

**AGENDA ITEM EXECUTIVE SUMMARY**

Agenda Item number: IIC2

Title:

Motion to approve An Ordinance Granting Approval of a Preliminary Streetscape and Riverwalk Plan for First Street Building # 3

Presenter:

Rita Tungare

Meeting: City Council

Date: April 16, 2018

Proposed Cost: \$362,500  
(not to exceed)Budgeted Amount: \$362,500  
(per First Street Redev. Agrmt.)Not Budgeted: ☐**Executive Summary** (*if not budgeted please explain*):

On 3/12/18, the Planning & Development Committee unanimously recommended approval of plans for the First Street Streetscape and Riverwalk improvements adjacent to Building #3, subject to final plan revisions.

Revisions to the plans since the presentation to the P&D Committee include:

- Updated landscape plan with additional larger plantings.
- Stairs into the Illinois Street entrance to the building (in order to provide flatter sidewalk slopes)

Per the Redevelopment Agreement, the developer is to construct these improvements within the budgeted amount of \$362,500. The City and developer are finalizing the budget and expect the cost to be within budgeted amount.

**Attachments** (*please list*):

Motion to approve An Ordinance Granting Approval of a Preliminary Streetscape and Riverwalk Plan for First Street Building # 3

**Recommendation/Suggested Action** (*briefly explain*):

Vote on the ordinance.

**City of St. Charles, Illinois**  
**Ordinance No. 2018-Z-6**

**An Ordinance Granting Approval of a Preliminary Streetscape and  
Riverwalk Plan for First Street Building #3**

WHEREAS, on March 2, 2015, the City approved Ordinance No. 2015-Z-5 entitled “An Ordinance Granting Approval of a PUD Preliminary Plan for a portion of Phase 3 of the First Street Redevelopment PUD (Buildings 1, 2, 3 and Parking Deck)”; and,

WHEREAS, Section 3 of Ordinance No. 2015-Z-5 states that a Preliminary Plan for Streetscape and Riverwalk Improvements shall be submitted for review and approval; and,

WHEREAS, a Preliminary Streetscape and Riverwalk Plan for Illinois Street and the Riverwalk adjacent to Building #3 has been prepared by the City of St. Charles; and,

WHEREAS, the Plan Commission reviewed and recommended approval of the Preliminary Streetscape and Riverwalk Plan on or about March 6, 2018; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of the Preliminary Streetscape Plan on or about March 12, 2018; and,

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

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

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of the Preliminary Streetscape and Riverwalk Plan, incorporated herein as Exhibit “A”, such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- St. Charles Riverwalk Bldg 3 Site Improvements, prepared by WBK Engineering, LLC, dated 4/13/18

3. That the subject property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

4. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation within the City of St. Charles.

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of April, 2018.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of April, 2018.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of April, 2018.

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Raymond P. Rogina, Mayor

Attest:

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Chuck Amenta, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: \_\_\_\_\_

APPROVED AS TO FORM:

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City Attorney

DATE: \_\_\_\_\_

**EXHIBIT “A”**

# FINAL ENGINEERING FOR

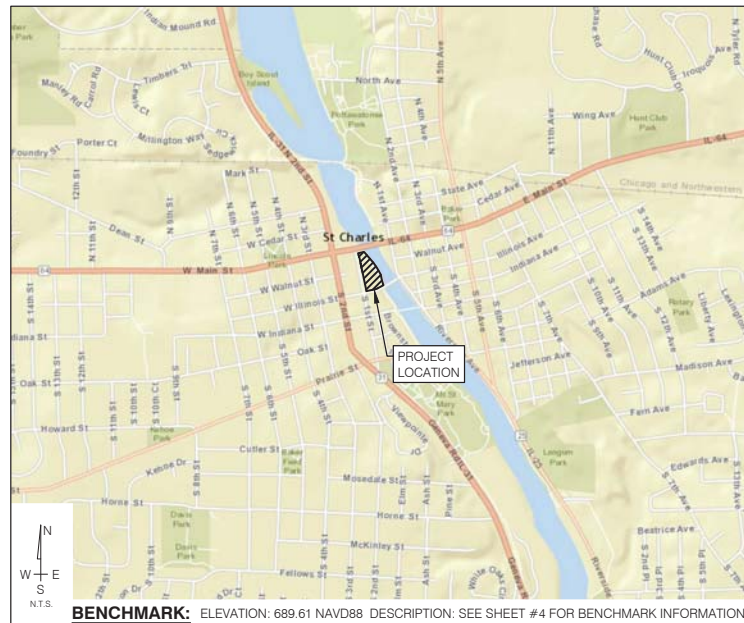
# ST. CHARLES RIVERWALK BLDG 3

# SITE IMPROVEMENTS

ST. CHARLES, ILLINOIS

WBK PROJECT NO. 170319

LOCATION MAP



## PLAN LEGEND

EXISTING	LINETYPES	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN (W/ SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	GUARDRAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	SUMP STRUCTURE	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	VALVE & VAULT	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
	SPOT ELEVATION	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	TREE, EVERGREEN, SHRUB & PROPOSED TREE TO REMOVE	

## PERMITS

AGENCY	DATE	PERMIT #

## SHEET INDEX

#	TITLE	DESCRIPTION
1	CV1	COVER SHEET
2-3	GN1-GN2	GENERAL NOTES AND SCHEDULE OF QUANTITIES
4	EC1	EXISTING CONDITIONS AND REMOVAL PLAN
5	GM1	SITE AND GEOMETRIC PLAN
6	GR1	GRADING PLAN
7	ELEC1	LIGHTING AND ELECTRICAL PLAN
8	RW1	RETAINING WALL AND RAILING
9	LD1	LANDSCAPE PLAN
10-14	DT1-DT5	DETAILS

## REVISIONS

ORIGINAL PLAN DATE: 03.01.2018		
#	SHEET #	DESCRIPTION

## CLIENT

CITY OF ST. CHARLES  
2 EAST MAIN STREET  
ST. CHARLES, IL 60174  
630.377.4400



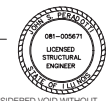
## CIVIL ENGINEER

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
DOUGLAS P. BREUNLIN, P.E.  
ILLINOIS REGISTRATION NO.: 062-036608  
EXPIRATION DATE: 11/30/2019



## STRUCTURAL ENGINEER

ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_  
JOHN S. PERADOTTI, S.E.  
ILLINOIS REGISTRATION NO.: 081-005671  
EXPIRATION DATE: 11/30/2018



WBK ENGINEERING, LLC

116 WEST MAIN STREET, SUITE 201, ST. CHARLES, ILLINOIS 60174  
P: 630.443.7755 F: 630.443.0533 WWW.WBKENGINEERING.COM

PROFESSIONAL DESIGN FIRM NO. 184.007317  
EXPIRATION DATE: 04/30/2019



CALL J.U.L.I.E. 1-800-892-0123  
48 HOURS BEFORE YOU DIG

CITY OF ST. CHARLES, KANE COUNTY  
SW 1/4 SECTION 27 & NW 1/4 SECTION 34, T40N, R8E

## 1. REFERENCED SPECIFICATIONS AND CODES

11. ALL DIMENSIONS AND ELEVATIONS SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER FOR DETERMINATION.

31. THE CONTRACTOR SHALL PERFORM LANDSCAPE MAINTENANCE FOR A PERIOD OF THREE YEARS FROM THE DATE ON THE CERTIFICATE OF COMPLETION.

