City of St. Charles, Illinois

Ordinance No. 2017-Z-21

An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Crystal Lofts (214 S. 13th Ave).

Adopted by the
City Council
of the
City of St. Charles
December 18, 2017

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, December 27, 2017

City Clerk

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City of St. Charles, Illinois Ordinance No. 2017-Z- 21

An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan for Crystal Lofts (214 S. 13th Ave.)

WHEREAS, on or about October 16, 2017, Jeffrey Funke (the "Applicant") filed petitions for 1) Map Amendment from M1 Special Manufacturing District to RM-3 General Residential District, 2) Special Use for Planned Unit Development, and 3) PUD Preliminary Plan, all for the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"), for the purpose of renovating an existing building into 9 townhomes and constructing 5 additional townhomes; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about October 20, 2017 in a newspaper having general circulation within the City, to-wit, the <u>Daily Herald</u> newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about November 7, 2017 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan petitions on or about November 7, 2017; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about November 13, 2017; and,

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

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

- 1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.
- 2. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the M1 Special Manufacturing District to RM-3

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General Residential District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit "B" are expressly adopted by the corporate authorities of the City.

- 3. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "C", which is attached hereto and incorporated herein.
- 4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "D", such that the following documents and illustrations, reduced copies of which are attached hereto, are hereby granted preliminary approval, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:
 - Engineering Plans, prepared by Kimley Horn, dated 12/11/17
 - Landscape Plan, prepared by Kimley Horn, dated 12/11/17
 - Architectural Plans, prepared by Funke Architects:
 - o Elevations and Building Materials Sheets, received 10/17/17
 - o Sheets A31, A32, dated 10/20/17
 - o Sheets A10, A34 dated 11/21/17
 - Subdivision Plat, prepared by Compass Surveying Ltd, dated 12/15/17
- 5. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:
 - a. Zoning: The Subject Property shall be subject to the requirements of the RM-3 General Residential District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Deviations" attached hereto and incorporated herein as Exhibit "E".

b. Stormwater:

- 1. For portions of the site subject to the IDNR Conveyance Floodway agreement, existing regulatory FEMA floodplain, and proposed FEMA floodplain mapping, compensatory storage shall be provided in accordance with the City Code, and shall be subject to review and approval by the Director of Community & Economic Development and the Director of Public Works at the time of final engineering and stormwater permit review. A recorded covenant running with the land requiring maintenance of the compensatory storage volume shall be provided per the requirements of the City Code.
- 2. The detached garages proposed on Lots 1 through 9 shall be individually permitted and constructed. Information submitted with the building permit applications shall demonstrate compliance with all applicable requirements of the City Code regarding detached structures within a floodplain. Details shall

be provided regarding anchoring of the structure, use of flood resistant material, use of water proof materials below the flood protection elevation, installation of service facilities above the flood protection elevation, construction cost, design of garage doors and flood vents, and signage and other preventative measures taken to prevent storage in area below 2 ft. above the base flood elevation. Elevation certificates shall be provided for each detached garage following the installation of the foundation and floor for approval by the Director of Community & Economic Development and the Director of Public Works prior to any additional work being completed on the structures.

- 3. For the attached garages proposed on Lots 10 through 14, information submitted with the building permit applications shall demonstrate compliance with all applicable requirements of the City Code regarding elevations of the structure outside of the floodplain areas. Elevation certificates shall be provided each garage following the installation of the foundation and floor for approval by the Director of Community & Economic Development and the Director of Public Works prior to any additional work being completed on the structures.
- c. Owners' Association: An owner's association shall be formed for purpose of maintaining all common elements within the development, including but limited to: the driveway parcel (Outlot A), all stormwater drainage improvements within the subdivision, and any private improvements approved to be located within City right-of-way. The association shall be responsible for enforcing the covenant over the compensatory storage area and maintaining or enforcing the maintenance of all structures or other improvements located within areas of the site subject to the IDNR Conveyance Floodway agreement, existing regulatory FEMA floodplain, proposed FEMA floodplain mapping and compensatory storage areas in accordance with final engineering plans, building permit approved plans and City Code requirements. The Declaration of Covenants establishing the owner's association and identifying all maintenance responsibilities of the association shall be provided for the review and approval by the Director of Community & Economic Development and Director of Public Works prior to the recording of the Final Plat of Subdivision.
- d. Special Service Area: Following a recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities (including all compensatory storage areas) and other related facilities serving the Subject Property. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other related facilities are not adequately maintained by the Owner's Association, lot owners or successors.

e. Utilities:

- 1. The existing overhead utility poles along the Indiana Avenue frontage of the subject property, including all attached electrical wires and equipment and all other public or private utilities attached to the poles, shall be removed and relocated below grade.
- 2. Utilities services to the residential units shall be provided in accordance with the requirements of the City Code, and subject to review and approval of the Director of Community & Economic Development and the Director of Public Works at the time of building permit.
- 3. The Sanitary Sewer located east of the building may be considered for realignment as determined by the City after an evaluation and determination of hydraulic impacts. If adverse impacts are determined and cannot be mitigated to the satisfaction of the Director of Public Works, the sanitary sewer shall not be realigned, and the building footprint shall be adjusted to provide an adequate separation from the sanitary sewer.
- f. School and Park Contributions: The Park and School contributions shall be provided by the Applicant as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time.
- g. Inclusionary Housing: The Inclusionary Housing contribution shall be provided by the Applicant as cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time.
- 6. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of December, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this $18^{\rm th}$ day of December, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of December, 2017.

Raymond P. Rogina, Mayor

Attest:

Ordinance No. 2017-Z- 21 Page 5	·
Chile as	
Chuck Amenta, City Clerk	
Vote:	
Ayes: 10	
Nays: O	The state of the s
Absent: O	and with the state of the state
Abstain: O	
Date:	
APPROVED AS TO FORM:	
City Attorney	
DATE:	

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

Certificate

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

I further certify that on December 18, 2017, the Corporate Authorities of such municipality passed and approved Ordinance No. 2017-Z-21, entitled

"An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Crystal Lofts (214 S. 13th Ave)."

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

The pamphlet form of Ordinance No. 2017-Z-21, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on December 27, 2017, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 18th day of December, 2017.

(SEAL)

Municipal Clerk

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF BLOCK 5 OF W. H. WILCOX SECOND ADDITION TO ST. CHARLES AND THAT PART OF VACATED INDIANA AVENUE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK AND SAID WEST LINE EXTENDED 131.5 FEET TO A LINE DRAWN PARALLEL WITH AND 4 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES THERETO THE SOUTHERLY LINE OF SAID BLOCK 5; THENCE EASTERLY ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED TO THE EASTERLY LINE OF SAID BLOCK 5; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID NORTHERLY LINE 344.4 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "B"

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

The current zoning of the existing property is manufacturing M-1. The neighboring properties to the north and east are also M-1. The neighboring properties to the south and west are residential; RT-3.

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

The existing M-1 zoning prohibits the use of residential for the existing building and existing property. Economics, location, the existing building and site prohibit its existing zoning use. The building is deteriorating under the current conditions. The residential use will allow for a new use for the building and site. This proposed use will complement the existing residential to the south and west and offer a great transition to the manufacturing to the north and east of the 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. The existing building does not lend itself to a modern manufacturing facility. The building is deteriorating and in the future, walls and the roof will collapse if the building is not renovated.
- 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 existing M-1 zoning is not suitable for this type of property. To the south and the west you have single-family homes creating zoning uses that do not complement each other. The location of the site does not lend itself to truck and manufacturing traffic. The building is not adequate for a modern manufacturing facility. The size and location prohibit the function of such a use.

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

The building in its current state is deteriorating and does not function as a warehouse. If the property is not re-developed the building will eventually need to be demolished to avoid collapse if left on its own.

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

Currently there is a need for new housing product in the St. Charles area. The proposed residential district will allow for new residential product. The existing zoning, M-1, is

obsolete and does not allow for vehicular traffic, building size and location suitable for industrial and/or manufacturing.

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

Multi- Family Residential will make for a great buffer to the commercial buildings to the north and the east. It will also blend in nicely with scale and its use to the residential zoning on the south and the west.

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

The proposed zoning will facilitate residential development in the area. The renovation of the existing building and the new (5) town homes will activate Indiana Avenue.

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

The proposed amendment will help the existing property to conform with the surrounding residential properties. The re-use of a vacant building will promote development and compliment the residential community around the site.

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

The new zoning will activate the residential development in the area. The town homes will offer amenities that will promote residential and increase property values in the neighborhood.

EXHIBIT "C"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

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

The new development will re-purpose an existing deteriorated building. It will also create new residential housing that will increase the values of the neighboring properties, create density and create a beautiful setting for architecture, landscape and a residential presence that will complement the street and neighborhood.

- ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:
 - A. Conforming to the requirements would inhibit creative design that serves community goals, or
 - B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

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

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

The PUD will offer the new use of an existing historic building. It will also activate a once dormant building. Relocation of power lines underground, new sidewalks, landscaping and fencing will also beautify the area.

The Heinz Crystal building has been a part of the St. Charles fabric for over 100 years. The renovation of the existing building will allow residents to enjoy its history and architecture. The new (5) town homes offer a modern design that will complement the existing building and offer design innovations not found in the market place.

The existing and new buildings will be renovated with energy-efficient materials lowering the utility costs of the future residents. The storm water management techniques are being modernized to facilitate the new development.

Coverage deviates from the code to allow for the renovation of the existing building. Factors include the existing site conditions, building size and economics restricting the development from adhering to all of the RM-3 requirements. The required Front Yard Setback, Side Yard Setbacks, Lot Width and Building coverage will deviate from the RM-3 District.

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

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

The architecture of the Crystal Loft Townhomes incorporates a historic building that has been an economic and architectural staple in the community. The building has stood on its location for over 100 years and originally served as the leading manufacturing of crystal in the United States. The architecture will be preserved and serve as an architecturally significant structure for many years to come.

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

The Crystal Lofts will be relocating the existing power lines on Indiana to underground. New sidewalks and decorative fencing will surround the site on the west, north and east ends. The drainage and utilities will be improved to accommodate the new development.

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 Crystal Lofts development team has been working with the City of St. Charles to produce a product that compliments the current needs in St. Charles. We have also addressed the public concerns about parking adding additional parking spaces on the north side of the property to accommodate guests.

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 townhomes compliment the residential single family homes to the west and the south and act as a nice architectural transition to the industrial buildings on the east and the north.

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 Crystal Lofts will be relocating the existing power lines on Indiana to underground. New sidewalks and decorative fencing will surround the site on the west, north and east ends the drainage and utilities will be improved to accommodate the new development.

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

The Crystal Loft Town homes will adhere to all State and local building codes

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

The architecture of the Crystal Loft Townhomes incorporates a historic building that has been an economic and architectural staple in the community. The building has stood on its location for over 100 years and originally served as the leading manufacturing of crystal in the United States. The architecture will be preserved and serve as an architectural significant structure for many years to come.

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

The proposed PUD conforms to all purposes and intent of the Comprehensive Plan by the renovation of an existing historic building that has been in the city of St. Charles for over 100 years. The development of new residential units in an existing warehouse maintains the character of the street. It will provide a catalyst for residential development on the east side of town. The development will create a transition from single family homes to the industrial to the east.

EXHIBIT "D"

PUD PRELIMINARY PLAN

FINAL ENGINEERING PLANS **CRYSTAL LOFT TOWNHOMES**

214 S. 13TH AVENUE ST. CHARLES, IL 60174 NOVEMBER, 2017

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT CITY OF ST. CHARLES ENGINEERING DIVISION 2 E. MAIN STREET ST. CHARLES, IL 60174 TEL: (630) 377-4486

SANITARY SEWER SERVICE
CITY OF ST. CHARLES ENGINEERING DIVISION 2 E. MAIN STREET ST. CHARLES, IL 60174 TEL: (630) 377-4486

STORM SEWER SERVICE CITY OF ST. CHARLES ENGINEERING DIVISION 2 E. MAIN STREET ST. CHARLES, IL 60174 TEL: (630) 377-4486

WATER SERVICE CITY OF ST. CHARLES ENGINEERING DIVISION 2 E. MAIN STREET ST. CHARLES, IL 60174 TEL: (630) 377-4486

ROADWAY AUTHORITY CITY OF ST. CHARLES ENGINEERING DIVISION 2 E. MAIN STREET ST. CHARLES, IL 60174 TEL: (630) 377-4486

POWER COMPANY
THE ST. CHARLES MUNICIPAL ELECTRIC UTILITY
200 DEVEREAUX WAY
ST. CHARLES, IL 60174
TEL: (630) 377-4405

PROJECT TEAM

THE ARCHITECTS
160 EAST GRAND
CHICAGO, IL 60611
TEL: (312) 593-4812
CONTACT: JEFFREY FUNKE

GEOTECH ETS ENVIRONMENTAL & ASSOCIATES, LLC 204 DEARBORN COURT, SUITE 124 GENEVA, IL 60134 FEL: (630) 513-4710 CONTACT: DAVID J. WAGNER

OWNER
FUNKE ARCHITECTS
160 EAST GRAND
CHICAGO, IL 60611
TEL: (312) 593-4812
CONTACT: JEFFREY FUNKE

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TELL (630) 467-6550
EMALL: NATE-GROFFEMMLEY-HORN.COM
CONTACT. NATHAN J. GROFF, P.E.

