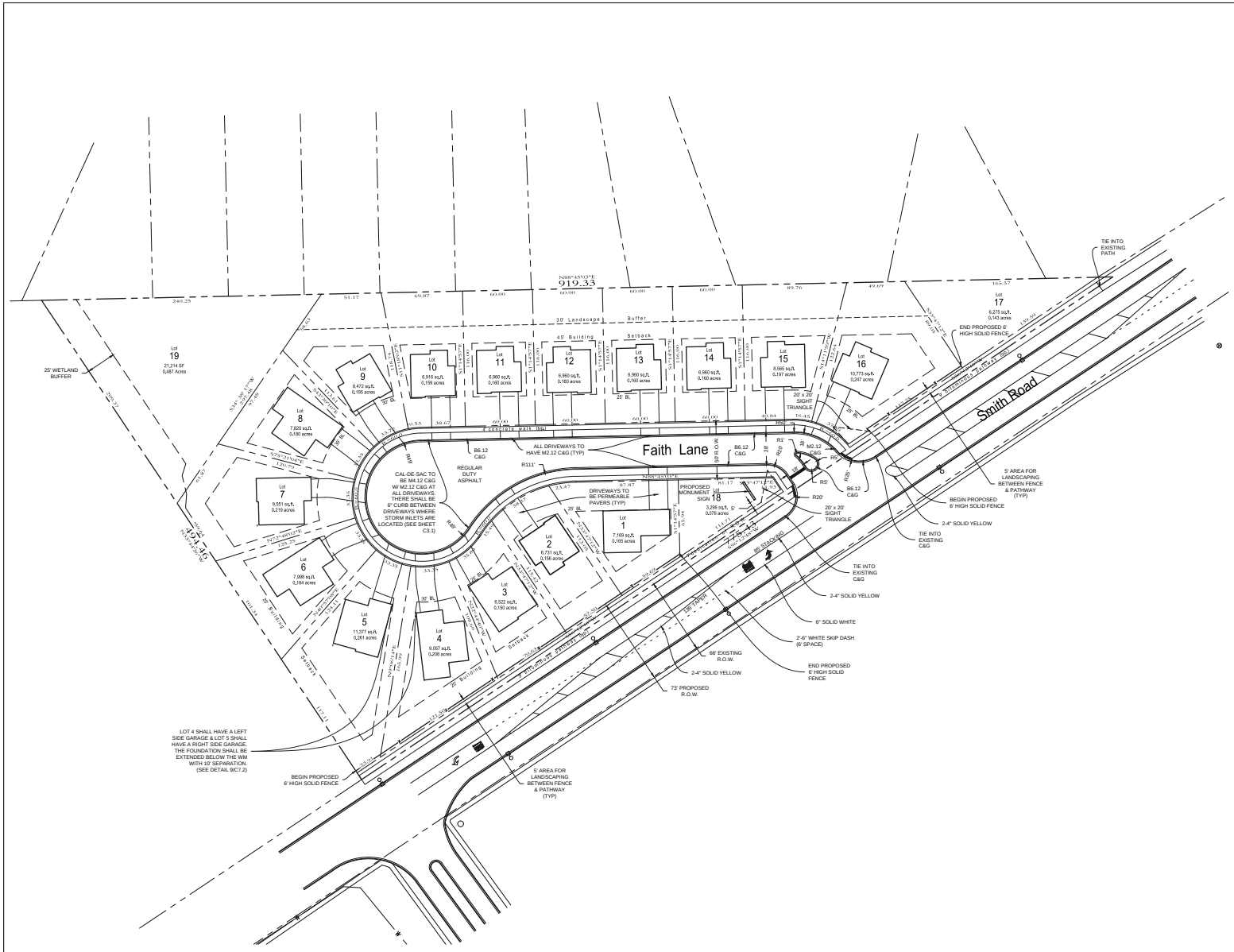
RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
1181 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1379

DATE: 4/30/18
FILE: 17-034 C02
JOB NO: 17-034

C0.2
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS



SITE ANALYSIS

SITE

NW Corner of Smith Road and Pheasant Trail
St. Charles, IL

Proposed Use	Single Family Residences
Existing Zoning	R4 (Unincorporated DuPage County)
Required Zoning	RS-4 (City of St. Charles)

Parcel Area	191,712 sf ±4.40 Acres
Total Area To Be Dedicated	5,390 sf ±0.12 Acres
Parcel Area	186,327 sf ±4.28 Acres

LEGEND

PROPOSED CURB & GUTTER	
EXISTING CURB & GUTTER	
PROPERTY LINE	
SETBACK LINE	

SITE NOTES

1. ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE BACK OF CURB UNLESS OTHERWISE NOTED.
3. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
4. CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
5. SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
6. CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ ILLINOIS D.O.T. REQUIREMENTS.
7. ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ABUTS DRIVES OR ROADWAYS.
8. CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
10. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED ON PLANS
11. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC OR AS OTHERWISE APPROVED BY THE CITY OF ST. CHARLES.
12. ALL DRIVEWAYS ARE TO BE PERMEABLE PAVERS.
13. FUTURE PATIOS AND SIDEWALKS ON ALL LOTS ARE TO BE PERMEABLE PAVERS AND DECKS ARE TO BE WOOD.

SITE IMPERVIOUS

EXISTING IMPERVIOUS AREA = 0 SF OR 0.00 ACRES
PROPOSED IMPERVIOUS AREA = 54,015 SF OR 1.24 ACRES
NET NEW IMPERIOUS AREA = 54,015 SF OR 1.24 ACRES

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	2/26/19	PER CITY COMMENTS			
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SITE PLAN

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates Civil Engineers, P.C.
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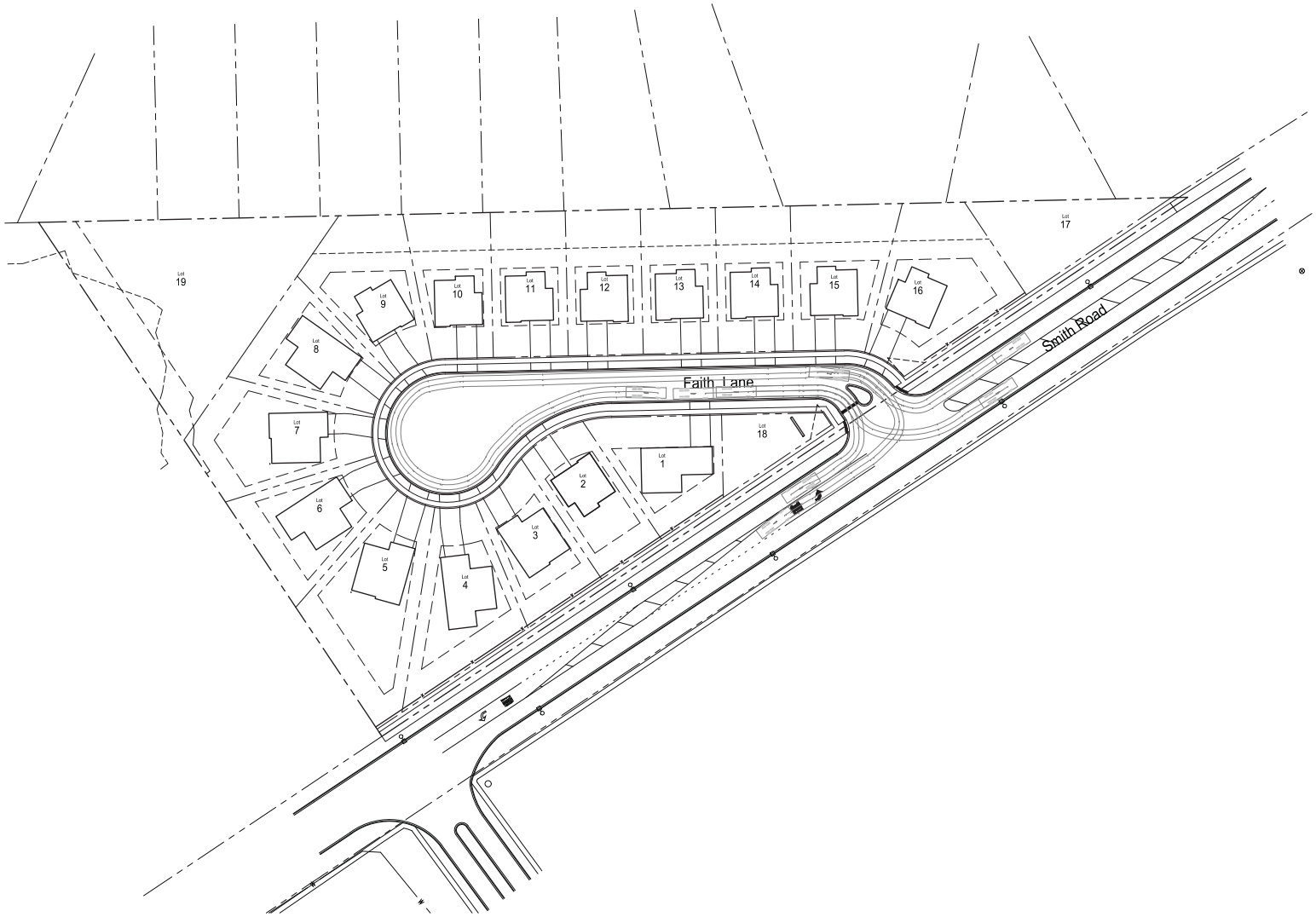
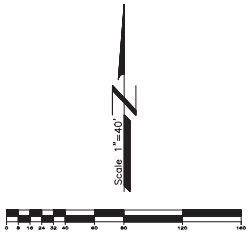
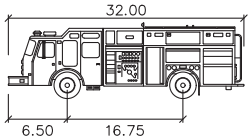
1181 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1279

DATE: 4/30/18
FILE: 17-034 C10
JOB NO: 17-034
SHEET NO. C1.1

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS







Fire Pumper	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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TRUCK TURNING EXHIBIT

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

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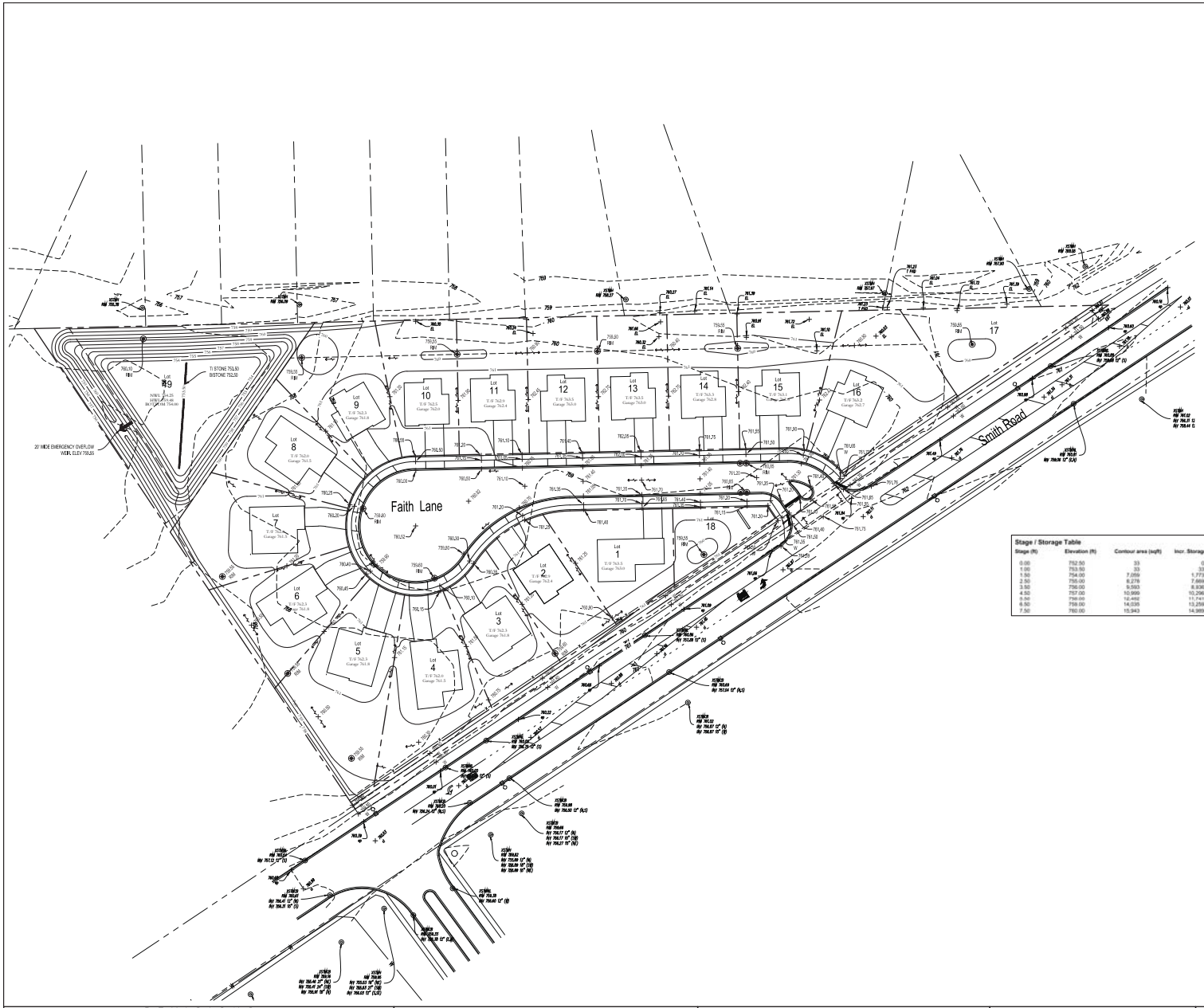
DATE: 8/28/18
FILE: 17-034 C10
JOB NO: 17-034

C1.2
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS



Scale 1"=40'

0 8 16 24 32 40 80 120 160

LEGEND

	EXISTING	PROPOSED
PAVEMENT GRADE	475.00	475.00
WALK GRADE	475.00 W	475.00 W
BACK OF CURB GRADE	475.00 C	475.00 C
GROUND GRADE	475.00 G	475.00 G
RIM GRADE	475.00 RIM	475.00 RIM
STORM STRUCTURE		
CONTOURS	475	475
EMERGENCY OVERFLOW		
FLOW DIRECTION		
RIDGELINES		
REVERSE CURB		

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	752.50	33	0	0
1.00	753.50	33	33	33
1.50	754.00	7,059	1,773	1,806
2.50	755.00	8,278	7,669	9,475
3.50	756.00	9,593	8,936	18,410
4.50	757.00	10,969	10,296	28,706
5.50	758.00	12,462	11,741	40,447
6.50	759.00	14,035	13,258	53,705
7.50	760.00	15,943	14,989	68,694

GRADING NOTES

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. THE GENERAL CONTRACTOR SHALL SPREAD SPOILS FROM UTILITY CONTRACTORS WORK TO BALANCE THE SITE TO THE EXTENT POSSIBLE.

3. EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: SILT FABRIC SHALL BE PLACED ON EACH SANITARY STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. FABRIC SHALL OVERLAP SANITARY MANHOLE OPENING A MINIMUM OF ONE (1) FOOT ON EACH SIDE WITH THE SOLID GRATE PLACED ON TOP OF FABRIC TO PREVENT SILT FROM ENTERING SANITARY SYSTEM. SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKETS.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN SUCH MEASURES UNTIL GRADING IS COMPLETE, PARKING LOT IS PAVED AND VEGETATION HAS BEEN ESTABLISHED. IF THERE IS NO GENERAL CONTRACTOR, IT WILL THEN BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES.

5. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2INCH IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.

6. IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER IN WRITING OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.

8. SEE SOILS REPORTS FOR TESTING REQUIREMENTS. THE FINAL SOILS REPORTS ARE DATED AS FOLLOWS: REPORT NO. 22261 PREPARED BY SOIL INVESTIGATION DATED FEBRUARY 16, 2017.

9. ALL FILL AND BACKFILL SHALL BE PLACED IN LIFTS OF 8" OR LESS IN LOOSE THICKNESS.

10. ALL FILL AREAS SHALL BE PLACED AND COMPACTED AS STRUCTURAL FILL. AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND PROOFROLLED PRIOR TO BEGINNING FILL. SLOPES STEEPER THAN 5H:1V SHALL BE BENCHED BEFORE PLACING FILL. THE STANDARD SPECIFICATIONS SHALL GOVERN THE GRADING AND SITE PREPARATION WITH THE EXCEPTION THAT STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) BELOW FOOTINGS, FOUNDATIONS, AND ALL OTHER LOCATIONS TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR), BOTH LOCATIONS SHALL HAVE AT A MOISTURE CONTENT BETWEEN -2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS.

11. FOR PCC PAVEMENTS, THE UPPER 8" OF SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN -2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE BACK OF CURB.

12. FOR SIDEWALKS, THE UPPER 6" OF SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN -2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS. SIDEWALK SUBGRADES SHALL EXTEND AT LEAST 6" LATERALLY BEYOND THE EDGE OF THE NEW SIDEWALK.

13. IMPORTED MATERIAL, IF REQUIRED, SHALL BE FREE OF ORGANIC MATTER AND DEBRIS, AND SHALL BE A CLEAN, INORGANIC SILT OR LEAN CLAY WITH A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX BETWEEN 15 AND 21. BELOW PAVEMENTS THE LIQUID LIMIT SHALL BE LESS THAN 50 WITH A PLASTICITY INDEX BETWEEN 10 AND 30. BORROW MATERIAL SHALL NOT CONTAIN ANY FOREIGN MATERIAL WITH A DIMENSION GREATER THAN 3".