## A. HOLD HARMLESS: THE

- INSURED ON ALL LIABILITY INSURANCE POLICIES AND SHALL PROVIDE THE CITY AND WBK WITH CERTIFICATES OF INSURANCE PRIOR TO COMMENCEMENT OF ANY WORK.

## 1. COST FOR SHORING AND BRACING SHEET PILING UPRIGHT.

4. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING

EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE, WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

12. DIRECT PUMPING INTO THE FOX RIVER WILL NOT BE PERMITTED.

- ## 2. TOPSOIL

- PAVEMENT AND STRUCTURAL CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER, WITH THE CONCURRENCE OF THE CITY.

CITY OF ST. CHARLES  
2 EAST MAIN STREET  
ST. CHARLES, IL 60174  
630.377.4400



TRAFFIC CONTROL AND PROTECTION NOTES

1. ALL CONSTRUCTION SIGNING SHALL CONFORM TO THE LATEST STANDARDS IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE REQUIREMENTS OF THE CITY OF ST. CHARLES UNLESS OTHERWISE NOTED ON THE PLANS.
2. LOCATIONS OF TEMPORARY SIGNS SHALL BE ADJUSTED AS DIRECTED BY THE CITY SO AS NOT TO CONFLICT WITH EXISTING PERMANENT SIGNS. EXISTING SIGNS IN CONFLICT WITH TEMPORARY SIGNS SHALL BE COVERED OR RELOCATED AS DIRECTED BY THE CITY OF ST. CHARLES.
3. UPON COMPLETION OF THE PROJECT, ALL EXISTING SIGNS AND PAVEMENT MARKINGS WHICH ARE REMOVED IN ADVANCE OF CONSTRUCTION SHALL BE RE-ESTABLISHED AS DIRECTED BY THE CITY.
4. PORTABLE TEMPORARY SIGNS AND OTHER TEMPORARY TRAFFIC PROTECTIVE DEVICES SHALL REMAIN IN PLACE DURING ALL CONSTRUCTION ACTIVITIES AND NORMAL TRAFFIC OPERATIONS RESTORED AT THE END OF EACH WORK DAY AS DIRECTED BY THE CITY.
5. THE CONTRACTOR SHALL ENSURE THAT ALL CONSTRUCTION EQUIPMENT, MATERIALS AND DEBRIS ARE REMOVED FROM THE ACCESSWAY AND ROADWAY PRIOR TO THE REMOVAL OF THE SIGNAGE.
6. TRAFFIC CONTROL SIGNS SHALL BE MOUNTED ON POSTS WHEN FEASIBLE. POST MOUNTED TRAFFIC CONTROL SIGNS SHALL BE COVERED AT THE END OF EACH WORK DAY AS DIRECTED BY THE CITY.
7. THE CONTRACTOR SHALL NOTIFY THE CITY OF ST. CHARLES AT LEAST 14 DAYS IN ADVANCE OF HIS PLANS TO IMPLEMENT THE TRAFFIC CONTROL PLAN.
8. THE CONTRACTOR SHALL IMPLEMENT THE TRAFFIC CONTROL PLAN BEFORE THE START OF CONSTRUCTION.
9. THE CONTRACTOR IS TO INSTALL CONSTRUCTION FENCE (PLASTIC SAFETY FENCING) AROUND THE PERIMETER OF THE CONSTRUCTION AREA AND EQUIPMENT AT THE END OF EACH WORK DAY AS DIRECTED BY THE CITY.
10. ALL EXIT DOORS FROM BUILDINGS SHALL REMAIN UNOBSTRUCTED AND FUNCTIONAL AS BUILDING EMERGENCY EXITS.
11. THE CONTRACTOR SHALL MAINTAIN VEHICULAR ACCESS FOR EMERGENCY VEHICLES AT ALL TIMES. AT NO TIME SHALL ACCESS BE DENIED TO BUILDINGS AND ROADWAYS WITHIN THE SITE UNLESS APPROVED BY THE CITY OF ST. CHARLES.
12. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN TRAFFIC AT ALL TIMES WHICH SHALL INCLUDE TRAFFIC BARRICADES, FENCING, ETC. AS DIRECTED BY THE CITY. THIS WORK SHALL BE INCLUDED IN THE PAY ITEM FOR TRAFFIC CONTROL AND PROTECTION.
13. THE CONTRACTOR SHALL COORDINATE WITH THE ST. CHARLES FIRE AND POLICE DEPARTMENTS PRIOR TO ANY PAVEMENT OR SIDEWALK WORK.

LANDSCAPING NOTES

PLANTING NOTES

1. ALL PLANTS WILL CONFORM IN SIZE AND GRADE TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARD FOR NURSERY STOCK.
2. ALL PLANTS WILL BE INSTALLED IN ACCORDANCE WITH THE MINIMUM TECHNICAL SPECIFICATIONS OF THE ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION, INCLUDING THE PROVISIONS FOR GUARANTEE AND REPLACEMENT.
3. THE APPROVED PLANT MATERIAL WILL BE ON SITE FOR INSPECTION BY THE LANDSCAPE ARCHITECT TO DETERMINE THE QUANTITY AND SIZE REQUIREMENTS HAVE BEEN MET. A POST PLANTING INSPECTION SHALL BE COMPLETED AND APPROVED PRIOR TO ISSUANCE OF FINAL ACCEPTANCE.
4. SPECIFIED VARIETIES OF ANY SPECIES WILL BE SPECIMEN TYPE AND WILL BE FIRST CLASS REPRESENTATIVES OF THEIR NORMAL SPECIES AND VARIETIES. THEY WILL HAVE WELL DEVELOPED ROOT AND BRANCH SYSTEMS, REASONABLY STRAIGHT STEMS AND A WELL DEFINED SINGLE LEADER.
5. ALL PLANTS WILL BE NURSERY GROWN WITH A GOOD COMPACT, FULLY DEVELOPED FIBROUS ROOT SYSTEM WHICH HAS BEEN DEVELOPED BY PROPER CULTURAL TREATMENT AND IS SUFFICIENT ENOUGH TO INSURE PLANT GROWTH.
6. TREES SHALL BE NORTHERN NURSERY GROWN (HARDINESS ZONE 5 USDA MAP). TREES SHALL HAVE BEEN TRANSPLANTED TWICE, THE LAST TRANSPLANTING NOT LESS THAN FOUR YEARS PRIOR TO PLANTING.
7. ALL TREES WILL BE TAGGED AND IDENTIFIED AS TO SPECIES, SIZE, AND PLACE OF ORIGIN. TAGS WILL REMAIN IN PLACE UNTIL INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT AT THE NURSERY AND AT THE FINAL PLANTING SITE.
8. ALL TREES WILL BE BALLED AND BURLAPPED, HAVE STRAIGHT TRUNKS AND GOOD BRANCHING. BRANCHES SHALL BEGIN FROM FIVE TO SIX FEET ABOVE THE GROUND LEVEL AND SHALL BE HIGH QUALITY REPRESENTATIVES OF THEIR SPECIES IN ALL REGARDS, INCLUDING GENERAL SHAPE.
9. ALL DIGGING OF TREES IN THE NURSERY AND ALL PLANTING WILL BE DONE DURING THE PROPER SEASON.
10. ALL TREES SHALL BE MAINTAINED UNTIL ESTABLISHED. ALL TREES NOT IN A VIGOROUS GROWING CONDITION AFTER ONE GROWING SEASON SHALL BE REPLACED AT THE BEGINNING OF THE NEXT SUCCEEDING PLANTING SEASON.
11. ALL TREES SHALL BE WRAPPED WITHIN SEVENTY TWO HOURS AFTER PLANTING. TRUNKS OF THE TREES SHALL BE WRAPPED SPIRALLY FROM TOP TO BOTTOM WITH WATERPROOF CREPE PAPER AND SHALL BE SECURELY TIED WITH HEMP CORD AT TOP AND BOTTOM AND AT TWELVE-INCH INTERVALS ALONG THE TRUNK. THE WRAP SHALL COVER THE TRUNK FROM THE GROUND TO THE FIRST BRANCH AND SHALL BE NEAT AND SNUG.