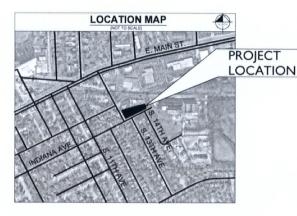
LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, 16. 605.32
TEL: (6.30) 487-5550
TEL: (6.30) 487-5550
CONTACT: TOM RUNKLE
CONTACT: TOM RUNKLE

SURVEYOR
COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, IL 50502
TEL: (830) 364-6976
CONTACT: SCOTT C. KREBS

LEGAL DESCRIPTION

THAT PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST. CHARLES AND THAT PART OF VACATED INDIANA AVENUE, DESCRIBED AS

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5: THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK AND SAID WEST LINE EXTENDED IN 13.5 FEET TO A LINE DRAWN PARALLEL WITH AND 4 FEET SOUTHERLY OF SAID BLOCK 5: THENCE ASTRELY LANGS SAID PARALLEL LINE AND SAID LINE EXTENDED TO THE EASTERLY LINE OF SAID BLOCK 5: THENCE EASTERLY LINE OF SAID BLOCK 5: THENCE ASTRELY LINE OF SAID BLOCK 5: THENCE NORTHERLY ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED TO THE EASTERLY LINE OF SAID BLOCK 5: THENCE NORTHERLY ALONG SAID CHARLES (CONNET HEREO?) THENCE NORTHERLY ALONG SAID NORTHERLY LINE 344.4 FEET TO THE POINT OF BECOMINGING, IN THE CITY OF ST. CHARLES, KANE COUNTY,



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C0.1	GENERAL NOTES	8	8	ă	1
C1.0	DEMOLITION PLAN	1			
C2.0	SITE PLAN	1			
C3.0	EROSION CONTROL PLAN	1			
C3.1	EROSION CONTROL DETAILS	_			
C4.0	GRADING AND DRAINAGE PLAN	1			
C5.0	UTILITY PLAN	1		TS	
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L1.0	LANDSCAPE PLAN	1		AR	
L2.0	LANDSCAPE DETAILS				

BENCHMARKS

SITE BENCHMARKS: (LOCATIONS SHOWN ON SURVEY)

SBM #1 SOUTH BONNET BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF SITE ELEVATION=731,31

SBM #2 WEST BONNET BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF SITE. ELEVATION=730.58

REFERENCE BENCHMARKS:

BENCHMARK NGS N 19 (MF0006) ELEVATION=696.45 (NAVD 88)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, NATIANI L. GROFF, A. LICCNEED PROFESSIONAL ENGINEER OF IL. HERBY CERTIFY THAT HIS SUBMISSION, PERTAINING ONLY TO THE "SERIES O'NI SHEETS LISTED ABOVE. WAS PREPARED ON BEHALF OF FUNKE ARCHITECTS BY KIMEY-HORN AND ASSOCIATES, INC. LINDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN COMJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF ____ DECEMBER _____ , A.D., 2017.

Nathan Q. Dott

IL LICENSED PROFESSIONAL ENGINEER 062-060837 MY LICENSE EXPIRES ON NOVEMBER 30, 2019



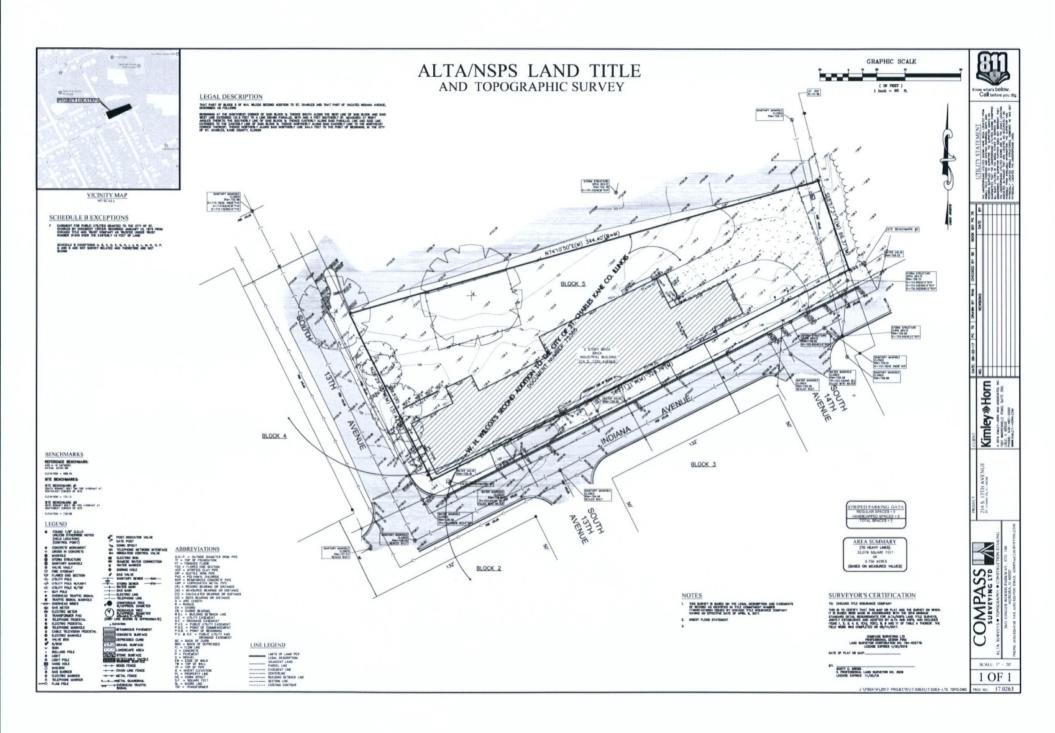
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CRYSTAL LOFT TOWNHOMES

SHEET

COVER

nley » Horn



GENERAL NOTES ALL FRAMES AND LIDS FOR EXTENS AND SAMPLARY SEVERS, WAVE WALL CONCUS, FIRE HYDS 8-SOURCE AND TO BE SALESTED TO MEET PROCEDS GRAVE. THE CONTRACTOR'S SALESTED IN MADE BY THE STORM AND MATTER CONTRACTORS. AND THE COST IS TO BE CONSIDERED PROCESS THE SALESTED TO PROCESS CONTRACTORS TO THE SALESTED AND THE SALESTED TO THE SALESTED NAME AND ADDRESS OF THE PARTY A LATERAL SEPARATION OF TOU DISTRICT. CHETHIG BTG TOPOGRAPHY, UTILITIES, RIGHT-OF-HAY AND HORIZONTAL CONTROL BHOWN ON THE CREAMING WINE OFFICER A SLIGHTY PREPARED BTG. HELES. THE SHEEMAN MARKET IS AT LEAST CONTROL (NO MONES ABOVE OF CHOICE OF THE CONSTRUCT TO COURSE MAKENEY SCHOOL STEEL SHALL HOT BE SCHOOL METER AUTHORIZED BY THE MANGEMENTY. PAVING INDER INCLUDES PRIAS SERGIADOS SINÁPRIOS, PREPARADADOS, AND COMPACTICIDA, PLACEMENT OF SERBANAS ORI DANS COLLEGE INVICTUAL SE RESINÀCIAS SECUE AND/ORI SERVACE COLLEGES, PORMOS, PRESINAIS, AND CLIMINO CONTROLES PANDAGOTIS, CARRIES, AND SELLAS, AND FRAIL CLIANAI-SP AND ALL SELLASSE SELLAS WHOMEN DAWN, MY OF MAINTEN PROTECT WITH THE TIME SECTION. SECTION OF MAINTEN, AND M HALLS. THE WATCHMAN IS GIVEN IN A SEPARATE TROOD OF IN THE SMALL TROODS OF AN LINESTFAMED EARTH SHEEF LOCATED TO CHE MER OF THE STATE. INTERNACE SHALL BE SEPARATED FROM SHAFTASY SERVICE AND STORM SERVICE IN ACCORDANCE WITH CLUSTED DIRECTION ACCORDANCE WITH SEASON AND SERVICE CONTINUES IN LABOR. COMPACTOR RECLIEMENTS (RECURRING ASTA D-1857 (RECRED PROCESS)) SINGLES = 525, RESEARCH CONTROL COURSES = 505 O' MARRIAGO DESCRIPTO DE SERVICIO COURSES = 505 O' MARRIAGO DESCRIPTO DE MARRIAGO DESCRIPTO DE MARRIAGO DESCRIPTO DE MARRIAGO DE SERVICIO BIGN IT IS INFORMED TO JUST (1) OIL (2) JOINE, DOWN THE WINDOWN AND DOWN OR SHEETS BULL FOR CONSTRUCTOR OF INFORMATION OF INFO COPES OF the BUTNEY AND ANNAUGH FROM the DIGINEER, BTZ CONSTRONG MAY HAVE CHARGED SHOOL THE SUPPLY MAS PREPARED, CONTRACTORS TO VAST STE TO FAMILIANCE TREMES WITH BTZ CONTRACTORS TO VAST STE TO FAMILIANCE TREMES WITH BTZ CONTRACTORS TO THE TOTAL TRACTORS TO E NO WATER LINE SHALL HE FLACED IN SHE SAME TROUGH AS A SINCE LINE, DODDY LINCEP SPECIAL CINCORSTANCES AND THE CILITATOR THE POLICIONS SALES. A. F. RECESSARY FORMSON SHALL SE CITATOR FROM THE SEARCHAUTY IN WITHIN PRIOR TO SECONDOL CONSTRUCTION. CONTROL PROGRAMMENT AND PRINTED AND RECORDED FROM THE CHARGE, ANY SHAMES, BACTLES OF THE CONTROL PROGRAMMENT AND PRINTED SETTING THE SET OF THE CONTROL CONTROL OF THE CONT MICHICA GACAPILI, MIL ME RECLARED TO THE PILL GEPTH AND EXCEPT AND WATERMAN WITHIN THE (X) FEET HERIZZAFIA. OF PROPOSED OR COSTREE PARENCES. E. HE BOTTOM OF A SATUR LINE SHALL SE SETALLES ON A SHELF A MANAGE OF 10 MOVES ABOVE THE TOP OF THE SENER AND 16 MOVES HORIZONTALLY ANNY FROM THE EXIST OF THE SENER. A WINDOWS SHALL BY LAD BO THAT HT SHAPET IS SOUTHER THE SHAPET ABOUT THE CHICAGO OF THE MAN TO STREET WORKSHIP IN TORONOM COMES AROUND THE SHAPET ABOUT THE SHA ALL EMPTHEY IMMODES (AND STORE IMMODES IN COMBINES SETUR MEAS) SHALL HAVE A MINISHE MEDIC CAMBERS OF 48 MODES AND SHALL BE CAST IN PLACE OR POS-CAST ODMITISES CONCRETE. AN MINISTROTH GOT, CONFIDENCE TO ARTH G-FELZ SHALL BE USED AT THE PREPARENTIAL COMMENTATION. A. THE CONTRACTOR BHALL PROTECTION THE NOTE AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING CONTRACT CONCERNOS. D.A.L. PPC CONNECTION CPCNAMES SHALL BE PRESENT WITH SESSIONT SLASSER SHATEN-SONT SLASVES. T BOTTOM OF THE MANNOLE SHALL HAVE A CONCRETE SESION POUNED TO PACLITATE SMOOTH PLING. DIESTY WARK MODPED BY THE CONTRACT DOCUMENTS, ALL PROPRIED BEIN, SHALL BE OF ACCURANCE WITH THE POLICIONS SPECIFICATIONS UNDER MEDICAL TOWN MODERN AND A PART HORIZON.

