CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item Number: IIIC3**
	Title:	Motion to approve An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Springs at St. Charles
	Presenter:	Russell Colby

Meeting: City Council **Date**: June 6, 2022

Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

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

Springs at St. Charles is a residential apartment community and PUD consisting of 320 units within 16 two-story buildings proposed for annexation to St. Charles.

The subject property is located in unincorporated Wayne Township and is contiguous with the St. Charles city limits. The developer, Continental 629 Fund LLC (Continental Properties), has filed a Petition for Annexation to annex the property to St. Charles. Approval of an ordinance annexing the property will be considered by City Council prior to this item.

Planning & Development reviewed the project and recommended approval of the Springs at St. Charles PUD at the April 11, 2022 meeting. The vote was 5-3, with 1 absent.

A PUD Ordinance has been prepared per the Committee's recommendation.

Follow-up items since the Committee discussion are addressed in the PUD Ordinance as follows:

- The St. Charles Park District has agreed to a 1.633-acre park site dedication east of the development, to be accessed from Smith Rd. A shared driveway will provide access to the park site and secondary access to the Springs.
- The Park District has agreed to maintain an 8 ft. trail along the north end of the development, providing public pedestrian connection from the west property line to the park site.
- The boundary agreement with West Chicago requires a 30 ft. landscape buffer along the north property line, adjacent to Cornerstone Lakes (West Chicago). The developer intends to preserve existing vegetation within the wetlands at the north end of the property and plant additional trees and shrubs where necessary to provide the required landscape screening. Upon completion of the site improvements, the applicant shall provide documentation to the City demonstrating compliance with the landscape buffer planting requirements.
- A 5' decorative black aluminum fence will be erected around the perimeter of the property, with the northern public trial outside of the fence. The entrance gate will be open between 6am-8pm.

The approval of the Preliminary Plans is subject to resolution of outstanding staff comments during Final Engineering review.

Attachments (*please list*)**:**
Letter from the Developer regarding Public Comments, Public Comment received since 4/11/22 P&D meeting; Ordinance

Recommendation/Suggested Action (*briefly explain*)**:**
Motion to approve An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Springs at St. Charles.

From: Erik Hahn <EHAHN@cproperties.com>
Sent: Friday, June 3, 2022 2:00 PM
To: Johnson, Ellen; Colby, Russell
Cc: Konrad Roznik; Kate McCracken; Al Petkus
Subject: Springs Apartments - resident incomes and Section 8
Attachments: Household Profile - Springs Resident Demographics.pdf

Good afternoon, Ellen and Russell:

We wanted to take a moment to respond to the public concerns the City has received regarding our Springs at St. Charles apartment proposal, and comments regarding residents and Section 8 vouchers. In terms of Continental's other developments, this message is to inform the City that we are not currently receiving Section 8 vouchers for executed leases at Springs at Orchard Road in North Aurora nor at Springs at South Elgin in South Elgin, the two communities nearest St. Charles. Further, Continental requires that prospective residents prove that they earn 3 times their monthly rent in order receive approval for a lease with us.

Evidence of *Springs* median household incomes is detailed in the chart below, showing median household incomes at various suburban Chicago communities from our latest quarterly resident data, collected at time of leasing with Continental.

Resident Income
Springs Apartments Residents

March 25, 2022

Source: Continental's RealPage Business Intelligence reports
Excludes units that do not have income data for residents

	Median Household Income	Average Household Income	Per Capita Income	Total Household Income	Total Households
Portfolio Total	**$85,000**	**$105,126**	**$54,906**	**$1,393,449,291**	**13,255**

Property Name	Median Household Income	Average Household Income	Per Capita Income	Total Household Income	Total Households
Springs at Three Oaks	$113,000	$140,175	$77,140	$24,530,657	175
Springs at South Elgin	$95,000	$115,940	$58,810	$32,463,286	280
Springs at Oswego	$95,000	$108,738	$56,199	$28,380,542	261
Springs at Weber Road	$90,000	$100,721	$55,015	$26,187,372	260
Springs at Lily Cache Creek	$81,200	$147,819	$78,257	$1,330,374	9
Springs at Orchard Road	$80,164	$103,260	$56,902	$29,532,308	286
Grand Total	**$93,601**	**$112,057**	**$59,667**	**$142,424,539**	**1,271**

We have found in most cases that local demographics are the best indicator of future *Springs* household demographics. *Springs at St. Charles* will offer amongst the highest proposed rents in our portfolio and in the Chicago suburbs, and as stated in prior public meetings, our rents will range from $1,510 for the smallest studio, to $2,250 for the largest three bedroom. While City of St. Charles median household incomes across the city are over $100k, we expect that our future Springs median household incomes will be commensurate with the demographics of the communities in which they are situated. We also do not anticipate any units to fall below the 80% of AMI threshold, and therefore will be paying the City of St. Charles Inclusionary Housing Impact Fee for all units permitted in this development.

Lastly, it is important to note that the State Senate recently passed source-of-income fair housing protections (HB 2775) which were signed into law on May 23, 2022 and become effective on January 1, 2023. This law stipulates that all residential landlords will have to honor vouchers, including Section 8 vouchers, as part of a renter's overall income. We presume that City leaders understands the need for affordable housing, based merely on the existence of the inclusionary housing ordinance in St. Charles, which we have not encountered elsewhere in our development activities in Illinois or otherwise.

Please let us know if City Staff or City Council would like any further information on the concerns you have received from the public, and we look forward to seeing you this upcoming Monday.

Sincerely,

Erik Hahn
Vice President
W134 N8675 Executive Parkway
Menomonee Falls, WI 53051
Direct: 262-532-9323 Cell: 414-708-8249

This email has been scanned for email related threats and delivered safely by Mimecast.
For more information please visit http://www.mimecast.com

From: Ron Jaeger <rhjaeger59@gmail.com>
Sent: Monday, May 9, 2022 12:01 PM
To: CD <cd@stcharlesil.gov>
Cc: Bill Marrano <bhmarr@att.net>; bill thomas <didymus98@yahoo.com>
Subject: Withdrawal of support for the Springs project

Dear St Charles Development and ?City Council,

Please find attached our letter WITHDRAWING our support for the Springs Project on Smith Road. While the developer has seemingly been responsive to staff and Planning Commission suggestions and requests, our withdrawal is due to a fundamental MISREPRESENTATION for how the project will be financed. As discussed in the attached letter, the developer has a history and having experienced the TRAGIC RAMIFICATIONS of subsidized housing and the MARKET DECLINE OF property value, we ask you to reject this development proposal as a rental community.

Sincerely,

Ron Jaeger

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Society is spinning out of control, WHY? We have denied the existence of our Creator and oppose His will. His ways are not our ways. His lead to a good, everlasting life, our ways lead to death. I've chosen to follow His ways. I'd love to tell you more about Him, please ask!

RONALD H. JAEGER

4016 Pheasant Court
Saint Charles. IL 60174
630.945.4235
Rhjaeger59@gmail.com

May 9, 2022

St Charles City Council and it's Community and Economic Development Commission

Re: Springs at Smith Road Project, withdrawal on support

Dear City Council and Community and Economic Development Commission:

Since your Community and Economic Development Commission public hearing on this project, I have come to learn that while the developer, Continental Properties, included in their application information that this was a private equity funded project. I have since learned that while Continental may fund construction and early operational funding using private equity, they apply for and refinance their projects through HUD. As you are probably aware, HUD financing requires some level of subsidized housing units and provides for subsidized, income based, housing, referred to as Section 8 housing. While I could not find any specific information on their participation in Section 42 TIF financing, I'd not be surprised if this also gets mixed into their financing plan.

Because of this misrepresentation by the developer and my experience with Section 8 and Section 42 TIF housing in Peoria, We withdraw all support of this project and additionally, vehemently OPPOSE this development plan. Let me share our Peoria experience. We resided for 24 years on the west side of Peoria in a single family area. In the late 90's-early 2000's two 600 plus apartment developments received PUD approval and were developed; Lexington Hills and Aspen Bluffs apartments and town-homes. Both were approved as market rated developments with the understanding that Section 8 and 42 would be their fallback business plan. Once operational, both projects quickly converted and their operational and social problems escalated. Their was a decline in the parental involvement in the primary grade school, Pleasant Valley. Concurrently, the surrounding residential communities became unofficially designated as a high crime rate area by the Peoria Police department. We only learned of this dark history when we in 2006 put our home on the market. We had an exceedingly difficult time attracting showings and only after we pressed our realtor, did we learn of the impact of these two apartment developments on our home's value.

It took us 24 months to sell our home. In order to accomplish this, we lost approximately half of the market value because of this undesirable area that

developed from these apartment developments. We DON'T want to see this repeated here!

Out of curiosity, I researched the current situation of these developments. What I found was shocking. On April 10th, Lexington Hills management offices were burned out. Yes, BURNED OUT! They have sever drug problems and are hauling vehicles, without permits, from the property. There is a new prohibition list of rules from management to residents for 'causes for eviction'. I did not research the Peoria Police activities but can only imagine what this would disclose.

Ownership is the only Gold Standard to ensure that those who reside in a development will care enough about their home and neighborhood, the schools and all the other aspects of ensuring a quality experience. From my brief background check into Continental's history and means to finance projects, not to mention their lack of transparency and forthrightness. WE OPPOSE this project and as the St Charles City Council to do the same.

Sincerely,

Ron and Linda Jaeger
4016 Pheasant Court
St Charles, IL

From: Denise Devitt <tpddsd@yahoo.com>
Sent: Thursday, May 19, 2022 3:02 PM
To: CD <cd@stcharlesil.gov>
Subject: Vote No on the Springs of St Charles

Councilmen,
Please do not allow the Springs of Stc to move forward with their 320 unit development plan. The developers will turn this into a HUD project with section 8 and 42 TIF which would attract lower income residents and increase the likelihood of more crime, drugs, and eyesores in our beautiful community. STC has worked hard to maintain a safe, friendly, family environment and by allowing this project to move forward it would greatly decrease property values and put a burden on our police,fire,and local businesses. Furthermore this will Increase local traffic. Please stop, block and forbid this from happening In St Charles Sincerely, Tom and Denis Devitt Property owners at 4053 Pheasant Ct STC

Sent from my iPad

From: WAYNE LAM <waynerlam@gmail.com>
Sent: Monday, May 23, 2022 5:48 PM
To: Colby, Russell <rcolby@stcharlesil.gov>
Subject: Springs of saint charles

Hello, We would like to voice our opposition to the Springs development on Smith rd. The east side of Saint Charles has too many vacant abandoned properties to consider a new large development. We believe we should focus on the vacant mall and what is left of the Pheasant Run high rise building. The high rise will become a squatters/drug hang out with more issues like the recent fire. The development of these properties should be our first priority. Let's fix the current problems before we build new ones. Thank you for your consideration, Wayne & Kathy Lam, 4079 Pheasant court. 630-945-3772

From: helen byrne <gotohelenbyrne@sbcglobal.net>
Sent: Tuesday, May 24, 2022 11:59 AM
To: CD <cd@stcharlesil.gov>
Subject: Proposed Springs apartment development on Smith Rd.

To the city of St. Charles,

We are very concerned and even appalled that this development is still being considered to move forward.

We read about the Springs development in So. Elgin. They promised all sorts of things but then sold the development and allowed section 8 to be included. Then property values in the area decreased.

That strip of land just is not appropriate for such a monstrosity of a development. Not to mention all the traffic that would occur and the elementary school is just down the road. We realize that studies were done on the impact to the existing communities in the area. But honestly, the studies just cannot be accurate.
We always admired the quaint charm and also the quietness of this area. Honestly, we feel like we are being invaded. Your proposal just does not have the right atmosphere for this St. Charles neighborhood.

If the proposed apartments were already built when we were looking to relocate just three years ago, we would never have considered moving here.

We sincerely hope you make the right decision and do NOT allow that development to be built.

Sincerely,
Vince and Helen Byrne
4023 Pheasant Ct.
St. Charles, Il

From: Allene Renz <allenerenz@icloud.com>
Sent: Wednesday, May 25, 2022 11:44 AM
To: CD <cd@stcharlesil.gov>
Subject: Springs of St. Charles

This is in regards to the very large apartment complex planned for Smith Road. We live on Pheasant Ct. and have for almost nine years. We love it here—but we may not soon!
That is a very large number of apartment bldgs to be built right across the street—too many for the property and the 2 lane road it will be on. There are rumors it may be built with HUD funds, which makes the entire idea unthinkable.
Having a low-cost rental property right by our subdivision will change the whole concept of this complex where we reside—and not for the better. And a rental complex will not add any funds to the town through taxes, but will add to the number of children attending the school down Smith Road.
The residents here are already unhappy about more traffic and the loss of the quiet, calm area where we live. It would be hard enough to cope with a large subdivision, but a low-cost apartment complex here would be prohibitive for many people. And our property values would plummet.
We would appreciate your discussing this with the neighborhood before the final decision is made.
Thank you.

Allene Renz
4039 Pheasant Ct.

From: JOAN HAENER <joanieh925@aol.com>
Sent: Thursday, May 26, 2022 11:59 AM
To: CD <cd@stcharlesil.gov>
Subject: The Springs development

I would like to cast a vote against this development. There are too many units planned for this space, and It will put undue stress on current residents in Pheasant Run Trails and Cornerstone. It will be impossible for us to turn onto Smith Rd, which isn't designed to handle that much traffic. I have already complained about the amount of truck traffic. This is really not a through street, just a way for truckers to avoid a couple of traffic lights on 64. I don't understand how this is allowed with Norton Creek Elementary down the street, not to mention the noise and disruption to current residents. It is just plain dangerous!!
This also brings up the issue of over loading the school district. A family member is a teacher in the district, and they are already stressed with not enough teachers, aids or other necessary employees. St .Charles needs to rethink their priorities! You already have an over abundance of bars and dispensaries, use that tax money, and stop putting apartment complexes in quiet areas.
J Haener
St Charles

From: John Semprini <jp.semprini@comcast.net>
Sent: Wednesday, June 1, 2022 4:08 PM
To: CD <cd@stcharlesil.gov>
Subject: Continental Property

Good afternoon,

I'm writing you today to express my concern with Continental Properties developing the property across Smith road into 320 rental properties. My concern is over their past activities in South Elgin which they began a similar project and the refinanced with HUD money which made forced them to provide subsidized housing , known as Section 8.

My wife and I moved to St. Charles because we liked the community just the way it is. I don't know if we will stay if this property goes to, even in part, with HUD financing. I am strongly opposed to this type of development.

John Semprini
630 Pheasant Trail
St, Charles

City of St. Charles, Illinois
Ordinance No. 2022-Z-

An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Springs at St. Charles

WHEREAS, on or about October 8, 2021, Continental 629 Fund LLC (the "Applicant"), with the authorization of Albert M. Petkus, Trustee of the Albert M. Petkus Trust, property owner, filed petitions for: 1) Map Amendment from RE-1 Single-Family Estate District to RM-2 Medium Density Multi-Family Residential District; 2) Special Use for Planned Unit Development; and 3) PUD Preliminary Plan, all for the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"), for the purpose of developing a 320-unit apartment community called, "Springs at St. Charles"; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about March 19, 2022 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 April 5, 2022 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 petitions for Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan on or about April 5, 2022; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about April 11, 2022; 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 RM-2

Medium Density Multi-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 Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Preliminary Plat of Subdivision; Manhard Consulting; revisions dated 5/12/2022
- Preliminary Site Plan; Continental Properties; dated 4/22/2022
- Preliminary Engineering Plans; Manhard Consulting; revisions dated 4/22/2022; additional sheets dated 5/5/2022
- Preliminary Landscape Plan; Manhard Consulting; revisions dated 6/3/2022
- Building Elevations; Continental Properties; not dated
- Springs at St. Charles Sign Package; Sign Systems Inc.; dated 4/1/2022

5. The Subject Property shall be developed only in accordance with all ordinances of the City as now in effect and as hereafter amended (except as specifically varied herein), and subject to the terms, conditions and restrictions set forth herein, as follows:

a. Zoning: The Subject Property shall be subject to the requirements of the RM-2 Medium Density Multi-Family Residential District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, except as specifically varied in the "PUD Deviations", attached hereto and incorporated herein as Exhibit "E".

b. Special Service Area: 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.

c. School District Contribution: The School contribution of $370,621.00 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 ("Subdivisions and

Land Improvement"), as the same may be amended from time to time. Said cash contribution shall be paid directly to St. Charles Community Unit School District 303 for the entire development prior to issuance of the first building permit.

d. Park District Contribution: The Applicant shall, in cooperation with the St. Charles Park District, take such further action, if any, as may be required for annexation of the Subject Property into said Park District. The Park contribution shall be provided by the Applicant as a combined land and cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code ("Subdivisions and Land Improvement"), currently in effect, less the agreed upon construction and material deduction. Further, the Applicant has agreed to convey, and the St. Charles Park District has agreed to accept, the approximately 1.633-acre parcel at the eastern end of the Subject Property, shown as "Lot 2" on the Preliminary Plat of Subdivision (the "Park Site"). The remainder of the Park contribution shall be provided as cash in lieu of land contribution in accordance with the provisions of Title 16. Additionally, the Applicant shall construct the shared driveway and parking area on the Park Site, which shall also provide emergency access to the Springs development. The construction cost of the parking lot shall be deducted from the cash in lieu owed by the Applicant. The applicant shall provide documentation to the City indicating Park District agreement regarding the amount of the parking lot construction and material deduction.

e. Inclusionary Housing: The Inclusionary Housing contribution of $39,665.75 per required affordable unit 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 is currently in effect. The Inclusionary Housing contribution shall be provided based on the 2022 Inclusionary Housing Fee applicable to Multi-Family Developments, which is $39,665.75 per required affordable unit. Said cash contribution shall be paid to the City for the entire development prior to issuance of the first building permit.

f. Guarantee and Land Improvement Agreement: A Guarantee for Completion of Land Improvements shall be provided in accordance with Title 16 of the St. Charles Municipal Code ("Subdivisions and Land Improvement"), as may be amended from time to time. The Guarantee shall be accompanied by a Land Improvement Agreement in substantially the form set forth in Appendix D of Title 16.

g. Landscape Buffer: A 30 ft. wide landscape buffer along the northern property line of the Subject Property as identified on the Preliminary 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". The Landscape Buffer shall be planted in accordance with the Landscape Plan. Existing vegetation identified shall be preserved. Upon completion of the site improvements and landscaping, the applicant shall provide documentation to the

City demonstrating that the landscape buffer yard requirement has been satisfied based on the combination of existing and new vegetation, and the Applicant shall add landscape plantings as needed in order to meet the buffer standard.

h. Trail Connection: A pedestrian trail ("Pedestrian Trail") commencing at the west property line of the Subject Property, running along the north side of the Subject Property, and connecting to the Park Site shall be provided as depicted on the PUD Preliminary Plan. The Pedestrian Trail shall connect to the trail system for the property to the west. The Pedestrian Trail shall remain publicly accessible and shall be located outside of the Springs fencing system as depicted on the PUD Preliminary Plan. A public access easement or similar right of access shall be granted over the Pedestrian Trail. The Pedestrian Trial shall be constructed of asphalt.

i. Entry Gate: The Springs development entry gate located at the main site access point shall remain open daily between the hours of 6:00am to 8:00pm.

j. Perimeter Fence: A decorative black aluminum fence 5 ft. in height shall be used for the fencing around the perimeter of the Springs development, as depicted on the PUD Preliminary Plan.

k. Smith Road Left-Turn Lane: Smith Road shall be restriped to provide an exclusive left-turn lane to accommodate eastbound left-turn movements, as recommended by the Traffic Impact Study prepared by KLOA, Inc. dated 10/20/21 and as depicted on the PUD Preliminary Plan.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of June 2022.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of June 2022.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 6th day of June 2022.

_____
Lora A. Vitek, Mayor

Attest:

_____
Nancy Garrison, City Clerk

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

<u>EXHIBIT "A"</u>

SUBJECT PROPERTY

LOTS 1 AND 2 IN PETRAUSKA'S SECOND ASSESSMENT PLAT OF PART OF THE NORTHWEST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 1979 AS DOCUMENT R79-95865, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING THAT PORTION OF THE LAND CONVEYED TO THE CITY OF ST. CHARLES PURSUANT TO TRUSTEE'S DEED RECORDED JULY 18, 1994 AS DOCUMENT 94-153615.

ALSO EXCEPTING THAT PORTION OF THE LAND DEDICATED FOR SMITH ROAD AS SHOWN ON PLAT OF DEDICATION TO THE CITY OF ST. CHARLES, DUPAGE COUNTY, ILLINOIS RECORDED AUGUST 9, 1999 AS DOCUMENT R1999-173308.

PIN# 01-30-100-009; 01-30-100-016

EXHIBIT "B"

FINDINGS OF FACT FOR MAP AMENDMENT

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

   The existing land use of the subject property is currently agricultural (soybeans); with DuPage County Residential R4 zoning. The surrounding land uses are West Chicago R-3 zoning (to the north – Cornerstone Lakes), RS-4 (to the east – Brook Toria Estates), RM-2 and OR (to the south – undeveloped and office, respectively), and RM-3 (to the west – undeveloped, but proposed for SF residential). The subject property is proposed to be RM-2, with limited variations to the existing development standards.

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

   With the current use of the property being utilized for agricultural purposes, no higher (residential) tax rate has been levied on the property. It is the applicant's opinion, that the entitlement and land development of the proposed multi-family community will only increase the property values of the surrounding residential subdivisions. Not only because of the proven quality, and ability to execute that Continental has demonstrated in the region, but with the addition of a higher taxable rate that St. Charles will gain through the approval and annexation of the subject property, as considered in the intergovernmental agreement with West Chicago.

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

   The applicant makes the argument that the proposed multi-family community (in the format presented herein), promotes the furthering of the City's comprehensive plan, and its planned future land uses (SF Attached Residential and Multi-Family Residential). Our proposal meets the intent of the Comprehensive plan and the intergovernmental agreement. Under the existing land use and condition, the applicant contends that the property is not being used to promote health, safety, morals or general welfare of the public, as it is not being utilized for its intended land uses.

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

   The property is currently zoned in DuPage County as R4 (SF Residential), and does not have St. Charles zoning. However, per the intergovernmental agreement, and the City of St. Charles' comprehensive plan, the property lends itself to be developed as a PUD, with multi-family (proposed), or attached residential homes. The previous plan submitted by the landowner was considered by St. Charles, and had a proposed mix of residential uses. The residential land use proposed (multi-family), continues to be consistent with what is appropriate, and complimentary to the existing and proposed residential neighborhood,

without down-zoning commercial property to answer the demand for market-rate multi-family homes.

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.**

   To the applicant's knowledge, the property has always been undeveloped, and or utilized for agricultural purposes. With the adoption of municipal codes, and comprehensive plans, the property has been assigned zoning and land uses for its future use within the fabric of the community. To that end, the property is on a path to be developed consistent with plans that the municipal government and community at large, have considered in recent times. The proposal for a multi-family community is consistent with those plans.

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

   As noted above, the City's comprehensive plan considers the planned land use, as presented, for the subject property. In addition, the applicant will provide additional market data through the entitlement phase to further identify the market demand for the proposed community's land use and housing product.

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

   The proposed community is consistent with the City's Comprehensive Plan, as noted previously.

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

   While the proposed amendment does not correct an error, it does propose to be consistent with the future land uses planned, as well as being consistent with the intergovernmental annexation agreement in place.

   The extent to which the proposed amendment creates nonconformities.

   The proposed amendment would not create a nonconformity. The proposed PUD will address specific design standards for the property, based on the RM-2 zoning category with limited proposed variations.

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

   There is a trend in residential development immediately adjacent to the subject property. To the east, Brooke Toria Estates is under construction, providing 16 single-family homes. To the west, D.R. Horton is planning a development containing 62 duplexes and 102 townhomes. Both developments are for-sale options. The proposed multi-family community seeks to expand the available housing options within the City of St. Charles with

townhome-like, low-rise, direct entry apartment homes in a residential community setting with a variety of community amenities.

EXHIBIT "C"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

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

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

The proposed PUD will meet, and advance all of the criteria listed above. 1) The placement of building within the community provide for courtyard spaces to enhance resident interaction and ease of access to amenities provided on-site. Additionally, a majority of buildings have been placed to have their courtyards oriented in an east/west configuration to capture sunlight throughout the day. All buildings will be 2-stories or less. 2) Site improvements, as designed, will create a lively community that is community driven and pedestrian friendly. Including, but not limited to, the provision of walking paths (around the water management areas), balconies and porches that overlook courtyard and other passive recreational features, and central placement of amenities, the community seeks to promote number 2's criteria. 3) The trend in the immediate area appears to be appropriate development of residential uses, as provided for in the Comprehensive Plan. The proposed multi-family community seeks to expand the available housing options within the City of St. Charles. 4) To the extent possible, vegetation along the northern boundary are sought to be retained, if not enhanced with required buffering. 5) The proposed PUD is consistent in limiting the development footprint, providing necessary park land, promoting proper drainage, and providing a stable source or property tax for the City. 6) The PUD seeks to encourage the provisions of the Comprehensive Plan by developing the land uses(s) intended. 7) The concept entitlement review, community outreach that the applicant has facilitated and resultant design of this submittal are in line with the collaborative process sought by the criteria.

