	AGEND	DA ITEM EXECUTIVE SUMMARY Agenda Item number: II					
ST. CHARLES SINCE 1834	Title:	Ma De	tion to approve an Ordinance of Amendment, Special Use for velopment, PUD Preliminary Fodivision for Brooke Toria Esta	r Planned Unit Plan, and Final Plat of			
	Presenter:	ter: Rita Tungare					
Meeting: City Council		Date: December 16, 2019					
Proposed Cost: N/A	I/A Budgeted Amount: N/A Not Budgeted:						

Executive Summary (if not budgeted please explain):

Background:

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

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

The developer, V&M Investment and Remodeling Group, LLC, has filed a Petition for Annexation to annex the property to St. Charles. The developer has also submitted an Annexation Agreement.

A public hearing on the Annexation Agreement will be held at 6:45 p.m., prior to the City Council meeting. The relevant taxing bodies were notified of the petition and public hearing as required by State Law.

Action Item:

The attached ordinance will approve the zoning and subdivision applications for this project: Map Amendment to the RS-4 District; Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision.

Attachments (*please list*):

Ordinance Approving Zoning/Subdivision Applications

Recommendation/Suggested Action (briefly explain):

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

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

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

WHEREAS, on or about June 1, 2018, V&M Investment and Remodeling Group, LLC (the "Applicant") filed petitions for: 1) Map Amendment from RE-1 Single-Family Estate District to RS-4 Suburban Single-Family Residential District; 2) Special Use for Planned Unit Development; 3) PUD Preliminary Plan; and 4) Final Plat of Subdivision, all for the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"), for the purpose of developing a 16-lot residential subdivision; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about June 29, 2018 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about July 17, 2018 and August 7, 2018 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said Map Amendment, Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision petitions on or about August 7, 2018; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about August 13, 2018; and,

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

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

- 1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.
- 2. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the RE-1 Single-Family Estate District to the RS-4 Suburban Single-Family Residential District, and the Findings of Fact for Map Amendment

attached hereto and incorporated herein as Exhibit "B" are expressly adopted by the corporate authorities of the City.

- 3. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "C", which is attached hereto and incorporated herein.
- 4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "D", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:
 - Final Engineering Plans; Craig R. Knoche & Associates; revisions dated 10/28/2019
 - Landscape Plan, McCallum Associates; revisions dated 3/11/2019
- 5. That passage of this Ordinance shall constitute approval of a Final Plat of Subdivision, incorporated herein as Exhibit "E", such that the following documents and illustrations are hereby approved, reduced copies of which are attached hereto, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:
 - Plat of Resubdivision Brooke Toria Estates of St. Charles; Craig R. Knoche & Associates; dated 10/30/2019
- 6. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:
 - a. Zoning: The Subject Property shall be subject to the requirements of the RS-4 Suburban Single-Family Residential District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Deviations" attached hereto and incorporated herein as Exhibit "F".

b. Landscape Buffers:

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

- "Landscape Buffers". Should existing vegetation be removed within the landscape buffer, plantings shall be added if necessary to provide the required screening. Should the landscape buffer be cleared of vegetation, plantings shall be installed in accordance with the Landscape Plan.
- 2. Smith Road Landscape Buffer: A 5 foot wide landscape buffer along the rear property lines of lots backing up to Smith Road (Lots 1-5 & 16) shall be provided, as depicted on the PUD Preliminary Plan. This area shall be planted in accordance with the Landscape Plan.
- c. Fence: The fence within the rear yards of lots backing up to Smith Road (Lots 1-5 & 16) shall be of a uniform height and design, as shown on the PUD Preliminary Plan.
- d. Owners' Association: The Applicant shall create one or more Owners' Associations and create a Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of the common open space and improvements in the Subject Property, including, but not limited to, the landscape buffers, stormwater detention facilities, development identification sign, entrance island landscaping, fence along Smith Road, and the private storm sewer. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Subdivision for the Subject Property.
- e. Special Service Area: Following a recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.
- f. School and Park Contributions: The Park and School contributions shall be provided by the Applicant as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time.
- g. Inclusionary Housing: The Inclusionary Housing contribution shall be provided by the Applicant as a cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time.
- 7. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in

Ordinance No. 2019-Z- Page 4
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 16 th day of December, 2019.
PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16 th day of December, 2019.
APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16 th day of December, 2019.
Raymond P. Rogina, Mayor
Attest:
Charles Amenta, City Clerk
Vote:
Ayes:
Nays: Absent:
Abstain:
Date:

EXHIBIT "A"

LEGAL DESCRIPTION

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

EXHIBIT "B"

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

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

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

Proposed use is contiguous to existing single-family.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

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

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

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

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

Property has never been developed and has remained vacant.

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

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

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

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

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

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

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

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

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

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

EXHIBIT "C"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

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

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

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

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

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

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

- iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):
 - A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

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

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

Engineering site plans identify existing utilities.

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

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

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

Proposed use is adjoining existing single-family.

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

Proposed subdivision is compatible with adjoining single-family.

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

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

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

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

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

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

EXHIBIT "D"

PUD PRELIMINARY PLAN (20 pages)

RESIDENTIAL DEVELOPMENT

SMITH ROAD ST. CHARLES, ILLINOIS

PREPARED FOR

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



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

CONTACTS	
CITY OF ST. CHARLES 2 EAST MAIN STREET ST. CHARLES, IL 60174	
COMMUNITY & ECONOMIC DEVELOPMENT RITA TUNGARE — DIRECTOR	(630) 377-4443
PLANNING DIVISION RUSSELL COLBY — COMMUNITY DEVELOPMENT DIVISION MANAGER	(630) 377-4443
PUBLIC WORKS PETER SUHR — DIRECTOR	(630) 377-4405
KAREN YOUNG - ASSISTANT DIRECTOR OF PW-ENGINEERING	(630) 377-4486

BENCHMARKS
BENCHMARK #1:RIM OF XVV THAT IS ON THE SOUTH SIDE OF SMITH ROAD JUST TO THE SOUTHWEST OF PHEASANT TRAIL, APPROX. 228' SOUTHWEST OF THE SITE'S SOUTHWEST PROPERTY CORNER.
ELEVATION: 762.52
BENCHMARK #2:RIM OF XSANMH ON THE SOUTH SIDE OF SMITH ROAD, JUST EAST OF PHEASANT TRAIL. APPROX. 93' SOUTHEAST OF THE SITE'S SOUTHWEST PROPERTY CORNER.
ELEVATION: 760.34
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WARNING CALL

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



(Operates 24 hours a day 365 days a year

BEFORE YOU DIG

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



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VO.	DATE	DESCRIPTION						NO.	DAT	2	DESCRIPTION

TITLE & INDEX SHEET RESIDENTIAL DEVELOPMENT
SMITH ROAD
ST. CHARLES, ILLINOIS

I HERENY CERTIFY THAT DESS PLANS WERE PREPARED HADER MY SUPPRESSON AND TO THE REST OF MY HADRIGATE CHAPLY WITH THE CORES AND GROMANCES OF THE CITY OF ST. CHARLES. LICINESS EXPRANCE. NOVEMBER 30, 2019

STEVEN R. RUDBA.

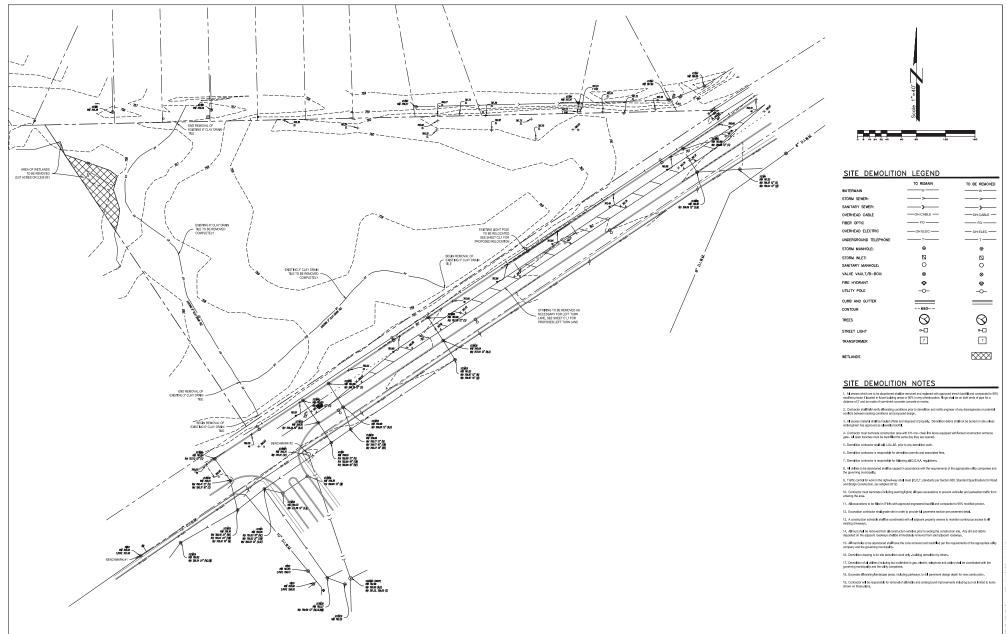
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17-034 CO2

Craig R. Knoche & Associates Christophu Civil Engineers, P.C. Land Pieus 11st Communes Drive Ginnew, II doug & plane (typ) 445-270 o fax (typ) 445-27



