CITY OF ST. CHARLES ILLINOIS • 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	Tractor Supply Store, Corporate Reserve PUD Lot 3, NE corner of W. Main St. & Cardinal Dr. (Mend St. Charles, LLC)		
	City Staff:	Ciara Miller, Economic Development Planner		
	PUBLIC HEARING 03/02/2021	X	**MEETING** 03/02/2021	X

APPLICATIONS:	Special Use for PUD & PUD Preliminary Plan
ATTACHMENTS AND SUPPORTING DOCUMENTS:	
Staff Report	Application
Plans	PUD Ordinance 2008-Z-18

SUMMARY:

The subject property is a 3.5-acre vacant parcel known as Lot 3 of the Corporate Reserve of St. Charles Planned Unit Development (PUD). The PUD was approved in 2008 under Ordinance No. 2008-Z-18 (excerpt attached).

Mend St. Charles LLC, contract purchaser of Lot 3 represented by Don Bonham, is proposing to develop a Tractor Supply Co. store on the site. Details of the proposal are as follows:

- Construction of a one-story, approx. 19,000 sf building, fronting on W. Main St.
- An 18,000sf fenced outdoor sales area on the east side of the building
- Site access from Woodward Drive
- A total of 88 parking stalls

The following zoning applications have been submitted in support of this project:

1. **Special Use (PUD Amendment)** – To permit a zoning deviation related to design standards, public street frontage landscaping, and parking.
2. **PUD Preliminary Plan** – To approve the physical development of the property in order to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance

SUGGESTED ACTION:

Conduct the public hearing on the Special Use (PUD Amendment) and close if all the testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

The Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

INFO / PROCEDURE – PUD PRELIMINARY PLANS

- Approval of engineering plans for development of property within a PUD- includes site, landscape, and engineering plans.
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning codes).

INFO / PROCEDURE – SPECIAL USE - PUD AMENDMENT APPLICATIONS: ***see next page***

- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
- A public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

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

CITY OF ST. CHARLES
ILLINOIS • 1834

Staff Report

TO: Chairman Todd Wallace
And the Members of the Plan Commission

FROM: Ciara Miller, Economic Development Planner

RE: Corporate Reserve Lot 3 – Tractor Supply Co.

DATE: February 26, 2021

I. APPLICATION INFORMATION:

Project Name: Corporate Reserve Lot 4 – Tractor Supply Co

Applicant: Mend St. Charles

Purpose: Develop the vacant lot with a 19,000 SF Tractor Supply Co. store (Heavy Retail and Service)

General Information:

Site Information	
Location	**Northeast corner of W. Main St. and Cardinal dr.**
Acres	3.5 acres

Applications	**Special Use (PUD Amendment)** **PUD Preliminary Plan**
Applicable Zoning Code Sections and PUD Ordinance	Ch. 17.06 Design Review Standards & Guidelines Ch. 17.14 Business and Mixed-Use Districts Ch. 17.24 Off-Street Parking, Loading & Access Ch. 17.26 Landscaping and Screening Ordinance 2008-Z-18 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)"

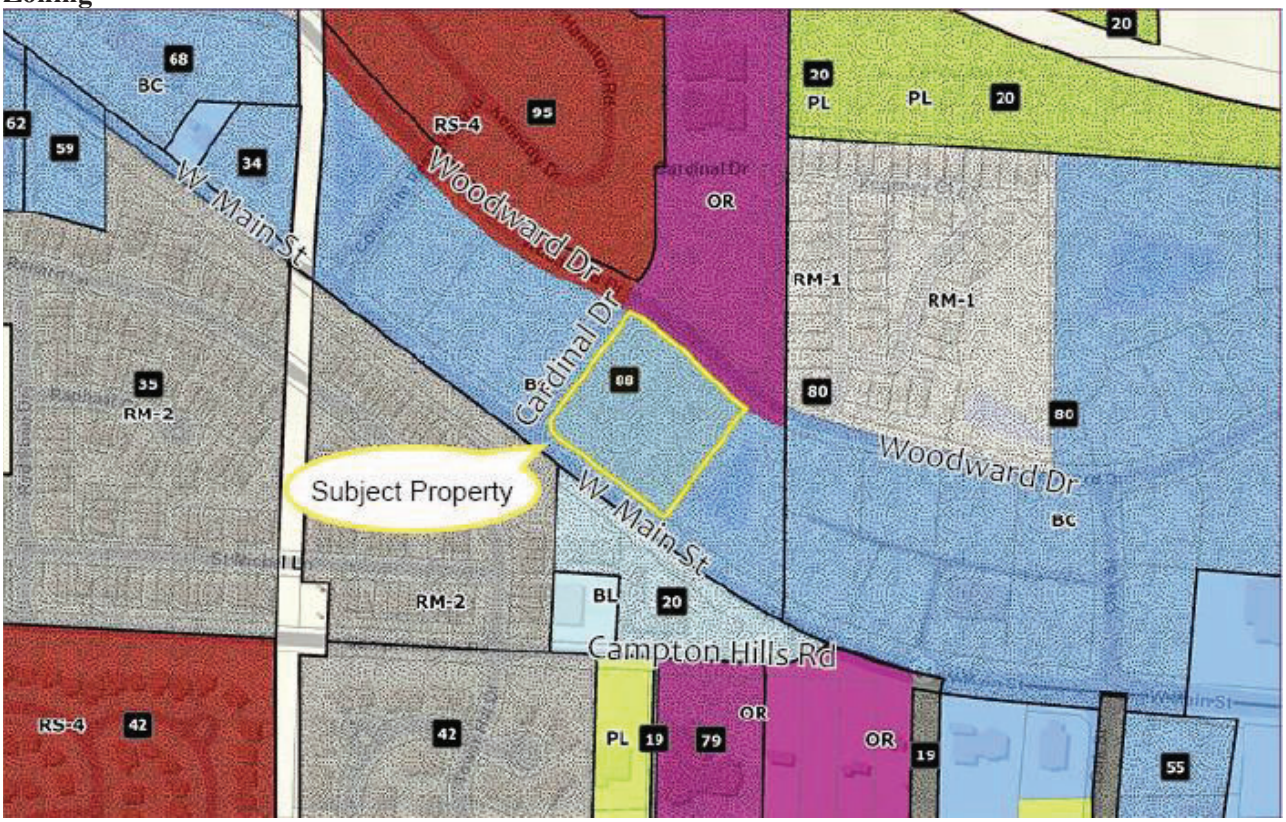
Existing Conditions	
Land Use	Vacant
Zoning	BC- Community Business (PUD)

Zoning Summary		
North	OR- Office/Research District (PUD)	Vacant
East	BC- Community Business (PUD)	Detention pond
South	RM-2 Medium Density Multi-Family Residential (PUD) and BL-Local Business	Renaux Manor townhomes and West-Gateway Commercial properties.
West	BC- Community Business (PUD)	Vacant

Comprehensive Plan Designation
Industrial/Business Park

Aerial

Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is a 3.5 acre vacant parcel known as Lot 3 of the Corporate Reserve of St. Charles Planned Unit Development (PUD). The PUD was approved in 2008 under Ordinance No. 2008-Z-18 (excerpt attached).

The portion of the PUD north of Woodward Drive includes office uses and a residential subdivision (Anthem Heights). The portion south of Woodward Drive, comprised of Lots 2 and 3, is zoned BC Community Business and was planned for commercial use.

A portion of Lot 2 has been developed- In 2017, the PUD Ordinance was amended to allow deviations from the design standards for Everbrook Academy Childcare Center and to subdivide the large Lot 2 into two separate lots. Everbrook Academy has since opened, and the remaining 2.88 acre lot created through the subdivision remains undeveloped.

B. PROPOSAL

Mend St. Charles LLC, contract purchaser of Lot 3 represented by Don Bonham, is proposing to develop a Tractor Supply Co. store on the site. Details of the proposal are as follows:

- Construction of a one-story, approx. 19,000 sf building, fronting on W. Main St.
- An 18,000sf fenced outdoor sales area on the east side of the building
- Site access from Woodward Drive
- A total of 88 parking stalls

The following zoning applications have been submitted in support of this project:

1. **Special Use (PUD Amendment)** – To permit a zoning deviation related to design standards, public street frontage landscaping, and parking.
2. **PUD Preliminary Plan** – To approve the physical development of the property in order to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance

III. ANALYSIS

Staff has performed an analysis of the submitted PUD Preliminary Plan to identify any deficiencies with the proposal as it relates to the standards established in the Corporate Reserve PUD Ordinance and the Zoning Ordinance, Title 17 of the City Code.

A. PROPOSED USE

"Heavy Retail and Service" is listed as a permitted use for the BC-zoned parcels in the Corporate Reserve PUD. This use is defined as follows:

A retail and/or service establishment where a) outdoor service or storage areas or partially enclosed structures are used in conjunction with the business, or b) the sale of goods or services to the general public at retail is secondary to the sale of goods or services to contractors, service professionals, and the like at wholesale. This use includes, but is not limited to, equipment rental and leasing, lumberyards and other building material and building supply establishments; auto parts establishments, commercial greenhouses and

garden centers; landscape, construction and lawn maintenance contractor yards; contractor's offices and storage; bulk materials sales and storage; swimming pool sales; deck and patio sales, playground equipment sales, and recreational vehicle and mobile home dealers. Outdoor Sales Areas and outdoor storage are permitted as accessory uses. Heavy Retail and Service does not include Home Improvement Center, Retail Sales, Personal Services, Pawn Shops, Motor Vehicle Sales and Leasing, or Adult Uses, as defined herein.

The proposed Tractor Supply Co. store meets this definition.

B. ZONING STANDARDS

The table below compares the PUD Preliminary Plan submitted for development of Lot 3 (Tractor Supply Co.) with the applicable requirements of the Corporate Reserve PUD and the BC zoning district.

Category	Zoning Ordinance Or PUD Standard	Proposed
Min. Lot Area	1 acre	3.5 acres
Lot Width	None	N/A
Building Coverage	40%	12.6%
Max. Gross Floor Area per Building	75,000 sf	19,097 sf
Building Height	40 ft.	24 ft.
Building Setbacks:		
Front (Woodward)	25 ft	93 ft.
Front (Main Street)*	50 ft.	136 ft.
Interior side	10 ft.	172 ft.
Exterior Side (Cardinal)	30 ft.	96 ft.
Parking Setbacks:		
Front (W Main St.)	50 ft.	50.8 ft.
Front (Woodward Dr)*	25 ft.	60 ft.
Interior Side	0 ft.	2.5ft.
Exterior Side (Cardinal)	25 ft.	25.9ft.
Parking Requirement	*See Parking section below *	88 stalls including 4 accessible stalls
Drive-Aisle Width	24' (two-way) or 14' (one way)	24'

Front yard(setbacks)* - The PUD Ordinance stipulates that both Main Street and Woodward Drive are considered front yards when determining setbacks.

C. PARKING

The parking requirement for Heavy Retail & Service is 3 spaces per 1,000GFA retail and 3 spaces per 1,000SF outdoor sales area. With a 19,097sf building and the 15,913sf outdoor sales area (minus the center drive aisle) the required number of stalls would 105 parking stalls and the site provides 88.

The applicant has provided information on parking requirements according to Tractor Supply Corporate standards and other operating Tractor Supply locations. For their model, Tractor Supply Co. requires this site to have 75 parking stalls. The applicant has provided 88 stalls, exceeding the corporate requirement by 13 stalls. The applicant also provided background on some other Tractor Supply locations of a similar size including:

- Whitestown, IN (NW of Indianapolis) – 81 spaces
- Carlyle, IL – 70 Spaces
- Clinton, IN – 60 Spaces
- Danville, IN – 65 Spaces
- DeSoto, IA – 66 Spaces
- Fort Wayne, IN – 77 Spaces
- Hobart, IN – 72 Spaces
- Kankakee, IL – 64 Spaces
- Shelbyville, IL – 72 Spaces

If the building was considered a Retail use, rather than a Heavy Retail & Service, the parking requirement would be 4 per 1,000GFA which would mean for a store of this size, 76 stalls would be required (site provides 12 excess stalls in this scenario). This number aligns much more closely with Tractor Supply's corporate parking requirements. Since this lot is being developed under a PUD and the applicant is seeking deviations for other zoning code requirements, the Plan Commission may consider the evidence and whether the site provides adequate parking for their use. Staff believes the parking count as proposed is reasonable and the additional 17 spaces required to meet the "Heavy Retail & Service" standard would be unnecessary.

If required to provide these additional 17 stalls, staff identified a few options that may help achieve that number:

1. The retail display area along Cardinal Dr. could be converted to parking which could provide as many as 14 parking stalls.

2. The extra-long parallel stalls on the east side of the outdoor sales area could be shortened to standard parallel stall length and fit 6 stalls where currently there are 3.

3. Minimum stall width is 9' and most of the stalls provided on site are 10', reducing the stall width to the minimum has the potential to fit additional stalls within the same area already designated for parking.

D. SITE ACCESS

The Corporate Reserves PUD (Section 8B) limits Lot 3 (proposed Tractor Supply) to one full-access point on Woodward Drive unless otherwise approved by the City through a PUD Preliminary Plan for Lot 3. In addition, the centerline of all access drives within the Subject Property shall be located not less than 150 feet from the centerline of any intersection of two public streets.

One curb cut that satisfies the distance requirements mentioned previously is already provided on the site. The applicant is requesting a second access drive, east of the existing access drive, be provided on Woodward for site circulation. The proposed second access point is more than 150 ft from the centerline of the intersection of Regency Ct. and Woodward Drive, the closest public intersection.

E. OUTDOOR SALES

Outdoor sales are permitted as an accessory use to the Heavy Retail & Service use defined in Ch. 17.30. An 8 ft. chain-link fence is proposed around the outdoor sales area.

While screening of the outdoor sales area is not required, consideration should be given to use of opaque screening along the north side of the sales area that faces a residential neighborhood and/or increased screening at the north east corner of the property.

F. LANDSCAPING

A landscape plan has been submitted as part of the PUD Preliminary Plan for Lot 3 – Tractor Supply Co. Existing landscaping along W. Main St. and Corporate Reserve Blvd. will remain. The table below compares the submitted plan with the requirements of Ch. 17.26 "Landscaping and Screening". Deviations from the zoning ordinance standards as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed
Overall Landscape Area	15%	45%
Interior Parking Lot Landscape Area	1 island per 10 stalls and terminating each row of parking	Meets requirement
Bldg. Foundation Landscaping		
South wall	50% of wall with minimum 5' depth	Meets requirement
West wall	50% of wall with minimum 5' depth	***100% length of wall but 2' deep****
North wall	None required since this is loading zone	N/A
Public Street Frontage Landscaping		
W. Main St.	75% of street frontage w/ 8 trees	Meets requirement
Cardinal Drive	75% of street frontage w/ 7 trees	Meets requirement
Woodward Dr.	75% of street frontage w/ 6 trees	Meets tree requirement, ***does not satisfy street frontage landscaping***
Parking Lot Screening	50% to a height of 30 in. (applies to W. Main St. and Cardinal Dr. frontage)	Meets requirement
Monument Sign Landscaping	3 ft. around sign	Meets requirement
Refuse Dumpster Screening	Enclosed and screened on all sides when visible from public street	Meets requirement

** Building foundation landscaping: While they were unable to provide foundation beds that were 5' deep, they have instead provided 2' beds along 100% of the wall. Any combination of two shade, ornamental or evergreen trees shall be required for every 50 lineal feet of building foundation planting. The west foundation beds would require 3 such trees, but due to the narrow depth of the bed they have not been included.*

The applicant has requested a PUD Amendment in order to allow for the following zoning deviation related to landscaping:

17.26.080 Building Foundation Landscaping – required landscape bed depth of 5' not provided on west wall. Due to the shallow nature of the provided landscape beds, no trees or shrubs (3 required) have been provided.

17.26.090 (C) Public Street Frontage Landscaping – required street frontage landscaping is not provided along Woodward Drive. Due to the configuration of the lot, the code requires public street frontage landscaping along 3 out of 4 sides of the property.

G. BUILDING ARCHITECTURE

The table below compares the architectural elevations submitted for Tractor Supply Co. with the design requirements of Section 17.06.030 "Standards and Guidelines – BL, BC, BR, & O/R Districts". Deviations from the zoning ordinance standards that are required to accommodate the building design as proposed are denoted in ***bold italics***.

Category	Zoning Ordinance Standard	Proposed
Building Articulation (17.06.030.A.1)	3 ft. wall projections/recesses over 20% of façades over 100 ft.	***Does not meet requirement (See below)***
Architectural Features (17.06.030.A.2)	50% of façade comprised of architectural features *(requirement applies to south, west and north elevations)*	South: meets requirement ***West: 30%*** ***North: 19%***
Architectural Features (17.06.030.A.3)	Street-facing facades must have 2/4: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in. *(requirement applies to south, west and north elevations)*	South: Meets requirement West: Meets requirement ***North: 1 of 2***
Public Entrance	Public entrance must face primary street frontage	Meets requirement
Entrance Articulation	Public entrances must be articulated from building	Meets requirement
Building Materials	A list of approved & prohibited materials is provided	Meets requirement*
Roof-Mounted Mechanical Screening	Roof-mounted mechanical equipment screened from view from public streets & residences	***Appears from the elevations that rooftop equipment will be visible on the north side of the building (visible from street and residences)- A screening wall or enclosure is required.***

** Smooth face CMU is not a permitted material but tinted (integral color) CMU is allowed. The exterior finishing scheduled provided by the applicant indicates that material B is a smooth face CMU with integral color and it is permitted because it is a tinted material.*

The applicant has requested a PUD Amendment in order to allow for the following zoning deviation related to building design in order to match corporate design standards and operation requirements of Tractor Supply Company:

1. **Architectural Features - Section 17.06.030.A.1** – Building facades over 100 ft. in length must incorporate 3 ft. wall projections/recesses over at least 20% of the façade. This standard is not met on any elevation though the front elevation with the vestibule is close (25' would be 20% of the façade and the vestibule is 22' wide).
2. **Architectural Features - Section 17.06.030.A.3 –** north elevation provides a change in wall texture but does not provide a second architectural feature (2 required).
3. **Windows and Transparency – Section 17.06.030.B –** Retail spaces with less than 30,000 sf GFA shall provide transparent windows for 60% of the horizontal length of the façade. The applicant is requesting the elimination of this requirement.

H. SIGNAGE

A freestanding monument sign is proposed at the southwest corner of the site. The site plan calls for one 15' free standing sign on the corner of Cardinal and Main Street (see example included in packet). There is also one wall sign shown on the front elevation. The proposed signage meets all standards of Ch. 17.28 "Signs." and these details will be confirmed by staff when permits are filed.

I. LIGHTING

A photometric plan needs to be provided to satisfy the standards of Section 17.22.040 "Site Lighting."

J. ENGINEERING REVIEW

The preliminary engineering plans are under review. Review comments are anticipated to be technical in nature and are not likely to require changes to the site plans. All staff comments will need to be addressed prior to City Council action on the PUD Preliminary Plan.

K. FIRE REVIEW

The applicant will need to demonstrate that the city's largest fire truck will be able to navigate the site.

IV. SUGGESTED ACTION

Conduct the public hearing on the Special Use (PUD Amendment) and close if all testimony has been taken.

Staff has placed this item, along with the PUD Preliminary Plan, on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete.

V. ATTACHMENTS

- Application for Special Use for PUD; received 01/28/2021
- Application for PUD Preliminary Plan; received 6/20/2020
- PUD Preliminary Plans (revised 2/10/2021)
- Excerpts from Ordinance 2008-Z-18
- Letter from neighboring resident (2/23/2021)

From: Heather Neri <heather_neri@yahoo.com>
Sent: Tuesday, February 23, 2021 7:03 PM
To: CD <cd@stcharlesil.gov>
Subject: Resident near potential Tractor Supply Co. Retail Development

Tractor Supply Co. Retail Development

RE: Preliminary Plan application to develop the northeast corner of W Main St. and Cardinal Dr. with an approx. 19,000SF Tractor Supply Co. store at the Corporate Reserve of St. Charles.

To Whom it May Concern:

I am a resident with the back of my house super close to this potential development.
While I understand this is commercial land to be developed, I am also questioning why a large 19,000 SF building is being squeezed into this location.

1. I pull out of our subdivision with many close calls as people cruise down Woodward. Our subdivision entrance view for clearance is blocked by the curvature of the street. I see in the preliminary that they are looking to add traffic to Woodward, with entrance and exits from Woodward. I am asking that if this gets passed that you create some sort of 4 way stop so we can get out of our subdivision without getting t-boned with increased traffic.

2. 8' Chain link fence. Wow. If that's not an eyesore! We spend a lot of money on taxes to have that in our view! Our subdivision HOA strictly did not allow chain link fences and no fences greater than 5'. I'm hoping if this building goes up there will be discussion as to what other fencing options would be more appealing to your residents.

3. It's super close to our yards. It's a huge building set back on the plot. Let's face it, it's not appealing to residential communities. Is this the best location for this sort of building? I would say no as would my neighbors.

I know you want the land sold but I really hope you consider this as if you reside where we do. Thank you for your time.

Regards,
Heather Neri

CITY OF ST. CHARLES

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

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	Tractor Supply Store
Project Number:	2021 -PR- 004
Cityview Project Number:	PL PUD 202100009

Received Date
RECEIVED
JUN 20 2020
City of St. Charles
Community Development

To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the PUD Preliminary Plan on a Plan Commission meeting agenda.

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

1. Property Information:	Location: SW corner of Cardin al Drive and Woodward Drive Lot 3 - The Corporate Reserve of St. Charles	
	Parcel Number (s): Lot 3 - The Corporate Reserve of St. Charles	
	Proposed PUD Name: Existing Corporate Reserve PUD Ordinance 2008-Z-18	
2. Applicant Information:	Name Mend St. Charles, LLC	Phone cell: 217-202-6204 217-586-1880
	Address 1204 E. Oak Building Two, Suite Four Mahomet, IL 61853	Fax 217-586-7325
		Email donrb@bonham.pro
3. Record Owner Information:	Name St. Charles, LLC	Phone 720-341-3860
	Address 270 Saint Paul Street Suite 300 Denver, CO 80206	Fax
		Email Dgryzmala@a-1chipseal.com

Please check the type of application:

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

Subdivision of land:

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

Attachment Checklist:

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

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

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

☑ **REIMBURSEMENT OF FEES AGREEMENT:**

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

☑ **REIMBURSEMENT OF FEES INITIAL DEPOSIT:**

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

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

☑ **PROOF OF OWNERSHIP and DISCLOSURE:**

a) a current title policy report; or

b) a deed and a current title search.

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

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

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

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

- **SCHEDULE:** Construction schedule indicating:

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

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

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

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

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

- **INCLUSIONARY HOUSING SUMMARY**

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

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

Record Owner — Date: 6-9-2020

Applicant or Authorized Agent — Date: 6-9-2020

EXHIBIT "A"

Legal Description

Lot 3 in the Corporate Reserve of St. Charles, being a Subdivision of part of the Southwest Quarter and the Northwest Quarter of Section 29, Township 40 North, Range 8, East of the Third Principal Meridian, according to the Plat thereof recorded January 28, 2009 as document number 2009K005931, in Kane County, Illinois.

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AMERICAN LAND TITLE ASSOCIATION

CITY OF ST. CHARLES

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

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

SPECIAL USE APPLICATION

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

For City Use	
Project Name:	Tractor Supply Store
Project Number:	2021 -PR- 004
Cityview Project Number:	PLSU202100008

Received Date
RECEIVED
JAN 28 2021
City of St. Charles
Community Development

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

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

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

1. Property Information:	Location: NE Corner of Main Street (IL-64) and Cardinal Drive	
	Parcel Number (s): 09-29-384-001	
	Proposed Name: Tractor Supply Store	
2. Applicant Information:	Name Mend St. Charles, LLC	Phone 217-586-1880
	Address 1204 E. Oak Street Building Two, Suite Four Mahomet, IL 61853	Fax N/A Email donrb@bonham.pro
3. Record Owner Information:	Name Daniel Gryzmala	Phone 720-341-3860
	Address 270 Saint Paul Street, Denver, CO 80206	Fax NA Email dgryzmala@a-1chipseal.com

Please check the type of application:

☒ **Special Use for Planned Unit Development - PUD Name:** Corporate Reserve of St. Charles

- ☐ New PUD
- ☒ Amendment to existing PUD- Ordinance #: 2008Z18
- ☐ PUD Preliminary Plan filed concurrently

☐ **Other Special Use (from list in the Zoning Ordinance):** _____

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

Information Regarding Special Use:

Comprehensive Plan designation of the property: Industrial / Business Park

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

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

What is the property currently used for? Vacant Lot

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

Construction of a Tractor Supply Store with associated parking, fenced outdoor display and sidewalk display for retail sales

For Special Use Amendments only:

Why is the proposed change necessary?

To match the corporate design standards and operation of Tractor Supply Company.

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

Elimination of the window transparency requirement, and reduced foundation planting and landscape intensity, design standards for building articulation and architectural features

Note for existing buildings:

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

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

For Special Use for PUD or PUD Amendment applications.

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

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

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

Corporate Reserve of St. Charles — *PUD Name*

1-26-2021 — *Date*

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

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

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

The proposed Tractor Supply Store will bring a much needed variety of retail opportunities to the west side of Town. Tractor Supply stores generally pull customers from a 10-20 mile radius, which will help to provide customers for other retailers on the west side of town. The site has been vacant for the last decade, so the development will meet purpose number 6 above. Due to the proximity to the Kane County Fairgrounds, the University of Illinois Extension, the Farm Bureau, and the U of I Department of Crop Sciences facility, the development of a Tractor Supply Store meets purpose 7 and 3 above. Tractor Supply Company's

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

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

Tractor Supply Company is the largest rural lifestyle retailer in America. The store will bring needed supplies and services to the area and add significant tax dollars to the City.

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

The site is adjacen to State Highway 64. To the east of the site is a detention pond sized for the project. Water, sewer, electric and telephone have been extended to the site.

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.

Tractor Supply is a quality retailer, and their establishment will increase property values to the adjacent properties. Because of their use, Tractor Supply stores generally have a much lower traffic volume generation than other retailers, so the impacts to adjacent properties will be lessened.

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

The development of the store will not impede the normal and orderly development of surrounding property. The placement of the Tractor Supply Store will provide incentive for adjacent development and bring jobs to the City, which will help to further residential development in the area.

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.

There will be no products or operations within the store that will create a significant hazard to the public and will not endanger the public health, safety or general welfare.

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

The project will comply with the Municipal Code, but seek variance from Section 17.06.030 for the articulation and the Windows and Transparency. We are also asking for a variance from Section 17.26.080 for the building foundation landscaping and the intensity.

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

The proposed store will provide services and goods that are generally not readily available in the community. Tractor Supply stores offer a range of products that are necessities for the farmer, hobby farmer, horse owners, and general residential uses. Tractor Supply Company is generally an active member of the community supporting organizations such as Future Farmers of America. It is anticipated that the store will have annual sales of at least several million dollars.

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

The property is listed in the Comprehensive Plan as "Industrial/ Business Park". Goal 1 for Commercial and Office Areas in the Comprehensive Plan discusses highly functional retail and commercial areas that create a diverse tax base. TSC is the largest rural lifestyle retailer in America. Goal 1 also discusses serving a larger regional market. TSC typically pulls customers from a 10-20 mile radius because of it's unique offering. Goal 2 discusses the viability of the City's Commercial Corridors. The subject property has been vacant since it's development over ten years ago. The project will increase the landscaping on the property and add an attractive building to the corridor.