A "STANDAMO SPECIFICATIONS FUR HOND AND BEINES, CONSTRUCTION IN ELEMENT," AS PROPARED BY SOFT, LARGET CONDUCT. 1. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE BLEEDINGS MART SE PROOF-ROLLED AND SERVICES FOR INCREMENT INVESTMENT AND AN EXCHANGE OF MERCO. IT DESCRIPTIONS SHIPMACK IS DECOMMENDED, IT SHALL BE CONDECTED. THE SAME SHALL GO IN MERCO. THE PROOF-SHALL SHIPMACK IS DECOMED. HALLS. HE WATCHARD PARTY MODEL A STATE OF COMM. NOT THE STATE OF T B. "STANDARD SPECIFICATION FOR WATER AND SEVEN WAR CONSTRUCTION OF ELECOS" AS PUBLISHED BY THE LLANCE CONSTRUCTION PROJECTION ACCOUNT (SPA), LATEST EXTROL TAN MARKERS OF THE ME CAN MINES OF CONCRETE AGUSTION AND SHALL BE LIED TO ADJUST FRAME OLYMPION, BOOKS SHALL BE SEALED TROUTED WITH BUTH ADDR. 111. SCARFY, DISC, AND ACKAR. AFTER SHE STEAM SERVE PRIVEN HAS BEEN CONSTRUCTED, DE CONTRACTES SALL, PALOS PROVIDE BELT PROTECTION CRICINO CONTROL AL LECTURES RESEAULD OF THE DISSESSEE, HE PLANTING OF THE BELT PROTECTION HELL DE TO ARRIVED SEE ARRIVED OF SELECTION HAVE RECORDED. TO THE STORM SERVE PRITED PROVIDE ARRANGED REAL PRIFERRE BERNING RECENT. C. JETHOGS EXCHANGED ELWINDRICK (COAT) PYLICS, CRUICK, VV WINTEND BA JAG STRICKS

C. JETHOGS EXCHANGED ELWINDRICK LCB EXAMPLE (CBICK, VV WINTEND BA JAG STRICKS EEL ROOM ON HURSE WIN STRUCTURE DAY FILL EEL ROOM ON HURSE WIN STRUCTURE BASSING. CLEANING ALL MANNOLES AND PIPES SHALL BE PLOROADELY ILLAND OF DRY AND DESIRE, AND ALL VISITE LANGUE LLANGUE LLANGUE THAN SEPTEMENT AND ACCEPTANCE. D. METALATONS, STANDARDS AND RECEIVE RETURNINGS SET FORTH BY THE MANOPALITY, UNLESS OTHERWISE HOTELD BY THE PLANS. AT THE CLOSE OF EACH MORROW DAY AND AT THE CONCLUSION OF CONSTRUCTION OFFICATIONS, ALL DEMONALS, STRUCTURES AND FLOW UNITS SHALL BE FROM SHIT AND DESIRE. HENNIG COPULCTION, MIL MIG LEMANT TESTING THE SE SECURIES THE PROCESSINE AND MALE TESTING LIMITS SHALL BY IN ACCOMMENCE WITH THE STANDARDS FOR SECURI AND TANKS WANT TOTAL TRANSPORT OF LEMANT AND THE PROPERTY OF THE PROPERT TO THE WANTED SHALL CETTING ON EACH SIDE OF THE GROSSING WITH, THE MORNAL DISTANCE FROM THE WANTED WANT DESTANCE OR DEACH LIME IS AT LILAST TOP (10) FAST. CROSSON CONTROL MEASURES SHALL BE RETURLED BY ACCORDINGE WITH SETA RESILLATIONS AND SET ETAMORDO FOR BUT CHOSEN AND SECRETATION CONTROL AND SHALL BE MARKINGED BY THE CONTROL OF SECRETARY AND SECRETARY AS A RESTAURE SECRETARY OF SECRETARY AND SECRETARY TO SEE F. ALL APPLICABLE PROVISIONS OF THE COCUPATIONAL SAFETY AND HEALTH ACT ARE HEALTH INCOMPRISATED BY REPERIORS. MARRIAN DEFLECTION ALLOWED AN INCLATED ANEAS HAY BE ONE-QUARTER (1/4) SHON TO ONE-HALL (1/2) MON F NO DEFLECTION DOCUME ONER THE MAJORITY OF THE ANEA. 444 ALL WITEM-MAD SHALL SE PRODUCTION TO THE ME, OF 5 MORES AT DOT PM, RUMERA, AND INSTRUCTION AND ACCORDANCE OF WARRIES AND MINISTRATION FOR A MARKET OF ONE OF THE ALL PRODUCTION OF THE ALL PRODUCTION OF THE ALL PRODUCTIONS OF THE A MIGHTO BE CONTINUED OF BE CARD MO BLITTED AND BE PLACEDOT OF THE BASE INVESTIGAT, THE PANELST MAIL BANKS OF THE CARDED TO WITHIN COMPITY (1/7 INCI) OF THAN BERROOK (BANKSON, TO A POINT THE (1/7 INCI) OF THAN BERROOK (BANKSON, TO A POINT OF THE CARD, TO THE CARD, TO ME TO AN TO CARDEN THE OPENING THE OPENING AND AND THE CONTINUED OF PANELSTANDIST CARDEN, THE QUARTE DOCUMENTY OF THAN BUTCHES OF THE DOCUMENT OF THE CARDEN THE OPENING AND THE OPE Kimley » Horn ANY ANY IN PROPERTY OF THE WITH ME CONTRICTOR TO DESIGN THE OF THE CONTRICTOR CONTRICT.

15 SHALL BE WE IMPORTABILITY OF THE CONTRICTOR TO DESIGN THAT ILL THAN STROMED FOR CONTRICTANT OF THE PROJECT, AND RECORD OF THE PRIVATE ANY ROLLINGS IN THE CONTRICT. ANY THE OWN OF THE PRIVATE WITH OWN OF THE CONTRICT ANY CONTRICTOR SHALL HOTTE THE CONTRI THE RESULTS OF THE SHAFFACE RECEIPMENT FALS TO MEET THE TIEF REPUBLICATE SPECIFICAL THE CONTRACTOR BALL CHITCHING THE COLUMN OF CAMES OF THE OPPICT AND REPAIR OF REPUBLICATION OF THE OPPICT AND REPAIR OF REPUBLICATION OF THE TIEF AND AND THE TIEF AND T THE CONTRACTOR IS RESPONSED FOR HAVING A SET OF "APPRICACE" PROCESSING PLANS WITH THE LATEST REVISION DATE OF THE JOS THE PROCE TO THE START OF CONSTRUCTION, IF THESE ARE AN EXCHANGE OF THE CONTRACTOR OF THE CONTRACTOR FUND, IN CONTRACTOR OF THE PROCESSING PLANS WITH THE CONTINUENCE CONTINUENCE SHALL SERVICE CONTINUE OF MAI REPORTS OF NETS CONCILIED AN AN EXPONENCE LINGUISTIC STORIC SERVILLAND OF MAI AND THE TOTAL SHALL SE CONCILIED AN AN EXPONENCE LINGUISTIC STORIC SERVILLAND OF MAI AND THE TOTAL SHALL SE CONCILIED AN AND AND THE SHALL SERVICE STORIC SERVILLAND OF MAI AND THE TOTAL SHALL SE CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAI SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE CONTINUENCE SHALL SERVILLAND OF MAINTENANCE AT LANGUIST CONCILIED AND MAINTENANCE AT LANG CONTINUED BY SET AND ASSESSED BY SET AND EAST OF THE DESTRUCTION OF TH THE PAYDORN SHALL BE REFT PRET OF MAD AND DESIRES AT ALL THICK, IT MAY BE RECESSARY TO MAD A SPECIFE ON-SEE AT ALL THICK. A. CONCRETE CAME AND/OR COMMINATION CLASS AND CUTTER SHALL BE OF SECTION BOTH OR SECTION OF SECTION CLASS AND CONTRECT OR SECTION OF SECTION CONTRICTIONS STANDARDS AND THE PRODUCT OF SECTION OF CONTRICTION STANDARDS AND THE PRODUCT OF SECTION OF CONTRICTION AND THE CAME OF SECTION OF S ALL DEFENDED WHAT OF THE WORL-OT-WAT SHALL BE FILLY RESTREED TO PRE-CONSTRUCTION CONSTRUCTOR WITH A MINIMAN OF THE (4) MOVED OF TRIPFICE, SEEDING, MOD MALCH AS PER COT TRIPSIONED. CONTRACTOR SHALL NEWTY THAT THE TESTING METHODS GENGMATED HEREM AND ACCOPTABLE TO THE LOCAL MATHORITIES HAVING AMERICATION ONCY THAT PROJECT. STORM SEWER NOTES ALL RETINE SHALL OF THE REPORTMENT AND EMPIORS OF THE CONTRACTOR OF RECOLETED BY THE MANGEMENT OF DESIRED, COPICE OF ALL TEST SHEALED SHALL BE PROMISED TO THE DEGREES FOR RECORD AND ANTONIA. FROM NECTO POPE, ALL PERME SENSE APPE MANDAM, EST AND THE SHALL BE RECEIVED AS RECORDED AS 14. THE CURRE SHALL BY IMPOPULED AFTER THOS CONSTRUCTION AND PRICE TO THE PLACEMENT OF THE SAME COLUMN. DEABL FF PROVICE SHOUTH VERTON, CURVES THICUISH HIGH AND LOW POINTS BEIGATES BY SPOT ELEW-ROX PROVICE LIMPTON SLOPES RETRIED HEY AND EXISTING GRADES, AND BIOGES AND EXPRESSIONS. THE THEORY AND THROUGH AND HOT RESPONSELL FOR THE CONTRIBUTION MEANS, METHODA, TOURNALS, SCHOOLS OF PRODUCES, THE OF PURPOSANCE, PRODUCES OF POST AND ANY TOURNALS OF POST AND ANY TOURNALS OF POST AND ANY TOURNALS OF THE OWNER, THE OFFICE AND ANY TOURNALS OF THE OWNER, THE OW CONTRETE SECTIONAL SHALL SEE IN ACCORDANCE WITH THE AGOVE AND THE PLANEL PROVIDE SECTION ACRES AT 10-POOT SECURINAL AND 1/20-BOOM PRE-HOLDED PRETE EXPANSION ASSETS AT 20-POOT SECURINAL AND ADMICATOR CONTRETE CORRECT MOVING SECURINAL AND ADMICATOR FOR A 10-POOT SECURINAL SECURINAL AND ADMICATOR FOR A 10-POOT SECURINAL SECURINAL AND ADMICATOR FOR A 10-POOT SECURINAL SECURINA SEC THE TRANSPORT OF LAND THE CHIEF OF THE CASE OF THE CHIEF LA CONCRETE CLIENCE AND PROTECTION BHALL HE PUR BOT STANDARDE. THE (E) COATS OF GOT APPROVED CLIENCE ACCRET SHALL HE APPLIED TO ALL EXPOSED CONCRETE SUFFACES. TO COMMUNICATION MATCHES AND/OR COMPANY MAY NOT BE STORED IN THE MOST-OF-MAY, A 11. CHEMISTE POP DEL DISTRIO UTILITES, BOTH FABLE AND PRINCE, AND UTILITÉS WHISH PABLE.
RIGHT-OF-MICH SET BOURD ON SET FAMIL ACCORDING TO ANNABLE, GEODES, THE CONTRACTOR
RIGHT-OF-MICH SET BOURD ON SET RAMBO ACCORDING TO THE SET RESIDENCE
RIGHT-CONTRACTOR RIGHT SET RESIDENCE PROPERTIES UTILITY LIGHT OF MAIN AND CONTRACTOR WITH CONTRACTOR UTILITY LIGHT OF MAIN AND CONTRACTOR SHOW CORPILATOR OF THE SET ROSSINGHION, SET
CONTRACTOR SHOULD SHOW OF CONTRACTOR SHOW CONTRACTOR OF MICH. OTTALID ON THE FLAME WELCOS CHESTERS THOSE IN THE FLAME, THE FLAMESTER SHALL CHESTER AND AND STATE OF THE REPORT OF THE REPORT CHESTER SHAPE CHESTER CHESTER AND AND STAMPOLING CHESTER SHAPEAR COLUMN, REPORT, NO RED, OF THE THOOLEGES AND AND AND AND AND THE PROPERTY RECORDED TO SET THE 12 CHOREN SHALL DELICH EASTERDITE AND APPROVAL OF PERMITS INCOMMENT TO FACULTATE CONSTRUCTION OF THE PROPERTY INTEREST THE CONSTRUCTION OF THE PROPERTY AND APPROVAL SHALL RESIDENT AND SHADOW AND SHA 13. THE CONTRACTOR SHALL PRESERVE ALL CONSTITUTION STARTS UNTIL THEY ARE NO LONGEN METORS. ANY STARTS DESTROYED ON DETUNED BY NEW CONTRACTOR PRICE TO THEY USE MAIL, BY MEST I DIS SHAPPERS AT THE CONTRACTOR PRICE PAGE OF APPROVED. TO SELECT OF THE END FOR COUNTY WE INSECT COUNTY BY A LEAST OF THE APPLICATION PRINCIPLES MANNESS, CATON BARRA, AND SELT SOTTING SHALL SE PREDICT CONDUCT SCUTTON.