PAVING NOTES

1. GENERAL
- A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT; CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.
- B. COMPACTION REQUIREMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC).
- C. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION.
- D. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL EXCAVATED MATERIAL, INCLUDING PAVEMENT, CONCRETE, ETC. FROM THE SITE.
- E. HOT-MIX ASPHALT AND PORTLAND CEMENT CONCRETE SHALL BE PLACED IN ACCORDANCE WITH THE SSRBC, CITY OF ST. CHARLES POLICIES, AND THE DETAILS CONTAINED IN THE PLANS.
2. SAW-CUTTING

- A. THE COST OF SAW-CUTTING FOR ITEMS TO BE REMOVED SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE ITEM BEING REMOVED. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
3. SUB-GRADE PREPARATION
- A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO 0.1 FOOT OF PLAN SUBGRADE ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADDED WITHIN TOLERANCES ALLOWED IN THE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.
- B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE ENTIRE PAVED AREA MAY BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT AT THE REQUEST OF THE CITY. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE CITY OR ITS REPRESENTATIVE. THE PAVED AREA MUST AGAIN BE PROOFROLLED AND THE PROCESS REPEATED UNTIL THE SUBGRADE IS SATISFACTORY TO THE CITY OR ITS REPRESENTATIVE. THE SAME PROCEDURE MAY BE REQUIRED FOR THE BASE COURSE PRIOR TO PLACEMENT OF THE ASPHALT OR CONCRETE SURFACE COURSE.
4. CONCRETE CURB
- A. THIS WORK SHALL BE IN CONFORMANCE WITH SECTION 606 OF THE STANDARD SPECIFICATIONS INSOFAR AS APPLICABLE AND THE FOLLOWING PROVISIONS.
- B. THIS WORK SHALL INCLUDE CONSTRUCTION CONCRETE CURB IN CONFORMANCE WITH THE DETAILS SHOWN IN THE PLANS.
- C. THIS WORK SHALL INCLUDE CONSTRUCTING DEPRESSED CURBS WHERE SHOWN ON THE PLANS AND IN ACCORDANCE WITH THE DETAILS IN THE PLANS.
- D. CONTRACTION AND EXPANSION JOINTS SHALL BE INSTALLED IN THE PROPOSED CURB AND GUTTER IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:

1. EXPANSION JOINTS- AT THE P.C. AND P.T. OF ALL CURB RETURNS AND ISLAND NOSES, AT RIGHT ANGLE BENDS, AND AT APPROXIMATE 50-FOOT (60' MAXIMUM) INTERVALS.
2. EXPANSION JOINT FILLER MATERIAL IN THE CURB AND GUTTER SHALL BE 1/2" THICK AND BE OF BITUMINOUS PREFORMED FIBER JOINT FILLER CONFORMING TO THE REQUIREMENTS OF AASHTO SPECIFICATION M-213.
3. CONTRACTION JOINTS- AT EVEN INTERVALS APPROXIMATING 15 FEET BETWEEN EXPANSION JOINTS.
4. CONTRACTION JOINTS SHALL BE SAWE TO A MINIMUM DEPTH OF 2" ON ALL EXPOSED FACES OF THE CURB SECTION.
5. ALL CONTRACTION JOINTS SHALL BE SEALED IN ACCORDANCE WITH SECTION 420.12 OF THE STANDARD SPECIFICATIONS.
6. A KEYWAY SHALL BE PROVIDED IN THE CURB AND GUTTER WHERE ADJACENT TO PROPOSED PCC SIDEWALK AS SHOWN IN THE DETAIL IN THE PLANS.
7. THE WORK RELATED TO THE CONSTRUCTION OF THE KEYWAY AND CONTRACTION AND EXPANSION JOINTS WILL NOT BE PAID FOR SEPARATELY.