SITE LOCATION

GENEVA QUADRANGLE
ILLINOIS
7.5 MINUTE SERIES

License No: 184-005040
15110 Dallas Parkway, Suite 370
Dallas, TX 75248
214) 676-9968

USGS MAP – TRACTOR SUPPLY COMPANY

ST. CHARLES, IL

SITE DEVELOPMENT PLANS

MEND ST. CHARLES, LLC

ST. CHARLES, ILLINOIS

NOT FOR CONSTRUCTION

DEVELOPER:

MEND ST. CHARLES, LLC

CONTACT:
DON BONHAM
1204 E. OAK ST.
BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
PH: (217) 586-1880

ARCHITECT:

SAORSA ARCHITECTURE

CONTACT:
CHIP WALLACE
PO BOX 1999
SPRING HILL, TN 37174
PH: (615) 481-3313
cwallacedesign58@gmail.com

CIVIL ENGINEER:

SE3, LLC

CONTACT:
MATT GAUNTT, P.E.
15110 N. DALLAS PARKWAY,
SUITE 370
DALLAS, TX 75248
PH: (214) 676-9968 office
(630) 779-8233 mobile
mgauntt@se3.us

SURVEYOR:

COMPASS SURVEYING, LTD

CONTACT:
MICHAEL E. FILIPSKI
2631 GINGER WOODS PARKWAY
SUITE 100
AURORA, IL 60502
PH: (630) 820-9100 office

UTILITY COMPANIES:

ELECTRIC:
PAUL HOPKINS
CITY OF ST. CHARES
(630) 377-4407
phopkins@stcharlesil.gov

TELEPHONE:
AT&T

GAS:
NICOR

CITY SEWER:
CITY OF ST. CHARLES
ENVIRONMENTAL SERVICE
DIVISION
TIM WILSON
(630) 377-4405
twilson@stcharlesil.gov

CITY WATER:
CITY OF ST. CHARLES
ENVIRONMENTAL SERVICE
DIVISION
TIM WILSON
(630) 377-4405
twilson@stcharlesil.gov

PROJECT LOCATION

VICINITY MAP
NOT TO SCALE

N

CALL J.U.L.I.E.
48 Hours (2 working days) Before You Dig.

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PREPARED BY:
SE3
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:
MEND ST. CHARLES, LLC
1204 E. OAK ST. BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY
ST. CHARLES, ILLINOIS

TITLE SHEET

PROJECT NUMBER: 03_207_004
DATE: 12/22/2020
SCALE: NONE
DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG
SHEET No. C-1 of 16 SHEETS

GENERAL CONSTRUCTION NOTES

1. ALL SITE WORK SHALL BE PERFORMED UTILIZING MATERIAL AND METHODS IN STRICT ACCORDANCE WITH APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS - LATEST EDITION, LOCAL REQUIREMENTS, AS WELL AS THE STANDARD DETAIL SHEETS ATTACHED TO THESE PLANS. WHERE THERE IS A CONFLICT, THE MORE RESTRICTIVE SPECIFICATIONS SHALL GOVERN. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO SUBMISSION OF A BID. SUBMISSION OF A BID SHALL MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.

3. CUT SHEETS FOR ALL UNDERGROUND UTILITIES SHALL BE SUBMITTED TOGETHER IN ONE SUBMITTAL PRIOR TO ORDERING ANY UNDERGROUND MATERIALS OR APPURTENANCES.

4. ALL PRESUMED ERRORS OR DEFICIENCIES IN THE ENGINEERING DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER AS A PART OF THE OVERALL BID SUBMITTAL.

5. ALL PROPOSED SUBSTITUTIONS AND DEVIATIONS FROM THIS PLAN SET AND SPECIFICATIONS HAVE TO BE BROUGHT TO THE ATTENTION OF THE OWNER AS A PART OF THE BID SUBMITTAL.

6. ANY DAMAGE TO EXISTING MANHOLES, STRUCTURES, UTILITIES, FENCES, TILES, TRENCHES, PAVEMENTS, AND NOT CALLED OUT SPECIFICALLY IN THE PLANS SHALL BE REPAIRED OR REPLACED WITH EQUALS WITHOUT COST TO THE OWNER.

7. ALL PHASES OF THE PROPOSED IMPROVEMENTS ARE SUBJECT TO TESTING BY THE OWNER AND MUNICIPALITY. THE COST OF TESTS REQUIRED BY THESE AGENCIES OR PARTIES SHALL BE BORNE SOLELY BY THE CONTRACTOR AND THIS COST SHALL BE INCORPORATED INTO HIS PROPOSAL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE FROM THE PARTIES AND AGENCIES INVOLVED WHAT TESTS ARE REQUIRED. THERE WILL BE NO EXTRAS AWARDED AS A RESULT OF THE CONTRACTOR CLAIMING IGNORANCE OF THE TESTING REQUIREMENTS FOR THIS PROJECT.

8. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS. THE CONSTRUCTION DETAILS, AS PRESENTED ON THESE PLANS MUST BE FOLLOWED BY THE CONTRACTOR. IMPROVEMENT REPRESENTATIONS AS SHOWN ON THESE PLANS ARE AS ACCURATE AS POSSIBLE FROM THE INFORMATION AVAILABLE. HOWEVER, SOME FIELD REVISIONS MAY BE REQUIRED TO ACCOMMODATE UNFORESEEN CIRCUMSTANCES. THE OWNER, MUNICIPALITY, AND ENGINEER SHALL BE ADVISED OF ANY NECESSARY REVISIONS WITH SUFFICIENT LEAD TIME ALLOWED TO PROPERLY CONSIDER AND ACT UPON SAID REQUESTS.

9. ALL RESTORATION OF EXISTING ROADWAYS, RIGHT-OF-WAYS OR PRIVATE PROPERTY ARE CONSIDERED INCIDENTAL TO THIS PROJECT WHERE NOT SPECIFICALLY CALLED OUT ON THE PLANS AND SHOULD BE INCLUDED IN THE COST OF THE PAVEMENT OR UNDERGROUND IMPROVEMENTS.

10. DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR SHALL ENSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING, OR ANY OTHER METHOD ACCEPTABLE TO THE OWNER. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUIRED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF.

11. WHENEVER, DURING CONSTRUCTION OPERATIONS, ANY LOOSE MATERIAL IS DEPOSITED IN THE FLOW LINE OF GUTTERS, DRAINAGE STRUCTURES, DITCHES, ETC.... SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THIS LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY. AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

12. TRAFFIC CONTROL SHALL BE IN ACCORDANCE WITH THE APPLICABLE ARTICLES OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. NO MODIFICATIONS OF THESE REQUIREMENTS SHALL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER. THE COST OF TRAFFIC CONTROL AND PROTECTION IS LIMITED TO THE CONTRACT AMOUNT.

13. AS PART OF THE BIDDING PROCEDURE, THE CONTRACTOR SHALL VERIFY THAT THE QUANTITIES FOR PAY ITEMS AS PRESENTED IN THESE PLAN DOCUMENTS ARE SUBSTANTIALLY CORRECT. IF DISCREPANCIES ARE DETECTED, THE CONTRACTOR SHALL NOTIFY THE OWNER, IN WRITING, OF THE DISCREPANCY PRIOR TO THE BID DATE.

GRADING NOTES

1. BEFORE EXCAVATION, ALL UNDERGROUND UTILITIES, INCLUDING PIPELINES, SHALL BE LOCATED IN THE FIELD BY THE PROPER AUTHORITIES. THE LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHOWN ARE APPROXIMATE AND THOSE SHOWN ARE NOT NECESSARILY ALL OF THE EXISTING UTILITIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTENCE, LOCATION, AND SIZE OF ALL UTILITIES AND UNDERGROUND STRUCTURES AND REPORT DISCREPANCIES TO THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY FOR THE ADEQUACY, ACCURACY, SUFFICIENCY OR EXACTNESS OF THESE UTILITY REPRESENTATIONS.

2. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.

3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE IN PLACE.

4. ALL EARTHWORK OPERATIONS SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.

5. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED IN ALL DISTURBED AREAS WHICH WILL REMAIN UNPAVED. THE PROPOSED ELEVATIONS ARE FINISHED GRADES. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISHED GRADE ELEVATIONS ARE ACHIEVED. WHERE WETLAND SEEDING OR PLUGS ARE TO BE INSTALLED, A MINIMUM OF TWELVE INCHES (12") OF TOPSOIL IS REQUIRED. ANY AREAS DAMAGED OR DESTROYED DURING THE PROJECT AS A DIRECT OR INDIRECT RESULT OF CONTRACTOR OPERATIONS SHALL BE RESTORED TO THAT CONDITION OR BETTER WHICH EXISTED PRIOR TO THE START OF CONSTRUCTION. THE COST OF SAID RESTORATION OR REPAIR SHALL BE BORNE TOTALLY BY THE CONTRACTOR, WITH NO EXTRA COMPENSATION BEING AWARDED UNDER THIS CONTRACT.

6. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING ENTRANCE LOCATIONS.

7. SLOPES SHALL BE 4:1 (HORIZONTAL-VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.

8. PAVEMENT SLOPES ACROSS HANDICAP PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS, INCLUDING DIAGONALLY, OR IN ACCORDANCE WITH THE LATEST ADA STANDARDS.

9. ALL AREAS NOT PAVED SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPING NOTES ON ARCHITECTURAL PLAN SHEET AS-1, UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE DEVELOPER.

10. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES THROUGH THE GRADING PROCESS TO AVOID LARGE POOLS OF STANDING WATER AND TO KEEP SITE WORK FUNCTIONING. THIS MAY INVOLVE THE INSTALLATION OF STORM PIPES AND THE POND OUTLET IF NECESSARY.

11. ALL SURPLUS EXCAVATED MATERIAL FROM THE EARTHWORK, UTILITY TRENCHES, FOUNDATION EXCAVATION, ETC... IS TO BE SPREAD OVER THE SITE IN LOCATIONS AS DIRECTED BY THE OWNER AND COMPACTED; OR HAULED OFF-SITE AS DIRECTED BY THE OWNER TO A MUTUALLY AGREED UPON LOCATION. THE COST OF MATERIAL TRANSPORTATION AND CONSTRUCTION OPERATIONS INVOLVED IN PERFORMING THIS ITEM SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT AND SHALL BE INCLUDED IN THE BID FOR THE UTILITY OR EARTHWORK.

12. EARTHWORK QUANTITIES AND ASSUMPTIONS ARE SHOWN IN THESE PLANS FOR COMPARISON PURPOSES ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING HIS OWN EARTHWORK COMPUTATIONS AND ANALYSES.

13. CONTRACTOR TO INSTALL THE TEMPORARY CONSTRUCTION ENTRANCE AS SHOWN ON THE EROSION & SEDIMENT CONTROL SHEET AND RELATED DETAILS. IT IS ANTICIPATED THAT THE MATERIAL USED FOR THE TEMPORARY CONSTRUCTION ENTRANCE WILL NEED TO BE REMOVED AND THE UNDERLYING SOIL WILL NEED TO BE RE-COMPACTED. FAILURE TO PROVIDE POSITIVE DRAINAGE DURING CONSTRUCTION MAY RESULT IN UNSUITABLE SOILS THAT WILL NEED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

UTILITY NOTES

1. GRANULAR TRENCH BACKFILL MATERIAL (ASTM D448 NO. 67 OR AS APPROVED BY THE ENGINEER) SHALL BE PLACED AND COMPACTED IN LIFTS IN ALL UTILITY AND SERVICE TRENCHES, (INCLUDING UNDERGROUND DETENTION FACILITIES WHEN PROPOSED), UNDER OR WITHIN (2) FEET OF PAVED SURFACES. THE BACKFILL SHALL EXTEND TO THE SUBGRADE OF THE PAVEMENT. UTILITY TRENCHES NOT UNDER OR WITHIN (2) FEET OF PAVED SURFACES SHALL BE BACKFILLED WITH EXISTING MATERIALS AS APPROVED BY THE ENGINEER. SHOULD UNSUITABLE MATERIAL BE ENCOUNTERED, THE CONTRACTOR SHALL SUBSTITUTE APPROVED MATERIALS AT NO ADDITIONAL COST.

2. IF PIPES ARE INSTALLED PRIOR TO MASS GRADING, RESULTING IN THE PLACEMENT OF SOIL ABOVE THE PREVIOUSLY CONSTRUCTED TRENCH, SAID SOIL MUST BE REMOVED AND REPLACED WITH GRANULAR TRENCH BACKFILL SUCH THAT THE GRANULAR TRENCH BACKFILL EXTENDS FROM THE PIPE BEDDING ALL THE WAY TO THE SUBGRADE.

3. THERMOPLASTIC PIPE FOR SANITARY AND STORM SEWERS SHALL BE INSTALLED AND TESTED PER ALL SECTIONS OF ASTM D-2321. PVC WATERMAIN SHALL BE INSTALLED AND TESTED PER ALL SECTIONS OF AWWA C605.

4. SANITARY SEWER SHALL BE PVC SDR-26 PIPE CONFORMING TO ASTM D-3034 WITH ELASTOMERIC JOINTS PER ASTM D-3212. THE SEALING GASKET MUST CONFORM TO THE REQUIREMENTS OF ASTM F-477.

5. WATER MAINS SHALL BE PVC DR-14 PIPE CONFORMING TO AWWA C900, WITH JOINTS CONFORMING TO ASTM D-3139, AND THE JOINT GASKET SHALL CONFORM TO ASTM F-477. THE PIPE SHALL HAVE A MINIMUM COVER OF 5'.

6. STORM SEWER SHALL BE HDPE EXCEPT WHERE NOTED OTHERWISE. HDPE PIPE SHALL CONFORM TO ASTM D-3350. JOINTS SHALL MEET THE REQUIREMENTS OF ASTM D-3212 AND THE SEALING GASKET SHALL MEET THE REQUIREMENTS OF ASTM F-477.

7. RCP STORM SEWER SHALL CONFORM TO ASTM C 76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. THE REQUIRED CLASS OF PIPE SHALL BE AS INDICATED ON THE PLANS, OR CLASS IV IF NOT INDICATED.

8. THE PVC STORM SEWER ADJACENT TO THE BUILDING FOR DOWNSPOUT COLLECTION AND PVC STORM SEWER CALLED OUT AS "WATERMAIN QUALITY" SHALL BE DR-25 AND CONFORM TO AWWA C900, WITH JOINTS CONFORMING TO ASTM D-3139, AND THE JOINT GASKET SHALL CONFORM TO ASTM F-477. OTHER PVC STORM SEWER (4-15") SHALL BE SDR-35 PIPE CONFORMING TO ASTM D-3034 WITH ELASTOMERIC JOINTS PER ASTM D-3212. THE SEALING GASKET MUST CONFORM TO THE REQUIREMENTS OF ASTM F-477. PVC STORM SEWER 18" DIAMETER AND ABOVE SHALL MEET THE REQUIREMENTS OF ASTM F-679 WITH JOINTS PER ASTM D-3212.

9. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF ALL PRIVATE UTILITIES, UTILITY FRANCHISE, TAP AND INSTALLATION. FEES REQUESTED FROM UTILITY PROVIDERS SHALL BE PAID FOR BY THE OWNER. CONTRACTOR TO FACILITATE PAYMENT AND PROGRESS.

10. 6" FIRE PROTECTION LINE IS ASSUMED FOR BIDDING PURPOSES. SITE CONTRACTOR TO COORDINATE WITH FIRE SPRINKLER DESIGNER PRIOR TO INSTALLATION.

11. ALL WATER FITTINGS (INCLUDING BENDS OR ELBOWS 11 1/4" AND GREATER), VALVES AND FIRE HYDRANTS SHALL INCLUDE RESTRAINED JOINTS OR CONCRETE THRUST BLOCKS.

12. WHENEVER POSSIBLE, A WATER MAIN SHOULD BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR SEWER LINE.

13. SHOULD LOCAL CONDITIONS PREVAIL WHICH WOULD PREVENT A LATERAL SEPARATION OF TEN FEET, A WATER MAIN MAY BE LAID CLOSER THAN TEN FEET TO, OR IN THE SAME TRENCH AS, A STORM OR SANITARY SEWER, PROVIDED THE MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER AND AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST EIGHTEEN INCHES ABOVE THE TOP OF THE SEWER. THIS DEVIATION MUST BE APPROVED IN WRITING BY THE CITY ENGINEER.

14. WHENEVER WATER MAINS OR SERVICES MUST CROSS STORM DRAINS OR SANITARY SEWERS, THE WATER MAIN SHOULD BE LAID AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS EIGHTEEN INCHES ABOVE THE TOP OF THE DRAIN OR SEWER. THIS VERTICAL SEPARATION SHOULD BE MAINTAINED FOR THE PORTION OF THE WATER MAIN LOCATED WITHIN TEN FEET, HORIZONTALLY, OF ANY SEWER OR DRAIN CROSSED. SAID TEN FEET TO BE MEASURED AS THE NORMAL DISTANCE FROM THE WATER MAIN TO THE DRAIN OR SEWER.

15. WHERE CONDITIONS EXIST THAT THE MINIMUM VERTICAL SEPARATION DESCRIBED ABOVE CANNOT BE MAINTAINED, OR IT IS NECESSARY FOR THE WATER MAIN TO PASS UNDER A SEWER OR DRAIN, THE SEWER MAIN SHOULD BE OF WATER MAIN QUALITY MATERIAL (DUCTILE IRON OR PVC PIPE CONFORMING TO AWWA C900 WITH JOINTS CONFORMING TO ASTM D-3139).

16. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED (UP TO 8" TOTAL ADJUSTMENT) OR RECONSTRUCTED BY THE CONTRACTOR. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

17. 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 IN A MANNER DEEMED APPROPRIATE BY THE CITY ENGINEER.

PREPARED BY:

SGG

15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

GENERAL NOTES & SPECIFICATIONS

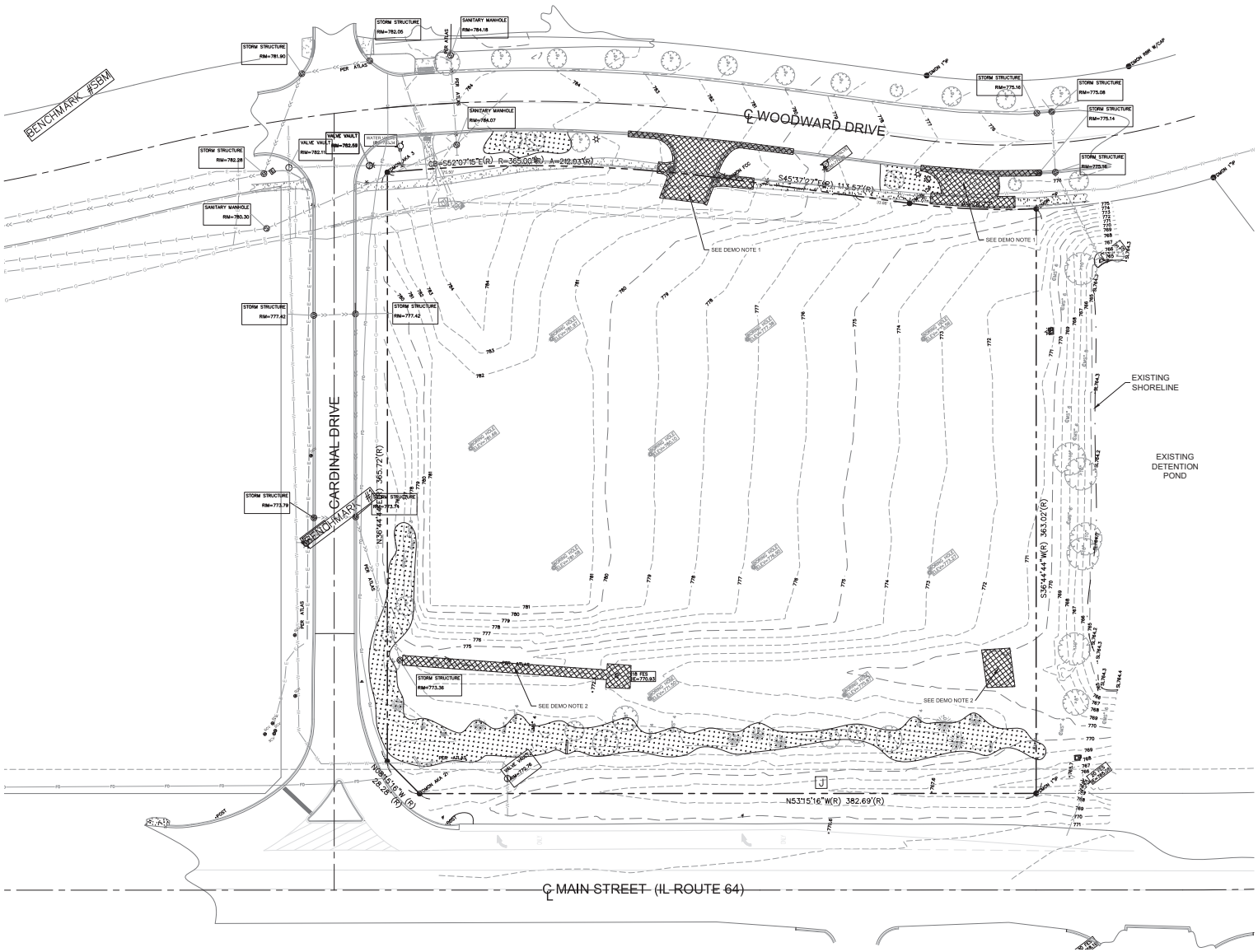
PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 | SCALE: NONE

DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. *C-2* of 16 SHEETS

FILE NAME: \\ivan\projects\03_207_004_mend_st_charles\2_general notes set ipsos.dwg, DATE PLOTTED: 2/9/2021 9:09:52 AM



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- FENCE
- CONTOUR LINE
- STORM SEWER
- SANITARY SEWER
- SANITARY FORCE MAIN
- WATERMAIN
- ELECTRIC
- GAS
- TELEPHONE
- OVERHEAD WIRE
- SANITARY MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- SOIL BORING LOCATION

DEMOLITION NOTES:

1. REMOVE EXISTING CURB, GUTTER, DRIVEWAY PAVEMENT, SIDEWALK, PEDESTRIAN RAMPS, AND LANDSCAPING.
2. EXISTING 18" PIPE TO BE REMOVED. EXISTING 18" KNOCK OUT AT STORM STRUCTURE TO BE REUSED FOR NEW 18" PIPE. EXISTING 18" FES OUTFALL TO BE REFURBISHED. EXITING ROCK RIP RAP TO BE REMOVED

PREPARED BY:

SGG

15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
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PROJECT NOTES:

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No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

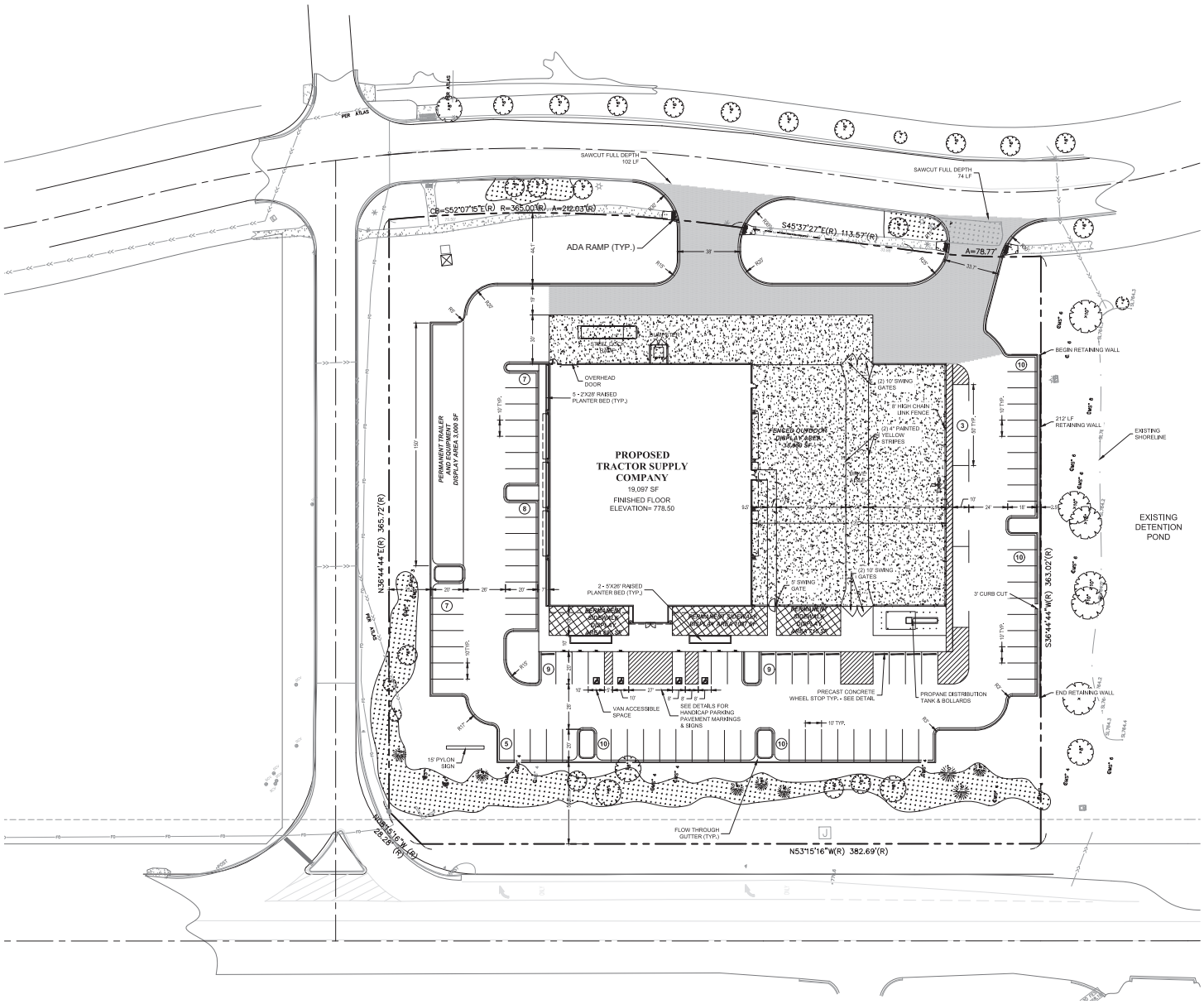
EXISTING CONDITIONS/ DEMOLITION MAP

PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 | SCALE: 1"=30'

DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. *C-3* of 16 SHEETS



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- PARKING / BUILDING SETBACK LINE
- PROPOSED FENCE
- PROPOSED LIGHT POLE & FIXTURE(S)
- PROPOSED SIGN
- TRAFFIC FLOW ARROW (FOR ILLUSTRATIVE PURPOSES ONLY)
- HEAVY DUTY PAVEMENT
- LIGHT DUTY PAVEMENT
- CONCRETE PAVEMENT
- PERMANENT SIDEWALK DISPLAY AREA

NOTES:

1. LIGHTING LOCATIONS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. REFER TO ELECTRICAL PLANS TO CONFIRM LOCATIONS AND FOR PHOTOMETRIC VALUES.
2. STRIPING ON CONCRETE TO BE YELLOW AND STRIPING ON ASPHALT TO BE WHITE.
3. DIMENSIONS ARE SHOWN TO FACE OF CURB.
4. DETECTABLE WARNING SURFACES (TRUNCATED DOMES) SHALL CONTRAST VISUALLY WITH ADJACENT WALKING SURFACES - EITHER LIGHT-ON-DARK, OR DARK-ON-LIGHT.