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3	1/21/19	PER CITY COMMENTS			
2	10/17/18	PER CITY COMMENTS			

GRADING PLAN

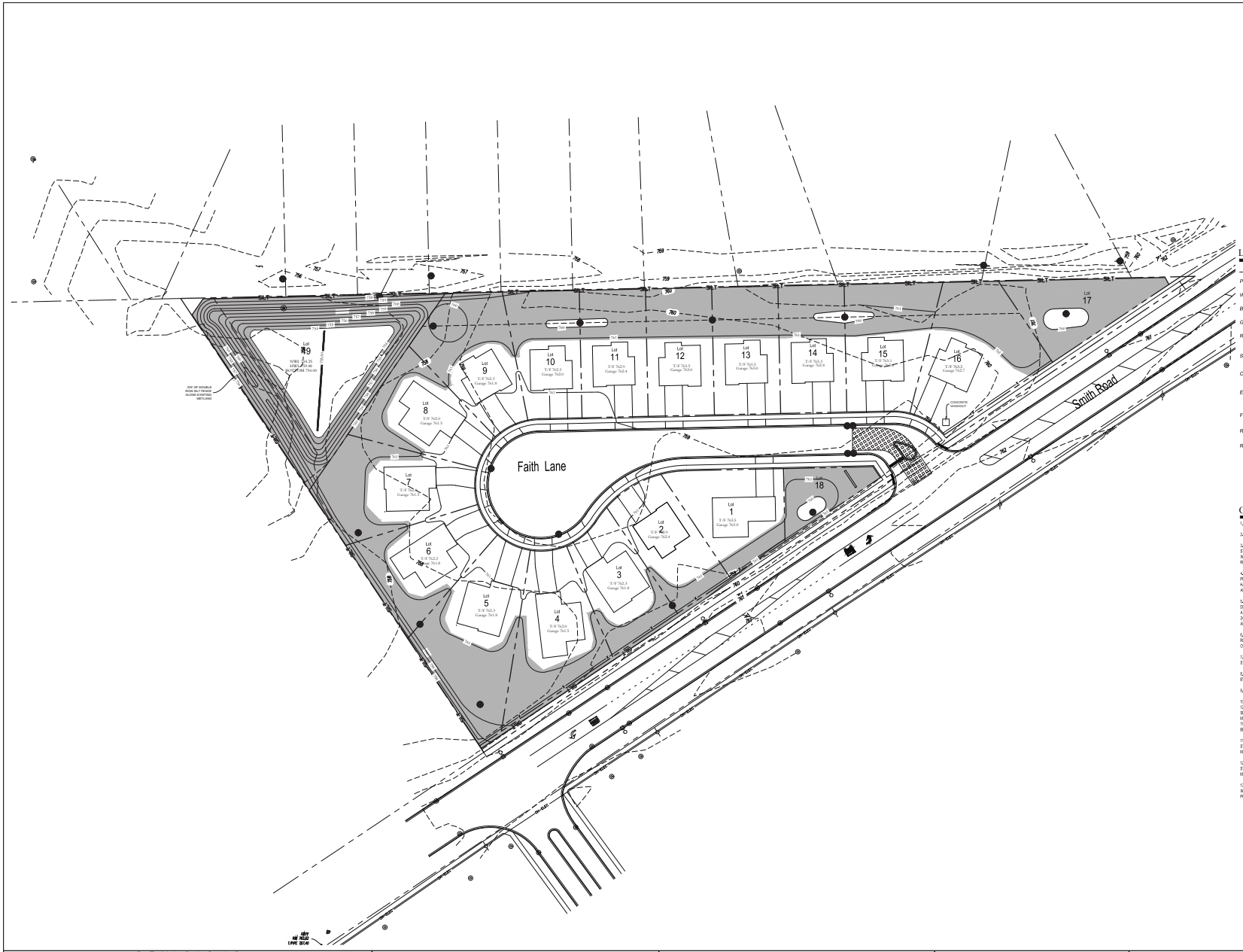
RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
1181 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1275

DATE: 4/30/18
FILE: 17-034 C2D
JOB NO: 17-034

C2.1
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS



Scale 1"=40'

0 8 16 24 32 40 80 120 160

LEGEND

	EXISTING	PROPOSED
PAVEMENT GRADE	475.00	475.00
WALK GRADE	475.00 W	475.00 W
BACK OF CURB GRADE	475.00 C	475.00 C
GROUND GRADE	475.00 G	475.00 G
RIM GRADE	475.00 RIM	475.00 RIM
STORM STRUCTURE		
CONTOURS	475	475
EMERGENCY OVERFLOW		
FLOW DIRECTION		
RIDGELINES		
REVERSE CURB		

GRADING NOTES

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. THE GENERAL CONTRACTOR SHALL SPREAD SPOILS FROM UTILITY CONTRACTORS WORK TO BALANCE THE SITE TO THE EXTENT POSSIBLE.

3. EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING. SILT FENCE SHALL BE PLACED ON EACH SANITARY STRUCTURE UNTIL CONSTRUCTION IS COMPLETED. FENCE SHALL OVERLAP SANITARY MANHOLE OPENING A MINIMUM OF ONE (1) FOOT ON EACH SIDE WITH THE SOIL GRATE PLACED ON TOP OF FABRIC TO PREVENT SILT FROM ENTERING SANITARY SYSTEM. SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKETS.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN SUCH MEASURES UNTIL GRADING IS COMPLETE, PARKING LOT IS PAVED AND VEGETATION HAS BEEN ESTABLISHED. IF THERE IS NO GENERAL CONTRACTOR, IT WILL THEN BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES.

5. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2INCH IN A 24HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.

6. IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER IN WRITING OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.

8. SEE SOILS REPORTS FOR TESTING REQUIREMENTS. THE FINAL SOILS REPORTS ARE DATED AS FOLLOWS: SOIL REPORT AND BORINGS PREPARED BY TERRACON DATED APRIL 11, 2017.

9. ALL FILL AND BACKFILL SHALL BE PLACED IN LIFTS OF 8" OR LESS IN LOOSE THICKNESS.

10. ALL FILL AREAS SHALL BE PLACED AND COMPACTED AS STRUCTURAL FILL. AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND PROOFROLLED PRIOR TO BEGINNING FILL. SLOPES STEEPER THAN 5H:1V SHALL BE BENCHED BEFORE PLACING FILL. THE STANDARD SPECIFICATIONS SHALL GOVERN THE GRADING AND SITE PREPARATION WITH THE EXCEPTION THAT STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) BELOW FOOTINGS, FOUNDATIONS, AND ALL OTHER LOCATIONS TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR), BOTH LOCATIONS SHALL HAVE AT A MOISTURE CONTENT BETWEEN-2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS.

11. FOR PCC PAVEMENTS, THE UPPER 8" OF SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN-2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE BACK OF CURB.

12. FOR SIDEWALKS, THE UPPER 8" OF SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN-2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS. SIDEWALK SUBGRADES SHALL EXTEND AT LEAST 2' LATERALLY BEYOND THE EDGE OF THE NEW SIDEWALK.

13. IMPORTED MATERIAL, IF REQUIRED, SHALL BE FREE OF ORGANIC MATTER AND DEBRIS, AND SHALL BE A CLEAN, INORGANIC SILT OR LEAN CLAY WITH A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX BETWEEN 15 AND 21. BELOW PAVEMENTS THE LIQUID LIMIT SHALL BE LESS THAN 50 WITH A PLASTICITY INDEX BETWEEN 10 AND 30. BORROW MATERIAL SHALL NOT CONTAIN ANY FOREIGN MATERIAL WITH A DIMENSION GREATER THAN 3".

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3	1/31/19	PER CITY COMMENTS			
2	10/17/18	PER CITY COMMENTS			
1	8/28/18	PER CITY COMMENTS			

STORMWATER POLLUTION PREVENTION PLAN

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
181 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1279

DATE: 4/30/18
FILE: 17-034 C2D
JOB NO: 17-034

C2.2
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS

EROSION 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 ILINOIS URBAN MANUAL REVISED FEBRUARY, CURRENT EDITION.

2. THE COUNTY/MUNICIPALITY MUST BE NOTIFIED AT LEAST ONE WEEK PRIOR TO THE PRE-CONSTRUCTION MEETING, THE COMMENCEMENT OF LAND DISTURBING ACTIVITIES AND FINAL INSPECTION.

3. A COPY OF THE APPROVED STORM WATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

4. 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 STORM WATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED BY THE OWNER FOR REVIEW BY THE COUNTY/MUNICIPALITY AND IEPA.

5. EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: INLET BASKETS SHALL BE PLACED AND SHALL REMAIN IN PLACE AROUND EACH STORM STRUCTURE UNTIL CONSTRUCTION IS COMPLETED, A SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED, ALL INLET STRUCTURES SHALL BE PROTECTED WITH ADS "FLEX STORM" OR APPROVED EQUAL INLET BASKETS.

6. THE CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF LAND DISTURBING ACTIVITY AND MAINTAIN SUCH MEASURES UNTIL VEGETATION STABILIZATION IS 70% COMPLETE AND PARKING LOTS PAVED.

7. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNPAVED OR NON-BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2" IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.

8.IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER AND ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.

9. ANY AND ALL INCIDENTS OF NON-COMPLIANCE MUST BE SUBMITTED TO DUPAGE COUNTY, THE OWNER AND IEPA.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER, ENGINEER AND THE COUNTY/MUNICIPALITY IN WRITING, OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.

11. REFER TO LANDSCAPE PLAN FOR LOCATIONS AND SPECIFICATIONS OF SODDING AND SEEDING.

12. STOCKPILES SHALL NOT EXCEED 2:1 SLOPES. STOCKPILES REMAINING IN PLACE LONGER THAN 14 DAYS SHALL BE REGARDED TO HAVE BEEN COMPLETED IF SEED HAS INSTALLED. ALL STOCKPILES SHALL BE SURROUNDED WITH SILT FENCE PRIOR TO PLACING OF EARTHWORK SPOILS. A TEMPORARY SILT TRAP OR DITCH SHALL BE INSTALLED AROUND PERIMETER OF STOCKPILE WITH SILT FENCE LOCATED ON BOTH SIDES OF DITCH.

13. ALL ADJACENT STREETS AND ROADWAYS SHALL BE KEPT CLEAR OF DEBRIS. DAILY INSPECTIONS AND CLEANING ARE REQUIRED AS NECESSARY. CLEANING SHALL BE DONE WHEN DEEMED NECESSARY BY AUTHORITIES TO PREVENT HAZARDS TO HEALTH OR DRAINAGE UTILITIES INCLUDING CURB AND GUTTERS INLETS, DITCHES ETC.

14. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.

15. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS, DEWATERING DIRECTLY INTO FIELD TILES OR STORM WATER STRUCTURES IS PROHIBITED.

16. THE CONDITION OF THE CONSTRUCTION SITE FOR WINTER SHUTDOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATION COVER FOR PROPER EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE 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 GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE THE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET AND HEAVY MULCHING.

17. STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES I.E. PERIMETER SILT FENCES, STOCKPILES TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.

18. COMPLETED SLOPES SHALL BE SEEDED AND MULCHED OR BLANKETED 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 PROLONG FINAL GRADING AND SHAPING SO THAT THE ENTIRE PROJECT CAN BE PERMANENTLY SEEDED AT ONE TIME.

19. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE CONTROLLING JURISDICTION.

20. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INFORM ANY SUBCONTRACTOR(S) WHO MAY PERFORM WORK ON THIS PROJECT OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE EROSION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.

21. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL OBTAIN A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN AND THE STATE OR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM GENERAL PERMIT (NPDES PERMIT) AND BECOME FAMILIAR WITH THEIR CONTENTS

22. CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES AS REQUIRED BY THE SWPPP. ADDITIONAL BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED AS DICTATED BY CONDITIONS AT NO ADDITIONAL COST OF OWNER THROUGHOUT ALL PHASES OR CONSTRUCTION.

23. BEST MANAGEMENT PRACTICES (BMPS) AND CONTROLS SHALL CONFORM TO FEDERAL, STATE, OR LOCAL REQUIREMENTS OR MANUAL OF PRACTICE, AS APPLICABLE. CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING AGENCY OR OWNER.

24. SWPP PLAN MUST CLEARLY DELINEATE ALL STATE WATERS AS WELL AS ANY ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS. ALL AREAS MUST BE MAINTAINED ON SITE AT ALL TIMES.

25. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARKING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MAINTENANCE AND CLEANING AREA. EMPLOYEE PARKING AREA, AND AREA FOR LOCATING PORTABLE FACILITIES. OFFICE TRAILERS, AND TOILET FACILITIES.

26. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND PROPERLY TREATED OR DEPOSED.

27. SUFFICIENT OIL AND GREASE ABSORBING MATERIALS AND FLOTATION BOOMS SHALL BE MAINTAINED ON SITE OR READILY AVAILABLE TO CONTAIN AND CLEANUP FUEL OR CHEMICAL SPILLS AND LEAKS.

28. RUBBISH, TRASH, GARBAGE LITTER, OR OTHER SUCH MATERIAL SHALL BE DEPOSED INTO SEALED CONTAINERS. MATERIAL SHALL BE PREVENTED FROM LEAVING THE PREMISES THROUGH THE ACTION OR WIND OR STORM WATER DISCHARGE INTO DRAINAGE DITCHES OR WATERS OF THE STATE.

29. STORM WATER POLLUTION PREVENTION MEASURES AS SHOWN ON THE PLAN ARE TO BE INITIATED IMMEDIATELY AT THE START OF CONSTRUCTION.

30. THE LIMITATION ON SITE DISTURBANCE IS IN RECOGNITION OF THE NEED TO PREVENT EROSION IN PREFERENCE TO CONTROLLING SEDIMENT. SITE DISTURBANCES SHALL NOT EXCEED 20 ACRES AT ANY ONE TIME UNLESS IT IS TO BALANCE CUT AND FILL, FOR WHICH A MAXIMUM OF 40 ACRES MAY BE DISTURBED AT ANY ONE TIME. THE ADMINISTRATOR HAS CONSIDERABLE FLEXIBILITY TO VARY THE MAXIMUM AREA OF DISTURBANCE BASED ON SITE OR PROJECT SPECIFIC CONDITIONS. ON IN RECOGNITION OF A PARTICULARLY EFFECTIVE PLAN WITH AGGRESSIVE AND EFFECTIVE IMPLEMENTATION, THE AMOUNT OF AREA OPEN TO EROSION AT ANY ONE TIME POSES A RISK FOR DELIVERY OF SEDIMENT DOWNSTREAM AND THE RISK NEEDS TO BE MINIMIZED CONSISTENT WITH THE REQUIREMENTS OF GETTING THE PROJECT CONSTRUCTED.

31. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING, OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF THE STABILIZATION WORK IN AN AREA.

32. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.

33. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED, TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.

34.IF THE CONTRACTOR ENCOUNTERS GROUNDWATER EITHER DURING CONSTRUCTION OR PRIOR TO START OF CONSTRUCTION, A DEWATERING SYSTEM PLAN SHALL BE PROVIDED FOR REVIEW.

SOIL STABILIZATION NOTES

1. TOPSOIL AND VEGETATIVE COVER - STRIP TOPSOIL AND REMOVE EXISTING VEGETATION. STOCKPILE ON-SITE (FOR REUSE) AT LOCATION DESIGNATED.

2. PERMANENT SEEDING - IMMEDIATELY FOLLOWING FINISH GRADING AND TOPSOIL PLACEMENT INSTALL SEEDING OR SOD IN AREAS AS DESIGNATED ON PLANS.

3. PAVED AREAS - INSTALL THE AGGREGATE BASE AS SOON AS THE CONSTRUCTION SEQUENCE TO PROVIDE REQUIRED STABILIZATION.

4. SLOPE PROTECTION - PROTECT SEEDING ON STEEP SLOPES WITH MULCH, EXCELSIOR BLANKET, OR EQUAL. EROSION BLANKET SHALL BE REQUIRED ON ALL SLOPES GREATER THAN 4(H):1(V).

5. ON-SITE & OFF-SITE SOIL STOCKPILE AND BORROW AREAS TO REMAIN MORE THAN 3 DAYS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION THROUGH IMPLEMENTATION OF BEST MANAGEMENT PRACTICES. STOCKPILE AND BORROW AREA LOCATIONS SHALL BE NOTED ON THE SITE MAP AND PERMITTED IN ACCORDANCE WITH GENERAL PERMIT REQUIREMENTS.

6. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.

7. DUE TO THE GRADE CHANGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSION AND SEDIMENT CONTROL MEASURES (SILT FENCES, ETC.) TO PREVENT EROSION, AND POLLUTANT DISCHARGE.

SEDIMENT CONTROL NOTES

1. ADJACENT PROPERTY - PROTECT ADJACENT PROPERTY FROM SEDIMENT DEPOSITION BY PRESERVING A VEGETATED BUFFER STRIP OR BY SEDIMENT BARRIERS OR FILTERS AT THE LOWER PERIMETER OF THE LOT.

2. SEDIMENTATION CONTROL SHALL BE PROVIDED IN ALL AREAS AROUND THE STOCKPILE AREAS.

3. STORM SEWER INLET PROTECTION - "FLEX STORM" OR APPROVED EQUAL INLET BASKETS SHALL BE PLACED IN ALL INLETS AND SILT FENCE SHALL BE INSTALLED AROUND EACH INLET.

4. PROVISIONS SHALL BE MADE TO MINIMIZE THE TRANSPORT OF SEDIMENT (MUD) BY RUNOFF OR VEHICLE TRACKING ONTO STATE, COUNTY, OR TOWNSHIP HIGHWAYS OR LOCAL STREETS. IF NECESSARY, STATE, COUNTY OR TOWNSHIP HIGHWAYS OR LOCAL STREETS SHALL BE CLEANED DAILY. AT THE END OF EACH WORK DAY OR AS REQUIRED TO KEEP MUD AND OR OTHER DEBRIS OFF ANY HIGHWAY OR STREET.
   - IF THE ACTION OF VEHICLES TRAVELING OVER THE GRAVEL CONSTRUCTION ENTRANCES IS NOT SUFFICIENT TO REMOVE THE MAJORITY OF DIRT OR MUD, THEN THE TIRES MUST BE WASHED BEFORE THE VEHICLES ENTER A PUBLIC ROAD. IF WASHING IS USED, PROVISIONS MUST BE MADE TO INTERCEPT THE WASH WATER AND TRAP THE SEDIMENT BEFORE IT IS CARRIED OFF THE SITE. ONLY USE CONSTRUCTION ENTRANCES STAGING AREAS AS PROVIDED.

5. SOIL EROSION AND SEDIMENTATION CONTROL MEASURES TO BE CHECKED WEEKLY AND AFTER EACH RAIN. CLEAN AND RESTORE AS REQUIRED.

6. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.

7. DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OILS AND OTHER PETROLEUM BASED OR TOXIC LIQUIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.

8. REMOVAL OF CONTROL MEASURES - DISPOSE OF ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WITH 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED.

9. ALL WASH WATER (CONCRETE TRUCKS, VEHICLE CLEANING, EQUIPMENT CLEANING, ETC.) SHALL BE CONTAINED AND PROPERLY TREATED OR DEPOSED.

10. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILINOIS URBAN MANUAL LATEST EDITION.

11. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.

12. 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 BY THE SOIL CONSERVATION DISTRICT.

13. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE GOVERNING SOIL AND WATER CONSERVATION DISTRICT.

14. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS, DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.

15. CONTRACTORS OR SUBCONTRACTORS WILL BE RESPONSIBLE FOR REMOVING SEDIMENT IN THE DETENTION POND AND ANY SEDIMENT THAT MAY HAVE COLLECTED IN THE STORM SEWER DRAINAGE SYSTEM IN CONJUNCTION WITH THE STABILIZATION OF THE SITE.

16. THE PRIMARY PURPOSE OF ALL SOIL EROSION AND SEDIMENT CONTROL BMPS (BEST MANAGEMENT PRACTICES) IS TO PREVENT SEDIMENT FROM LEAVING THE SITE. ALL STORMWATER DISCHARGE LOCATIONS WITH A DIRECT CONNECTION TO THE SITE SHOULD BE MONITORED CLOSELY FOR EVIDENCE OF SEDIMENT, THE VILLAGE MAY REQUEST THAT ADDITIONAL BMPS BE INSTALLED IN THE EVENT OF OFF-SITE SEDIMENT DISCHARGE OR HIGH POTENTIAL FOR DISCHARGE.

17. PRIOR TO FILING FOR NOTICE OF TERMINATION, THE SITE SHOULD BE PROPERLY STABILIZED. ALL VEGETATED AREAS SHOULD HAVE ESTABLISHED PERENNIAL VEGETATION WITH UNIFORM COVERAGE OF 70% OR GREATER

SCHEDULE

1. (1 WEEK) MOBILIZATION, INSTALL EROSION CONTROL, STRIP ANY VEGETATION

2. (2 WEEKS) TOP SOIL STRIPPING AND MASS GRADING, DETENTION BASIN SHALL BE CONSTRUCTION IN THE INITIAL CONSTRUCTION PHASING.

3. (2 WEEKS) INSTALL REMAINING UNDERGROUND STORM UTILITIES AND INLET PROTECTORS.

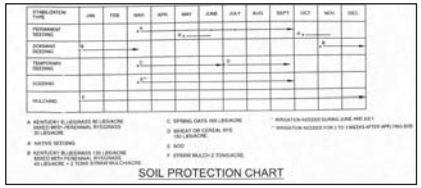
4. (2 WEEKS) INSTALL SANITARY, WATER, GAS, ELECTRIC AND TELEPHONE UTILITIES.