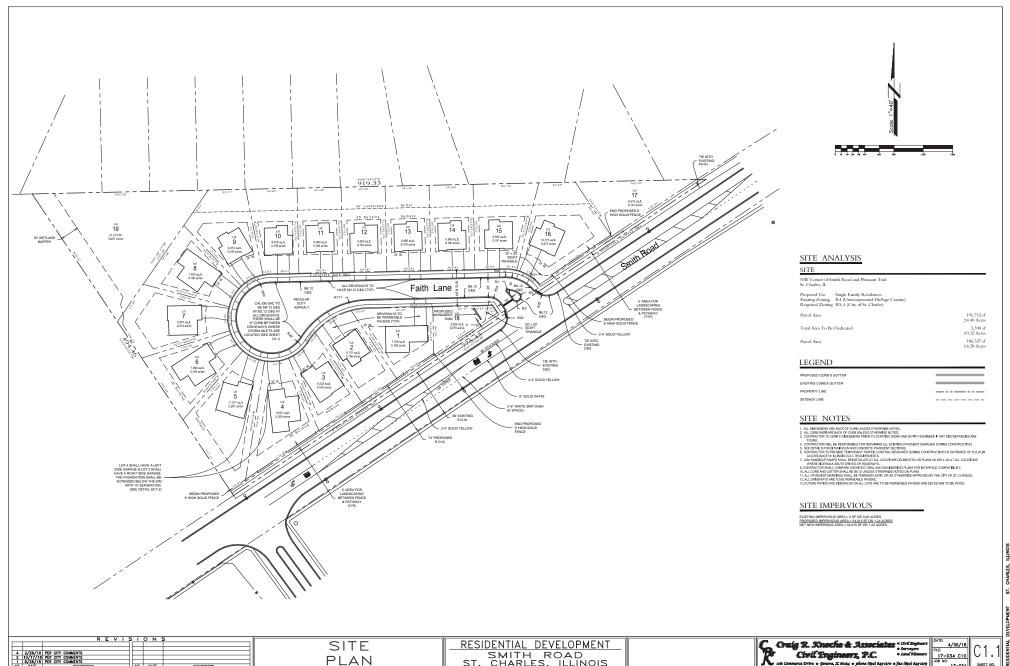
RESIDENTIAL DEVELOPMENT

SMITH ROAD ST. CHARLES, ILLINOIS

EXISTING CONDITIONS

& DEMOLITION PLAN

2 10/17/18 PER CITY COMMENTS 1 8/28/18 PER CITY COMMENTS



SMITH ROAD ST. CHARLES, ILLINOIS

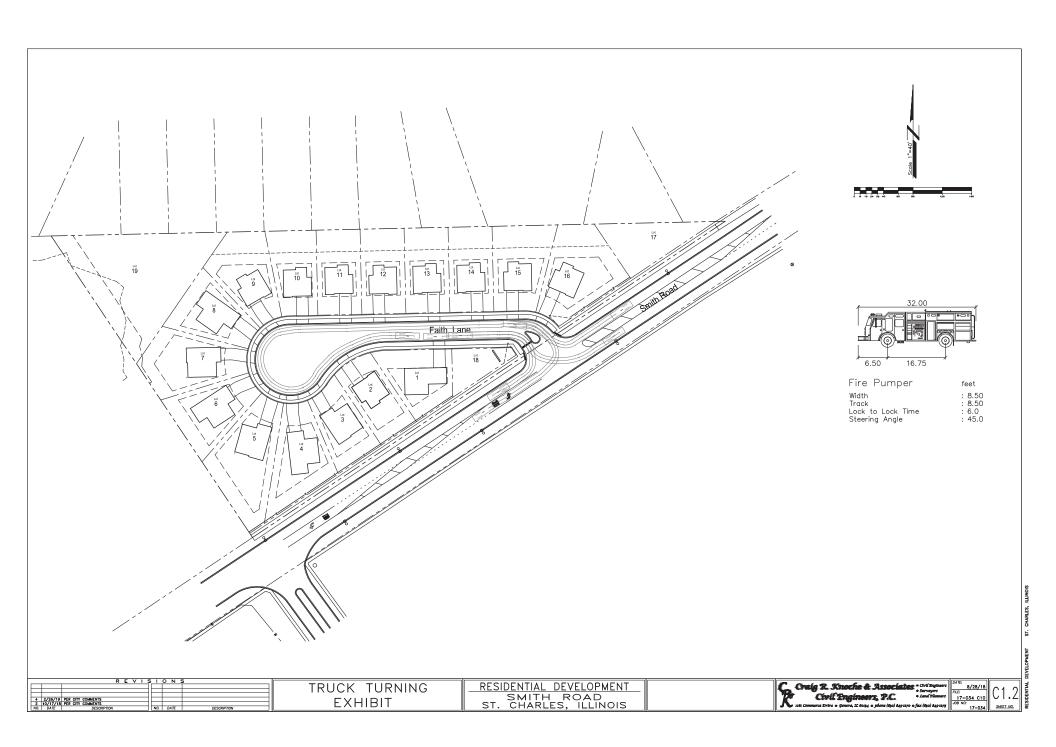
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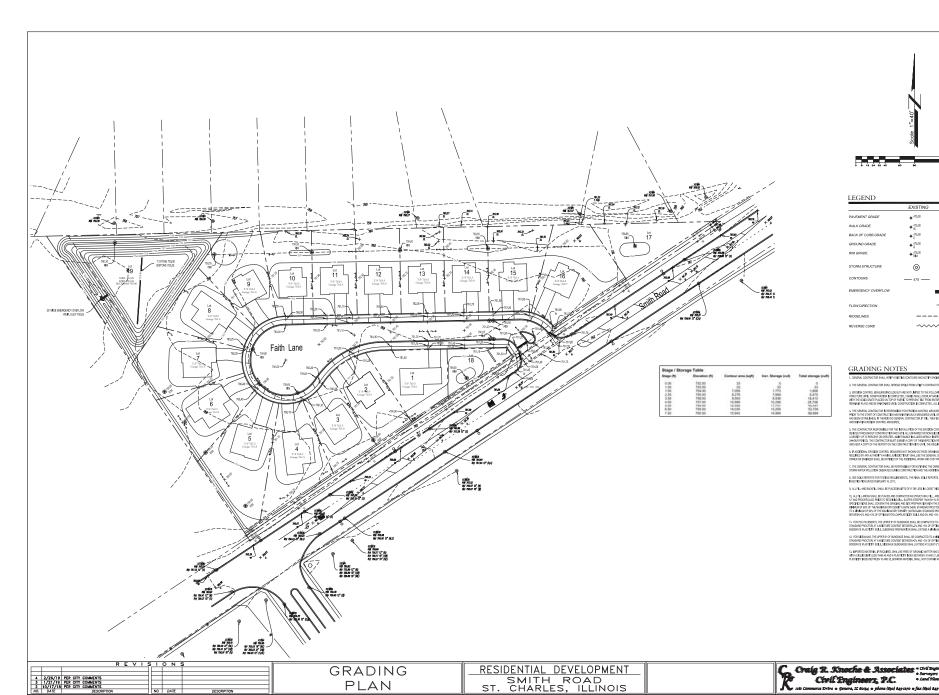
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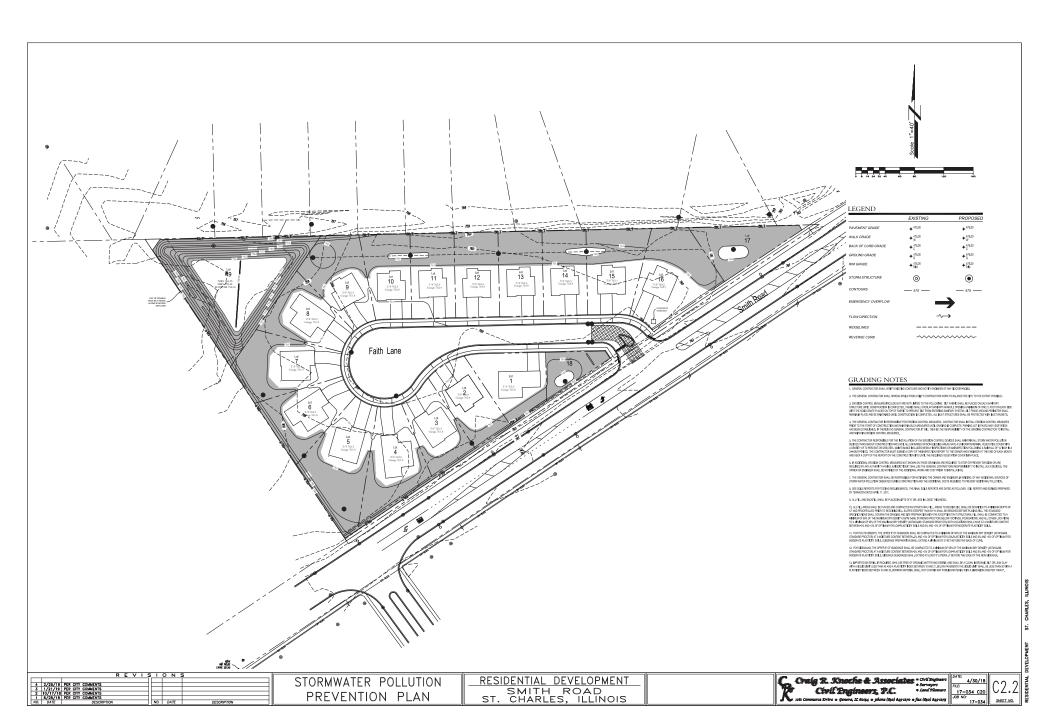
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urce Drive & Geneva, IL 60134 & phone (630) 845-1270 & fax (630) 845-1273









1. Unless otherwise notated, all vegetative and structural erosem and sediment control, practices will be constructed according to which is tandards and specifications in the lithogs began manual, revised presence controlled.