PARKING LOT PAINT SPECIFICATIONS - 15 MIL APPLICATION (0.015 INCH THICKNESS):

1. NEW PAVEMENT SURFACE TO CURE FOR A PERIOD OF NOT LESS THAN 14 DAYS BEFORE APPLICATION OF MARKING MATERIALS.
2. REMOVE ALL DIRT, GRAVEL, DEBRIS, VEGETATION, OR OTHER MISCELLANEOUS OBJECTS FROM THE SURFACE WITH A BROOM TRUCK OR EQUIVALENT RIGOROUS METHOD. PROVIDE A CLEAN, DUST-FREE AND COMPLETELY DRY SURFACE FOR PAINT APPLICATION. DO NOT APPLY PAINT OVER EXISTING TAPE MARKINGS.
3. CONFIRM & RECORD PROPER AIR AND SURFACE TEMPERATURES OF 55° AND RISING AND LESS THAN 95°. IF THE SURFACE TEMPERATURE IS NOT WITHIN THE TEMPERATURE RANGE OR IF THE PAINT APPLICATION IS DONE UNDER ADVERSE CONDITIONS (AS DETERMINED BY THE CONSTRUCTION PROJECT MANAGER) SUCH AS ABOVE 75% HUMIDITY, NIGHT STRIPING, ETC. IN ORDER TO MEET TSC OPENING SCHEDULE, CONTRACTOR TO RE-SCHEDULE AND COMPLETE SURFACE STRIPING UNDER PROPER CONDITIONS A MINIMUM OF 30 DAYS PRIOR TO THE EXPIRATION OF THE (1) ONE YEAR CONSTRUCTION WARRANTY.
4. PROVIDE A 15 MIL THICK 4" WIDE CONTINUOUS STRIPE WHERE AND IN THE COLOR INDICATED, MINIMUM OF (2) TWO COATS.
5. PROVIDE PRIMER AND SEALER TO BE APPLIED PER THE MANUFACTURER'S RECOMMENDATIONS ON ALL CONCRETE SURFACES AND ON ASPHALT SURFACES THAT ARE MORE THAN TWO YEARS OLD, OXIDIZED AND/OR HAVE AGGREGATE EXPOSED.

SITE DATA SUMMARY

SITE AREA:	±3.5 AC
ZONING CLASSIFICATION:	
EXISTING:	XX
PROPOSED:	XX
BUILDING COVERAGE:	12.6%
IMPERVIOUS COVERAGE:	55.0%

PARKING SUMMARY

84	REGULAR SPACES
4	HANDICAPPED SPACES (Including 1 van accessible space)
88	TOTAL SPACES PROVIDED

PREPARED BY:

SGS

15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

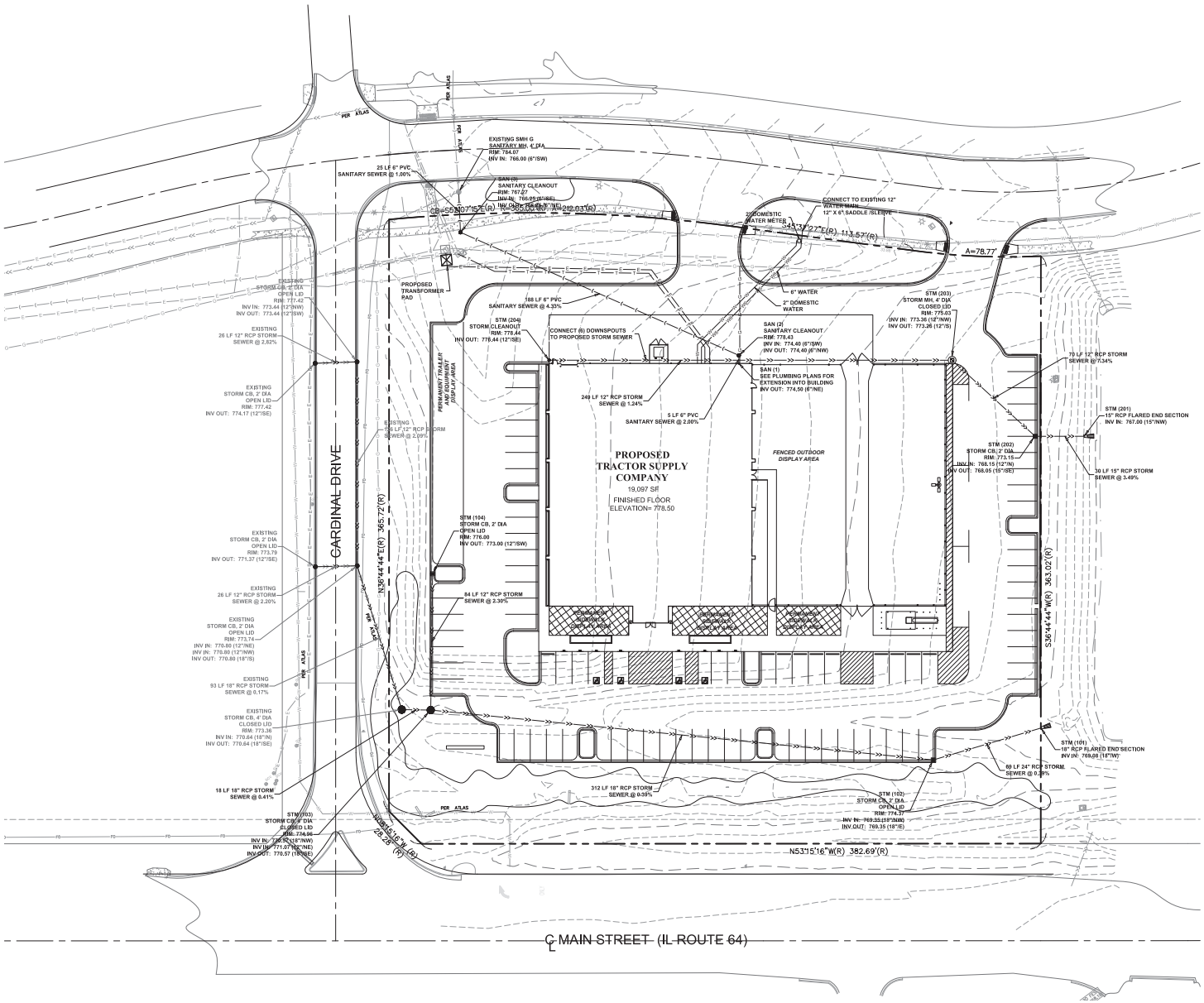
SITE PLAN

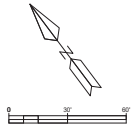
PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 | SCALE: 1"=30'

DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. C-4 of 16 SHEETS





LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	STORM SEWER	
	SANITARY SEWER	
	WATERMAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	OVERHEAD WIRE	
	SANITARY MANHOLE	
	SANITARY CLEANOUT	
	STORM MANHOLE, CLOSED LID	
	STORM MANHOLE, OPEN LID	
	STORM CATCH BASIN, CLOSED LID	
	STORM INLET, OPEN LID	
	STORM CURB STRUCTURE	
	STORM CLEANOUT	
	RCP FES SECTION W / GRATE	
	WATER VALVE & VAULT	
	WATER VALVE	
	FIRE HYDRANT & AUXILIARY VALVE	
	B-BOX	
	UTILITY POLE	

"RIM" ELEVATIONS FOR CURB STRUCTURES REPRESENT GUTTER FLOW LINE ELEVATIONS

UTILITY NOTES

1. FOR PRIMARY ELECTRIC SERVICE, THE CONTRACTOR SHALL TRENCH AND INSTALL (1) 4" SCHEDULE 40 PVC CONDUIT FROM THE POLE TO THE TRANSFORMER. THE ELECTRIC COMPANY WILL INSTALL THE CABLE.
2. FOR SECONDARY ELECTRIC SERVICE, THE CONTRACTOR SHALL INSTALL THE CONDUITS AND CABLES PER NEC STANDARDS: (2) 2-1/2" CONDUITS WITH (4) #250KCMIL CONDUCTORS.
3. THE TRANSFORMER PAD SHALL COMPLY WITH THE ELECTRIC COMPANY STANDARDS.
4. THE GAS COMPANY WILL INSTALL THE GAS LINE TO THE BUILDING AND THE METER ON THE SIDE OF THE BUILDING. THE CONTRACTOR IS RESPONSIBLE FOR CONTINUING SERVICE INSIDE THE BUILDING AFTER THE METER. COORDINATE WITH THE GAS COMPANY AT THE BEGINNING OF THE PROJECT TO DETERMINE INSTALLATION OF LINE.
5. FOR TELEPHONE SERVICE, THE CONTRACTOR IS TO INSTALL (1) 4" PVC SCHEDULE 40 CONDUIT TO THE BUILDING. CONTRACTOR TO COORDINATE INSTALLATION & ROUTING WITH TELEPHONE COMPANY.

PREPARED BY:
SEG
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

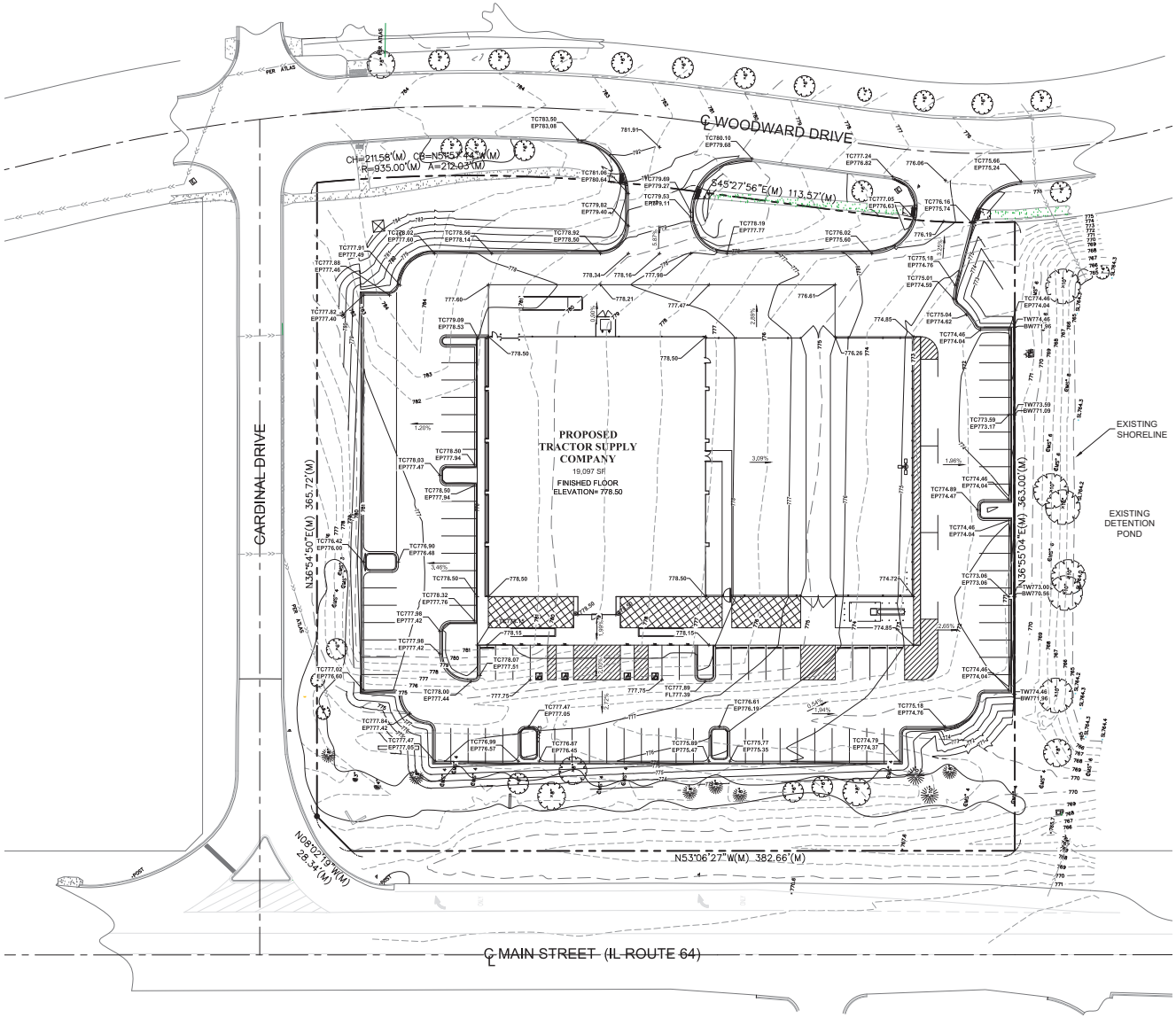
UTILITY PLAN

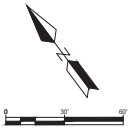
PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 | SCALE: 1"=30'

DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. C-5 of 16 SHEETS





LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
	CONTOUR LINE	
	STORM SEWER	
	SANITARY SEWER	
	WATERMAIN	
	STORM MANHOLE, CLOSED LID	
	STORM MANHOLE, OPEN LID	
	STORM CATCH BASIN, CLOSED LID	
	STORM CATCH BASIN, OPEN LID	
	STORM CURB STRUCTURE	
	STORM CLEANOUT	
	RCP FES SECTION W / GRATE	
	SOIL BORING LOCATION	

TC = TOP OF CURB
TDC = TOP OF DEPRESSED CURB
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TW = TOP OF WALL
BW = GRADE AT BOTTOM OF WALL

ALL PROPOSED GRADES REFRESENT FINISHED GRADES, UNLESS NOTED OTHERWISE

GRADING NOTES

1. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES.
2. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO THE START OF GRADING.
3. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES ARE IN PLACE.
4. ALL EARTHWORK OPERATIONS SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT.
5. A MINIMUM OF 6 INCHES OF TOPSOIL IS TO BE PLACED IN ALL DISTURBED AREAS. THE PROPOSED ELEVATIONS ARE FINISHED GRADES. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISHED GRADE ELEVATIONS ARE ACHIEVED.
6. THE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRANCES, VESTIBULES, STAIRS, RETAINING WALLS, RAMPS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING ENTRANCE LOCATIONS.
7. THE CONTRACTOR SHALL COMPLY AT ALL TIMES WITH APPLICABLE FEDERAL, STATE AND LOCAL LAWS, PROVISIONS AND POLICIES GOVERNING SAFETY AND HEALTH, INCLUDING THE FEDERAL CONSTRUCTION SAFETY ACT (PUBLIC LAW 91-54), FEDERAL REGISTER, CHAPTER XVII, PART 1926 OF TITLE 29 REGULATIONS, OCCUPATIONAL SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION AND SUBSEQUENT PUBLICATIONS UPDATING THESE REGULATIONS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXAMINING THE AREAS AND CONDITIONS UNDER WHICH THE PROJECT IS TO BE CONSTRUCTED PRIOR TO SUBMISSION OF A BID. SUBMISSION OF A BID SHALL MEAN THE CONTRACTOR HAS REVIEWED THE SITE AND IS FAMILIAR WITH CONDITIONS AND CONSTRAINTS OF THE SITE.
9. ALL SLOPES SHALL BE 3:1 (HORIZONTAL-VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
10. PAVEMENT SLOPES ACROSS HANDICAP PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE A MAXIMUM OF 2% IN ALL DIRECTIONS, OR IN ACCORDANCE WITH THE LATEST ADA STANDARDS.
11. ALL AREAS NOT PAVED SHALL BE LANDSCAPED IN ACCORDANCE WITH THE LANDSCAPING NOTES ON ARCHITECTURAL PLAN SHEETS, UNLESS NOTED OTHERWISE IN THE CONSTRUCTION DRAWINGS, SITE SPECIFICATIONS OR INSTRUCTED BY THE DEVELOPER.
12. RESTORATION WITHIN THE STATE ROW SHALL BE IN ACCORDANCE WITH DOT STANDARD SPECIFICATIONS.
13. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AT ALL TIMES THROUGH THE GRADING PROCESS TO AVOID LARGE POOLS OF STANDING WATER AND TO KEEP SITE WORK FUNCTIONING. THIS MAY INVOLVE THE INSTALLATION OF STORM PIPES AND THE POND OUTLET IF NECESSARY.

PREPARED BY:
SGG
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

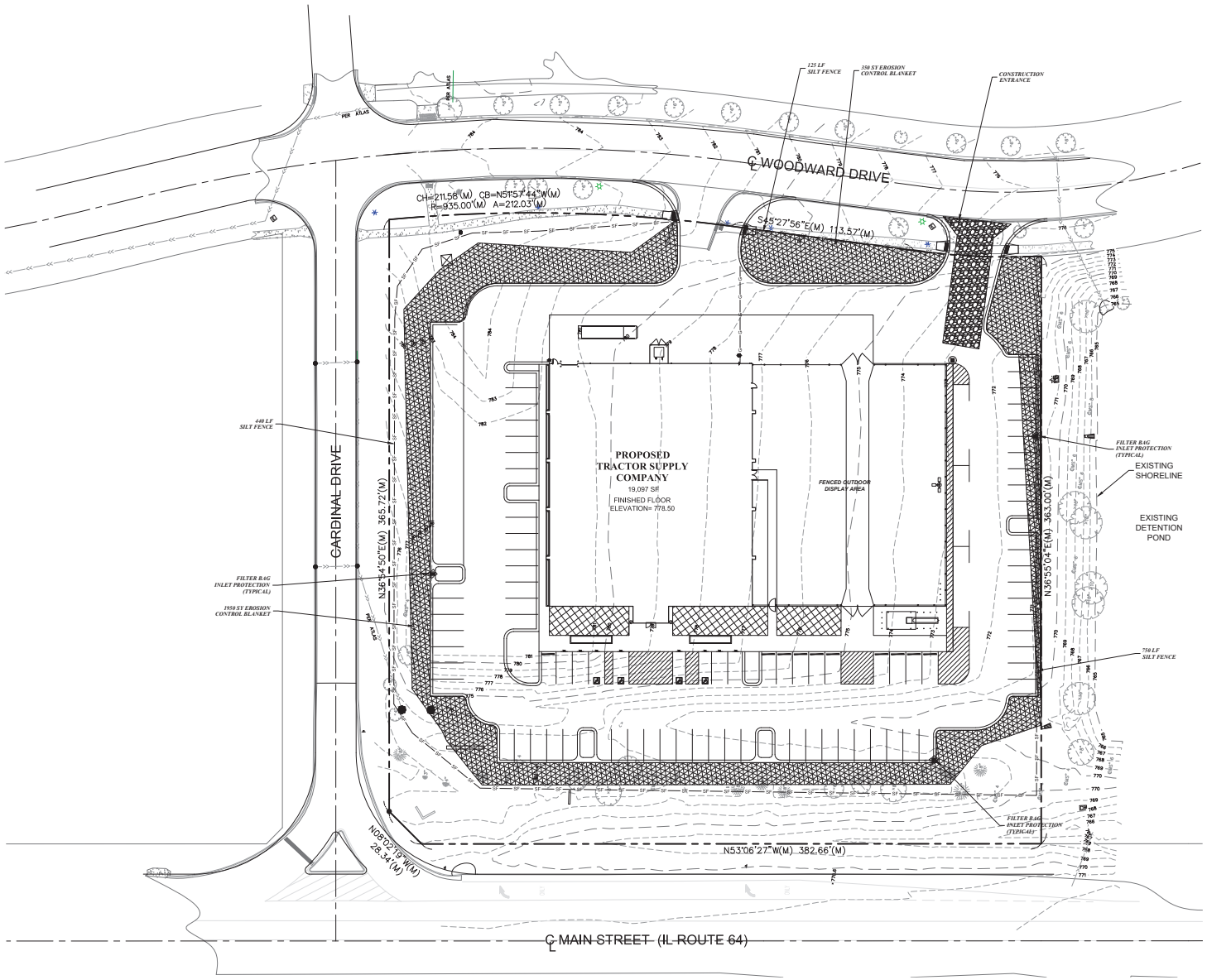
GRADING PLAN

PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 | SCALE: 1"=30'

DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. *C-6* of 16 SHEETS



0 30' 60'

LEGEND

EXISTING		PROPOSED
	BOUNDARY LINE	
SF SF SF	SILT FENCE	SF SF SF
>> >> >>	STORM SEWER	>> >> >>
	STORM MANHOLE, CLOSED LID	
	STORM MANHOLE, OPEN LID	
	STORM CATCH BASIN, CLOSED LID	
	STORM CATCH BASIN, OPEN LID	
	STORM CURB STRUCTURE	
	STORM CLEANOUT	
	RCP FES SECTION W / GRATE	
	ROCK RIPRAP	
	EROSION CONTROL BLANKET	
	FILTER BAG INLET PROTECTION	
	FIBER ROLL	

NOTE:

1. EROSION CONTROL BLANKET IS TO BE S75BN AS MANUFACTURED BY NORTH AMERICAN GREEN OR EQUIVALENT, EXCEPT WHERE NOTED OTHERWISE.
2. INSTALL "FILTER BAG INLET PROTECTION" IN ALL OPEN LID DRAINAGE STRUCTURES, SEE DETAIL - NEXT SHEET.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INDICATE ON THE PLANS THE LOCATION OF THE CONCRETE WASHOUT UPON INSTALLATION, SEE DETAIL - NEXT SHEET.

PREPARED BY:

SEA

15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

EROSION & SEDIMENT CONTROL PLAN

PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 | SCALE: 1"=30'

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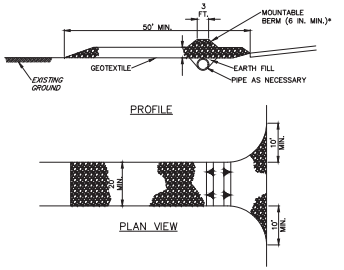
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. *C-7* of 16 SHEETS



NOTES:

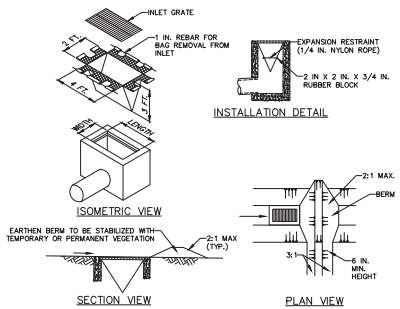
REMOVE TOPSOIL PRIOR TO INSTALLATION OF ROCK CONSTRUCTION ENTRANCE. EXTEND ROCK OVER FULL WIDTH OF ENTRANCE.

RUNOFF SHALL BE DIVERTED FROM ROADWAY TO A SUITABLE SEDIMENT REMOVAL BMP PRIOR TO ENTERING ROCK CONSTRUCTION ENTRANCE.

MOUNTABLE BERM SHALL BE INSTALLED WHEREVER OPTIONAL CULVERT PIPE IS USED AND PROPER PIPE COVER AS SPECIFIED BY MANUFACTURER IS NOT OTHERWISE PROVIDED. PIPE SHALL BE SIZED APPROPRIATELY FOR SIZE OF DITCH BEING CROSSED.

MAINTENANCE: ROCK CONSTRUCTION ENTRANCE THICKNESS SHALL BE CONSTANTLY MAINTAINED TO THE SPECIFIED DIMENSIONS BY ADDING ROCK. A STOCKPILE SHALL BE MAINTAINED ON SITE FOR THIS PURPOSE. ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS SHALL BE REMOVED AND RETURNED TO THE CONSTRUCTION SITE IMMEDIATELY. IF EXCESSIVE AMOUNTS OF SEDIMENT ARE BEING DEPOSITED ON ROADWAY, EXTEND LENGTH OF ROCK CONSTRUCTION ENTRANCE BY 50 FOOT INCREMENTS UNTIL CONDITION IS ALLEVIATED OR INSTALL WASH RACK. WASHING THE ROADWAY OR SWEEPING THE DEPOSITS INTO ROADWAY DITCHES, SEWERS, CULVERTS, OR OTHER DRAINAGE COURSES IS NOT ACCEPTABLE.

STABILIZED CONSTRUCTION ENTRANCE



NOTES:

MAXIMUM DRAINAGE AREA = 1/2 ACRE.

INLET PROTECTION SHALL NOT BE REQUIRED FOR INLET TRIBUTARY TO SEDIMENT BASIN OR TRAP. BERMS SHALL BE REQUIRED FOR ALL INSTALLATIONS.

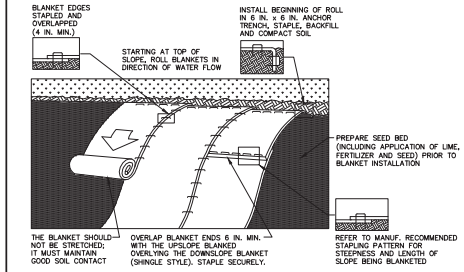
ROLLED EARTHEN BERM IN ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS STONED. ROAD SUBBASE BERM ON ROADWAY SHALL BE MAINTAINED UNTIL ROADWAY IS PAVED. EARTHEN BERM IN CHANNEL SHALL BE MAINTAINED UNTIL PERMANENT STABILIZATION IS COMPLETED OR REMAIN PERMANENTLY.

AT A MINIMUM, THE FABRIC SHALL HAVE A MINIMUM GRAB TENSILE STRENGTH OF 120 LBS., A MINIMUM BURST STRENGTH OF 200 PSI, AND A MINIMUM TRAPEZOIDAL TEAR STRENGTH OF 50 LBS. FILTER BAGS SHALL BE CAPABLE OF TRAPPING ALL PARTICLES NOT PASSING A NO. 40 SIEVE.

INLET FILTER BAGS SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EACH RUNOFF EVENT. BAGS SHALL BE EMPTIED AND RINSED OR REPLACED WHEN HALF FULL OR WHEN FLOW CAPACITY HAS BEEN REDUCED SO AS TO CAUSE FLOODING OR BYPASSING OF THE INLET. DAMAGED OR CLOGGED BAGS SHALL BE REPLACED. A SUPPLY SHALL BE MAINTAINED ON SITE FOR REPLACEMENT OF BAGS. ALL NEEDED REPAIRS SHALL BE INITIATED IMMEDIATELY AFTER THE INSPECTION. DISPOSE ACCUMULATED SEDIMENT AS WELL AS ALL USED BAGS ACCORDING TO THE PLAN NOTES.

DO NOT USE ON MAJOR PAVED ROADWAYS WHERE PONDING MAY CAUSE TRAFFIC HAZARDS.

FILTER BAG INLET PROTECTION



NOTES:

SEED AND SOIL AMENDMENTS SHALL BE APPLIED ACCORDING TO THE RATES IN THE PLAN DRAWINGS PRIOR TO INSTALLING THE BLANKET.

PROVIDE ANCHOR TRENCH AT TOE OF SLOPE IN SIMILAR FASHION AS AT TOP OF SLOPE.

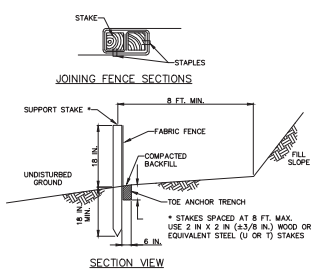
SLOPE SURFACE SHALL BE FREE OF ROCKS, CLODS, STICKS, AND GRASS.

BLANKET SHALL HAVE GOOD CONTINUOUS CONTACT WITH UNDERLYING SOIL THROUGHOUT ENTIRE LENGTH. LAY BLANKET LOOSELY AND STAKE OR STAPLE TO MAINTAIN DIRECT CONTACT WITH SOIL. DO NOT STRETCH BLANKET.

THE BLANKET SHALL BE STAPLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

BLANKETED AREAS SHALL BE INSPECTED WEEKLY AND AFTER EACH RUNOFF EVENT UNTIL PERENNIAL VEGETATION IS ESTABLISHED TO A MINIMUM UNIFORM 70% COVERAGE THROUGHOUT THE BLANKETED AREA. DAMAGED OR DISPLACED BLANKETS SHALL BE RESTORED OR REPLACED WITHIN 4 CALENDAR DAYS.