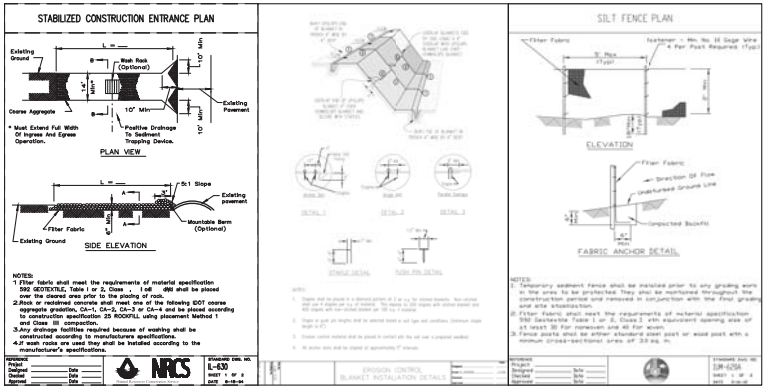
5. (1 WEEK) PREPARE AND FINE GRADE SITE.

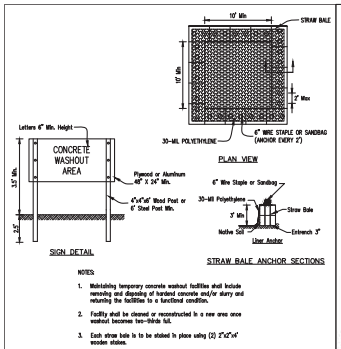
6. (2 WEEKS) INSTALL CURBS AND STONE BASE FOR PAVING.

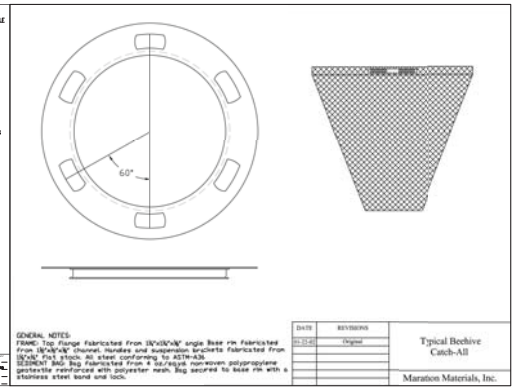
7. (2 WEEKS) CONCRETE AND ASPHALT PAVING

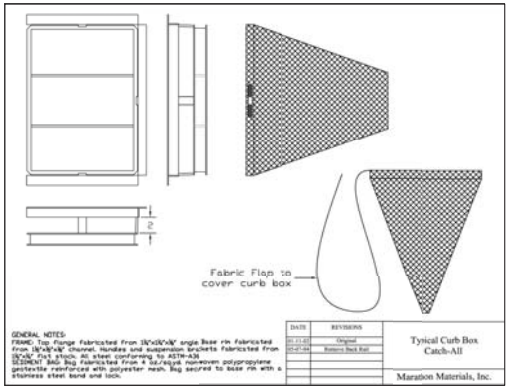
8. (2 WEEKS) INSTALL LANDSCAPING AND REMOVE TEMPORARY EROSION CONTROL MEASURES.











REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SWPPP DETAILS

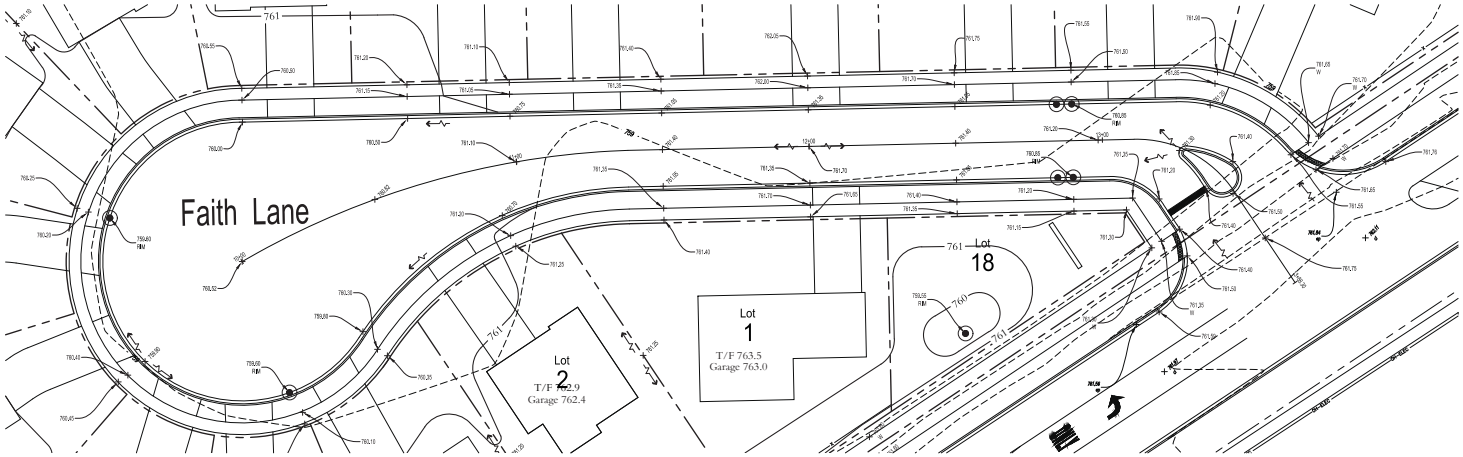
RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

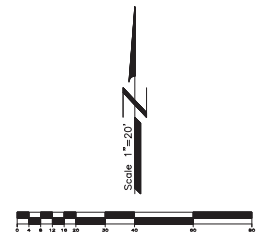
Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
1181 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1279

DATE: 4/30/18
FILE: 17-034 C2D
JOB NO: 17-034

C2.3
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS





LEGEND

	EXISTING	PROPOSED
PAVEMENT GRADE	475.00	475.00
WALK GRADE	475.00 W	475.00 W
BACK OF CURB GRADE	475.00 C	475.00 C
GROUND GRADE	475.00 G	475.00 G
RIM GRADE	475.00 RIM	475.00 RIM
STORM STRUCTURE		
CONTOURS	475	475
EMERGENCY OVERFLOW		
FLOW DIRECTION		
RIDGELINES		
REVERSE CURB		

GRADING NOTES

1. GENERAL CONTRACTOR SHALL VERIFY EXISTING CONTOURS AND NOTIFY ENGINEER OF ANY DISCREPANCIES.

2. THE GENERAL CONTRACTOR SHALL SPREAD SPOILS FROM UTILITY CONTRACTORS WORK TO BALANCE THE SITE TO THE EXTENT POSSIBLE.

3. EROSION CONTROL MEASURES INCLUDE BUT ARE NOT LIMITED TO THE FOLLOWING: SILT FABRIC SHALL BE PLACED ON EACH SANITARY STRUCTURE UNTIL CONSTRUCTION IS COMPLETED, FABRIC SHALL OVERLAP SANITARY MANHOLE OPENING A MINIMUM OF ONE (1) FOOT ON EACH SIDE WITH THE SOIL GRATE PLACED ON TOP OF FABRIC TO PREVENT SILT FROM ENTERING SANITARY SYSTEM. SILT FENCE AROUND PERIMETER SHALL REMAIN IN PLACE AND BE MAINTAINED UNTIL CONSTRUCTION IS COMPLETED. ALL INLET STRUCTURES SHALL BE PROTECTED WITH INLET BASKETS.

4. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL MEASURES. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO THE START OF CONSTRUCTION AND MAINTAIN SUCH MEASURES UNTIL GRADING IS COMPLETE, PARKING LOT IS PAVED AND VEGETATION HAS BEEN ESTABLISHED. IF THERE IS NO GENERAL CONTRACTOR, IT WILL THEN BE THE RESPONSIBILITY OF THE GRADING CONTRACTOR TO INSTALL AND MAINTAIN EROSION CONTROL MEASURES.

5. THE CONTRACTOR RESPONSIBLE FOR THE INSTALLATION OF THE EROSION CONTROL DEVICES SHALL MAINTAIN ALL STORM WATER POLLUTION DEVICES THROUGHOUT CONSTRUCTION AND UNTIL ALL UNFRAMED OR NON BUILDING AREAS HAVE A UNIFORM PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70 PERCENT OR GREATER. MAINTENANCE INCLUDES WEEKLY INSPECTIONS OR AN INSPECTION FOLLOWING A RAINFALL OF 1/2 INCH IN A 24-HOUR PERIOD. THE CONTRACTOR MUST SUBMIT A COPY OF THE INSPECTION REPORT TO THE OWNER AND ENGINEER AT THE END OF EACH MONTH AND KEEP A COPY OF THE REPORT ON THE CONSTRUCTION SITE UNTIL THE REQUIRED VEGETATION COVER IS IN PLACE.

6. IF ADDITIONAL EROSION CONTROL MEASURES NOT SHOWN ON THESE DRAWINGS ARE REQUIRED TO STOP OR PREVENT EROSION OR ARE REQUIRED BY ANY AUTHORITY HAVING JURISDICTION, IT SHALL BE THE GENERAL CONTRACTORS RESPONSIBILITY TO INSTALL SUCH DEVICES. THE OWNER OR ENGINEER SHALL BE NOTIFIED OF THE ADDITIONAL WORK AND COST PRIOR TO INSTALLATION.

7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND ENGINEER IN WRITING OF ANY ADDITIONAL SOURCES OF STORM WATER POLLUTION OBSERVED DURING CONSTRUCTION AND THE ADDITIONAL COSTS REQUIRED TO PREVENT ADDITIONAL POLLUTION.

8. SEE SOILS REPORTS FOR TESTING REQUIREMENTS. THE FINAL SOILS REPORTS ARE DATED AS FOLLOWS: SOIL REPORT AND BORINGS PREPARED BY TERRACON DATED APRIL 11, 2017.

9. ALL FILL AND BACKFILL SHALL BE PLACED IN LIFTS OF 8" OR LESS IN LOOSE THICKNESS.

10. ALL FILL AREAS SHALL BE PLACED AND COMPACTED AS STRUCTURAL FILL. AREAS TO RECEIVE FILL SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 12" AND PROOFROLLED PRIOR TO BEGINNING FILL. SLOPES STEEPER THAN 5H:1V SHALL BE BENCHED BEFORE PLACING FILL. THE STANDARD SPECIFICATIONS SHALL GOVERN THE GRADING AND SITE PREPARATION WITH THE EXCEPTION THAT STRUCTURAL FILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) BELOW FOOTINGS, FOUNDATIONS, AND ALL OTHER LOCATIONS TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR), BOTH LOCATIONS SHALL HAVE AT A MOISTURE CONTENT BETWEEN -2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS.

11. FOR PCC PAVEMENTS, THE UPPER 8" OF SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN -2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS. SUBGRADE PREPARATION SHALL EXTEND A MINIMUM OF 2 FEET BEYOND THE BACK OF CURB.

12. FOR SIDEWALKS, THE UPPER 8" OF SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY (ASTM D-698, STANDARD PROCTOR) AT A MOISTURE CONTENT BETWEEN -2% AND +3% OF OPTIMUM FOR LOW-PLASTICITY SOILS AND 0% AND +3% OF OPTIMUM FOR MODERATE PLASTICITY SOILS. SIDEWALK SUBGRADES SHALL EXTEND AT LEAST 2' LATERALLY BEYOND THE EDGE OF THE NEW SIDEWALK.

13. IMPORTED MATERIAL, IF REQUIRED, SHALL BE FREE OF ORGANIC MATTER AND DEBRIS, AND SHALL BE A CLEAN, INORGANIC SILT OR LEAN CLAY WITH A LIQUID LIMIT LESS THAN 45 AND A PLASTICITY INDEX BETWEEN 15 AND 21, BELOW PAVEMENTS THE LIQUID LIMIT SHALL BE LESS THAN 50 WITH A PLASTICITY INDEX BETWEEN 10 AND 30. BORROW MATERIAL SHALL NOT CONTAIN ANY FOREIGN MATERIAL WITH A DIMENSION GREATER THAN 3".

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	2/26/19	PER CITY COMMENTS			
3	1/21/19	PER CITY COMMENTS			
2	10/17/18	PER CITY COMMENTS			
1	8/28/18	PER CITY COMMENTS			

FAITH LANE
PLAN & PROFILE

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'

Craig R. Knoche & Associates
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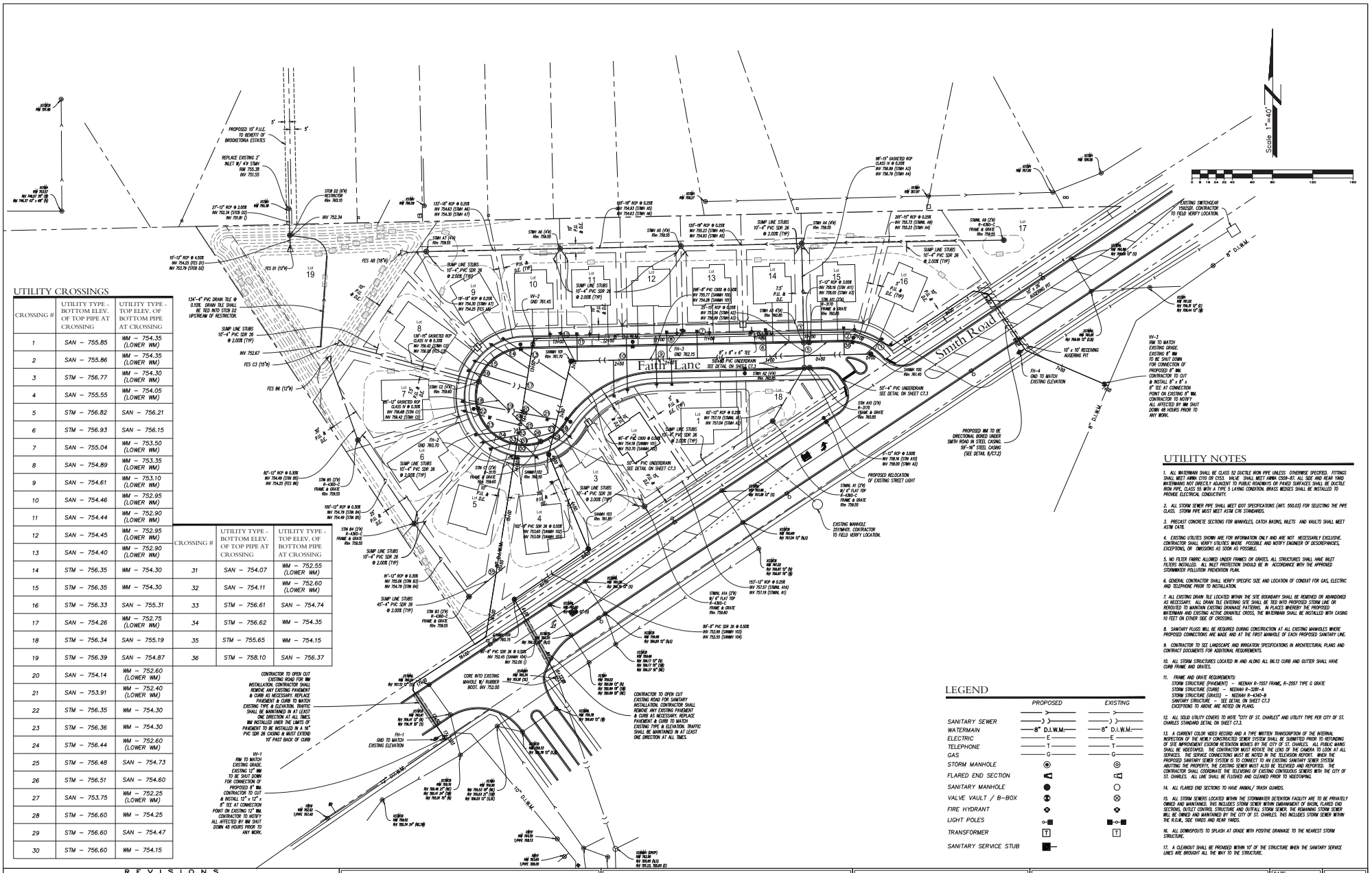
1181 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1279

DATE: 4/30/18
FILE: 17-034 C20
JOB NO: 17-034

C2.4
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS



UTILITY CROSSINGS

CROSSING #	UTILITY TYPE - BOTTOM ELEV. OF TOP PIPE AT CROSSING	UTILITY TYPE - TOP ELEV. OF BOTTOM PIPE AT CROSSING
1	SAN – 755.85	WM – 754.35 (LOWER WM)
2	SAN – 755.86	WM – 754.35 (LOWER WM)
3	STM – 756.77	WM – 754.30 (LOWER WM)
4	SAN – 755.55	WM – 754.05 (LOWER WM)
5	STM – 756.82	SAN – 756.21
6	STM – 756.93	SAN – 756.15
7	SAN – 755.04	WM – 753.50 (LOWER WM)
8	SAN – 754.89	WM – 753.35 (LOWER WM)
9	SAN – 754.61	WM – 753.10 (LOWER WM)
10	SAN – 754.46	WM – 752.95 (LOWER WM)
11	SAN – 754.44	WM – 752.90 (LOWER WM)
12	SAN – 754.45	WM – 752.95 (LOWER WM)
13	SAN – 754.40	WM – 752.90 (LOWER WM)
14	STM – 756.35	WM – 754.30
15	STM – 756.35	WM – 754.30
16	STM – 756.33	SAN – 755.31
17	SAN – 754.26	WM – 752.75 (LOWER WM)
18	STM – 756.34	SAN – 755.19
19	STM – 756.39	SAN – 754.87
20	SAN – 754.14	WM – 752.60 (LOWER WM)
21	SAN – 753.91	WM – 752.40 (LOWER WM)
22	STM – 756.35	WM – 754.30
23	STM – 756.36	WM – 754.30
24	STM – 756.44	WM – 752.60 (LOWER WM)
25	STM – 756.48	SAN – 754.73
26	STM – 756.51	SAN – 754.60
27	SAN – 753.75	WM – 752.25 (LOWER WM)
28	STM – 756.60	WM – 754.25
29	STM – 756.60	SAN – 754.47
30	STM – 756.60	WM – 754.15

CROSSING #	UTILITY TYPE - BOTTOM ELEV. OF TOP PIPE AT CROSSING	UTILITY TYPE - TOP ELEV. OF BOTTOM PIPE AT CROSSING
31	SAN – 754.07	WM – 752.55 (LOWER WM)
32	SAN – 754.11	WM – 752.60 (LOWER WM)
33	STM – 756.61	SAN – 754.74
34	STM – 756.62	WM – 754.35
35	STM – 755.65	WM – 754.15
36	STM – 758.10	SAN – 756.37

UTILITY NOTES

1. ALL WATERMAIN SHALL BE CLASS 52 DUCTILE IRON PIPE UNLESS OTHERWISE SPECIFIED. FITTINGS SHALL MEET AWWA C110 OR C153. VALVE SHALL MEET AWWA C509-97. ALL SIDE AND REAR YARD WATERMAINS NOT DIRECTLY ADJACENT TO PUBLIC ROADWAYS OR PAVED SURFACES SHALL BE DUCTILE IRON PIPE, CLASS 55 WITH A TYPE 5 LAYING CONDITION. BRASS WEDGES SHALL BE INSTALLED TO PROVIDE ELECTRICAL CONDUCTIVITY.

2. ALL STORM SEWER PIPE SHALL MEET IDOT SPECIFICATIONS (ART. 550.03) FOR SELECTING THE PIPE CLASS. STORM PIPE MUST MEET ASTM C76 STANDARDS.