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10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MOTIFYING THE COUNER, EMILINEER AND THE COUNTYMUMCAPLITY, IN WATERS, OF ANY MOTIFYING, OF ANY MOTIFYING, OF ANY MOTIFYING OF ANY MOTIFYING OF ANY MOTIFYING OF ANY MOTIFYING OF A

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17. STOCKPLES OF SCIL AND OTHER BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (S) DAYS SHALL BE PURMSHED WITH INCOCKN AND SEEMENT CONTROL MENSIONES (LIL, PERMETER SILT FEMCE), STOCKPLES TO REMAIN IN PLACE FOR 14 DAYS OR MORE SHALL RECEIVE TEMPORARY SECTION.

IS COMPLETED SLOPES SHALL BE SESSED AND MULCHED (OR BLAMSETED. IT APPLICABLE) AS THE EXCILATION PROCESSOS TO THE ENTERY CONSIDERED DESIRABLE AND PROCTICAL. PERMANENT SECENCE SHALL BE USED WHENEVER PROCEDULE UNDER NO CIRCUMSTRUCES SHALL THE CONTRACTION PROCESSOR PHALL SHALVES AND SHAPPING SO THAT THE ENTIRE PROJECT CAN BE PERMANENTLY SECIED AT ONE TIME.

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

21 ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL GREAT A COPY OF THE STORM WATER POLLUTION PREVENTION PLAY HAD THE STATE OR MATIDAAL POLLUTIANT DECHARGE ELIMPATION STATE GREATER, PREVENT PROSES PREVENTION AND SECOND FAMILIAR WITH THEIR CONTRIB

23. BEST IMMAGENERY PRACTICES (BMPS) AND CONTROLS SHALL COMFORM TO PEDERAL STATE, OR LOCAL RECALEMENTS OR MANUEL OF PRACTICE, AS APPLICABLE, CONTRACTOR SHALL IMPLEMENT ADDITIONAL CONTROLS AS DIRECTED BY PERMITTING ADMICTOR ON HER. 24. SIMPP PLAN INLST CLEARLY DELINEATE ALL STATE MATERS AS WELL AS ANY ACTIVITY IMPACTING STATE WATERS OR REGULATED WETLANDS, ALL AREAS MUST BE MAINTAINED ON SITE AT ALL TIMES.

25. GENERAL CONTRACTOR SHALL DENOTE ON PLAN THE TEMPORARY PARSING AND STORAGE AREA WHICH SHALL ALSO BE USED AS THE EQUIPMENT MANTINEWICE AND GENERAL PROPERTY AND AREA FOR LOCATING PORTABLE FACILITIES, OFFICE TRAILERS, AND TOLLET FACILITIES.

26. ALL WASH WATER (DOMORETE TRUCKS, VEHICLE CLEANING, EQUIPMENT (LEANING, ETC.) SHALL BE DETAINED AND PROPERLY TREATED OR DISPOSED.

27. SUFFICIENT OL AND GREASE ASSORBING MATERIALS AND FLOTATION BOOKS SHALL BE MAINTAINED ON SITE OR READLY AND LEAST.

21. RUBRISH TRISH, GARBINGE LITTER, OR OTHER SUCH INTERFAL SHALL BE DEPOSITED INTO SEALED CONTAINERS, INATERIAL SHALL BE PREVENTED FROM LEXANIO THE PREMISES THROUGH THE ACTION OR WIND OR STORM WATER CASCHRIGE INTO DRAINGE DITCHES OR WATERS OF THE STATE.

26, STORM MATER POLLUTION PREVENTION MEASURES AS SHOWN ON THIS PLAN ARE TO BE INTIMITED IMMEDIATELY AT THE START OF CONSTRUCTION.

IS, THE LIMITATION OF BITE CERTIFIANCE IS IN RECOGNITION OF THE RESET OF RECEIPE SCHOOL IN PREPARENCE TO CONTICUOUS SCHOOL THE CHARGEST SHEET AND THE CHARGEST SHEET SHEET AND THE CHARGEST SHEET AND THE CHARGEST SHEET SHEET AND THE CHARGEST SHEET SHEE

31, STREED/STAN OF (ESTURIES) AREAS MUST, AT ANYMAN, BE PRIVIDED RANGE HELL WHO ANY CEPTURE OF COURSE ANY CEPTURE OF COURSE AND CEPTURE OF CEPT

12.9CL STOCKPLES SHALL NOT BELOCATED IN A DRAINWIGHWAY, RLOCO PLAINAREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC COMMITTIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.

13. ALL TEMPORARY EROSION AND SERMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABLEATION IS ACHERED TRAFFED SERMENT AND OTHER DESTURED SIGLS RESULTING FROM TEMPORARY MEASURES SHALL SER POPERTY DEPORED OF PORTS OF PERMANENT STABILIZATION.

M. IF THE CONTRACTOR ENCOUNTERS GROUNDWATER ETHER DURING CONSTRUCTION OR PRIOR TO START OF CONSTRUCTION, A DEWATERING SYSTEM FLAN SHALL BE PROMISED FOR BENEW.

SOIL STABILIZATION NOTES

- TOPSOL AND VIGOETATIVE COVER STRP TOPSOL AND REMOVE EXISTING VEGETATION. STOCKPLE ON-STIE (FOR RELISE) AT LOCATION DESIGNATED.
- 2. PERMANENT SEEDING INMEDIATELY FOLLOWING FINSH GRADING AND TOPSOL PLACEMENT INSTALL SEEDING OR SCO. IN MISELS AS DESIGNATED ON PLANS.
- PAVED AREAS INSTALL THE AGGREGATE BASE AS SOON AS THE CONSTRUCTION SEQUENCE TO PROVIDE REQUIRED STARLEZATION.
- 6. SLOPES SHALL BE LEFT IN A ROUGHENED CONDITION DURING THE GRADING PHASE TO REDUCE RUNOFF VELOCITIES AND EROSION.
- . DUE TO THE GRAZE CHAVGES DURING THE DEVELOPMENT OF THE PROJECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING THE EROSIDM WID SECURENT CONTROL MEASURES (SILT PENCES, ETC.) TO PREVENT BROSION, WID. POLI LITAMO TREVIANCE

SEDIMENT CONTROL NOTES

- ADJACENT PROPERTY PROTECT ADJACENT PROPERTY FROM SEQUENT LEPCATION BY PRESENTING A VEGETATED BUFFER STRIP OR BY SEQUENT BASRIERS OR PLITERS AT THE LOWER PREMIETER OF THE LOT.
- 2. SEDIMENTATION CONTROL SHALL BE PROVIDED IN ALL AREAS AROUND THE STOCKPILE AREAS.
- STORM SEMER INLET PROTECTION: "FLEX STORM" OR APPROVED EQUAL INLET BASKETS SHALL BE PLACED IN ALL INLETS AND SLT FEMCE SHALL BE INSTALLED AROUND EACH INLET.
- MORECUS SHALL BE WASTE TO MARKET OF TREASURED AND SHARL SHARL BE WASTE FOR SHARL FOR SHARL BE WASTE FOR
- SOIL BROSKON AND SESSMENTATION CONTROL MEASURES TO BE CHECKED WEEKLY AND AFTER EACH RAIN. CLEAN AND RESTORE AS RECURRED.
- ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADMAYS OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
- DUST ON THE SITE SHALL BE CONTROLLED. THE USE OF MOTOR OLIS AND OTHER PETROLEUM BASED OR TONIC LICILIDS FOR DUST SUPPRESSION OPERATIONS IS PROHIBITED.
- 8. REMOVAL OF CONTROL MEASURES-DISPOSE OF ALL TEMPORARY EROSION AND SEDMENT CONTROL MEASURES WITH DODAYS AFTER FINAL SITE STARLEATIONS ACHEVED.
- ALL WASH WATER (COMDRETE TRUCKS, VEHICLE CLEANING, ECUPMENT CLEANING, ETC.) SHALL BE DETAINED AND
 PROPERLY TREATED OR DISPOSED.
- TIC UNLESS OTHERWISE PROCESTED, ALL VEGETATIVE AND STRUCTURAL ENCICKIN AND SEQUENT CONTROL PRACTICES.

 INCL. BE CONSTRUCTED ACCORDING TO VIPINUM STANDARDS AND SPECEPCATIONS IN THE <u>LITTURE UNION MANUAL</u>.