- E. PROTECTIVE COAT WILL BE REQUIRED IN ACCORDANCE WITH ARTICLE 420.18 OF THE STANDARD SPECIFICATIONS AND SHALL BE INCLUDED IN THIS ITEM OF WORK.
- F. THE CRUSHED STONE BASE AS SHOWN ON THE CURB AND GUTTER DETAIL IN THE PLANS SHALL BE IDOT GRADATION CA-6 CRUSHED LESTONE (MINIMUM IBR-80).
- G. ALL REQUIRED EXCAVATION FOR CURB AND GUTTER CONSTRUCTION SHALL BE INCLUDED IN THE PAY ITEM "EARTH EXCAVATION, SPECIAL".
- H. ANY REQUIRED PAVEMENT REMOVAL AND REPLACEMENT REQUIRED FOR THE REMOVAL AND REPLACEMENT OF CURB AND GUTTER SHALL BE CONSIDERED INCIDENTAL TO THE CURB AND GUTTER REMOVAL AND REPLACEMENT. THE PAVEMENT REPLACEMENT SHALL CONSIST OF FULL DEPTH CONCRETE WITH 2" HMA N50 SURFACE COURSE TO FINISHED GRADE.
5. PCC SIDEWALK, 5"
- A. THIS WORK SHALL BE IN CONFORMANCE WITH SECTION 424 OF THE STANDARD SPECIFICATIONS INSOFAR AS APPLICABLE, THE DETAILS IN THE PLANS, AND THE FOLLOWING PROVISIONS.
- B. THE SUB-BASE GRANULAR MATERIAL, TYPE B AS SHOWN ON THE SIDEWALK DETAIL IN THE PLANS SHALL BE IDOT GRADATION CA-6 CURSHED LESTONE (MINIMUM IBR-80).
- C. SIDEWALK DEPRESSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS IN THE PLANS AT THE LOCATIONS SHOWN ON THE PLANS.
- D. EXPANSION JOINT MATERIAL SHALL BE PLACED BETWEEN THE SIDEWALK AND HARD SURFACES AND AT APPROXIMATE 50-FOOT INTERVALS OR AS OTHERWISE DIRECTED. THE EXPANSION JOINT MATERIAL SHALL BE FULL-DEPTH 1/2" AND BE OF BITUMINOUS PREFORMED FIBER JOINT FILLER CONFORMING TO THE REQUIREMENTS OF AASHTO SPECIFICATION M-213. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED.
- E. CONTRACTION JOINTS SHALL BE SET AT FOUR (4) FOOT CENTERS OR AS DIRECTED. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED.
- F. A KEYWAY SHALL BE PROVIDED IN THE SIDEWALK WHERE ADJACENT TO PROPOSED CURB AND GUTTER AS SHOWN IN THE DETAIL IN THE PLANS. THIS WORK WILL NOT BE PAID FOR SEPARATELY, BUT SHALL BE INCLUDED.
- G. PROTECTIVE COAT WILL BE REQUIRED IN ACCORDANCE WITH ARTICLE 420.18 OF THE STANDARD SPECIFICATIONS AND SHALL BE INCLUDED IN THIS ITEM OF WORK.
- H. THIS ITEM OF WORK SHALL INCLUDE ALL REQUIRED EARTH EXCAVATION TO PROPOSED SUBGRADE ELEVATION FOR THE PROPOSED SIDEWALK AND DISPOSAL OFF-SITE OF ALL EXCESS EXCAVATED MATERIAL.

ELECTRICAL NOTES

REFER TO ELECTRICAL PLAN SHEET NO. 7 AND ELECTRICAL DETAIL SHEET NO. 13 FOR CITY OF ST. CHARLES ELECTRICAL INSTALLATION SPECIFICATIONS AND REQUIREMENTS.

MATERIAL LIST

BRICK: THE PROPOSED BRICK PAVERS SHALL MATCH THE EXISTING BRICK SIDEWALK OF FIRST STREET AND SHALL BE LAID IN THE SAME HERRINGBONE PATTERN AS THE EXISTING BRICK SIDEWALK PAVERS. INFORMATION AVAILABLE FROM THE CITY OF ST. CHARLES INDICATES THAT THE EXISTING BRICK PAVERS ARE "OLD TAVERN" (BY PINE HALL BRICK, WINSTON SALEM N.C.) FOR THE HERRINGBONE PAVEMENT FIELD AND "OLD SOUTH" (BY PINE HALL BRICK, WINSTON SALEM, N.C.) FOR THE BORDER - ALL 4"x8"x2-1/4" SIZE. HOWEVER, THE CONTRACTOR SHALL PROVIDE A SAMPLE OF EACH REFERENCED PINE HALL BRICK TYPE TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO ORDERING THE SIDEWALK BRICK TO ENSURE THAT THEY MATCH THE EXISTING CROSSWALK BRICK.

SCHEDULE OF QUANTITIES		
PAY ITEM DESCRIPTION		
	QUANTITY	UNIT
1. COMBINATION CURB AND GUTTER REMOVAL	93.0	LF
2. SIDEWALK REMOVAL	960.0	SF
3. FENCE REMOVAL	19.0	LF
4. EARTH EXCAVATION, SPECIAL	1	CUYD
5. COMBINATION CONCRETE CURB AND GUTTER, TYPE B-4.12, SPECIAL	100.0	LF
6. COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12, SPECIAL	11.0	LF
7. MANHOLE/INLET STRUCTURE ADJUSTMENT	6.0	EA
8. FRAME AND LID, TY 1 CLOSED	5.0	EA
9. FRAME AND LID, TY 2 BELLOVE	1.0	EA
10. DECORATIVE BRICK PAVERS	960.0	SF
11. PCC PAVEMENT BASE 5"	108.9	SF
12. PORTLAND CEMENT CONCRETE SIDEWALK 5"	536.0	SF
13. RETAINING WALL, 18"	18.0	SF
14. CONCRETE RETAINING WALL	1.0	CUYD
15. RIVERWALK RAILING - BASE BID	257.0	LF
16. RIVERWALK RAILING - ALTERNATE BID	257.0	LF
17. CONCRETE RIBBON CURB FOUNDATION FOR BENCH SEATING, B/W. WIDTH	62.6	LF
18. CONCRETE PLANTER CURB, B/W. WIDTH	234.4	LF
19. PLANTER EXCAVATION AND MATERIAL DISPOSAL	67.6	CY
20. TOPSOIL, FURNISH AND PLACE, B/W. DEPTH	67.6	CY
21. TREE, COLUMNAR	6.0	EA
22. SHRUB, DECIDUOUS	22.0	EA
24. PERENNIAL PLANTS	594.0	EA
25. BULBS	610.0	EA
26. HARDWOOD BARK MULCH, 3/4" SHREDDED	67.8	SF
27. LIGHT POLE FOUNDATION, PRESTRESS	6.0	EA
28. BOLLARD FOUNDATION	4.0	EA
29. HOLESAW OUTLET, PRECAST FOUNDATION	1.0	EA
30. LIGHTING CONTROLLER CAB	1.0	EA
31. 4" PVC CONDUIT	209.0	LF
32. 2" PVC CONDUIT	148.0	LF
33. 2" PVC CONDUIT	296.0	LF
34. 1/2" DIA. PVC CONDUIT	1,620.0	LF
35. SEAT WALL BENCH	75.0	LF
36. INLET FILTERS	4.0	EACH
37. CONCRETE WALKOFF FACILITY	1.0	EACH
38. TRAFFIC CONTROL AND PROTECTION	1.0	CUYD
39. MOBILIZATION	1.0	CUYD

PROJECT NO. 170319

DATE : 03.01.2018

DRAWING NO. GN2

SHEET:

3 OF 14

CLIENT

CITY OF ST. CHARLES  
2 EAST MAIN STREET  
ST. CHARLES, IL 60174  
630.377.4400

DESIGN

DRW

MRP

CHKD

SCALE: N/A

NO. DATE

NATURE OF REVISION

TITLE: ST. CHARLES RIVERWALK BLDG 3 SITE IMPROVEMENTS

GENERAL NOTES AND SCHEDULE OF QUANTITIES

WBK engineering

WBK ENGINEERING, LLC  
116 WEST MAIN STREET, SUITE 201  
ST. CHARLES, ILLINOIS 60174  
(630) 443-7755









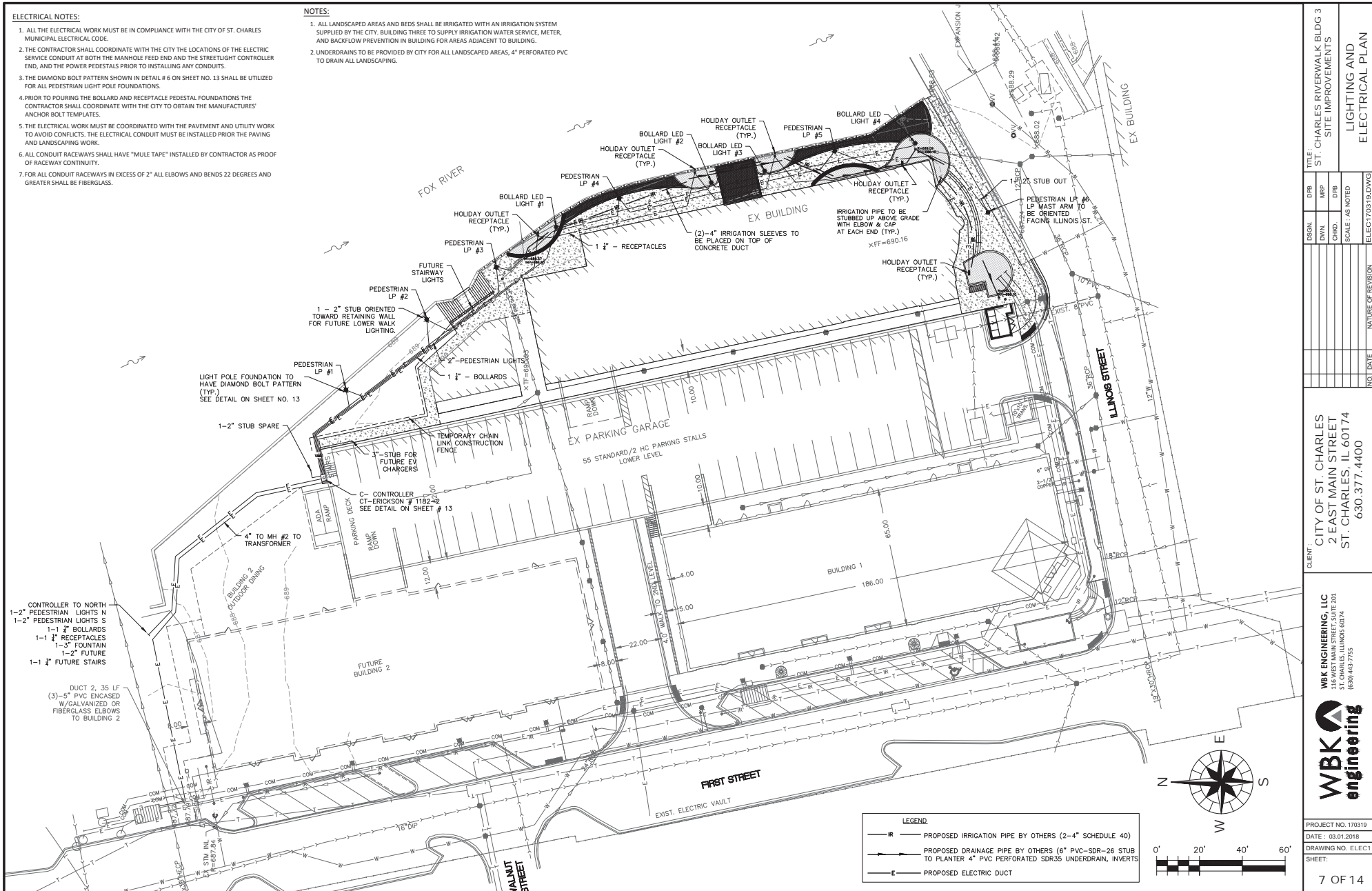


## ELECTRICAL NOTES:

1. ALL THE ELECTRICAL WORK MUST BE IN COMPLIANCE WITH THE CITY OF ST. CHARLES MUNICIPAL ELECTRICAL CODE.
2. THE CONTRACTOR SHALL COORDINATE WITH THE CITY THE LOCATIONS OF THE ELECTRIC SERVICE CONDUIT AT BOTH THE MANHOLE FEED END AND THE STREETLIGHT CONTROLLER END, AND THE POWER PEDESTALS PRIOR TO INSTALLING ANY CONDUITS.
3. THE DIAMOND BOLT PATTERN SHOWN IN DETAIL # 6 ON SHEET NO. 13 SHALL BE UTILIZED FOR ALL PEDESTRIAN LIGHT POLE FOUNDATIONS.
4. PRIOR TO POURING THE BOLLARD AND RECEPTACLE PEDESTAL FOUNDATIONS THE CONTRACTOR SHALL COORDINATE WITH THE CITY TO OBTAIN THE MANUFACTURER'S ANCHOR BOLT TEMPLATES.
5. THE ELECTRICAL WORK MUST BE COORDINATED WITH THE PAVEMENT AND UTILITY WORK TO AVOID CONFLICTS. THE ELECTRICAL CONDUIT MUST BE INSTALLED PRIOR TO THE PAVING AND LANDSCAPING WORK.
6. ALL CONDUIT RACEWAYS SHALL HAVE "MULE TAPE" INSTALLED BY CONTRACTOR AS PROOF OF RACEWAY CONTINUITY.
7. FOR ALL CONDUIT RACEWAYS IN EXCESS OF 2" ALL ELBOWS AND BENDS 22 DEGREES AND GREATER SHALL BE FIBERGLASS.

## NOTES:

1. ALL LANDSCAPED AREAS AND BEDS SHALL BE IRRIGATED WITH AN IRRIGATION SYSTEM SUPPLIED BY THE CITY. BUILDING THREE TO SUPPLY IRRIGATION WATER SERVICE, METER, AND BACKFLOW PREVENTION IN BUILDING FOR AREAS ADJACENT TO BUILDING.
2. UNDERDRAINS TO BE PROVIDED BY CITY FOR ALL LANDSCAPED AREAS, 4" PERFORATED PVC TO DRAIN ALL LANDSCAPING.



TITLE: ST. CHARLES RIVERWALK BLDG 3  
SITE IMPROVEMENTS

LIGHTING AND  
ELECTRICAL PLAN

DESIGN	DATE	BY	SCALE	AS NOTED
DRB		DRB		
DWN		DWN		
CHD		CHD		
DRB		DRB		
SCALE		AS NOTED		
DATE		NATURE OF REVISION		
NO.		DATE		

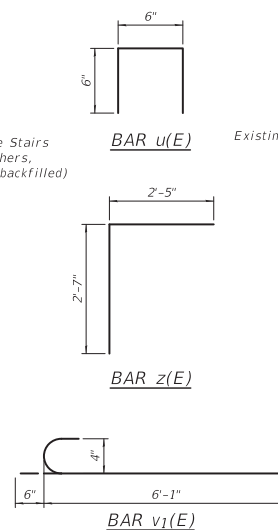
CLIENT: CITY OF ST. CHARLES  
2 EAST MAIN STREET  
ST. CHARLES, IL 60174  
630.377.4400