3. PRECAST CONCRETE SECTIONS FOR MANHOLES, CATCH BASINS, INLETS AND VAULTS SHALL MEET ASTM C478.

4. EXISTING UTILITIES SHOWN ARE FOR INFORMATION ONLY AND ARE NOT NECESSARILY EXCLUSIVE. CONTRACTOR SHALL VERIFY UTILITIES WHERE POSSIBLE AND NOTIFY ENGINEER OF DESCREPANCIES, EXCEPTIONS, OR OMISSIONS AS SOON AS POSSIBLE.

5. NO FILTER FABRIC ALLOWED UNDER FRAMES OR GRATES. ALL STRUCTURES SHALL HAVE INLET FILTERS INSTALLED. ALL INLET PROTECTION SHOULD BE IN ACCORDANCE WITH THE APPROVED STORMWATER POLLUTION PREVENTION PLAN.

6. GENERAL CONTRACTOR SHALL VERIFY SPECIFIC SIZE AND LOCATION OF CONDUIT FOR GAS, ELECTRIC AND TELEPHONE PRIOR TO INSTALLATION.

7. ALL EXISTING DRAIN TILE LOCATED WITHIN THE SITE BOUNDARY SHALL BE REMOVED OR ABANDONED AS NECESSARY. ALL DRAIN TILE ENTERING SITE SHALL BE TIED INTO PROPOSED STORM LINE OR REROUTED TO MAINTAIN EXISTING DRAINAGE PATTERNS. IN PLACES WHEREBY THE PROPOSED WATERMAIN AND EXISTING ACTIVE DRAINTILE CROSS, THE WATERMAIN SHALL BE INSTALLED WITH CASING 10 FEET ON EITHER SIDE OF CROSSING.

8. SANITARY PLUGS WILL BE REQUIRED DURING CONSTRUCTION AT ALL EXISTING MANHOLES WHERE PROPOSED CONNECTIONS ARE MADE AND AT THE FIRST MANHOLE OF EACH PROPOSED SANITARY LINE.

9. CONTRACTOR TO SEE LANDSCAPE AND IRRIGATION SPECIFICATIONS IN ARCHITECTURAL PLANS AND CONTRACT DOCUMENTS FOR ADDITIONAL REQUIREMENTS.

10. ALL STORM STRUCTURES LOCATED IN AND ALONG ALL B6.12 CURB AND GUTTER SHALL HAVE CURB FRAME AND GRATES.

11. FRAME AND GRATE REQUIREMENTS:
STORM STRUCTURE (PAVEMENT) -- NEENAH R-1557 FRAME, R-2557 TYPE G GRATE
STORM STRUCTURE (CURB) -- NEENAH R-3281-A
STORM STRUCTURE (GRASS) -- NEENAH R-4340-B
SANITARY STRUCTURE -- SEE DETAIL ON SHEET C7.3
EXCEPTIONS TO ABOVE ARE NOTED ON PLANS.

12. ALL SOLID UTILITY COVERS TO NOTE "CITY OF ST. CHARLES" AND UTILITY TYPE PER CITY OF ST. CHARLES STANDARD DETAIL ON SHEET C7.3.

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

14. ALL FLARED END SECTIONS TO HAVE ANIMAL/ TRASH GUARDS.

15. ALL STORM SEWERS LOCATED WITHIN THE STORMWATER DETENTION FACILITY ARE TO BE PRIVATELY OWNED AND MAINTAINED. THIS INCLUDES STORM SEWER WITHIN EMBANKMENT OF BASIN, FLARED END SECTIONS, OUTLET CONTROL STRUCTURE AND OUTFALL STORM SEWER. THE REMAINING STORM SEWER WILL BE OWNED AND MAINTAINED BY THE CITY OF ST. CHARLES. THIS INCLUDES STORM SEWER WITHIN THE R.O.W., SIDE YARDS AND REAR YARDS.

16. ALL DOWNSPOUTS TO SPLASH AT GRADE WITH POSITIVE DRAINAGE TO THE NEAREST STORM STRUCTURE.

17. A CLEANOUT SHALL BE PROVIDED WITHIN 10' OF THE STRUCTURE WHEN THE SANITARY SERVICE LINES ARE BROUGHT ALL THE WAY TO THE STRUCTURE.

LEGEND

	PROPOSED	EXISTING
SANITARY SEWER		
WATERMAIN	8" D.I.W.M.	8" D.I.W.M.
ELECTRIC	E	E
TELEPHONE	T	T
GAS	G	G
STORM MANHOLE		
FLARED END SECTION		
SANITARY MANHOLE		
VALVE VAULT / B-BOX		
FIRE HYDRANT		
LIGHT POLES		
TRANSFORMER	T	T
SANITARY SERVICE STUB		

REVISIONS

NO.	DATE	DESCRIPTION
5	5/13/19	PER OWNER
4	2/28/19	PER CITY COMMENTS
3	1/31/19	PER CITY COMMENTS
2	10/17/18	PER CITY COMMENTS
1	8/28/18	PER CITY COMMENTS
6	10/28/19	PER CITY COMMENTS

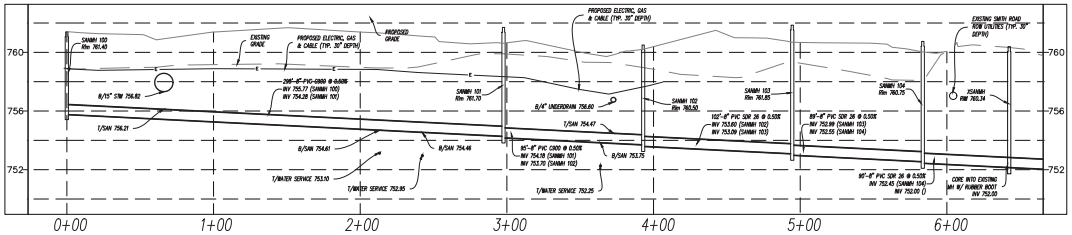
UTILITY PLAN

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates, Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
1181 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1279

DATE: 4/30/18
FILE: 17-034 C3D
JOB NO: 17-034
SHEET NO. C3.1

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
6	10/28/19	PER CITY COMMENTS			
4	2/26/19	PER CITY COMMENTS			
3	1/21/19	PER CITY COMMENTS			

SANITARY PROFILE

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

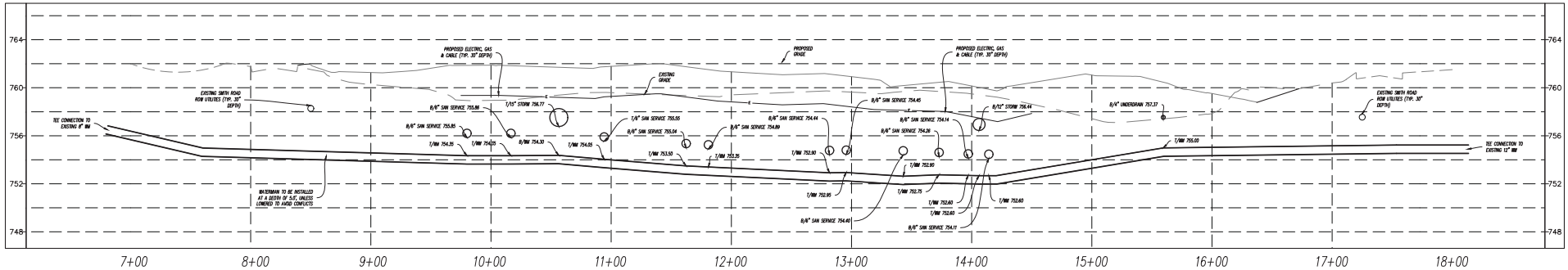
VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=40'

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
1181 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1379

DATE: 10/17/18
FILE: 17-034 C30
JOB NO: 17-034

C3.2
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS



REVISIONS					
6	10/28/19	PER CITY COMMENTS			
4	2/26/19	PER CITY COMMENTS			
1	1/21/19	PER CITY COMMENTS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

WATERMAIN PROFILE

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

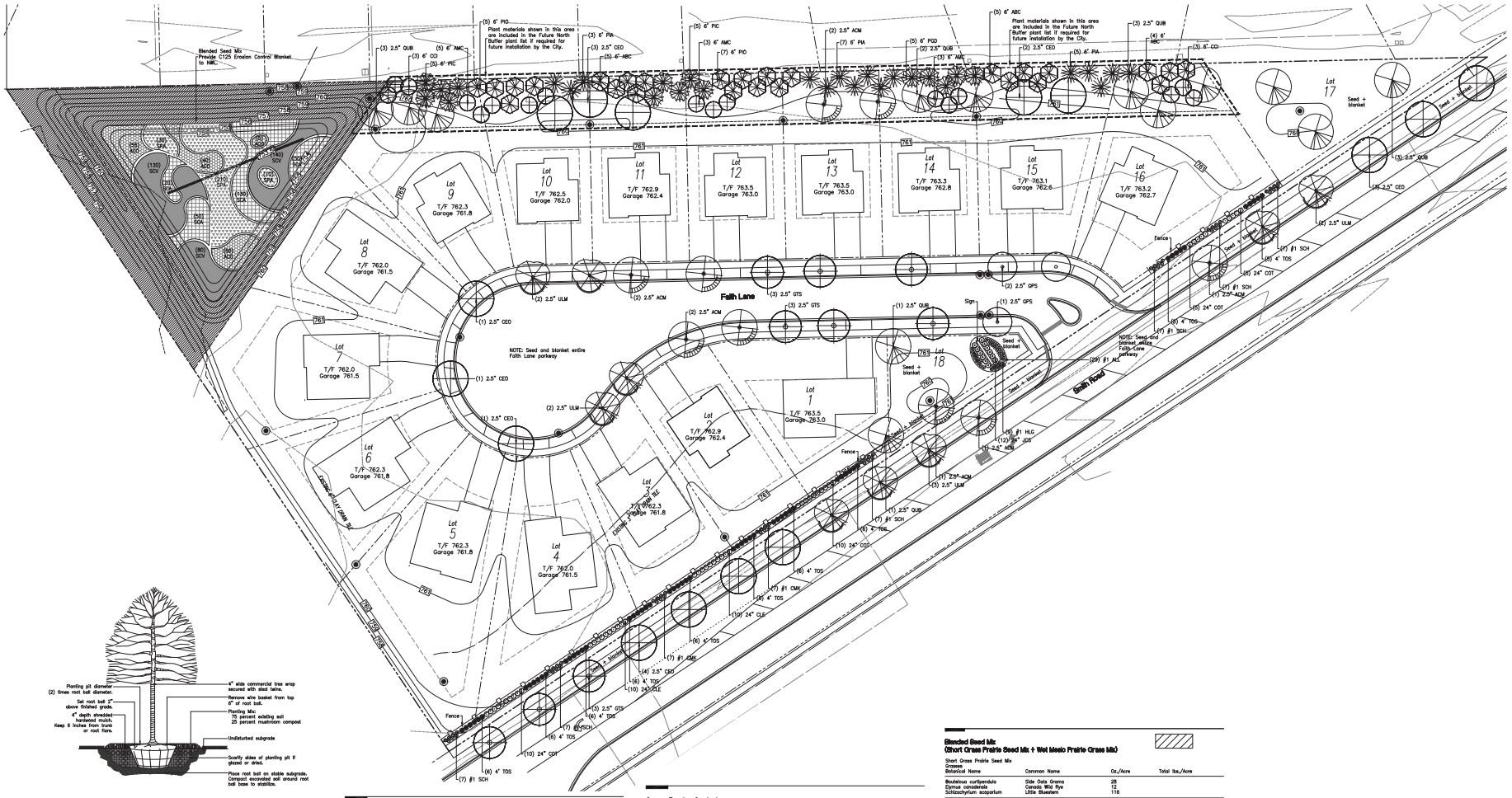
VERTICAL SCALE: 1"=4'
HORIZONTAL SCALE: 1"=40'

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
1181 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1379

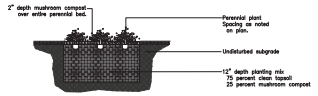
DATE: 10/17/18
FILE: 17-034 C30
JOB NO: 17-034

C3.3
SHEET NO.

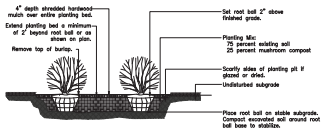
RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS



Detail
Deciduous Tree Planting



Detail
Perennial Planting



Detail
Shrub Planting

Plant List

Shade Trees Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACM	7	2.5"	Acer nigyabal 'Morton'	State Street Miyabe Maple	BB
CEO	10	2.5"	Celtis occidentalis	Common Hackberry	BB
GPS	3	2.5"	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	BB
GTS	9	2.5"	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Thornless Honeylocust	BB
QUB	5	2.5"	Quercus bicolor	Swamp White Oak	BB
ULM	9	2.5"	Ulmus 'New Horizon'	New Horizon Elm	BB

Shrubs Key	Qty.	Size	Botanical Name	Common Name	Remarks
CLE	20	24"	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet	BB
COT	30	24"	Cotoneaster acutifolius	Peking Cotoneaster	BB
JCS	12	24"	Juniperus chinensis var. sargentii	Sargent Juniper	BB
TOS	58	4'	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	BB

Perennials and Ornamental Grasses Key	Qty.	Size	Botanical Name	Common Name	Remarks
ALL	29	#1	Allium 'Summer Beauty'	Summer Beauty Allium	Container
CMK	14	#1	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	Container
HLG	9	#1	Hemerocallis 'Little Grapette'	Little Grapette Daylily	Container
SCH	42	#1	Schizachyrium scoparium	Little Bluestem	Container

Emergents Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACO	150	2"	Acorus calamus	Sweet Flag	Plug
SCA	250	2"	Scirpus acutus	Hard Stem Bulrush	Plug
SCV	350	2"	Scirpus validus	Great Bulrush	Plug
SPA	250	2"	Sparganium eurycarpum	Bur Reed	Plug

Emergent plug planting shall be performed by a native landscape contractor with at least 5 years experience in planting and managing native landscape areas.

The native landscape contractor shall be responsible for maintaining the basin water level at a depth to result in the successful establishment of the plugs and periodically allow the water depth to be increased as required until the plugs have been successfully established.

Geese Barrier Control

The Landscape Contractor shall install and maintain temporary geese protection fencing and netting to protect all native plugs and seeds during the period of establishment and sufficient growth. Fencing shall consist of 6-foot 2"x2" wood stakes 48" above grade set 8" on center with 48" high, 2"x2" mesh chicken wire fencing around the detention basin perimeter and native seeded areas. 100-pound monofilament line shall be set 18" above the detention basin surface arranged on a 10-foot grid, flagged with red ribbon tape 30-feet on center.

Plant List | Future North Buffer

Shade Trees Key	Qty.	Size	Botanical Name	Common Name	Remarks
ACM	2	2.5"	Acer nigyabal 'Morton'	State Street Miyabe Maple	BB
CEO	5	2.5"	Celtis occidentalis	Common Hackberry	BB
QUB	5	2.5"	Quercus bicolor	Swamp White Oak	BB

Ornamental Trees Key	Qty.	Size	Botanical Name	Common Name	Remarks
AMC	11	6'	Amelanchier canadensis	Shadblow Serviceberry	BB/Clump
CCI	6	6'	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	BB/Clump

Evergreen Trees Key	Qty.	Size	Botanical Name	Common Name	Remarks
ABC	14	6'	Abies concolor	Concolor Fir	BB
PGD	5	6'	Picea glauca 'Densata'	Black Hills Spruce	BB
PIA	15	6'	Picea abies	Norway Spruce	BB
PIC	10	6'	Picea pungens	Colorado Green Spruce	BB
PIO	12	6'	Picea omorika	Serbian Spruce	BB

Future North Buffer | Landscape Calculations

30-Foot Landscape Buffer Area (excluding detention)	15,996 square feet

Plants Required: (40) shade trees or (80) evergreen trees
Plants Provided: (15) shade trees and (36) evergreen trees

Blended Seed Mix
(Short Grass Prairie Seed Mix + Wet Mesic Prairie Grass Mix)

Short Grass Prairie Seed Mix Grasses Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Bouteloua curtipendula	Side Oats Grama	28	
Elymus canadensis	Canada Wild Rye	12	
Schizachyrium scoparium	Little Bluestem	116	
Total Grasses:		156	9.75

Forbs Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Asclepias tuberosa	Butterfly Milkweed	8	
Coreopsis palmata	Prairie Coreopsis	3	
Dalea purpurea	Purple Prairie Clover	3	
Echinacea pallida	Pale Purple Coneflower	8	
Echinacea purpurea	Purple Coneflower	8	
Monarda fistulosa	Wild Bergamot	2	
Penstemon digitalis	Foxglove Beard Tongue	2	
Ratibida pinnata	Pinnate Prairie Coneflower	2	
Rudbeckia hirta	Yellow Coneflower	2	
Tradescantia ohiensis	Spiderwort	1.5	
		4.5	
Total Forbs:		44	2.75
Total Grasses and Forbs:		200	12.5

Temporary Cover Crop Botanical Name	Common Name	Oz./Acre	Total lbs./Acre
Avena sativa	Common Oats	400	25

Applied at the rate of 25 lbs. per acre.

Wet Mesic Prairie Grass Mix Botanical Name	Common Name	Lbs./Acre
Calamagrostis canadensis	Blue Joint Grass	0.0155
Carex annectens xanthocarpa	Yellow Sedge	0.0315
Carex bebbii	Bebb's Sedge	0.300
Carex bicknellii	Bicknell's Sedge	0.0625
Carex molesta	Field Ovid Sedge	0.125
Carex normalis	Normal Sedge	0.0315
Carex stipata	Stalked Sedge	0.250
Carex vulpinoidea	Fox Sedge	0.125
Elymus canadensis	Canadian Wild Rye	0.500
Elymus virginicus	Virginia Wild Rye	1.000
Glyceria striata	Manna Grass	0.500
Juncus spp.	Rush Species	0.0155
Leersia oryzoides	Rice Cut Grass	0.125
Panicum virgatum	Switch Grass	0.125
Poa palustris	Marsh Blue Grass	0.500
Schizachyrium scoparium	Little Bluestem	1.000
Scirpus atrovirens	Dark Green Rush	0.250
Ratibida pinnata	Yellow Coneflower	0.125
Total		4.9565 Lbs./Acre
Permanent Matrix		4.9565 Lbs./Acre

Cover with NAC C125 Erosion Control Blanket.