 LITTER TO EDITOR.
- 15 A COPY OF THE APPROVED EROSION AND SECUMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES. 12. PRIOR TO COMMENCING LANCAGETHERMS ACTIVITIES IN AREAS OTHER THAN INSTITUTED ON THOSE PLANS, JUCLILIANS BUT NOT LIMITED TO, ACCITIONAL PRASES OF DEVELOPMENT AND OFF AFTE BORROW OR WASTE AREAS IN SUPPLIBITATIVE BORS BY CONTROL PLAN SHALL BE SUBMITTED TO THE OWNER FOR REVIEW BY THE SUIL CONSENHANCE OFFRICE.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL BYGGION CONTROL MEASURES
 NECESSARY TO PREVENT EROSION AND SEDMENTATION AS DETERMINED BY THE GOVERNING SCIL, AND INATER
 CONSERVATION DISTRICT.
- 14 DURING DEWATERING OPERATIONS, MATER MILL BE PUMPED INTO SEQUIENT BASING OR SILT TRAPS, DEMATERING DIRECTLY INTO FELD TILES OR STORMMATER STRUCTURES IS PROMBITED.

- 12. PRICE TO FILING FOR NOTICE OF TERMINATION, THE SITE SHOULD BE PROPERLY STABILIZED, ALL VEGETATED AREAS SHOULD HAVE ESTABLISHED PEREVMAN, VEGETATION WITH UNFORM COVERAGE OF TON OR GREATER

SCHEDULE

1 III WEFRO MOBILIZATION, INSTALL BROSION CONTROL, STEP ANY VEGETATION

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

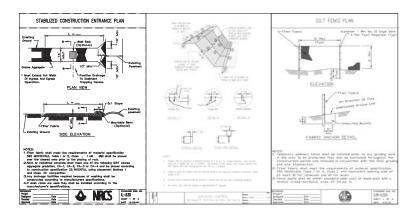
4. (2 WEEKS) INSTALL SANITARY, WATER, GAS, ELECTRIC AND TELEPHONE UTILITIES IL (1 WEEK) PREPARE AND FINE GRADE SITE.

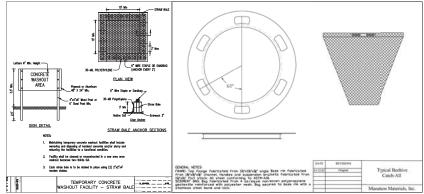
6, 12 WEEKS) INSTALL OURSES AND STOME BASE FOR PANING

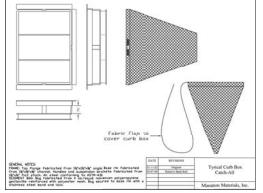
7. (2 WEEKS) DONORETE AND ASPHALT PAVING

8.12 WEEKS INSTALL LANDSCAPING AND REMOVE TEMPORARY EROSION CONTROL MEASURES.









REVISIONS NO. DATE

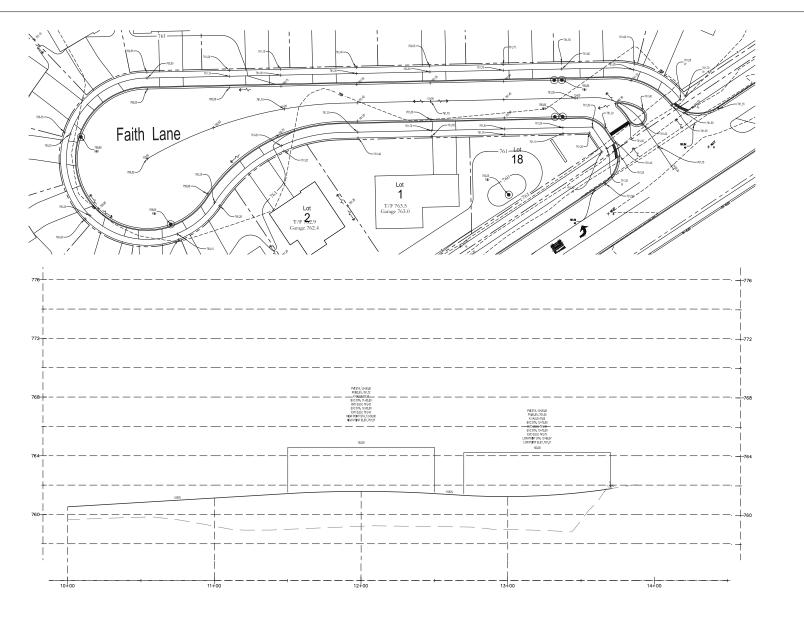
SWPPP **DETAILS** RESIDENTIAL DEVELOPMENT SMITH ROAD ST. CHARLES, ILLINOIS

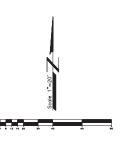
Craig R. Knoche & Associates Chil Inginery
Civil Engineers, P.C. Loud Thomas
1 th Communicatives • Geneva, IL dozs, • Johns (100) & 45,2270 • Jax (100) & 45,2270

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

C2.3







LEGEND

	EXISTING	PROPOSED
PAVEMENT GRADE	→ 475,00	◆ ^{475,00}
WALK GRADE	♦ 475.00	+475.00
BACK OF CURB GRADE	◆ 475.00	+ ^{475,00}
GROUND GRADE	+ 675.00	+475.00
RIM GRADE	+475,00	+475,00 RM
STORM STRUCTURE		•
CONTOURS	— 475 —	
EMERGENCY OVERFLOW	_	→
FLOW DIRECTION	~	→
RIDGELINES		
REVERSE CURB	~~~~	~~~~~

GRADING NOTE

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

THE CREAMS COMMINICATE ARMS ARMS AND STREAMS (IN TO COMMINICATE ARMS TO MANAGE THE THE DESIGN PORBLE.

PRICEN CORTING, MEASURES INCLUCE BUT ARE NOT LIMITED TO THE POLICIANS. SET FRANCE SHILL BE FALSED ON ELECTRAMPISMS
TRUTTURE URT, CONTRICTUTE BE CORRECTED. FAMEL SHALL DIESLAY SHATPAY MANAGE CORE IN ANAMANICA CORE IN POCO THAN OF THE RESEARCH ARMS ANAMANICA CORE IN POCO THAN OF THE POLICIA SHATPAY ANAMANICA CORE IN POCO THAN OF THE POLICIA SHATPAY ANAMANICA CORE IN POCO THAN OF THE POLICIA SHATPAY ANAMANICA CORE IN POLICIA SHATPAY ANAMANICA SHA

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6. THE CONTRICTION RESTORMER FOR THE INSTRUMENCE THE REPORTANCE CONTRICTION AND THE ARMYDINAL STORM WATER PROLITICAL ORDERS PROQUEDED CONTRICTION CONTRICTION AND AND ALL DEPARTMENT OR WINNESS LITED AND ARMYDINAL MAN AND ARMYDINAL STORM WATER PROPERTY OR ARMYDINAL CONTRICTION AND ARMYDINAL CONTRICTION ARMYDINAL CONTRICTION AND ARMYDINAL CONTRICTION AND ARMYDINAL CONTRICTION AND ARMYDINAL CONTRICTION ARMYDINAL CONTRINS AND ARMYDINAL CONTRICTION ARMYDINAL CONTRICTION ARMYDINAL CONT

. Flood that sector control measures not shown on these deviates are required to stop or present ended nor are Excluded by any authority having authorities it seal let the deviate control to she selected this to instal such each desired. When or examines while the installed on the control work and occer price to restallation.

T. THE CONTINUE CONTINUED BY A USE REPORTING THE PROPORTING THE CONSERVAND REQUERTS IN WRITING OF ANY ACCUSING, SOURCES OF STORM WATER PULLITURY COSSINGED CORNE CONSTRUCTION AND THE ACCUSING, COSTS REQUIRED TO PREVIOUS THAT MAN ARE ACCUSING.

A. SEE SOLD REPORTS FOR TESTING ROCKERMONTS. THE FINE, SOLD SEPERAL ARE DEFEND AFFOLLOWS: SEE, REPORT AND DOPMOSPREPARED.

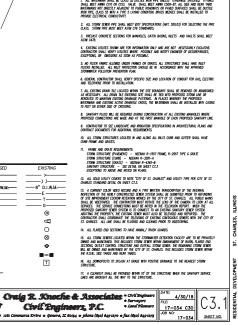
9. ALL FILL AND BACKFILL SHALL BE PLACED IN LIFTS OF 8" OR LESS IN LOOSE THICKNES