UNITS OF MOREOTERIC CONDUCT, MANNESS PLANS CATON BARRA SHALL SE A MIRANA OF FOLK (4)

UNITS OF MOREOTERIC CONDUCT, MANNESS OF THE RESIDENCE OF FOLK (4)

THE CHARGE MANNESS AND SELECTION OF THE RESIDENCE OF MANNESS BARRA SHALL SE

LEVEL. FUNKE ARCHITECTS . THE CONTRACTOR WILL HOTE THAT THE ELEVATING SHOWN ON THE CONSTRUCTION FLANS AND PRODUCT AND SHOE AND THAT PARAMETER PRODUCTS. TOPICS, LTC., MILET BY ACCOUNTED FOR - MAIS IN MAI, MICH. AND BUT ACT COURTS SHALL BE STANDED & MINNAY OF 4 MORES. 15. AL STOCK SHE SHOULD SEED AND SHE SHOULD NE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLEMENTATION OF SHE SOIL DIGGION AND RECEIVED CONTROL MEDICAL SHE SHEAL ESTABLISHMENT OF CRESSION CONTROL PRODUCED, THE AND SHE SHEAL CLEANING THE STORM SCHOOL SYSTEM BANKS HE THOROUGHLY CLEANED MINCH TO FRAN, RESPECTION AND TESTINGS. . HE CONTRACTOR SHALL POLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAYORDYS MATERIALS ESTABLISHED BY THE DESIRETS. PRIOR TO COMMUNICATION OF WHICH ACTIVITIES, THE CONTINUED SHALL DRIVE A CONSTRUCTION PLANT AS A CONSTRUCTION OF PRIOR AND PRIOR SHALL BE PLANTOD IN A COLOR DRIVEN OF A COLOR OF I PRICE TO PLACEMENT OF THE STANDOWS CONCRETE SERVICE COLUMN, THE CONTRACTOR, WHICH PECLATED OF THE MANOCPALITY, SHALL OFFICE SPECIALORS OF THE SHOCKE COLUMN WITH A CORE DRILL WORSE STREET, INC. THE PLACEMENT OF THE COLUMN SECTION OF DRILL WORSE STREET, THE THE PLACEMENT OF THE COLUMN SECTION OF THE COLUMN STREET, THE PLACEMENT OF THE COLUMN SECTION OF THE COLUMN STREET, THE PLACEMENT OF THE COLUMN SECTION OF THE COLUMN SECTION OF THE PLACEMENT OF THE COLUMN SECTION OF THE COLUMN SECTION OF THE PLACEMENT OF THE COLUMN SECTION OF THE PLACEMENT OF THE COLUMN SECTION OF THE PLACEMENT OF THE PLACEM MANAGUEL, CATCH BASINS, BLETS, FRANCS, GRATES, AND STHEE STRUCKINES SHALL BE CONSTRUCED OF THE THEE, STALE, AND SIZE AS SET FORTH WITH THE DRECKMANDES AND STANDARDS OF THE ECOMMETRY OF TUPER, AND OTHER RESIDENCES LANGUAGE MATERIALS WHEN THOSE AREAS THAT BELL RECEIVER CAPTH CECANISTIC OF CHAPACTED DATH FILL MATERIAL EXCITED MECHANISM SHALL OF ECONOMY PRINCE OF SERVINGS CONTROL OF FLUIDS AREAS. WATERMAIN NOTES A PINAL ACCEPTANCE OF the TOTAL PANDENT INSTALLATION SHALL BE SUBJECT TO THE TEXTING AND CHECKON REQUIREMENTS GIVEN MICHE. ш THE STATE OF THE S 2. PLACEDIT OF DISAMIED HATERAL IN CONST-DESIGNATE MEAS FOR FATHER WE WITHIN MEAS TO BE LANGUAGED AND THOSE MEAN NOT RECORDED SECTION. FLL MATERIAL PROMOT MODERNIT DESIGN CONTROL MARKETS FOR STRONGS. MI MATTON, AND CONSTRUCTION SHALL CONFIRM TO THE MANCPAUTY COOK, WHEN COMPLETS AREA SETTINGOUS AND COOK, SCHOOL STATEMENT SHALL HAVE MADERATIONS, THE MORE STREEDS TO SHALL HAVE PRECEDED AND SPECIFICATIONS, THE MORE STREEDS TO SHALL HAVE PRECEDED AND SPECIFICATIONS. 5 TUPECS. STOCKPILD FOR RESPECTAD BHALL HE FIRST OF CLAY AND BHALL HET CONTAIN ANY OF THE TRANSPORTING, MATERIAL REFERENT NEW TOPICS, AND CLAY, NEW TRANSPORTING, MATERIAL, SHALL HE UNESD IN HOT-PRINCIPLEM, PLL, AREAS ON COPPOSED OF STY-STY. ž SIGNAGE AND PAVEMENT MARKING NOTES ALL SCHOOL AND PARENCE MAKING SHALL BE IN ACCOMPANIE WITH THE MANUAL DIS QUESTION TRANSPIC CONTROL DEVICES (MATCH) AND THE LLINGS DEPARTMENT OF TRANSPICATION (2007)

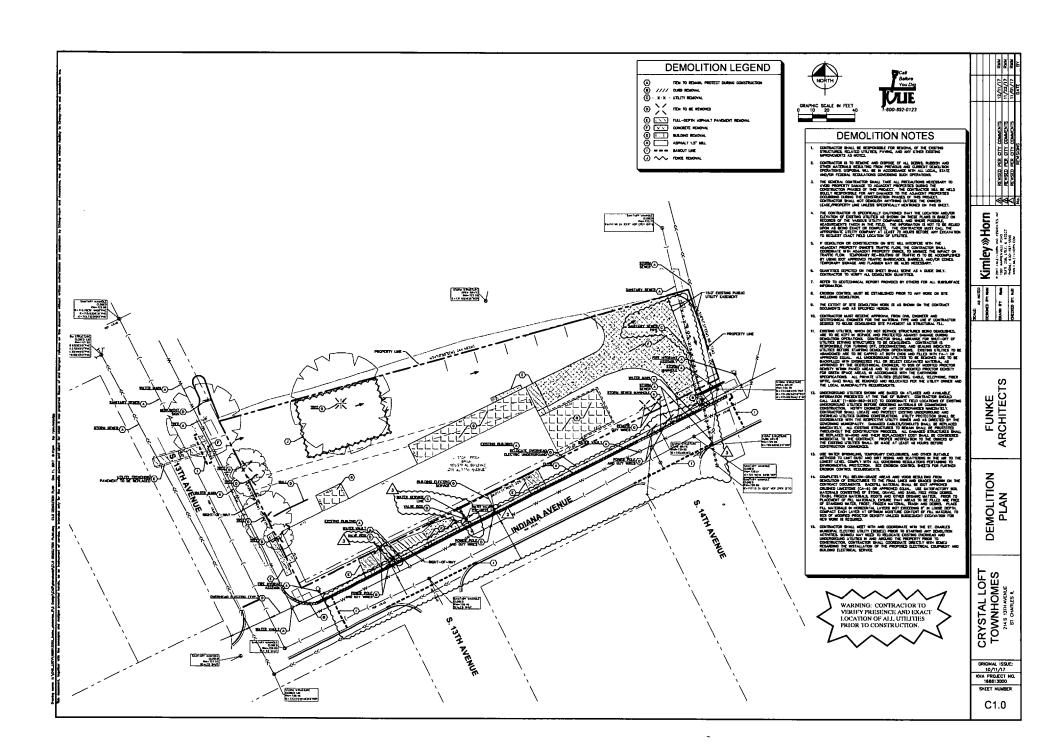
STANDARDS ERAL FFT SEE COOK PAT ENTONAL SEE (AND ST.ST AND ANNA CISE) STITINGS ALL PITTINGS SHALL BE OF OLUTHER BOD WITH CENEDY MORRIAN LIBRO AND MEDIANICAL ADMITS CONTRACT MORRIAN CINES AND MEDIANICAL SOUR SOUS SHALL BE CONSTRUCTED OF GOLD-MON SHIE FLAT ALIMANUM PARTLE WITH REPLICTURED LEGED ON THE FACE, LICENS SHALL BE IN ACCORDANCE WITH THE MITTER. POSTIB BOX POSTS BIMIL DE A HEAVY-DUTY STIZE, "L" BILVES DIABRES, NODERIG DE POURCE, POST, BUCH AS A TIPE & HETAL POST, AS PER THE BOT STANDANDS (DR 2-HOL) PERFUNAND STOR, THEIR, COLMATION OF REFERENCE INACENSES WHICH HER SETABLE FOR USE AS SERVICEMEN, FILL THE DECIMATION SHALL BE TO WITHIN A TOLDRINGK OF ALL FIELD OF THE FILM SERVICE CLEAR ROAD WHILL SHATISHMEN SHOULD EXHAUST THE TOLDRING WE HAVE PROVIDED AS SHALL BE SUCH THAT THE CHART MATERIALS SHALL THE AUGUST THE RESE SHALL SHALL THE AUGUST THE RESE SHALL SHALL THE AUGUST THE RESE SHALL THE SHALL THE SHALL THE AUGUST THE RESE SHALL THE SHALL T MATCHES BY AND WIND WIND WIND EAST COLUMN TO A STATE AND A WART BATT IN SON SOLA MEMORY COLUMN THE AND AND A STATE PANDEDIT MARCHODA ALL PANDEDIT MARCHODA IN THE PUBLIC MOST-OF-RAY, MUCH AS STOP LINES, CONTERNOS, CROSSINGICI, INCO DIRECTIONAL ARRORS, SHALL SE ADPLECTACION TRESMUTARTIC. THE RECOGNICAL ACRES AND ALL PARTICULES ON THE VALVE BERT SHALL HAVE EXAMED STEEL MAY 22. THE CONTRACTOR DAVID, COLLECT AND RELIGION AND CHARLES PROTEINS, DICTOR IN TERMS, DICTOR IN THE RESIDENT AND IN THE RESIDENT AND IN THE RESIDENT AND IN COLUMN TO THE RESIDENT AND IN THE RESIDENCE AND IN THE RESIDENC . PAREMENT MARCHES ON BATE PATHS, PAREMEN LOT STALLS, AND SMALAR "LOW-MEAR" APPLICATIONS, SHALL BE PART IN ACCORDANCE WITH DOT STANDARDS. WAYE WARTS WAYE WALTS BOAL OF PRECAST CONCERN STRUCTURES FOR (3) PET IN DAMPING AS ASSESSED AND PERSONS. THE TRAVEL HAD BOAL BE ACCORDED TO THE BETAIL IN THE PLANS. SHE THANKS. 2.3. STRUCTURAL FILL MATERIAL HAY BE PLACED WITHIN THOSE PORTIONS OF THE WER HEXAMINES THAT THAN THE (1) SACRES OF THE PLACE PRINCE DEADLY THAN THE MALES RECLARGE HEXAMINES HEAVING, THE HEAVING HAS HEAVING HOLD TO REVIEW OF THE PRINCE DAY HEAVING HAS HEAVING HAS PROPERLY DESCRIPTIONS OF A SOLIS DISPERSE WITH THE CONCLUDING OF THE PRINCE DAY HEAVING HAS THE THE CONCLUDING OF THE PRINCE DAY HEAVING HAS THE PRINCE DAY HEAVING HAS THE PRINCE DAY HEAVING HEAVING HEAVING HAS THE PRINCE DAY HEAVING HEAVI COLUR, MOTH, STALE, AND SUIZ OF ALL IMMEDICES SHALL SE SIX ADDRESSANCE WITH THE MUTED AND LOCAL CODE. STANDARD PARKING SPACES SHALL SE PARKING WITE ON VOLCOU MER LOCAL CODE. CRYSTAL LOFT TOWNHOMES
2148 13TH ANDRUE
ST OMPLES IL THE BOTH AND MAKENING SHALL HE ANTIALLED WHEN THE PAYMENT TEMPERATURE IS AN OFFICE AMERICAN AND THE ANTIALLED WHEN THE ANTIBED AND THE ANTI-CAMPACT AND REPORT AND REPORT OF THE ANTI-CAMPACT OF THE PAYMENT THE ANTI-CAMPACT OF THE PAYMENT OF THE P PROMEE AND RETAIL FOUR MEDICULE JOST SETEMANTS AT EACH JOST FROM THE MARLINE THE THE ADMINIST WAVE AND THE MEDICULE THE ADMINIST WAVE AND THE MEDICULE THE ADMINIST WAVE AND THE MEDICULE TO T COMPACTION OF SUTURAL MATURALS SHALL SE TO AT LEAST COR OF THE INCOMED PROCESS ONLY CONSTITUTION PROPOSED PAYCHEST AREAS, EXCHANGE, ETC. COMPACTION SHALL SE AT LEAST BEST OF THE MOST PROCESS OF STORY PROPOSED SEASONS PAY AREAS. THE STATE OF THE S SANITARY SEWER NOTES THE SPEAK PLANE AND ALL BELOW-CRADE PITTING SHALL HAVE STANLED STEEL HATE AND BULE LOSSITURES AND COLUMN TO A STATE OF THE STAT BOSTANT BEET AND ALL BOSTANT STEEL AND LIVE AND LIVE BALL OF BESTALD AND ALL OF STEEL AND A COMPORATION STUPE COMPORATION STOPS BOALL BE INTREET HODY KEY STOPS CONFUSIONED TO ANNO COMPOSISION FITTINGS. BEST AND LOCATION AS BOOMS OF FRAME. a estance end provide curb walle and curb box, as edicated on the plane, eich swal eic Cendrigen for wish foot food and standarf room for eic (a) filet of eleft, I washed dupletion at foot joint swal by a accompance with for emalfactaries's curbon recompanion and labor spoughchook. 25. DIE CONTRACTOR BRALL EN ESPORMENT FOR HANDE DE L'ELL'IN COMPANIEZ LICLEE BETS (ASSUT EN DE FREIX PRICE DE CONTRACTION AND SHALL MAJO DE REPORTEMENT FOR DES MONTRACES AND PRESENTANTO D'ESTE (ASSUTE DE FREIXEN DES SINT WINNESS PER LOCATION OF THE VILLEES SOURS ON DE FAUNCE, THE CONTRACTOR SHALL CALL JULLE, ()—600—603—6123) AND THE RESPONSATION OF METTE LOCATIONS. SPECAS AND COMPACT INSPORMET TO THE DECIRE SPECIFES ALL DIDESS MEDICA SPOR. AFTER
COMPLETION OF THE UNDOCUMENTS. FOR SET COME POR INSTERNAL COLOREST PLASTIC FOR EXP.-38 (ASTN DESIGN AND DESIGN) CF--48" OF DESTRUCTION FOR CLASS DE (AND SE S.S. AND AND CESS) 2. SCHIEFY, DESC, ACRATE, AND COMPACT, TO THE DECREE SPECIFIED, SHE LIPPUR TROLIE (12) SHORES OF THE BATTAIL BRINGRACE MATERIA IN MAIL AREAS SHAT MAY BE SEPT OUR TO DECESS MESSTARE CONTROL THE SHAPPING TO CUT HAVE AN MELL AS PLL MAYER. LECTIONS ALL WATERWAYS BANK OF RESIDED ON PIEW GROUND, WITH SELLIFILES CECLAWIED SO THAT THE RIPE AND AN EXIL SECOND FOR ITS CORNEL LEGISTIC. Fig. 9. Define the real rest and the real rest and the real rest and the real rest of the r IS NOT STORY OF THE PROPERTY O I.S. PROMOTE WHITE TO ACC TO COPY MANDRING AS CREEK TO ADART THE MOSTURE CONTENT FOR THE PLANNING OF ADMINISTRATION OF SPECIFIED COMPACTION. LORDING PLEASE HATERAL OR GRANDLAW BACKFUL MATERIAL SHALL SE CAREFALLY PLACES TO THICKE (LE) MICHES ONCE THE TOP OF THE PIPE SEPTIME FRAIL BACKFULING AND COMPACTION. A BACKFLL HE CURE MO GUTTER WITES ITS CONSTRUCTION ME PRIOR TO THE PLACEMENT OF THE A MORANA COPYN OF CONCE OF 6-FEET, 6-MONES SHALL BE MARKENED CHEET THE WATER LINES. THE MARKING COPYS SHALL BE CORT (OF FEET, EXCEPT AT SPECIAL CHOCKINGS AND CREY AS OCCIONATED OR THE FAMILY. ORIGINAL ISSUE: 10/11/17 * NESS-LAS" RELIGIORE GLASSE AND THESE BLOOMS BALL BE DETAILED ON THE STRAIGHT AT ALL SERVICE THROUGH AND CONTROL BECOME AND ALL WALLS STRAIGHT AND SAN BALL BEING ON ALL WALLS STRAIGHT AND SAN BALL BEING AND SAN BEIN 27. CENTRACTOR IS TO YORKY MI, EXERTING STRUCTURES MO FACULTES AT ALL PROPORTIO UTILITY CONNECTION LOCAL MOST AND REPORT DISSIDENCE OF MAY EXEMPLANGED PRICE TO CROCKING MATERIAL MOST SIZE WITH THE REPORT OF THE PROPERTY OF THE CONTRACTOR SHALL PROMISE AS A MEMBAN A PULLY LANCED SO - UNGER. TANCEM AND FRACE PROCESS FOR PLANTING PROMISE AND SATISFACE VISION OF PLANTING PARTY AND SATISFACE PARTY OF THE PROMISE SECONDARY. AL LICENTABLE NATURALS BANKL OF REMOVED SELECT THE PROPOSED SHATLART SETER AND SEPLACED STM COMPACTED CRUSHED GRANEL OR STORE, AS FOR DOT STANDARDS. KHA PROJECT NO. 168613000 & ALMOS CHARGMONTAL PROTECTION ANDICY (CPA) AND MANOPALTY WATCHARM PROTE