Brooke Toria Estates

Smith Road
St. Charles, Illinois

DAVID R. McCALLUM ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1520 Artesia Parkway #7468 | Libertyville, Illinois 60048
T 847.362.0309

McCALLUM ASSOCIATES

Landscape Plan

Mark	Description	Date
6	Detention Basin Modifications	03.11.19
5	Site Plan Modifications	01.16.19
4	Site Plan Modifications	10.16.18
3	City Review Comments	08.09.18
2	For Review	04.23.18
1	For Review	04.18.18

Issuance

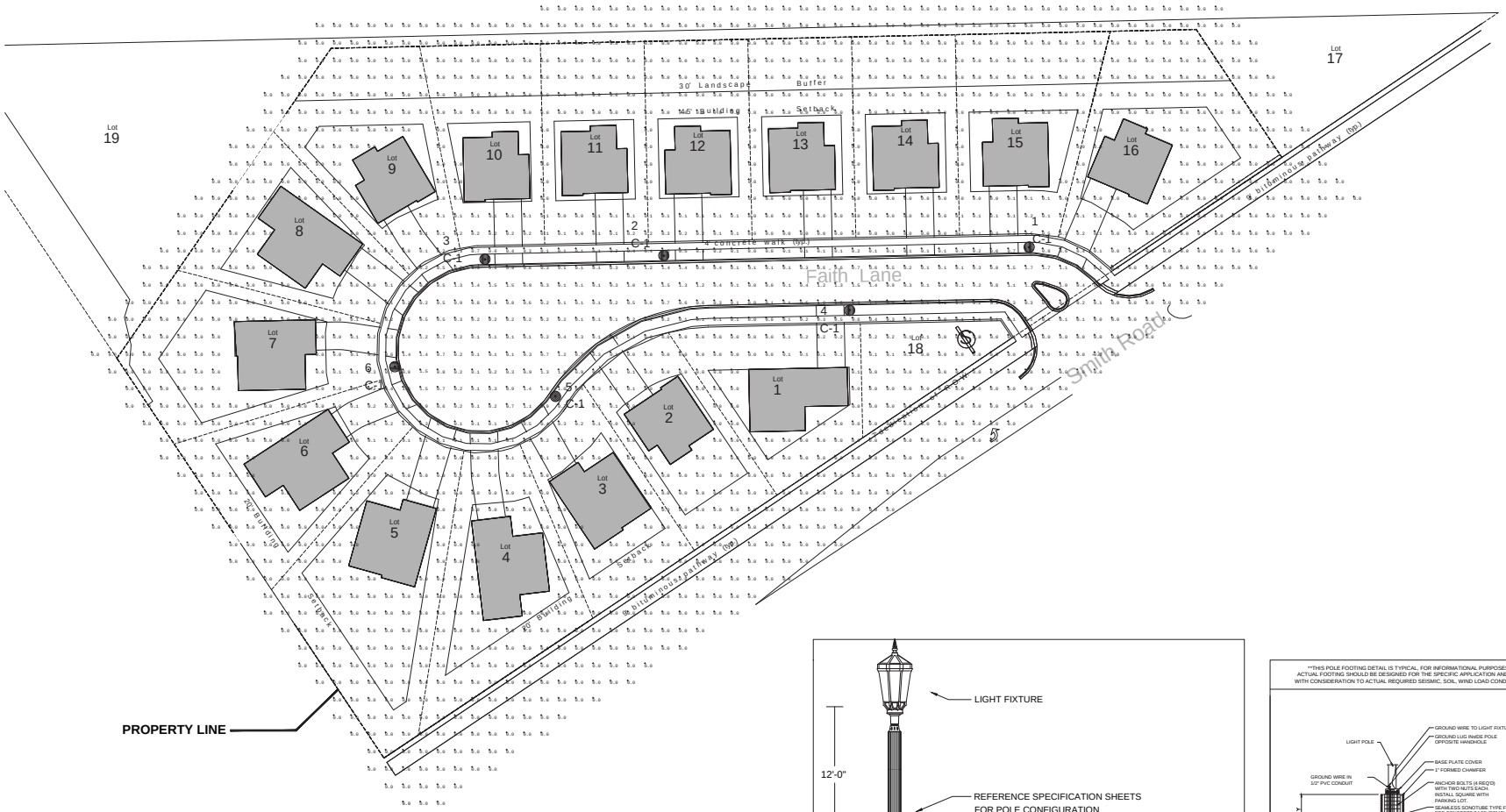
Number
4782/B

Scale
1" = 30'

North

File
4782/PBA

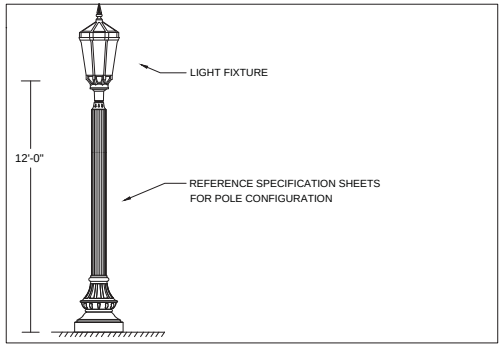
Sheet
L1.0



1 **LED PHOTOMETRIC PLAN**
SCALE: 1" = 30'-0"

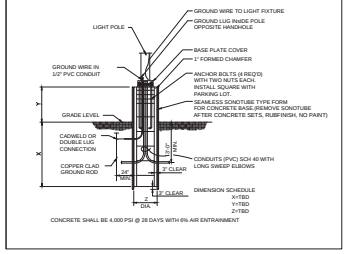
N

0' 30' 60'



2 **POLE DETAIL (TYP)**
SCALE: NTS

**THIS POLE FOOTING DETAIL IS TYPICAL, FOR INFORMATIONAL PURPOSES ONLY; ACTUAL FOOTING SHOULD BE DESIGNED FOR THE SPECIFIC APPLICATION AND LOCATION WITH CONSIDERATION TO ACTUAL REQUIRED SEISMIC, SOIL, WIND LOAD CONDITIONS, ETC.



3 **POLE BASE DETAIL (TYP)**
SCALE: NTS

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT **MUST** DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS SPECIFIED IN THE INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY PUBLISHED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC

PH: 763.684.1548

Luminaire Schedule

Symbol	Qty	Label	Arrangement	TLL	LLF	Description	BUG Rating
	6	C-1	SINGLE	N.A.	0.90	New Base, Pole, Fixt 32W LED T4 12' Mtg Ht (4500K/2956 Lumens/350mA) Sternberg Lighting_MS805LED-1RNDHST-4-MDL03-CTA	B1-U2-G1

Calculation Summary

Label	Avg	Max	Min	Avg/Min	Max/Min
Hardscape	0.6	1.8	0.0	N.A.	N.A.

On-Site Lighting & Survey, LLC
1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313
PH:763.684.1548
FAX:763.682.9048

KNOCHE & ASSOCIATES PC
24 NORTH BENNETT STREET
GENEVA. IL. 60134
PH:630.845.1270

PROJECT INFO: **BROOKE TORIA ESTATES**
ST.CHARLES. IL

ENGINEER INFO:

ENGINEER SEAL:

REVISIONS

#	DATE	INIT	DESCRIPTION
1	01.21.2019	NM	SITE UPDATE
2	06.17.2019	NM	NEW FIXTURE PER CITY COMMENTS

SHEET DESCRIPTION: **LED PHOTOMETRIC PLAN**

PROJECT #: **KE181016**

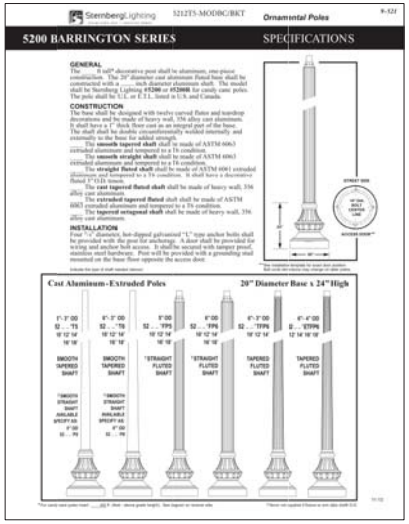
ISSUE DATE: **10.16.2018**

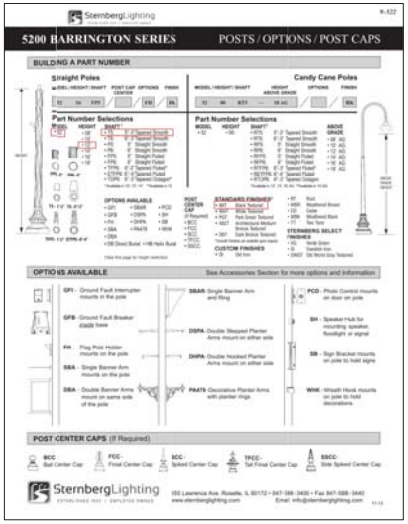
DESIGN LEVEL: **NA**

ADJ: **N.MOLENDA**

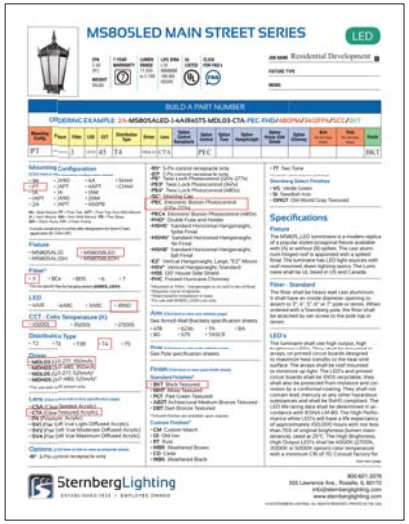
CAD: **N.MOLENDA**

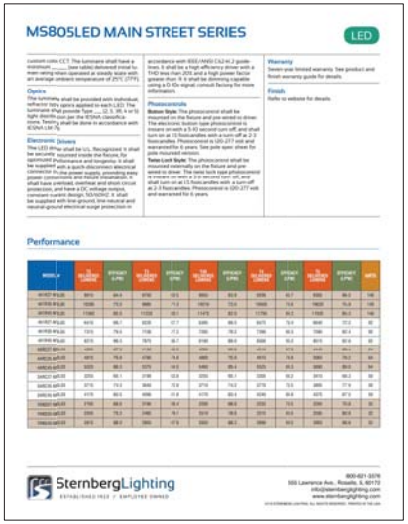
SHEET #: **SL3.0** REV #: **2**

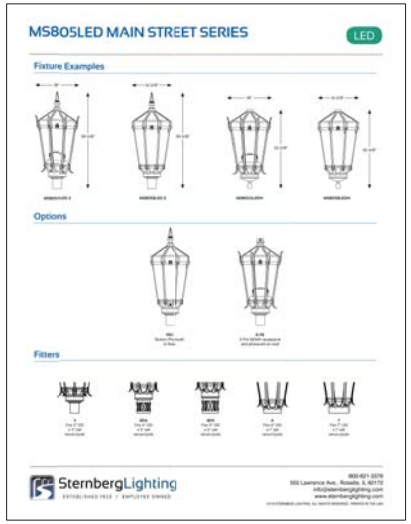




1 **POLE TYPE C-1**
SPECIFICATION SHEETS







2 **POLE MOUNT FIXTURE TYPE C-1**
SPECIFICATION SHEETS

BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT **MUST** DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THE LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER THE CONTROLLED CONDITIONS SPECIFIED IN THE INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY PUBLISHED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATIONS IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

FOR ADDITIONAL LIGHTING INFORMATION CONTACT:

On-Site Lighting & Survey, LLC

PH: 763.694.1548

On-Site Lighting & Survey, LLC

1111 HIGHWAY 25 NORTH
SUITE 201
BUFFALO MN 55313

PH:763.684.1548
FAX:763.682.9048

KNOCHE & ASSOCIATES PC

24 NORTH BENNETT STREET
GENEVA. IL. 60134

PH:630.845.1270

PROJECT INFO: **BROOKE TORIA ESTATES**
ST.CHARLES. IL

ENGINEER INFO:

ENGINEER SEAL:

REVISIONS

#	DATE	INIT	DESCRIPTION
1	01.21.2019	NM	SITE UPDATE
2	06.17.2019	NM	NEW FIXTURE PER CITY COMMENTS

SHEET DESCRIPTION: **SPECIFICATION SHEETS**

PROJECT #: **KE181016**

ISSUE DATE: 10.16.2018

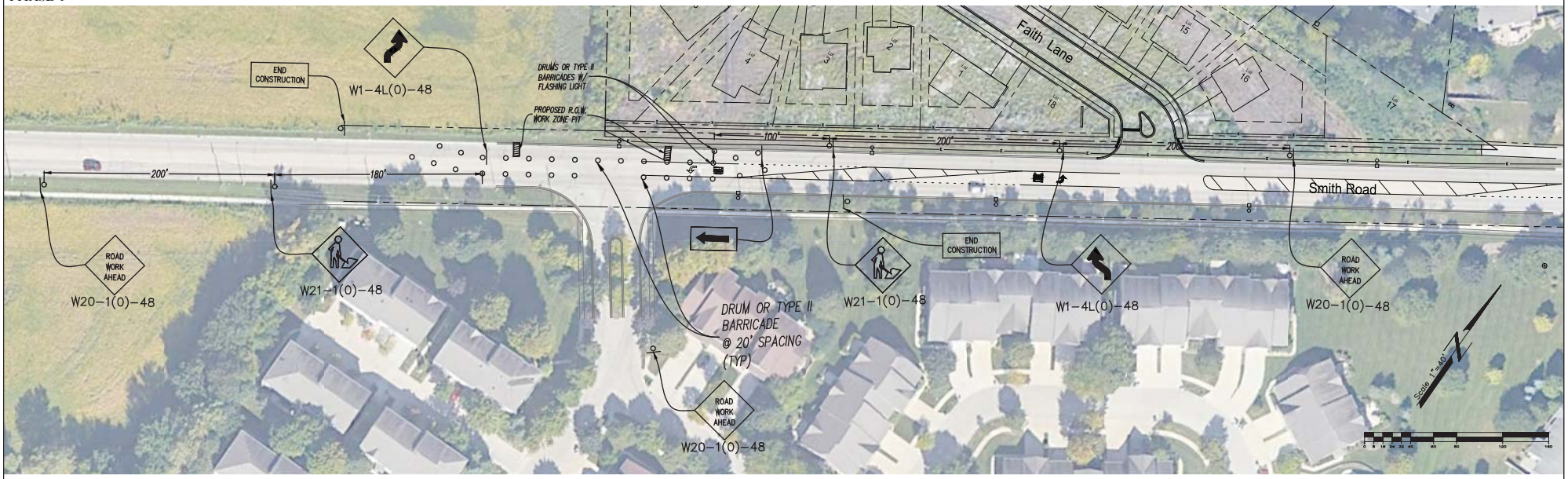
DESIGN LEVEL: **NA**

ADJ: N.MOLENDA

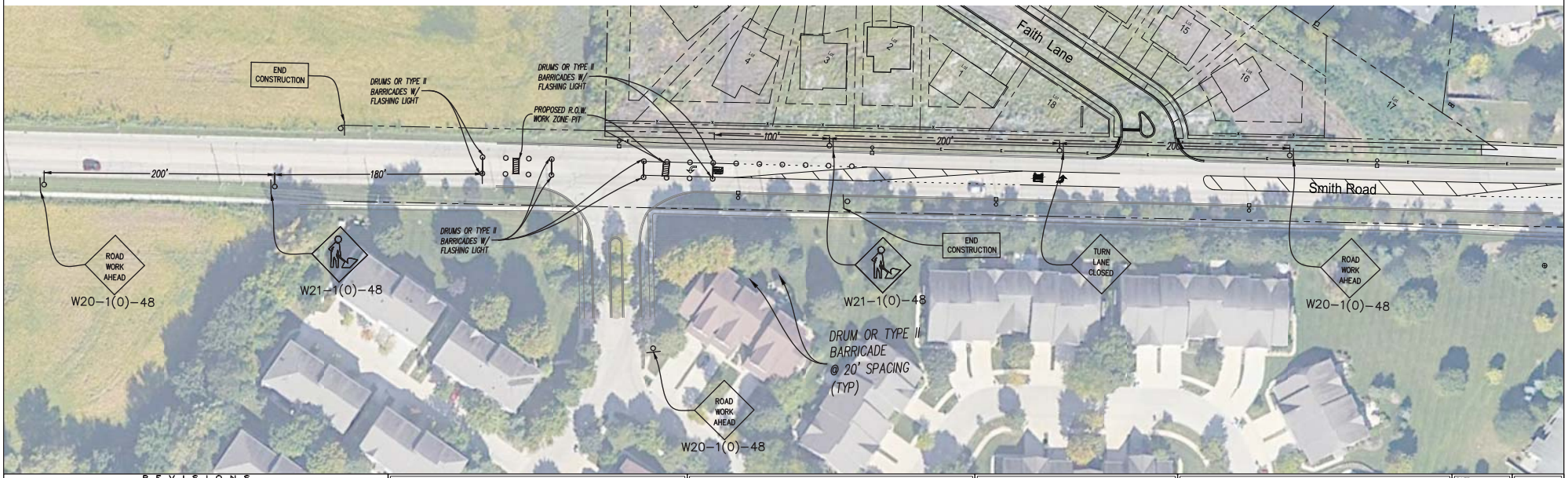
CAD: N.MOLENDA

SHEET #: **SL3.1** REV #: **2**

PHASE 1



PHASE 2



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

MAINTENANCE OF TRAFFIC PLAN

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
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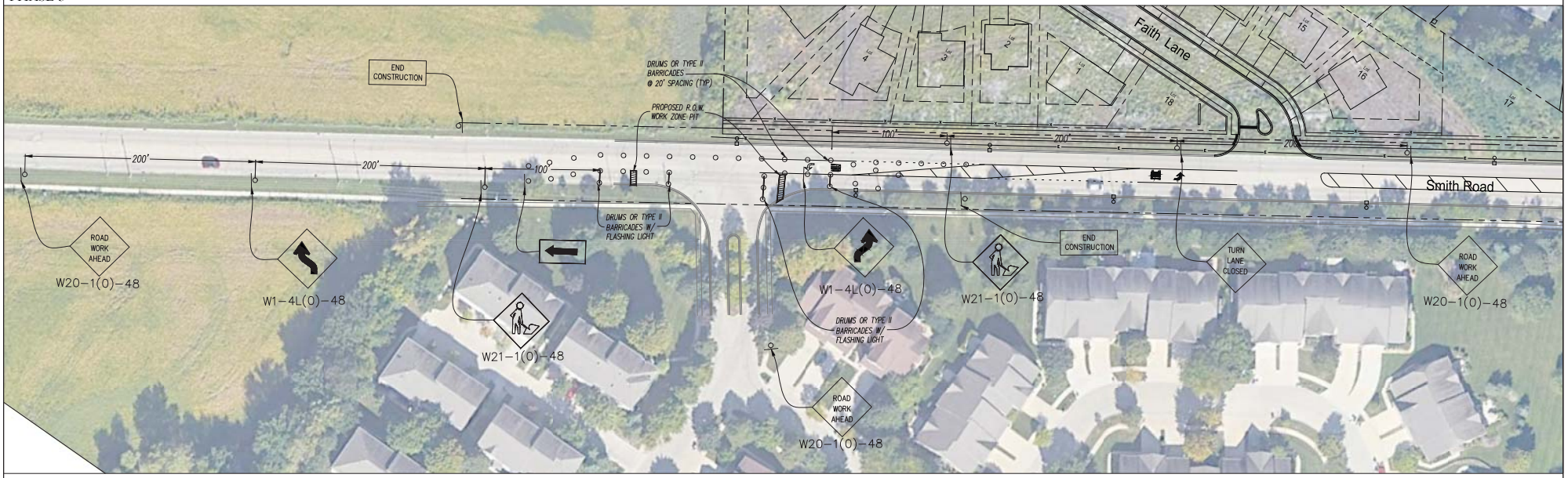
Illinois Design Firm License No. 184.003763

DATE: 10/28/19
FILE: 17-034 C60
JOB NO: 17-034
SHEET NO. C6.1

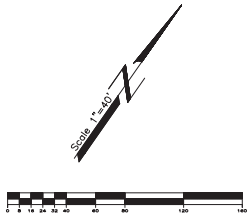
RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS

PHASE 3



NOTES:

1. ALL SIGNAGE AS REQUIRED BY IDOT STANDARD 701502 SHALL BE INSTALLED
2. CONTRACTOR SHALL SCHEDULE MEETING WITH CITY AT LEAST FIVE (5) WORKING DAYS IN ADVANCE OF THE CONTRACTORS ANTICIPATED CLOSURE TO DISCUSS SEQUENCE OF OPERATIONS AND EMERGENCY VEHICLE NOTIFICATIONS.
3. WORK SHALL BE COMPLETED IN FIVE (5) CONSECUTIVE DAYS OR LESS.
4. CHANGEABLE MESSAGE BOARDS ARE REQUIRED SEVEN (7) DAYS IN ADVANCE OF THE LANE CLOSURES TO NOTIFY THE MOTORING PUBLIC. MESSAGES TO BE APPROVED BY THE COUNTY.



REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

MAINTENANCE OF TRAFFIC PLAN

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
24 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1275
Illinois Design Firm License No. 184.003763

DATE: 10/28/19
FILE: 17-034 C60
JOB NO: 17-034
SHEET NO. C6.2

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS

GENERAL NOTES & SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the latest Illinois Department of Transportation "Standard Specification for Road and Bridge Construction" or latest edition, except as may be modified by the project plans and specifications.

2. All underground construction shall comply with the requirements of the latest "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois municipal league, latest edition, except as may be modified by project plans and specifications.

3. All work shall be in accordance with the standard specifications of the governing jurisdiction. Each Contractor shall be provided with the applicable sections of this specification in the bid package.

4. All elevations shown are plus and are NAVD88 Datum.

5. The governing jurisdiction building and engineering departments shall be notified at least two (2) working days prior to start construction. The contractor is responsible for notifying all jurisdictional agencies and all utility companies with facilities that may be affected by the proposed construction, and ensuring that all underground lines are located, prior to commencing construction.

6. All work to meet the governing jurisdiction's Supplemental Codes unless the state codes are more restrictive.

7. The contractor(s) shall indemnify the owner, the engineer, and the governing jurisdiction, their agents, etc and Illinois Department of Transportation. From all liability involved with the construction, installation and testing of the work on this project.

8. All work shall comply with the "Illinois Urban Manual." The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precautions to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumina, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be responsible for removing sediment resulting from this project from storm sewers and drainage structures at no additional cost.

9. The contractor shall be responsible for the compliance with all of the requirements of the occupational safety and health act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with construction project.

10. All existing field drainage tiles encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered unless otherwise noted.

11. Commonwealth Edison, AT&T, NICor gas, and other utility company conduits are not necessarily shown on the drawings and must be located in the field prior to construction.

12. The contractor shall field verify the existing conditions and notify Craig R. Knoche & Associates, Civil Engineers P.C. of any discrepancies prior to submitting a bid.

13. Contractor will be responsible for repairing all existing pavement damaged during construction that is not specified within the plans.

14. All concrete used shall be I.D.O.T. class SI.

15. Subgrade preparation for all pavements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material.

16. Apply prime coat uniformly over surface of compacted aggregate base at a rate of 0.25 LB/SF +/- 0.01. Apply enough material to penetrate and seal, but not flood surface. Allow prime coat to cure for 72 hours minimum.

17. It shall be the responsibility of each contractor to notify J.U.L.I.E prior to performing any excavations.

18. Cable routing and specification in accordance with the governing jurisdiction's ordinance.

19. The contractor shall provide the municipality and Craig R. Knoche & Associates Civil Engineers, P.C. with a complete set of record drawings within 30 days of completion of the work. Drawings shall include elevations, location of other utilities, services, field tiles, etc.

20. All property dimensions and areas are approximates and subject to change per final survey.

21. All dimensions are back of curb unless otherwise noted.

22. All curb radii are back of curb unless otherwise noted.

23. See architectural plans for exact building dimensions.

24. Contractors to verify dimensions prior to starting work and notify engineer if any discrepancies are found.

25. Sidewalk around perimeter of the building shall be integral curb / walk.

26. All onsite pavement markings shall be painted traffic yellow 4" wide and 2 coats. Stop bars and lane lines shall be painted white.

27. Contractor to provide temporary traffic control measures during construction of entrances of R.O.W. in accordance with Illinois D.O.T. Requirements.

28. Contractor shall verify with the governing jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.

29. The governing jurisdiction details shall take precedence. Craig R. Knoche and Associates will not take responsibility for the accuracy of the Municipal details.

30. Knoche Engineering PC shall not have control or be in charge of and shall not be responsible for the means, methods, safety, safety precautions techniques, sequence procedures or time of performance of the client, the contractor, other contractors or subcontractors performing any of the work or providing any of the services on the project

EARTHWORK NOTES & SPECIFICATIONS

1. All trenched in green / landscape area shall be backfield with earth compacted to 90%. A minimum of 6"of topsoil shall provided in green / landscape areas. Trenches in all paved areas, curbed, and sidewalk areas shall be back filled with the City's Standard Backfill.

2. All disturbed areas shall be restored and positive drainage must be maintained.

3. All landscaping must be restored to its original condition. Replacement of all black dirt, seed, trees, bushes, etc. shall be provided by the contractor and guaranteed for one year following final inspection by the local governmental agency having jurisdiction. Guarantee shall include repair of trench settlements as needed to bring trench to original grade.

4. Existing drainage patterns shall be restored following construction. Positive drainage shall be maintained throughout construction.

5. All existing utilities or improvements, including walk, curbs, pavements, driveways, and parkways damaged or removed during construction shall be restored to their original condition.

6. See soil report for testing requirements.

7. The contractor is advised that soil borings have been performed for this project. Boring logs and the soil report are available from the engineer. There are two reports. The first is dated September 13, 2016 and was prepared by TSC. The second set of borings and associated report is an addendum to the first report, is dated March 31, 2017 and was also prepared by TSC. The soils report and borings are a part of the of the bidding documents and is the soil reports and borings are not received with the bid set, it is the bidders responsibility to obtain and review the soil report and borings prior to submitting final bid.

8. After stripping and rough grading is completed, the exposed sub grade should be proof rolled. Proof rolling may be accomplished with a fully loaded, tandem-axle dump truck or other equipment providing an equivalent sub grade loading. Unstable areas observed at this time should be improved by scarification and recompaction or by undercutting and replacement with suitable compacted fill.

9. State erosion control measures must be implemented and maintained throughout construction.

10. Contractor shall provide dust control during site work demolition or removal. Contractor shall control dust created from on-site construction and associated traffic using water or other approved means.

11. Protect trees, plant growth, and features designated to remain as final landscaping. Construction equipment shall not travel under drip lines of trees to be protected.

12. Protect benchmarks from damage or displacement.

13. Remove trees and shrubs, stump, and root system to a minimum depth of 42 inches.

14. Moisture Control–Where subgrade or layer of soil material must be moisture conditioned before compaction, uniformly apply water to surface of subgrade or layer of soil material. Apply water in minimum quantity as necessary to prevent free water from appearing on surface during or subsequent to compaction operations.

15. Remove and replace, or scarify and air dry, soil material that is too wet to permit compaction to specified density.

16. Stockpile or spread soil material that has been removed because it is too wet to permit compaction. Assist drying by discing, harrowing or pulverizing until moisture content is reduced to a satisfactory value.

TRAFFIC CONTROL NOTES & SPECIFICATIONS

1. The contractor in accordance with I.D.O.T. standards shall provide all required traffic control and signs.

2. The contractor shall maintain temporary access to all roadways and driveways during construction. The contractor shall notify homeowners at least 24 hours in advance of temporary open cuts required to install utilities across driveways.

GENERAL UTILITY NOTES & SPECIFICATIONS

1. Water and sewer locations taken from drawings by others and must be located in the field by contractor prior to construction, including all elevations of rims and inverts.

2. All sewer and water mains trenches under, crossing under or within five (5) feet of existing or proposed curb & gutter, sidewalk, or pavement shall be back filled.

3. Valve Vaults and manholes frames and rings shall be set in workmanlike manner in easy-stick (or equal) bed.

4. All stubs to buildings shall and 5 ft. from the building. All stubs shall be right angles to the foundation.

5. Contractor shall mark the end of all stubs with a 4" x 4" wood marker extended to 3' minimum above grade. Markers shall be painted as follows: Blue – Water, Green – Sanitary, Yellow – Storm.

6. Install conduit free from crimps and dents. Plug ends to prevent entry of dirt or moisture after installed

7. Clean out conduit before installation of conductors.

8. Conduit outside the building shall be buried minimum 36 inches below grade unless noted otherwise

9. Underground conduits shall have a minimum of 2 inch spacing between conduits and be back filled and compacted to the density specified elsewhere to eliminate all air pockets. Conduits from building to fuel pumps may be clustered in the same trench with minimal separation as required by owner.

10. All underground conduits shall be protected against future excavation damage by placing a plastic tape warning marking in each trench during backfill. Install tape full length of the trench.

11. Contractor shall verify with the governing jurisdiction as to the necessity for and requirements relating to the inspection by an approved on-site engineer.

GENERAL NOTES FOR SANITARY SEWER CONSTRUCTION

DESIGN STANDARDS

A. Sanitary sewer system

Sanitary sewer system shall be designed to meet Illinois Environmental Protection Agency (IEPA), The Standard Specifications for Sewer and Water Main Construction in Illinois, latest edition, Metropolitan Water Reclamation District of Greater Chicago and other applicable requirements. The design shall incorporate the more stringent requirements of the following items or agency requirements:

1. Each single-family lot or each building in other than single-family development shall be served with a separate sanitary sewer service.

2. All structures shall include provisions for an overhead sewer system, unless otherwise approved by the Utilities Superintendent or Director of Public Works.

3. Manholes are to be provided at each change in direction of flow, change in pipe size, change in slope, change in material and at each intersection. Maximum manhole spacing is three hundred feet (300). Where feasible, the sanitary sewer system shall be designed so as to provide for manholes to be installed within the R.O.W. Sanitary sewers installed within the rights-of-way shall not be placed more than eight feet from edge of pavement.

4. Provide calculations to substantiate the available capacity of the receiving sewer.

5. Note on the plans which sewer lines are to be public and private.

6. Pipe shall be laid in approved bedding. Minimum size sewer main shall be eight inches (8"). Sanitary sewers with an invert elevation fifteen feet or greater in depth shall be ductile iron pipe. Sanitary services shall be a minimum of 4" with a minimum slope of 2.00%

7. When connecting to an existing sewer main by means other than an existing "Y", "T", or an existing manhole, one or the following methods shall be used:

a) Remove an entire section of pipe and replace with a "Y" or "T" branch section. Pipe section shall be removed by breaking only the top of one bell. After the "Y" or "T" branch is inserted, concrete shall be placed over the broken area to a minimum thickness of four inches (4") and to a dimension of eight inches (8") in all directions.

b) Using pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting. Use "band-seal" couplings or similar couplings, and shear rings and clamps to fasten the inserted fitting and hold it firmly in place. Mission couplings shall have the length of boot approximately equal to the pipe diameter. Follow manufacturer's recommendations for the installation.

c) Pipe penetrations into existing sanitary manholes shall be properly sized and cored and sealed with flexible watertight connections. No cut-in connection made by breaking or cutting a hole in the main and inserting the spigot end of an ordinary sewer pipe shall be permitted. No connections to manholes are permitted unless approved by the Superintendent.

8. New sanitary manholes are to be pre-cast reinforced concrete eccentric type with a minimum 48" I.D. barrel section, and monolithic bottom section; Pipe penetrations are to be sealed via the use of a cast-in-place flexible synthetic rubber pipe sleeve, which is to be fastened to the pipe with stainless steel bands. Barrel sections shall be sealed using a butyl rubber material strip and/or rubber gasket and a nine-inch (9") "MacWrap" external seal band or approved equal. Frames shall be sealed to the manhole by using either synthetic rubber seals with stainless steel bands or a heat shrinkable wrap around sleeve. Approved systems are external type chimney seals, manufactured by "Cretex" or Canusa Wrapid Seal manhole encapsulation system. Existing frames requiring adjustment will also be required to be sealed. A maximum of eight inches (8") of adjusting rings may be used. All joints between pre-cast elements, adjusting rings and manhole frames shall be set in place using butyl rubber joint sealant. Steps shall be made of steel reinforced plastic, using an approved plastic meeting ASTM D4101, Type 1, Grade 49108, over a ø3 grade 60, ASTM A615, reinforcing bar. Steps shall be at 16" (inch) centers.

9. Sanitary sewer manholes constructed in a flood plain must have a rim twelve inches (24") above base flood elevation and have a water-tight-lock type frame and cover, Neenah R-1916 C or approved equal. Cover must have "SANITARY" cast into the top of the cover.

10. Except as provided in #8 above, all frames and covers are to be East Jordan Iron Works Number 1050-21, with concealed pick holes and sealed cover. Variations in casting dimensions shall be approved by Utilities Superintendent. Manhole covers must have "SANITARY" cast into the top of the cover. Manhole covers shall be EAST JORDAN IRON WORKS, product No. 102332, catalog No. 1020A, reference No. 1020B9. The cover casting shall include the Municipality's logo. All casting shall be coated immediately after cleaning and machining. Coating shall be a non-toxic water base asphalt paint, complying to the AWWA C104 specification.

11. All utility and service trenches under or within two feet of paved surfaces or driving areas shall be backfilled with CA-6 material properly compacted. Mechanically compacted backfill shall be placed in six-inch horizontal layers of thickness. Each layer shall be evenly spread, moistened (or dried, if necessary), and then tamped or rolled until 90 percent relative compaction is achieved.

MANHOLE / SEWER PIPE MATERIALS AND INSTALLATION SPECIFICATIONS

MATERIALS

1. PIPE & FITTINGS

Pipe and fittings used in sanitary sewer construction, unless otherwise specified and approved by the City, shall be polyvinyl chloride (PVC) pipe. PVC Pipe and fittings dated over one year old shall not be permitted for use.
The types of PVC pipe and fittings that shall be used in the City include:
- PSM Poly(Vinyl Chloride) (PVC) Sewer Pipe and Fittings (ASTM – SDR series), conforming to ASTM Numbers D-1784, D-3034 for SDR 26, D-3212, F-412, and F-477, and
- Iron Pipe Sized (IPS) Poly(Vinyl Chloride) Pressure Rated Pipe and Fittings (ASTM – SDR series), conforming to ASTM Numbers D-1784, D-2241, D-3139, F-412 and F-477, and
- Ductile Iron Pipe sized (DIS) Poly(Vinyl Chloride) Pressure Rated Pipe and Fittings (AWWA DR-series) conforming to AWWA C-900, AWWA C-905, and ASTM Numbers D-1784, D-2241, D-3139, F-412, and F-477.

All PVC plastic pipe and fittings shall have a cell classification of 12454-B or C as defined in ASTM D-1784 and shall have a minimum pipe stiffness as shown below in Table 1. The required Standard Dimension Ratio (SDR) for PVC pipe and fittings shall be selected based upon the depth of cover, as also shown in Table 1.

TABLE 1:
PVC PIPE / FITTINGS

Pipe Type	Minimum Depth of Cover	Pipe ø	Thickness	Min Standards	National Stiffness
PSM*	0'-15'	6"-12"	SDR 26	ASTM D-3034	115
IPS	0'-15'	6"-36"	SDR 26	ASTM D-2241	130
IPS	0'-20'	6"-36"	SDR 21	ASTM D-2241	225
DIS	0'-30'	6"-12"	DR 18	AWWA C-900	364
DIS	0'-30'	14"-24"	DR 18	AWWA C-905	364
DIS	0'-16'	30"-48"	DR 25	AWWA C-905	140

* (PSM) is an arbitrary designation for a product having certain dimensions regarding Plastic Sewer Mains

When a span due to over-dig at any wall or foundation exceeds two (2) feet, a six (6) inch SDR 21 (or greater) PVC pipe sleeve through the wall shall be added through the span of the over-dig area. This sleeve must extend an additional two (2) feet beyond the over-dig area, resting on undisturbed soil. This sleeve will accommodate a four (4) inch PVC schedule 40 pipe that must be sealed at the sleeve, using a six (6) inch x four (4) inch regular brand mission coupling. The sleeve pipe shall increase as necessary to accommodate a larger sewer service pipe when required, and shall be supported by class 1A CA-7 crushed stone.
PVC pipe fittings conforming to ASTM D-3034 and ASTM D-2241 shall have a minimum wall thickness of SDR 26 plastic pipe as defined in table 1 (ASTM D-3034 or ASTM D-2241), and at least the same thickness of the main sewer line that they are installed in.
Fittings in sizes through eight (8) inches shall be molded in one piece with elastomeric joints and minimum socket depths as specified in each respective section. Fittings that are ten (10) inches and larger shall be molded or fabricated with elastomeric joints in accordance with ASTM standards D-1784 and D-3139 incorporating the manufacturer's standard pi
pach size bells and gaskets. Gaskets shall conform to ASTM F-477 and ASTM F-913.
Joints shall meet the requirements of ASTM Standard D-3212 or D-3139, whichever is applicable. Fittings with a gasket retention race formed by heating or crimping are not permitted throughout the City. Solvent cemented (welded) joints are not permitted, except when used in the fabrication of fittings, by the manufacturer, prior to installation. City of South Beloit reserves the right to approve all pipe and fittings on a case-by-case basis.

2. BEDDING, HAUNCHING, AND INITIAL BACKFILL

Bedding material shall be Class 1A, as outlined in ASTM D-2321 and shall be certified by the manufacturer and approved by the City prior to installation, to have the following characteristics:
- Description: Shall be Crushed Stone or Crushed Gravel, as produced from crushing by mechanical means.
- Gradation: Shall meet the IDOT gradation of CA-7.
- Plasticity Index: Shall meet a plasticity index of 0 to 4 percent as determined by the method given in AASHTO T 90.
- Specific Gravity: Shall have a specific gravity (dry) of greater than 2.45.
- Sources of Supply: All sources of supply shall be approved by the City. Only coarse aggregates from these sources shall be used on the job unless approved in writing is obtained from the City.

LABORATORY TEST

The City reserves the right to require a contractor to submit certified copies of all reports of tests conducted by an independent laboratory before installation of PVC plastic pipe. Tests shall be conducted in accordance with Standard Method of Test for "External Loading Properties of Plastic Pipe by Parallel-Plate Loading.

INTERNAL DIAMETER

Pipe shall be constructed so that the internal diameter does not decrease by more than five (5) percent, in order to provide the complete hydraulic carrying capacity, and to obtain the joint performance at five (5) percent maximum diametric deflection.

PIPE INSTALLATION AND FIELD TESTING

Pipe shall be constructed in full compliance with the ASTM Standard Specification D-2321 "Underground Installation of Flexible Thermoplastic Sewer Pipe".

Trench widths should be stable or supported, provide a width sufficient, but no greater than necessary, to ensure working room to properly and safely place and consolidate haunching and other embedment materials. The space between the pipe and trench wall must be wide enough to hand work and place the haunching material. From the trench floor to a level (12) inches above the top of pipe, the minimum trench width shall be the outside diameter of the pipe plus sixteen (16) inches and the maximum trench width shall be the diameter of the pipe plus twenty four (24) inches.

When trench wall supports such as trench sheeting, trench jacks, trench shields or boxes are used, ensure the support of the pipe and its embedment is maintained throughout installation, including during and after the removal of such supports.

The pipe shall be laid so that it will be uniformly supported for its entire length. No blocking of any kind shall be used to adjust the pipe to grade except when embedment concrete is used. Bedding shall be a minimum of six (6) inches in depth. The bedding material shall be placed and worked in along pipe by hand to provide uniform support, then around and over the crown of the pipe by a minimum thickness of twelve (12) inches. The granular embedment material shall be placed and consolidated the full width of the trench. The contractor shall be required to install the pipe in such a manner that the diametric deflection of the pipe shall not exceed five (5) percent and the materials surrounding the pipe shall be placed as outlined in ASTM D-2321.

PVC transition fittings shall be used in all new construction when joining PVC pipes of different outside dimensions. Pipe connections of dissimilar materials in existing sewers shall be made with a non-shear flexible neoprene "Mission" brand connector with stainless steel bands, where no "hub" exists.