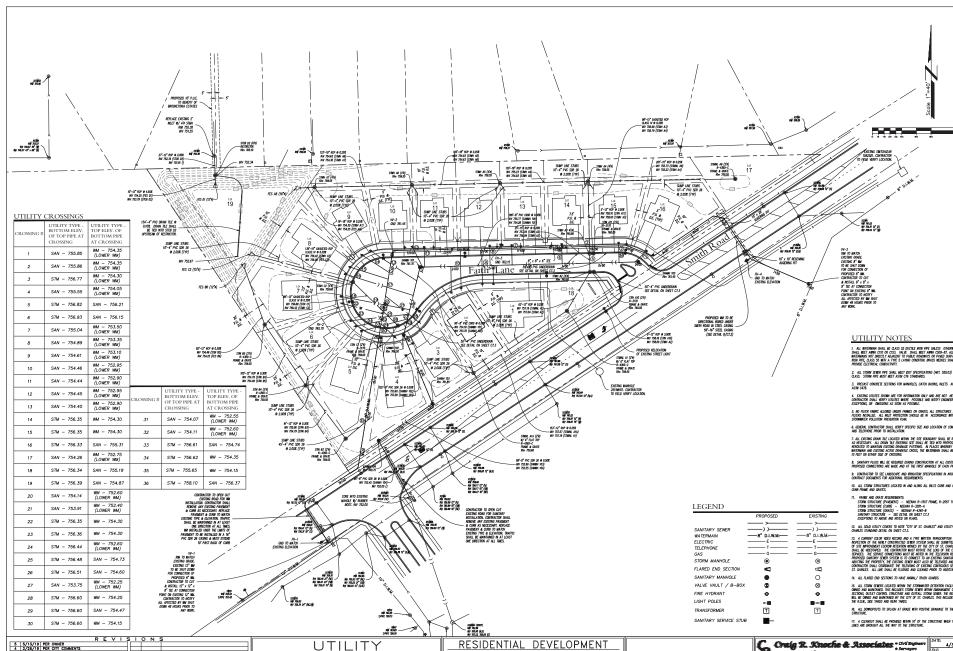
A LIFEL MANS SHALL BE PLACED AND COMMETTED AS STRUCTURED FILE, MEMOS TORRODER FILE SHALL BE COMPETED TO ARRHAMMETED FOR A ROPHODY COLUMN SHALL FOR SECTION AND ILLES AS STREAMS HAVE AND USE BE SERVED BEFORE PLANDIGH. THE STRUCKING FILE PLANDIS SHALL COMES FOR ROWSHIP AND IT IN PROPERTY BETTED FOR THE STRUCKING LIFE (BASE OF COMPANION TO A COLUMN SHALL FOR THE SERVED SHALL FOR THE SERVED FOR THE SERVED SHALL FROM THE SERVED FOR THE COLUMN SHALL FOR THE SHALL FOR THE SERVED FOR THE SERVED FOR THE SERVED SHALL FOR THE SERVED FOR THE SHALL FROM THE SERVED FOR THE SERVED

FOR PCC PARTIEMENTS, THE LEPTIR IT OF SUBGRADE SHALL BE COMPACTED TO A IMPRIEM OF RES OF THE MAXIMUM DRY DESCRIP (ASTMO-MARKED PROCECCE) AT A MINISTRUCE COMEST ESTRESS - TAY NO SE OF OFFEMAN FOR LOW-PLASTELTY SCILLS AND IN MO - 78. OF OFFEMA IMPRIESE PLASTELT SCILLS SUBGRADE REPRESENTATION SHALL EXTENS A MANUAL OF ZETE STAYMENT BE BLOCK OF CASE.

12. FOR EXEMBLES, THE UPPER OF SIGNOSES ENLY AS COMPACTED TO ANHABING FIGURE OF THE WARRANDER OF SHEET VISIT NEWS EXPANSIVE PROCESSOR A MARTITURE CONTRIBUTION THE WARRAND FOR COMPANIES OF THE WARRAND CONFINENTIAL THE AS THE PROPERTY OF THE WARRAND THE COSE OF THE MART COMPANIES OF THE WARRAND FIGURE OF THE MART COMPANIES OF THE

1), IMPORTED INTERPIAL IT RECURED, SHALL BE FREE OF ORGANIC WINTER AND DEBTIS, AND SHALL BE A CLEWN, NORGANIC SLIT OR LEWY CLAY WITH A USUAD LIMIT LESS THAN 45 AND A PLASTICITY MODE RETAKEN 10 AND 31. BELOW PROBINENTS THE LIDIAD UNIT SHALL BE LESS THAN 50 WITH

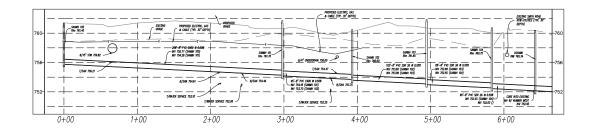




SMITH ROAD ST. CHARLES, ILLINOIS

PLAN

6 10/28/19 PER CITY COMMENTS NO. DATE DESCRIPTION



SANITARY PROFILE

RESIDENTIAL DEVELOPMENT SMITH ROAD ST. CHARLES, ILLINOIS

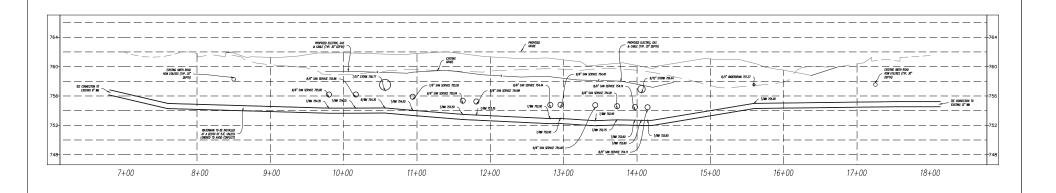
VERTICAL SCALE: 1"=4" HORIZONTAL SCALE: 1"=40"

Craig R. Knoche & Associates • Civil Ingleser

Civil Engineers, P.C.

1st Commerc Strive + General Library of June 1990

1st Commerce Strive + General Library of June 1990 Agency - fact (890) Agency -



WATERMAIN PROFILE

RESIDENTIAL DEVELOPMENT SMITH ROAD ST. CHARLES, ILLINOIS

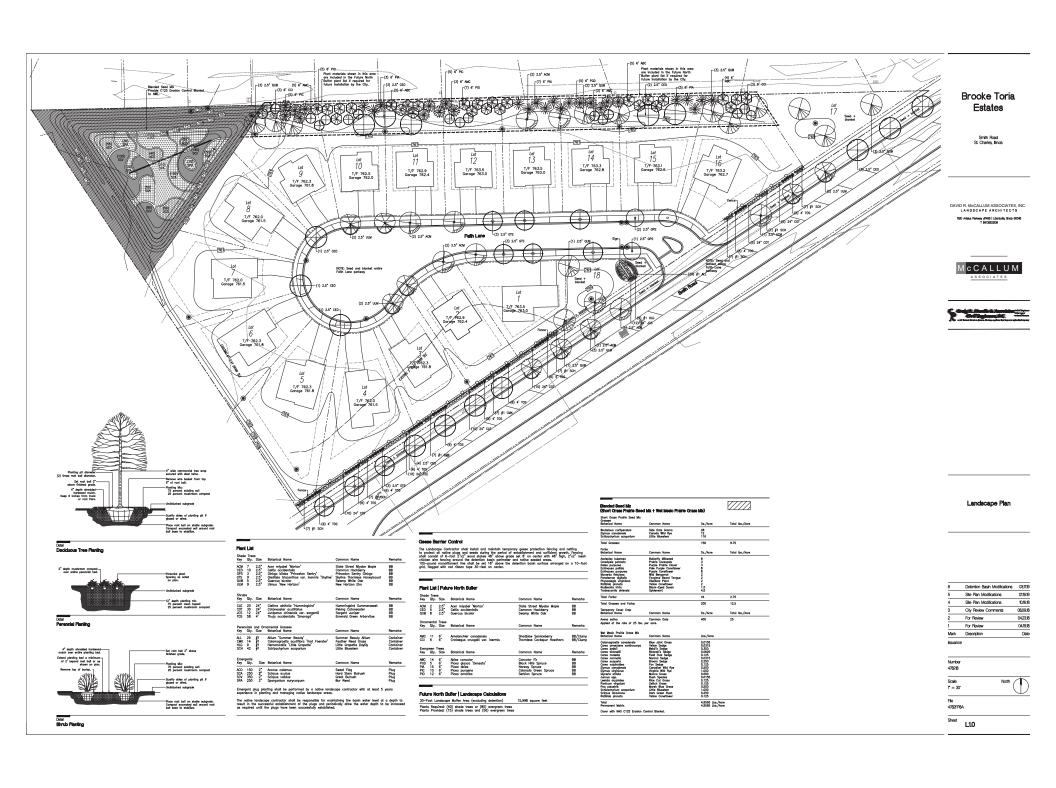
VERTICAL SCALE: 1"=4" HORIZONTAL SCALE: 1"=40"

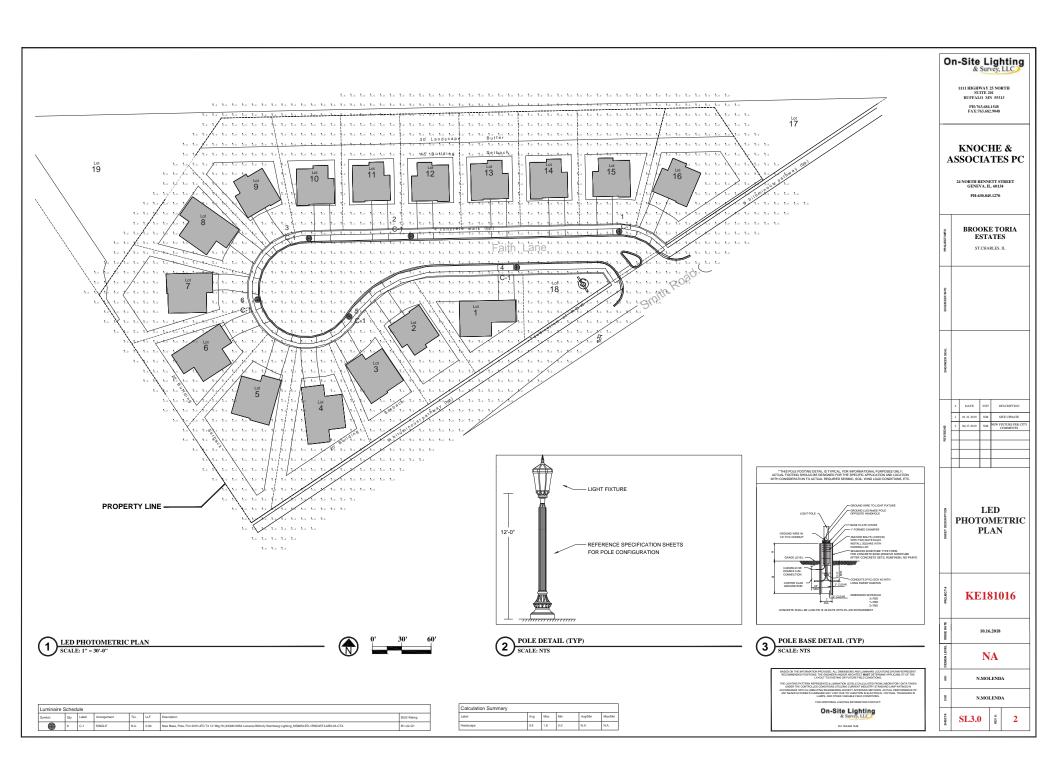
Craig R. Kraeche & Associates - Civil Ingineer