EROSION CONTROL BLANKET INSTALLATION DETAILS



NOTES:

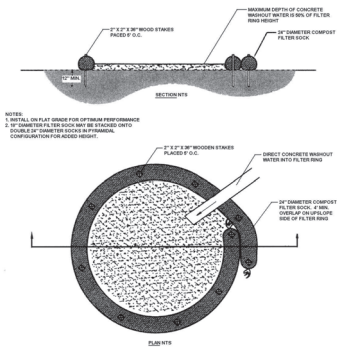
FABRIC WIDTH SHALL BE 30 IN. MINIMUM. STAKES SHALL BE HARDWOOD OR EQUIVALENT STEEL (U OR T) STAKES.

SILT FENCE SHALL BE PLACED AT LEVEL EXISTING GRADE. BOTH ENDS OF THE FENCE SHALL BE EXTENDED AT LEAST 8 FEET UP SLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT.

SEDIMENT SHALL BE REMOVED WHEN ACCUMULATIONS REACH HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

FENCE SHALL BE REMOVED AND PROPERLY DISPOSED OF WHEN TRIBUTARY AREA IS PERMANENTLY STABILIZED.

SILT FENCE DETAIL

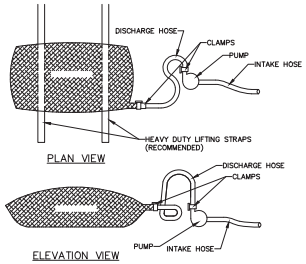


MAINTENANCE:
A SUITABLE IMPERVIOUS GEOMEMBRANE SHALL BE PLACED AT THE LOCATION OF THE WASHOUT PRIOR TO INSTALLING THE SOCKS.

ALL CONCRETE WASHOUT FACILITIES SHOULD BE INSPECTED DAILY. DAMAGED OR LEAKING WASHOUTS SHOULD BE DEACTIVATED AND REPAIRED OR REPLACED IMMEDIATELY.

ACCUMULATED MATERIALS SHOULD BE REMOVED WHEN THEY REACH 75% CAPACITY. PLASTIC LINERS SHOULD BE REPLACED WITH EACH CLEANING OF THE WASHOUT FACILITY.

TEMPORARY CONCRETE WASHOUT FACILITY



NOTES:

LOW VOLUME FILTER BAGS SHALL BE MADE FROM NON-WOVEN GEOTEXTILE MATERIAL SEWN WITH HIGH STRENGTH, DOUBLE STITCHED "J" TYPE SEAMS. THEY SHALL BE CAPABLE OF TRAPPING PARTICLES LARGER THAN 150 MICRONS. HIGH VOLUME FILTER BAGS SHALL BE MADE FROM WOVEN GEOTEXTILES THAT MEET THE FOLLOWING STANDARDS:

PROPERTY	TEST METHOD	MINIMUM STANDARD
AVG. WIDE WIDTH STRENGTH	ASTM D-4884	60 LB/IN
GRAB TENSILE	ASTM D-4632	205 LB
PUNCTURE	ASTM D-4833	110 LB
MULLEN BURST	ASTM D-3786	350 PSI
UV RESISTANCE	ASTM D-4355	70%
AOS % RETAINED	ASTM D-4751	80 SIEVE

A SUITABLE MEANS OF ACCESSING THE BAG WITH MACHINERY REQUIRED FOR DISPOSAL PURPOSES SHALL BE PROVIDED. FILTER BAGS SHALL BE REPLACED WHEN THEY BECOME 1/2 FULL OF SEDIMENT. SPARE BAGS SHALL BE KEPT AVAILABLE FOR REPLACEMENT OF THOSE THAT HAVE FAILED OR ARE FILLED. BAGS SHALL BE PLACED ON STRAPS TO FACILITATE REMOVAL UNLESS BAGS COME WITH LIFTING STRAPS ALREADY ATTACHED.

BAGS SHALL BE LOCATED IN WELL-VEGETATED (GRASSY) AREA, AND DISCHARGE ONTO STABLE, EROSION RESISTANT AREAS. WHERE THIS IS NOT POSSIBLE, A GEOTEXTILE UNDERLAYMENT AND FLOW PATH SHALL BE PROVIDED. BAGS MAY BE PLACED ON FILTER STONE TO INCREASE DISCHARGE CAPACITY. BAGS SHALL NOT BE PLACED ON SLOPES GREATER THAN 5%. FOR SLOPES EXCEEDING 5%, CLEAN ROCK OR OTHER NON-ERODIBLE AND NON-POLLUTING MATERIAL MAY BE PLACED UNDER THE BAG TO REDUCE SLOPE STEEPNESS.

NO DOWNSLOPE SEDIMENT BARRIER IS REQUIRED FOR MOST INSTALLATIONS. COMPOST BERM OR COMPOST FILTER SOCK SHALL BE INSTALLED BELOW BAGS LOCATED IN HQ OR EV WATERSHEDS, WITHIN 50 FEET OF ANY RECEIVING SURFACE WATER OR WHERE GRASSY AREA IS NOT AVAILABLE.

THE PUMP DISCHARGE HOSE SHALL BE INSERTED INTO THE BAGS IN THE MANNER SPECIFIED BY THE MANUFACTURER AND SECURELY CLAMPED. A PIECE OF PVC PIPE IS RECOMMENDED FOR THIS PURPOSE.

THE PUMPING RATE SHALL BE NO GREATER THAN 750 GPM OR 1/2 THE MAXIMUM SPECIFIED BY THE MANUFACTURER, WHICHEVER IS LESS. PUMP INTAKES SHALL BE FLOATING AND SCREENED.

FILTER BAGS SHALL BE INSPECTED DAILY. IF ANY PROBLEM IS DETECTED, PUMPING SHALL CEASE IMMEDIATELY AND NOT RESUME UNTIL THE PROBLEM IS CORRECTED.

PUMPED WATER FILTER BAG

PREPARED BY:
SEC
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

EROSION & SEDIMENT CONTROL DETAILS

PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 | SCALE: NONE

DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. C-8 of 16 SHEETS

FILE NAME: \\ivoxx\projects\03_207_004_mend_st charles II - tsc\dwgs\cad\civil_details\16_erosion control details.dwg, DATE PLOTTED: 2/25/2021 9:09:37 AM

NOTES:

1. SITE DESCRIPTION

A. THE PROPOSED DEVELOPMENT WILL CONSIST OF A RETAIL STORE AND PARKING LOT. THE SUBJECT SITE IS LOCATED ALONG THE SOUTH SIDE OF WOODWARD ROAD AND APPROXIMATELY 240 FT. EAST OF CARDINAL DRIVE. DETENTION STORAGE IS PROVIDED EAST OF THE DEVELOPMENT. SOIL DISTURBING ACTIVITIES WILL INCLUDE: MASS GRADING, STORM SEWER, SANITARY SEWER, WATERMAIN, ROADWAY CONSTRUCTION & PAVED PARKING LOT.

B. THE ORDER OF ACTIVITIES MAY BE AS FOLLOWS:
1. INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE
2. TOPSOIL STRIPPING AND STOCKPILING
3. MASS GRADING
4. STABILIZE DISTURBED AREAS AND STOCKPILES WITHIN 14 DAYS OF LAST CONSTRUCTION IN THAT AREA
5. UTILITY INSTALLATION
6. PAVEMENT CONSTRUCTION
7. PERMANENT SEEDING

SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WILL BE IMPLEMENTED AS NEEDED DURING THE ABOVE CONSTRUCTION ACTIVITIES.

C. THE TOTAL AREA OF THE CONSTRUCTION SITE IS ESTIMATED TO BE 3.5± ACRES. THE FINAL COEFFICIENT OF RUNOFF FOR THE SITE IS APPROXIMATELY 0.70. THE RECEIVING WATER IS AN UNNAMED TRIBUTARY TO CARLYLE LAKE.

2. EROSION AND SEDIMENT CONTROLS

A. STABILIZATION PRACTICES
TOPSOIL STOCKPILES AND DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY TEMPORARILY CEASES FOR AT LEAST 14 DAYS WILL BE STABILIZED WITH TEMPORARY SEED AND MULCH NO LATER THAN 7 DAYS FROM THE LAST CONSTRUCTION ACTIVITY IN THAT AREA FOR DISTURBED AREAS AND NO LATER THAN 3 DAYS FOR TEMPORARY STOCKPILES.

DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 14 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIXTURE SHALL BE AS INDICATED ON THE IMPROVEMENT PLANS.

B. STRUCTURAL PRACTICES
1. CONSTRUCTION ENTRANCE
2. STORM SEWER SYSTEM WITH INLETS & GEOTEXTILE FABRIC
3. PERMANENT SEEDING.

C. STORMWATER MANAGEMENT.
DETENTION STORAGE IS PROPOSED TO DETAIN UP TO THE 100 YEAR CRITICAL DURATION STORM EVENT. THE BASIN WILL HAVE A WETLAND BOTTOM. RIPRAP WILL BE PLACED FOR OUTLET PROTECTION.

D. LOCAL PROGRAMS
DETENTION STORAGE IS REQUIRED.

3. MAINTENANCE
THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS.
THE SEDIMENT WASHED ON THE PUBLIC RIGHT-OF-WAY WILL BE REMOVED IMMEDIATELY.
SILT FENCE WILL BE INSPECTED FOR DEPTH OF SEDIMENT, TEARS, TO SEE IF FABRIC IS SECURELY ATTACHED TO THE FENCE POSTS, AND TO SEE THAT THE FENCE POSTS ARE FIRMLY IN THE GROUND.
THE BASIN IS TO BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER TO CHECK FOR DEPTH OF SEDIMENT. BUILT UP SEDIMENT IS TO BE REMOVED WHEN IT REACHES 10 PERCENT OF THE BASIN CAPACITY. THE BASIN IS TO BE GRADED TO DESIGN GRADES BEFORE FINAL SEEDING AND STABILIZATION.

4. INSPECTIONS
ALL CONTROL MEASURES WILL BE INSPECTED AT LEAST ONCE EACH WEEK AND FOLLOWING ANY STORM EVENT OF 0.5 INCHES OR GREATER.

A. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHERE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFFSITE SEDIMENT TRACKING.

B. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. SUCH MODIFICATIONS SHALL PROVIDE FOR TIMELY IMPLEMENTATION OF ANY CHANGES TO THE PLAN WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

C. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH PARAGRAPH B ABOVE SHALL BE MADE AND RETAINED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN FOR AT LEAST THREE YEARS FROM THE DATE THAT THE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI.G OF THE GENERAL PERMIT.

D. THE PERMITTEE SHALL COMPLETE AND SUBMIT WITHIN 5 DAYS AN "INCIDENCE OF NONCOMPLIANCE (ION) REPORT FOR ANY VIOLATION OF THE STORMWATER POLLUTION PREVENTION PLAN OBSERVED DURING AN INSPECTION CONDUCTED, INCLUDING THOSE NOT REQUIRED BY THE PLAN. SUBMISSION SHALL BE ON FORMS PROVIDED BY THE AGENCY AND INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSES OF MAY HAVE RESULTED FROM THE NONCOMPLIANCE. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY AS DEFINED IN PART VI.G OF THE GENERAL PERMIT. ALL REPORTS OF NONCOMPLIANCE SHALL BE MAILED TO THE AGENCY AT THE FOLLOWING ADDRESS:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND AVENUE EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

5. NON-STORMWATER DISCHARGES

IT IS EXPECTED THAT THE FOLLOWING NON-STORMWATER DISCHARGES WILL OCCUR FROM THE SITE DURING THE CONSTRUCTION PERIOD:

- PAVEMENT WASH WATERS (WHERE NO SPILLS OR LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE OCCURRED).
- UNCONTAMINATED GROUNDWATER (FROM DEWATERING EXCAVATION).

ALL NON-STORM WATER DISCHARGES WILL BE DIRECTED TO THE STORM SEWER SYSTEM (IF AVAILABLE) PRIOR TO DISCHARGE.

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

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

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

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	TEMP.	PERMNT.
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		X	
	PERMANENT SEEDING	X		X
	DORMANT SEEDING		X	X
	SODDING		X	X
	GROUND COVER	X		X
NON VEGETATIVE SOIL COVER	MULCHING	X	X	X
	AGGREGATE COVER	X	X	X
	PAVING	X		X
DIVERSIONS	RIDGE DIVERSION		X	X
	CHANNEL DIVERSION		X	X
	COMBINATION DIVERSION		X	X
	CURB AND GUTTER	X		X
	BENCHES		X	X
WATERWAYS	BARE CHANNEL		X	
	VEGETATIVE CHANNEL		X	X
	LINED CHANNEL		X	X
ENCLOSED DRAINAGE	STORM SEWER	X		X
	UNDERDRAIN		X	X
SPILLWAYS	STRAIGHT PIPE SPILLWAY			X
	DROP INLET PIPE SPILLWAY			X
	WEIR SPILLWAY	X	X	X
	BOX INLET WEIR SPILLWAY		X	X
OUTLETS	LINED APRON	X		X
SEDIMENT BASINS	EMBANKMENT SEDIMENT BASIN		X	X
	EXCAVATED SEDIMENT BASIN		X	X
	COMBINATION SEDIMENT BASIN	X	X	X
SEDIMENT FILTERS	BARRIER FILTER	X	X	
	VEGETATIVE FILTER		X	X
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	X	X
	DUST AND TRAFFIC CONTROL	X	X	X

CONTRACTOR CERTIFICATION

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION."

GENERAL CONTRACTOR

SIGNATURE TITLE DATE

COMPANY

PREPARED BY:
SGG
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

STORMWATER POLLUTION PREVENTION PLAN

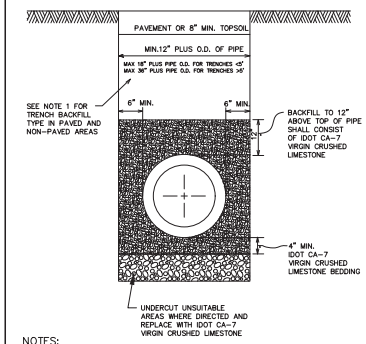
PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 SCALE: NONE

DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. C-9 of 16 SHEETS

FILE NAME: S:\Users\yardarb\OLJOT_004_mend_st charles 1 - tsc\dwgs\cadd\cover_sheets\0_swppp 1.dwg SAVE PLOTTED 2/23/2021 9:09:40 AM



NOTES:

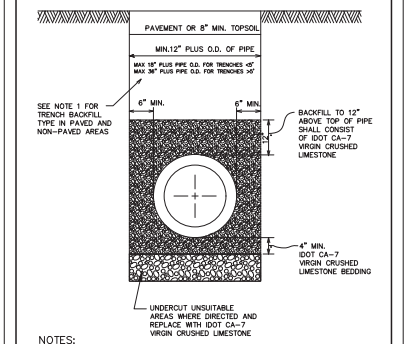
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS

NOT TO SCALE

PVC PIPE TRENCH DETAIL

DATE: 8-14-09

A-5



NOTES:

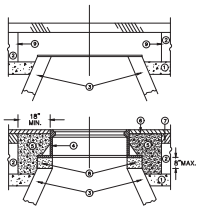
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS

NOT TO SCALE

RCP & DIP TRENCH DETAIL

DATE: 8-14-09

A-6



LEGEND

1. SUB-BASE GRANULAR MATERIAL
2. EXISTING PAVEMENT
3. EXISTING STRUCTURE
4. FRAME AND LID (SEE NOTES)
5. CLASS SI CONCRETE
6. PROPOSED HMA SURFACE COURSE
7. PROPOSED HMA BINDER COURSE
8. PROPOSED MORTAR, STEEL SHIMS & ADJUSTING RINGS 8" MAXIMUM
9. FULL DEPTH SAW CUT

NOTES:

EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE CITY OF ST. CHARLES BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.

CITY OF ST. CHARLES CASTINGS ARE THE PROPERTY OF THE CITY AND THE CONTRACTOR SHALL NOTIFY THE CITY OF REMOVAL AND DISPOSITION OF THE CASTINGS.

INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY BUT ARE INCLUDED AS PART OF THE COST PER EACH ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTED, SPECIAL".

CONSTRUCTION PROCEDURES

STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER)

A) FULL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2" BELOW TOP OF MANHOLE STRUCTURE OR 2" BELOW BOTTOM OF LOWEST ADJUSTMENT RING.
C) ADJUST NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 5'X5' SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5'X 5' CONCRETE COLLAR.

THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 353, 406, 602, AND 603 OF THE STANDARD SPECIFICATIONS

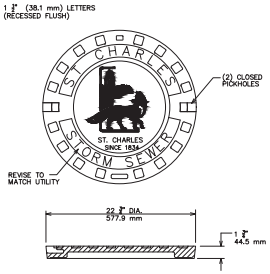
NOT TO SCALE

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

DATE: 12-8-10

E-6

SPECIAL LETTERED
R-1713 HDSI WATER VAULT, SANITARY AND STORM SEWER MANHOLE COVER



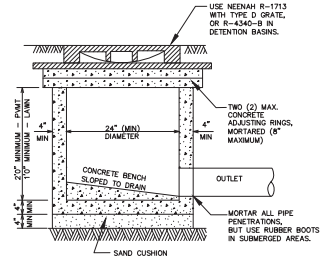
HEAVY DUTY
MATERIAL ASTM A48 CL. 35
MACHINED BEARING SURFACE
COVER WT: 125 LBS (56.7 kg)

NOT TO SCALE

STANDARD COVER DETAIL

DATE: 11-19-09

D-7



NOTE:

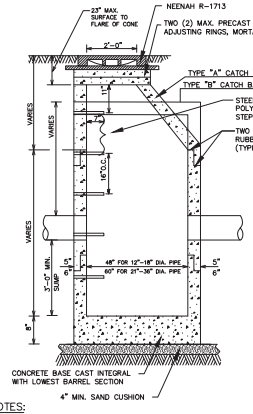
1. INLET TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. INLET MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER TY A MANHOLE.

NOT TO SCALE

TYPE A INLET DETAIL

DATE: 3-31-09

E-1



NOTES:

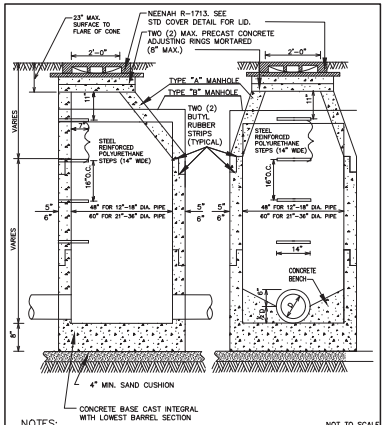
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
5. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
6. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

TYPE A & B CATCH BASIN DETAIL

DATE: 7-27-10

B-5



NOTES:

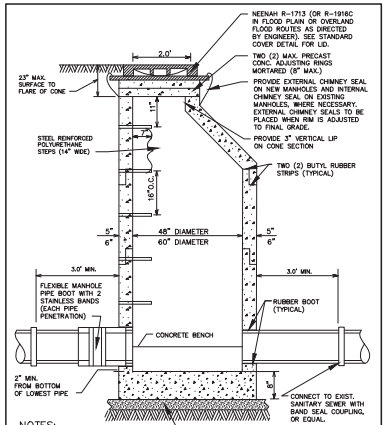
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL

DATE: 7-27-10

B-3



NOTES:

1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
7. USE ECCENTRIC CONE ONLY.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

SANITARY MANHOLE DETAIL

DATE: 7-27-10

A-2

PREPARED BY:

SGI

15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

CONSTRUCTION DETAILS

PROJECT NUMBER: 03_207_004

DATE: 12/22/2020

SCALE: NONE

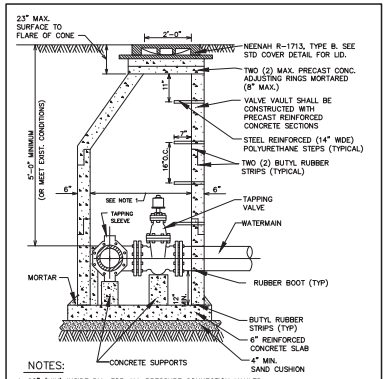
DRAFTED BY: DGW

DESIGNED BY: DGW

CHECKED BY: MAG

SHEET No. *C-10* of 16 SHEETS

FILE NAME: \\ivoxx\projects\03_207_004_mend_st charles ll - tsc\dwgs\cad\details\03_207_004_details.dwg, DATE PLOTTED: 2/25/2020 9:09:53 AM



NOTES:

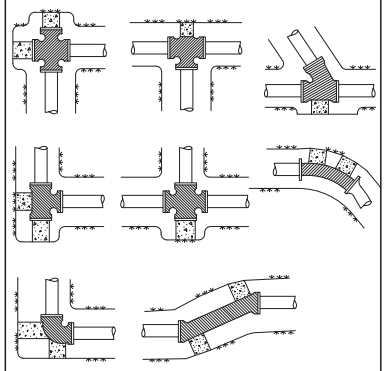
1. 60" (MIN) INSIDE DIA. FOR ALL PRESSURE CONNECTION VAULTS.
2. ALL NON-PRECAST PIPE OPENINGS TO BE CORED AND RUBBER BOOTED.
3. BACKFILL MATERIAL SHALL BE IDOT CA-7 WRGN CRUSHED LIMESTONE.
4. a) MECHANICAL JOINT BOLTS & NUTS SHALL BE COMPOSED OF CORE-TEN.
   b) ALL OTHER HEXAGONAL BOLTS, NUTS & WASHERS SHALL BE COMPOSED OF 304 GRADE STAINLESS STEEL.
5. USE ECCENTRIC CONE ONLY.
6. VALVE VAULT MUST CONFORM TO ASTM C-478.
7. ALL SECTIONS TO BE TONGUE AND GROOVED.
8. BLOCKING SHALL NOT INTERFER WITH BOLT MAINTENANCE OR REPLACEMENT.
9. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "SI" MIXTURE.

NOT TO SCALE

DATE: 7-27-10

PRESSURE CONNECTION DETAIL

B-2



NOTE:

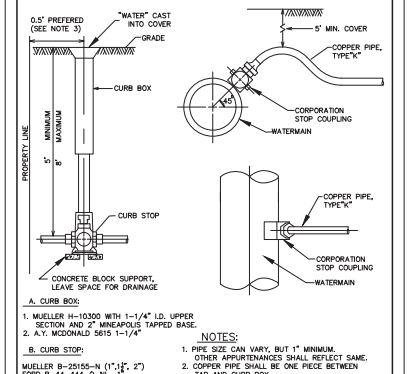
1. ALL BENDS OF 22½° AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK PREFORMED CONCRETE BLOCK(S) AGAINST UNDISTURBED VERTICAL EARTH FACE.
2. ALL CONCRETE TO BE MIN. 3,000 PSI.
3. IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, BENDS OVER 10° AND FIRE HYDRANTS SHALL HAVE A "MEGALUG" RESTRAINT, OR AS APPROVED BY THE ENGINEERING DIVISION. BOLTS SHALL BE "COR-TEN".

NOT TO SCALE

DATE: 3-2-11

THRUST BLOCK INSTALLATION DETAILS

A-7



A. CURB BOX:

1. MUELLER H-10300 WITH 1-1/4" I.D. UPPER SECTION AND 2" MINEAPOLIS TAPPED BASE.
2. A.Y. MCDONALD 5615 1-1/4"

B. CURB STOP:

MUELLER B-25155-N (1", 1½", 2")
FORD B-44-444-Q-NL 1"
B-44-666-Q-NL 1½"
B-44-777-Q-NL 2"
A.Y. McDONALD 76104-Q 1", 1½", 2"
Q SERIES BRASS

C. CORPORATION STOP:

MUELLER B-25008-N (1", 1-1/2", 2")
FORD FB1000 -4-Q-NL 1"
FB 1000-6-Q-NL 1-1/2"
FB 1000-7-Q-NL 2"
A.Y. McDONALD 74701-BQ 1", 1-1/2", 2"
Q SERIES BRASS, WITH 90 SWIVEL ELBOW

NOTES:

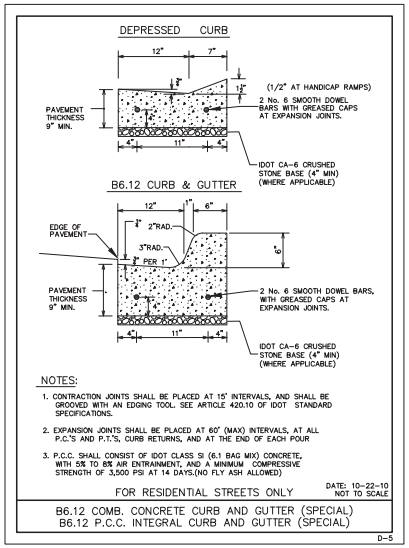
1. PIPE SIZE CAN VARY, BUT 1" MINIMUM. OTHER APPURTENANCES SHALL REFLECT SAME.
2. COPPER PIPE SHALL BE ONE PIECE BETWEEN TAP AND CURB BOX.
3. PLACE BETWEEN SIDEWALK AND PROPERTY LINE. KEEP BOXES OUT OF SIDEWALKS AND DRIVEWAY.
4. MINIMUM OF 3' BETWEEN TAPS AND 3' TO NEAREST JOINT.
5. 1" SERVICE MAY BE DIRECTLY TAPPED INTO 6" OR LARGER MAIN. LARGER SERVICES REQUIRE A SMITH-BLAIR 372 OR APPROVED EQUAL STAINLESS STEEL TAP THROUGH SLEEVE.