Service connections to new mains shall be with a tee/wye fitting with a 6" branch. Service connections to an existing main shall be with an "inserta-tee" brand fitting. No cutting or disrupting of any main will be allowed. Contractor shall hand-work haunching aggregate and place / replace initial backfill over connection to protect sewer main.

Cast iron clean out covers conforming to ASTM class 25 or higher shall be required for all sanitary sewer services located in any paved surface. Locations of said covers shall be determined at the time of plan review.

FINAL ACCEPTANCE AND TESTING OF SANITARY SEWER

Before final acceptance, the sanitary sewers shall be tested in accordance with Section 31-1.12 of the "Standard Specifications for Water and Sewer Main Construction in Illinois". In addition, all sanitary sewer having a diameter of eight (8) inches or greater shall be televised by the City. Specifically, all pipelines constructed of flexible materials shall be subject to air exfiltration tests, televising test, and deflection test. The deflection test shall be performed no sooner than thirty (30) days of the backfilling operation and shall consist of measuring the pipe for vertical ring deflection. Maximum ring deflection of the pipeline under load shall be limited to five (5) percent of the internal pipe diameter. All pipe exceeding this deflection shall be considered to have reached the limit of its serviceability and shall be re-laid or replaced by the contractor at their sole expense.

The cost of all deflection testing shall be borne by the contractor and shall be accomplished by pulling a mandrel, sphere, or pin-type "go / no go" device, with a diameter equal to ninety-five (95) percent of the un-deflected inside diameter of the flexible pipe, through the pipeline.

MANHOLES

1. INSTALLATION

All manhole castings, adjusting rings and manhole sections shall be set in BUTYL rope or approved equal. The inside joints of manhole sections, adjusting rings, and frame shall not be mortared. However, the area between the pipe and flow channel shall be filled with cement mortar to provide a flush smooth surface. Each manhole cone and barrel section joint shall also be externally sealed with a "6" or "*9" wide (min.) sealing band of rubber and mastic. The band shall have an outer layer of rubber or polyethylene with an under layer of rubberized mastic (with a protective film), meeting the requirements of ASTM C-877, **type II or *type III. Pipe connections to all manholes through openings (cast or core-drilled) shall be provided with a flexible rubber watertight connector conforming to ASTM C-923, "Standard Specifications for Resilient Connectors Between Reinforced Concrete Manhole Structures And Pipes". A maximum of 8 inches of adjusting rings (2 total rings) is allowed. The frame, chimney, and top "lip" of the cone section shall be required to be sealed with a chimney seal. Only "Adaptor-Seal", "Infra-Shield", or an approved equal will be allowed. Do not use unapproved seals.

2. TESTING

All manholes shall be tested in accordance with Section 32-12 of "Standard Specifications for Water and Sewer Construction in Illinois."

Vacuum Testing shall be carried out immediately after assembly and prior to backfilling of manholes that are up to seventy-two (72) inches in diameter. All lift holes shall be plugged with a non-shrink grout, or rubber plug. The manhole frame, adjusting rings and chimney seals shall be in place before testing. No grout shall be placed in the horizontal joints. All pipes entering the manhole shall be plugged, taking care to securely brace the plugs from being drawn into the manhole with the vacuum testing. A vacuum of ten (10) inches of mercury shall be drawn and the time measured for the vacuum to drop to nine (9) inches of mercury. The Vacuum shall not drop below nine (9) inches of mercury for the following time periods for each size manhole.

Forty-eight (48) inches Diameter – sixty (60) seconds
Sixty (60) inches Diameter – seventy-five (75) seconds
Seventy-two (72) inches Diameter – ninety (90) seconds

Vacuum Tester shall be manufactured by P.A. Glazier, Inc., Worchester, Ma., 01613, phone: (800) 822-6488. All work of testing shall be done in accordance with the requirements of P.A. Glazier, Inc. Contractor shall provide all material and equipment necessary for testing. If testing fails, contractor shall seal all leaks with materials and methods as recommended by P.A. Glazier, Inc., and retest until acceptable. This testing shall be completed before backfilling so that any leaks can be found and fixed externally, and to give the horizontal manhole joints an opportunity to tighten.

WATER MAIN NOTES & SPECIFICATIONS

1. All water service horizontal and vertical separation from sanitary and storm sewers shall be the same as water main separations.

2. Water services shall have a minimum of 5.5 feet of cover from finished grade.

3. Any existing utility structures requiring modifications are to be adjusted (up to 12" total adjustment) by the contractor as part of the contract. Any adjustment of 2" or less shall use preformed rubber adjusting rings, which are 2" or less in thickness.

4. All water mains shall be cement lined ductile iron pipe, class 52 conforming to AWWA C-151 with push-on or mechanical joints and shall have a minimum of 5.5 feet of cover. Water mains shall be encased in polyethylene film in accordance with AWWA C-105-82. Fittings shall be cement lined, for coated cast iron with mechanical joints rated 250 PSI per AWWA C110/Anst 21.20 (Clow, American, U.S. Pipe, or equal). Trace Wire shall be installed (see COMM Supplemental Specifications).

5. All materials shall be verified with the local authority. Water services shall be type "K" copper water tube or the size shown on the plans, corporations stop, curb stop, and service box, all as required by the municipality, and all necessary labor, tools, equipment, excavations and back fill, for a complete installation as shown on the plans.

6. All fire hydrants shall be Waterous Pacer Model WB-67. Auxiliary valve to be resilient seat wedge gate valve, with valve inlet embossed "water". All fire hydrants shall be painted in accordance with the Municipal standards.

7. Water mains shall be protected in accordance with the requirements of the Illinois EPA. Where a sewer (sanitary or storm) crosses below a water main, a minimum vertical separation of 18" shall be provided between the top of the sewer pipe and the bottom of the water main pipe. When the 18" vertical separation is not provided and the water main is above the sewer (sanitary or storm), the sewer shall be constructed to water main standards for a minimum of 10 feet on each side of the water main unless otherwise noted on the drawings. When the water main crosses below the sewer (storm only), the sewer shall be constructed to water main standards for a minimum of 20 feet on each side of the water main unless otherwise noted on the drawings. If the water main crosses beneath the sewer (storm only), 18" vertical separation shall be provided in all cases. In addition, sewer pipe shall be supported in order to prevent pipe from sagging closer to the water main. Minimum water main cover is 5-1/2 feet. Minimum horizontal separation of 10' between sewers and water main shall be adhered to. Prior IEPA approval is required in order to construct water main under storm or sanitary sewers.

8. All horizontal and vertical separation between water main services and storm sanitary sewer shall be the same as listed in water main note 7.

9. Service lines (1.5" and smaller) shall be copper water tube, type k, and soft temper for underground service conforming to ASTM B-88 and B-251 and also conforming to all Village requirements.

10. The water main will be pressure tested according to Local Requirement

11. Sterilize pipe per local jurisdictional agency requirements. Minimum water main chlorination test shall result in a chlorine water mixture of at least 50 parts per million available at each outlet where sampling can be obtained from. Test periods for the water main shall be at least 24 hours and at the end of that time the chlorine residual shall be at least 10 ppm at the sampling points. If chlorine residual is less than 10 ppm, additional application shall be made and the retention period repeated until the required 10 ppm residual is obtained. After obtaining successful test results, flush heavily chlorinated water from the main until the replacement water is the same chemical and bacteriological quality as the water source.

12. There will be no 90 degree bends permitted on watermain installations.

13. All fittings shall be Installed Field Lok (Tyler MJ Accessories).

14. Manholes used for valve vaults will be a minimum of five (5) feet in diameter measured internally.

15. Contractor must install a 1" flared corp. for filling and chlorinating.

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	1/21/19	PER CITY COMMENTS			

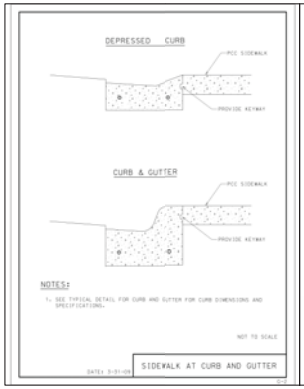
GENERAL NOTES & SPECIFICATIONS

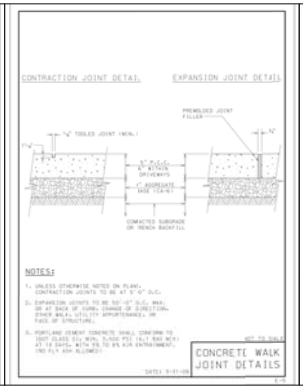
RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

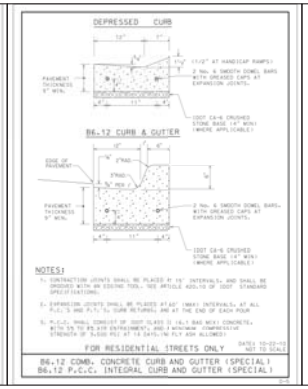
Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
34 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1373

DATE: 4/30/18
FILE: 17-034 C70
JOB NO: 17-034
C7.1
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS

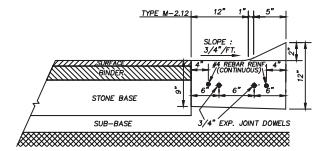






CURB NOTES :

1) EXPANSION JOINTS AT ENDS OF RETURNS AND 60' INTERVALS WITH 2-3/4" DOWELS.
2) 1" EXPANSION JOINTS AROUND STRUCTURES IN CURB.
3) CONTRACTION JOINTS AT 15' INTERVALS.
4) COST OF JOINTS TO BE INCL. IN BID PRICE FOR CURBS.

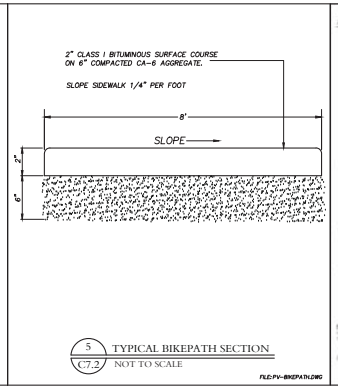


NOTES:

1) ALL CURB AND GUTTER TO BE CONTINUOUSLY REINFORCED WITH 2-#4 REBARS EXCEPT AT THE EXPANSION JOINTS.
2) ALL REINFORCING SHALL BE SET PRIOR TO POURING CONCRETE AND SHALL BE PROPERLY LOCATED AND SUPPORTED (SEE I.D.O.T. SECTION 512).
3) SAW CUT AND SEALED CONTRACTION JOINTS TO BE PLACED IN CURB AND GUTTER AT INTERVALS OF 15' FOR FULL LENGTH OF CURB AND GUTTER, CUT 1 1/2" DEEP (SEE I.D.O.T. SECTION 616).
4) INSCRIBE AN "S" FOR SANITARY SERVICE AND A "W" FOR WATER SERVICE LOCATION AT THE UTILITY LOCATION.

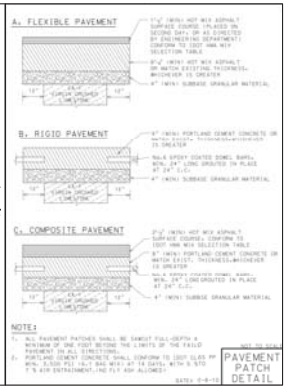
4 / C7.2 DETAIL-M2.12 CURB / GUTTER
NOT TO SCALE

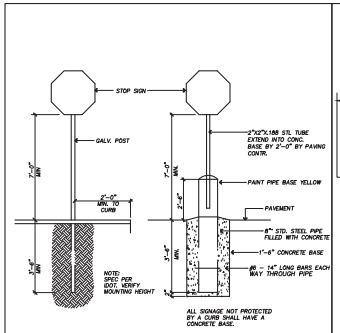
FILE:PV-CURB M3-12.DWG



5 / C7.2 TYPICAL BIKEPATH SECTION
NOT TO SCALE

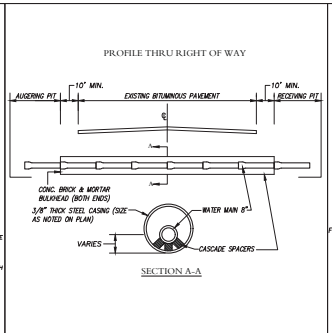
FILE:PV-BIKEPATH.DWG





7 / C7.2 STOP SIGN DETAIL
NOT TO SCALE

FILE:TC-STOP SIGN2.DWG

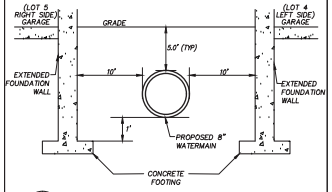


8 / C7.2 DETAIL - PIPE AUGER
NOT TO SCALE

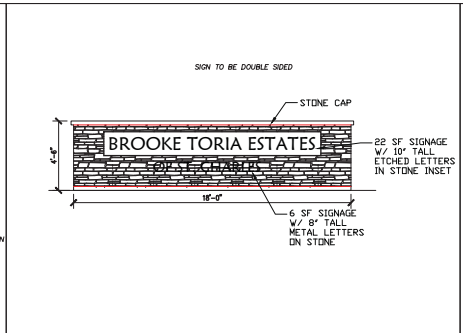
FILE:UT-AUGER.DWG

NOTES:

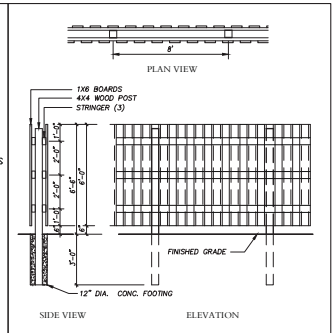
1. WATERMAIN TO HAVE A MINIMUM 5.0' OF COVER.
2. 10' OF SEPARATION SHALL BE PROVIDED FROM THE OUTSIDE OF PIPE TO THE OUTSIDE OF THE FOUNDATION WALL.
3. THE TOP OF FOOTING SHALL BE 1' BELOW THE BOTTOM OF THE WATERMAIN.



9 / C7.2 DETAIL - EXTENDED GARAGE FOUNDATION
NOT TO SCALE

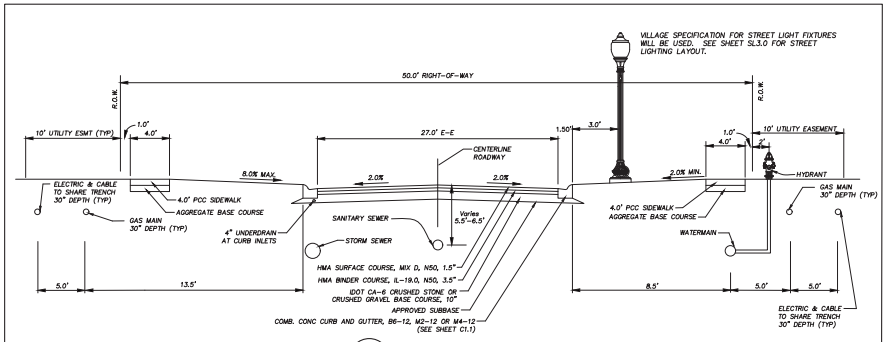


10 / C7.2 PROPOSED MONUMENT SIGN
NOT TO SCALE



11 / C7.2 DETAIL - TYP. DECORATIVE FENCE ELEVATION
NOT TO SCALE

FILE:W-FENCE4.DWG



12 / C7.2 TYPICAL PUBLIC STREET CROSS-SECTION
NOT TO SCALE

REVISIONS

NO.	DATE	DESCRIPTION
4	2/26/19	PER CITY COMMENTS
3	1/21/19	PER CITY COMMENTS
2	10/17/18	PER CITY COMMENTS
1	8/28/18	PER CITY COMMENTS

NO.	DATE	DESCRIPTION

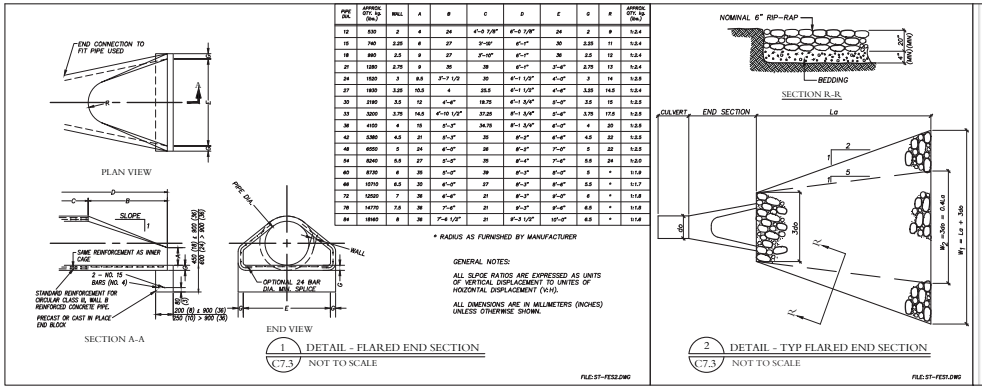
SITE DETAILS

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates, Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
34 N. Bennett Street • Geneva, IL 60134 • Phone (630) 845-1370 • Fax (630) 845-1373

DATE: 4/30/18
FILE: 17-034 C70
JOB NO: 17-034
SHEET NO. C7.2

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS



PIPE DIA.	APPROX. WEIGHT (lbs.)	WALL	A	B	C	D	E	G	R	APPROX. WEIGHT (lbs.)
12	530	2	4	24	4'-0 7/8"	4'-0 7/8"	24	2	9	1:2.4
15	740	2.25	6	27	3'-10"	6'-1"	30	2.25	11	1:2.4
18	960	2.5	9	27	3'-10"	6'-1"	36	2.5	12	1:2.4
21	1280	2.75	9	35	28	6'-1"	3'-4"	2.75	13	1:2.4
24	1520	3	9.5	3'-7 1/2	30	6'-1 1/2"	4'-0"	3	14	1:2.5
27	1930	3.25	10.5	4	33.5	6'-1 1/2"	4'-0"	3.25	14.5	1:2.4
30	2160	3.5	12	4'-4"	18.75	6'-1 3/4"	3'-0"	3.5	15	1:2.5
33	3200	3.75	14.5	4'-10 1/2"	37.25	6'-1 3/4"	3'-4"	3.75	17.5	1:2.5
36	4150	4	15	5'-3"	34.75	6'-1 3/4"	6'-0"	4	20	1:2.5
42	5380	4.5	21	6'-3"	35	6'-2"	6'-4"	4.5	22	1:2.5
48	6550	5	24	6'-0"	38	6'-3"	7'-0"	5	22	1:2.5
54	8240	5.5	27	5'-0"	35	6'-4"	7'-4"	5.5	24	1:2.0
60	9730	6	35	5'-0"	39	6'-5"	8'-0"	6	*	1:1.8
66	12710	6.5	30	6'-0"	37	6'-3"	8'-8"	6.5	*	1:1.7
72	12520	7	36	6'-6"	21	6'-3"	9'-0"	6	*	1:1.8
78	14770	7.5	38	7'-6"	21	6'-3"	9'-6"	6.5	*	1:1.8
84	18140	8	38	7'-6 1/2"	21	6'-3 1/2"	10'-0"	6.5	*	1:1.8

* RADIUS AS FURNISHED BY MANUFACTURER

GENERAL NOTES:

ALL SLPOE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITES OF HOIZONTAL DISPLACEMENT (v:H).