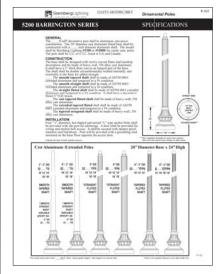
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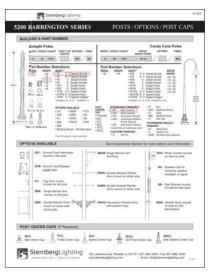
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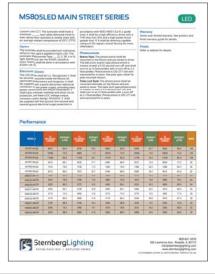






POLE TYPE C-1
SPECIFICATION SHEETS







POLE MOUNT FIXTURE TYPE C-1
SPECIFICATION SHEETS

SECTION THE REFORMATION PROVIDED. ALL DESIGNED OR NOT LIMITATE CONTINUES CHARMED REPRESENT MECOMBERGED CHARMED THE EXAMPLES OF RECOVERY DESIGNED THE CONTINUES AND EXCHARMED THE PROVIDED THE CONTINUES AND EXCHARMED THE CONTINUES AND EXCHARMED THE CONTINUES AND EXCHARMED THE CONTINUES AND EXCHARMED THE CONTINUES AND EXCHANGED CHARMED THE CONTINUES AND EXCHARMED THE CONTINUES AND EXCHANGED THE

On-Site Lighting

BROOKE TORIA ESTATES ST.CHARLES. IL DATE INIT DESCRIPTION 1 01.21.2019 NM SITE UPDATE 2 06.17.2019 NM NEW FIXTURE PER CITY COMMENTS SPECIFICATION SHEETS KE181016 10.16.2018 NA N.MOLENDA N.MOLENDA SL3.1 2

On-Site Lighting & Survey, LLC

> 1111 HIGHWAY 25 NORTH SUITE 201 BUFFALO MN 55313

KNOCHE &

ASSOCIATES PC

24 NORTH BENNETT STREET
GENEVA. IL. 60134





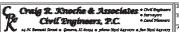
- NOTES:

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



MAINTENANCE OF TRAFFIC PLAN

RESIDENTIAL DEVELOPMENT SMITH ROAD ST. CHARLES, ILLINOIS



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

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

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

5. The governing jurisdiction building and engineering departments shall be notified at least tax (2) working days given to start construction. The unit of the construction is start to construction and the construction of the construction.

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

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

and lesting of the work on this project.

All work shall comply with the "limited birthon Manual." The contractor shall false shockers steps are necessary to control enable on the after. The contractor shall be an experienced by the state of the site. The contractor shall take sufficient prevention for a freemen, loses and reservoirs with fields, this followings, occlosing one of the site. The contractor shall be sufficient prevention for prevent position of a freemen, loses and reservoirs. Housing will not be advised when the wart afte is too set for minimal productions on the site of the state of the state

9. The contractor shall be responsible for the compliance with all of the requirements of the occupational safety and health act including those requirements for open cut trendes and sheeting and bracing as required requirements for open cut trendes and sheeting and bracing as required directly or an third party participants to any tilipation concerned with construction profile.

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

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

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

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

14. All concrete used shall be I.D.O.T. class Si. 15. Subgrade preparation for all pavements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deteterious

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

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

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

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

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

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

22. All curb radii are back of curb unless otherwise noted. 23. See architectural plans for exact building dimensions.

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

25. Sidewalk around perimeter of the building shall be integral curb / walk. 7. Clean out conduit before installation of conductors.

26. All cosite povement markings shall be painted traffic yellow 4" wide and 2 costs. Step bars and lane lines shall be painted white.

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

Contractor to provide temporary traffic control measures during construction of entrances of R.O.W. in accordance with Illinois D.O.T. Page 10 percents.

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

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

EARTHWORK NOTES & SPECIFICATIONS

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

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

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

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

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

6. See soil report for testing requirements.

7. The controctor is advantable to the self-scripe have been performed for this project. Betting gain of the soil report or avoidable from the engineer. There are ten reports. The first is dided Spetember 13, 2016 and was prepared by the self-scripe of the sel

8. After striping and reugh grading is completed, the exposed sub-grade should be priorf critical. Prof rolling may be accomplished with a fully loosed tradem—site dump truck or other explainent providing or equivalent sto grade scarlification and recompaction or by undercutting and replacement with suitable compacted file.

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

12. Protect benchmarks from damage or displacement.

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

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

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

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

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

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

GENERAL UTILITY NOTES & SPECIFICATIONS

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

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

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

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

Contractor shall mark the end of all stubs with a 4" x 4" wood marker extended to 3" minimum obove grade. Markers shall be pointed as follows: flue - Woter, Green - Sonitory, Yellow - Storm.

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

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

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

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

A Sanitary sewer system

Sanitary sever system shall be designed to meet Illinois Environmental Protection Agency (EPA). The Standard Specifications for Sever and Water Main Construction in Illinois, lottest edition, Metropolitin Water Recitamation District of Cerebert Chicago and other applicable requirements. The design shall incorporate the more stringent requirements of the following learns or agency requirements:

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

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

3. Manholes are to be provided at each change in direction of flow, change in pipe aixe, change in stope, change in material and at each intersection. Maximum another packing is the senting over system shall be specifyed by the change of the senting over system shall be severe installed within the rights—of—way shall not be placed more than eight feet from edge of prevents.

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

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

6. Pipe shall be laid in approved bedding. Minimum size sewer main shall be eight lackes (8*). Sanitary sewers with an invert elevation fifteen feet or greater in depth shall be ducttle fron pipe. Sanitary services shall be a minimum of 4* with a minimum shape of 2,00%.

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

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

c) Pipe penetrations into existing sanitary manholes shall be properly sized and cored and seeded with flexible waterlight connections. No cut—in connection made by breaking or cuthing a hole in the main and inserting the spipet end of an ordinary sweer pipe shall be permitted. No connections to manholes are permitted unless approved by the Superintendent.

Superintenent.

8. New softloar membrles are to be pre-cost rehiforced concrete eccentric type with a minimum 48° LD. Borrel section, and monotific bottloan section: Pipe penetrations are minimum 48° LD. Borrel section, and monotific bottloan section: Pipe penetrations are minimum 48° LD. Borrel section, and the section of the pipe with selection settle bound section and the section of the pipe with selection settle bound section and the section of the

Sanitary sewer manhoies constructed in a flood plain must have a rim twelve inches *(*) above base flood elevation and have a water-light-lock type frame and cover, enth R-1916 C or approved equal. Cover must have "SANITARY" cast Into the top of

To County of provided in \$8 above, all frames and covers are to be East Jordan Iron Wards Number 1050-71, with conceided pick holes and sealed cover. Variations in control glamassians and be approved by Utilities Superhieration. Manhole covers must use the control of the Cover of the Cover

11. All utility and service trenches under or within two feet of powed surfaces or driving areas shall be backfilled with CA-6 material property compacted. Mechanically compacted backfilled with CA-6 material property compacted backfilled with CA-6 material property compacted backfill shall be placed in ski-mich infractuat layers of thickness. Each layer shall be evenly spread, moletened (or dried, if necessary), and then tamped or rolled until 90 prevent relative composition is achieved.

MANHOLE / SEWER PIPE MATERIALS AND INSTALLATION SPECIFICATIONS MATERIALS

1. IMPE & FITTINGS
The and fittings used in scallary sever construction, unless otherwise specified and approved by the City, what is a polyviety choicise (P(C) pips. P(C) Pipe and P(D) Pips and P(D

and F-477, and
"I'm Pipe Sized (IPS) Poly(Viny) Chloride) Pressure Roted Pipe and Fittings
(ASTM — SDR
series), conforming to ASTM Numbers D-1784, D-2241, D-3139, F-412 and
F-477, and
"I'm Ductile livin Pipe sized (DIS) Poly(Viny) Chloride) Pressure Roted Pipe and
"Ductile livin Pipe sized (DIS) Poly(Viny) Chloride) Pressure Roted Pipe and

" Ducide Ion Pipe Sized (SIS POP/NY) Uniform Pressure Investign Internal Difference of the Internal Di

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

* (PSM) is an arbitrary designation for a product having certain dimensions regarding Blastic.
Sever Moins

When a gain due to over-dig at any woll or foundation exceeds two (2) feet, a six (6) finh 500 27 (or greater) PICs pie sleeve through the woll wall be added as (6) finh 500 27 (or greater) PICs pie sleeve through the woll and the added to the control of the co

service pipe when required, and what be supported by data 16 CA-7 conshed states pipe filling recording to 45 Mile 70.55 Med 46 MID 6-22 M will be the pipe filling recording to 45 Mile 70.55 Med 46 MID 6-22 M will be not inhibitum well foliations of 50° 80° pleases pipe as eithered in table 1 (ASIM 6-25)44 or 36 Mile 70.24%) and of letter the some foliations of the minds seen filling the production of the some foliations of the minds seen filling the production of the some foliations of the some foli

2. BEDDING, HAUNCHING, AND INITIAL BACKFILL

A estudion, nonlinearine, and minite, Bruchers L.