WBK ENGINEERING, LLC  
116 WEST MAIN STREET, SUITE 201  
ST. CHARLES, ILLINOIS 60174  
(630) 443-7755

**WBK**  
engineering

PROJECT NO. 170319  
DATE: 03.01.2018  
DRAWING NO. ELEC1  
SHEET:

7 OF 14



Bar	No.	Size	Length	Shape
$h(E)$	11	#4	24'-8"	—
$v(E)$	26	#4	1'-6"	□
$v(E)$	26	#4	6'-1"	—
$v_1(E)$	26	#4	6'-7"	⌋
$w(E)$	8	#5	24'-8"	—
$z(E)$	26	#4	5'-0"	┌
$z_1(E)$	26	#4	2'-5"	┌





$$f'_c = 3,500 \text{ psi}$$
$$f_y = 60,000 \text{ psi (Reinforcement)}$$

**Notes:**

- Concrete Structures, Reinforcement Bars, Epoxy Coated and Structure Excavation shall not be paid for separately but included in the cost of Lump Sum for "Concrete Retaining Wall."
- All concrete shall be class S1.
- Reinforcement bars shall conform to the requirements of ASTM A706 Gr. 60.
- Reinforcement bars designated (E) shall be epoxy coated.
- Reinforcement shall maintain a 2" concrete cover unless otherwise noted.
- All construction joints shall be bonded.
- This work shall conform to the requirements of the applicable portions of Sections 502, 503 and 508 of the Standard Specifications.
- Future stairwell in front of wall to be constructed at a later date. This area is to be backfilled at the direction of the Engineer/Owner.
- Contractor shall coordinate with Fencing Contractor prior to construction in order to verify wall geometry and rebar placement can accommodate the fence/posts. Any adjustments required to the retaining wall shall be approved by the Engineer/Owner.
- Obstruction mitigation from boulders or solid rock strata shall be paid for in accordance with Section 109.04 of the IDOT Standard Specifications.
- See Site Geometric Plan for wall location.



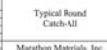


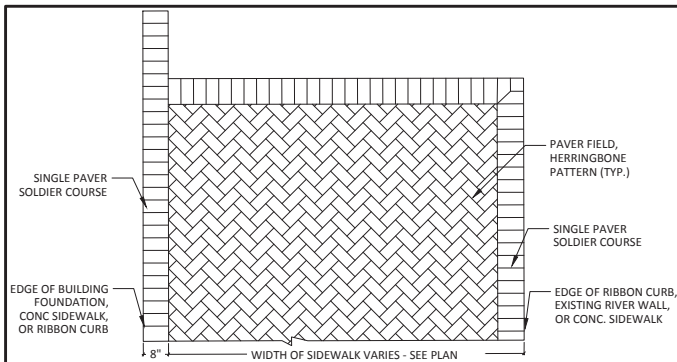
LEGEND	
	PROPOSED TREES
	PROPOSED SHRUBS
	PERENNIALS AND BULBS

SEE PLAN SHEET NO. 14 FOR PLANTING  
DETAILS.

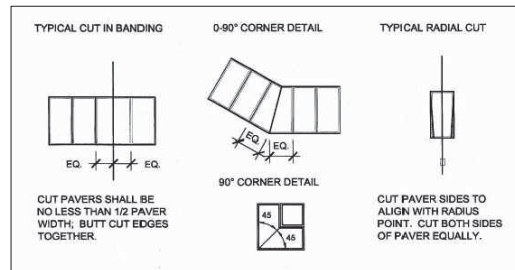
ALL PLANTER BEDS TO BE EXCAVATED  
36" DEEP AND HAVE 36" OF TOPSOIL  
FURNISHED AND PLACED PRIOR TO  
PLANTING.



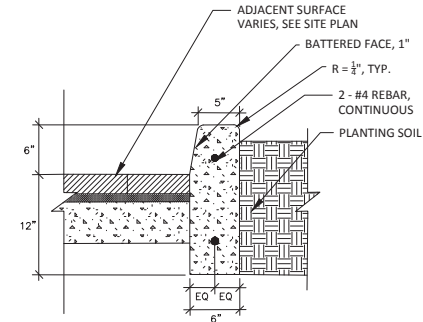




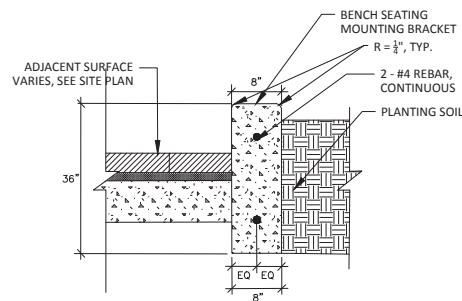
1 BRICK PAVER SURFACE PATTERNING  
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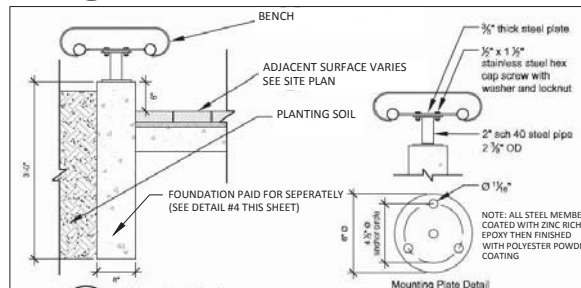
2 TYPICAL PAVER CUTS  
NO SCALE



3 CONCRETE RIBBON CURB, 6" WIDTH  
NO SCALE

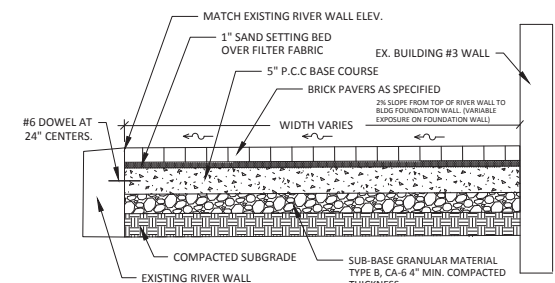


4 CONCRETE RIBBON CURB FOUNDATION FOR BENCH SEATING, 8" WIDTH  
NO SCALE

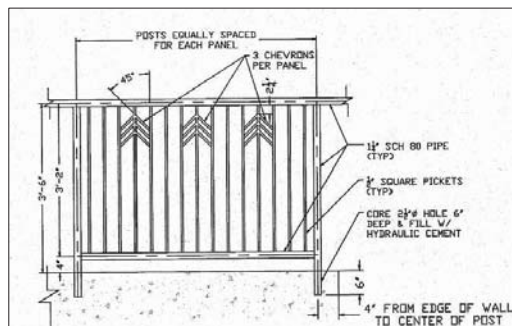


NOTE: SUBBASE GRANULAR MATERIAL, TYPE B, 4" FILTER FABRIC AND SAND SETTING BED SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR BRICK PAVERS. THE 5" PCC BASE COURSE SHALL BE PAID FOR SEPARATELY.