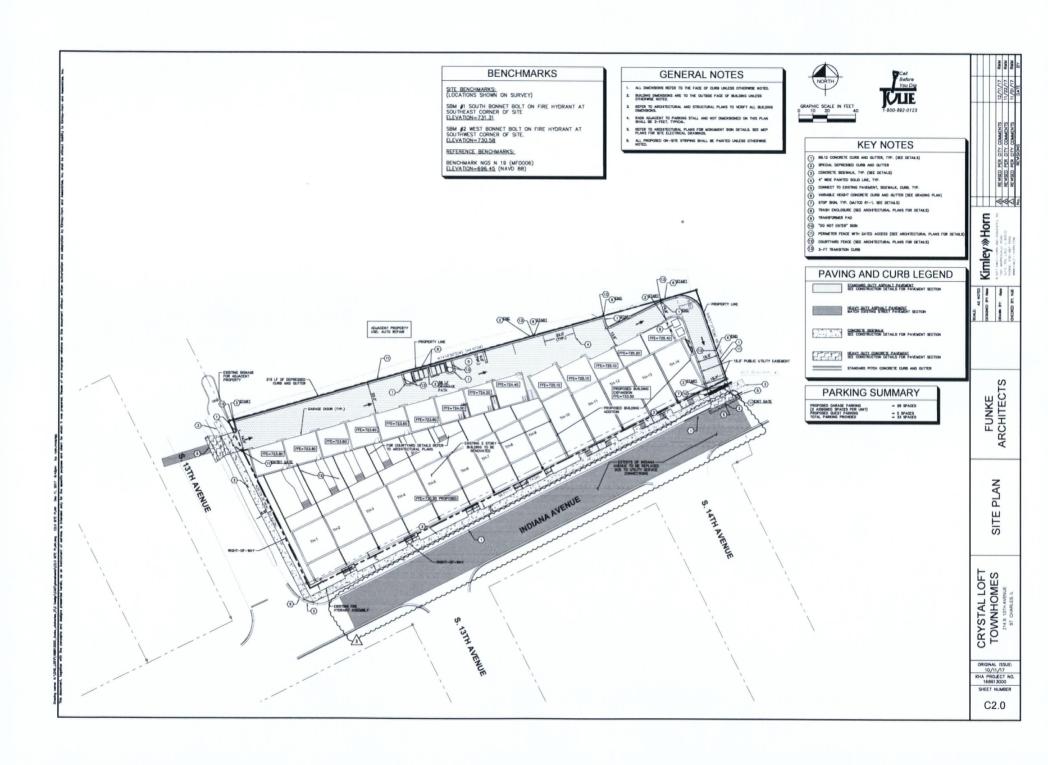
> 19-13. MATERIANCE SHALL BY LAND AT LEAST TON (NO) PIET HORIZOTALLY FROM ANY DESIRNS OF SPORTED DEAD, STATE RESERVE LAND OF SERVE STATUS.
> 18-14. MATERIANS MAY BE LAND CLEEKY SHANN TON (NO) FIETY TO A STREET LINE WHITE

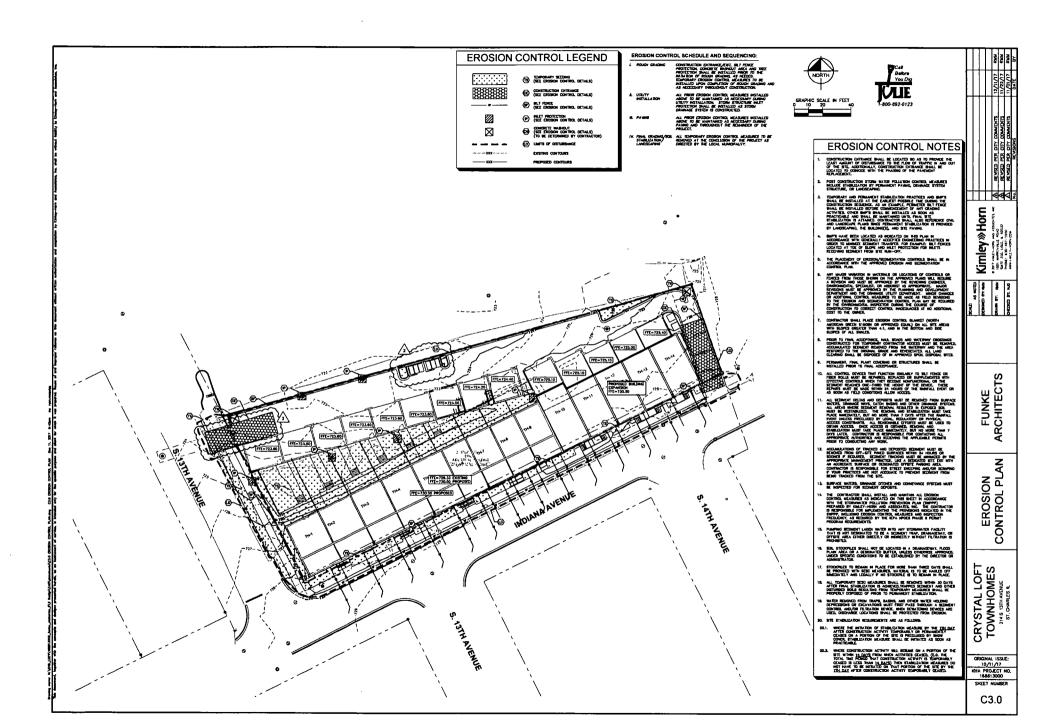
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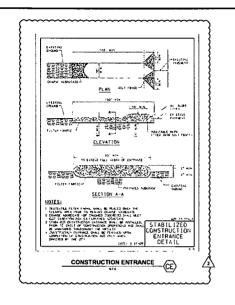
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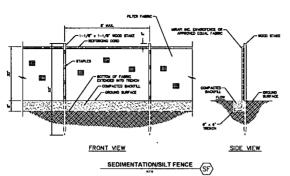
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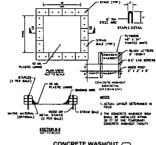


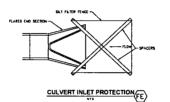


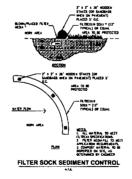










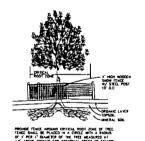


STABILIZATION TYPE	- MK	PEB.	EAR.	AFT.	MAY	AME.	ALY	WIG.	EFI.	ост.	MOK.	DEC.
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DOMENT SEEDING	<u> </u>		-								в.	-
TEMPORARY SEEDING			عـ			F	Р		_			
8000MG	Г		<u>‡</u>			_		_				
MYDOR	Ē							=				F

SEEDING CHART

CONCRETE WASHOUT

HOTE: POLICE AND SOURCE DALET FATERS AVAILABLE FOR MOST METHOR AND EAST LINEDAM SEXHAL ROLL DUTS AND CURS SON FRAME TYPES INLET PROTECTION (IP)



TREE PROTECTION

CROSION CONTINUE IS	LAKE LT
STUGAN	3C3C61+1338
11,00-0343	CPSSIUM CONTROL BLANKET
Ire-27.	(ASION COMPAN BLOOD), for mind
IN CO PROTECTION	
STANDAG	SCS2193106
11-555	COCAYATES SELIA
11-510	FASAIC DAGP
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tim-seri	F 11.124 BAS
5LM-5610	SECTION SALES IL TER
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IL-Scast	CEMPT BALET PROTECTION - STONE
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11 M-514FE	PLANTIL PROPERTY
144-51490	NOUSED ENGLISH CONTROL
11.94-81+5C	SYNTHETIC FOROUS CIATRO.
1130-514,4	UNE THUSE FORM SEDIEZEILES
11.0-51450	PERSONAL ENGINEERS CONTACT
41-409C+	MOCH CHECK GAM - COMMIN ACCRESATE
IL - 6054	MOCK CHECK DAW - #11994#
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ILM-4204+	St. I stack atte and Sweeten
DLI- 42384	SILT FEBRE SPLICING
setr.	