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 proposed PUD will meet, or provide limited variation from the RM-2 underlying district the development standard is based on. 1) The proposed PUD Plan seeks to dedicate land to the Park District as an amenity for existing and future residents of St. Charles. It also seeks to amenitize required features (such as water management) by providing pedestrian paths to and from the other active and passive recreational areas planned. 2) The proposed PUD is mostly free of extensive vegetation. The applicant has discussed retention of the one non-farm wetland on-site with the Park District. Conversations regarding it are ongoing. 3) The PUD will be consistent with the City's code and the intergovernmental agreement governing buffering. The applicant has its own landscape standard that is thought to exceed both. 4&5) The attached artistic elevations provide a view of the applicant's interpretation for height quality materials and architectural design, while also paying attention to energy efficiency and building placement to effect and evoke a community feel. 6) Due to the pressing nature of drainage in the immediate area, the applicant has provided the most efficient water management design to address existing issues and to provide a passive recreation area for

its intended residents. This area will also feature pedestrian connections for residents to pathways planned outside the proposed community. 7) The proposed PUD will be consistent with the requirement of providing 2% of the units proposed in compliance with ADA/FHA standards. 8) The proposed PUD seeks the payment in lieu option to meet this code requirement. 9) This criteria is not applicable.

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.

The proposed PUD seeks to be consistent with the future land use element of the Comprehensive Plan. In doing so, the location is one of service to the public's convenience.

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

The proposed PUD seeks to be consistent with all local and regional jurisdiction requirements, including but limited to the infrastructure required to support the land use sought.

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.

It is the applicant's opinion, that the entitlement and land development of the proposed multi-family community will only increase the property values of the surrounding residential subdivisions. Consideration of density as it relates to the intergovernmental agreement with West Chicago, also takes into account the continued enjoyment and diminished negative visual impact to the residential subdivisions to the north and east (Cornerstone Lakes & Brooke Toria Estates). The proposed maximum height for the applicant's building do not exceed 2-stories.

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.

There is a trend in residential development immediately adjacent to the subject property. To the east, Brooke Toria Estates is under construction, providing 16 single-family homes. To the west, D.R. Horton is planning a development containing 62 duplexes and 102 townhomes. Both developments are for-sale options. The proposed multi-family community seeks to expand the available housing options within the City of St. Charles with townhome-like, low-rise,

direct entry apartment homes in a residential community setting with a variety of community amenities.

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

The applicant makes the argument that the proposed multi-family community (in the format presented herein), promotes the furthering of the City's comprehensive plan, and its planned future land uses (SF Attached Residential and Multi-Family Residential). Our proposal meets the intent of the Comprehensive Plan and the intergovernmental agreement. Under the existing land use and condition, the applicant contends that the property is not being used to promote health, safety, morals or general welfare of the public, as it is not being utilized for its intended land uses.

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.

Acknowledged. The submitted PUD proposal seeks to be consistent with this statement through design.

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

With the current use of the property being utilized for agricultural purposes, no higher (residential) tax rate has been levied on the property. It is the applicant's opinion, that the entitlement and land development of the proposed multi-family community will continue to diversify and promote the physical development, tax base, and economic well-being of the City.

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

Acknowledged. The submitted PUD proposal seeks to be consistent with the purposes and intent of the Comprehensive Plan by proposing a high-quality residential community, consistent with the low-intensity residential and office character of the immediate surrounding area.

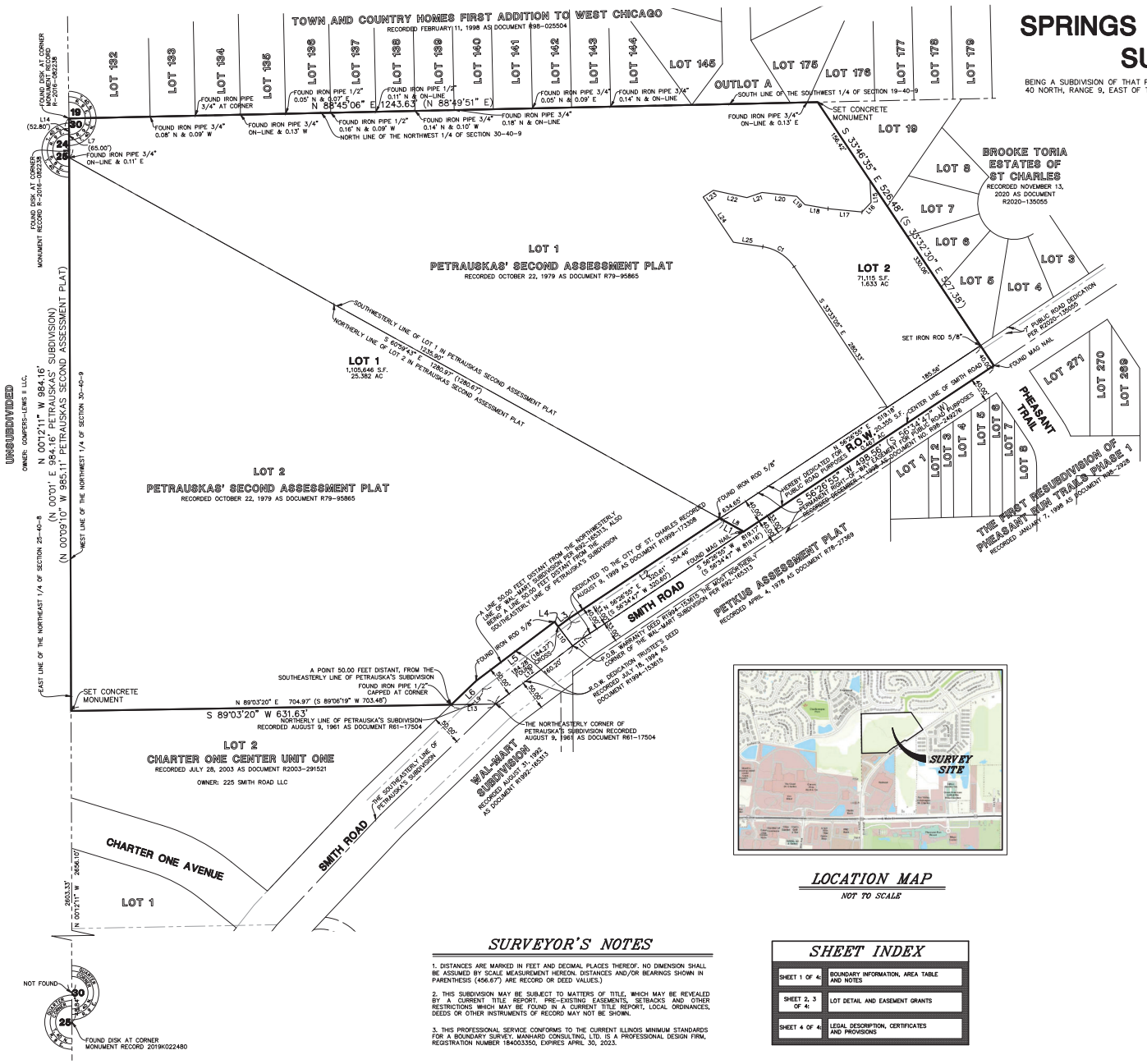
<u>EXHIBIT "D"</u>

PUD PRELIMINARY PLAN
(59 pages)

PRELIMINARY PLAT
OF
SPRINGS AT ST. CHARLES SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PINS:
01-30-100-009
01-30-100-016



GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SURVEY PREPARED FOR

CONTINENTAL 629 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

PROPERTY AREA

LOT 1 = 1,105,646 SQUARE FEET (25.382 ACRES)
LOT 2 = 71,115 SQUARE FEET (1.633 ACRES)
R.O.W. DEDICATION = 20,355 SQUARE FEET (0.467 ACRES)
TOTAL AREA = 1,197,116 SQUARE FEET (27.482 ACRES)

PROPERTY ADDRESS

SMITH RD ST CHARLES IL 60174 (DUPAGE COUNTY GIS)

LINE TABLE

LINE	BEARING	LENGTH	BEARING (RECORD)	LENGTH (RECORD)
L1	N60°59'43"W	45.07'	S60°51'04"E	——
L2	S56°26'55"W	301.04'	S56°34'47"W	——
L3	S53°00'23"W	22.29'	S53°08'15"W	——
L4	N36°59'37"W	10.00'	S36°38'28"E (D)	——
L5	S53°00'23"W	163.23'	S53°08'15"W	——
L6	S46°04'43"W	56.95'	N46°25'52"E (D)	——
L7	N00°12'11"W	64.95'	N00°09'10"W	——
L8	S60°59'43"E	37.18'	S60°51'04"E	——
L9	S46°04'43"W	37.67'	N46°25'52"E (D)	37.53'
L10	S36°59'37"E	50.00'	S36°38'28"E (D)	——
L11	N53°00'23"E	21.09'	S53°08'15"W	——
L12	S53°00'23"W	181.29'	S53°08'15"W	——
L13	N89°03'20"E	73.35'	S89°06'19"W	——
L14	N00°12'11"W	52.77'	——	——
L15	S02°51'16"E	36.65'	——	——
L16	S43°29'17"W	21.81'	——	——
L17	N84°25'20"W	56.70'	——	——
L18	N80°17'49"W	38.96'	——	——
L19	N44°29'44"W	19.43'	——	——
L20	N83°39'33"W	57.96'	——	——
L21	S71°24'36"W	26.52'	——	——
L22	N77°46'14"W	57.13'	——	——
L23	S56°13'25"W	20.23'	——	——
L24	S33°46'35"E	90.23'	——	——
L25	S81°19'20"E	49.47'	——	——

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	76.00'	63.37'	S57°26'12"E	61.55'

LOCATION MAP
NOT TO SCALE

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

SHEET INDEX

SHEET 1 OF 4:	BOUNDARY INFORMATION, AREA TABLE AND NOTES
SHEET 2, 3 OF 4:	LOT DETAIL AND EASEMENT GRANTS
SHEET 4 OF 4:	LEGAL DESCRIPTION, CERTIFICATES AND PROVISIONS

DEVELOPER/OWNER:

CONTINENTAL 629 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

SUBMITTED BY/RETURN TO:

CITY OF ST. CHARLES, ILLINOIS
2 EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174
ATTN.: COMMUNITY DEVELOPMENT

DATE	REVISIONS	DRAWN BY
05/12/22	REVISED PER CLIENT COMMENTS	LSM
04/29/22	REVISED PER CLIENT COMMENTS	LSM
03/25/22	REVISED PER CITY COMMENTS	LSM
01/11/22	ADD 1ST PHASE EXHIBIT - REVISED STORMWATER EASEMENT	SJK
12/16/21	REVISED PER CITY OF ST. CHARLES COMMENTS	LSM

Manhard CONSULTING LTD

SPRINGS AT ST. CHARLES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT

PROJ. MGR.: FF
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 10/28/21
SCALE: N.T.S.

SHEET 1 OF 4
CPCSTIL01

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May 12, 2022 - 14:07 Dwg Name: P:\Cpcstil01\dwg\Civil\Final Drawings\Plat of Subdivision\Preliminary Plat\01-CPCSTIL01-PE.dwg Updated By: LMay

PRELIMINARY PLAT
OF
SPRINGS AT ST. CHARLES SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PINS:
01-30-100-009
01-30-100-016

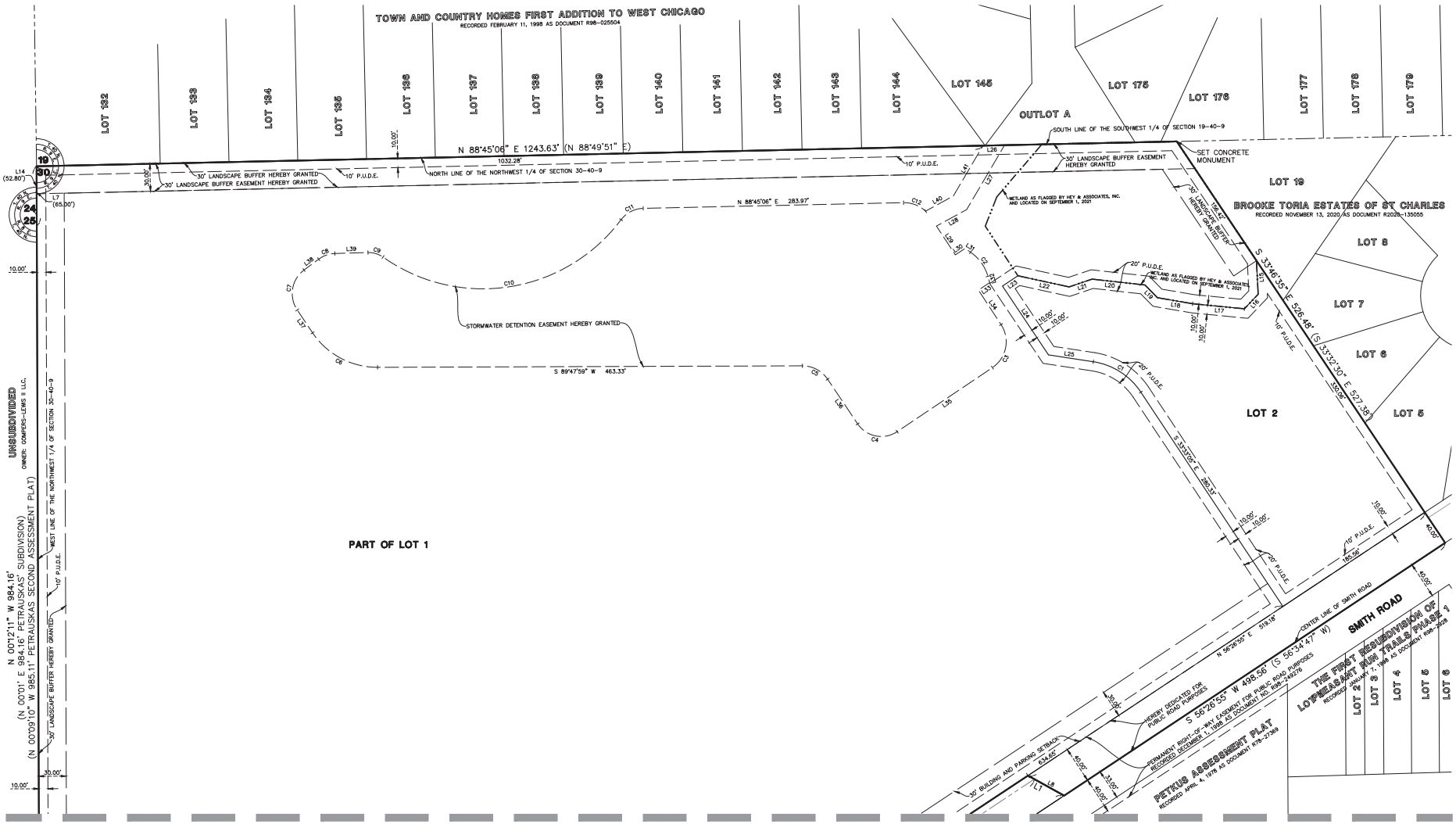
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT



MATCHLINE - SEE SHEET 3

DATE	REVISIONS	DRAWN BY
05/12/22	REVISED PER CLIENT COMMENTS	LSM
04/29/22	REVISED PER CLIENT COMMENTS	LSM
02/25/22	REVISED PER CITY OF ST. CHARLES COMMENTS	LSM
01/11/22	ADDED 8' PATHWAY EASEMENT	SJK
12/16/21	REVISED PER CITY OF ST. CHARLES COMMENTS	LSM

Manhard CONSULTING LTD

SPRINGS AT ST. CHARLES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT

PROJ. MGR.: FF
PROJ. ASSOC.: DB
DRAWN BY: LSM
DATE: 10/28/21
SCALE: N.T.S.

SHEET 2 OF 4
CPCSTIL01

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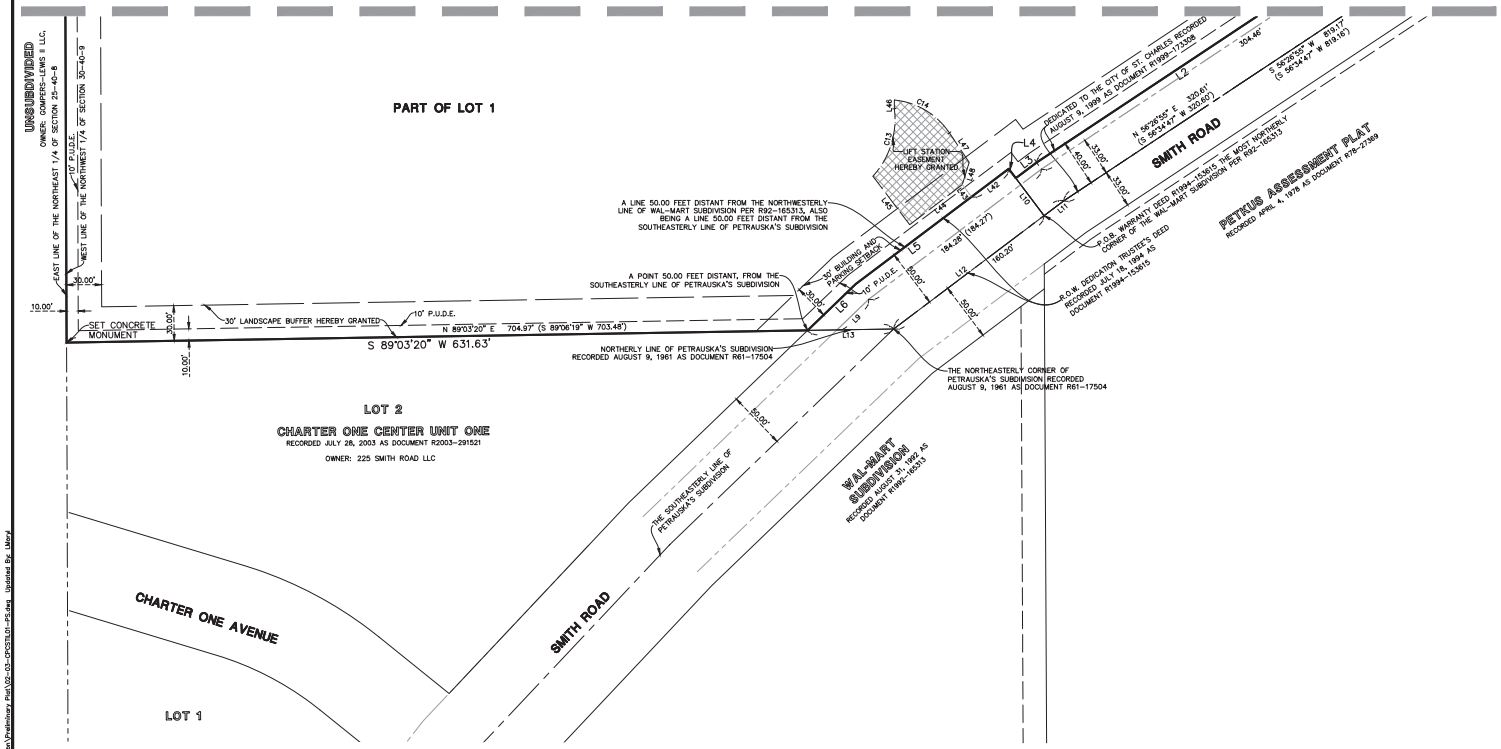
May 19, 2022 - 14:08 Dwg Name: P:\Cpcstil01\dwg\Sarv\Final Drawings\Plat of Subdivision\Preliminary Plat\02-03-CPCSTIL01-PP.dwg Updated By: Mary

PRELIMINARY PLAT
OF
SPRINGS AT ST. CHARLES SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

MATCHLINE - SEE SHEET 2



PINS:
01-30-100-009
01-30-100-016

GRAPHIC SCALE
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1 inch = 50 ft.

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LINE TABLE

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L12	S53°00'23"W	181.29'	S53°08'15"W	——
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L24	S33°46'35"E	90.23'	——	——
L25	S81°19'20"E	49.47'	——	——
L26	N88°45'06"E	23.51'	——	——
L27	S30°28'44"W	81.48'	——	——
L28	S61°23'15"W	37.53'	——	——
L29	S33°17'51"E	37.53'	——	——
L30	N56°42'09"E	12.77'	——	——
L31	S55°29'42"E	7.17'	——	——
L32	S16°00'40"E	7.21'	——	——
L33	S56°45'17"W	14.72'	——	——
L34	S33°17'51"E	45.04'	——	——
L35	S56°06'02"W	125.21'	——	——
L36	N33°53'58"W	58.72'	——	——
L37	N33°53'58"W	30.06'	——	——
L38	N53°20'32"E	19.88'	——	——
L39	N88°18'30"E	36.22'	——	——
L40	N61°23'15"E	34.59'	——	——
L41	N30°28'44"E	63.59'	——	——
L42	S53°00'23"W	39.65'	——	——
L43	N36°59'37"W	13.01'	——	——
L44	S52°46'05"W	56.38'	——	——
L45	S37°13'55"E	51.82'	——	——
L46	S00°12'10"E	7.42'	——	——
L47	N33°53'58"W	30.27'	——	——
L48	N17°01'09"E	19.85'	——	——

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	76.00'	63.37'	S57°26'12"E	61.55'
C2	48.00'	33.08'	S35°45'11"E	32.43'
C3	34.00'	53.05'	S11°24'05"W	47.83'
C4	31.00'	48.69'	N78°53'58"W	43.84'
C5	33.00'	32.43'	N62°02'59"W	31.14'
C6	85.00'	83.52'	N62°02'59"W	80.20'
C7	32.00'	48.72'	N09°43'17"E	44.15'
C8	31.00'	18.92'	N70°49'31"E	18.63'
C9	27.00'	17.42'	S73°12'25"E	17.12'
C10	188.48'	290.76'	N81°05'03"E	262.78'
C11	31.00'	28.06'	N62°49'15"E	27.11'
C12	34.00'	26.36'	S69°02'16"E	25.70'
C13	71.74'	62.31'	N17°38'03"E	60.37'
C14	64.00'	56.44'	N59°09'46"W	54.63'

DATE	REVISIONS	DRAWN BY
05/12/22	REVISED PER CLIENT COMMENTS	LSM
04/29/22	REVISED PER CLIENT COMMENTS	LSM
02/28/22	REVISED PER CITY OF ST. CHARLES COMMENTS	LSM
01/11/22	ADDED LIFT STATION EASEMENT - REVISED STORMWATER EASEMENT	SJK
12/16/21	REVISED PER CITY OF ST. CHARLES COMMENTS	LSM

Manhard CONSULTING LTD

SPRINGS AT ST. CHARLES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT

PROJ. MGR.: FF
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 10/28/21
SCALE: N.T.S.

SHEET 3 OF 4
CPCSTIL01

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May 19, 2022 - 14:08 Dwg Name: P:\Cpcstil01\dwg\Civil\Final Drawings\Plat of Subdivision\Preliminary Plat\02-03-CPCSTIL01-PP.dwg Updated By: Mary

PRELIMINARY PLAT
OF
SPRINGS AT ST. CHARLES SUBDIVISION

BEING A SUBDIVISION OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PINS:
01-30-100-009
01-30-100-016

OWNER'S CERTIFICATE

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

THE UNDERSIGNED, CONTINENTAL 629 FUND LLC, HEREBY CERTIFIES THAT IT IS THE OWNER OF ALL OF THE PROPERTY SHOWN HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT CONTINENTAL 629 FUND LLC AS OWNER OF THE PROPERTY DESCRIBED HEREON, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICTS IN WHICH EACH OF THE FOLLOWING LOTS LIE.

SCHOOL DISTRICT	LOT NUMBER(S)
COMMUNITY UNIT SCHOOL DISTRICT 303	ALL
COMMUNITY COLLEGE DISTRICT 509	

DATED THIS _____ DAY OF _____, A.D., 20____.

CONTINENTAL 629 FUND LLC

BY: CONTINENTAL PROPERTIES COMPANY, INC., ITS MANAGER

BY: _____

DANIEL J. MINAHAN, PRESIDENT
PRINTED NAME AND TITLE

OWNER'S NAME AND ADDRESS

CONTINENTAL 629 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

NOTARY PUBLIC

STATE OF WISCONSIN)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

DANIEL J. MINAHAN, PRESIDENT, AS PRESIDENT OF CONTINENTAL PROPERTIES COMPANY, INC., THE MANGER OF CONTINENTAL 629 FUND LLC WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ___ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES _____

MORTGAGEE'S CONSENT TO PLAT

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

_____, MORTGAGEE UNDER A CERTAIN MORTGAGE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, LAKE COUNTY, ILLINOIS ON_____ , 20___ AS DOCUMENT_____
HEREBY CONSENTS TO THE RECORDING OF THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D., 20___.

BY: _____, TITLE: _____

ATTEST: _____, TITLE: _____

MORTGAGEE'S NAME AND ADDRESS

_____
_____
_____

NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY

CERTIFY THAT _____ AND _____ OF _____ ARE KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE MORTGAGEE'S CONSENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES HEREIN SET FORTH ABOVE.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS_____ DAY OF_____, 20___.