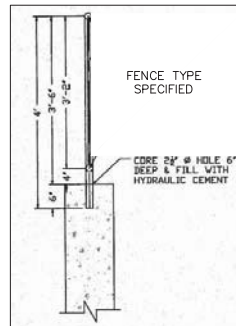
5 RIBBON CURB BENCH SEATING  
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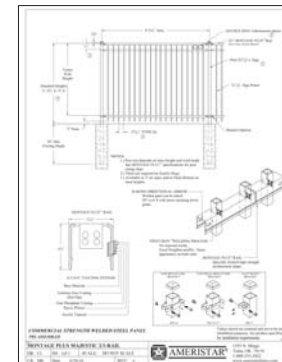
6 TYPICAL SECTION BRICK PAVERS AND GRADING ON EAST SIDE OF BUILDING  
NO SCALE




7 ALTERNATE BID CHEVRON RAILING  
NO SCALE



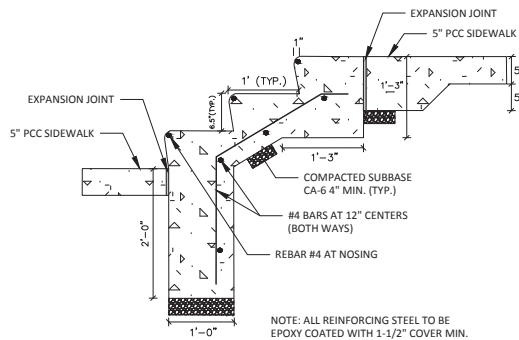
8 RAILING SIDE VIEW DETAIL  
NO SCALE



9 BASE BID RAILING DETAIL  
NO SCALE

PROJECT NO. 170319		DATE: 03.01.2018		DRAWING NO. DT2		SHEET:									
11 OF 14															
<div>WBK ENGINEERING, LLC 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755</div> <div><b>WBK</b> engineering</div>						CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174 630.377.4400		NO.		DATE	NATURE OF REVISION	DT1170319.DWG			
								SCALE: NA		DWB		MRP		ST. CHARLES RIVERWALK BLDG 3 SITE IMPROVEMENTS	





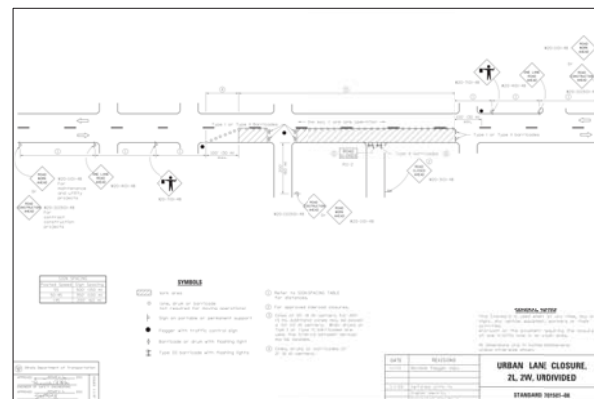
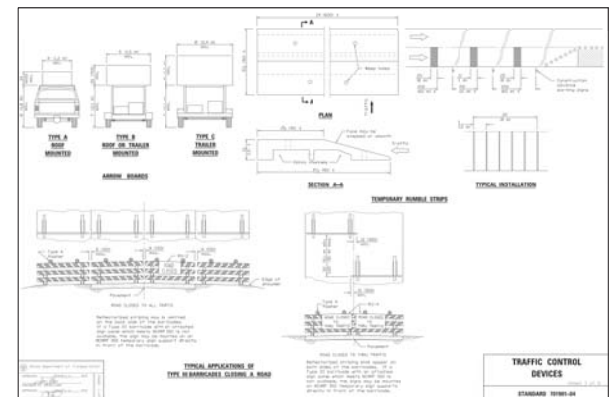
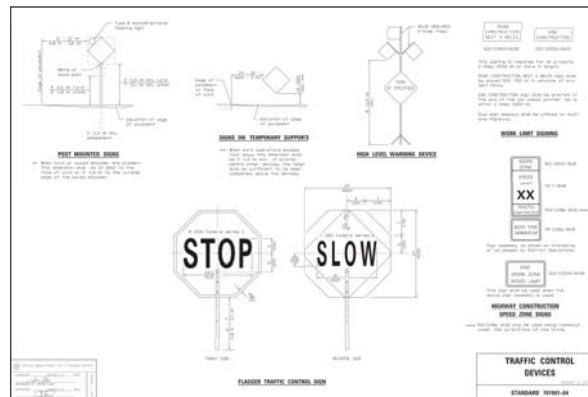
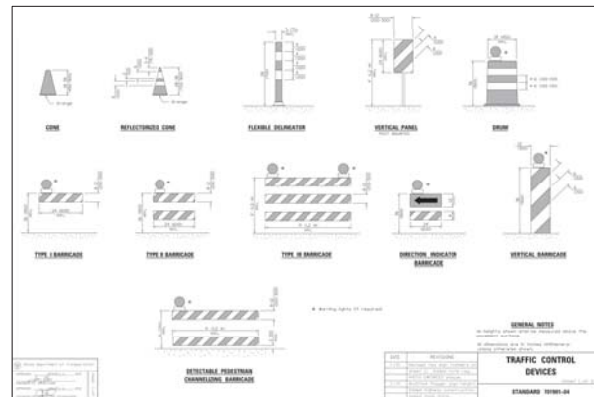
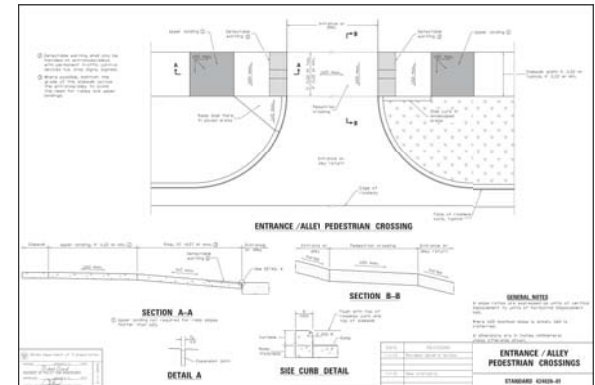
10 CONCRETE STAIR DETAIL  
NO SCALE

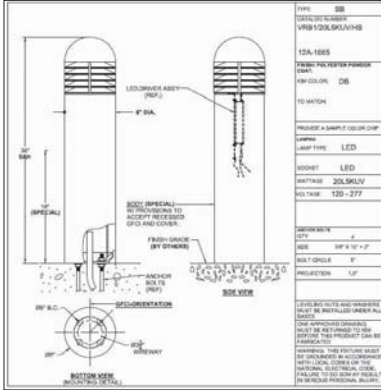


STEEL PIPE HANDRAIL FOR STAIRS

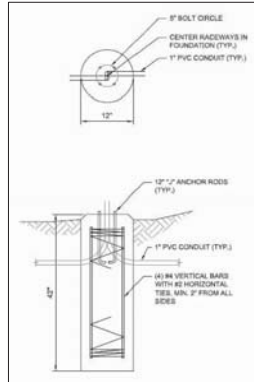
STEEL PIPE HANDRAIL SHALL MATCH THE EXISTING HANDRAIL AT THE NORTHWEST CORNER OF ILLINOIS AND FIRST STREET. HANDRAIL EXTENSIONS SHALL MEET ILLINOIS ACCESSIBILITY REQUIREMENTS. PIPE DIAMETER, COLOR, AND EMBEDMENT TYPE/DETAIL SHALL MATCH EXISTING