NOT TO SCALE

DATE: 11-12-13

COPPER WATER SERVICE CONNECTION DETAILS

A-3



NOTES:

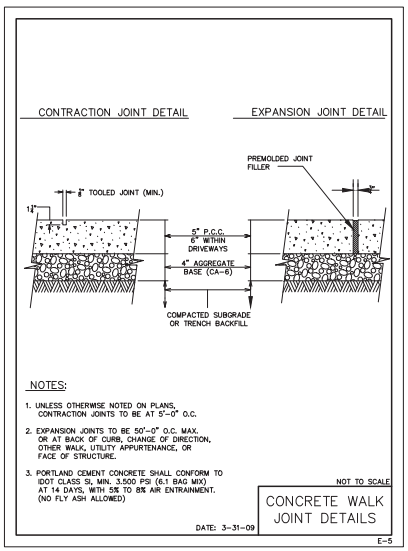
1. CONTRACTION JOINTS SHALL BE PLACED AT 15' INTERVALS, AND SHALL BE GROOVED WITH AN EDGING TOOL. SEE ARTICLE 420.10 OF IDOT STANDARD SPECIFICATIONS.
2. EXPANSION JOINTS SHALL BE PLACED AT 60' (MAX) INTERVALS, AT ALL P.C.'S AND P.T.'S, CURB RETURNS, AND AT THE END OF EACH POUR
3. P.C.C. SHALL CONSIST OF IDOT CLASS SI (6.1 BAG MIX) CONCRETE, WITH 5% TO 8% AIR ENTRAINMENT, AND A MINIMUM COMPRESSIVE STRENGTH OF 3,500 PSI AT 14 DAYS.(NO FLY ASH ALLOWED)

FOR RESIDENTIAL STREETS ONLY

DATE: 10-22-10
NOT TO SCALE

B6.12 COMB. CONCRETE CURB AND GUTTER (SPECIAL)
B6.12 P.C.C. INTEGRAL CURB AND GUTTER (SPECIAL)

D-5



NOTES:

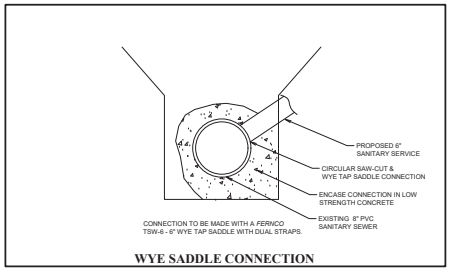
1. UNLESS OTHERWISE NOTED ON PLANS, CONTRACTION JOINTS TO BE AT 5'-0" O.C.
2. EXPANSION JOINTS TO BE 50'-0" O.C. MAX. OR AT BACK OF CURB, CHANGE OF DIRECTION, OTHER WALK, UTILITY APPURTENANCE, OR FACE OF STRUCTURE.
3. PORTLAND CEMENT CONCRETE SHALL CONFORM TO IDOT CLASS SI, MIN. 3.500 PSI (6.1 BAG MIX) AT 14 DAYS, WITH 5% TO 8% AIR ENTRAINMENT. (NO FLY ASH ALLOWED)

NOT TO SCALE

DATE: 3-31-09

CONCRETE WALK JOINT DETAILS

E-5



WYE SADDLE CONNECTION

PREPARED BY:

SGS

15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

CONSTRUCTION DETAILS

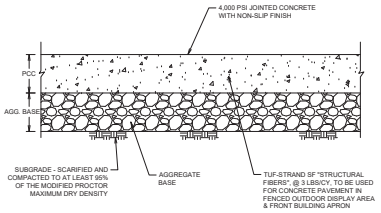
PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 | SCALE: NONE

DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. *C-11* of 16 SHEETS

FILE NAME: S:\Users\ysabel\03_207_004_mend_st_charles\15_cover sheet sheets.dwg, DATE PLOTTED: 2/26/2020 9:15:04 AM

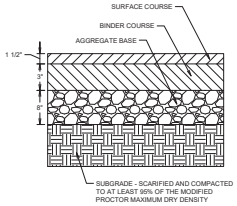


CONCRETE PAVING

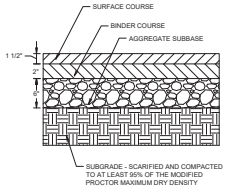
CONCRETE PAVEMENT THICKNESS SUMMARY

LOCATION	PCC	AGG. BASE
FENCED OUTDOOR DISPLAY AREA	4" - WITH TUFSTRAND FIBERS	6"
LOADING DOCK AREA	"6"	6"

* REINFORCEMENT SHALL BE PROVIDED AND CONSIST OF A WIRE MESH (MINIMUM 6" WITH 6x6 W 2.9x2.9 W.W.F.) OR FIBER-REINFORCED CONCRETE. IF WIRE MESH IS UTILIZED, THE MESH SHOULD BE LOCATED IN THE MIDDLE THIRD OF THE RIGID PAVEMENT. REFER TO FOUNDATION PLAN (S1) FOR ALL DOOR STOOP SPECIFICATIONS.



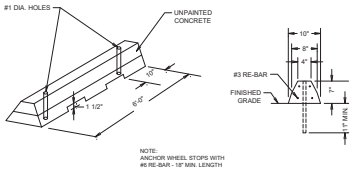
HEAVY DUTY ASPHALT



LIGHT DUTY ASPHALT

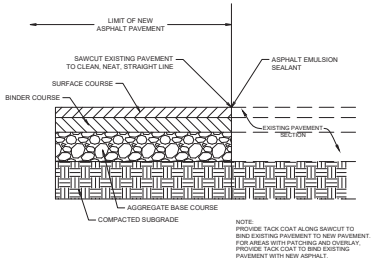
NOTE:
1. AGGREGATE BASE SHALL BE A DENSE GRADE, 1" NOMINAL AGGREGATE PER LOCAL DOT SPECIFICATIONS.
2. BITUMINOUS WEAR AND BASE COURSES SHALL MEET THE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SECTION 311.
3. THE BITUMINOUS PAVEMENT SHALL BE COMPACTED TO AT LEAST 92.5 PERCENT OF THE MAXIMUM THEORETICAL DENSITY, WITH NO INDIVIDUAL TEST RESULTS LESS THAN 90 PERCENT.
4. CONCRETE FOR PAVEMENTS SHALL HAVE A MINIMUM 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, AND A MODULUS OF RUPTURE (MR) OF AT LEAST 600 PSI. CEMENT SHALL BE TYPE 1 MEETING THE REQUIREMENTS OF ASTM C 150. 5 TO 8 PERCENT ENTRAINED AIR SHALL BE PROVIDED FOR EXPOSED CONCRETE TO PROVIDE RESISTANCE TO FREEZE-THAW DETERIORATION. FOR NON-REINFORCED CONCRETE EXPOSED TO DE-ICERS, THE WATER/CEMENT RATIO SHALL BE 0.45 OR LESS. FOR REINFORCED CONCRETE EXPOSED TO DE-ICERS, THE WATER/CEMENT RATIO SHALL BE 0.40 OR LESS.
5. CONTRACTOR TO REPAIR BINDER COURSE AS NECESSARY PRIOR TO INSTALLATION OF SURFACE COURSE.

TYPICAL PAVING SECTIONS



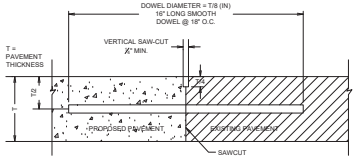
NOTE:
ANCHOR WHEEL STOPS WITH #6 RE-BAR - 18" MIN. LENGTH

PRECAST CONCRETE WHEEL STOP



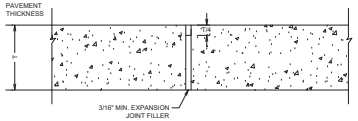
NOTE:
PROVIDE TACK COAT ALONG SAWCUT TO BIND EXISTING PAVEMENT TO NEW PAVEMENT. FOR AREAS WITH PATCHING AND OVERLAY, PROVIDE TACK COAT TO BIND EXISTING PAVEMENT WITH NEW ASPHALT.

SAWCUT DETAIL



NOTE:
1. DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
2. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE IS NOT ACCEPTABLE.

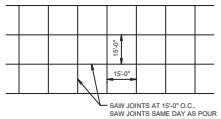
BUTT JOINT



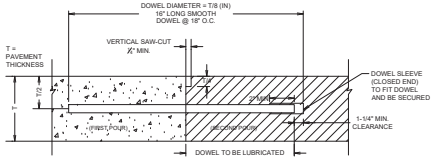
TRANSVERSE EXPANSION JOINT

NOTE:
DOWEL BARS ARE REQUIRED FOR NEW CONCRETE PAVEMENT ADJACENT TO EXISTING CONCRETE PAVEMENT ONLY.

SAWCUTS ARE REQUIRED FOR ALL CONCRETE PAVEMENT AS SHOWN ON THE CONCRETE JOINT DETAILS.

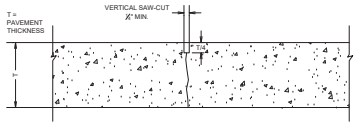


CONCRETE PAVEMENT

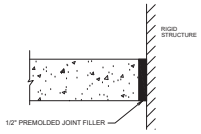


NOTE:
1. DOWELS SHALL BE SUPPORTED BY AN APPROVED DEVICE.

CONSTRUCTION JOINT



CONTRACTION JOINT



PROVIDE ISOLATION JOINT WHERE CONCRETE PAVEMENT ABUTS A RIGID STRUCTURE

ISOLATION JOINT

CONCRETE JOINT DETAILS

PREPARED BY:
SGS
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

CONSTRUCTION DETAILS

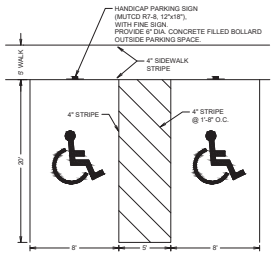
PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 | SCALE: NONE

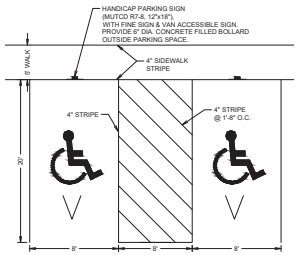
DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No. *C-12* of 16 SHEETS

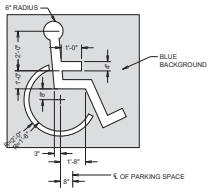
FILE NAME: S:\Users\ysmith\03_207_004_mend_st_charles 1 - tsc\dwgs\cad\civil_sheets\03_mend_st_charles.dwg, SAVE PLOTTED 2/24/2021 9:15:39 AM



HANDICAP STANDARD ACCESSIBLE PARKING STALL

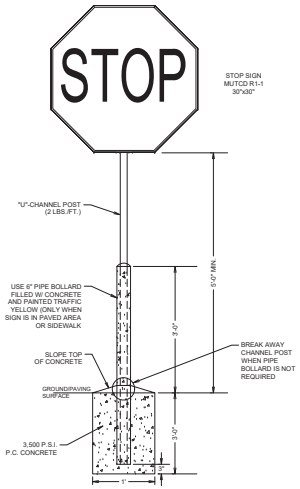


HANDICAP VAN ACCESSIBLE PARKING STALL

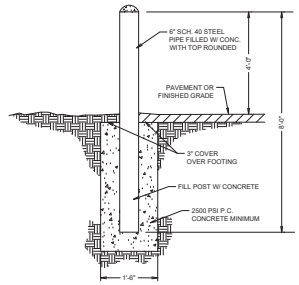


HANDICAP ACCESSIBLE PAVEMENT SYMBOL

HANDICAP PARKING DETAILS

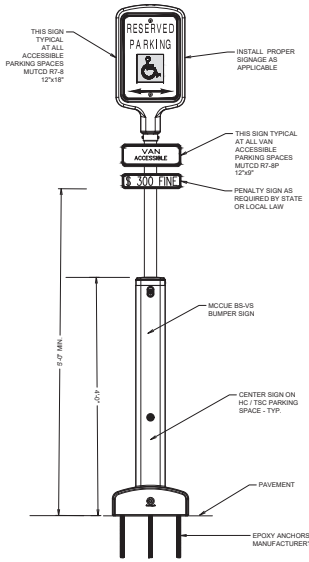


SIGN DETAILS



NOTE:
ALL PIPES SHALL BE
PAINTED TO MATCH
BUILDING

STEEL BOLLARD



PARKING SIGN AND BOLLARD DETAILS

PREPARED BY:
SGA
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC

1204 E. OAK ST. BUILDING TWO,
SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

CONSTRUCTION DETAILS

PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 | SCALE: NONE

DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG

SHEET No.
C-13
of 16 SHEETS

FILE NAME: \\ssnas\projects\03_207_004_mend_st_charles\1_cad\sheets\03_207_004_mend_st_charles.dwg, DATE PLOTTED: 2/26/2020 9:10:14 AM

TSC

LEGEND FOR BORING LOGS

FILL, TOPSOIL, PEAT, GRAVEL, SAND, SILT, CLAY, LIMESTONE/ DOLOMITE

SAMPLE TYPE

- SS = Split-Spoon
- ST = Thin-Walled Tube
- A = Auger
- MC = Macro-Core (Geoprobe)

WATER LEVEL OBSERVATIONS

- Wdl Drilling
- Ert of Boring
- 24Hours

FIELD AND LABORATORY TEST DATA

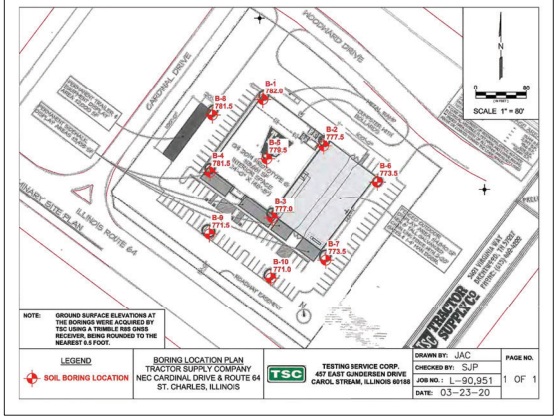
- N = Standard Penetration Resistance in Blows per Foot(bpf)
- WC = In-Situ Water Content (%)
- Qu = Unconfined Compressive Strength in Tons per Square Foot (tsf)
- * = *Pocket Penetrometer Reading: Maximum Value = 4.5 tsf*
- γ_{DRY} = Dry Unit Weight in Pounds per Cubic Foot (pcf)

SOIL DESCRIPTIONS:

MATERIAL	PARTICLE SIZE RANGE
BOULDER	Over 12 inches
COBBLE	12 inches to 3 inches
Large GRAVEL	3 inches to ¾ inch
Small GRAVEL	¾ inch to No. 4 Sieve
Coarse SAND	No. 4 Sieve to No. 10 Seve
Medium SAND	No. 10 Sieve to No. 40 Sieve
Fine SAND	No. 40 Sieve to No. 200 Sieve
SILT and CLAY	Passing No. 200 Sieve

COHESIVE SOILS		COHESIONLESS SOILS	
CONSISTENCY	Qu (tsf)	RELATIVE DENSITY	N (bpf)
Very Soft	Less than 0.25	Very Loose	1 – 3
Soft	0.25 to 0.5	Loose	4 – 9
Medium Stiff	0.5 to 1.0	Medium Dense	10 – 29
Stiff	1.0 to 2.0	Dense	30 – 49
Very Stiff	2.0 to 4.0	Very Dense	50 and over
Hard	4.0 and over		

MODIFYING TERM	PERCENT BY WEIGHT
Trace	1 – 10
Little	10 – 20
Some	20 – 35



NOTE: GROUND SURFACE ELEVATIONS AT THE BORINGS WERE ACQUIRED BY TSC USING A TRIMBLE R8S GNSS RECEIVER, BEING ROUNDED TO THE NEAREST 0.5 FOOT.

LEGEND: SOIL BORING LOCATION

BORING LOCATION PLAN
TRACTOR SUPPLY COMPANY
NEC CARDINAL DRIVE & ROUTE 64
ST. CHARLES, ILLINOIS

TESTING SERVICE CORP.
457 EAST GUNDERSEN DRIVE
CAROL STREAM, ILLINOIS 60188

DRAWN BY: JAC
CHECKED BY: SJP
JOB NO.: L-90,951
DATE: 03-23-20
PAGE NO. 1 OF 1

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL
CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL
BORING 1 DATE STARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951
ELEVATIONS: GROUND SURFACE 782.0; END OF BORING 767.0
WATER LEVEL OBSERVATIONS: WHILE DRILLING Dry; AT END OF BORING Dry; 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	12	15.0	4.5+*	120			FILL - Brown silty CLAY, little to some sand and gravel, moist (CL)
2	SS	12	13.5	4.5+*	123			
3	SS	13	14.6	4.5+*	121			
4	SS	19	12.4	4.5+*	120			
5	SS	23	15.6	4.5+*	120			
						13.0	769.0	Medium dense brown SAND, moist (SP)
6	SS	14	16.3					
								End of boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 256

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL
CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL
BORING 2 DATE STARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951
ELEVATIONS: GROUND SURFACE 780.0; END OF BORING 765.0
WATER LEVEL OBSERVATIONS: WHILE DRILLING Dry; AT END OF BORING Dry; 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	9	21.4	4.5+*	107			FILL - Brown trace black silty CLAY, little sand and gravel, trace organic, moist (CL)
						3.0	777.0	
2	SS	13	15.9	4.5+*				Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
3	SS	12	17.6	2.15 2.0*				
A B	SS	17	16.2 15.1	4.5+* 3.0*		6.0	771.0	
5	SS	12	14.4	3.75*				Very stiff gray silty CLAY, some sand and gravel, moist (CL)
6	SS	14	14.4	2.94 3.0*				
								End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 256

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL
CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL
BORING 3 DATE STARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951
ELEVATIONS: GROUND SURFACE 777.0; END OF BORING 762.0
WATER LEVEL OBSERVATIONS: WHILE DRILLING Dry; AT END OF BORING Dry; 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	7	13.5	4.5*	123			FILL - Brown silty CLAY, little to some sand and gravel, moist (CL)
2	SS	17	14.8	4.5*	120			
3	SS	14	14.9	4.0	119			
						8.0	769.0	
4	SS	10	19.1	4.5+* 3.0*				Very stiff to hard brown silty CLAY, some sand and gravel, moist (CL)
5	SS	13	14.0	4.5+*				
6	SS	12	14.5	3.83 3.75*				
								End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 314

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL
CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL
BORING 4 DATE STARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951
ELEVATIONS: GROUND SURFACE 782.0; END OF BORING 767.0
WATER LEVEL OBSERVATIONS: WHILE DRILLING Dry; AT END OF BORING Dry; 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	10	19.1	2.0*	111			FILL - Brown and gray silty CLAY, little sand and gravel, moist (CL)
2	SS	11	16.6	3.0*	116			
3	SS	23	23.7	3.5*		5.5	776.5	Very stiff brown trace black silty CLAY, little sand, trace organic, moist (CL)
						8.0	774.0	
4	SS	19	19.1	4.5+* 4.5+*				Hard to very stiff brown silty CLAY, little to some sand and gravel, moist (CL)
5	SS	19	15.3	3.25*				
6	SS	27	14.0	4.5+*				
								End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 314

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL
CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL
BORING 5 DATE STARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951
ELEVATIONS: GROUND SURFACE 780.0; END OF BORING 765.0
WATER LEVEL OBSERVATIONS: WHILE DRILLING Dry; AT END OF BORING Dry; 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	γ_{DRY}	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	8	15.9	2.0*	115			FILL - Brown silty CLAY, little to some sand and gravel, moist (CL)
						3.0	777.0	
2	SS	14	23.4	4.5+*	102			FILL - Brown trace black silty CLAY, little sand and gravel, moist (CL)
3	SS	13	18.7	3.5*	112			
						8.0	772.0	
4	SS	12	16.6	3.0*				Very stiff to hard brown silty CLAY, little to some sand and gravel, moist (CL)
5	SS	17	15.0	4.53 4.5+*				
						13.0	767.0	
6	SS	20	14.5	4.5+*				Hard brown and gray silty CLAY, some sand and gravel, moist (CL)
								End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 256

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PREPARED BY:

SGI
15110 N. DALLAS PARKWAY
SUITE 370
DALLAS, TX 75248
(214) 676-9968
REGISTRATION NO: ----

PREPARED FOR:

MEND ST. CHARLES, LLC
1204 E. OAK ST. BUILDING TWO, SUITE FOUR
MAHOMET, IL 61853
(217) 586-1880

PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

TRACTOR SUPPLY COMPANY
ST. CHARLES, ILLINOIS

SOIL BORING LOGS

PROJECT NUMBER: 03_207_004
DATE: 12/22/2020 SCALE: NONE
DRAFTED BY: DGW
DESIGNED BY: DGW
CHECKED BY: MAG
SHEET No. C-14 of 16 SHEETS

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL

CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL

BORING 6 DATE STARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951

ELEVATIONS: GROUND SURFACE 774.0; END OF BORING 759.0

WATER LEVEL OBSERVATIONS: WHILE DRILLING 5.5 *; AT END OF BORING Dry; 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	TORV	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	8	18.3	1.75*	113			FILL - Brown silty CLAY, little sand and gravel, moist (CL)
						3.0	771.0	
2	SS	10	14.5	1.83 2.0*				Stiff to very stiff brown silty CLAY, little to some sand and gravel, moist (CL)
3	SS	17	12.9	3.25*				
						8.0	766.0	
4	SS	19	19.0	2.13*				Very stiff gray silty CLAY, little to some sand and gravel, occasional Cobbles, moist (CL)
5	SS	12	17.1	3.0*				
6	SS	12	14.1	3.13 3.5*				

End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 256

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL

CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL

BORING 7 DATE STARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951

ELEVATIONS: GROUND SURFACE 774.0; END OF BORING 759.0

WATER LEVEL OBSERVATIONS: WHILE DRILLING Dry; AT END OF BORING Dry; 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	TORV	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	12	14.6	4.5+*	121			FILL - Brown silty CLAY, little to some sand and gravel, moist (CL)
2	SS	12	14.6	4.5+*	121			
3	SS	17	12.4	4.5+*	124			
						8.0	766.0	
4	SS	10	27.7	1.49 1.5*				Stiff to medium stiff brown silty CLAY, trace sand, trace organic, moist to very moist (CL/CH)
5	SS	9	30.5	1.0*				
						13.0	761.0	
6	SS	12	16.7	3.21 3.5*				Very stiff brown silty CLAY, little sand and gravel, moist (CL)

End of Boring at 15.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 314

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL

CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL

BORING 8 DATE STARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951

ELEVATIONS: GROUND SURFACE 782.0; END OF BORING 774.5

WATER LEVEL OBSERVATIONS: WHILE DRILLING Dry; AT END OF BORING Dry; 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	TORV	DEPTH	ELEV.	SOIL DESCRIPTIONS
1	SS	15	12.8	4.5+*	125			FILL - Brown silty CLAY, little to some sand and gravel, moist (CL)
2	SS	12	17.4	4.5+*	115			
3	SS	14	13.9	4.5+*	123			

End of Boring at 7.5'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 256

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL

CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL

BORING 9 DATE STARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951

ELEVATIONS: GROUND SURFACE 772.0; END OF BORING 764.5

WATER LEVEL OBSERVATIONS: WHILE DRILLING Dry; AT END OF BORING Dry; 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	TORV	DEPTH	ELEV.	SOIL DESCRIPTIONS
						0.8	771.2	Black clayey TOPSOIL (OL)
1	SS	11	25.0	2.0*				Stiff to very stiff brown trace black silty CLAY, trace sand, trace organic, moist (CL/CH)
						3.0	769.0	
2	SS	11	15.3	2.0*				Stiff to very stiff brown silty CLAY, little to some sand and gravel, moist (CL)
3	SS	15	14.7	3.0*				

End of Boring at 7.5'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 314

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT Tractor Supply Company, NEC Cardinal Drive & Route 64, St. Charles, IL

CLIENT Bonham Construction, 1204 East Oak, Mahomet, IL

BORING 10 DATE STARTED 3-6-20 DATE COMPLETED 3-6-20 JOB L-90,951

ELEVATIONS: GROUND SURFACE 771.0; END OF BORING 761.0

WATER LEVEL OBSERVATIONS: WHILE DRILLING 3.0 *; AT END OF BORING Dry; 24 HOURS

SAMPLE NO.	TYPE	N	WC	Qu	TORV	DEPTH	ELEV.	SOIL DESCRIPTIONS
						0.8	770.2	FILL - Black clayey TOPSOIL (OL)
1	SS	6	16.7	2.0*	116			FILL - Brown and gray silty CLAY, little sand and gravel, moist (CL)
						3.0	768.0	
2	SS	6	36.8	0.75*	64			FILL - Brown and black silty CLAY, trace to little sand, trace Wood pieces, very moist (CL)
3	SS	5	36.5	0.5*	61			
						8.0	763.0	
4	SS	10	16.1	2.13*				Very stiff brown silty CLAY, little sand and gravel, moist (CL)

End of Boring at 10.0'

* Approximate unconfined compressive strength based on measurements with a calibrated pocket penetrometer.

DRILL RIG NO. 314

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PREPARED BY:

SGI

15110 N. DALLAS PARKWAY
SUITE 370
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REGISTRATION NO: ----

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PROJECT NOTES:

REFERENCE FILES

No.	DATE	BY	DESCRIPTION

REVISIONS / ISSUANCES

TRACTOR SUPPLY COMPANY

ST. CHARLES, ILLINOIS

SOIL BORING LOGS

PROJECT NUMBER: 03_207_004

DATE: 12/22/2020 SCALE: NONE

DRAFTED BY: DGW

DESIGNED BY: DGW

CHECKED BY: MAG

SHEET No. C-15 of 16 SHEETS

WALL LEGEND

	NEW EXTERIOR MASONRY WALL - 8" CMU WITH FOAM FILLED INSULATION (CORE FILL 500 OR EQUAL) JOINTS STRUCK INTERIOR AND EXTERIOR. SEE STRUCTURAL FOR REINFORCING, TYP.		NEW FIXTURE WALL PROVIDED AND INSTALLED BY TSC, TYPICAL. VERIFY EXACT LOCATION WITH FINAL TSC PROVIDED FIXTURE PLAN AND PROJECT MANAGER.		NEW INTERIOR PARTITION - 3-5/8" METAL STUDS AT 16" O.C. UP-OF HIGH, UNLESS NOTED OTHERWISE. SEE DETAIL ON SHEET A-5.2 FOR MORE INFORMATION.
			NEW INTERIOR PARTITION - 6" METAL STUDS @ 16" O.C. TO DECK, UNLESS NOTED OTHERWISE.		
NOTE:	1) NOT ALL PARTITIONS MAY BE USED. 2) ALL METAL STUD PARTITIONS TO BE 20 GA. MINIMUM UNLESS NOTED OTHERWISE.		NEW INTERIOR PARTITION - 3-5/8" METAL STUDS AT 16" O.C. TO DECK, UNLESS NOTED OTHERWISE.		

WAREHOUSE FIXTURE INSTALLATION GUIDLINES:

1. CONTRACTOR IS TO VERIFY WITH THE STORE MANAGER THAT ALL RACKS ARE PROPERLY BUILT AND POSITIONED.
2. DRILL HOLES FOR ANCHORING RACK. GENERALLY, THE HOLE IN THE FOOT OF THE RACK LEG IS ½" IN DIAMETER. VERIFY HOLE SIZE PER BOLT ISSUED BY RACKING MANUFACTURER (1) ONE ANCHOR PER FOOT.
3. RACKS ARE TO BE SECURELY ANCHORED WITH ANCHOR BOLTS PER MANUFACTURE SPECIFICATIONS.
4. FOLLOWING INSTALLATION, REMOVE ANY RESIDUAL DEBRIS AND CLEAN AREA.
5. IS SEISMIC ANCHORING IS REQUIRED THE FIXTURE INSTALLER WILL COMPLETE ALL DRILLING/ANCHORING PER THE SEISMIC PLANS

WALL FINISH NOTES:

1. ALL NEW WALLS TO RECEIVE ½" GYPSUM BOARD ON BOTH SIDES AND EXTEND 4" ABOVE CEILING OR TO DECK AT OPEN CEILING, UNLESS NOTED OTHERWISE.
2. ALL PLUMBING WALLS TO RECEIVE WATER RESISTANT GYPSUM BOARD ON PLUMBING SIDE TO ABOVE CEILING.
3. ALL INTERIOR WALLS AT PET WASH TO RECEIVE 5/8" CEMENTITIOUS BOARD TO 48" AFF AND MOISTURE RESISTANT GYPSUM BOARD ABOVE.
4. ALL WALLS AT STOCKROOM TO RECEIVE ½" FIRE TREATED PLYWOOD TO 12'-0" A.F.F. WITH ½" GYPSUM BOARD ABOVE. SEE DETAILS ON A-6.1 FOR MORE INFORMATION ON STOCKROOM WALLS AT PET WASH.
5. ALL GYPSUM BOARD WALLS AT ALCOVE 111 TO BE SEALED TO DECK, TYP.
6. GYPSUM BOARD AT NEW WALLS TO BE HELD UP 1/2" ABOVE CONCRETE FLOOR, UNLESS NOTED OTHERWISE.
7. "J" MOLD TO BE USED AT ALL INTERSECTIONS OF GYPSUM BOARD AND ANY OTHER NON GYPSUM MATERIALS.
8. CORNER GUARDS TO BE USED AT ALL INTERIOR "OUTSIDE" CORNER CONDITIONS.