Bedding material ratio be Casa II. As a callined the ASIM D-2321 and shall be certified by the monulatulare and approval by the fully prior to installation, to the control of the Casa III. The Casa III.

aggregates from these sources shall be used on the job unless approval in writing is

LABORATORY TEST

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

Pipe shall be constructed so that the internal diameter does not decrease by more than five (3) percent, in order to provide the complete hydraulic carrying capacity, and to obtain the joint performance at five (5) percent maximum diametric deflection.

PIPE INSTALLATION AND FIELD TESTING

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

Treach entities abused to stakes or augmentar, provides a calific artifact, but no organize than receivery to ensure section from to properly untal safety post consolidate households and other embedment materials. The space between the consolidate households and the section of the consolidate to the material from the receiver the consolidate to the consolidate of minimum franch withit shall be the outside dismester of the pipe plus absteas (16) teach for 12 of buttons.

throughout installation, including during and after the removed of such supports.

The piles shall be indeed to that it will be underly supported from the entire the piles for the state of the support of any time shall be useful southed from piles to grade strongly when the bedding material shall be piled and serviced to around pile by handly. The bedding material shall be piled and serviced to around pile by handler than the piles and controlled that the support of the piles and controlled that the support of the french. The granular entire shall be piled and controlled that the support of the french. The support of the piles shall be piled and controlled that the support of the french support of the piles shall be piled and controlled that the support of the piles shall be piled and of the support of the piles shall be piled and of the support of the piles shall be piled and the materials surrounding the piles shall be piled and of the shall of 2-215.

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

Service connections to new mains shall be with a tew-yee fitting with a 6° branch. Service connections to an establing main shall be with a tew-yee fitting with a 6° branch. Service connections to an establing main shall be with an "insertia--tee" around fitting. No cutting or disrupting of any main will be callered. Controver shall hand-work hounching aggregate and place / replace hitful bookfill over connection to protect sever main.

CINAL ACCEPTANCE AND TECTING OF CANITARY SEWER

rent. ACCUPTANCE AND TESTING OF SANTANT SERRE

Before find conception, the anality sever shall be tested in occordance with
Section 31–112 of the "Stordard Specifications for Rater and Sever Main
Section 31–112 of the "Stordard Specifications for Rater and Sever Main
Constructed in Binds." in addition, of analitys sever hardly a dismater of eight
constructed of finable moderates shall be subject to or entiretion tests, identified
and definition test. The defection rate and tall be performed on account from
the constructed of finable moderates shall be subject to or entiretion tests, identified
and definition test. The defection rate and tall be performed on account from
construction of the stord of the stord of the platfall under
root shall be inferred to fine (5) several for the internal plate or former. All plat
services that the stord or replaced by the contractor of their add
exercises.

The cost of all deflection testing shall be barne by the contractor and shall be accomplished by pulling a mandrel, sphere, or pin-type "go / no go" device, with a dismatter equal to inhety-five (92) percent of the un-deflected inside diameter of the flexible pipe, through the pipeline. MANHOLES

1. INSTALLATION

1. No.TALA.TON.
AT member contrige, originating rings and monhole sections shall be set in BUTY.
All member contriges, originating rings and monhole sections shall be set in BUTY.
All member contributes the set of the section of the set of the conditions shall not be mentioned. However, the ones between the pipe and fine denoted that it is all the section of the set of the section of 2. TESTING

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

Speciations for filter and Sever Construction in limits assembly and prior to all count feeting fault be courfed out firms desirably after assembly and prior to all off the several countries and the properties of the countries of the countries

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

Vocum Tester shall be manufactured by P.A. Caster, in, Brochester, Ma., 01613, the control of th

WATER MAIN NOTES & SPECIFICATIONS

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

2. Water services shall have a minimum of 5.5 feet of cover from finished grade. 3. Any existing utility structures requiring modifications are to be adjusted (up to 12" total adjustment) by the contractor as part of the contract. Any adjustment of 2" or less shall use preformed rubber adjusting rings, which are 2" or less in

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

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

hydrotts shall be jobiled in scordation with the Manifelps standards. "In J. Riper mains shall be profected in concation with the representation of the silical EVA. Where a sever (cambray or atom) crosses before a sever main, or main and the sever of the silical EVA. Where a sever (cambray or atom) crosses before a sever main, or sever a sever profession. The sever of the sever (cambray or a sever profession of the sever concept of the sever (cambray or a sever profession of the sever concept of the sever (cambray or a sever profession of the sever (cambray or a sever (cambray or

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

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

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

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

13. All fittings shall be installed Field Lok (Tyler MJ Accessories). Manholes used for valve vauits will be a minimum of five (5) feet in diameter measured internally.

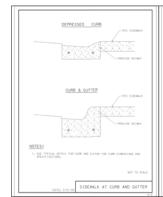
REVISIONS 3 1/21/19 PER CITY COMMENTS
NO. DATE DESCRIPTION NO. DATE

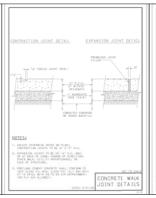
GENERAL NOTES & **SPECIFICATIONS**

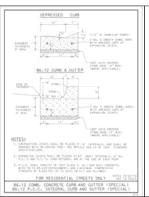
RESIDENTIAL DEVELOPMENT SMITH ROAD ST. CHARLES, ILLINOIS

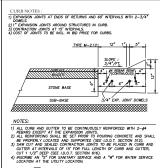
4/30/18 FILE: 17-034 C70 JOB NO: 17-034

C7.