11 STEEL PIPE HANDRAIL DETAIL  
NO SCALE

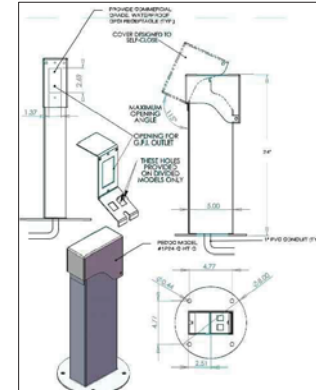




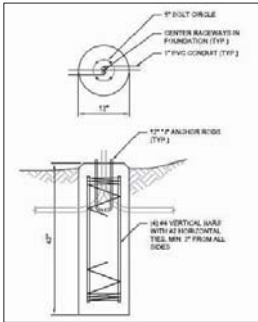
1 BOLLARD LED LIGHTING DETAIL  
NO SCALE



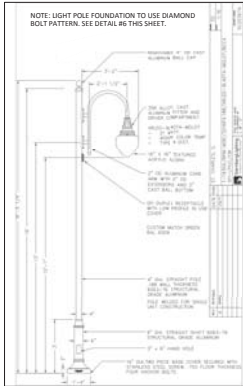
2 BOLLARD LIGHTING FOUNDATION DETAIL  
NO SCALE



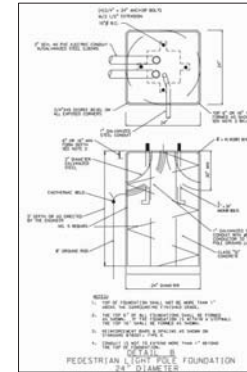
3 HOLIDAY OUTLET PEDESTAL DETAIL  
NO SCALE



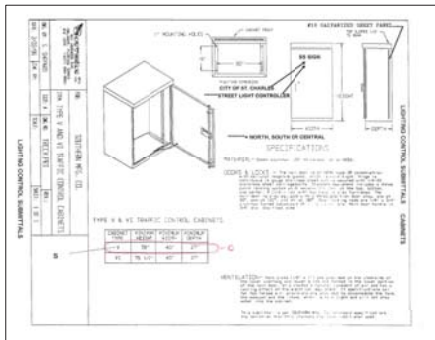
4 HOLIDAY OUTLET FOUNDATION DETAIL  
NO SCALE



5 PEDESTRIAN LIGHT POLE DETAIL  
NO SCALE



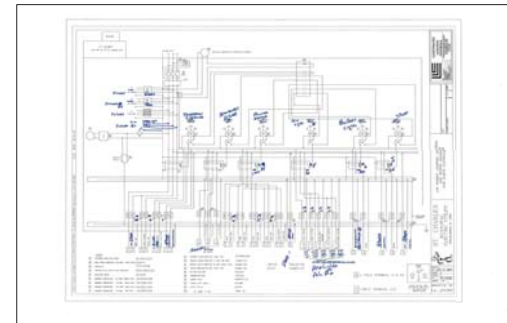
6 PEDESTRIAN LIGHT POLE FOUNDATION  
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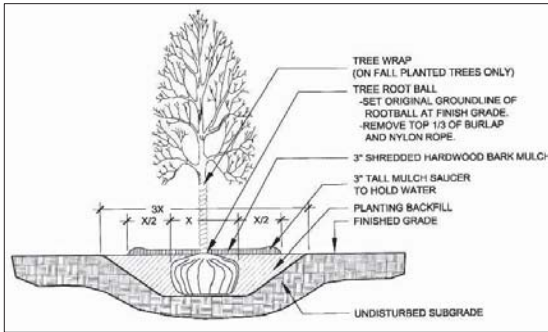
7 LIGHTING CONTROLLER CABINET DETAIL  
NO SCALE



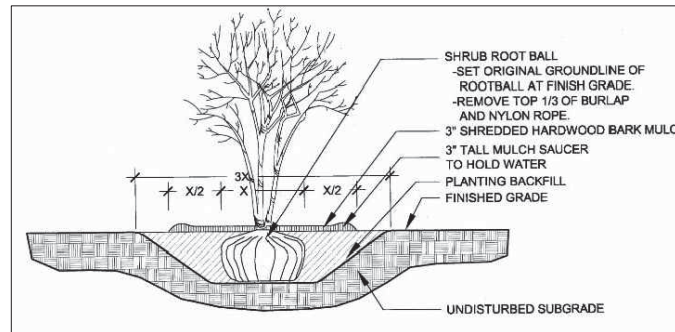
8 LIGHTING CONTROLLER CABINET DETAIL  
NO SCALE



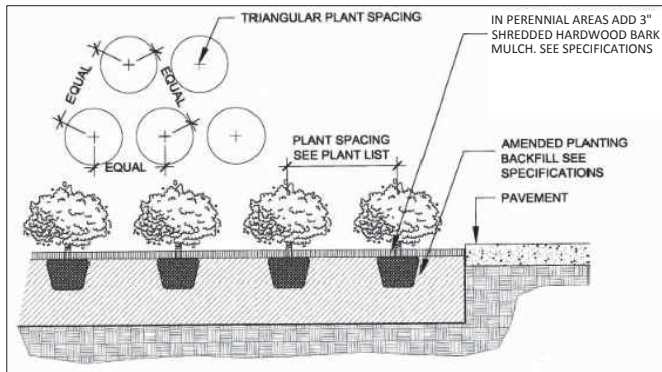
9 LIGHTING CONTROLLER WIRING DETAIL  
PROVIDED BY CITY OF ST. CHARLES ELECTRICAL  
ENGINEERING DEPARTMENT PHONE NO. (630) 377-4407



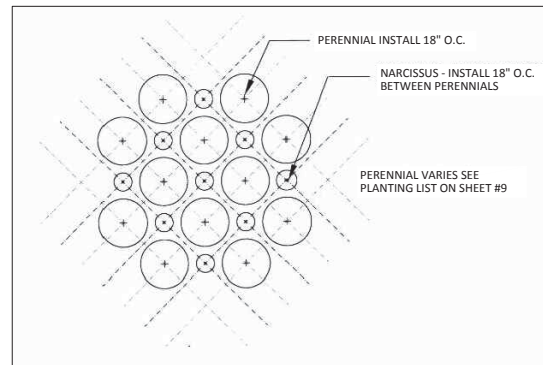
1 SHADE TREE PLANTING DETAIL  
NO SCALE



2 SHRUB PLANTING DETAIL  
NO SCALE



3 PERENNIAL PLANTING DETAIL  
NO SCALE



4 BULB/PERENNIAL INTERPLANTING DETAIL  
NO SCALE