GENERAL NOTES:

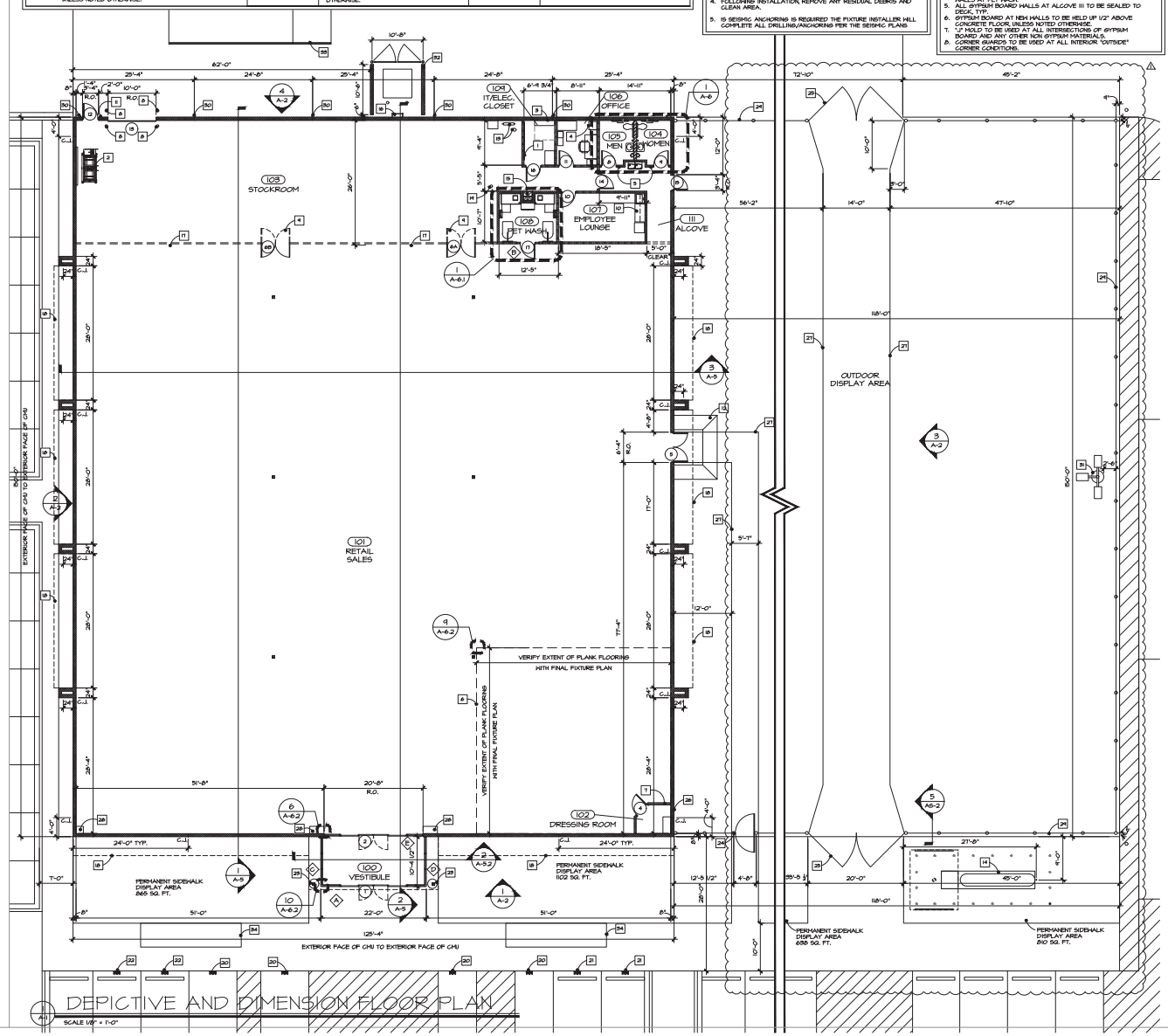
1. CONTRACTOR TO PROVIDE AND INSTALL SOUND INSULATION ABOVE CEILING AND IN ALL PARTITIONS AROUND WOMENS 104, MENS 105 AND MANAGER'S OFFICE 106. 6" MINIMUM BATT AT CEILINGS.
2. SEE SHEET A-1 FOR CEILINGS, WALLS, AND FLOOR FINISHES AND NOTES.
3. CONTRACTOR TO COORDINATE ENGINEERING OF SPRINKLER SYSTEM MODIFICATION. SEE FP-1 FOR MORE INFORMATION.
4. CONTRACTOR TO PROVIDE FIRE DEPARTMENT REQUIRED KEY BOX. COORDINATE LOCATION AND TYPE WITH LOCAL AUTHORITIES.
5. INTERIOR PAVEMENT TRANSITION AT DOOR SHALL BE FLUSH WITH EXTERIOR PAVEMENT. CROSS SLOPE SHALL NOT EXCEED 1:50 PER ADA REQUIREMENTS. COORDINATE WITH CIVIL AT CONCRETE PAD OR SIDEWALK.
6. CONTRACTOR TO RECEIVE, STORE, AND INSTALL OWNER'S CHECK OUT COUNTERS, CUSTOMER SERVICE COUNTER, AND RECEIVING TABLE. COORDINATE WITH FINAL TSC FIXTURE PLAN AND TSC PROJECT MANAGER.
7. PAINT ALL EXPOSED COLUMNS IN RETAIL SALES AREA PT-5, TYP.
8. CONTRACTOR TO FILL IN ALL SAW CUT CONTROL JOINTS WITH EUCO QUIKJOINT FILLER. INSTALL PER MANUFACTURE'S INSTALLATION. CLEAN JOINT PRIOR TO APPLICATION.
9. CONTRACTOR SHALL INSTALL A DETECTABLE WARNING AT ANY REQUIRED CURB RAMP, TYP.
10. CONTRACTOR TO PROVIDE WHEEL STOPS AT ALL PARKING SPACES AROUND THE BUILDING AND POD THAT ARE FLUSH WITH THE ADJACENT SIDEWALK, TYP.

KEYED NOTES:

1. PHONE BOARD LOCATION. SEE DETAIL 5/A-6.2 FOR ADDITIONAL INFORMATION.
2. CONTRACTOR TO INSTALL NEW BALER AND SERVICE DISCONNECT (SUSPEND LINE OVERHEAD). VERIFY / COORDINATE LOCATION WITH TSC PROJECT MANAGER. CONTRACTOR TO PROVIDE AND INSTALL 4" PVC PIPE 8'-0" LONG BEHIND BALER AT 36" A.F.F. FOR BALER WIRE.
3. NEW ELECTRICAL PANELS AND SERVICE. SEE ELECTRICAL DRAWINGS FOR MORE INFORMATION.
4. CONTRACTOR TO BOLT DOWN SAFE IN MANAGERS OFFICE. VERIFY LOCATION WITH TSC PROJECT MANAGER.
5. CONTRACTOR TO PROVIDE AND INSTALL NEW RESTROOM SIGNAGE. SEE DETAIL 4/A-6.2 FOR ADDITIONAL INFORMATION.
6. EXTENT OF VINYL PLANK FLOORING FOR EXPANDED CLOTHING AREA. USE ONE SIDED BEVEL PLANK AT POINT OF TRANSITION TO EXISTING VCT. VERIFY EXTENT OF PLANK FLOORING WITH TSC PROVIDED FIXTURE PLAN PRIOR TO INSTALLATION. SUPPLIED BY TSC AND INSTALLED BY G.C. AREA NOT TO EXCEED 3000 SQ. FT.
7. DRESSING ROOMS ARE STICK-BUILT AND INSTALLED BY CONTRACTOR. CONTRACTOR TO ASSEMBLE AND ANCHOR DRESSING ROOM AN BENCH TO WALL AND/OR FLOOR. CONTRACTOR TO PROVIDE AND INSTALL (2) 24" X 60" (1/4" POLISHED PLATE GLASS - 1 PIECE) ONE ON THE EXTERIOR SIDE OF ROOM WALL PERPENDICULAR TO EXTERIOR SIDE WALL AND ONE ON THE INTERIOR WALL PARALLEL TO THE FRONT WALL, WING WITH STANDARD MIRROR CLIPS PER MANUFACTURER RECOMMENDATIONS. WHERE BOTTOM EDGE OF TEM REFLECTING SURFACE IS AT 18" A.F.F., AND (4) FOUR HOOKS ON DRESSING ROOM WALL. MOUNT (2) TWO TO MEET ACCESSIBILITY ACCESS (48" MAX. A.F.F. / 46" MAX. A.F.F. IF MOUNTED OVER THE BENCH) AND (2) TWO AT 60" A.F.F. VERIFY LOCATION WITH FINAL FIXTURE PLAN AND TSC PROJECT MANAGER. SEE DETAILS #8 AND #9 ON A-6.1.
8. NEW 6" CONCRETE FILLED PIPE BOLLARDS, TYPICAL AT EACH SIDE OF OVERHEAD OPENING. SEE DETAIL 7/A-6.2 FOR ADDITIONAL INFORMATION.
9. G.C. TO SUPPLY AND INSTALL NEW DURALITE DOOR(S) AT NEW OPENING IN FIXTURE WALL AND PROPERLY SECURE ALL ANCHOR POINTS WHEN ANCHORING IN PLACE. VERIFY LOCATION WITH FINAL FIXTURE PLAN AND INSTALL AFTER FIXTURES HAVE BEEN INSTALLED
10. CONTRACTOR TO INSTALL NEW TSC PROVIDED COUNTER AND SINK IN EMPLOYEE LOUNGE 107. SEE DETAIL 5/A-6.2 AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
11. DOOR BELL LOCATION.
12. NEW CONCRETE PAD PER PLAN. CONCRETE TO BE A MINIMUM OF 4" THICK, 4000 PSI WITH 6 X 6 - 1.4 X W1.4 X W1.4 MWF, ON 6" DRAINABLE BASE AND COMPACTED FILL. SEE DETAIL #6 ON SHEET A5-2 FOR MORE INFORMATION.
13. NEW WATER SERVICE ENTRANCE, BACKFLOW PREVENTER, AND FIRE RISER. SEE PLUMBING DRAWINGS FOR MORE INFORMATION.
14. BULK PROPANE TANK AND CONCRETE SLAB. SEE DETAIL #10 ON A5-2 FOR MORE INFORMATION.
15. NEW MOP SINK AND TANKLESS WATER HEATER. SEE ELECTRICAL AND PLUMBING DRAWINGS FOR MORE INFORMATION.
16. PRE-MANUFACTURED ALUMINUM OR STEEL LADDER WITH SECURITY GATE AND GUARDRAILS (AS REQUIRED BY LOCAL CODES). INSTALL PER MANUFACTURE'S REQUIREMENTS AND SPECIFICATIONS. CENTER IN DUMPSTER ENCLOSURE.
17. CONTRACTOR TO PROVIDE AND INSTALL ANCHOR BOLTS FOR FIXTURE WALLS PER MANUFACTURE'S SPECIFICATIONS. TSC TO PROVIDE ANCHOR PLATES.
18. GALVANIZED CORRUGATED METAL AWNING ABOVE, TYP.
19. NEW PIPE BOLLARD TO PROTECT CORNER. PLACE 12" OFF EACH WAY. SEE DETAIL #3 ON SHEET A5-2 FOR MORE INFORMATION.
20. CONTRACTOR TO PROVIDE AND INSTALL NEW MCGUE ACCESSIBLE SIGNS PER DETAIL #1 ON SHEET A5-2. SEE CIVIL DRAWINGS FOR EXACT PLACEMENT.
21. CONTRACTOR TO PROVIDE AND INSTALL NEW MCGUE VETERANS SIGNS PER DETAIL #1 ON SHEET A5-2.
22. CONTRACTOR TO PROVIDE AND INSTALL NEW MCGUE BIOPS SIGNS PER DETAIL #1 ON SHEET A5-2.
23. 24" GALVANIZED CORRUGATED METAL PIPE ANCHORED TO STEEL COLUMN, TYP.
24. 4' SWING GATE WITH EGRESS HARDWARE AND 12"x5"x¼" GALVANIZED PLATE FOR MOUNTING HARDWARE. CENTER OF PLATE TO BE MOUNTED AT 40" A.F.G. SEE DETAIL #4 ON SHEET A5-2.
25. (2) 10' SWINGING GATES AT EACH END OF DRIVE AISLE, TYP.
26. CONTRACTOR TO PROVIDE AND MOUNT FIRE EXTINGUISHER CABINET ADJACENT TO JUNCTION BOX.
27. 4" PAINTED YELLOW STRIPES INDICATING EXTENT OF EGRESS/DRIVE AISLE, TYP.
28. AREA WHERE WATER LINE AND/OR CONDUIT MAY BE LOCATED ON CMU. COORDINATE WITH FINAL FIXTURE PLAN, TYP.
29. 8'-0" CAIN LINK FENCE. SEE CIVIL DRAWINGS FOR SPECIFICATIONS, TYP.
30. DOWNSPOUT AND CONTROL JOINT SPACING AT REAR, TYP.
31. SITE LIGHTING BASE LOCATED 30" MIN. FROM INSIDE FACE OF FENCE FABRIC, TYP.
32. STEEL DOCK RAMP SET ON CONCRETE. SEE DISTRIBUTOR INFORMATION ON T-2 AND DETAIL #1 ON SHEET A5-2. VERIFY FINAL LOCATION WITH TSC PROJECT MANAGER.
33. DUMPSTER LOCATION, SEE DETAIL #4 ON SHEET A5-2.
34. RAISED PLANTERS. SEE CIVIL DRAWINGS FOR MORE INFORMATION.

SYMBOLS LEGEND:

- WINDOW DESIGNATION. SEE SHEET A-7.1 FOR MORE INFORMATION.
- DOOR DESIGNATION. SEE SHEET A-7.1 FOR MORE INFORMATION.



DEPICTIVE AND DIMENSION FLOOR PLAN

SCALE 1/8" = 1'-0"

SAORSA ARCHITECTURE
PO BOX 1999 SPRING HILL, TN 37174
PHONE: 615-481-3313

LICENSED ARCHITECT CHAD T. SAORSA 01-16-21 STATE OF ILLINOIS

01/16/21

5401 VIRGINIA WAY
BRENTWOOD, TN 37027
PHONE: (615) 440-4200

TSC TRACTOR SUPPLY CO.

PROPOSED PROTOTYPE:
ST. CHARLES IL

JOB NUMBER: 20-05

REVISIONS:
△01/16/21 - SITE UPDATE

JUNE 19, 2020

A-1

DEPICTIVE & DIMENSION FLOOR PLAN

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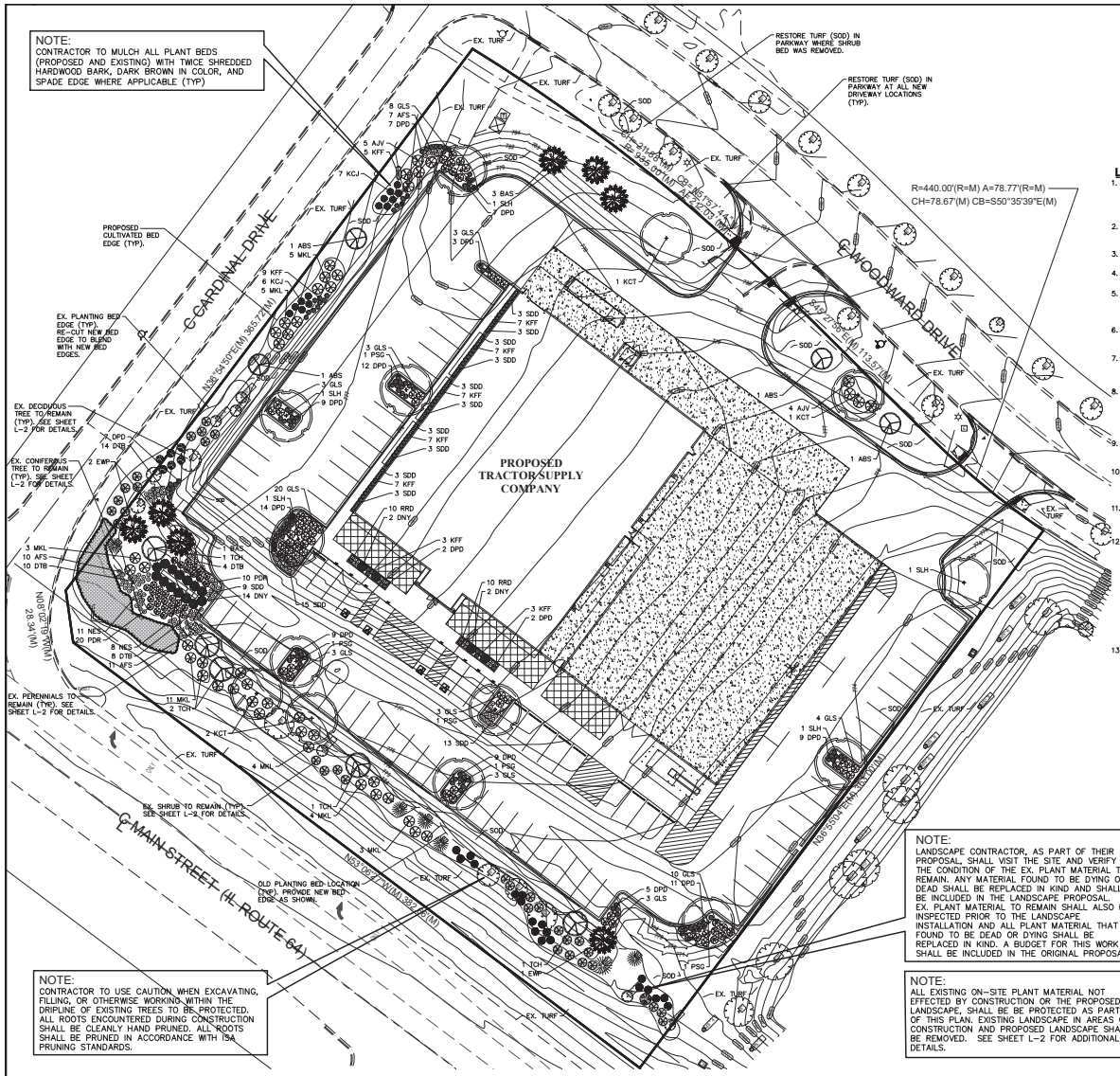
Landscape Plan -Tractor Supply Co St Charles

NOTE:
CONTRACTOR TO MULCH ALL PLANT BEDS (PROPOSED AND EXISTING) WITH TWICE SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR, AND SPADE EDGE WHERE APPLICABLE (TYP)


RESTORE TURF (SOD) IN PARKWAY WHERE SHRUB BED WAS REMOVED.
RESTORE TURF (SOD) IN PARKWAY AT ALL NEW DRIVEWAY LOCATIONS (TYP).
PROPOSED CULTIVATED BED EDGE (TYP).
EX. PLANTING BED EDGE (TYP). RE-CUT NEW BED EDGE TO BLEND WITH NEW BED EDGES.
EX. DECIDUOUS TREE TO REMAIN (TYP). SEE SHEET L-2 FOR DETAILS.
EX. CONIFEROUS TREE TO REMAIN (TYP). SEE SHEET L-2 FOR DETAILS.
EX. PERENNIALS TO REMAIN (TYP). SEE SHEET L-2 FOR DETAILS.
EX. SHRUB TO REMAIN (TYP). SEE SHEET L-2 FOR DETAILS.
OLD PLANTING BED LOCATION (TYP). PROVIDE NEW BED EDGE AS SHOWN.
PROPOSED TRACTOR SUPPLY COMPANY
℄ CARDINAL DRIVE
℄ WOODWARD DRIVE
℄ MAIN STREET (IL ROUTE 64)
R=440.00'(R=M) A=78.77'(R=M)
CH=78.67'(M) CB=S50°35'39"E(M)
N08°54'50"E(M) 365.72'(M)
N08°20'19"W(M) 28.34'(M)
N08°00'48"W(M) 30.00'(M)
N03°26'50"W(M) 30.00'(M)
S08°54'50"W(M) 30.00'(M)
S08°00'48"E(M) 30.00'(M)
S03°26'50"E(M) 30.00'(M)
R=2114.00'(M)
CB=S51°51'14"E(M)
A=72

Building Elevations for Tractor Supply Co. St Charles

COLOR SCHEDULE

PAINTING SPECIFICATIONS

PIPE BOLLARDS AND LIGHTING POLE BASES

GLOSS FINISH - COLOR TO BE SHW084 SAFETY YELLOW
1ST COAT: S-W KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES
2ND COAT: S-W POLY-LON 1900, B65Y525 PART A / B65V525 PART B
3RD COAT: S-W POLY-LON 1900, B65Y525 PART A / B65V525 PART B
(APPLY AS NEEDED FOR COMPLETE COVERAGE)
(PRODUCT IS PACKAGE SAFETY YELLOW, COLOR ACCEPTANCE SHOULD BE APPROVED BY TRACTOR SUPPLY)

LOADING DOCK GUARDRAILS AND HOLLOW METAL DOOR/FRAMES

GLOSS FINISH - COLOR TO MATCH SHW012 POWER GREY
1ST COAT: S-W KEM KROMIK UNIVERSAL METAL PRIMER, B50Z SERIES (6.0 - 8.0 MLS WET / 3.0 -4.0 MLS DRY PER COAT)
2ND COAT: S-W INDUSTRIAL ENAMEL HS, B54Z400 SERIES
3RD COAT: S-W INDUSTRIAL ENAMEL HS, B54Z400 SERIES (2.0 - 4.0 MLS DRY PER COAT)
(APPLY AS NEEDED FOR COMPLETE COVERAGE)

NOTES:
1) NOT ALL COLORS / PAINTS MAY BE USED
2) SEE TSC CRITERIA PLANS FOR ALTERNATE PPG PAINT SPECIFICATIONS
3) GENERAL CONTRACTOR, OR, THE OWNERS TESTING COMPANY SHALL PROVIDE MOISTURE TESTING OF ALL CMU AND CONCRETE EXTERIOR WALL PER ASTM D4263 PRIOR TO APPLICATION OF PAINT. TSC PROJECT MANAGER MUST APPROVE THE APPLICATION OF PAINT IN WRITING, IF THE MOISTURE CONTENT IS ABOVE 15%.

GENERAL NOTES:

1. ALL PAINTING APPLICATIONS MAY UTILIZE BRUSH, ROLLER OR AIRLESS SPRAYER; HOWEVER, ALL COATS MUST BE BACK-ROLLED. SEE SHERWIN WILLIAMS DATA SHEET APPLICATION RECOMMENDATIONS
2. COORDINATE WITH MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS FOR ALL PENETRATIONS IN THE EXTERIOR FACADES.

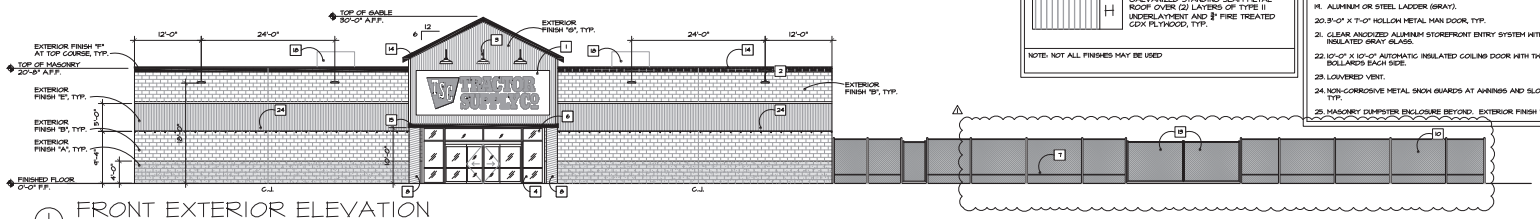
EXTERIOR FINISH SCHEDULE

A	8" SPLIT FACE CMU WITH INTEGRAL COLOR TO MATCH PAINT SW7519 - SANDERLING, TYP. BELOW 4'-0" A.F.F. TYP.
B	8" SMOOTH FACE CMU WITH INEGRAL COLOR TO MATCH PAINT SW7532 - URBAN PUTTY, TYP. ABOVE 4'-0" A.F.F. TYP.
C	NOT USED
D	NOT USED
E	22 GA. GALVANIZED CORRUGATED STEEL METAL AWNING WITH 'MATTE' FINISH ATTACHED TO STEEL PAINTED SAFETY RED, TYP.
F	8" SMOOTH FACE CMU WITH INTEGRAL COLOR TO MATCH PAINT SAFTEY RED, TYP.
G	22 GA. GALVANIZED STEEL PANEL WITH 'MATTE' FINISH OVER TYVEK COMMERCIAL WRAP AND ½ FIRE TREATED APA RATED SHEATHING , TYP.
H	GALVANIZED STANDING SEAM METAL ROOF OVER (2) LAYERS OF TYPE II UNDERLAYMENT AND ½ FIRE TREATED CDX PLYWOOD, TYP.

NOTE: NOT ALL FINISHES MAY BE USED

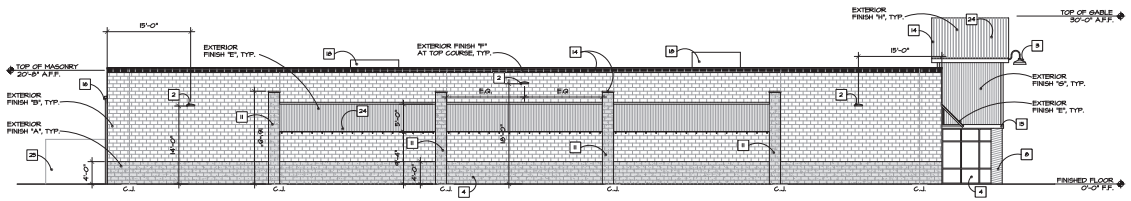
KEYED NOTES:

1. NEW SIGNAGE PROVIDED AND INSTALLED BY OTHERS. G.C. TO PROVIDE AND INSTALL JUNCTION BOX AND CIRCUIT TO PANEL.
2. EXTERIOR WALL PACK FIXTURE, TYP.
3. THREE (3) RED GOOSENECK FIXTURES MOUNTED AT 21'-6" A.F.F. TO BOTTOM OF FIXTURE, TYP.
4. ALUMINUM STOREFRONT WITH GRAY TINTED GLASS. SEE DOOR/WINDOW SCHEDULE ON SHEET A-7.1 FOR ADDITIONAL INFORMATION.
5. 4'-0" SWING GATE WITH EXIT DEVICE. DH PACE TO PROVIDE EGRESS HARDWARE AS NECESSARY.
6. PROVIDE 4" TALL BLOCK STYLE NUMBERS FOR ADDRESS IN CONTRASTING COLOR. COORDINATE WITH LOCAL FIRE MARSHAL.
7. BOTTOM RAIL AT 18" ABOVE GRADE, TYP.
8. 24" DIAMETER CORRUGATED GALVANIZED PIPE ANCHORED TO STRUCTURAL PIPE COLUMN, TYP.
9. DOOR BELL LOCATION.
10. 8'-0" HIGH CHAIN LINK FENCE, TYP.
11. 24"x24" COLUMN WITH EXTERIOR FINISH 'A', TYP.
12. 36" X 36" ACCESS DOOR TO BE FIELD LOCATED WHERE THERE IS NOT INTERRUPTION OF TRUSS FRAMING.
13. TWO (2) 10'-0" ROLLING SWING GATES, TYP.
14. ALL PRE-FINISHED FASCIA AND COPING AT FRONT FACADE TO MATCH SAFETY RED FINISH, TYP.
15. POP SOLUTIONS RED STRIPE FROM 10'-0" TO 10'-8" A.F.F. AT FRONT CORNER, TYP.
16. PRE-FINISHED METAL GUTTERS AND 6" DOWNSPOUTS TO MATCH UNCLAD ALUMINUM, TYP. CONNECT DOWNSPOUT TO STORM SEWER WITH 6" SCHEDULE 40 PVC PIPE STUB OUTS WITH FITTINGS. SEE CIVIL DRAWINGS FOR MORE INFORMATION, TYP.
17. BARRYCRAFT B25A DOWNSPOUT BOOT OR APPROVED EQUAL. TYP.
18. ROOFTOP MECHANICAL UNIT. SEE STRUCTURAL AND MECHANICAL PLANS FOR MORE INFORMATION, TYP.
19. ALUMINUM OR STEEL LADDER (GRAY).
20. 3'-0" X 7'-0" HOLLOW METAL MAN DOOR, TYP.
21. CLEAR ANODIZED ALUMINUM STOREFRONT ENTRY SYSTEM WITH TEMP. INSULATED GRAY GLASS.
22. 10'-0" X 10'-0" AUTOMATIC INSULATED COILING DOOR WITH TWO (2) BOLLARDS EACH SIDE.
23. LOUVERED VENT.
24. NON-CORROSIVE METAL SNOW GUARDS AT AWNINGS AND SLOPES ROOF, TYP.
25. MASONRY DUMPSTER ENCLOSURE BEYOND. EXTERIOR FINISH 'A', TYP.