ION-610 STORAGE	OCSCRIPTION
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	E-Sign toward at east; too miles, eas
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1130-514,0	WHETHING FORM SEDIEZEILES
11.0-51416	MERITIE ENGLISH CONTACT
11-1000+	MOCH CHECK GAM - COMMAN ACCRESATE
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Kimley» Horn

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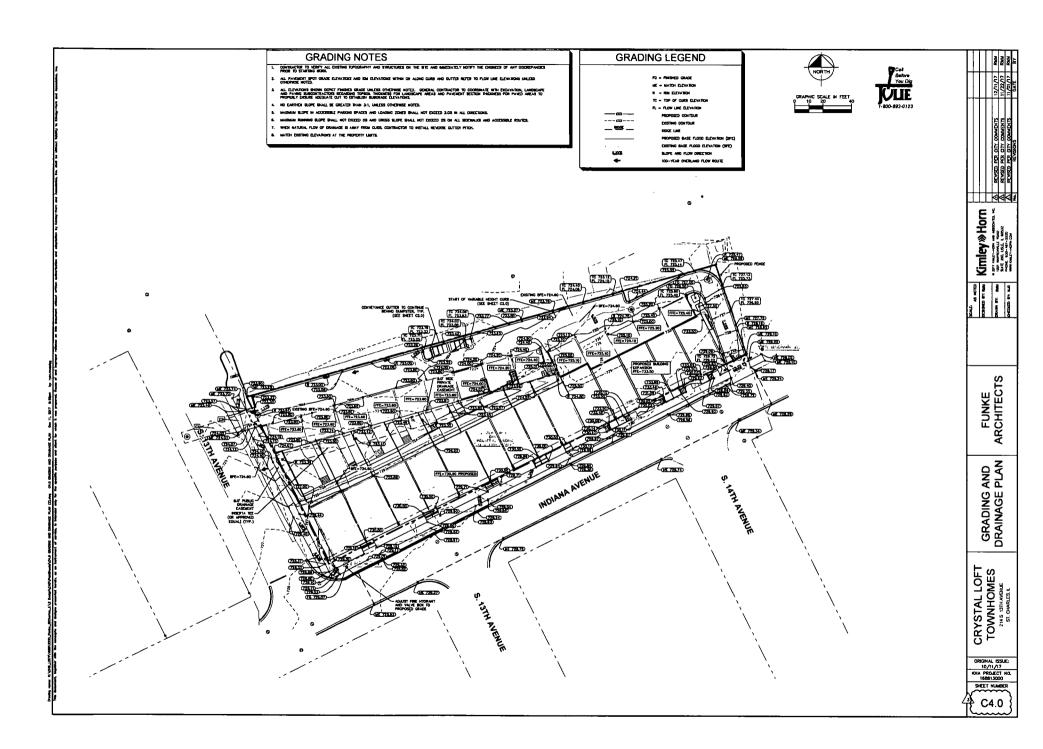
FUNKE ARCHITECTS

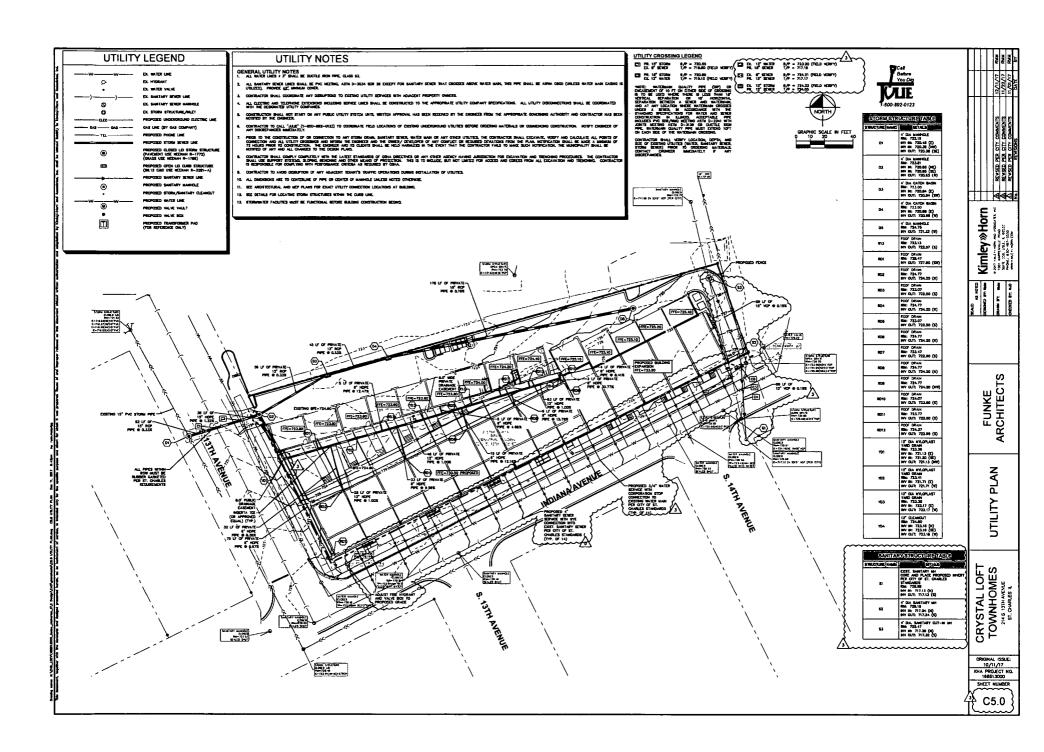
EROSION CONTROL DETAILS

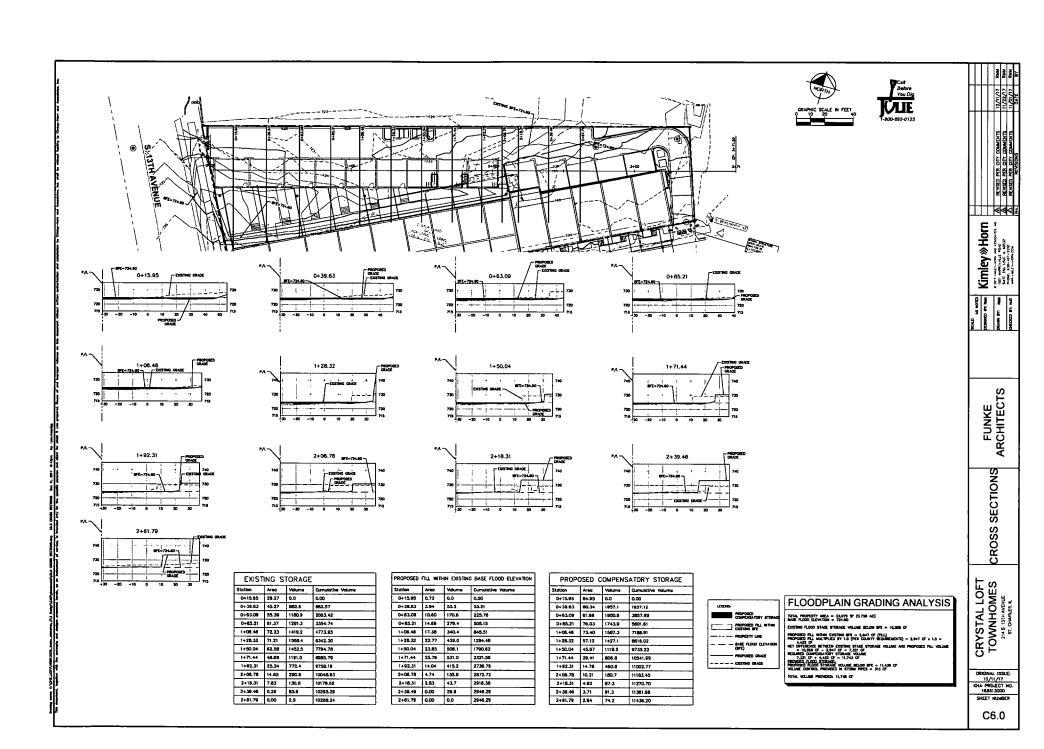
CRYSTAL LOFT TOWNHOMES
214.5 13TH ANDRUE
ST. CONTRES. IL.

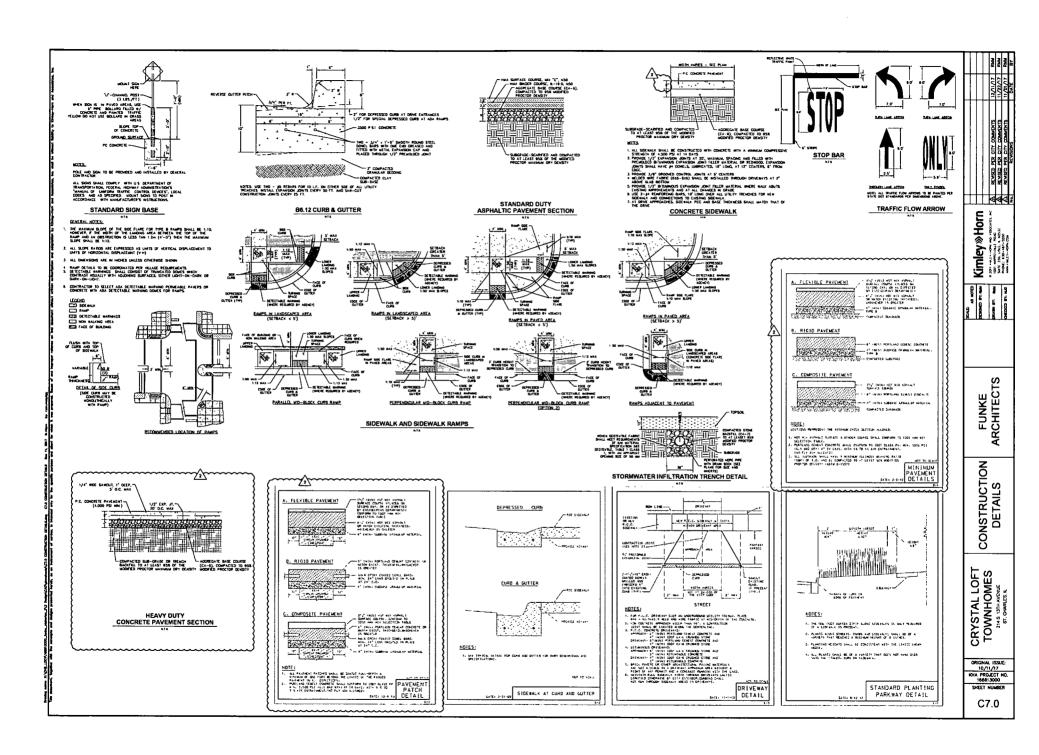
ORIGINAL ISSUE: 10/11/17 IGHA PROJECT NO. 168613000

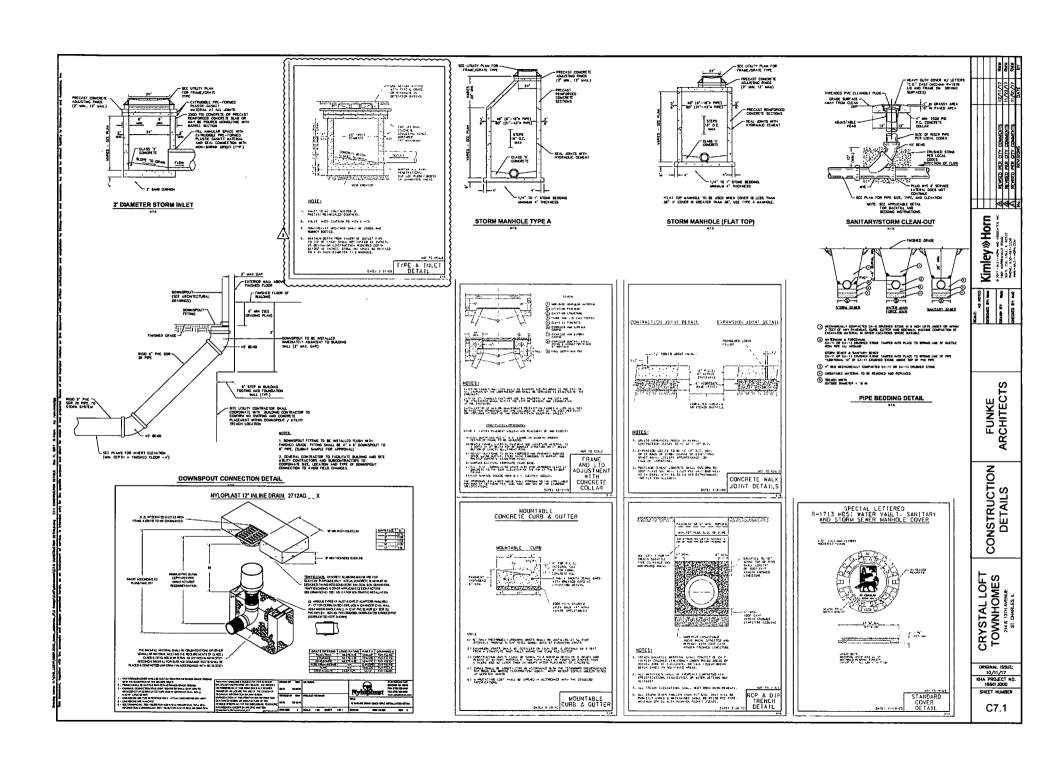
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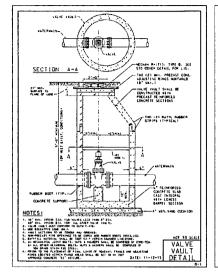


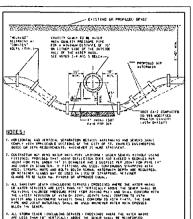






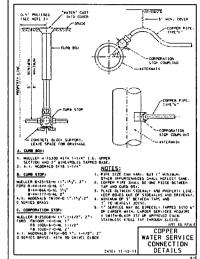


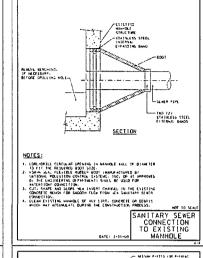


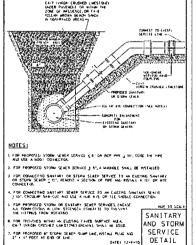


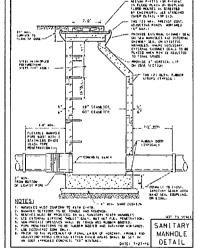
WATER MAIN CROSSING

DETAIL









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3.9°i	michae Patta 108 Patelet in Flott Male in the Plate (LODO MONTE) as bidicted by Children, ale Statisted Children, ale Statisted Children, ale Statisted Children in the Children Ling 128 Male Amplicati Conf. about the Pencs meriangue (af Male).		
S SINGUE TO STANK TO	PROTECT ALL HOLL CHING CALL OF AN AND CALL OF AND CALL OF AN AND CALL OF AND CALL OF AN AND CALL OF AND CALL OF AN AND CALL OF AND CALL OF AN AND CALL OF AND CALL OF AN AN		FUNKE ARCHITECTS
COMMUNITY CARRY	205×12%		CONSTRUCTION DETAILS
WE TRACE AND RESERVE BOOT			