_____
NOTARY PUBLIC
COMMISSION EXPIRES _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF DUPAGE)

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT TAXES, NO UNPAID CURRENT GENERAL TAXES AND NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, THIS

_____ DAY OF _____, A.D., 20_____.

_____
COUNTY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
CITY OF ST. CHARLES)

APPROVED BY THE CITY OF ST. CHARLES, ILLINOIS PLAN COMMISSION

THIS _____ DAY OF_____, A.D. 20_____.

BY: _____
PLAN COMMISSION CHAIRMAN

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
CITY OF ST. CHARLES)

I, _____, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DATED THIS _____ DAY OF _____, A.D. 20_____.

SIGNED: _____,
DIRECTOR OF COMMUNITY DEVELOPMENT

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED THIS _____ DAY OF _____ A.D., 20_____.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

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 PLAT.

DATED THIS _____ DAY OF_____, A.D. 20_____.

BY: _____
COLLECTOR OF SPECIAL ASSESSMENTS

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING, BUT NOT LIMITED TO, AT&T, NICOR AND COMCAST AND TO THEIR SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORMWATER DETENTION AND RETENTION, WATERMAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATIONS, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY AND UTILITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID SEWERS OR, WITHOUT LIMITATION, UTILITY INSTALLATIONS IN, ON, UPON OR ACROSS, UNDER OR THROUGH SAID EASEMENTS. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENTS BUT THE SAME MAY BE USED FOR SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS.

STORMWATER DETENTION EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "STORMWATER DETENTION EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER DETENTION. THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. NO BUILDING SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE LANDOWNERS. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

GENERAL EASEMENT CONDITIONS

A. CONSTRUCTION LIENS. IN THE EVENT ANY CONSTRUCTION LIENS ARE FILED AGAINST GRANTOR'S PROPERTY, OR ANY PART THEREOF, IN CONNECTION WITH ANY WORK PERFORMED BY OR ON BEHALF OF GRANTEE OR IN CONNECTION WITH ANY ACT OR OMISSION OF GRANTEE PURSUANT HERETO, GRANTEE SHALL HAVE THE SAID LIES IMMEDIATELY DISCHARGED OF RECORD.

B. REPAIR. GRANTEE WILL, AT ITS SOLE COST AND EXPENSE AND PROMPTLY AFTER COMPLETION OF ANY WORK, REPLACE THE SURFACE AND SUBSURFACE OF THE SOIL AS MAY BE DISTURBED IN SUBSTANTIALLY THE SAME CONDITION AS IT IS NOW OR MAY BE, AND REPLACE PORTIONS OF LAWNS OR FENCES WHICH MAY BE DAMAGED ON THE EASEMENT AREA OR WHICH IS A DIRECT RESULT OF THE EXERCISE OF THE RIGHTS HEREIN GRANTED.

C. NONDISTURBANCE. GRANTEE WILL CAUSE THE LEAST POSSIBLE INTERFERENCE WITH THE ACTIVITIES OF GRANTOR, THE OCCUPANTS OF GRANTOR'S PROPERTY AND THEIR RESPECTIVE CUSTOMERS, AGENTS, SERVANTS, EMPLOYEES, LICENSEES AND INVITEES IN CONNECTION WITH ITS OPERATIONS.

D. INDEMNITY. GRANTEE, ITS SUCCESSORS OR ASSIGNS, SHALL DEFEND, INDEMNIFY AND SAVE HARMLESS GRANTOR, ITS OFFICERS, AGENTS AND EMPLOYEES, AND ANY MORTGAGEE OF GRANTOR'S PROPERTY, AGAINST ALL SUITS, DEMANDS, CAUSES OF ACTIONS, LIABILITIES OR CLAIMS THEREOF FOR INJURY OR DAMAGES OF WHATEVER NATURE, INCLUDING DEATH, OR DAMAGE TO PROPERTY (I) ARISING OUT OF OR RELATED TO ANY ACTIVITY OF GRANTEE, ITS AGENTS, EMPLOYEES, LICENSEES OR CONTRACTORS, THEIR AGENTS OR EMPLOYEES, OR (II) ARISING OUT OF ANY DEFAULTS HEREUNDER, OR (III) ARISING FROM OR RELATING TO ANY IMPROVEMENTS CONSTRUCTED BY GRANTEE, OR ON ITS BEHALF.

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE _____ DAY OF _____, A.D., 20___, AT _____ O'CLOCK ____M.

_____
RECORDER

GRADING/DRAINAGE CERTIFICATE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, A.D., 20_____.

BY: _____
OWNER/ATTORNEY

BY: _____
PROFESSIONAL ENGINEER

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17043C0017J DATED AUGUST 1, 2019.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2022

SURVEYOR'S AUTHORIZATION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

AUTHORIZATION TO RECORD THIS PLAT OF SUBDIVISION IS HEREBY GRANTED TO THE CITY OF ST. CHARLES THROUGH AN APPOINTED OR DESIGNATED OFFICER THEREOF.

SIGNED: _____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2022

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY:

LOTS 1 AND 2 IN PETRAUSKAS' SECOND ASSESSMENT PLAT OF PART OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 22, 1979 AS DOCUMENT R79-95865, IN DUPAGE COUNTY, ILLINOIS.
EXCEPTING THAT PORTION OF THE LAND CONVEYED TO THE CITY OF ST. CHARLES PURSUANT TO TRUSTEE'S DEED RECORDED JULY 18, 1994 AS DOCUMENT 94-153615.
ALSO EXCEPTING THAT PORTION OF THE LAND DEDICATED FOR SMITH ROAD AS SHOWN ON PLAT OF DEDICATION TO THE CITY OF ST. CHARLES, DUPAGE COUNTY, ILLINOIS, RECORDED AUGUST 9, 1999 AS DOCUMENT R1999-173308.

SUBDIVIDED PROPERTY CONTAINS 27.482 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

IRON PIPES OR BARS, A MINIMUM OF 5/8" IN DIAMETER AND 24" LONG, SHALL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE, POINTS OF TANGENCY AND AT ALL ANGLE POINTS IN ANY LINE, LEVEL WITH THE ESTABLISHED GRADE, IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, EXCEPT AS NOTED.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED LIES WITHIN THE UNINCORPORATED LIMITS OF THE CITY OF ST. CHARLES. SURVEYED PROPERTY IS LOCATED WITHIN 1-1/2 MILES THE CITY OF ST. CHARLES WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

GIVEN UNDER MY HAND AND SEAL THIS 12TH DAY OF MAY, A.D. 2022.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003648
LICENSE EXPIRES NOVEMBER 30, 2022

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184004183-EXPIRES APRIL 30, 2023

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

DATE OF FIELD SURVEY: SEPTEMBER 2, 2021

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DATE	REVISIONS	DRAWN BY
05/12/22	REVISED PER CLIENT COMMENTS	LSM
04/29/22	REVISED PER CLIENT COMMENTS	LSM
02/18/22	REVISED PER VILLAGE COMMENTS	LSM
01/17/22	ADD 1ST PARK EXHIBIT- REVISED STORMWATER EASEMENT	SJK
12/16/21	REVISED PER CITY OF ST. CHARLES COMMENTS	LSM

Manhard CONSULTING LTD
Civil Engineers • Structural Engineers • Surveyors • Water Resource Engineers • Water Treatment Plant Engineers • Sanitary Sewer Engineers • Water Distribution Engineers • Traffic Engineers • Transportation Engineers • Landscape Architects • Planners

SPRINGS AT ST. CHARLES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT

PROJ. MGR.: FF
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 10/28/21
SCALE: N.T.S.

SHEET 4 OF 4
CPCSTIL01

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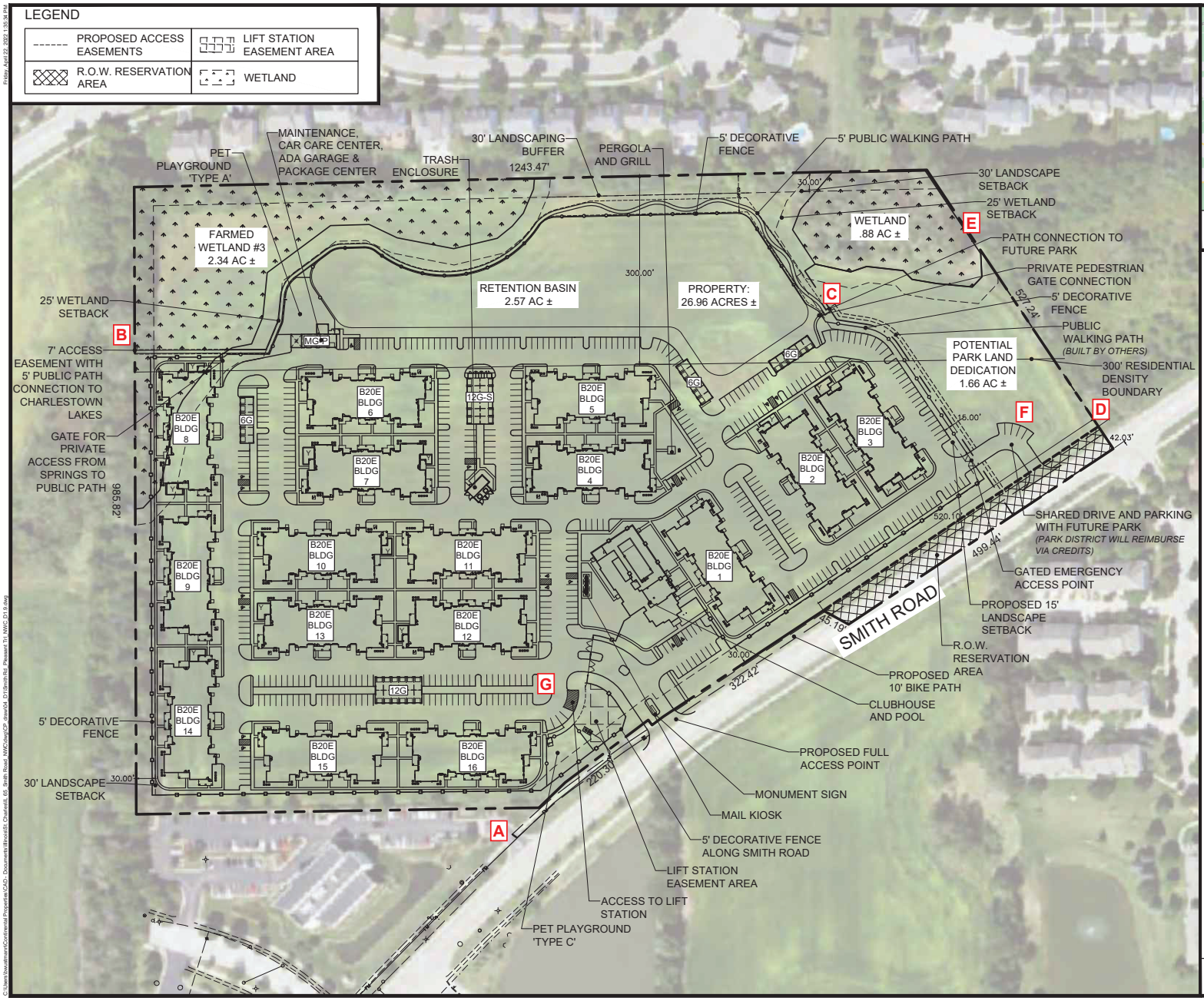
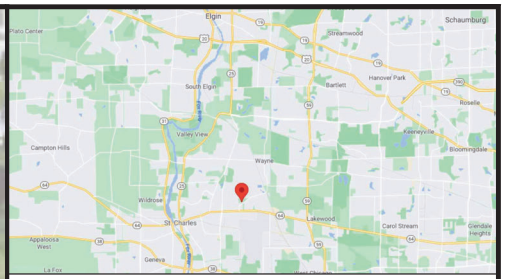
May 19, 2022 - 14:09 Dwg Name: P:\Cpcstil01\dwg\Civil\Final Drawings\Plat of Subdivision\Preliminary Plat\04-CPCSTIL01-PP.dwg Updated By: LMarr





VICINITY MAP
SCALE: NTS

SITE INFORMATION		
MULTIFAMILY AREA		19.03 ACRES
RETENTION AREA		2.57 ACRES
WETLAND AREA		3.22 ACRES
SPRINGS AT ST. CHARLES AREA		24.82 ACRES
R.O.W. RESERVATION AREA		0.48 ACRES
PARK LAND DEDICATION AREA		1.66 ACRES
DEDICATION AREA		2.14 ACRES
TOTAL PROPERTY AREA		26.96 ACRES
DENSITY		12.89 DU/ACRE
BUILDING / LANDSCAPE SETBACKS	NORTH	25' / 30'
	SOUTH	25' / 30'
	EAST	30' / 30'
	WEST	30' / 30'
BUILDING INFORMATION		
CLUBHOUSE		Pathfinder (4,630 SF)
RESIDENT BUILDINGS	QUANTITY	HEIGHT
B20E (20 DU/BUILDING)	16	2-STORY / 32'
TOTAL RESIDENT BUILDINGS	16	
GENERAL HOME MIX	HOMES	PERCENTAGE
STUDIO	32	10%
1-BEDROOM	128	40%
2-BEDROOM	128	40%
3-BEDROOM	32	10%
TOTAL HOMES	320	100%
PARKING INFORMATION		
PARKING		QUANTITY
ATTACHED GARAGES		128
	ATTACHED TO HOME	112
	FLOATER	16
TANDEM SPACES		NOT INCLUDED
DETACHED GARAGES		42
	6G (6-BAY)	2
	12G (12-BAY)	1
	12GS-2 (12-BAY WITH STORAGE)	1
GROUNDS BUILDING (MG-P)		1
TOTAL COVERED PARKING		171
SURFACE PARKING		427
TOTAL UNCOVERED PARKING		427
TOTAL PARKING PROVIDED		598
PARKING REQUIRED PER CODE		505.6
HOME PARKING RATIO		1.87
OVERALL GARAGES/HOME		0.53
COVERED PARKING RATIO		0.29
CLUBHOUSE PARKING		17
ADA PARKING		22
PARKING DIMENSIONS		
STANDARD STALL		PERP - 9' X 18'
ADA STALL		PERP - 9' X 18'
DRIVE WIDTH		24'
PROPERTY BOUNDARY		SURVEY

0 75 150 300

CONTINENTAL PROPERTIES
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502.5522
ON BEHALF OF
CONTINENTAL 629 FUND LLC

PROJECT INFORMATION

SPRINGS AT ST. CHARLES

SMITH RD | ST. CHARLES, IL

CONTINENTAL 629 FUND LLC

SHEET INFORMATION

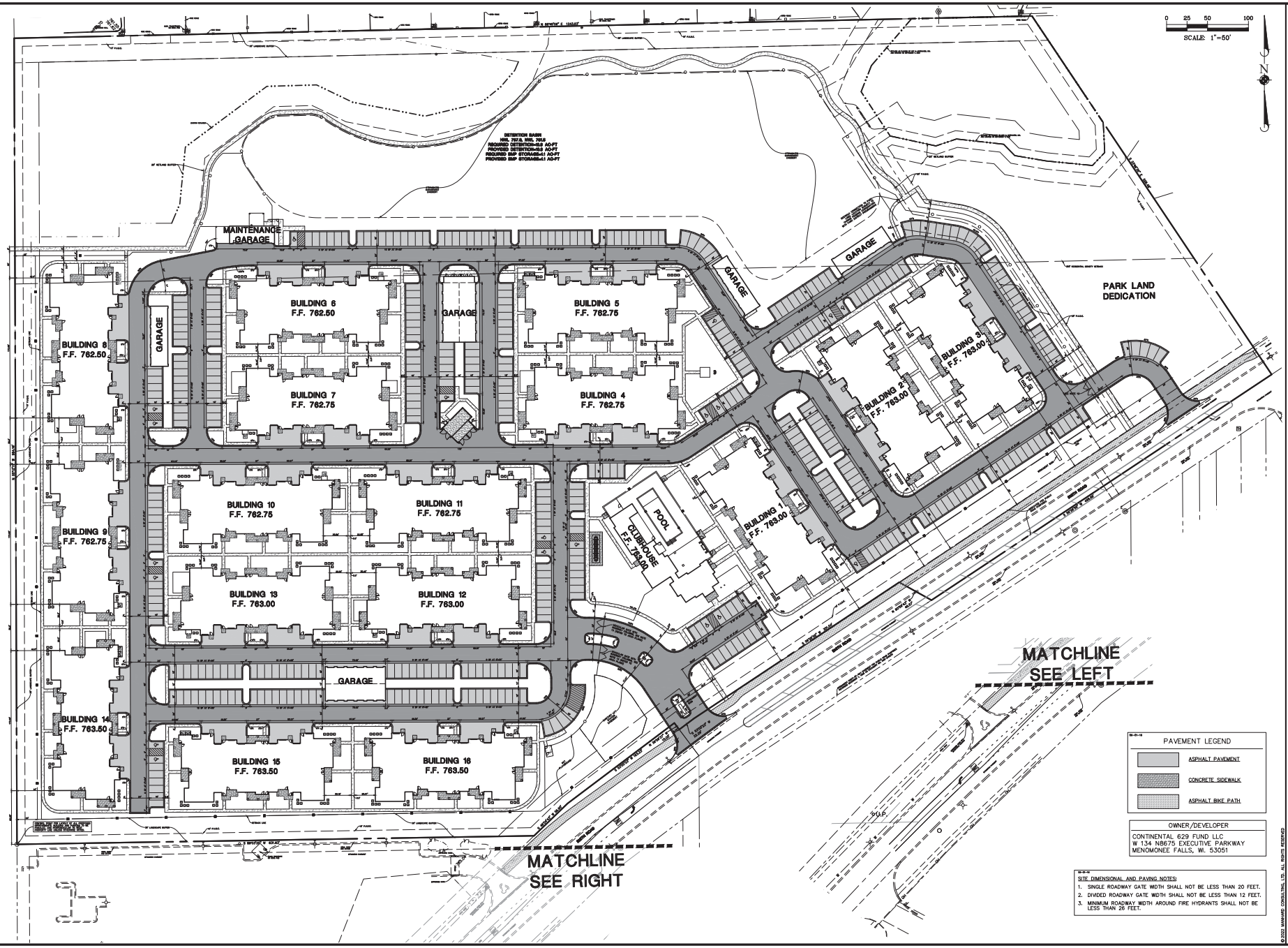
SITE PLAN

DRAWN DATE: 04/22/2022
DRAWN BY: BMW

SHEET NUMBER

PRELIMINARY SUBMITTAL

Friday, April 22, 2022 1:35:34 PM
C:\Users\bmuehlhausen\Continental Properties\CAD - Documents\Illinois\St. Charles\IL_65_Smith Road_NWC\dwg\CP dwg\04_D1\Smith Rd_Pleasant Tri_NWC D1 9.dwg



PAVEMENT LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- ASPHALT BIKE PATH

OWNER/DEVELOPER

CONTINENTAL 629 FUND LLC
W 134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI. 53051

SITE DIMENSIONAL AND PAVING NOTES:

1. SINGLE ROADWAY GATE WIDTH SHALL NOT BE LESS THAN 20 FEET.
2. DIVIDED ROADWAY GATE WIDTH SHALL NOT BE LESS THAN 12 FEET.
3. MINIMUM ROADWAY WIDTH AROUND FIRE HYDRANTS SHALL NOT BE LESS THAN 26 FEET.

DATE	REVISIONS	DRAWN BY
04-29-22	REVISED PER CITY REVIEW	MH
05-16-22	REVISED PER CITY REVIEW	MH
07-18-22	REVISED PER CITY REVIEW	MH
10-29-21	ISSUED FOR PUD	TEC

Manhard CONSULTING LTD

SPRINGS AT ST. CHARLES
CITY OF ST. CHARLES, ILLINOIS
PRELIMINARY SITE DIMENSIONAL AND PAVING PLAN

PROJ. MGR.: TEC
PROJ. ASSOC.: GTB
DRAWN BY: MH
DATE: 10-29-21
SCALE: 1"=50'

SHEET 1 OF 3

CPCSTIL01

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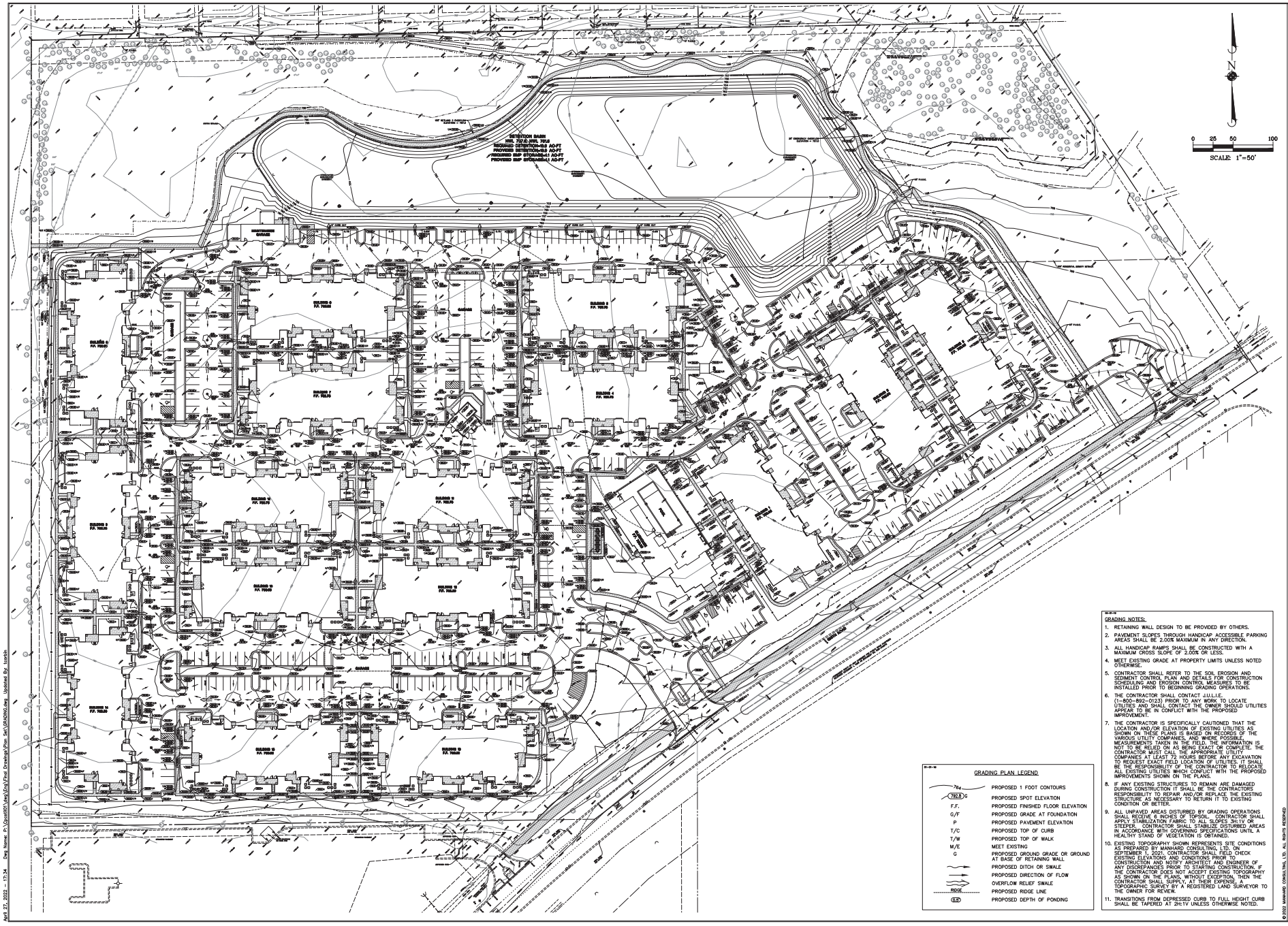
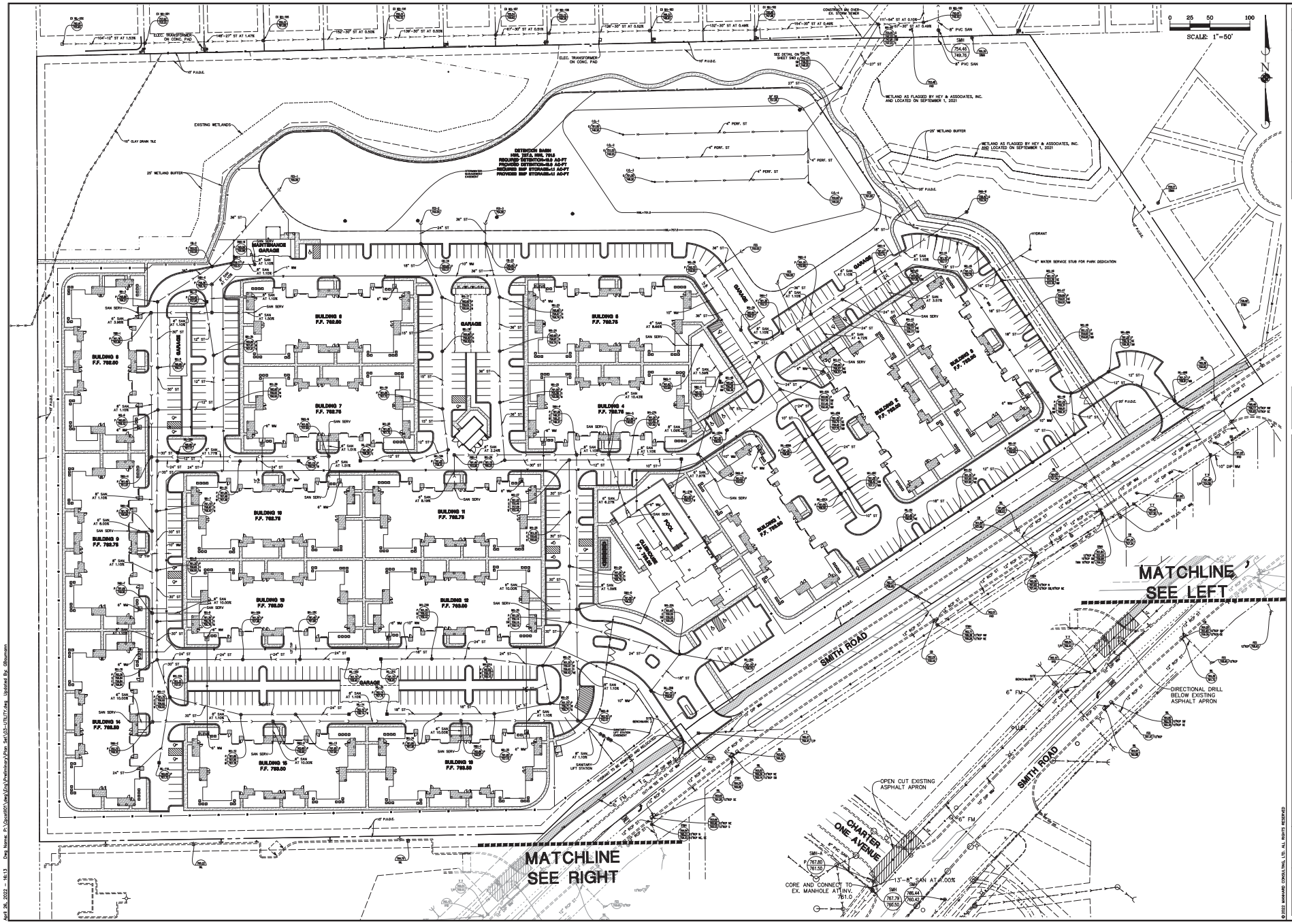
Apr 26, 2022 - 13:01 Dwg Name: A:\Deskt01\Dwg\Eng\Final Drawings\Plan Set\SITE.dwg Updated By: mmartin