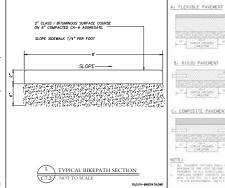


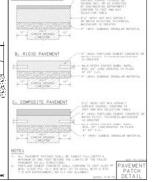


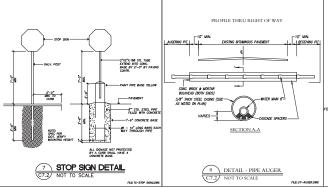


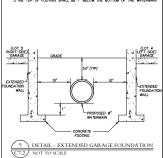


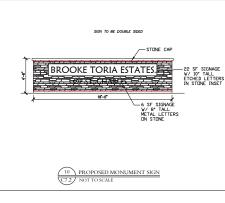
4 DETAIL-M2.12 CURB / GUTTER

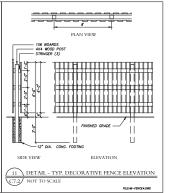


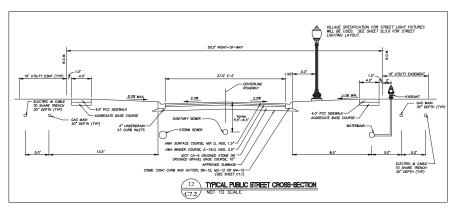


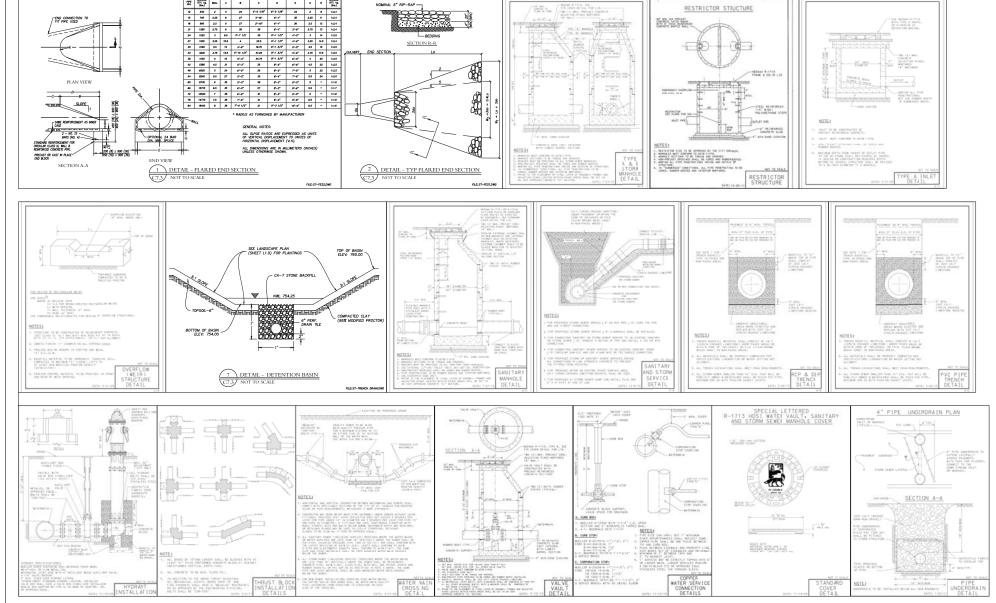












RESIDENTIAL DEVELOPMENT

SMITH ROAD ST. CHARLES, ILLINOIS

UTILITY

DETAILS

REVISIONS

NO. DATE

4 2/25/19 PER CITY COMMENTS
2 10/17/18 PER CITY COMMENTS
1 8/28/18 PER CITY COMMENTS

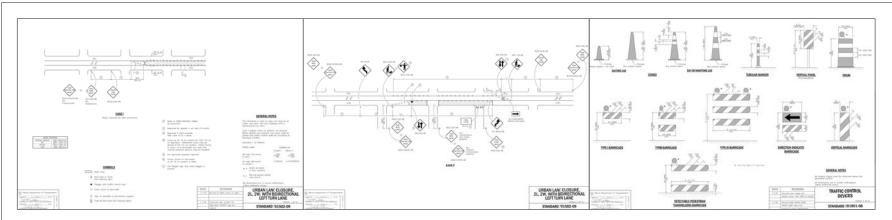
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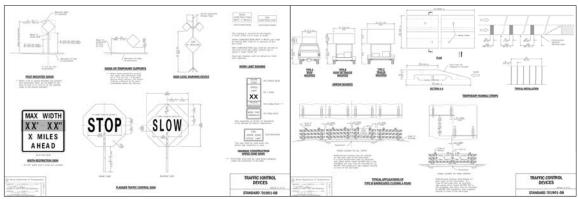
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17-034 C70 JOB NO:

17-034

Craig R. Knoche & Associates Collapour Civil Engineers, P.C.



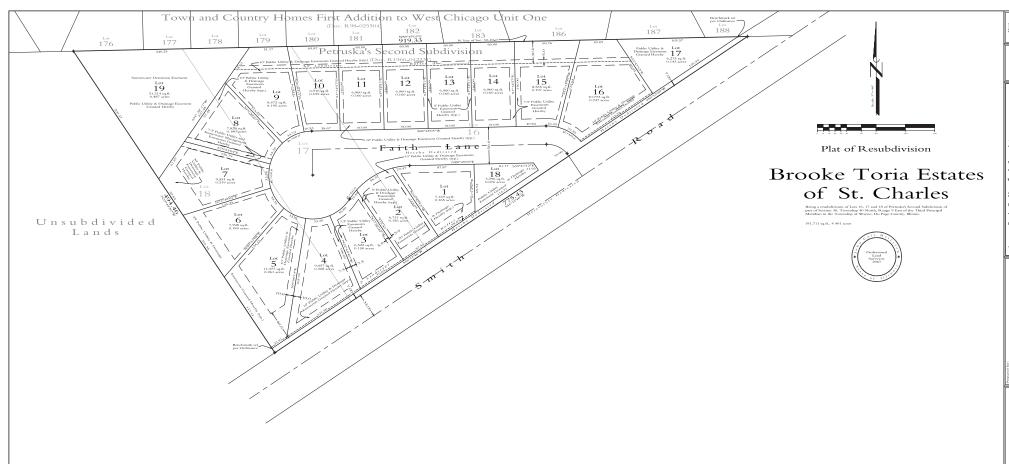


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IDOT DETAILS RESIDENTIAL DEVELOPMENT SMITH ROAD ST. CHARLES, ILLINOIS

EXHIBIT "E"

FINAL PLAT OF SUBDIVISION



STORMWATER DETENTION EASEMENT DECLARATION

A PERMANENT NON-EXCLUSIVE EASEMENT DECLARATION

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND OT THEIR SUCCESSOIS AND ASSIGNS, IN UPON ACROSS, OVER VEHER. THE CONTROL OF THE CHARLES AND OTHER SUCCESSOIS AND ASSIGNS, IN UPON ACROSS, OVER VEHER. DETENTION EASEMENT ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONTROL CONTROL OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONTROL CONTROL OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, ENAKONING, REMOVING, REPAICING, EREALING, ENAKONING, REMOVING, REPAICING, EREALING, ENAKONING, REMOVING, REPAICING, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISHE HOLD, TO SUBDIVISION OF THE REAL STATE OF THE ABOVE WORK. NO BUILDING SHALL BE PLACED ON SAID EASEMENT ANY OR ALL OF THE ABOVE WORK. NO BUILDING SHALL BE PLACED ON SAID EASEMENT ANY OR ALL OF THE ABOVE WORK. NO BUILDING SHALL BE PLACED ON SAID EASEMENT ANY OR THE LEAD SWITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE BUILDING ON THE HEIRS, EXECUTORS, DIMINISTRATORS, SUCCESSOR AND ASSIGNS OF THE LABOVEN FROM THE CITY OF STALL ASSIGNS OF THE LABOVEN FROM THE PROPERTY OF THE STALL ASSIGNS OF THE LABOVEN FROM THE RECEIVED WRITTEN SAID ASSIGNS OF THE LABOVEN FROM THE DISTORY OF THE DISTORY OF THE RIGHT BUT NOT THE DISTORY OF PROPINTS AND ASSIGNS OF THE LABOVEN FROM THE PROPINTS AND ASSIGNS OF THE PROPINTS

Public Utility & Drainage Easements = 73,683 sq.ft. Stormwater Management Easements = 21,214 sq.ft. Landscape Buffer Easements = 16,295 sq.ft.

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

Lots 17, 18 and 19 as platted herein are not buildable and art to be conveyed to the concurrently constituted Flomewners Association and are also covered in their entirety with Publi Utility Easements as declared herein and with Stormwater Detention Essements as genated hereby.

LOCATION MAP

After recording, return to: City of St. Charles 2 E. Main Street St. Charles, Ill. 60174

Brooke Toria Estates of St. Charles

State of Illinois County of $DuPage$ $S.S.$
This is to certify that V&M Investment and Remodeling Group, LLC is the owner of the lands shown and described on the annexed plat and by its duly authorized Manager has a such owner caused said lands to be surveyed, resubdivided and platted as shown thereon for the uses and purposes therein resubdivided and platted as shown thereon for the uses and purposes therein and title thereon shown. It is further certified that the lands platted hereby fall within the boundaries of St. Charles Community Unit School Dissrict 303.
Dated thisday of, A.D.2019.
by:
Manager
for: V&M Investment and Remodeling Group, LLC
Notary's Certificate
State of Illinois County of DuPage S.S.
I. a notary public in and for the County and State aforesaid do hereby certify that.—State aforesaid do hereby certify that.—State Manager of V&M Investment and Remodeling Group, H.C. as Manager of V&M Investment and Remodeling Group, H.C. as the state of the foregoing certificate, appeared before me this day in person and acknowledged the execution of the annexed plat and accompanying instrument as being pursuant to authority given and the state of the st
Given under my hand and notarial seal thisday of, A.D.2019.
notary public
Certificate as to Special Assessments
State of Illinois
County of Kane S.S.
State of Illinois County of Kane County of DuPage S.S.
I do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have not been apportioned against the tract of land included in the annexed plat.
Dated at, Illinois, this day of, A.D. 2019.
Collector of Special Assessments
Plan Commission Certificate
State of Illinois
County of Kane S.S.
County of Kane County of DuPage S.S.
Approved this day of A.D. 2019

Owner's Certificate

Chairman, Plan Commission

Director of Community Development Certificate State of Illinois County of Kane County of DuPage I_______do hereby certifuy that the required improvements have been installed or the required guarantee bond has been posted for the completion of all required land improvements. dated at St. Charles, Illinois this _____ day of ____ Director of Community Development City Council Certificate State of Illinois County of Kane County of DuPage Approved this _____ day of _____, A.D. 2019. City Council of the City of St. Charles, Illinois

PUBLIC UTILITY AND DRAINAGE EASEMENT DECLARATION

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES, AND TO ALL PUBLIC UTILITY COMINAINES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, AND TO ALL PUBLIC UTILITY COMINAINES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, RECLUSIVE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, RECLUSIVE GRANTING THEM EASEMENT HIGHTS FROM SAID CITY OF ST. CHARLES, RECLUSIVE GRANTING THEM EASEMENT FROM THE RESTORMAND AND THE RESTORMAND AND THE PLAT OF SUBDIVISION ACCOSS, OVER, UNIDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND ACCOSS, OVER, UNIDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND ACCOSS, OVER, UNIDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND ACCOSS, OVER, UNIDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND ACCOSS, OVER, UNIDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND ACCOSS, OVER, UNIDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND COMENT OF SUBDIVISION ACCOSS, OVER, UNIDER, AND THE PLAT OF SUBDIVISION OF THE PLAT OF THE P

Surveyor's Certificate

State of Illinois County of DuPage S.S.

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

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

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

All dimensions are given in feet and decimal parts thereof and are correct at

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

Illinois Professional Land Surveyor 2967

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

County Clerk's Certificate

State of Illinois County of DuPage S.S.

I, Jean Kaczmarek, County Clerk of Du Page County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat. I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at ______, Illinois, this _____ day of _____, A.D. 2019.

County Recorder's Certificate

Du Page County Clerk

State of Illinois County of DuPage

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

Du Page County Recorder

EXHIBIT "F"

PUD DEVIATIONS

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