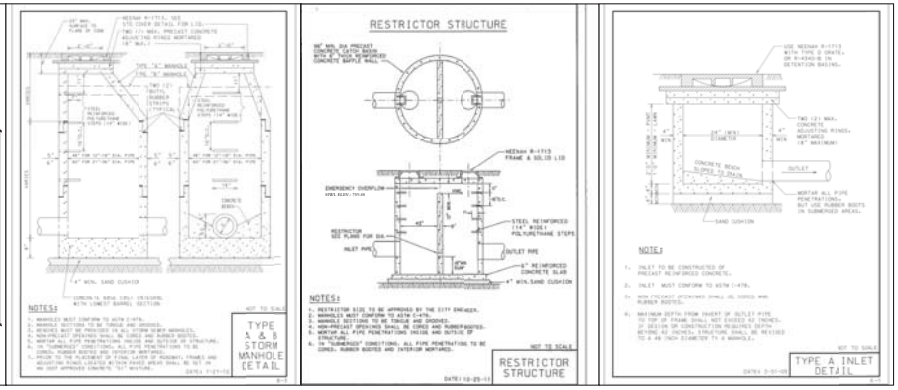
ALL DIMENSIONS ARE IN MILLIMETERS (INCHES) UNLESS OTHERWISE SHOWN.

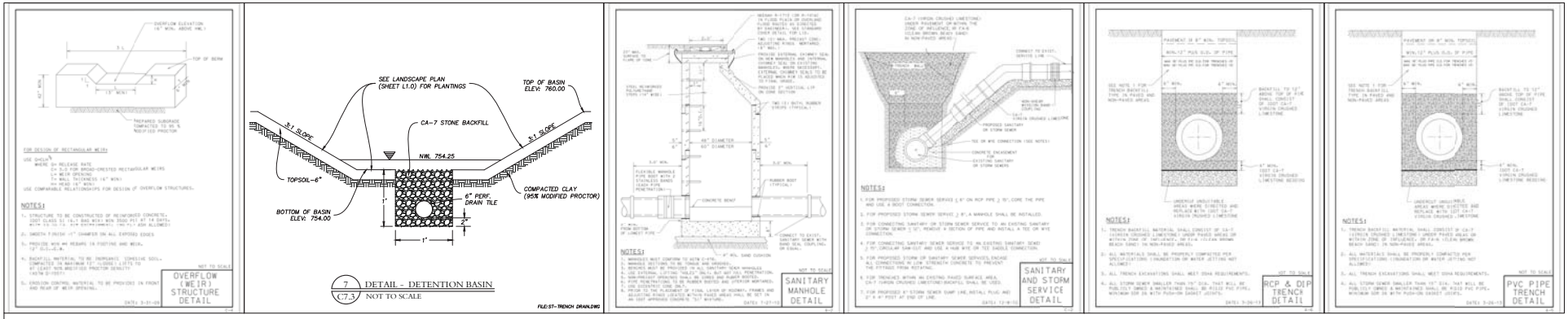
1 / C7.3 DETAIL - FLARED END SECTION
NOT TO SCALE

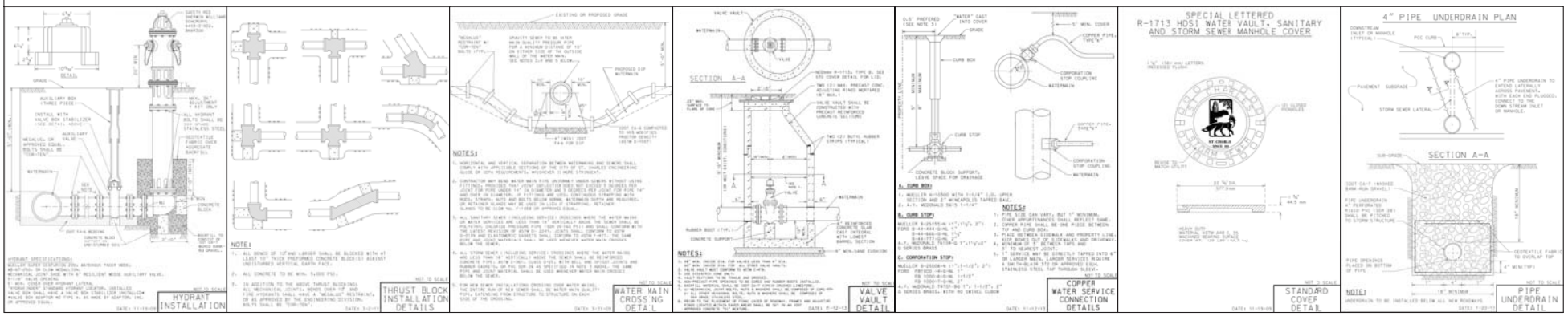
FILE:ST-FES2.DWG

2 / C7.3 DETAIL - TYP FLARED END SECTION
NOT TO SCALE

FILE:ST-FES1.DWG







REVISIONS					
4	2/26/19	PER CITY COMMENTS			
2	10/17/18	PER CITY COMMENTS			
1	8/28/18	PER CITY COMMENTS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

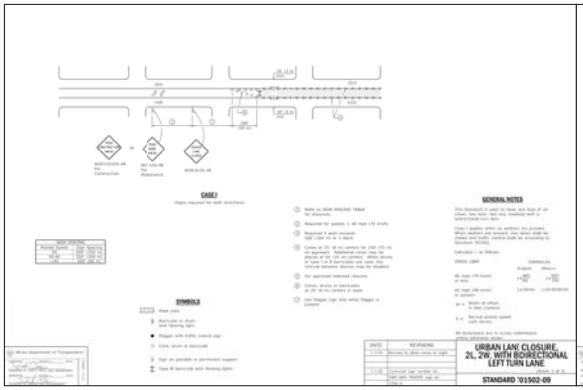
UTILITY DETAILS

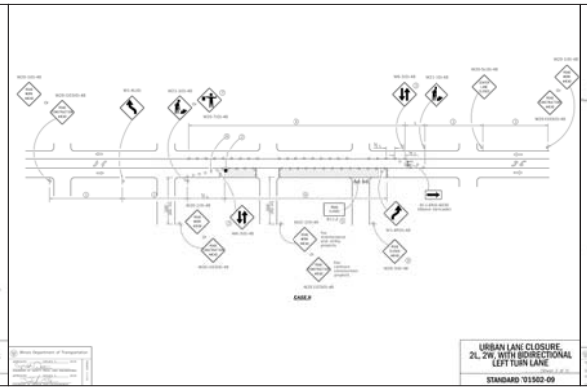
RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

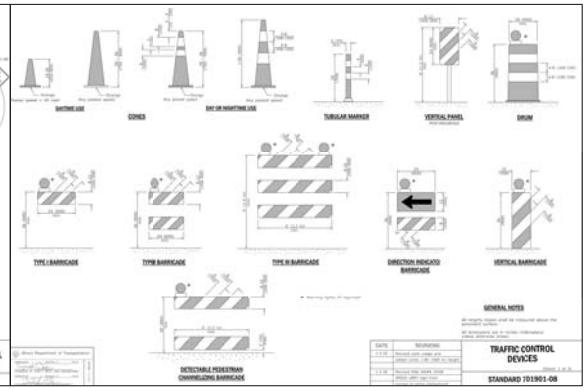
Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
34 N. Bennett Street • Geneva, IL 60134 • Phone (630) 845-1370 • Fax (630) 845-1373

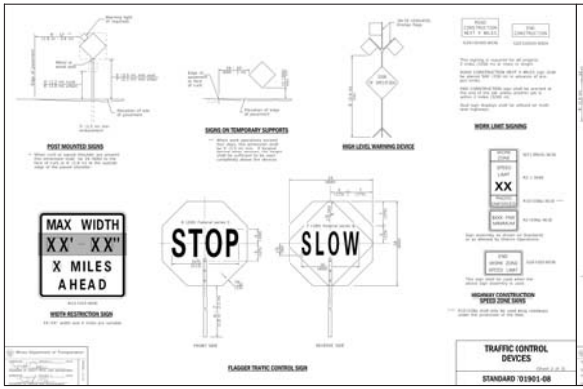
DATE: 4/30/18
FILE: 17-034 C70
JOB NO: 17-034
C7.3
SHEET NO.

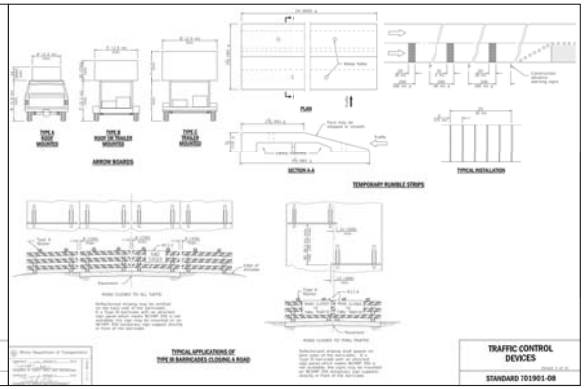
RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS











REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

IDOT DETAILS

RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

Craig R. Knoche & Associates
Civil Engineers, P.C.
• Civil Engineers • Surveyors • Land Planners
34 N. Bennett Street • Geneva, IL 60134 • phone (630) 845-1370 • fax (630) 845-1373

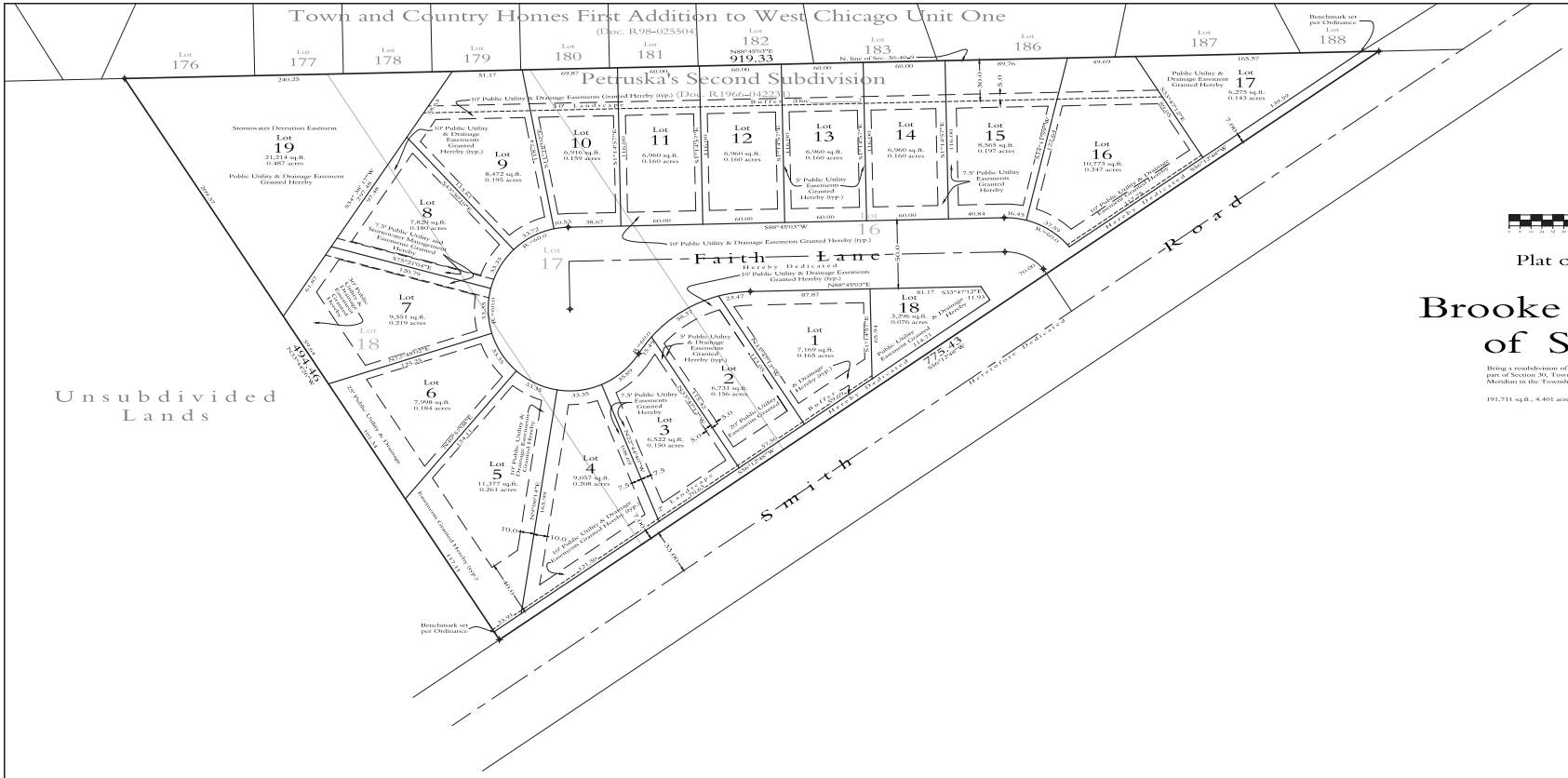
DATE: 10/28/19
FILE: 17-034 C70
JOB NO: 17-034

C7.4
SHEET NO.

RESIDENTIAL DEVELOPMENT ST. CHARLES, ILLINOIS

<u>EXHIBIT “E”</u>

FINAL PLAT OF SUBDIVISION


Town and Country Homes First Addition to West Chicago Unit One
(Doc. R98-025504)
Petruska's Second Subdivision
(Doc. R1966-042231)
Unsubdivided Lands
Faith Lane
Hereby Dedicated
Smith Road
Hereby Dedicated
Stormwater Detention Easement
Lot 19
21,214 sq.ft.
0.487 acres
Public Utility & Drainage Easement Granted Hereby
Lot 8
7,828 sq.ft.
0.180 acres
Lot 9
8,472 sq.ft.
0.195 acres
Lot 10
6,916 sq.ft.
0.159 acres
Lot 11
6,960 sq.ft.
0.160 acres
Lot 12
6,960 sq.ft.
0.160 acres
Lot 13
6,960 sq.ft.
0.160 acres
Lot 14
6,960 sq.ft.
0.160 acres
Lot 15
8,565 sq.ft.
0.197 acres
Lot 16
10,773 sq.ft.
0.247 acres
Lot 17
6,223 sq.ft.
0.143 acres
Lot 18
3,296 sq.ft.
0.076 acres
Lot 7
9,551 sq.ft.
0.219 acres
Lot 6
7,998 sq.ft.
0.184 acres
Lot 5
11,377 sq.ft.
0.261 acres
Lot 4
9,057 sq.ft.
0.208 acres
Lot 3
6,522 sq.ft.
0.150 acres
Lot 2
6,731 sq.ft.
0.156 acres
Lot 1
7,169 sq.ft.
0.165 acres
Benchmark set per Ordinance
Lot 188
Lot 176
Lot 177
Lot 178
Lot 179
Lot 180
Lot 181
Lot 182
Lot 183
Lot 186
Lot 187
N88°49'03"E
919.33
N. line of Sec. 30-40-9
S88°45'03"W
N88°45'03"E
S33°47'13"E
11.93
779.43
S88°45'03"W
N77°47'03"E
N77°47'03"E
N12°12'57"W
N12°12'57"W
S12°12'57"E
S12°12'57"E
N12°12'57"W
S12°12'57"E
N12°12'57"W
S12°12'57"E
N12°12'57"W

Plat of Resubdivision

Brooke Toria Estates of St. Charles

Owner's Certificate

State of Illinois
County of DuPage } S.S.

This is to certify that V&M Investment and Remodeling Group, LLC is the owner of the lands shown and described on the annexed plat and by its duly authorized Manager has as such owner caused said lands to be surveyed, resubdivided and platted as shown thereon for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon shown. It is further certified that the lands platted hereby fall within the boundaries of St. Charles Community Unit School District 303.

Dated this____day of_____, A.D.2019.

by:_____
Manager

for: V&M Investment and Remodeling Group, LLC

Notary's Certificate

State of Illinois
County of DuPage } S.S.

I_____, a notary public in and for the County and State aforesaid do hereby certify that_____, as Manager of V&M Investment and Remodeling Group, LLC, who is personally known to me to be the same person whose name is subscribed to the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and as their free and voluntary act and as the free and voluntary act of V&M Investment and Remodeling Group, LLC.

Given under my hand and notarial seal this____day of_____, A.D.2019.

_____
notary public

Certificate as to Special Assessments

State of Illinois
County of Kane
County of DuPage } S.S.

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 annexed plat.

Dated at _____, Illinois, this _____ day of _____, A.D. 2019.

_____
Collector of Special Assessments

Plan Commission Certificate

State of Illinois
County of Kane
County of DuPage } S.S.

Approved this _____ day of _____, A.D. 2019.

_____
Chairman, Plan Commission

Director of Community Development Certificate

State of Illinois
County of Kane
County of DuPage } S.S.

I_____, do hereby certifuy that the required improvements have been installed or the required guarantee bond has been posted for the completion of all required land improvements.

dated at St. Charles, Illinois this _____ day of _____, A.D. 2019.

_____
Director of Community Development

City Council Certificate

State of Illinois
County of Kane
County of DuPage } S.S.

Approved this _____ day of _____, A.D. 2019.

City Council of the City of St. Charles, Illinois

by: _____ attest:_____
Mayor City Clerk

PUBLIC UTILITY AND DRAINAGE EASEMENT DECLARATION

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, AMERITECH 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 DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, 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, DRAINAGE WAYS, 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 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 GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS 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, GARDENS, SHRUBS, OR BERMING 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 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 GRANTEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES 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 GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

Surveyor's Certificate

State of Illinois
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed, resubdivided and platted the lands described as follows:

Lots 16, 17 and 18 of Petruska's Second Subdivision of part of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian in the Township of Wayne, Du Page County, Illinois.

I further certify that the lands described above are located in zone "X" (determined to be outside the 0.2% annual chance floodplain) pursuant to Flood Insurance Rate Map 17043C0107H (effective 12-6-2004) issued by the Federal Emergency Management Agency.

All dimensions are given in feet and decimal parts thereof and are correct at 62° Fahrenheit.

Given under my Hand and Seal at Wheaton, Illinois this____day of_____, A.D.2019.

_____
Illinois Professional Land Surveyor 2967
exp 11-30-18

This professional service complies with the current Illinois Standards for a Boundary Survey

County Clerk's Certificate

State of Illinois
County of DuPage } S.S.

I, Jean Kaczmarek, County Clerk of Du Page 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. 2019.

_____
Du Page County Clerk

County Recorder's Certificate

State of Illinois
County of DuPage

I, Fred Bucholz, Recorder of Du Page County, Illinois, do hereby certify that this instrument was filed for record on the____day of_____, A.D. 2019 and was placed of record as Document_____.

Given under my hand at Wheaton, Illinois, this _____ day of _____, A.D. 2019.

_____
Du Page County Recorder

Sheet 2 of 2

Date: 10-26-18
File: 17-043R2
Job: 17-043

Craig R. Knoche & Associates
Civil Engineers, P.C.
Illinois Registered Design Firm 3183
29 North Bennett Street ■ Geneva, Illinois 60134 ■ Office (630) 232-0210 ■ Fax (630) 232-0215
■ Civil Engineers
■ Surveyors
■ Land Planners

Proposed for:
V & M Investment and Remodeling Group LLC

Plat of Resubdivision

EXHIBIT "F"

PUD DEVIATIONS

Table 17.12-2 Residential District Bulk Requirements – RS-4 District	
Minimum Lot Area	6,522 sq. ft. (Lot 3) and as shown on the Final Plat of Subdivision
Minimum Lot Width	44 ft. and as shown on the Final Plat of Subdivision
Minimum Rear Yard	25 ft. (Lots 5-6) 20 ft. (Lots 1-4, 8)
Table 17.28-1 Permitted Signs for Residential Districts (RE, RS, RT, RM)	
Entryway Signs for Residential Development	5 ft. Minimum ROW setback