DETENTION BASIN
NOR. 750 A.W.NOL 7010
REQUIRED DETENTION=5.5 AC-FT
PROVIDED DETENTION=5.5 AC-FT
REQUIRED BMP STORAGE=3.11 AC-FT
PROVIDED BMP STORAGE=3.1 AC-FT
BUILDING 1
F.F. 765.50
BUILDING 2
F.F. 765.50
BUILDING 3
F.F. 765.50
BUILDING 4
F.F. 765.50
BUILDING 5
F.F. 765.50
BUILDING 6
F.F. 765.50
BUILDING 7
F.F. 765.50
BUILDING 8
F.F. 765.50
BUILDING 9
F.F. 765.50
BUILDING 10
F.F. 765.50
BUILDING



DATE	REVISIONS	DRAWN BY
04-28-22	REVISED PER CITY REVIEW	CTB
03-18-22	REVISED PER CITY REVIEW	MH
01-18-22	REVISED PER CITY REVIEW	MH
10-29-21	ISSUED FOR PUD	TEC

Manhard CONSULTING LTD
Civil Engineers • Surveyors • Water Resource Engineers • MEP Engineers • Structural Engineers • Landscape Architects • Planners
Construction Managers • Environmental Consultants

SPRINGS AT ST. CHARLES
CITY OF ST. CHARLES, ILLINOIS
PRELIMINARY UTILITY PLAN

PROJ. MGR.: TEC
PROJ. ASSOC.: STG
DRAWN BY: MH
DATE: 10-29-21
SCALE: 1"=50'

SHEET 3 OF 3
CPCSTIL01

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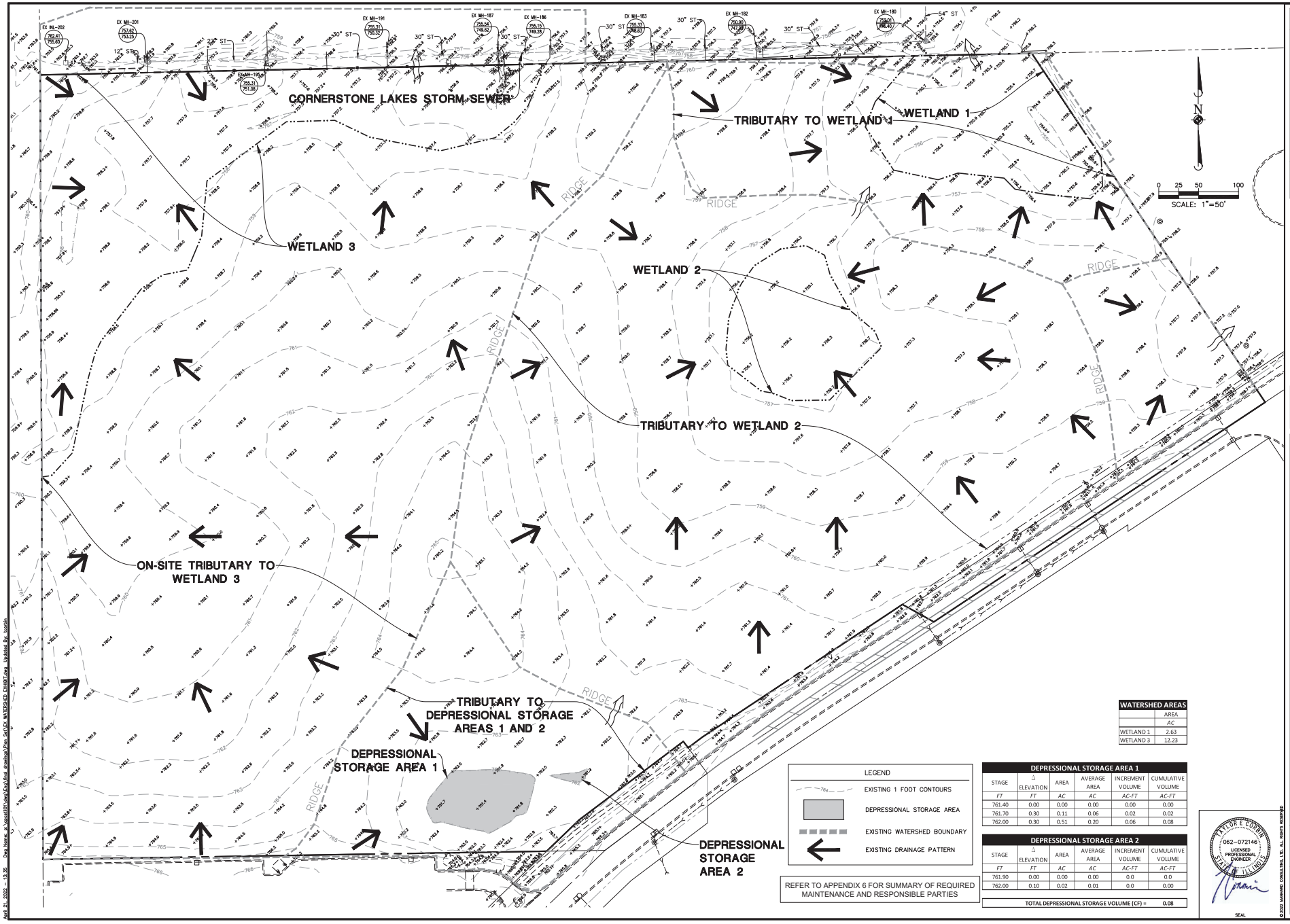
Apr 26, 2022 – 16:13 Dwg Name: K:\Cpscstil01\dwg\Eng\Preliminary\Plan Set\03-UTILITY.dwg Updated By: dbaumann



WATERSHED AREAS	
	AREA
	AC
WETLAND 1	2.63
WETLAND 3	12.23

LEGEND

- EXISTING 1 FOOT CONTOURS
- DEPRESSIONAL STORAGE AREA
- EXISTING WATERSHED BOUNDARY
- EXISTING DRAINAGE PATTERN

REFER TO APPENDIX 6 FOR SUMMARY OF REQUIRED MAINTENANCE AND RESPONSIBLE PARTIES

DEPRESSIONAL STORAGE AREA 1

STAGE	Δ ELEVATION	AREA	AVERAGE AREA	INCREMENT VOLUME	CUMULATIVE VOLUME
FT	FT	AC	AC	AC-FT	AC-FT
761.40	0.00	0.00	0.00	0.00	0.00
761.70	0.30	0.11	0.06	0.02	0.02
762.00	0.30	0.51	0.20	0.06	0.08

DEPRESSIONAL STORAGE AREA 2

STAGE	Δ ELEVATION	AREA	AVERAGE AREA	INCREMENT VOLUME	CUMULATIVE VOLUME
FT	FT	AC	AC	AC-FT	AC-FT
761.90	0.00	0.00	0.00	0.0	0.0
762.00	0.10	0.02	0.01	0.0	0.00

TOTAL DEPRESSIONAL STORAGE VOLUME (CF) =	0.08

TAYLOR E. CORBIN
062-072146
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
SEAL

Manhard CONSULTING LTD

SPRINGS AT ST. CHARLES
CITY OF ST. CHARLES, ILLINOIS
EXISTING WATERSHED EXHIBIT

PROJ. MGR.: TEC
PROJ. ASSOC.: GTB
DRAWN BY: TEC
DATE: 05-05-22
SCALE: 1"=50'

SHEET
SW2
CPCSTIL01

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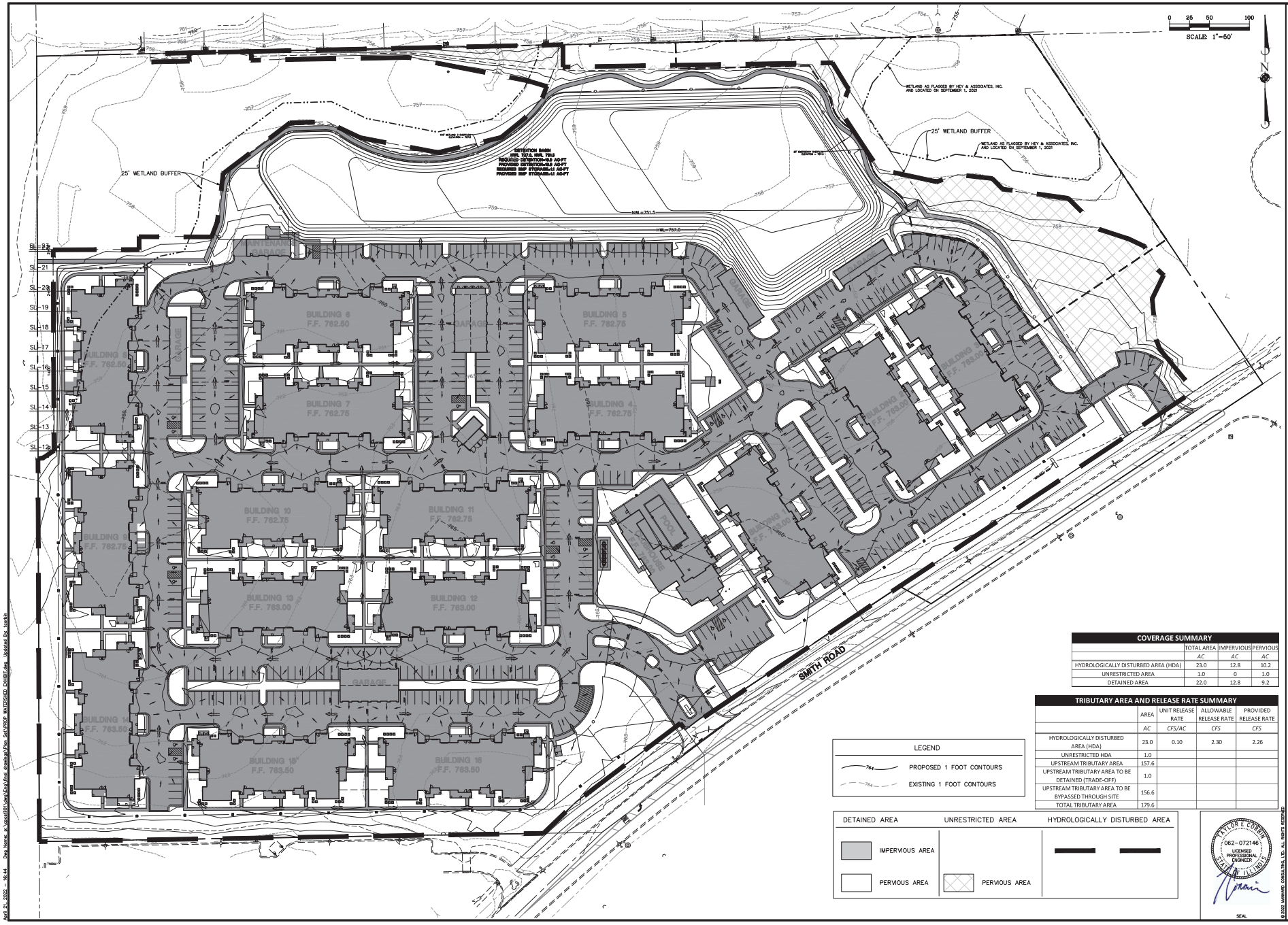
Apr 21, 2022 - 10:35 Dwg Name: J:\Jobs\01\Hey\Eng\Final drawings\Plan Set\CP WATERSHED EXHIBIT.dwg Updated By: kostik



COVERAGE SUMMARY	TOTAL AREA	IMPERVIOUS	PERVIOUS
	AC	AC	AC
HYDROLOGICALLY DISTURBED AREA (HDA)	23.0	12.8	10.2
UNRESTRICTED AREA	1.0	0	1.0
DETAINED AREA	22.0	12.8	9.2

TRIBUTARY AREA AND RELEASE RATE SUMMARY	AREA	UNIT RELEASE RATE	ALLOWABLE RELEASE RATE	PROVIDED RELEASE RATE
	AC	CFS/AC	CFS	CFS
HYDROLOGICALLY DISTURBED AREA (HDA)	23.0	0.10	2.30	2.26
UNRESTRICTED HDA	1.0			
UPSTREAM TRIBUTARY AREA	157.6			
UPSTREAM TRIBUTARY AREA TO BE DETAINED (TRADE-OFF)	1.0			
UPSTREAM TRIBUTARY AREA TO BE BYPASSED THROUGH SITE	156.6			
TOTAL TRIBUTARY AREA	179.6			

LEGEND

764 PROPOSED 1 FOOT CONTOURS

764 EXISTING 1 FOOT CONTOURS

DETAINED AREA — IMPERVIOUS AREA — PERVIOUS AREA

UNRESTRICTED AREA — PERVIOUS AREA

HYDROLOGICALLY DISTURBED AREA

TAYLOR E. COBBIN
062-072146
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

SEAL

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SPRINGS AT ST. CHARLES

CITY OF ST. CHARLES, ILLINOIS

PROPOSED WATERSHED EXHIBIT

PROJ. MGR.: TEC
PROJ. ASSOC.: GTB
DRAWN BY: TEC
DATE: 05-05-22
SCALE: 1"=50'

SHEET
SW3
CPCSTIL01

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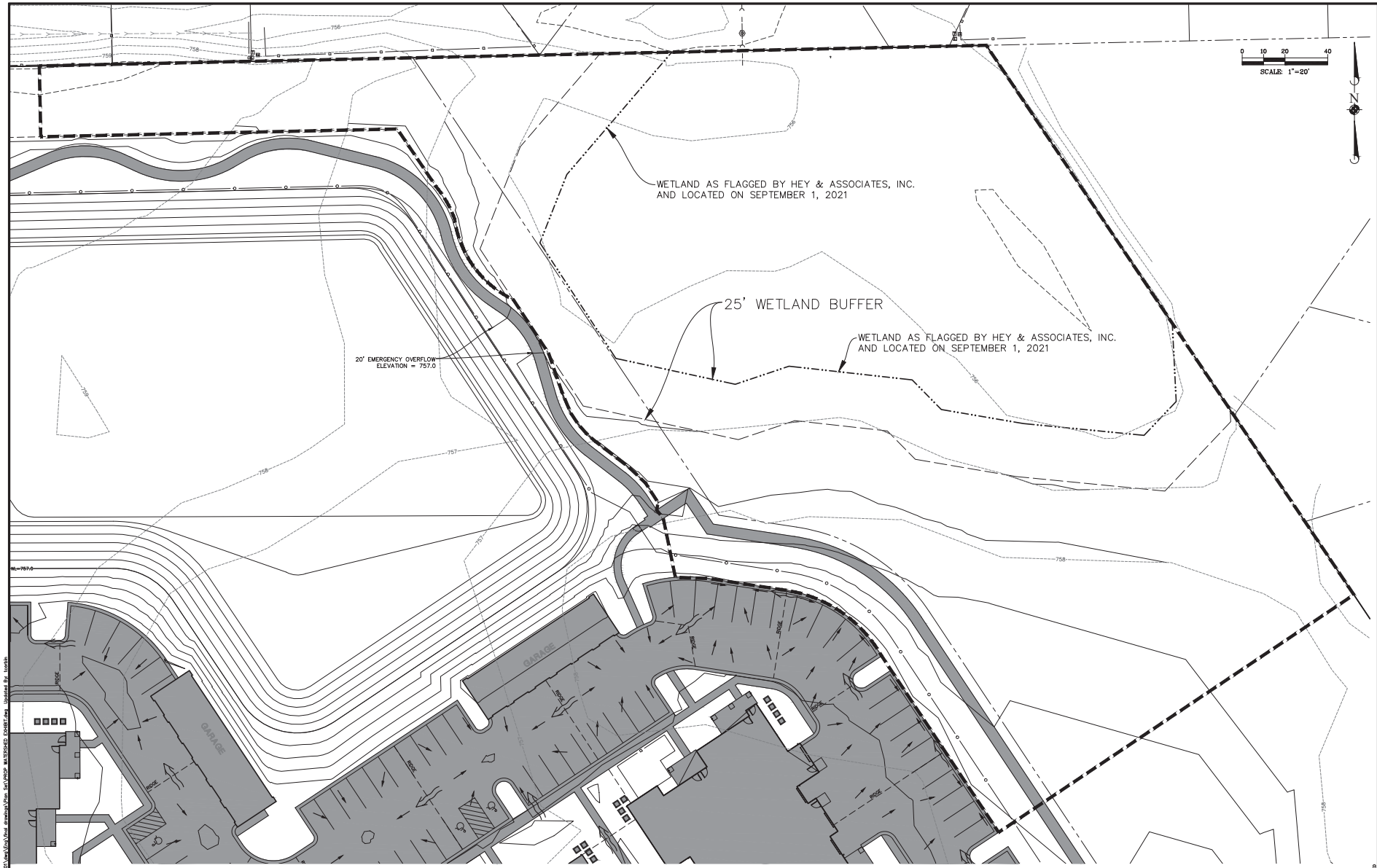
Apr 21, 2022 - 16:44 Dwg Name: J:\Projects\Springs\Civil\Final drawings\Plan Set\PROP WATERSHED EXHIBIT.dwg Updated By: tcorbin



LEGEND

PROPOSED WETLAND 1
AREA = 2.25 AC

TAYLOR E. COSGRIFF
062-072146
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

SEAL

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CITY OF ST. CHARLES, ILLINOIS
PROPOSED WETLAND 1 EXHIBIT

PROJ. MGR.: TEC
PROJ. ASSOC.: GTB
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SCALE: 1"=20'

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SW4
CPCSTIL01

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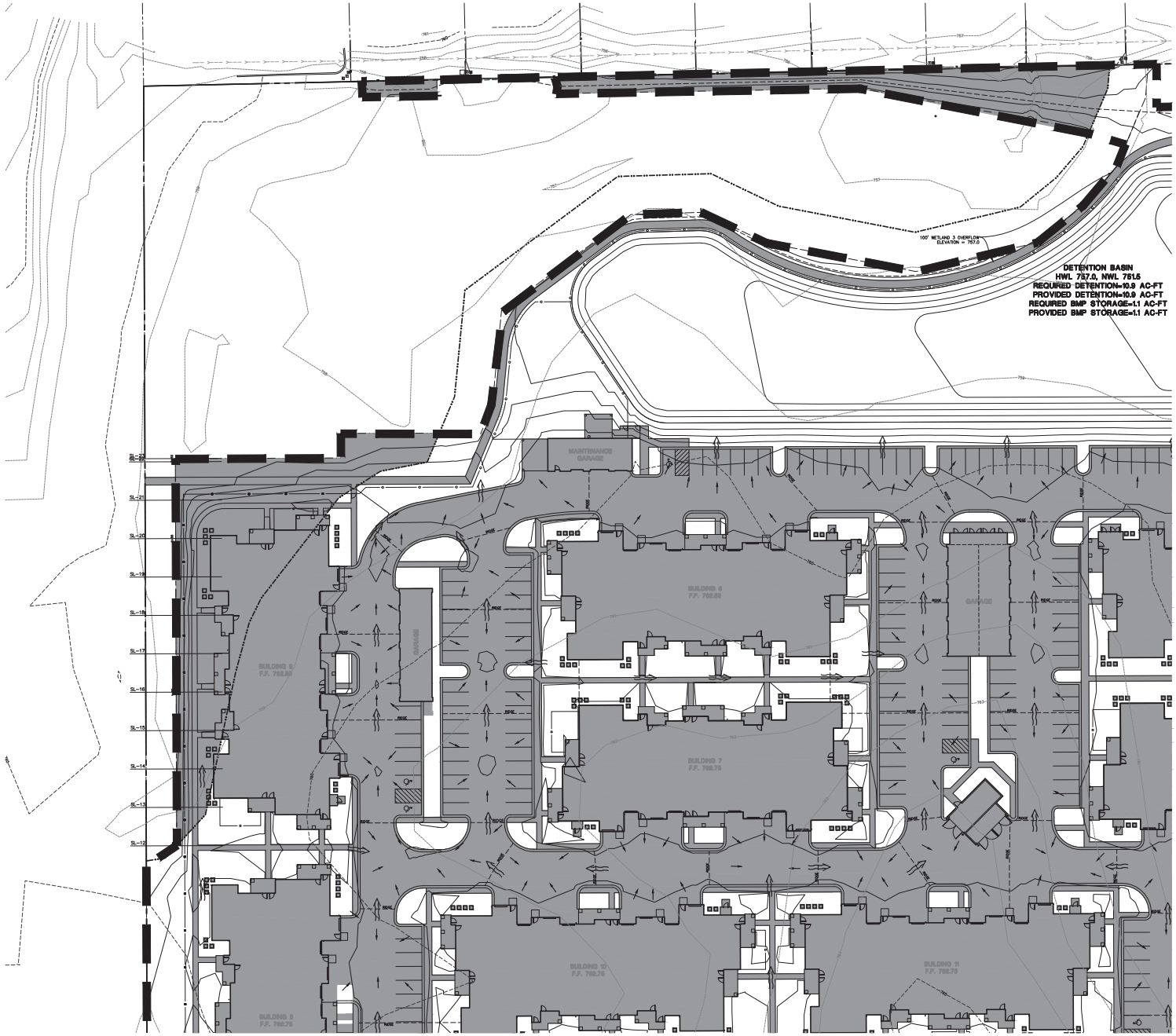

0 15 30 60
SCALE: 1"=30'

N

LEGEND

WETLAND 3 IMPACT
AREA = 0.50 AC

HYDROLOGICALLY DISTURBED
AREA

TAYLOR E. COBEN
062-072146
LICENSED
PROFESSIONAL
ENGINEER
STATE OF ILLINOIS

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DATE	REVISIONS	DRAWN BY

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CITY OF ST. CHARLES, ILLINOIS
PROPOSED WETLAND 3 EXHIBIT

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PROJ. ENGG.:	GTB
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SCALE:	1"=30'

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SW5
CPCSTIL01

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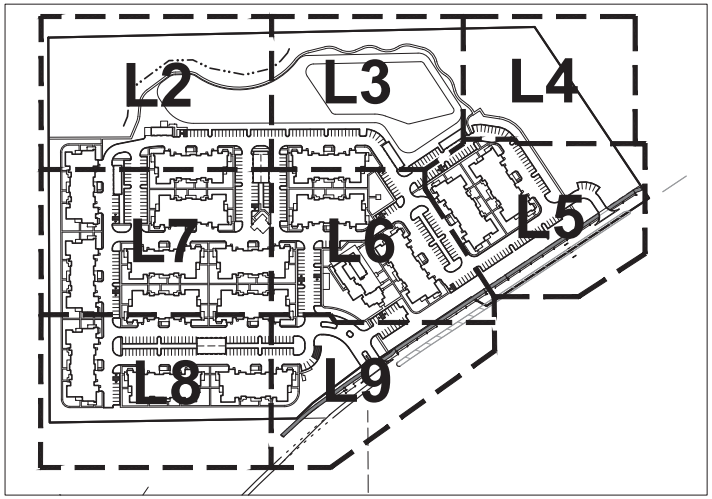
LANDSCAPE PLAN
for
SPRINGS AT ST. CHARLES