CRYSTAL LOFT TOWNHOMES
214.8.13TH AVENUE
61. OWNELSS IL

Kimley» Horn

ORIGINAL ISSUE: 10/11/17 KHA PROJECT NO. 188813000 SHEET NUMBER

C7.2

PLANT SCHE	DUL	E					
ORNAMENTAL TREES	<u>000E</u>	QTY	BOTANICAL NAME	COMMON HAME	CONT	CAL	SZE
(<u>`</u>)	AG.	2	AMELANCHER X GRANDIFLORA "ALITUMN BRILLIANCE"	'AUTUMN BRILLIANCE' SERVICEBERRY	846	MULTI-TRUNK	6" HT MIN
SHADE TREES	£00€	<u>arr</u>	BOTANICAL NAME	COMMON NAME	CONT	CAL	SZE
ω	*	2	ACER X FREEMANI 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	848	2 5" CAL MIN	SINGLE STEM
\odot	GK	5	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	846	25" CAL MIN	SINGLE STEM
DECIDUOUS SHRUBS	000€	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
0	a	10	CORNAUS SERICEA "ISANTI"	ISANTI REDOSIER DOGWOOD	-	SEE PLAN	36" HT MIN
0	PJ	25	POTENTILLA FRUTICOSA "JACKMANII"	JACKMAN'S POTENTILLA		SEE PLAN	24" HT MIN
0	RG	33	RIBES ALPINUM 'GREEN MOUND	GREEN MOUND ALPINE CURRANT	•	SEE PLAN	24" HT MIN
EVERGREEN SHRUBS	COOE	SIX	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
⊙	93	41	BUXUS X GREEN MOUND	GREEN MOUND BOXWOOD	•	SEE PLAN	24" HT MEN
0	.e	4	JUNIPERUS SABINA 'BLUE FOREST'	BLUE FOREST JUNIPER		SEE PLAN	24" SPREAD
0	₽	29	JUNIPERUS CHINENSIS KALLAYS COMPACT	KALLAY COMPACT PFITZER JUNIPER	•	SEE PLAN	24" HT MIN
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SZE
0	PH	109	PANOCUM VIRGATUM "HEAVY METAL"	BLUE SWITCH GRASS	1 GAL	24° OC	

PERENNIALS	COOE	atv	BOTANCAL NAME	COMMON NAME	CONT	5PACING
	œ	49	COREOPRIS X'CREME BRULEE	CREME BRULEETICKSEED	1 GAL	18° OC
	EA	63	ÉCHINAÇEA PURPUREA "ALBA"	WHITE CONEFLOWER	1 GAL	18° OC
	SA	63	SESLERBA AUTUMINALIS	AUTUMN MOOR GRASS	1 QAL	18° OC
	SP	97	SYMPHYOTRICHUM NOVAE-ANGLIAE PURPLE DOME	NEW ENGLAND ASTER	1 GAL	18° OC
CROUND COVERS	200€	BOTANICAL NAME	COMMON NAME			

DECORATIVE STONE MAINTENANCE STRIP







Kimley » Horn

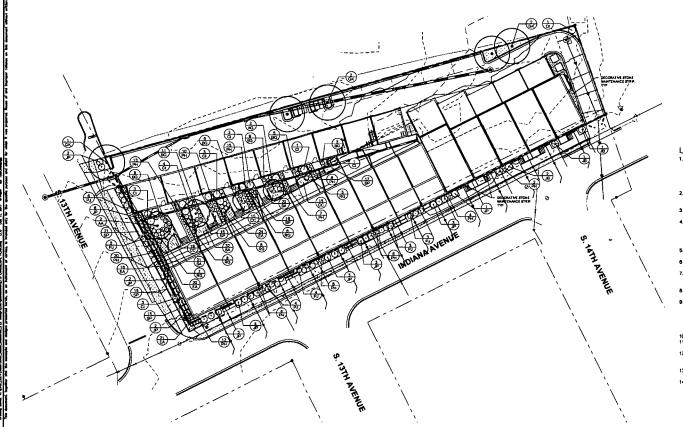
FUNKE ARCHITECTS

ш LANDSCAPE PLAN

CRYSTAL LOFT TOWNHOMES
214.8. 13TH ANERUE
ST. OWRLES IL.

ORIGINAL ISSUE:
10/11/17
ICHA PROJECT NO.
168613000

SHEET NUMBER L1.0



LANDSCAPE NOTES

- LANDSCAPE NOTES

 1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAY UTILITIES, AUGLETI LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR ON THEIR SUBCONTRACTORS DEPAYING SURING SHOWN ON THE CONTRACTOR ON THEIR SUBCONTRACTORS DEPAYING DAMAGED BY THE CONTRACTOR ON THEIR SUBCONTRACTORS DEPAYING DAMAGED BY THE CONTRACTOR ON THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS OF WORK.

 2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS OF WORK.

 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCURTING THAT SETTLE.

 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCURTING THAT SETTLE SHALL BE FIRE OF FRESH SCARS, TRUNKS MILL BE MEMPED IN FECESSARY TO PREVENT SHALL SHA



NOTES: 1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRILINING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRACE WITH BUILDING PAR UNITED BASEL THAT TO SIX INCHES BELOW TOP OF ROOT BALL REMOVE ALL TIMME AND IF USED. SYMTHETIC MATERIAL REMOVE ALL TIMME AND IF USED. SYMTHETIC MATERIAL REMOVE BOTH CORRECT GROUNG ROOTS.
3. MOOFFLE REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
3. BADOFFLE REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
3. PRET LANGEOUPE NOT SEA, ALL RECEIVES GOL, MERIOMENT FOR LANGEOUPE NOT SEA, ALL RECEIVES GOL, MERIOMENT FOR LANGEOUPE NOT SEA.

4. WATER THOROUGH Y WITHIN TWO HOURS USING 10 TO 15 CALLONS OF WATER.

7. APPLY MULCHIN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. FLARE.

8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER. 2X ROOT BALL WIDTH SHREDDED HARDWOOD MULCH EXCAVATED BACKFILL 1 TREE PLANTING



EXAMATE PLANTING BED.

BED HEIGHT IS TO BE 7 ADDE FINISH GRADE AND WELL DRAINED.

BED HEIGHT IS TO BE 7 ADDE FINISH GRADE AND WELL DRAINED.

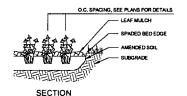
REMOWE CONTINUER, SCORE SOIL MASS TO REDIRECT AND PREVENT

ORGANIA MATERIAL SHALL BE IND OUT BY FOLLOWING THE BED EDGS.

RAVIT MATERIAL SHALL BE IND OUT BY FOLLOWING THE BED EDGS.

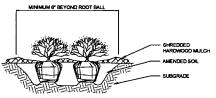
REPLANDED AND BED SHADE AS PLAUSIBLE

REPLANDED AND BED SHADE AND SHADE AN



3 PERENNIAL PLANTING

PLAN VIEW



NOTES:

- 1. APRLY CORRECTIVE FRUNNO.

 SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE, FOR LACRES FARBS WITHIN PAINING BED DE A DEEPER HIT ONLY FOR THOSE SHALLS.

 REMOVE BUILDE FROM TOP HALL THE LENGTH OF ROOTBALL THINE, AND IF CONTAINER THE TOWN TOP HALL THE LENGTH OF ROOTBALL THINE AND IF CONTAINER FROM TOP HALL THE LENGTH OF ROOTBALL THINE AND IF CONTAINER FROM SHALLS, SHALLDE REMOVED FROM PLANTING SEC, FOR DISTAILATION,

- CONTAINER GROWN PARIUS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION, REMOVE OR CORRECT GRIDLING ROOTS. RUBB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES, WATER THORROUGHLY WITHIN TWO HOURS. APPLY MALCH IN EVEN LAYER KEEPING AWAY FROM ROOT FLARE, MULCH LIMITS FOR GARUBS EXTEND TO ALL LIMITS OF PLANTING SED, SEE PLANS FOR BED LAYOUTS.

② SHRUB PLANTING NTS 4 DECORATIVE STONE MAINTENACE STRIP

Kimley » Horn

FUNKE ARCHITECTS

LANDSCAPE DETAILS

CRYSTAL LOFT TOWNHOMES 214 S. 13TH ANDLES ST. OWNERS. IL.

ORIGINAL ISSUE: 10/11/17 IOHA PROJECT NO. 166613000

L2.0



SOUTH ELEVATION



EAST ELEVATION

WEST ELEVATION

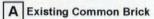


NORTH ELEVATION

CONDO ELEVATIONS 214 S 13TH AVE, ST CHARLES, IL









Aluminumn panel



C Glazed Brick



D Hardi board



E TPO Roofing System



F Aluminumn Insulated Garage Door



G Operable Aluminumn Glazed Window with Triple Insulated Glazing (Color: Charcoal)



H Operable Aluminumn
Glazed Window(Charcoal)



I Folding Door System



J Belcony Railing



K Timber Tech Decking



L Front Door Stair



M Front Door Canopy



Front Door

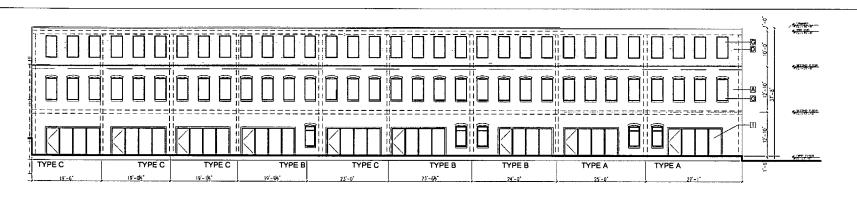


O Backyard Cedar Fence

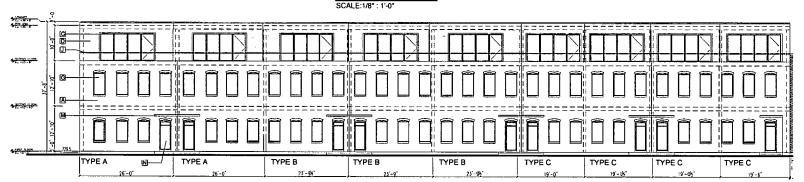
funkearchitects.com

BUILDING MATERIALS 214 S 13TH AVE, ST CHARLES, IL





NORTH ELEVATION



EXISTING COMMON BRICK ALUMINUMN PANEL GLAZED BRICK HARDI BOARD TPO ROOFING SYSTEM

FOLDING DOOR SYSTEM

BACKYARD CEDAR FENCE

BELCONY RAILING TIMBER TECH DECKING FRONT DOOR STAIR FRONT DOOR CANODY

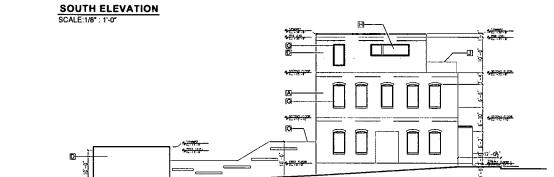
FRONT DOOR

J

ALUMINUMN INSULATED GARAGE DOOR

OPERABLE ALUMINUMN GLAZED WINDOW1

OPERABLE ALUMINUMN GLAZED WINDOW2



WEST ELEVATION SCALE:1/8": 1'-0"



CRYSTAL LOFT TOWNHOMES

214 S 13TH AVE, ST CHARLES, IL

DEVELOPER: Jeff Funke, Funkearchitects 160 East Grand Suite 300 Chicago, IL 60611 T: 312 344 1151 C: 312 593 4812 jeftreyfunke@funkearchitects.com www.funkearchitects.com

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTIMENT CITY CODES AND ORDINANCES

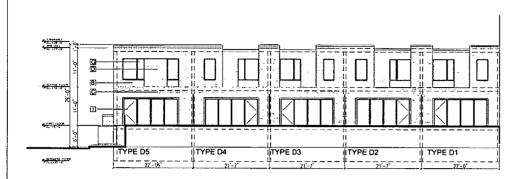


#001-017106 EXPIRES 11/30/2018

AFFPOYA.