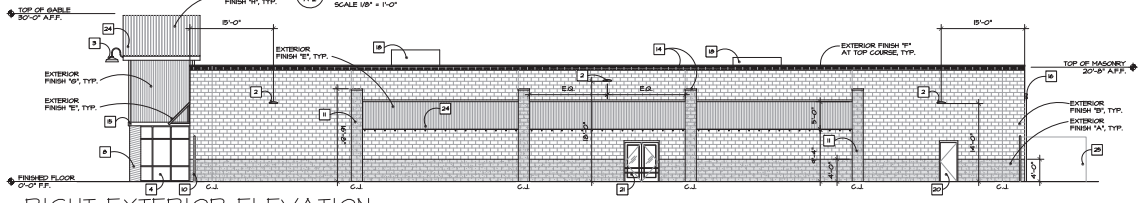
1 A-2 FRONT EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



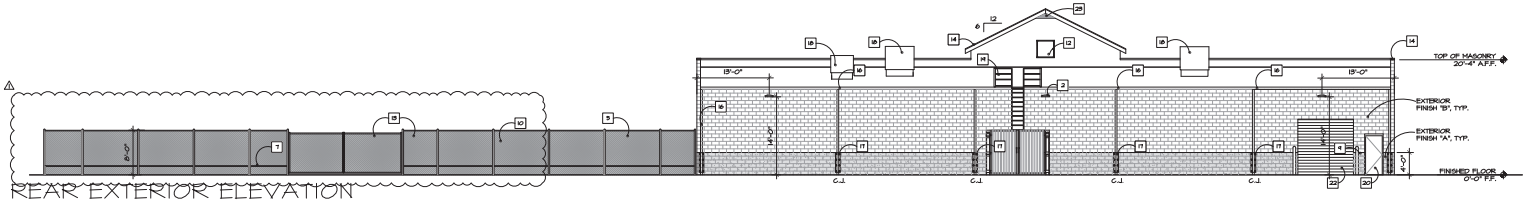
2 A-2 LEFT EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



3 A-2 RIGHT EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"



4 A-2 REAR EXTERIOR ELEVATION

SCALE 1/8" = 1'-0"

SAORSA ARCHITECTURE
PO BOX 1999 SPRING HILL, TN 37174
PHONE: 615-440-4900

LICENSED ARCHITECT CHARLES T. SAORSA NO. 0110-020844 STATE OF ILLINOIS

01/16/21

5401 VIRGINIA WAY
BRENTWOOD, TN 37027
PHONE: (615) 440-4900

TSC TRACTOR SUPPLY CO.

PROPOSED PROTOTYPE:
ST. CHARLES IL

JOB NUMBER:
20-05

REVISIONS:
01/18/21 - SITE UPDATE

JUNE 19, 2020

A-2

EXTERIOR ELEVATIONS

UNLESS LIMITED AND SEALED THE DRAWINGS IS A DRAFT AND NOT A FINAL DOCUMENT.

Examples of TSC Signs

MANUFACTURING NOTES:

- 5'- 0" X 15'- 0" X 26" DEEP DOUBLE FACE CABINET
- 2" (.050) ALUMINUM RETAINERS
- .050 ALUMINUM FILLER
- 3M PANAGRAPHICS III FLEXIBLE SIGN FACE MATERIAL
- JR. BLEED EXTRUSION RETENTION SYSTEM
- FRAMED WITH 2" X 2" X 16GA T.S. & 2' X 2" X 3/16" ANGLE IRON SADDLES
- INTERNALLY ILLUMINATED WITH T8 FLUORESCENT LAMPS
- 75 SQUARE FEET

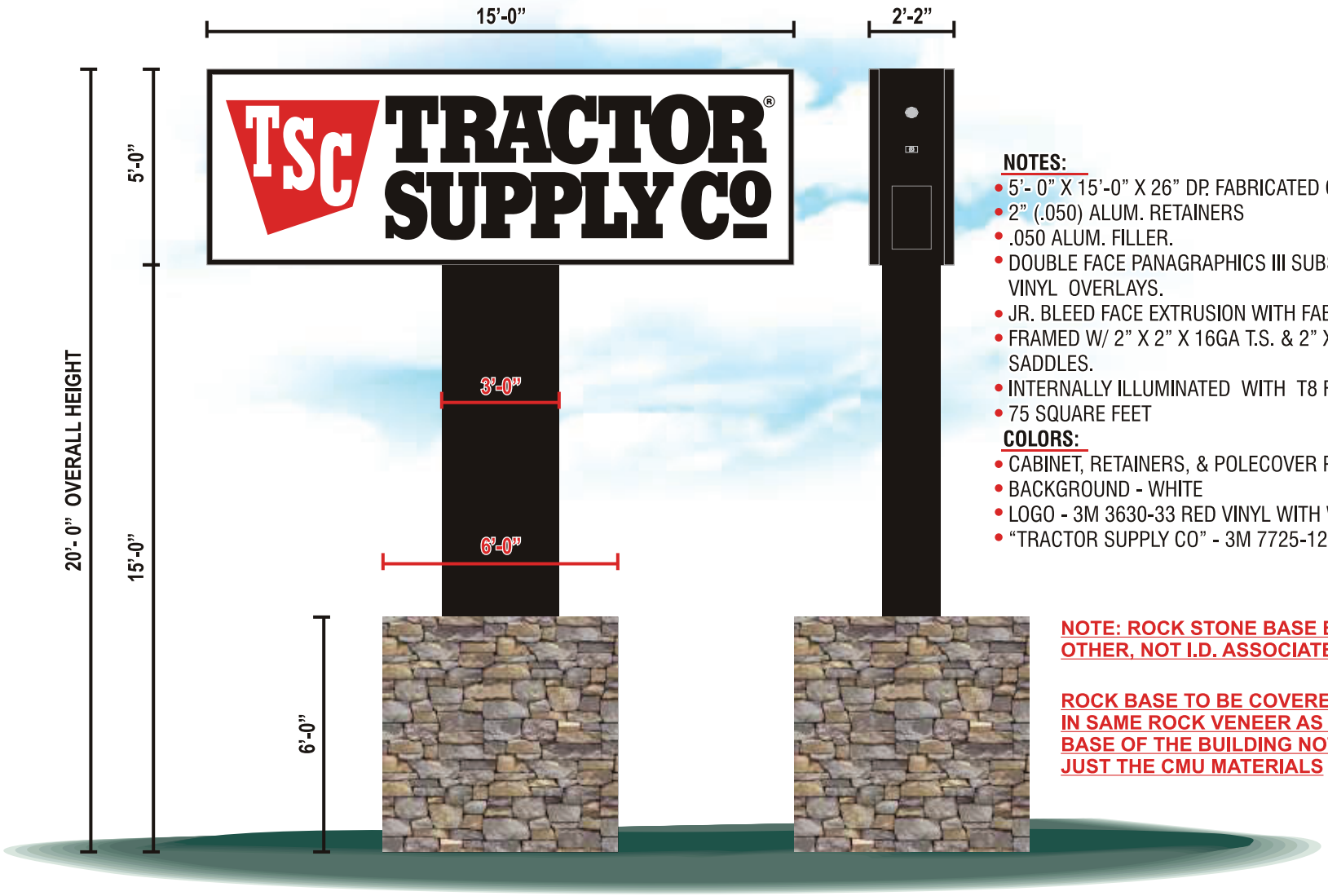
COLOR NOTES:

- CABINET & STEEL PAINTED GLOSS BLACK
- BACKGROUND - WHITE OPAQUE
- LOGO - 3M 3630-33 RED PERFORATED VINYL WITH WHITE COPY (WEEDED OUT)
- "TRACTOR SUPPLY CO" - 3M 7725-12 GLOSS BLACK PERFORATED VINYL
- REVEAL TO BE PAINTED GLOSS BLACK

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

I.D. ASSOCIATES
1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303
PH (888) 303-5534 · FAX (334) 836-1401
www.idassociatesinc.com
Underwriters Laboratories Inc.

CLIENT: TRACTOR SUPPLY CO	STORE #:	DRAWN BY: ABS	
LOCATION: ANTIOCH, IL	SCALE: 1/4" = 1'-0"	DATE: 4-13-18	
ACCOUNT REP: DEANNA	DRAWING #: TSC-ANTIOCH IL-5X15 MON @ 12 OAH	REV #:	



NOTES:

- 5'- 0" X 15'-0" X 26" DP. FABRICATED CABINET WITH
- 2" (.050) ALUM. RETAINERS
- .050 ALUM. FILLER.
- DOUBLE FACE PANAGRAPHICS III SUBSTRATE MATERIAL WITH VINYL OVERLAYS.
- JR. BLEED FACE EXTRUSION WITH FAB. RETAINERS.
- FRAMED W/ 2" X 2" X 16GA T.S. & 2" X 2" X 3/16" ANGLE IRON SADDLES.
- INTERNALLY ILLUMINATED WITH T8 FLUORESCENT LAMPS.
- 75 SQUARE FEET

COLORS:

- CABINET, RETAINERS, & POLECOVER PAINTED GLOSS BLACK
- BACKGROUND - WHITE
- LOGO - 3M 3630-33 RED VINYL WITH WHITE COPY (WEEDED OUT)
- "TRACTOR SUPPLY CO" - 3M 7725-12 BLACK VINYL

NOTE: ROCK STONE BASE BY OTHER, NOT I.D. ASSOCIATES

ROCK BASE TO BE COVERED IN SAME ROCK VENEER AS THE BASE OF THE BUILDING NOT JUST THE CMU MATERIALS

DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. DUE TO CONSTRUCTION CONSTRAINTS, SIZES AND OR LAYOUTS MAY CHANGE SLIGHTLY.

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1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303
PH (888) 303-5534 · FAX (334) 836-1401
www.idassociatesinc.com

Underwriters Laboratories Inc.

CLIENT: TRACTOR SUPPLY CO.	STORE NO:	REV: X X R1 6-19-14 AB	REV:	REV:
LOCATION: WOODLAND PARK, CO.	DATE: 05/29/14	REV: R2 07/01/14 DMS	REV:	REV:
ACCOUNT REP.: D. PAYNE	DRAWN BY: DMS	REV:	REV:	REV:
DRAWING NO.: TSC_CO_WOODLAND PARK-PYLON EXHIBIT		REV:	REV:	REV:

TSC Corporate Development Standards

THIS SITE PLAN IS FOR REFERENCE ONLY AND IS ONLY ONE POSSIBLE SITE DESIGN. THIS PLAN INDICATES MINIMUM STANDARDS. COORDINATE W/ PRE-ENGINEERED METAL BUILDING VENDOR FOR FINAL EXTENTS OF BUILDING AND SQUARE FOOTAGES.

GENERAL NOTES
FOR TSC DEVELOPMENT. VERIFY ADDITIONAL REQUIREMENTS WITH LOCAL ZONING. NO OVERHEAD UTILITY LINES ALLOWED EXCEPT ON PERIMETER OF DEMISED PREMISE. ALL BURIED UTILITIES MUST BE CLEARLY MARKED AND EASEMENTS ALSO MARKED ACCORDINGLY ON PLANS TO MATCH LEASE DOCUMENTS.

LANDSCAPING NOTES
LANDSCAPE AND IRRIGATION DESIGN. PLANS ARE REQUIRED ON ALL PROJECTS. IF LANDSCAPING IS NOT REQUIRED CONTRACTOR SHALL PROVIDE SITE FINE GRADED W/ HYDRO SEEDING OR SOD IN ALL DISTURBED AREAS OUTSIDE OF PARKING FIELD. IN PARKING FIELD ISLANDS, IF ALLOWED USE WEED BARRIER & MULCH ONLY. ALL MULCHED AREAS TO RECEIVE WEED BARRIER. WHERE SEEDING WARRANTY DOES NOT PERMIT HYDRO SEED ALONE, PROVIDE STRAW AND BIODEGRADABLE NETTING OVER HYDRO SEED. TSC TO APPROVE LANDSCAPE CONCEPT PRIOR TO SUBMISSION TO CITY / TOWNSHIP. ANY LANDSCAPE IN EXCESS OF 50 PLANTINGS TO RECEIVE IRRIGATION AS NEEDED REGARDLESS OF GEOGRAPHIC LOCATION. SEE SHEET A-0 FOR IRRIGATION MAP. IRRIGATION HEADS TO BE A MINIMUM OF 3' FROM EDGE OF CURB LINE. ALL LANDSCAPE BEDS TO HAVE CUT EDGE OR COMMERCIAL EDGING MATERIAL INSTALLED FULLY SEPARATING THE MULCH BED FROM ADJACENT LAWN AREA. ANY TREES OVER 2" CALIPER MUST BE STAKED AND TIED.

STRIPING NOTE
STRIPING ON CONCRETE SHOULD ALWAYS BE YELLOW AND WHITE ON ASPHALT.

SITE LIGHTING LEVEL MINIMUM
MAINTAIN 1 FOOT CANDLE MINIMUM IN ALL DISPLAY AREAS AND PARKING FIELD

FOR PRE-ENGINEERED METAL BUILDINGS, GROUND-MOUNTED HVAC UNITS WILL BE UTILIZED DIRECTLY BEHIND THE BUILDING. UNITS SHALL BE SIZED AND PLACED ACCURATELY AND MINIMUM CLEARANCES MAINTAINED TO DETERMINE AREA OF FENCE ENCLOSURE REQUIRED. CONCRETE, DUMPSTER, AND METAL RAMP TO SHIPT FURTHER OUT ACCORDINGLY. TRUCK PATH TO COORDINATE WITH GROUND-MOUNTED HVAC AREA REQUIREMENTS AND LOCATION.

AT PARKING SPACES ALONG SIDE OF FENCED OUTDOOR DISPLAY AREA AND BUILDING, PRECAST WHEEL STOPS TO BE UTILIZED. PLACE 3'-0" MIN. AWAY FROM FENCE MESH/BUILDING.

CHAIN LINK FENCE SPECIFICATIONS:
1. FABRIC: 9ft' 9 GA. GALVANIZED (2" MESH) CHAIN LINK FABRIC.
2. TOP & BOTTOM RAIL: 1 5/8" O.D. FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). TOP RAIL TO BE JOINED WITH 1 5/8" SLEEVE. BOTTOM RAIL @ 18" ABV. GRADE.
3. LINE POST: 2 1/2" O.D. FULL WEIGHT PIPE, 3.65 LBS. PER FOOT (MIN). LINE POST TO BE SET 10' ON CENTER MAX. SPACING. CONCRETE FOOTING TO BE 8" DIA. BY 30" DEEP CONC.
4. TERMINAL POST: 3" O.D. FULL WEIGHT PIPE, 5.79 LBS. PER FOOT (MIN). SET IN 8" DIA. BY 36" DEEP CONC. FOOTING.
5. GATE POST: 4" O.D. FULL WEIGHT PIPE, 9.10 LBS. PER FOOT (MIN). 8" DIA. 36" DEEP CONC. FOOTING.
6. GATES: (S-6): (4) 10 FOOT SWINGING CHAIN LINK GATES AND (1-2) 4 FOOT SWING GATE(S). WITH FRAMEWORK OF 1 5/8" FULL WEIGHT PIPE, 2.27 LBS. PER FOOT (MIN). GATES BRACED AND TRUSSED AS NECESSARY. SAME FABRIC AS FENCE. SEE PLAN FOR WIDTH.

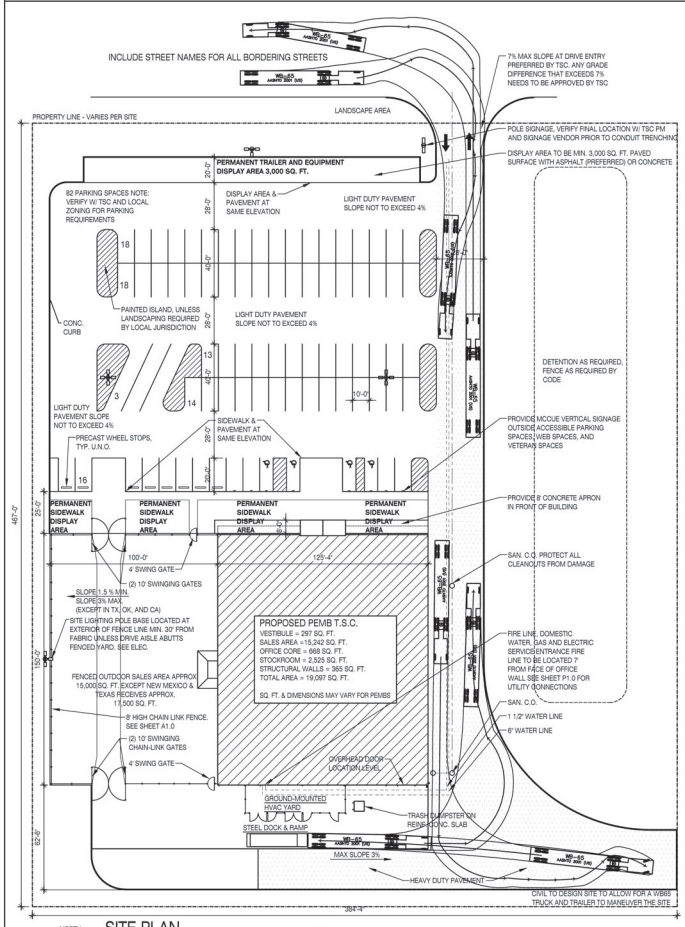
6A. SWING GATES: DESIGN AS PER THE MANUFACTURERS DESIGN STANDARDS. GATES SHALL BE MANUALLY OPERATED SWINGING. MAXIMUM DISTANCE BETWEEN BOTTOM OF GATE AND FINISH GRADE TO BE 10".

7. TENSION WIRE: 7 GA. COIL SPRING GALVANIZED TENSION WIRE ATTACHED TO BOTTOM OF FENCE FABRIC WITH 9 GA. ALUM. HOG RING SPACED 24" ON CENTER.
8. FITTINGS: HEAVY BRACED BAND AND CARRIAGE BOLT, PRESSED STEEL RAIL-END, PRESSED STEEL LOOP CAP, PRESSED STEEL CAP, 1/4" X 3/4" TENSION BAR, HEAVY TENSION BAND AND CARRIAGE BOLT.
9. TIE WIRE: 8 1/4" 12 GA. STEEL TIE WIRE AND 6 1/2" 12 GA. STEEL WIRE SPACED 15" ON CENTER FOR LINE POST AND 24" ON CENTER FOR RAILS.
10. POST FOOTING: TRUCK POURED CONCRETE.
11. SPECIFY A GATE LATCH WITH THE ABLITY TO ACCEPT A STANDARD PAD LOCK.

DETACHED FENCED OUTDOOR DISPLAY AREAS AT RETROFITS:
PERIMETER OF NEW FOD LOCATION TO BE MARKED WITH ORANGE BARRICADE FENCING AND/OR CAUTION TAPE OR SIMILAR CLOSE-OFF MATERIALS TO PREVENT THE PARKING OF VEHICLES WITHIN THE WORK ZONE FOR FOD FENCE CONSTRUCTION. SHOULD CARS BE PRESENT WITHIN THE CONSTRUCTION ZONE, A NOTE IS TO BE PLACED ON THE VEHICLE INDICATING THE INTENT TO CONSTRUCT WITH A DATE OF COMMENCEMENT FOR SAID CONSTRUCTION AND THE TSC PM SHALL BE CONTACTED IMMEDIATELY TO DETERMINE A PLAN OF ACTION TO RESOLVE.

AT FENCED OUTDOOR AREAS WITH ASPHALT, CONTRACTOR TO POUR 24" X 24' X 6" CONCRETE SLAB AT PE BEAM LOCATIONS IN FOD. FENCE TO BE 6" EACH SIDE FROM EDGE OF CONCRETE WITH MAJORITY OF CONCRETE SLAB AT THE INTERIOR OF FOD.

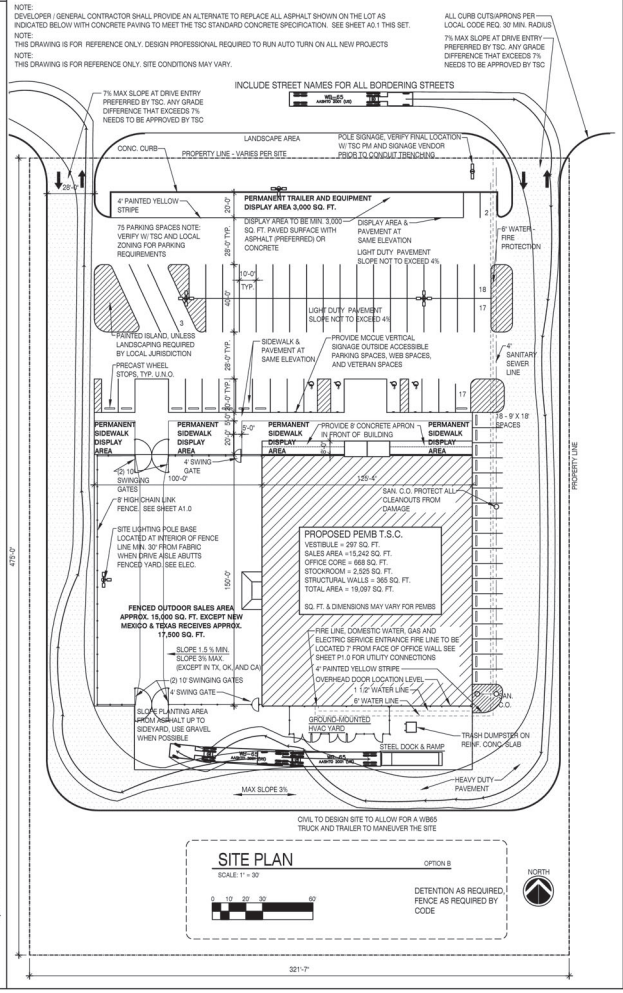
ADD BOLLARDS TO PROTECT FOD AND BUILDING AT DRIVE FOR TRUCK PATH.

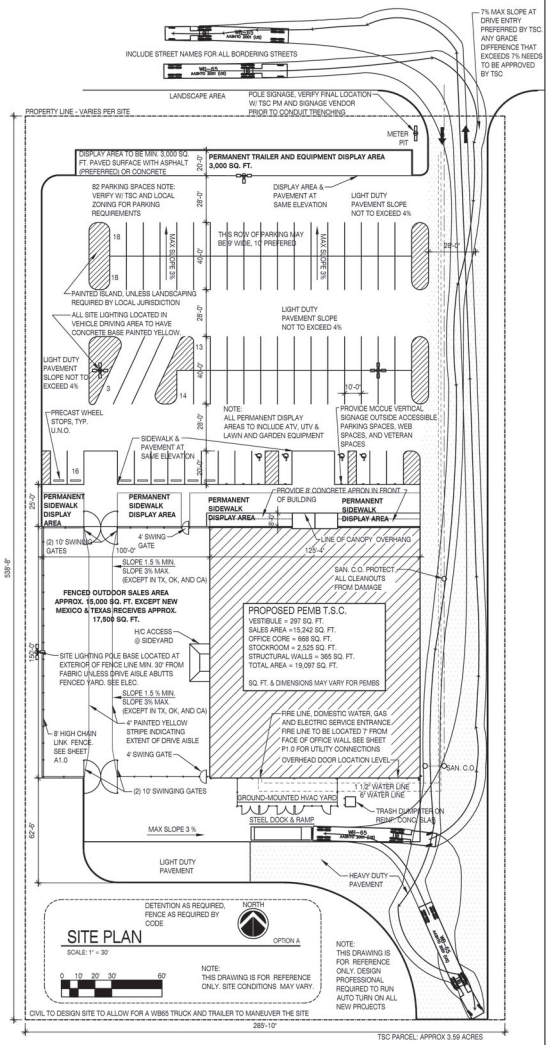


NOTE:
DEVELOPER / GENERAL CONTRACTOR SHALL PROVIDE AN ALTERNATE TO REPLACE ALL ASPHALT SHOWN ON THE LOT AS INDICATED BELOW WITH CONCRETE PAVING TO MEET THE TSC STANDARD CONCRETE SPECIFICATION. SEE SHEET A0.1 THIS SET.

NOTE:
THIS DRAWING IS FOR REFERENCE ONLY. DESIGN PROFESSIONAL REQUIRED TO RUN AUTO TURN ON ALL NEW PROJECTS

NOTE:
THIS DRAWING IS FOR REFERENCE ONLY. SITE CONDITIONS MAY VARY.





TRACTOR SUPPLY COMPANY

5401 Virginia Way
Brentwood, Tennessee 37027
615.440.4000

THE INFORMATION CONTAINED WITHIN THESE STANDARD CRITERIA PLANS INCORPORATE REQUIREMENTS BASED ON TRACTOR SUPPLY COMPANY REAL ESTATE AND CONSTRUCTION DEPARTMENTS. DEVELOPERS, ARCHITECTS AND ENGINEERS ARE RESPONSIBLE FOR MODIFYING THE CONTENTS OF THIS INFORMATION TO COMPLY WITH THE SPECIFIC REQUIREMENTS OF THE ZONING AND BUILDING CODES AND TO COMPLY WITH THE AUTHORITY HAVING JURISDICTION OVER THE PROJECT. SAID DEVELOPERS, ARCHITECTS AND ENGINEERS SHALL HOLD HARMLESS TRACTOR SUPPLY COMPANY AND THEIR VENDORS FROM ANY ERRORS AND OMMISSIONS CONTAINED WITHIN THIS STANDARD CRITERIA PLAN SET.

TRACTOR SUPPLY COMPANY

STANDARD CRITERIA PLANS 2019

Q4

DRAWINGS NOT FOR BID OR CONSTRUCTION

The drawings contained herein are prototype design documents for information only and are not site specific. Changes may be required to conform to local zoning or code requirements and specific site conditions. These drawings are not for construction.