CITY OF ST. CHARLES, ILLINOIS



KEY MAP

0 75 150 300
SCALE: 1"=150'

NORTH

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch. Root flare shall be at or just above grade, and all rope/cord shall be removed from trunks.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
5. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
6. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
7. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
8. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
9. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

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LICENSED LANDSCAPE ARCHITECT JENNIFER HENDRICKS 157-001253 STATE OF ILLINOIS

SEAL Date: 10/29/21

Jennifer Hendricks, ASLA, PLA
Illinois Registered Landscape Architect # 157-001253

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
ACE MMO	17	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2.5" Cal.	B&B	
AES FLA	19	Aesculus flava	Yellow Buckeye	2.5" Cal.	B&B	
CEL OCC	20	Celtis occidentalis	Common Hackberry	2.5" Cal.	B&B	
GIN AGO	24	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	
LIQ STY	21	Liquidambar styraciflua	Sweet Gum	2.5" Cal.	B&B	
LIR TUL	5	Liriodendron tulipifera	Tulip Tree	2.5" Cal.	B&B	
OST VIR	23	Ostrya virginiana	American Hophornbeam	2.5" Cal.	B&B	
PLA BLO	12	Platanus x acerifolia 'Bloodgood'	Bloodgood London Plane Tree	2.5" Cal.	B&B	
QUE BIC	5	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B	
QUE MAC	7	Quercus macrocarpa	Burr Oak	2.5" Cal.	B&B	
QUE MUE	8	Quercus muehlenbergii	Chinkapin Oak	2.5" Cal.	B&B	
QUE LNG	5	Quercus robur x bicolor 'Long' TM	Regal Prince Oak	2.5" Cal.	B&B	
QUE EXM	16	Quercus x 'Crimschimdt' TM	Crimson Spire Oak	2.5" Cal.	B&B	
TAX DIS	10	Taxodium distichum	Bald Cypress	2.5" Cal.	B&B	
TIL GSP	37	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5" Cal.	B&B	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
ABI CON	19	Abies concolor	White Fir	6` Ht.	B&B	
PIN SYL	15	Pinus sylvestris	Scotch Pine	6` Ht.	B&B	
THU TE2	33	Thuja occidentalis 'Techny'	Techny Arborvitae	6` Ht.	B&B	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AME AUT	37	Amelanchier x grandiflora 'Autumn Sunset'	Autumn Sunset Apple Serviceberry	6` Ht.	B&B	
CER EAS	10	Cercis canadensis	Eastern Redbud Multi-trunk	6` Ht.	B&B	
MAG XJA	12	Magnolia x 'Jane'	Jane Magnolia	6` Ht.	B&B	
MAG LOE	21	Magnolia x loebneri 'Leonard Messel'	Leonard Messel Loebner Magnolia	2.5" Cal.	B&B	
MAL PRA	9	Malus x 'Prairifire'	Prairifire Crabapple	2.5" Cal.	B&B	
SYR IVO	21	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	2.5" Cal.	B&B	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AES PVF	45	Aesculus parviflora	Bottlebrush Buckeye	2` Ht.	Pot	
ARO ABR	29	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	2` Ht.	Pot	
ARO MOR	539	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	2` Ht.	Pot	
ARO LSC	128	Aronia melanocarpa 'UCONNAM165' TM	Low Scape Mound Black Chokeberry	1` Ht.	Pot	
CAL PRG	36	Callicarpa x 'NCCX2' TM	Pearl Glam Beautyberry	2` Ht.	Pot	
CEP SUS	301	Cephalanthus occidentalis 'SMCOSS' TM	Sugar Shack Buttonbush	2` Ht.	Pot	
COT ACU	36	Cotoneaster acutifolius	Peking Cotoneaster	2` Ht.	Pot	
LON RIV	12	Diervilla x 'G2X88544' TM	Kodiak Orange Diervilla	2` Ht.	Pot	
HYD IIC	228	Hydrangea arborescens 'NCHA5'	Invincibelle Wee White Hydrangea	1` Ht.	Pot	
HYD BUL	6	Hydrangea paniculata 'Bulk' TM	Quick Fire Panicle Hydrangea	2` Ht.	Pot	
HYD R35	67	Hydrangea paniculata 'Renhy'	Vanilla Strawberry Hydrangea	2` Ht.	Pot	
ITE MOR	258	Itea virginica 'Morton'	Morton Sweetspire	2` Ht.	Pot	
PHY J10	48	Physocarpus opulifolius 'Jefam' TM	Amber Jubilee Ninebark	2` Ht.	Pot	
RHU VAR	77	Rhus copallina latifolium 'Morton' TM	Morton Winged Sumac	2` Ht.	Pot	
RHU BAL	15	Rhus typhina 'Bailtiger' TM	Tiger Eyes Staghorn Sumac	2` Ht.	Pot	
RIB GRE	100	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	2` Ht.	Pot	
ROS 378	148	Rosa x 'Radrazz' TM	Knock Out Shrub Rose	2` Ht.	Pot	
SOR SEM	26	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea	2` Ht.	Pot	
SYM RPA	366	Symphoricarpos x 'Sofie' TM	Proud Berry Coral Berry	2` Ht.	Pot	
VIB CAR	66	Viburnum carlesii	Koreanspice Viburnum	2` Ht.	Pot	
VIB INH	85	Viburnum dentatum deamii 'SMVDBL' TM	All That Glows Arrowwood Viburnum	2` Ht.	Pot	
VIB WIN	5	Viburnum trilobum 'J.N. Select' TM	Redwing American Cranberrybush	2` Ht.	Pot	
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
JUN D14	236	Juniperus chinensis 'Daub's Frosted'	Daub's Frosted Juniper	5 gal.	Pot	
JUN PFI	330	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	2` Ht.	Pot	
JUN FOR	129	Juniperus chinensis 'Sea Green'	Sea Green Juniper	2` Ht.	Pot	
TAX DEN	215	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	2` Ht.	Pot	
THU TEC	14	Thuja occidentalis 'Techny'	Techny Arborvitae	2` Ht.	Pot	
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AND ROC	86	Andropogon gerardii 'Red October'	Red October Big Bluestem	1 gal.	Pot	
CAR ICE	932	Carex morrowii 'Ice Dance'	Ice Dance Japanese Sedge	1 gal.	Pot	
DES GO3	58	Deschampsia cespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	1 gal.	Pot	
PAN ROT	444	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Red Switch Grass	1 gal.	Pot	
PEN BU3	629	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 gal.	Pot	
SPO HET	189	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot	
GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
PAC TE2	660	Pachysandra terminalis	Japanese Pachysandra	Plug	Plug	12" o.c.
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
ALL MNM	1,647	Allium x 'Millenium'	Millenium Ornamental Onion	1 gal.	Pot	18" o.c.
CAL NPT	994	Calamintha nepeta nepeta	Lesser Calamint	1 gal.	Pot	24" o.c.
GER ROZ	85	Geranium x 'Rozanne'	Rozanne Cranesbill	1 gal.	Pot	18" o.c.
HEM WIN	450	Hemerocallis x 'Little Wine Cup'	Little Wine Cup Daylily	1 gal.	Pot	18" o.c.
HOS LIB	443	Hosta x 'Liberty'	Liberty Hosta	1 gal.	Pot	18" o.c.
ORI ROT	881	Origanum x 'Kent Beauty'	Kent Beauty Oregano	1 gal.	Pot	18" o.c.

DATE	REVISIONS	DRAWN BY
X	X	X
X	X	X
X	X	X
X 6/7/2022	PER CITY COMMENTS	JSH
X 5/12/2022	FINAL SUBMITTAL	JSH
X 1/28/2022	PER CITY COMMENTS	JSH
X 10/29/2021	PER CITY COMMENTS	JSH

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SPRINGS AT ST. CHARLES
CITY OF ST. CHARLES
LANDSCAPE COVER SHEET

PROJ. MGR.: FF
PROJ. ASSOC.: TC
DRAWN BY: JSH
DATE: 10/29/2021
SCALE: ---

SHEET
L1 OF L11
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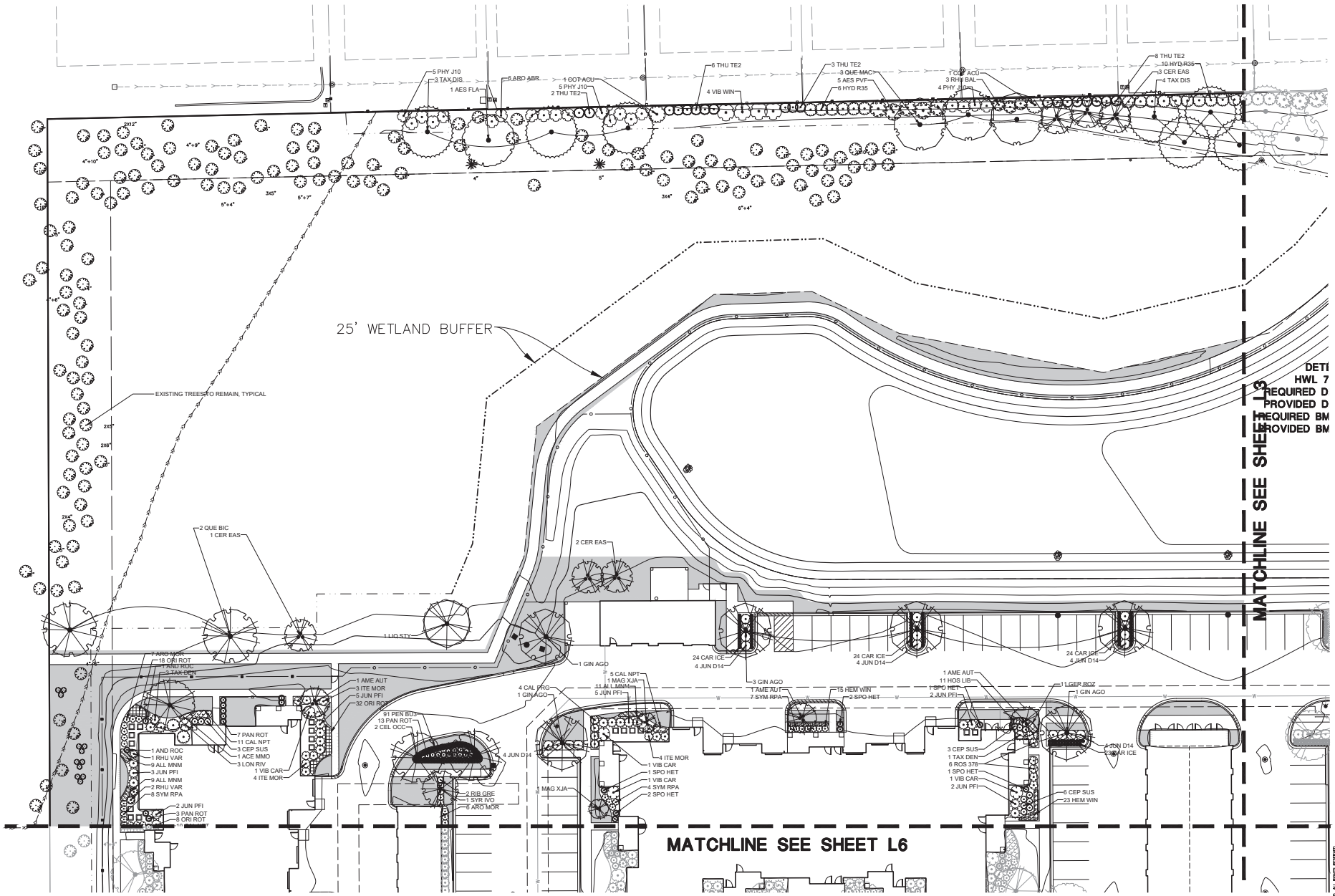

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5/12/2022	FINAL SUBMITTAL	JSH
11/28/2022	PER CITY COMMENTS	JSH
12/9/2022	PER CITY COMMENTS	JSH

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SPRINGS AT ST. CHARLES

CITY OF ST. CHARLES

NORTHWEST LANDSCAPE PLAN

PROJ. MGR.: FF
PROJ. ASSOC.: TC
DRAWN BY: JSH
DATE: 10/29/2021
SCALE: 1"=20'

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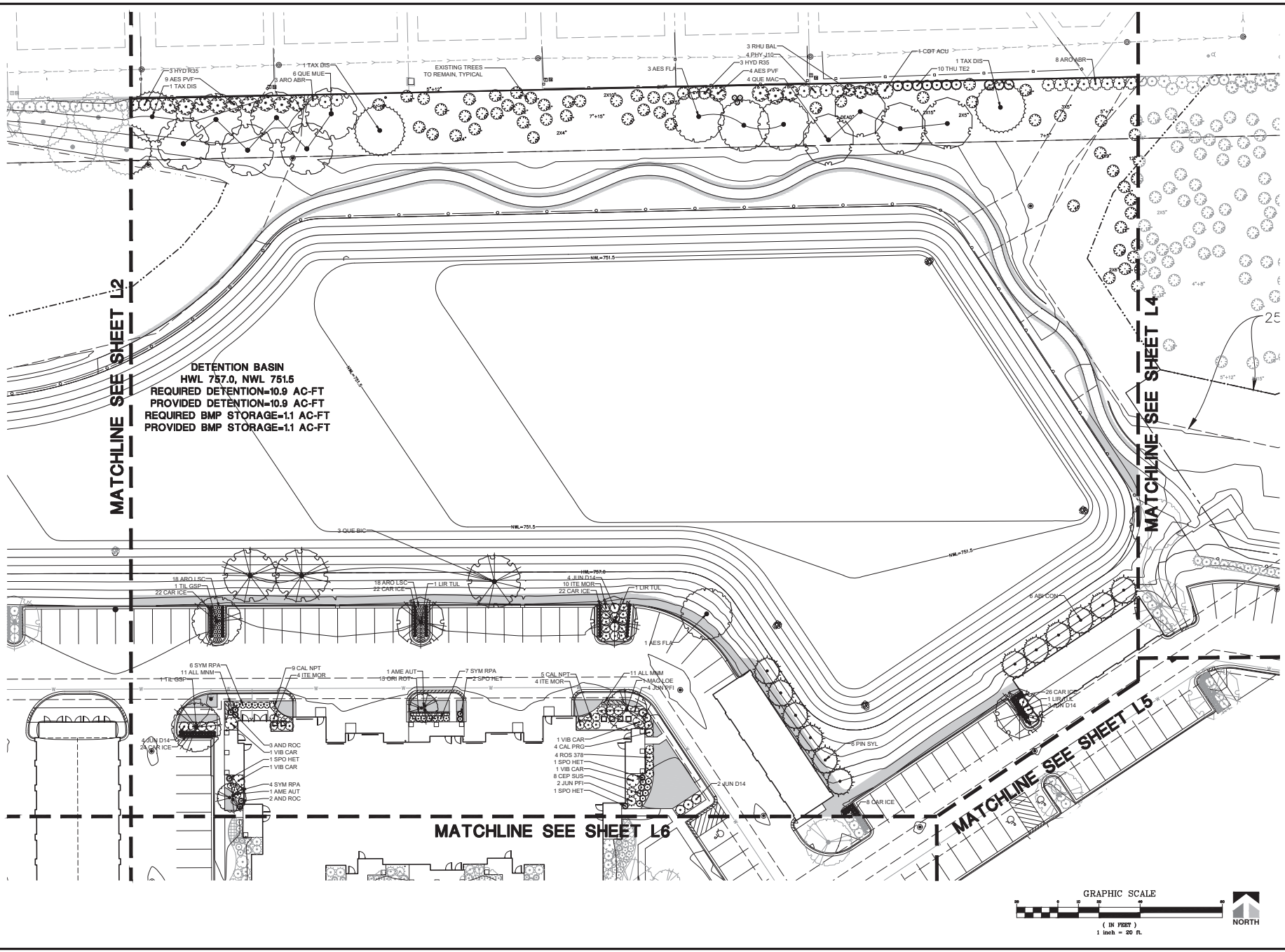

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FINAL SUBMITTAL	5/12/2022	JSH
PER CITY COMMENTS	5/17/2022	JSH
PER CITY COMMENTS	6/28/2022	JSH

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SPRINGS AT ST. CHARLES

CITY OF ST. CHARLES

NORTH LANDSCAPE PLAN

PROJ. MGR.: FF
PROJ. ASSOC.: TC
DRAWN BY: JSH
DATE: 10/29/2021
SCALE: 1"=20'

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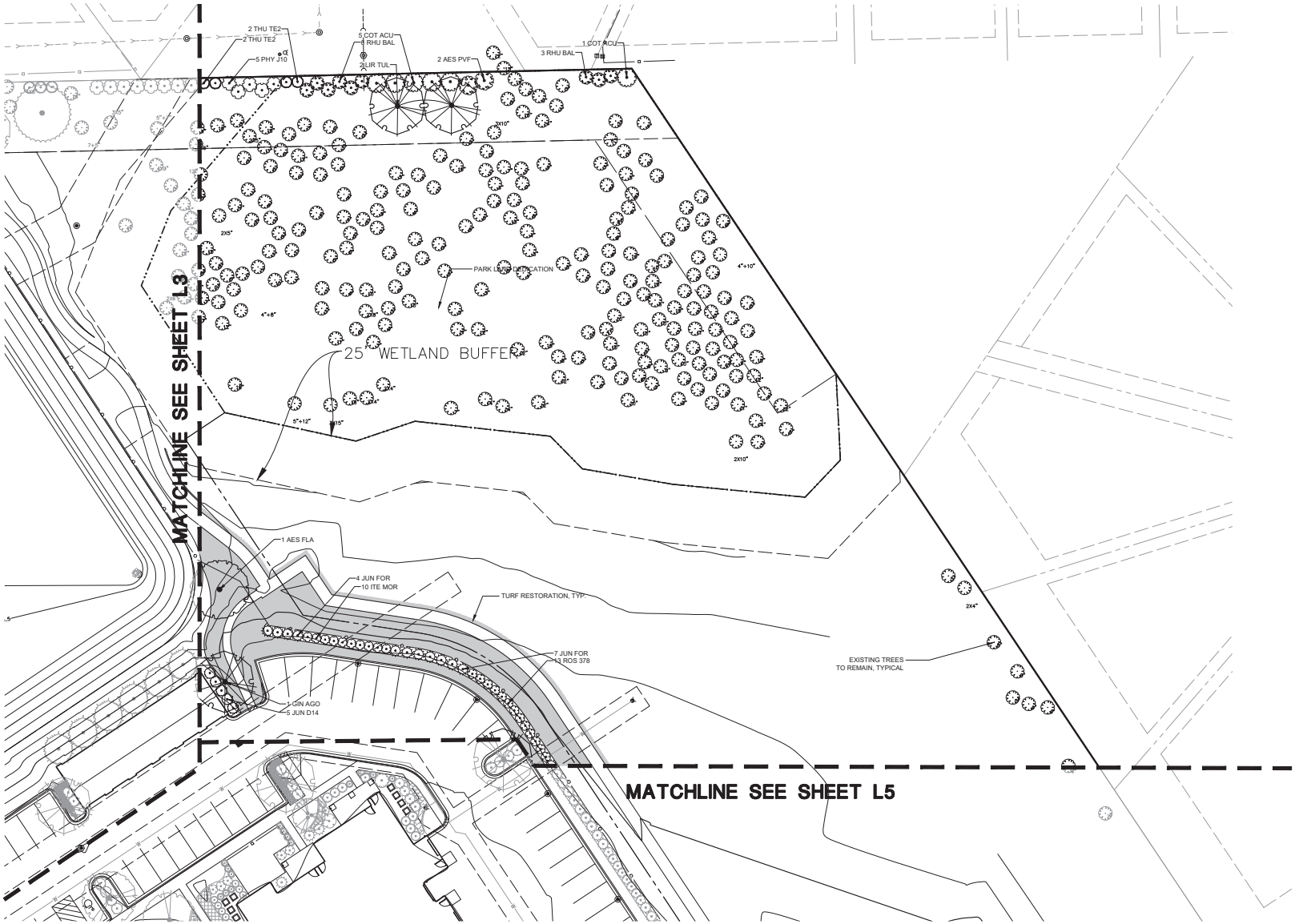

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

NORTH

REVISIONS	DATE	DRAWN BY
PER CITY COMMENTS	4/7/2022	JSH
FINAL SUBMITTAL	5/12/2022	JSH
PER CITY COMMENTS	7/28/2022	JSH
PER CITY COMMENTS	8/29/2022	JSH

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SPRINGS AT ST. CHARLES

CITY OF ST. CHARLES

NORTHEAST LANDSCAPE PLAN

PROJ. MGR.: FF
PROJ. ASSOC.: TC
DRAWN BY: JSH
DATE: 10/29/2021
SCALE: 1"=20'

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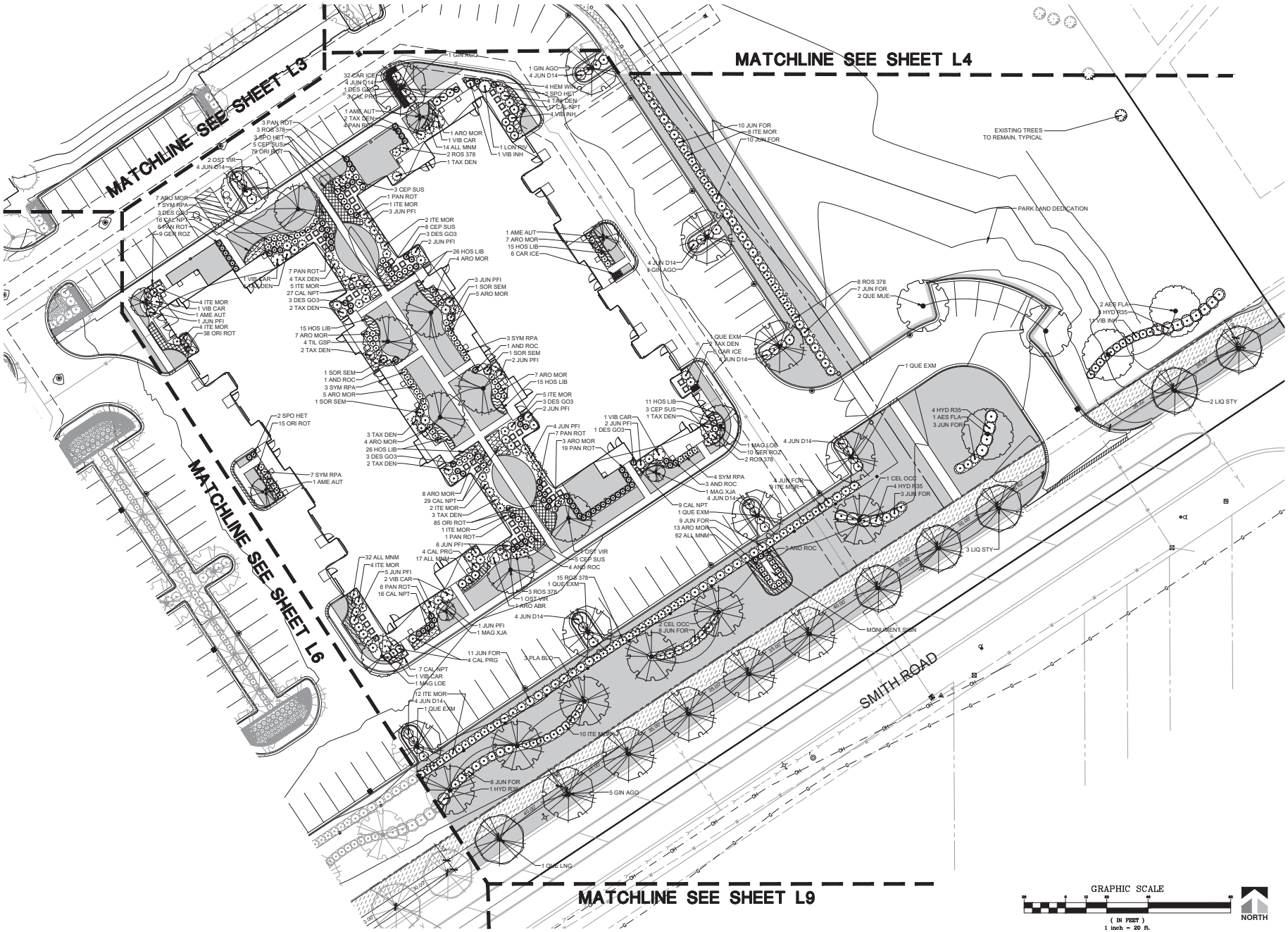

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4/7/2022	PER CITY COMMENTS	JSH
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11/28/2022	PER CITY COMMENTS	JSH
12/9/2022	PER CITY COMMENTS	JSH

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SPRINGS AT ST. CHARLES
CITY OF ST. CHARLES
EAST LANDSCAPE PLAN

PROJ. MGR.: FF
PROJ. ASSOC.: TC
DRAWN BY: JSH
DATE: 10/29/2021
SCALE: 1"=20'