SHEET TITLE: MAIN BUILDING

ELEVATIONS
SHEET NO. **A31**



EXISTING COMMON BRICK

ALUMINUMN PANEL

GLAZED BRICK HARDI BOARD

TPO ROOFING SYSTEM

F ALUMINUMN INSULATED GARAGE DOOR

OPERABLE ALUMINUMN GLAZED WINDOW1 **OPERABLE ALUMINUMN GLAZED WINDOW2**

FOLDING DOOR SYSTEM

BELCONY RAILING

TIMBER TECH DECKING

FRONT DOOR STAIR

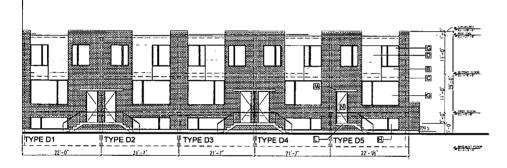
OZBURC FRONT DOOR CANOPY

FRONT DOOR

BACKYARD CEDAR FENCE

NORTH ELEVATION

SCALE:1/8": 1'-0"





SOUTH ELEVATION

SCALE:1/8": 1'-0"

EAST ELEVATION

SCALE: 1/8" : 1'-0"



CRYSTAL LOFT TOWNHOMES

214 S 13TH AVE, ST CHARLES, IL

DEVELOPER: Jeff Funke, Funkearchitects

160 East Grand Suite 300 Chicago, IL 60611 T: 312 344 1151 C: 312 593 4812 jeffreyfunke@funkearchitects.com www.funkearchitects.com

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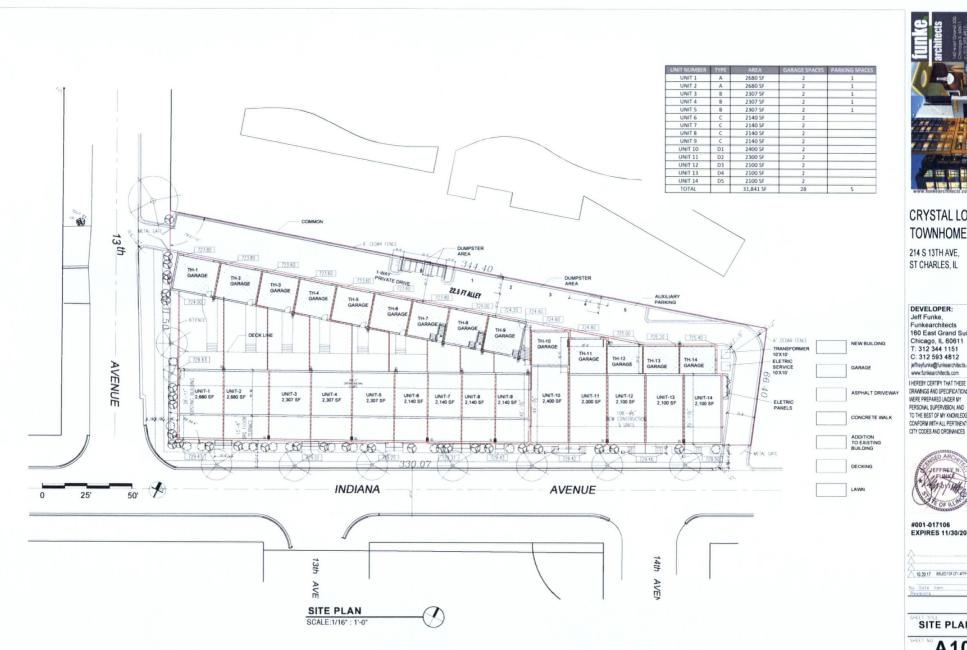


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↑ 10.20.17 ESUEDFIRCH AFFFINAL No Date Hem

SHEET TITLE NEW BUILDING ELEVATIONS

SHEET NO





CRYSTAL LOFT TOWNHOMES

214 S 13TH AVE,

Funkearchitects 160 East Grand Suite 300 Chicago, IL 60611 T: 312 344 1151 C: 312 593 4812 jeffreyfunke@funkearchitects.com www.funkearchitects.com I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE. CONFORM WITH ALL PERTINENT

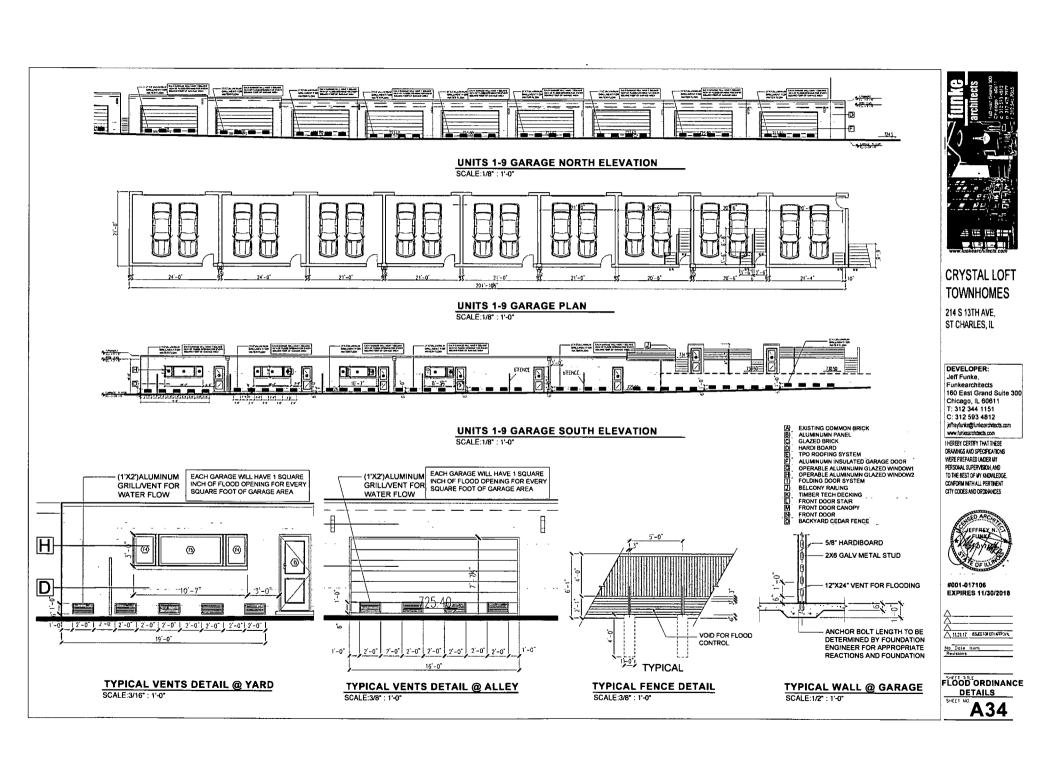


EXPIRES 11/30/2018

10.20.17 ISSUED FOR CITY AFFROYAL

SITE PLAN

A10





PARCEL AREA TABLE

SOLIARE FEET 1 3115 0.071

VICINITY MAP

LINE TABLE						
LINE	BEARING	LENGTH				
LI	574"10"12"W	5.89				
1.2	574"10"12"W	6.62				
ᇻ	S53'42'28'W	1.04				
L4	\$7470'12"W	9.14				
L5	S63'42'28'W	0.94				
L6	57470'12"W	12.30				
1.7	563'42'28'W	3.14				
LB	57470'12'W	11.80				
L9	57470'12"W	12.01				
L10	N53'42'28'E	0.35				
L11	57470'12*#	9 57				
L12	N25'49'36 W	14.53				
L13	S63'42'28'W	0.88				
L14	57470'12"W	7.63				
L15	N26'49'36"W	11.00				
L15	563'42'28'W	0.89				
L17	525'49'00'E	4.13				
L18	58371'00'W	1.05				
L19	\$26'49'DO'E	4.10				
L20	S82'57'54"W	0.55				
L21	526'49'DO'E	20.45				
L22	S63'09'05'W	0.22				
L23	S26'49'00'€	4.08				
L24	563'11'00'W	0.75				
L25	526'49'00"E	16.31				
L26	N63'09'05'E	0.24				
L27	\$63'09'05"W	1.29				
L26	526'49'00"E	16 28				
L29	526'49'00'E	16.28				
L.30	N83'09'05'E	2.42				
L31	N63'09'05'E	3.24				

LEGEND

- SET 3/4"x24" IRON PIPE
 UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

ABBREVIATIONS

LINE LEGEND

- SUBDIMSON BOUNDARY LINE
 ADJACENT LAND PARCEL LINE
 LOT LINE
 EASEMENT LINE
 CENTERLINE
 BILLDING SETBACK LINE
 SECTION LINE

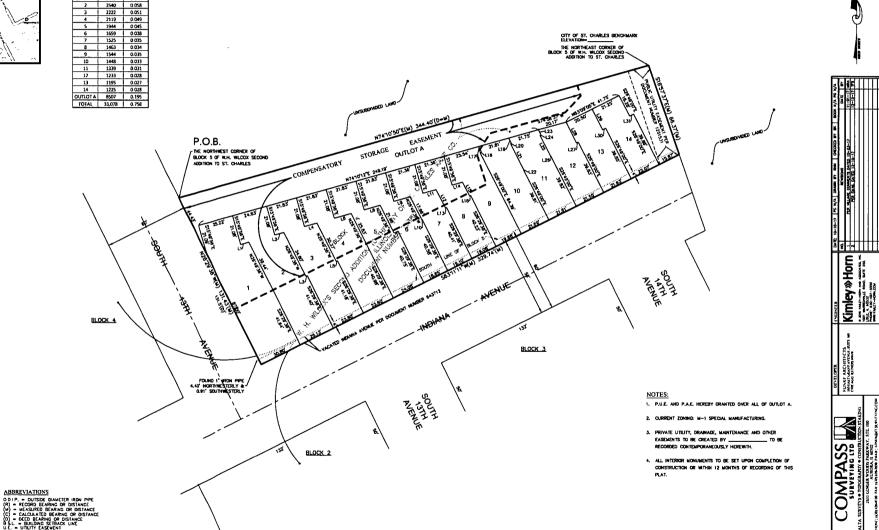
PRELIMINARY PLAT OF SUBDIVISION **CRYSTAL LOFT TOWNHOMES**

PART OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS



SCALE: 1" - 10" 1 OF 2

2 VPSATA (2017 PROJECTS (17 0283 (17 0283 - 01 (17 0283 - 01 PRE-ST CHARLES LOFTS DWG PROJ MO: 17.0263-01 PRE



PRELIMINARY PLAT OF SUBDIVISION CRYSTAL LOFT TOWNHOMES

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE B EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

STATE OF ILLINOIS) COUNTY OF KAME) SS.	
THIS IS TO CERTEY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED MEAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS NO FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE SAME UNDER THE STYLE AND THE THEREON MODICATED.	THE ANNEXED ICATED THEREON, AND ADOPT THE
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DATED THIS DAY OF A.D. 20"	
NOTARY'S CERTIFICATE	
STATE OF ILLINOIS) COUNTY OF KAME) SS.	
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ILLINOIS PROFESSIONAL LAND SURVEYOR

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PUBLIC UTILITY EASEMENT PROVISIONS

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PLAN	COMMIS	SION C	ERTIFIC'A	TE

STATE OF BLINOIS) APPROVED THIS _____ DAY OF _ CITY OF ST. CHARLES PLAN COMMISSION

PULIDUAN

COUNTY CLERK CERTIFICATE

GIVEN UNDER MY HAND AND SEAL AT ______ ILLINOIS,

THIS _____ DAY OF _____ A.D. 20____

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ELINOIS) COUNTY OF KANE) SS.

I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORTPITTE SPECIAL ASSESSMENTS OR ANY DEFENSED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT ______ ILLINOIS, THIS ____ DAY OF ____

SURVEYOR'S CERTIFICATE

STATE OF ELLINOIS SS

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THAT PART OF VACATED INDIANA AVORAGE DESCRIBED AS FOLIORIS:

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GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

BY: SCOTT C. KREBS ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509 LICENSE EXPIRES 11/30/2018

Kimley»Horn

CRYSTAL LOFT TOWNHOMPS

SCALE: 1" - 20" 2 OF 2

#\PSDATA\2017 PROJECTS\17.0263\17.0263-01\17.0263-01PRE-\$1 CHARLES LOFTS DIIG

PLEASE RETURN THE RECORDED MYLAR TO: CITY OF ST. CHARLES 2 E. MAIN STREET ST. CHARLES, IL 60174

OWNER'S CERTIFICATE

EXHIBIT "E"

PUD DEVIATIONS

Table 17.12-2 Residential District Bulk Requirements – RM-3 District				
Minimum Lot Area	2,363 sf. per unit based on total site area			
Minimum Lot Width	18.98 ft. per townhome lot			
Maximum Building Coverage	58% of total site area			
Maximum Building Height	40 ft./ 3 stories			
Minimum Front Yard	0 ft. along Indiana Ave.			
Minimum Interior Side Yard	0 ft. for townhome lots, 10 ft. from building to east property line			
Minimum Exterior Side Yard	0 ft. along 13 th Ave.			
Minimum Rear Yard	0 ft. for townhome lots, 14.75 ft. from buildings to north property line			
Landscape Buffer Yard	None required			
Chapter 17.26 Landscaping and Screening				
Minimum percentage of a parcel that is landscaped-17.26.060	To be provided per Preliminary Landscape Plan			
Building Foundation Landscaping- 17.26.080	To be provided per Preliminary Landscape Plan			
Public Street Frontage Landscaping- 17.26.090	To be provided per Preliminary Landscape Plan			
Chapter 17.06 Design Review Standards & Guidelines				
Maximum number of townhomes attached in a row 17.06.050.A.4	14 townhomes units may be attached in a row			