This drawing and the design shown is the property of TSC. the reproduction copying or use of this drawing without their written consent is prohibited and any infringment is subject to legal action

Job Number: 1999.004

Date: 12.02.2019

Revisions:

Revisions:

Revisions:
ARCHITECTURAL PEMB SITE PLAN

Sheet Number: AS1.1

Excerpts of PUD Ordinance 2008-Z-18

City of St. Charles, Illinois

Ordinance No. 2008-Z-18

Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)

Adopted by the

City Council

of the

City of St. Charles

May 5, 2008

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, May 9, 2008

Nancy Garrison

City Clerk

CITY OF ST. CHARLES (SEAL)

DATE OF PUBLICATION 5/9/08
NEWSPAPER pamphlet

ENTER NO.
ENTERED 5/5/08
FILED

ORDINANCE NO. 2008-Z-18

AN ORDINANCE REZONING PROPERTY AND GRANTING A SPECIAL USE AS A PLANNED UNIT DEVELOPMENT FOR CORPORATE RESERVE OF ST. CHARLES PUD (A PORTION OF THE WEST GATEWAY PUD)

WHEREAS, a petition for rezoning from the BC Community Business District to the O-R Office-Research District for the real estate described in Exhibit I-C attached hereto and made a part hereof (hereinafter sometimes referred to as "O-R Parcel") and retaining the BC Community Business District zoning of the real estate described in Exhibit I-B attached hereto and made a part hereof (sometimes referred to as "BC Parcel") has been filed by SR&J Real Estate, LLC, an Illinois limited liability company as contract purchaser of the real estate described in Exhibit "I-A" attached hereto and made a part hereof (hereinafter sometimes referred to as "Subject Property"; and

WHEREAS, a petition for granting a Special Use as a Planned Unit Development for the Subject Property has been filed by SR&J Real Estate, LLC, as contract purchaser of the Subject Property; and

WHEREAS, St. Charles Fairgrounds Office Park Investors, LLC, an Illinois Limited Liability Company ("DEVELOPER") is successor in interest to SR&J Real Estate, LLC as contract purchaser ; and

WHEREAS, the Plan Commission has held a public hearing on said petitions in accordance with law;

WHEREAS, the City Council of the City of St. Charles has received the recommendations of the Plan Commission and has considered same; and

WHEREAS, the City Council of the City of St. Charles hereby makes the following findings of fact:

FINDINGS OF FACT FOR REZONING:

1. The existing uses and zoning of nearby property.

Immediately north is the Chicago Great Western Railroad right-of-way and Kane County Forest Preserve land. East of the property is more Kane County Forest Preserve land, a townhouse development zoned RM-1 - Mixed Medium Density and a large commercial development zoned BC -Community Business. South of the property, across Main Street, is commercial land zoned BL - Local Business and residential land zoned RM-2 - Medium Density Multi-Family. West of the property is the NICOR right-of-way then several parcels

zoned BC - Community Business and a townhouse development zoned RM-1 - Mixed Medium Density.

The current industrial/manufacturing use of the property is inconsistent with the surrounding uses and the Comprehensive Plan. The proposed corporate campus consisting of high-quality office buildings and retail uses follows surrounding uses and planned developments in the immediate vicinity and is consistent with the Comprehensive Plan.
The proposed use will benefit adjacent commercial properties by stimulating more demand as the office market becomes increasingly established along North Avenue. This location will provide a high quality office product not currently available in the market which will, in turn, allow surrounding properties to also capture tenants that are currently exiting the market in search of quality space.

The proposed use is also a benefit to surrounding residential uses because the uses are quiet when residents are typically home. At night and on the weekends, the Subject Property will offer professionally landscaped, quiet campus for neighbors to use (bike/walking paths, open space, ponds, etc.).

2. The extent to which property values are diminished by the existing zoning restrictions. (Compare the value of the Subject Property and near by properties under the current zoning to their potential value under the proposed zoning.)

The value of the subject and nearby properties will increase under the proposed zoning because of the consistency of the proposed use with the surrounding uses and the quality of the proposed development. Nearby properties will benefit from their proximity to the actively and commerce that will be based on the subject site.

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. (If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)

There are no perceptible public benefits to keeping the current zoning. Without rezoning the property, the current industrial/manufacturing use will remain, thereby suppressing the value of the surrounding properties due to the inconsistency with adjacent uses.

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

The proposed zoning will allow the property to be developed into an institutional quality corporate campus that will capture the existing demand in the market. The current zoning will not allow the critical mass necessary for a development of this caliber to succeed. The surrounding properties will benefit from the synergies created by the commerce generated by the development of the Subject Property. Demand for and the value of nearby properties will increase as this location becomes increasingly established as the commercial center of the west side of 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.

The property is currently used by an industrial/manufacturing operation. The current use is inconsistent with both the Comprehensive Plan and the commercial and residential uses in the area. The portion of the property that is vacant has remained so since its annexation in 1990, while most of the surrounding property has been or is being developed.

6. The evidence or lack of evidence, of the community's need for the uses permitted under the proposed district. (Development trends, market forces, and the Comprehensive Plan may be considered.)

The development trends in the Randall Road/Route 64 market continue to capture demand for office and retail space in the marketplace. Recent office developments on Dean Street north of the Subject Property have enjoyed success as evidenced by their high occupancy rates. Strong presales of the medical office condominiums west of the Subject Property also demonstrate office demand. The Business Enterprise designation of the subject in the Comprehensive Plan further evidences the City's desire to continue the commercial development in this section of Route 64.

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

The proposed amendment is consistent with the Business Enterprise designation in the Comprehensive Plan.

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

There are currently no errors or omissions in the Zoning Mop relative to the Subject Property.

9. The extent to which the proposed amendment creates nonconformities. (Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)

The proposed amendment will create no nonconformities.

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

Development on Route 64 west of Randall Road has been predominantly commercial in nature. The Zylstra development at the southwest corner of Randall Road and Route 64 is retail oriented around a Harley-Davidson motorcycle dealership. Immediately east of the Subject Property is a mix of retail and office uses including a new Aldi grocery store. Immediately west of the adjacent NICOR right-of-way is a vacant parcel that is planned for an office building. To the west of that property is new commercial development including a new medical office condominium and bank branch.

Development along Randall Road has been primarily retail uses. Past and recent development along the Randall Road corridor has solidified this stretch as the principal area of commercial and economic growth in St. Charles.

The proposed development of the Subject Property is consistent with past and recent development trends in the general area.

FINDINGS OF FACT FOR SPECIAL USE FOR A PUD:

Section A: Determination as to whether the proposed PUD is in the public interest:

1. How the proposed PUD advances the purposes of the Planned Unit Development procedure (Section 17.04.400 A through G):

A. To promote a creative approach to site improvements and building design that result in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.

The proposed PUD will create a premier office campus to host the business activities of the community. The size of the property allows for the creation of a modern, integrated office park that offers a range of office products from single-story to multi-story designs. The location on Main Street, proximate to the growing Randall Road corridor and the Kane County Courthouse, make the PUD and the use appropriate for this site.

B. 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.

The property will feature a walking/bike path which will connect the existing termini on Woodward Drive and will connect to the Great Western Trail. Park areas will be located along the path to encourage office tenants to use and enjoy the amenity before, during and after their workday. The path will be located to emphasize the ponds and open areas of the site.

C. To encourage a harmonious mix of land uses and a variety of housing types and prices. The PUD blends office and retail uses along the heavily traveled Main Street with the office uses north of Woodward Drive. This allows retail and restaurant uses to capitalize on the frontage on Main Street while providing an effective transitional use to the office on the north side of the site.

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

The PUD incorporates the potential sensitive wetlands and their buffer areas as undisturbed open space. This will allow these areas to continue to benefit the natural environment.

The site plan follows the current rolling topography with grading to satisfy engineering requirements. A retaining wall in the eastern setback helps reduce the required changes to the topography. Working with the natural contours of the site will provide a more visually interesting setting where the first floor elevations vary throughout the campus.

The PUD includes tree preservation in those areas where quality species and specimens exist that are not impacted by roadways, ponds, infrastructure, building and parking lot locations. Existing

trees located in the setback along the east property line were evaluated for their health and survivability and it was determined that recent grading in the area compromised the viability of the remaining trees. Attention will be paid to preserving additional trees on the site as sitework is underway and field assessments identify further opportunities to save trees.

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

The proposed development includes improvements to address traffic congestion in this area of Main Street. In addition, Woodward Drive, which parallels Main Street and currently terminates at the east and west property lines of the subject, will be completed within the Subject Property to provide an alternative to Main Street.

The PUD also will link storm sewer, sanitary sewer, water and electric infrastructure that currently terminates on either side of the property. This will complete improvements that have been designed into adjacent developments in anticipation of the development of the subject site.

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

The current manufacturing/industrial use of the property is inconsistent with recent development surrounding the site. The obsolete manufacturing buildings no longer meet the needs of industrial users. The proposed retail and office uses are consistent with recent development in the area and represent a dramatic improvement over the current manufacturing use.

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

The proposed site plan is the result of numerous meetings with the City, public hearings with governmental leaders and meetings with surrounding property owners. This iterative process has incorporated the feedback from all stakeholders associated with the PUD.

2. How the proposed PUD conforms with the standards applicable to Special Uses (Section 17.04.330):

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

The proposed Special Use will allow for the development of a modern, high quality environment for the conduct of commerce in St. Charles. The site will allow a concentration of business activity for members of the community.

The development will generate significant real estate and sales tax revenue without adding a material burden to City services.

The development will improve traffic and utility infrastructure. Main Street, an IDOT SRA route, will be expanded to improve traffic flow in the area. Woodward Drive, a secondary road paralleling Main Street, will be connected to provide an alternative to travel on Main Street.

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

Roadway improvements will be completed as part of the development to further enhance traffic flow on SRA Route 64. Further, Woodward Drive will be connected from its current termini on the east and west of the site which will provide an alternative to travel on Main Street. Sanitary sewer, storm sewer, water and electric capacities have all been designed in anticipation of the development of this site. Connection points to all utilities have been provided in proximity to the subject site. The storm water management systems have been designed to provide adequate capacity for the site and all existing flow from adjacent sites.

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

The proposed Special Use will enhance the surrounding properties by improving the roadways and infrastructure while providing a high quality office campus to the community. The proposed development will complement the existing office properties by further solidifying the Main Street commercial corridor as a growing and vibrant office market. The subject site will contribute to the existing retail uses by increasing the daytime population of shoppers and restaurant patrons. The development will also enhance the surrounding residential uses by providing bike/walking paths and abundant open space for public use and limited disruption on nights and weekends when neighboring residents are typically home.

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

The commercial developments in the vicinity along Main Street will benefit from the additional concentration of office and retail uses proposed for the site. The proposed development will create additional critical mass for continuing commercial development of surrounding properties. The high quality of the development will support the adjoining residential developments by creating attractive daytime uses which are generally quiet at night and on the weekends. The proposed development represents a dramatic improvement for all property types over the existing industrial/manufacturing use of the property.

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

The Special Use is consistent with the St. Charles Comprehensive Plan and will not be detrimental to or endanger the public health, safety, comfort or general welfare of the citizens of St. Charles. The Special Use will allow the property to serve as an asset to the business community and will generate substantial revenue for the City.

F. Design Review: That the proposed Special Use meets or exceeds the applicable Design Review Standards of Chapter 17.06 and other applicable provisions of this Title.

The Special Use exceeds the applicable Design Review Standards by incorporating substantial

open space and natural features into the site plan to create an environment for the aesthetically pleasing architecture of the buildings. Particular attention has been paid to outdoor features such as bike/walking paths, picnic areas, ponds, water features and open space. Abundant landscaping will further enhance the natural environment. Buildings will be designed and constructed to Class A standards and will feature interesting and varied architecture with common design elements and harmonious materials and colors. The deviations from the Design Review standards are minor and are consistent with quality architecture and design for an office campus development.

3. **Explain how the proposed PUD will be beneficial to the physical development, diversity, tax base and economic well being of the City.**

The proposed PUD will be beneficial to the physical development of St. Charles by creating a high quality office campus offering abundant open space, superior architectural design and modern amenities not currently available in the market. This office development will contribute to the diversity of the City by offering prospective office tenants the quality of office space that will keep citizens from commuting outside of St. Charles and will attract new users from the surrounding area. The establishment of this location as a business center for St. Charles will also enhance the development of surrounding commercial properties.

The real estate taxes generated by the proposed office space plus the real estate and sales taxes from the retail areas will directly contribute to the tax base without adding a material burden to municipal services. In addition, the City will benefit from increased daytime population and the attendant spending at local restaurants and businesses.

4. **Explain how the proposed PUD conforms to the intent of the Comprehensive Plan.**

The property is designated as Business Enterprise in the current St. Charles Comprehensive Plan. The proposed underlying zoning of BC - Community Business District and OR -Office Research District is consistent with the intent of the Comprehensive Plan.

5. **Indicate whether the proposed PUD conforms to all existing Federal, State and local legislation and regulation.**

The proposed PUD conforms to all existing Federal, State and local legislation and regulation. All design elements meet or exceed the requirements of the proposed underlying zoning per the St. Charles zoning code and will also satisfy all Federal and State legislation and regulation.

Section B: Justification for the proposed relief from ordinance requirements:

A. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public area, pedestrian and transit facilities.

The abundant open space, lush landscape and low building density exceed the standards required by ordinance. The walking biking path will connect Woodward Drive to the Great Western Trail on the northwest side of the property, allowing the public to not only enjoy the natural setting created by the PUD but also to better access and utilize existing public improvements.

B. The PUD will preserve open space, natural beauty or critical environmental areas in excess of what is required by ordinance or other legislation.

The PUD is designed to blend with the existing topography and natural setting of the site. Open green space is well above requirements while building density is well below the current -40 FAR allowed.

C. 'The PUD will provide superior landscaping, buffering or screening.

Setbacks will be heavily landscaped to buffer the property from adjacent uses. The buildings have been situated away from property lines to further buffer adjoining properties and to reduce any visual impact on existing uses.

D. The buildings within the PUD offer high quality architectural design.

The building design is intended to set a new standard for architecture in the marketplace. The quality of the design, combined with the modern, natural materials, will create an office product that will attract tenants to the market who are interested in establishing their business in St. Charles but currently do not have a Class A office campus available.

E. The PUD provides for energy efficient building and site design.

The buildings feature a high percentage of thermal glass allowing a large amount of sunlight to enter the buildings while still providing efficient insulating qualities. The increased sunlight entering the office space will allow tenants to reduce the need for artificial lighting. The landscaping is designed to require minimal irrigation which will reduce the amount of water consumed on site. The large open green areas will help absorb rainwater, improve air quality and provide habitat for birds and animals.

F. The PUD provides for the use of innovative storm water management techniques.

The storm water system has been integrated into the site to provide focal points to the entrances to the property and natural settings for the walking/bike path. The wet-bottom ponds will allow for on-site detention of water and will allow for settling of sediment prior to release to adjacent downstream properties.

G. The PUD provides accessible dwelling units in numbers or with features beyond what is required.

Not Applicable.

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

SECTION 1. That Section 17.10.020 of Title 17 of the St. Charles Municipal Code, as amended, and as set forth in the Zoning District Map as described therein and on file in the Office

of the City Clerk, is hereby amended by: a) rezoning the O-R Parcel to the O-R Office Research District, and b) the granting of a Special Use as a Planned Unit Development for the entire Subject Property, pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, all of the Subject Property being subject to the additional conditions, variations and restrictions hereinafter set forth.

SECTION 2. That the Subject Property may be developed only in accordance with the St. Charles Municipal Code as now in effect or as hereafter amended (except as specifically varied herein), the requirements of the BC or O-R zoning district, as appropriate, (except as specifically varied herein), and in accordance with the additional procedures, definitions, uses, and standards restrictions contained herein and set forth in Exhibits "IV-A", "IV-B", "V", "VI-A", "VI-B", "VI-C", "VI-D", "VI-E", and "VI-F", all as attached hereto and made a part hereof..

A. Zoning Requirements and Standards

1. Permitted and Special Uses: Exhibit "IV-A" as to the BC Parcel and Exhibit "IV-B" as to the O-R Parcel shall govern with respect to the uses to be allowed as permitted and special uses within those respective portions of the Subject Property, as set forth therein.
2. Bulk Requirements: The Bulk Requirements set forth in Exhibit "IV-A" as to the BC Parcel and Exhibit "IV-B" as to the O-R Parcel shall govern with respect to the development of the Subject Property.
3. Signs: Signs shall be permitted as set forth in the provisions of Title 17 of the St. Charles Municipal Code and of Exhibits "IV-A", "IV-B", and "VI-E".
4. Maximum Total Floor Area: The maximum total floor area of all buildings on the Subject Property shall be as set forth in Exhibits "IV-A" and "IV-B"..
5. Design Review Standards: Sites improvements, buildings and structures constructed from time to time within the O-R Parcel shall conform with the Design Review standards and guidelines contained in Exhibit "IV-B" attached hereto and made a part hereof.

B. Approval of Plans: The following plans, reduced size copies of which are

attached hereto as Exhibits "VI-A", "VI-B", "VI-C", "VI-D", "VI-E", and "VI-F", are hereby approved:

1. Aerial Photograph with Phasing Lines prepared by Mackie Consultants, LLC dated March 18, 2008 (Exhibit VI-A)
2. PUD Preliminary Plan - Phase I prepared by Mackie Consultants, LLC consisting of sheets 1 through 9, dated April 29, 2008 (includes Preliminary Plat of Subdivision and Sketch Plan (Exhibit VI-B)
3. PUD Preliminary Landscape Plans – Phase I prepared by Kinsella Landscape, Inc. consisting of sheets L-0 through L-7, dated April 28, 2008 (Exhibit VI-C)
4. PUD Preliminary Electrical Plans – Phase I prepared by Kornacki and Associates, Inc. consisting of sheets E1, E1A, E2, E2A, E3, E3A, E4, and E5, dated April 4, 2008. (VI-D)
5. Architectural Site Plan dated April 21, 2008 and Freestanding Sign Details dated March 18, 2008 prepared by Wright Heerema Architects (Exhibit VI-E)
6. PUD Preliminary Building Elevations – Phase I prepared by Wright Heerema Architects consisting of a One Story Building Elevation, Three Story Building Elevation, One Story Exterior Rendering, and Three Story Exterior Rendering, dated December 27, 2007 (Exhibit VI-F)

These plans constitute a PUD Preliminary Plan for Phase I, a PUD Sketch Plan for the remainder of the Subject Property, and a Preliminary Subdivision Plat for the Subject Property. .

C. Miscellaneous

Provisions of the Annexation Agreement set forth in Exhibit "V" are incorporated herein by reference as if fully set forth herein.

SECTION 3. HOLD HARMLESS AND INDEMNIFICATION

In the event a claim is made against the CITY, its officers, other officials, agents and employees or any of them, or if the CITY is made a party-defendant in any proceeding arising out of or in connection with the approval and issuance of a Special Use Permit for a Planned Unit

Development for the Subject Property, or the development of the Subject Property, the DEVELOPER shall defend and hold the CITY and such officers, other officials, agents and employees harmless from all claims, liabilities, losses, taxes, judgments, costs and fees, including expenses and reasonable attorney's fees, in connection therewith. The CITY and such officers, other officials, agents and employees shall reasonably cooperate in the defense of such proceedings.

SECTION 4. That this Ordinance shall become effective from and after its passage and approval in accordance with law.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 5th day of May, 2008.

MAYOR

ATTEST:

CITY CLERK

COUNCIL VOTE:

AYES: 9

NAYS: 0

ABSENT: 1

EXHIBIT "IV-A"

Development Standards and Design Review Criteria - BC Parcel

The requirements applicable to the BC Community Business District shall apply to the BC Parcel except that the following provisions shall apply in lieu of any conflicting provisions:

1. Permitted and Special Uses

P=Permitted Use
S=Special Use
A=Permitted Accessory Use
SA=Special Use, Accessory Only

Use		Specific Use Standards
Assisted Living Facility	S	
Art Gallery/Studio	P	
Carnival (as temporary use)	P	Section 17.20.040, 050
Cultural Facility	P	
Indoor Recreation and Amusement	P	
Live Entertainment	P	
Lodge or Private Club	P	
Outdoor Entertainment, Temporary	P	
Outdoor Recreation	P	
Place of Worship	P	
Public Plaza	A	
Temporary Outdoor Entertainment	A	Section 17.20.030
Theater	P	
College/University	P	
Office, Government	P	
Post Office	P	
Public Service Facility	P	
School, Specialized Instructional	P	
Bank	P	
Car wash	S	
Currency Exchange	P	
Day Care Center	P	
Drive-Through Facility	S	Section 17.24.100
Financial Institution	P	
Gas Station	P	
Heavy Retail and Service	P	
Home Improvement Center	P	
Hotel/Motel	P	
Kennel	S	Section 17.20.030
Medical/Dental Clinic	P	
Motor Vehicle Rental	P	
Motor Vehicle Service and Repair, Minor	P	Section 17.20.030
Motor Vehicle Sales and Leasing	P	Section 17.20.030
Office, Business and Professional	P	
Outdoor Sales, Permanent	SA	Section 17.20.030

Outdoor Sales, Temporary	A	Section 17.20.040, 050
Personal Services	P	
Coffee or Tea Room	P	
Restaurant	P	
Retail Sales	P	
Tavern/Bar	P	
Veterinary Office/Animal Hospital	P	
Mini-Warehouse	P	
Accessory Uses	A	Chapter 17.20, 17.22
Parking Lot, Surface	A	Chapter 17.24
Planned Unit Development	S	Chapter 17.04, 17.06
Transportation Operations Facility	S	
Communication Tower	S	Section 17.22.020
Communication Antenna	P	Section 17.22.020
Utility, Community/Regional	S	
Utility, Local	P	

2. Bulk Regulations:
   a. Minimum Lot Area: One (1) acre
   b. Minimum Lot Width: None
   c. Maximum Building Coverage: 40%
   d. Maximum gross floor area per building: 75,000 s.f.
   e. Maximum building height: 40 ft.
   f. Minimum front yard: 25 ft.
   g. Minimum interior side yard: 10 ft.
   h. Minimum exterior side yard: 25 ft.
   i. Minimum rear yard: 30 ft.
   j. Minimum for yards adjoining Main Street/IL 64: 50 ft.

   Compliance with these Bulk Regulations for Lots 2 and 3 shall be determined as follows:

   a. Lot 2 (as shown on the Preliminary Plat of Subdivision) shall be considered as one lot. A front yard setback shall be provided along Woodward Drive; the required yard adjoining Main Street/IL 64 shall be considered as a front yard for purposes of establishing minimum setbacks for buildings, parking and accessory structures.
   b. Lot 3 (as shown on the Preliminary Plat of Subdivision) shall be considered as one lot. A front yard setback shall be provided along Woodward Drive; the required yard adjoining Main Street/IL 64 shall be considered as a front yard for purposes of establishing minimum setbacks for buildings, parking and accessory structures.
   c. These boundaries shall apply regardless of any resubdivision of Lots 2 and/or 3, or any part thereof.
   d. The provisions of the Zoning Ordinance pertaining to more than one building on a lot (Section 17.22 A (2)) shall govern with respect to spacing between buildings regardless of internal lot

lines, but all other Bulk Requirements shall apply only to Lots 2 as a whole, and to Lot 3 as a whole.

3. Maximum Floor Area:

The maximum gross floor area to be developed within the BC Parcel shall be 135,000 square feet.

4. Parking:

For purposes of determining parking requirements, Lot 2 as shown on the Preliminary Plat of Subdivision shall be considered as one lot regardless of any resubdivision, and Lot 3 as shown on the Preliminary Plat of Subdivision shall be considered as one lot regardless of any resubdivision. Therefore, parking may be located anywhere within Lot 2 for any use on Lot 2 and parking may be located anywhere within Lot 3 for any use on Lot 3.

5. Signs:

Signs shall be permitted in accordance with the provisions of Chapter 17.28 of the St. Charles Zoning Ordinance applicable to the BC Community Business District.

6. Design Review Criteria

The Design Review Standards and Guidelines of Sections 17.06.020 and 17.26.030 shall apply.

DEVELOPER, and its successors and assigns, shall cooperate with the CITY in the formation of, and shall not object to the establishment of, or any amendment to, the SSA or SSAS. The purposes of the SSA or SSAS shall be to make financial provision for the maintenance, repair, reconstruction or replacement of the non-dedicated Storm Water Management Facilities in the event that DEVELOPER or the Owners' Association, as the case may be, fails to properly perform these functions. Each SSA or SSAS shall be for a perpetual duration with a maximum rate of 1.00 percent per annum ($1.00 per $100 of equalized assessed valuation) on all of the taxable property within the territory of the SSA. If and when DEVELOPER, or its successors and assigns, records the REA against a Development Phase and/or other portion of the Subject Property, the REA shall include provisions implementing this covenant which shall be binding upon the future owners of record of the Subject Property, or any portion thereof.

8. ROAD IMPROVEMENTS.

A. RIGHT-OF-WAY DEDICATIONS: The Preliminary Subdivision Plat identifies those portions of the Subject Property to be dedicated as a part of the First Development Phase for public street right-of-way to the CITY, as to internal public streets, and the Illinois Department of Transportation ("**IDOT**"), as to Main Street (IL Route 64). The Initial Final Plat, which shall be recorded in conjunction with the approval and commencement of the First Development Phase, shall effectuate said dedications in conformity with the applicable standards of the CITY and IDOT. Any additional public streets to be dedicated to the CITY as a part of future Development Phases approved by the CITY shall be effectuated pursuant to a recorded final plat of subdivision or a plat of dedication, in form and content approved by the CITY. The CITY shall cooperate with DEVELOPER in seeking and obtaining an easement ("**NIGAS Easement**") from the Northern Illinois Gas Company ("**NIGAS**") to permit the extension of Woodward Drive across the NIGAS property west of the Subject Property ("**NIGAS Property**") to connect with the easterly terminus of Woodward Drive in the Foxwood PUD. All dedications of public street right-of-way together with any accompanying easements granted for utilities, traffic control equipment, sidewalks and bicycle paths, shall be provided at no cost to the CITY in accordance

with Section 16.12.210 of the St. Charles Municipal Code.

B. ROADWAY CONSTRUCTION STANDARDS AND ACCESS: The improvements for public streets shall be designed and constructed by DEVELOPER in conformity with the applicable standards for the type of street as uniformly applied under the applicable ordinances of the CITY, as to internal streets, and the regulations of IDOT, as to Main Street. The design standards for Woodward Drive shall be in accordance with the design standards for said street utilized for the Foxwood PUD. The extension of Woodward Drive across the Subject Property in the manner identified in the PUD Preliminary Plan shall be constructed as a part of the Phase 1 Land Improvements.

Access to Lot 2 shall be limited to not more than two full access points from Woodward Drive, and access to Lot 3 shall be limited to not more than one full access point from Woodward Drive, unless otherwise approved by the CITY at the time of Preliminary PUD Plan approval for Lots 2 and/or 3. The centerline of all access drives within the Subject Property shall be located in accordance with good engineering practice, but not less than 150 feet from the centerline of any intersection of two public streets.

C. INTERSECTION IMPROVEMENTS - IL. ROUTE 64 (Main Street): Access to the Subject Property from Illinois Route 64 shall be limited to one (1) full movement intersection and one (1) right-in and right-out only intersection in the general locations identified in the PUD Preliminary Plan, except such additional locations as the City Council in its sole discretion may determine (individually a "**Route 64 Intersection**" and collectively the "**Route 64 Intersections**"). The CITY and DEVELOPER acknowledge that all access to Illinois Route 64 is subject to the approval of the Illinois Department of Transportation. The CITY shall cooperate with DEVELOPER with respect to DEVELOPER'S efforts to obtain permits from IDOT for the Route 64 Intersections. DEVELOPER shall improve the Route 64 Intersections at its expense in conformity with the design standards therefore approved by IDOT. Provided permits for both Route 64 Intersections have been approved and issued by IDOT, both of the Route 64 Intersections shall be constructed as a part of the Phase 1 Improvements. DEVELOPER is