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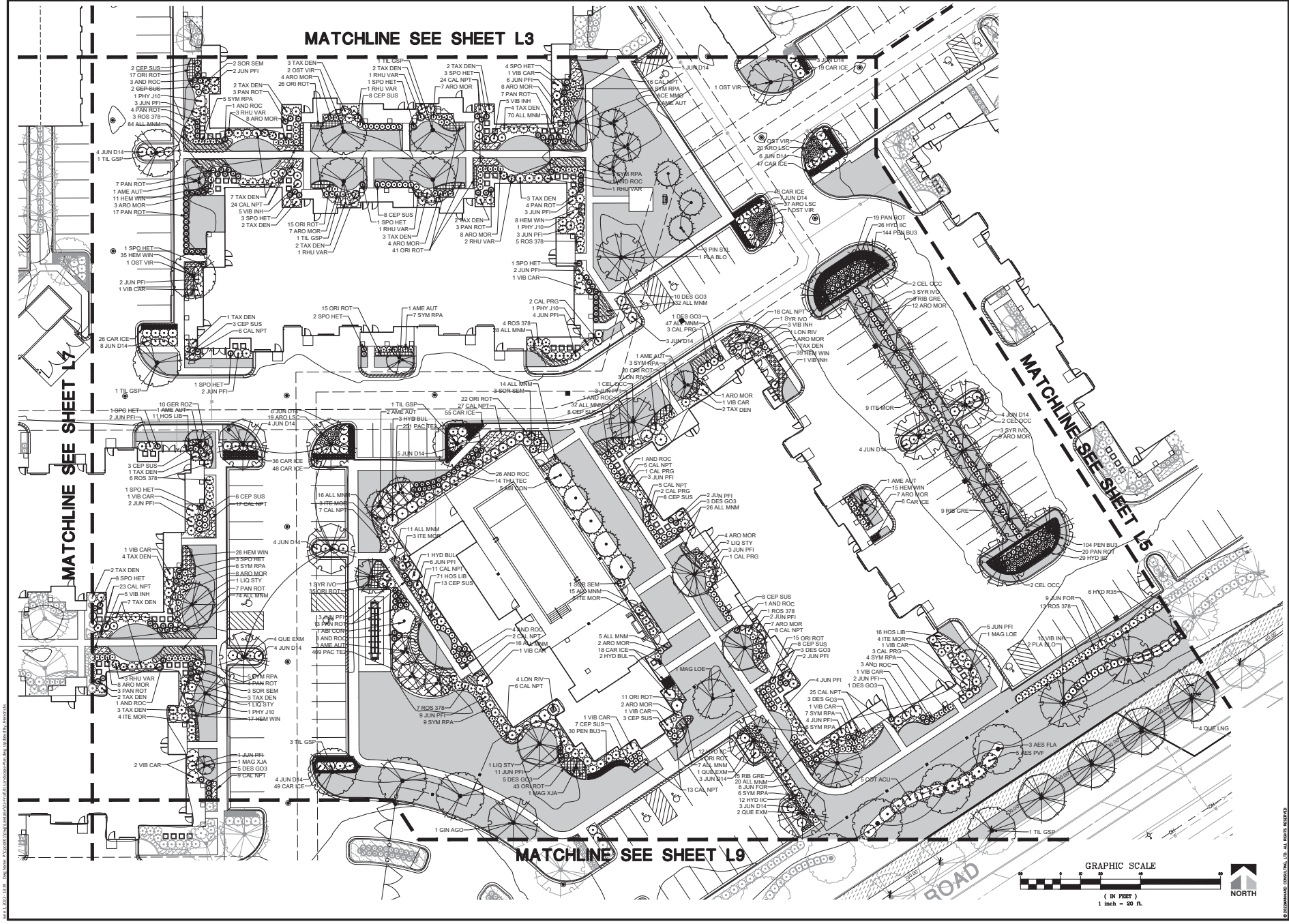

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5/12/2022	FINAL SUBMITTAL	JSH
6/27/2022	PER CITY COMMENTS	JSH
8/29/2022	PER CITY COMMENTS	JSH

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SPRINGS AT ST. CHARLES

CITY OF ST. CHARLES

CENTRAL LANDSCAPE PLAN

PROJ. MGR.: FF
PROJ. ASSOC.: TC
DRAWN BY: JSH
DATE: 10/29/2021
SCALE: 1"=20'

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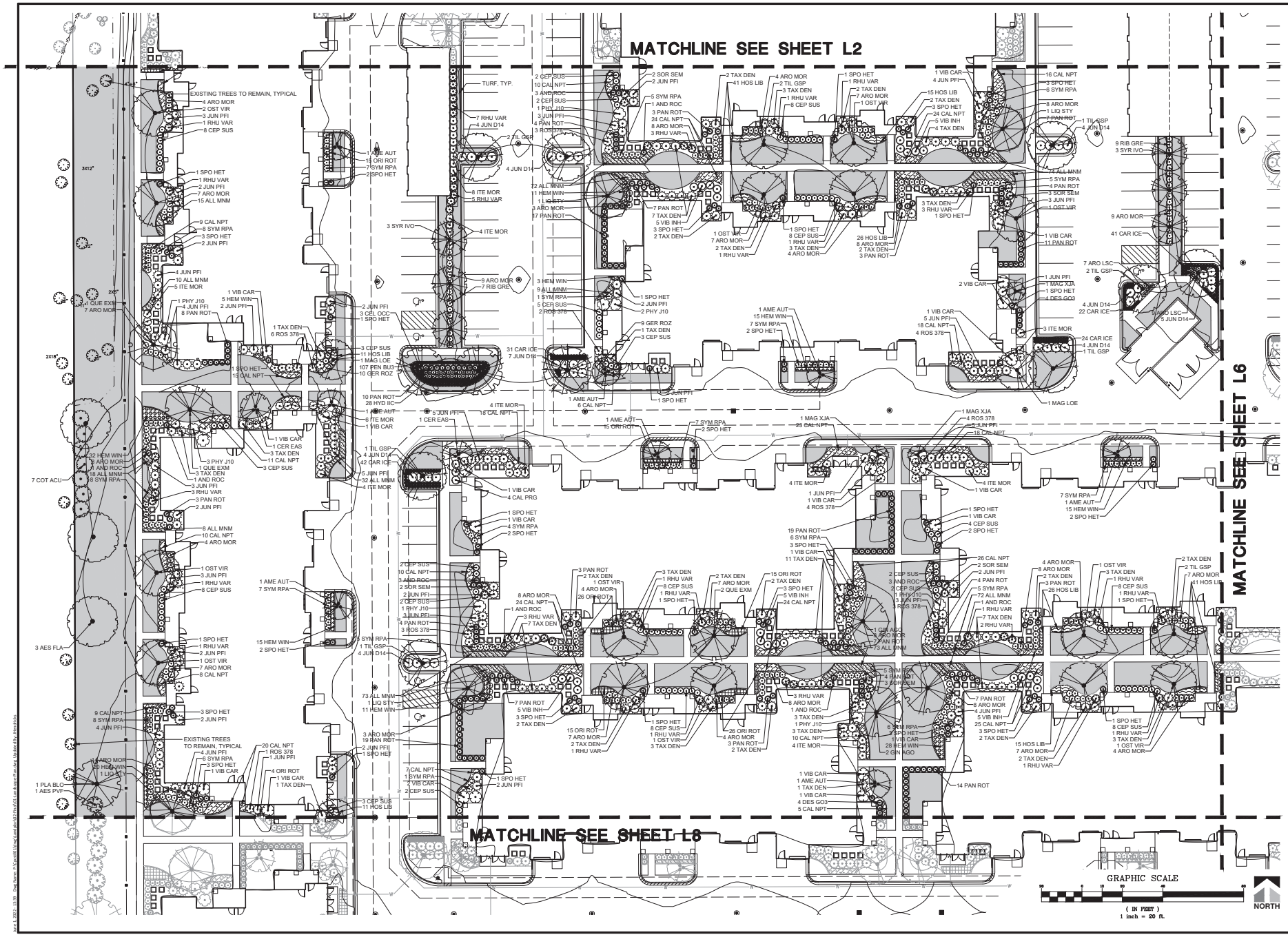

DATE	REVISIONS	DRAWN BY
4/7/2022	PER CITY COMMENTS	JSH
5/12/2022	FINAL SUBMITTAL	JSH
8/12/2022	PER CITY COMMENTS	JSH
9/28/2022	PER CITY COMMENTS	JSH

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SPRINGS AT ST. CHARLES
CITY OF ST. CHARLES
WEST LANDSCAPE PLAN

PROJ. MGR.: FF
PROJ. ASSOC.: TC
DRAWN BY: JSH
DATE: 10/29/2021
SCALE: 1"=20'

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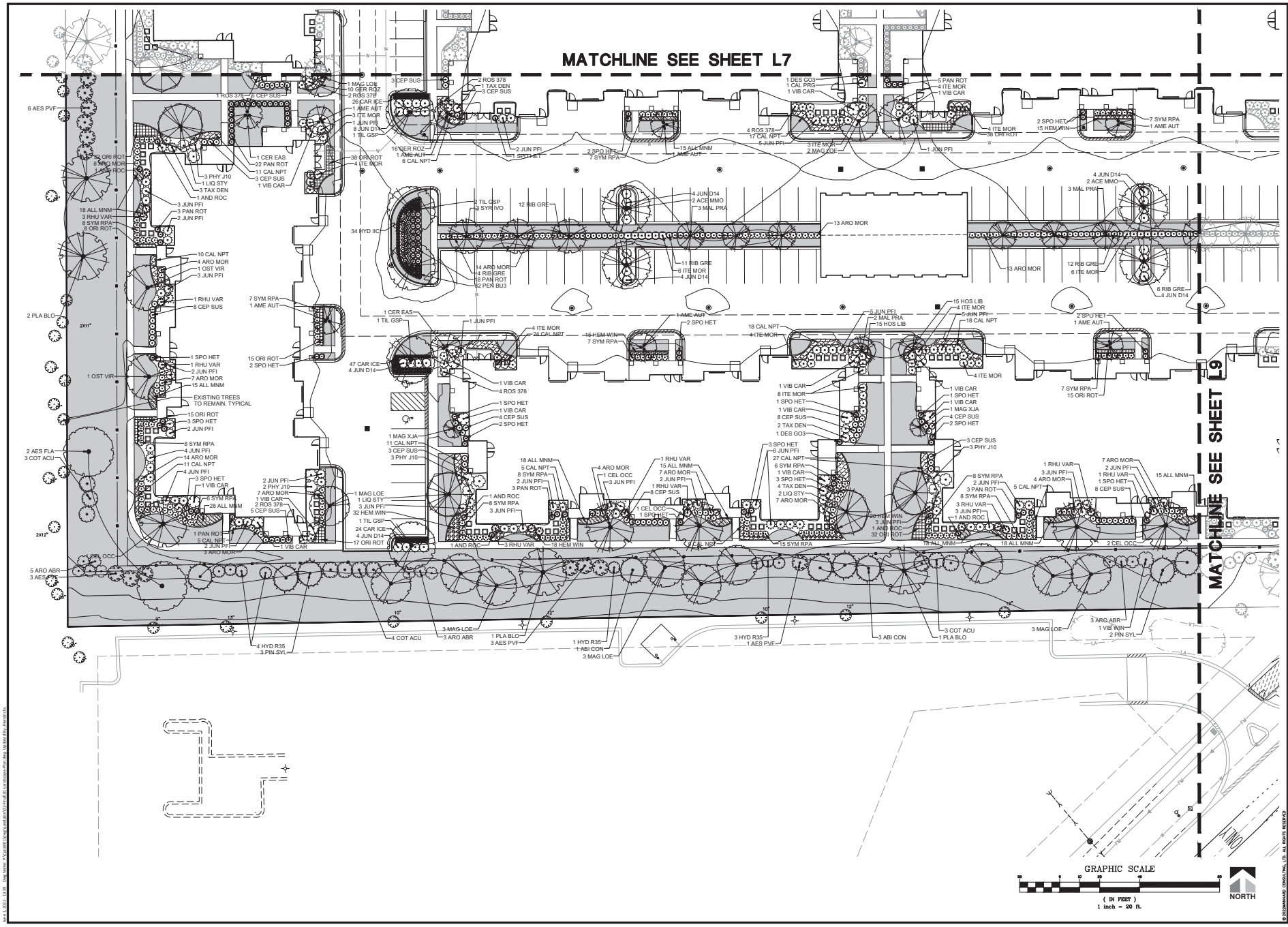

DATE	REVISIONS	DRAWN BY
4/7/2022	PER CITY COMMENTS	JSH
5/12/2022	FINAL SUBMITTAL	JSH
11/28/2022	PER CITY COMMENTS	JSH
12/20/2022	PER CITY COMMENTS	JSH

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SPRINGS AT ST. CHARLES

CITY OF ST. CHARLES

SOUTHWEST LANDSCAPE PLAN

PROJ. MGR.: FF
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DRAWN BY: JSH
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SCALE: 1"=20'

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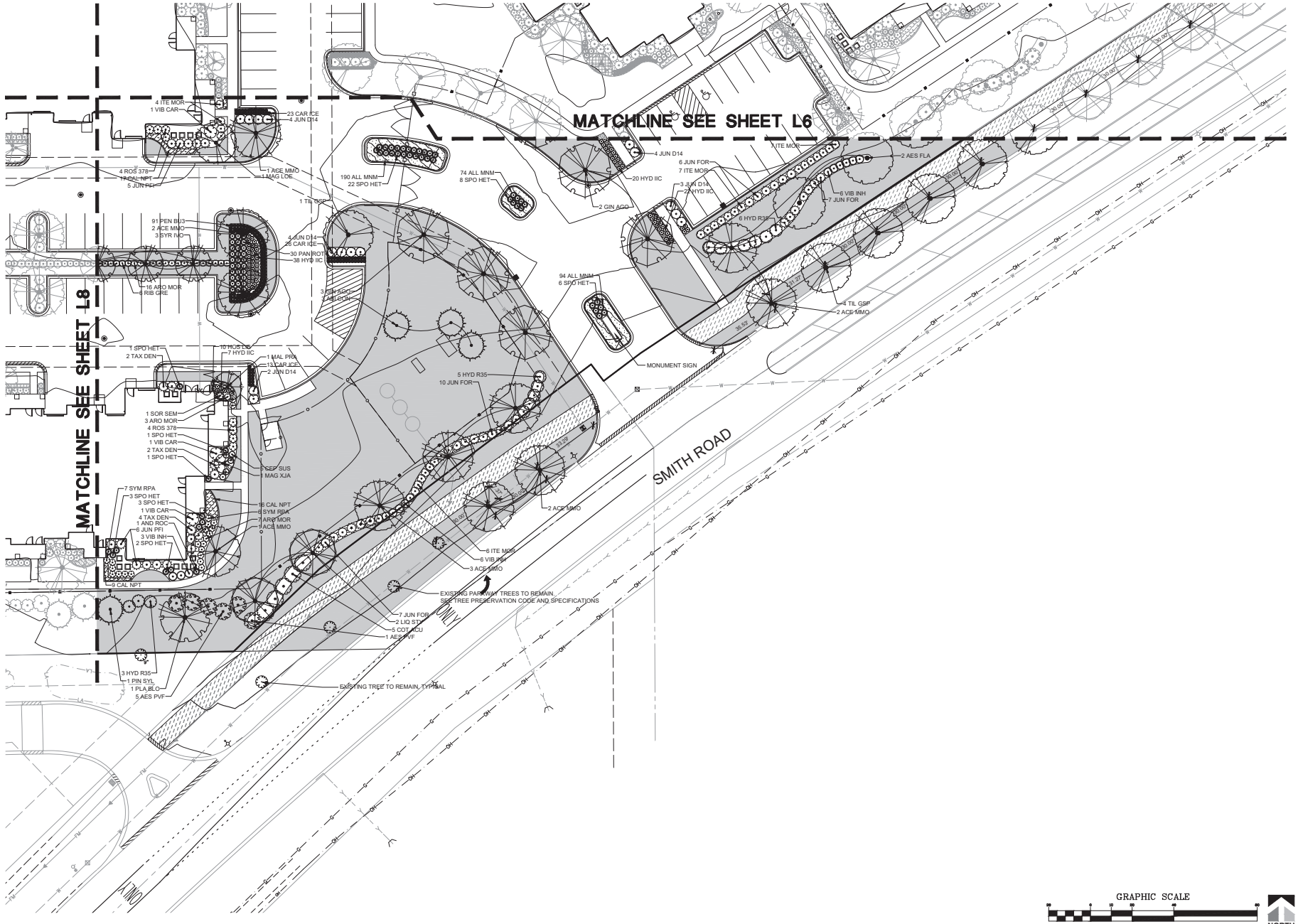

DATE	REVISION	DRAWN BY
4/7/2022	PER CITY COMMENTS	JSH
5/12/2022	FINAL SUBMITTAL	JSH
11/28/2022	PER CITY COMMENTS	JSH

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SPRINGS AT ST. CHARLES

CITY OF ST. CHARLES

SOUTH LANDSCAPE PLAN

PROJ. MGR.: FF
PROJ. ASSOC.: TC
DRAWN BY: JSH
DATE: 10/29/2021
SCALE: 1" = 20'

SHEET
L9 OF L11
CPC.STIL01

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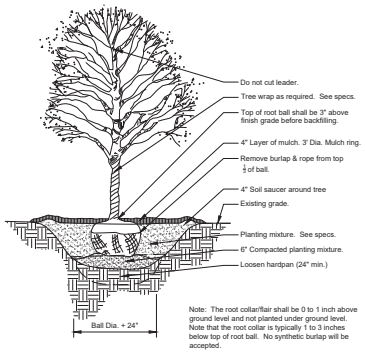
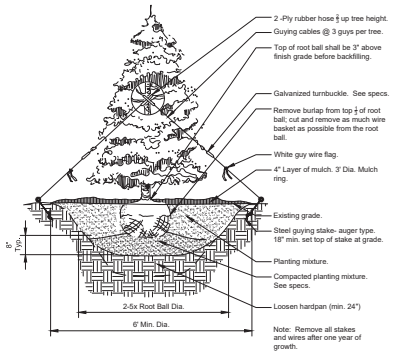
June 1, 2022 - 13:39 Dwg Name: P:\Civil3D\Dwg\springs\02-Final\01-Landscape Plan.dwg Updated By: JHendricks



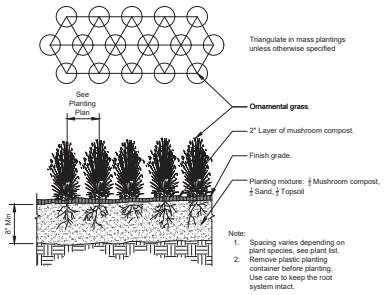
1 DECIDUOUS TREE PLANTING

1/4" = 1'-0" 32 9343.33-20



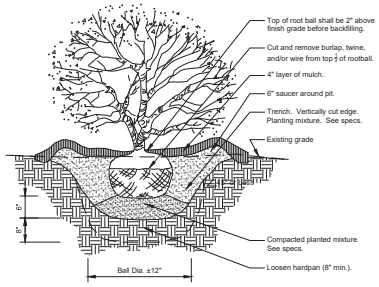
2 CONIFER TREE PLANTING

1/4" = 1'-0" 32 9343.46-01



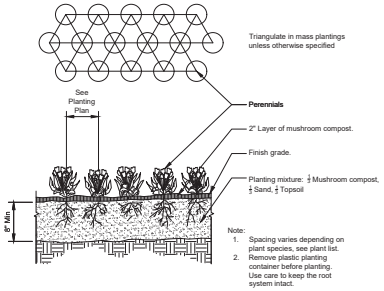
4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 32 9313-01



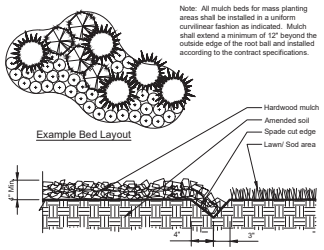
3 SHRUB PLANTING DETAIL

3/4" = 1'-0" 32 9333.16-05



5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 32 9313-02



6 CONTINUOUS MULCH EDGING

1" = 1'-0" 32 9113.26-01

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SPRINGS AT ST. CHARLES

CITY OF ST. CHARLES

LANDSCAPE DETAILS

PROJ. MGR.: FF
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L10 L11

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GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
   1. Spreading of topsoil or soil preparation
   2. Trees, shrubs, perennials and groundcovers
   3. Planting mixes
   4. Mulch and planting accessories
   5. Fertilizer and herbicide
   6. Maintenance
   7. Warranty of plant material

B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

A. Comply with site work requirements

B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.

C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.

D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.

E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.

F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.

G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.

H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.

I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

1-03 DELIVERY, STORAGE & HANDLING:

A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.

B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect . All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect . Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.

C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.

D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

A. Notify landscape architect at least seven (7) working days prior to installation of plant material.

B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.

C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.

E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

1-06 WARRANTY:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranteed against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
   1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
   2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
   3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
   4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
   5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2-02 ACCESSORIES:

A. Topsoil:
   1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.

B. Topsoil for seed areas shall be a minimum of 6".

C. Soil amendments shall be as follows:
   1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
   2. For perennials and ornamental grasses the soil mixture will be as follows: CM-63 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 8" of CM-63 and till into existing beds to a depth of 8". Soil mixtures are available from Midwest Trading. Midwest Trading, St. Charles, IL 60174 (630) 365-1990

D. Fertilizer:
   1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application. Arthur Clesen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177
   2. For turf areas use 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.

E. Herbicide:
   1. Round-Up or approved equal

F. Mulch:
   1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.
   2. Mushroom compost as available from Midwest Trading.

G. Water:
   1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.

H. Guying:
   1. Stakes: 5/8" x 40" steel eye anchor with 4" helix
   2. Cable:
      a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
      b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
   3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
   4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.

I. Tree wrap: Burlap tree wrap 4" wide.

J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3-02 PREPARATION:

A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.

B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

C. All underground utilities must be located and marked clearly.

D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.

F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".

G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".

H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.

I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.

J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.

K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.

L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

3-03 PLANTING PROCEDURES:

A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids.

B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.

C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.

D. Mulching:
   1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
   2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.

E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.

F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4' height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper. Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.

G. Seeding of specified lawn areas on plans will be treated as follows:
   1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
   2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.
   3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
   4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
   5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
   6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

H. Erosion Control Blanket
   1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
   2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
   3. Blanket should be premarked with staple pattern.
   4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
   5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

I. Sodding of specified lawn areas on plans will be completed as follows:
   1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.
   2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
   3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the ground is frozen.
   4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
   5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
   6. Water sod thoroughly with a fine spray immediately after planting.
   7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.
   8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
   9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.
   10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.

J. Timing of plant material and seeding operations:
   1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through December 1. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.
   2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F. It shall not be placed during a period of extended drought.
   3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.
   4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

3-04 MAINTENANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

3-04 ACCEPTANCE:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

3-06 SITE CLEAN-UP:

A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect .

NO.	DATE	REVISIONS	DRAWN BY
A	4/7/2022	PER CITY COMMENTS	JSH
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CITY OF ST. CHARLES
LANDSCAPE SPECIFICATIONS

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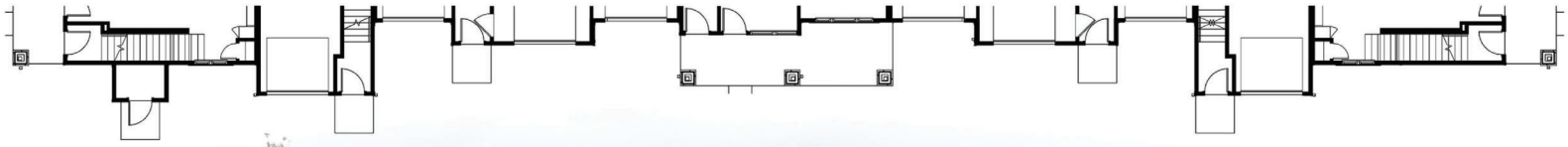
June 1, 2022 - 13:39 , Dwg Name: P:\Civil3D\Dwg\landplan\02-Prod\01Landscape\Plan dwg, Updated by: jhendricks

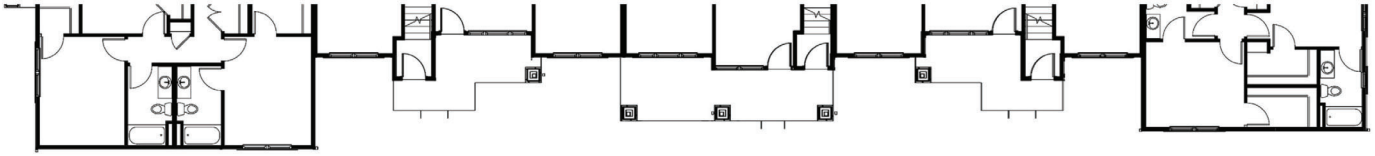
Front Elevation

SCALE: 1/16"=1'0"



Rear Elevation

SCALE: 1/16"=1'0"



BUILDING B20

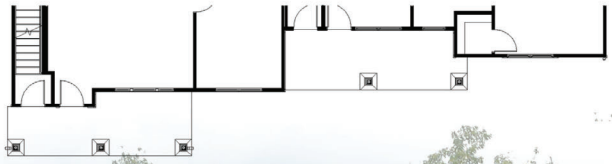
20 UNIT BUILDING

CONTINENTAL PROPERTIES

YOU ARE HERE

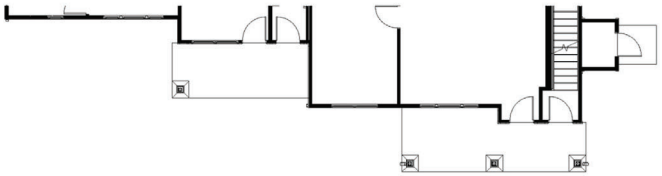
Right Elevation

SCALE: 1/16"=1'0"



Left Elevation

SCALE: 1/16"=1'0"



BUILDING B20

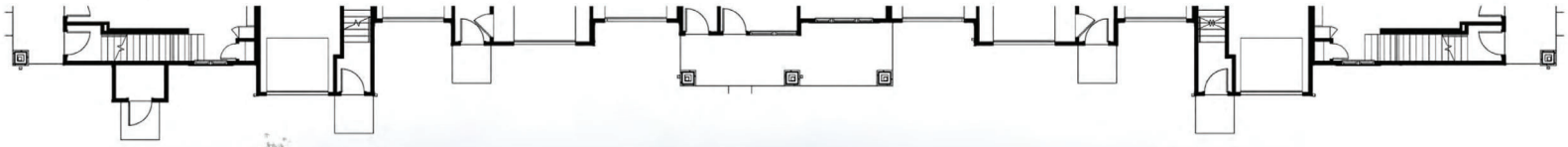
20 UNIT BUILDING

CONTINENTAL PROPERTIES

YOU ARE HERE

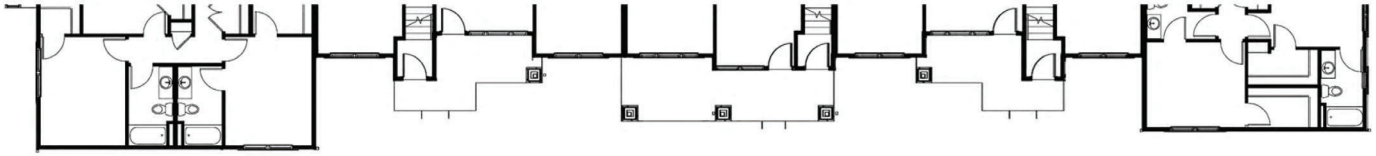
Front Elevation

SCALE: 1/16"=1'0"



Rear Elevation

SCALE: 1/16"=1'0"



BUILDING B20

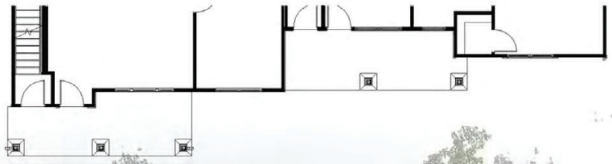
20 UNIT BUILDING

CONTINENTAL PROPERTIES

YOU ARE HERE

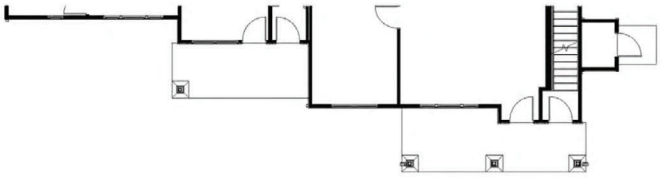
Right Elevation

SCALE: 1/16"=1'0"



Left Elevation

SCALE: 1/16"=1'0"



BUILDING B20

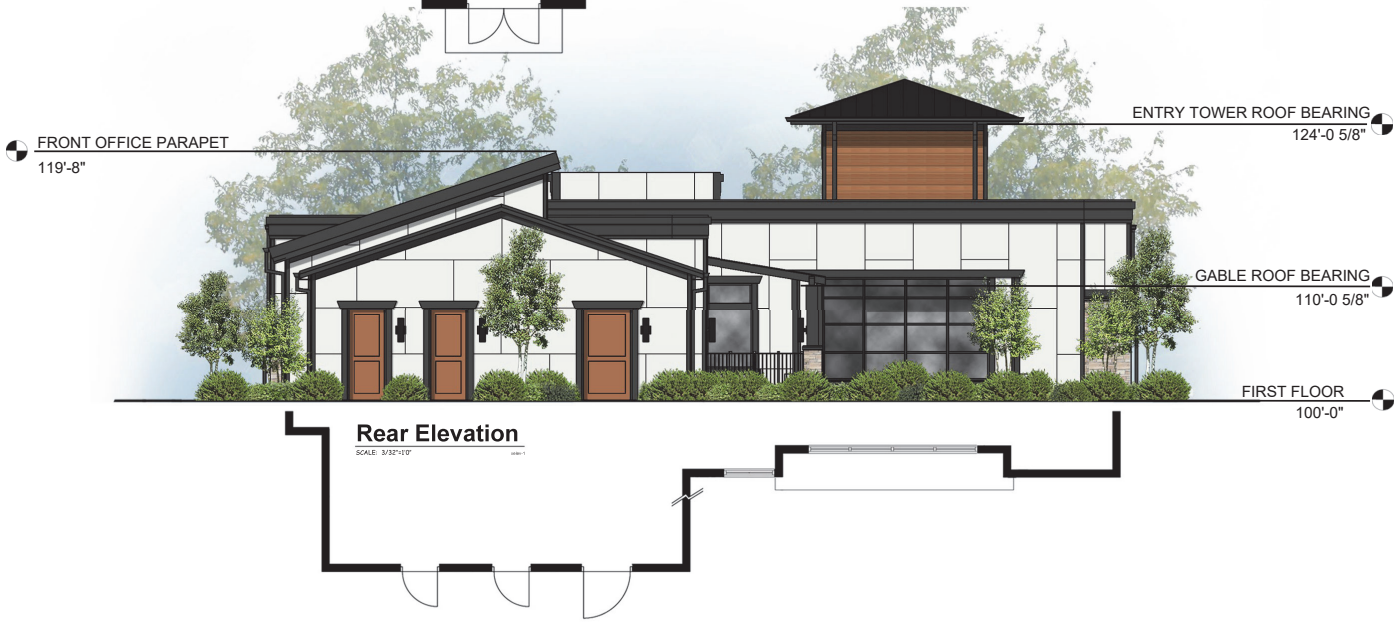
20 UNIT BUILDING

CONTINENTAL PROPERTIES

YOU ARE HERE

Front Elevation

SCALE: 3/32"=1'0"



Rear Elevation

SCALE: 3/32"=1'0"

CLUBHOUSE

4630 SQ FT

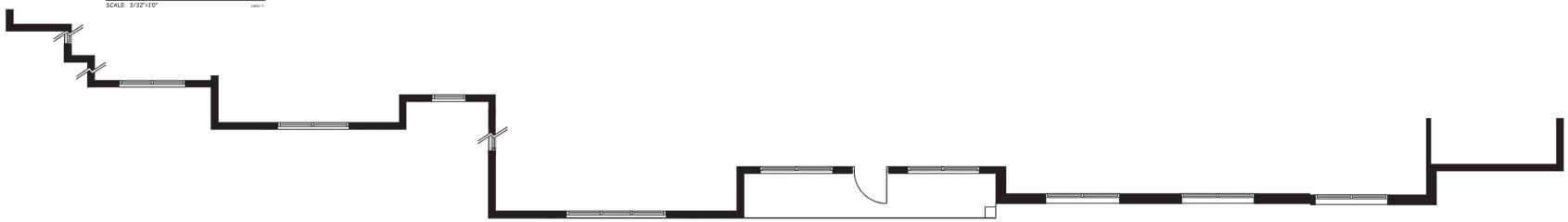
02-09-2021

CONTINENTAL PROPERTIES

YOU ARE HERE

Right Elevation

SCALE: 3/32"=1'0"



CLUBHOUSE

4630 SQ FT

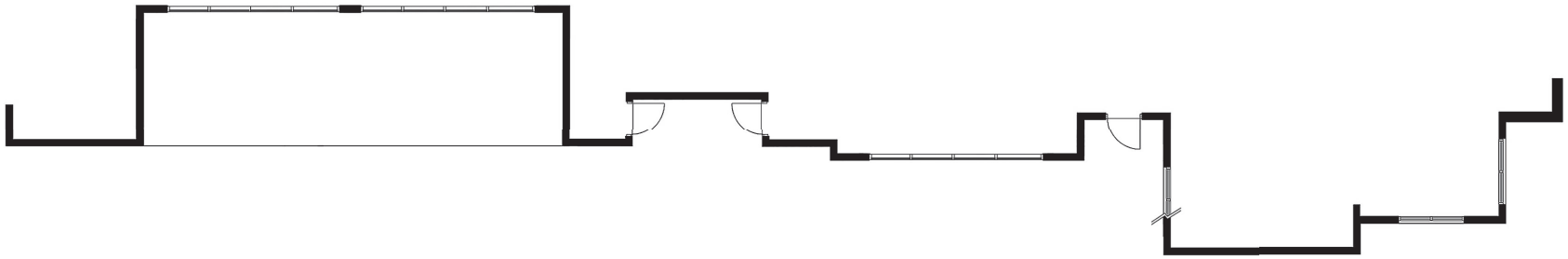
02-09-2021

CONTINENTAL PROPERTIES

YOU ARE HERE

Left Elevation

SCALE: 3/32"=1'0"



CLUBHOUSE

4630 SQ FT

02-09-2021

CONTINENTAL PROPERTIES

YOU ARE HERE

Front Elevation

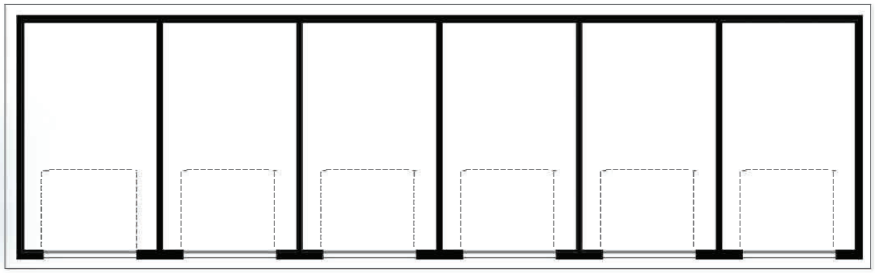
SCALE: 3/32"=1'0"

Left Elevation

SCALE: 3/32"=1'0"

Right Elevation

SCALE: 3/32"=1'0"



Floor Plan Elevation

SCALE: 3/32"=1'0"

Rear Elevation

SCALE: 3/32"=1'0"

6 BAY GARAGE

02-10-2021

CONTINENTAL PROPERTIES

YOU ARE HERE

Front Elevation

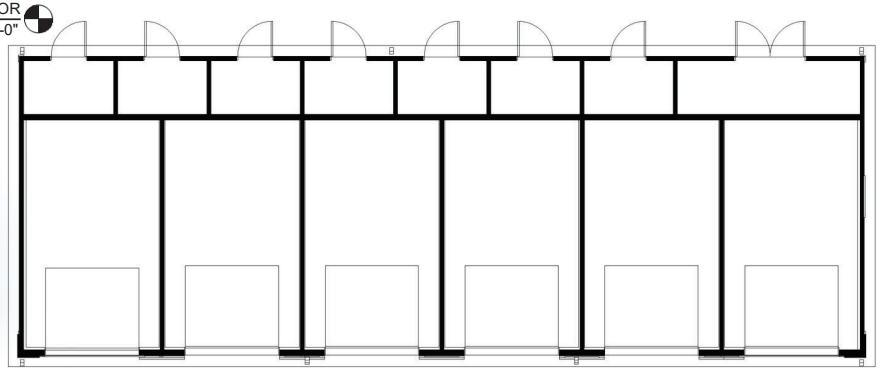
SCALE: 3/32"=1'0"

Left Elevation

SCALE: 3/32"=1'0"

Right Elevation

SCALE: 3/32"=1'0"



Floor Plan Elevation

SCALE: 3/32"=1'0"

Rear Elevation

SCALE: 3/32"=1'0"

6GS-2 GARAGE

02-10-2021

CONTINENTAL PROPERTIES

YOU ARE HERE

Front Elevation

SCALE: 3/32"=1'0"

Left Elevation

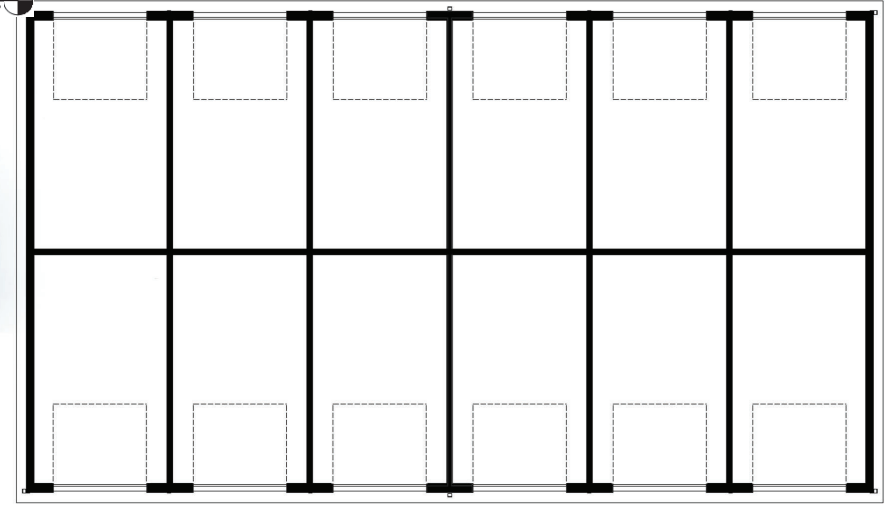
SCALE: 3/32"=1'0"

Right Elevation

SCALE: 3/32"=1'0"

Rear Elevation

SCALE: 3/32"=1'0"



Floor Plan Elevation

SCALE: 3/32"=1'0"

12 BAY GARAGE

02-10-2021

CONTINENTAL PROPERTIES

YOU ARE HERE

Front Elevation

SCALE: 3/32"=1'0"

Left Elevation

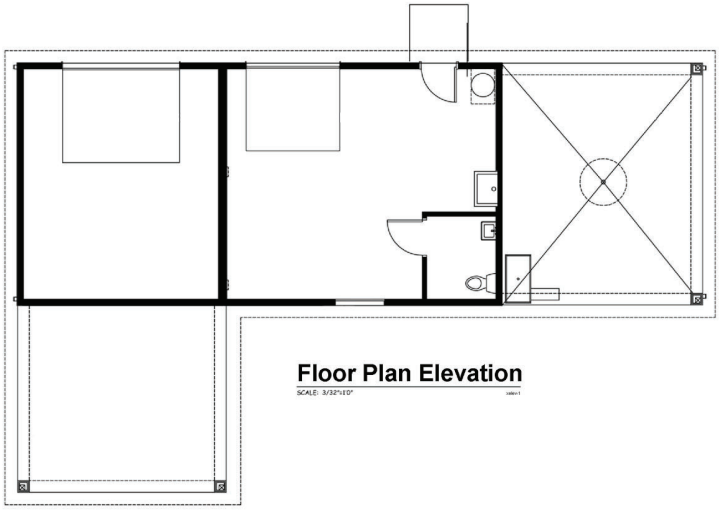
SCALE: 3/32"=1'0"

Right Elevation

SCALE: 3/32"=1'0"

Rear Elevation

SCALE: 3/32"=1'0"



Floor Plan Elevation

SCALE: 3/32"=1'0"

MAINTENANCE MG-2

02-10-2021

CONTINENTAL PROPERTIES

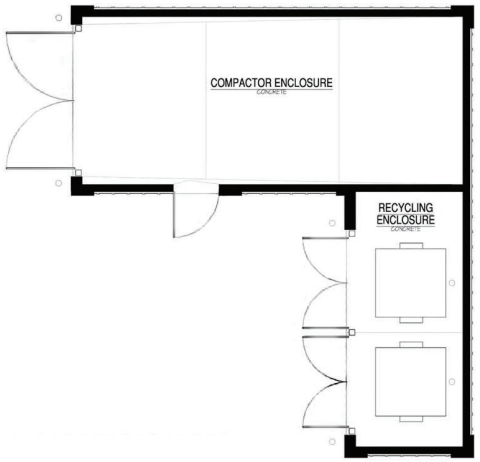
YOU ARE HERE

Left Elevation
SCALE: 3/32"=1'0"

Rear Elevation
SCALE: 3/32"=1'0"

Right Elevation
SCALE: 3/32"=1'0"

Front Elevation
SCALE: 3/32"=1'0"



Floor Plan Elevation
SCALE: 3/32"=1'0"

TRASH ENCLOSURE

02-10-2021

CONTINENTAL PROPERTIES

YOU ARE HERE

SPRINGS AT ST. CHARLES | COLORS & MATERIALS

	OPTION 1		OPTION 2	
	SCHEME A	SCHEME B	SCHEME A	SCHEME B
SIDING 1 BOARD & BATTEN	SOLID SUBSTRATE GRAY SLATE	SOLID SUBSTRATE EVENING BLUE	SW 7017 DORIAN GRAY	SW 7624 SLATE TILE
TRIM	SOLID SUBSTRATE ARCTIC WHITE	SOLID SUBSTRATE ARCTIC WHITE	SW 7006 EXTRA WHITE	SW 7006 EXTRA WHITE
ENTRY DOORS	SW 6229 TEMPE STAR	SW 7710 BRANDYWINE	SW 6229 TEMPE STAR	SW 7710 BRANDYWINE

TEXTURES

(PREFERRED)
EXTERIOR SIDING - OPTION 1
SOLID SUBSTRATE, PREFINISHED SIDING
(FINISH COLOR LISTED UNDER OPTION 1)

(ALTERNATIVE)
EXTERIOR SIDING - OPTION 2
SOLID SUBSTRATE, PRIMED SIDING
(FINISH COLOR LISTED UNDER OPTION 2)

MATERIALS

MASONRY
BOULDER CREEK:
USED BRICK, ESSEX

ROOF SHINGLES
TAMKO: HERITAGE SERIES,
WEATHERED WOOD

METAL ROOF
PACCLAD: SNAPCLAD,
GALVALUME PLUS

GARAGE DOORS
WHITE

WINDOWS
WHITE

***Materials to remain constant, but color is conceptual and subject to change.**

Sign Package

Springs at St Charles

St Charles, IL

04.01.22

SPRINGS

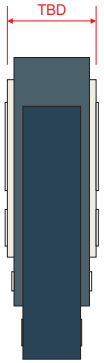
APARTMENTS

Sign Systems Inc.

Continental Properties / Springs at St Charles / St Charles, IL

Monument Sign

Double Sided



Side View

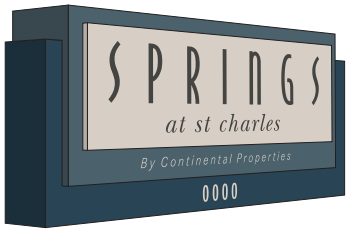
Front View

Quantity (1)

- SW 7632 Modern Gray
- SW 6229 Tempe Star
- SW 6230 Rainstorm
- 3M 7725-69 Duranodic, opaque vinyl

56" x 123" = 48 Total Sq Ft

Non-Illuminated



Isometric View

Masonry Base By Others

CLIENT: SPRINGS APARTMENTS

CONTACT: A

SITE: St Charles, IL

FILE:
Sales Rep
CJ Hines
File Name
springs ST CHARLES
Design
TDH
Draft: 02.25.22
Rev 1: 02.28.22
Rev 2:
Rev 3:
Rev 4:
Rev 5:
Rev 6:

CLIENT REVIEW
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- Approved as Noted
- Revise & Re-submit

Name

Title

Date

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Southern States Sign Association

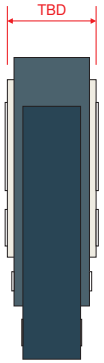
Sign Systems Inc.

www.signsystemsnc.com

Continental Properties / Springs at St Charles / St Charles, IL

Monument Sign

Double Sided



Side View

Front View

Quantity (1)

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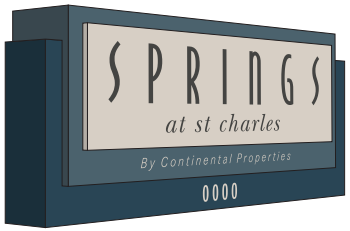
- SW 6229 Tempe Star
- SW 6230 Rainstorm
- 3M 7725-69 Duranodic, opaque vinyl

Non-Illuminated

56" x 123" = 48 Total Sq Ft



Isometric View

Masonry Base By Others

CLIENT: SPRINGS APARTMENTS

CONTACT: A

SITE: St Charles, IL

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CJ Hines
File Name
springs ST CHARLES
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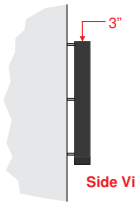
Continental Properties / Springs at St Charles / St Charles, IL

Clubhouse Letters

Non-Illuminated



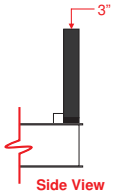
Side View

Front View

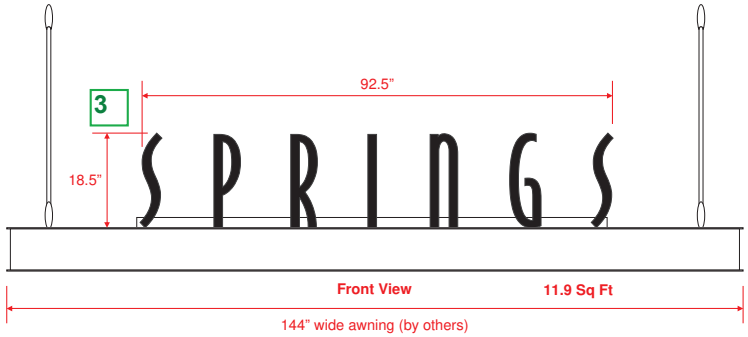
20 Sq Ft

Description Non-illuminated reverse channel letters stud mounted from wall with 1.5" aluminum spacers

Black



Side View



Front View

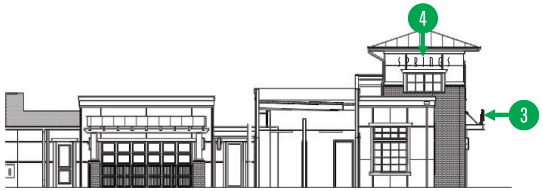
11.9 Sq Ft

Description Non-illuminated reverse channel letters mounted to canopy

Black

To match awning

2015 Clubhouse



Left Side Elevation

Front Elevation

Right Side Elevation

Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing & perspective will vary slightly from image.

CLIENT

SPRINGS APARTMENTS

CONTACT

A

SITE

St Charles, IL

FILE

Sales Rep
CJ Hines

File Name
springs ST CHARLES

Design
TDH
Draft: 02.25.22

Rev 1: 04.01.22

Rev 2:

Rev 3:

Rev 4:

Rev 5:

Rev 6:

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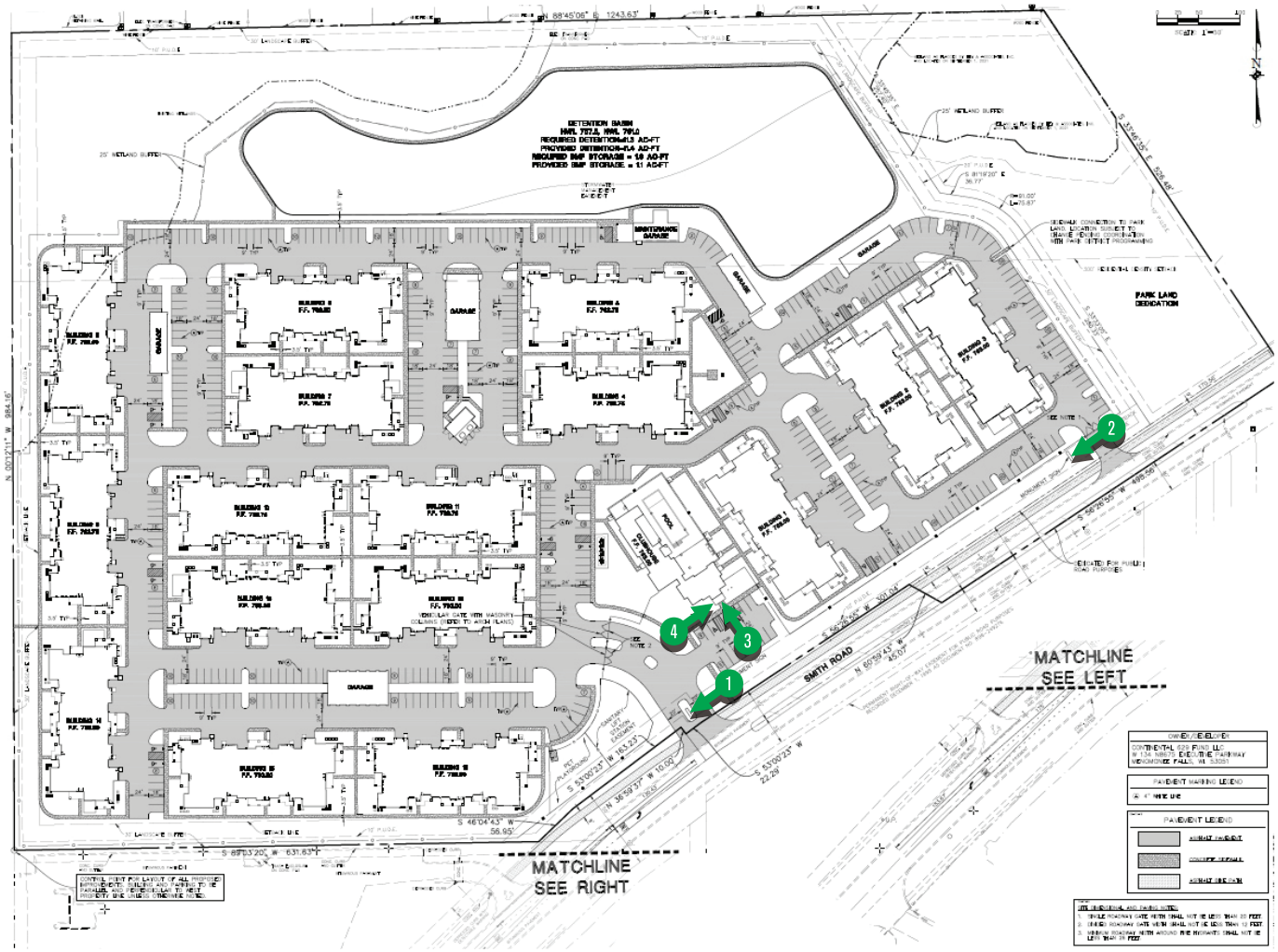
Site Plan



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Spec Sheet

Lakeline Color Shceme

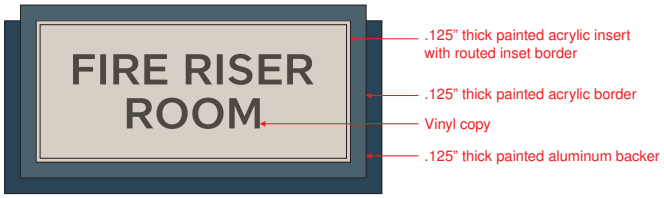
SW 7632 Modern Gray
RGB (215, 207, 198)
3M 3630-149 Light Beige

SW 7020 Black Fox
RGB (78, 72, 65)
3M 3630-69 Duranodic

SW 6229 Tempe Star
RGB (75, 98. 109)

SW 6230 Rainstorm
RGB (43, 70, 86)

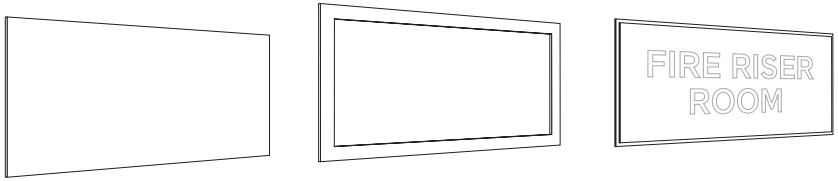
Side View



Front View

Isometric View

Typical 3 Part Constrution



Clobber Grotesk Regular
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

Clobber Grotesk Bold
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

Bodega Sans Medium
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

Bodega Sans Light
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz 1234567890

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Continental Properties / Springs at St Charles / St Charles, IL

Clubhouse ID

Quantity (1)

Front Elevation

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CLIENT

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Building ID

Total Quantity (13)

Building ID Schedule

CLIENT

SPRINGS APARTMENTS

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springs ST CHARLES

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Building ID Install Location Options

B20E

Front Elevation

Rear Elevation

Left Elevation

Right Elevation

CLIENT

SPRINGS APARTMENTS

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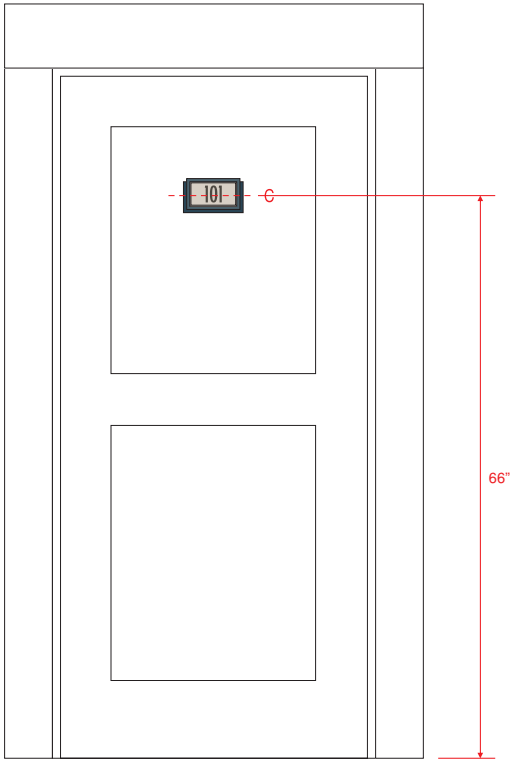
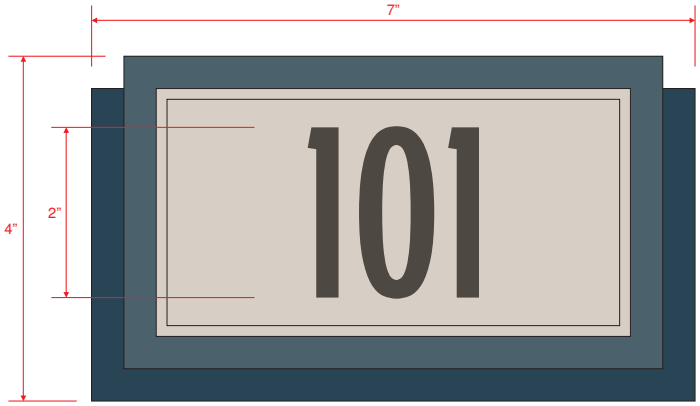
Continental Properties / Springs at St Charles / St Charles, IL

Unit ID

Typical Install Location





Total Quantity (260)

CLIENT

SPRINGS APARTMENTS

CONTACT

A

SITE

St Charles, IL

FILE

Sales Rep
CJ Hines

File Name
springs ST CHARLES

Design
TDH
Draft: 02.25.22

Rev 1: 04.01.22

Rev 2:

Rev 3:

Rev 4:

Rev 5:

Rev 6:

CLIENT REVIEW

- Approved
- Approved as Noted
- Revise & Re-submit

Name

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Unit ID Schedule

Building 1	Building 2	Building 3	Building 4	Building 5	Building 6	Building 7	Building 8	Building 9	Building 10	Building 11	Building 12	Building 13
G20E	G20E	G20E	G20E	G20E	G20E	G20E	G20E	G20E	G20E	G20E	G20E	G20E

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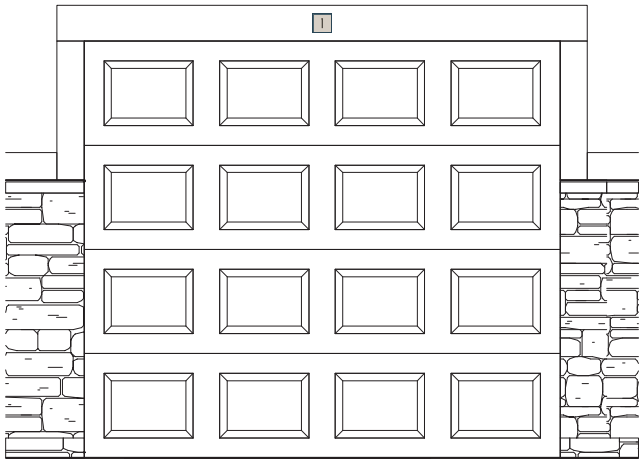
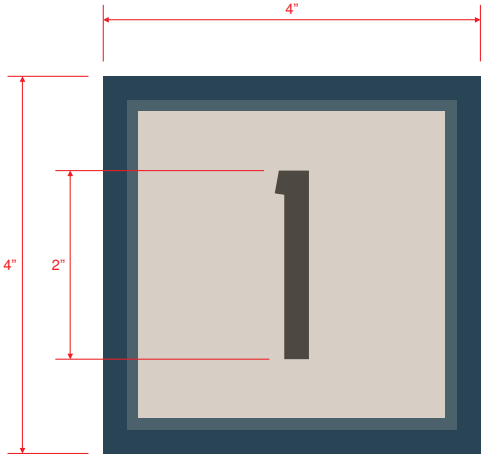
Garage ID

Typical Install Location





Description 3mm thick ACM panel
with digitally printed vinyl overlay

Total Quantity (TBD)

Garage ID Schedule

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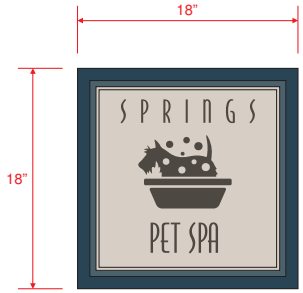
Misc



Quantity (1)

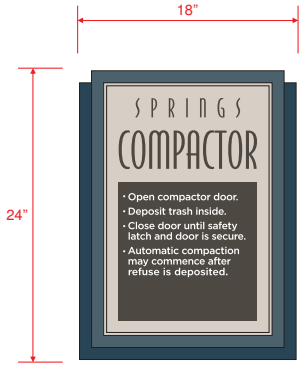
Quantity (1)

Quantity (1)

Quantity (1)

Quantity (1)

Quantity (4)



Quantity (1)

Quantity (1)

GAS

Quantity (3)

CHARCOAL

Quantity (1)

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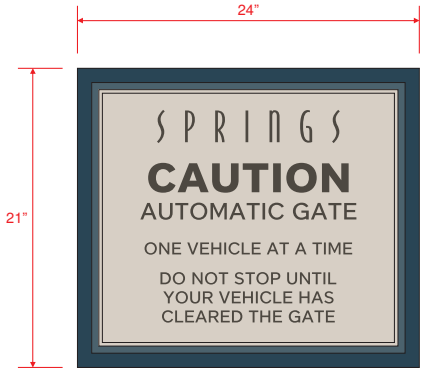
Misc

Quantity (13)



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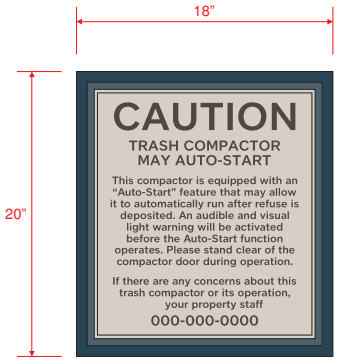

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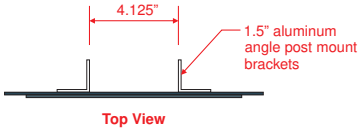
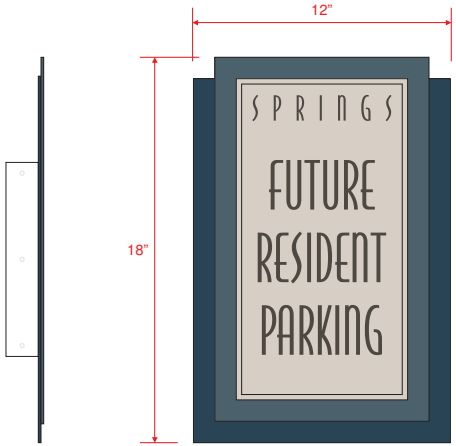
Future Resident Parking



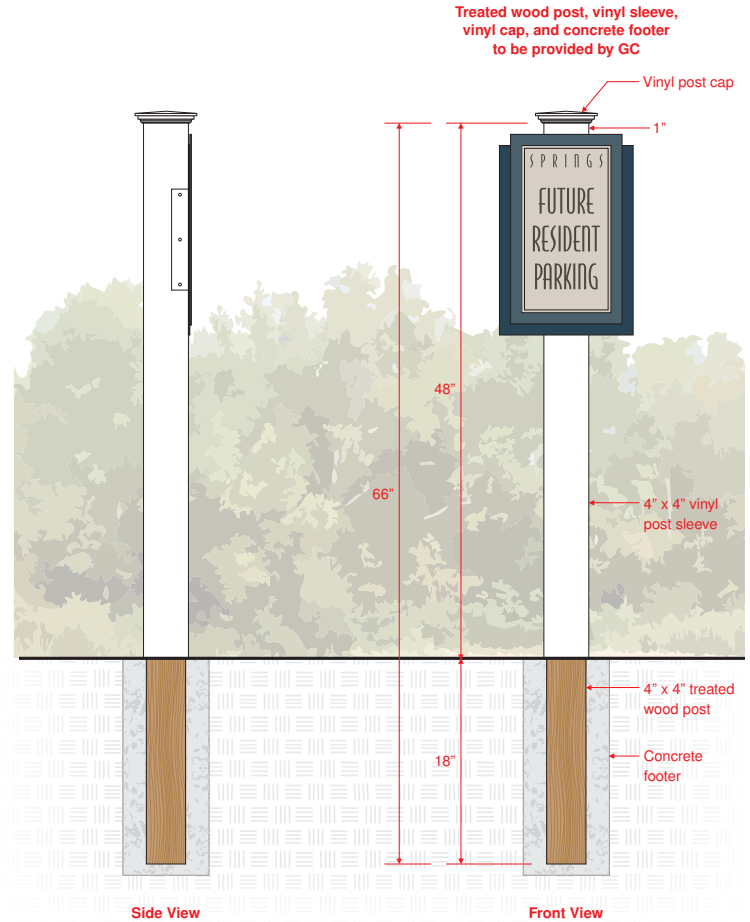
Top View



Side View

Front View

Quantity (2)



Side View

Front View

CLIENT

SPRINGS APARTMENTS

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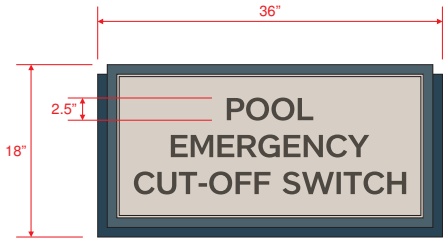
Continental Properties / Springs at St Charles / St Charles, IL

Pool Signage

Quantity (1)

Quantity (1)



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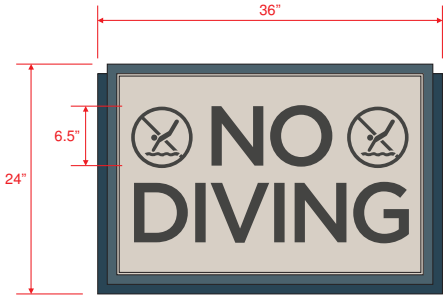

Quantity (1)

CLIENT: SPRINGS APARTMENTS

CONTACT: A

SITE: St Charles, IL

FILE:
Sales Rep
CJ Hines
File Name
springs ST CHARLES
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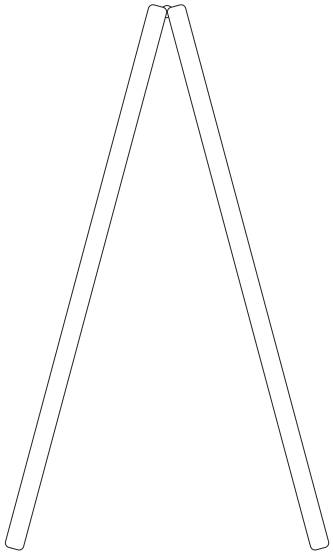
Leasing Office Portable Sign

Front View



Side View

Reverse Side

Description Signicade portable sign with (2) 3mm thick ACM panel with digitally printed vinyl overlay

Quantity (1)

CLIENT

SPRINGS APARTMENTS

CONTACT

A

SITE

St Charles, IL

FILE

Sales Rep
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Continental Properties / Springs at St Charles / St Charles, IL

Interior Vinyl

Description Mactc JT5796M B-Free Frosted vinyl applied to second surface glass

Note To be reverse cut for second surface application

Quantity (2)

Description Mactc JT5796M B-Free Frosted vinyl applied to second surface glass

Note To be reverse cut for second surface application

Quantity (1)

CLIENT

SPRINGS APARTMENTS

CONTACT

A

SITE

St Charles, IL

FILE

Sales Rep
CJ Hines

File Name
springs ST CHARLES

Design
TDH
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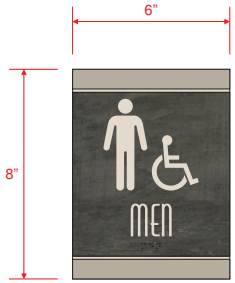
Continental Properties / Springs at St Charles / St Charles, IL

Interior ADA

Side View

Front View

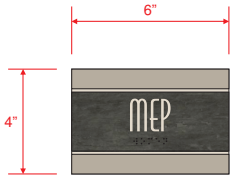
- .125" thick clear acrylic with second surface paint
- .125" thick clear acrylic with second surface paint
- .125" thick painted acrylic with laminate overlay
- Tactile graphics
- PPG 1023-4 Desert Dune
- PPG 1023-1 Oatmeal
- Laminart 5305 Fly Ash Concrete
- Tactile copy
- Tactile braille
- .125" thick clear acrylic with second surface paint



Quantity (2)

Quantity (2)

Quantity (1)



Quantity (1)

Quantity (1)

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Interior

Side View

.125" thick painted acrylic with laminate overlay

.125" thick clear acrylic with digitally printed vinyl overlay

PPG 1023-4 Desert Dune

PPG 1023-1 Oatmeal

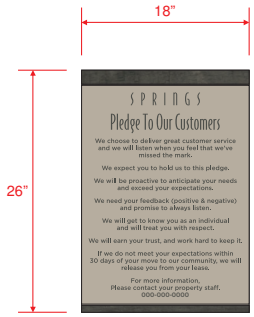
Laminart 5305 Fly Ash Concrete

.125" thick clear acrylic

.125" thick painted acrylic with laminate overlay

Front View

Quantity (1)



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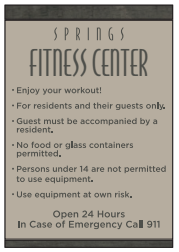

Quantity (1)

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Interior

Side View

Front View

.125" thick painted acrylic with laminate overlay

.125" thick clear acrylic with digitally printed vinyl overlay

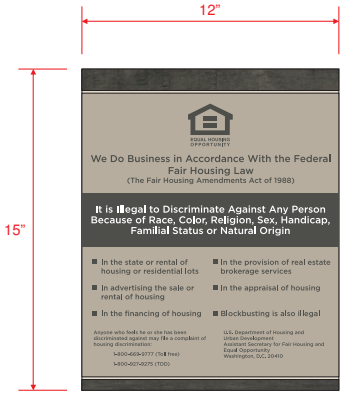
.125" thick clear acrylic

PPG 1023-4 Desert Dune

PPG 1023-1 Oatmeal

Laminart 5305 Fly Ash Concrete

.125" thick painted acrylic with laminate overlay



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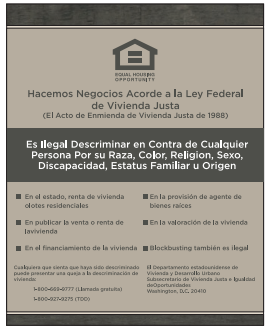

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SPRINGS APARTMENTS

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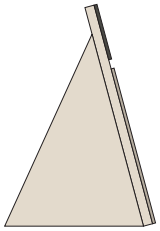
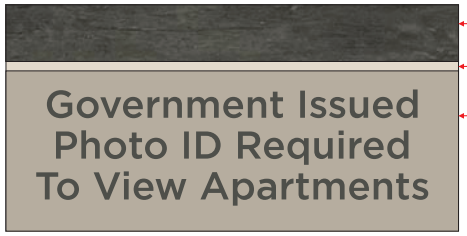
Continental Properties / Springs at St Charles / St Charles, IL

Interior



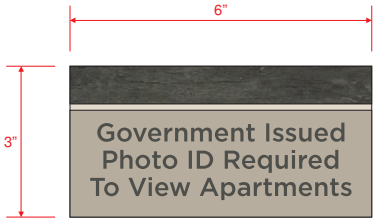
Side View



Front View

- .125" thick painted acrylic with laminate overlay
- .125" thick clear acrylic with digitally printed vinyl overlay
- .125" thick clear acrylic

- PPG 1023-4 Desert Dune
- PPG 1023-1 Oatmeal
- Laminart 5305 Fly Ash Concrete



Quantity (1)

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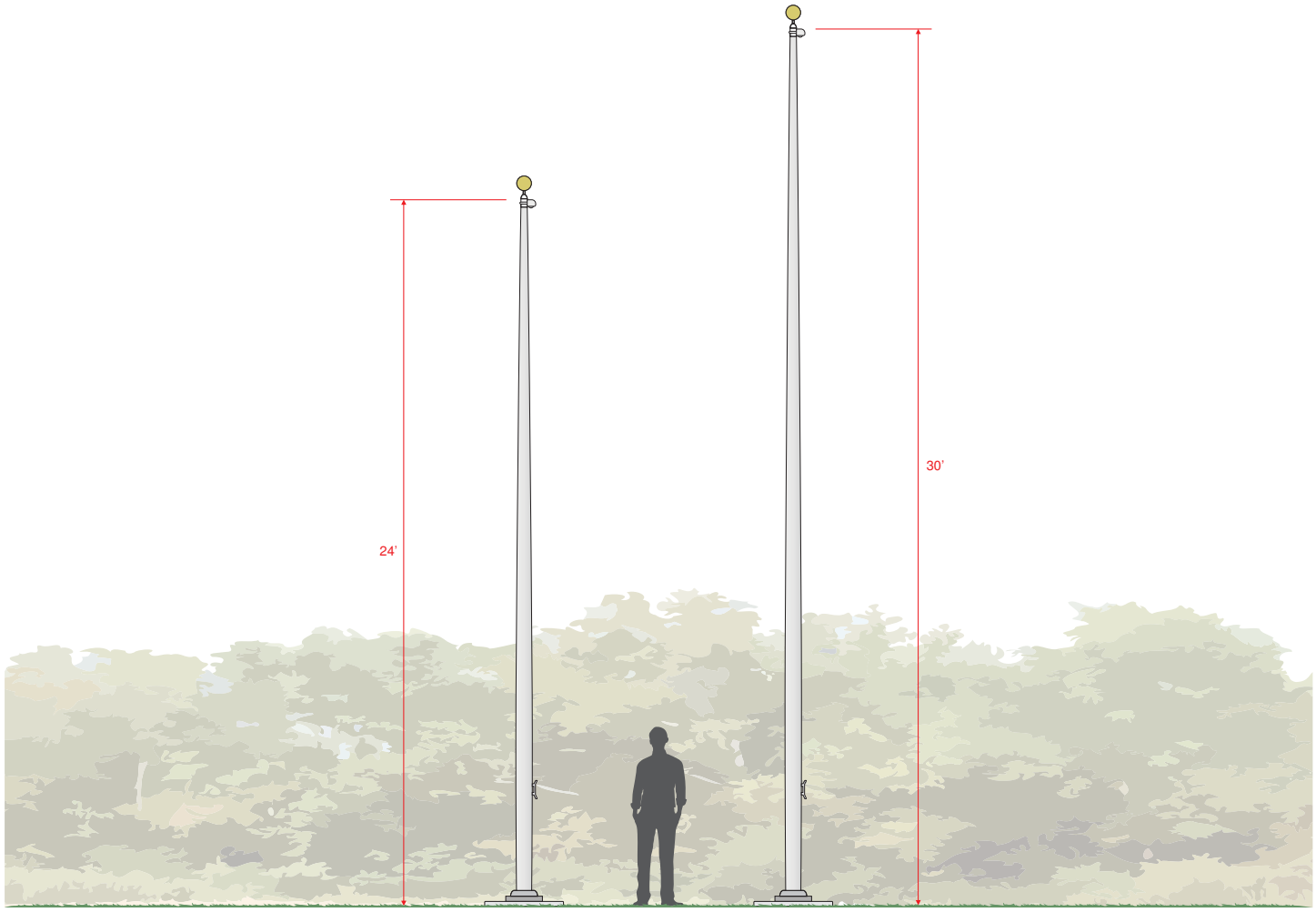
Continental Properties / Springs at St Charles / St Charles, IL

Flagpoles



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SPRINGS APARTMENTS

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CJ Hines

File Name
springs ST CHARLES

Design
TDH
Draft: 02.25.22

Rev 1:

Rev 2:

Rev 3:

Rev 4:

Rev 5:

Rev 6:

CLIENT REVIEW

- Approved
- Approved as Noted
- Revise & Re-submit

Name

Title

Date

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Southern States Sign Association

Sign Systems Inc.

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EXHIBIT "E"

PUD DEVIATIONS

Ch. 17.12 Residential Districts	
Minimum Lot Area **17.12.030, Table 17.12-2 – RM-2 District**	3,455 sq. ft. per unit, as shown on the Preliminary Plat of Subdivision (excluding Lot 2- Park Site)
Ch. 17.24 Off-Street Parking, Loading & Access	
Dimensions **17.24.070.B**	Off-street parking spaces shall be at least 9 ft. in width