CITY OF ST. CHARLES ILLINOIS • 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	**Agenda Item Number:** IIIC6
	Title:	Motion to approve An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Charlestowne Lakes
	Presenter:	Russell Colby

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

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

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

Charlestowne Lakes is a residential subdivision and PUD consisting of 105 townhome units and 62 duplex units, proposed for the 28-acre property generally located northeast of Charlestowne Mall and south of Foxfield Dr. (Oliver Hoffman property). The applicant is D.R. Horton.

Planning & Development Committee recommended approval of the Charlestowne Lakes PUD project at the April 11, 2022 meeting. The vote was 8-0, 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 2009 Consent Decree to which the property is subject will need to be amended in order to allow the proposed development. This ordinance approval will be conditioned upon the Consent Decree being amended, and the City will reserve the right to retain and carry forward any provisions of the consent decree that are not in conflict with the project. The City attorney and developer are coordinating on an amendment to the Consent Decree to be completed following City Council approval of the project.

- Additional architectural detail on the exterior of the townhome and duplex buildings, specifically masonry wrapped around the building sides and rear shutters, will be provided on specific "Key Lots" identified based on visibility from public streets.

- School and Park Impact Fees are to be paid per unit at the time of building permit.

- A pedestrian trail connection is provided to the property to the east, connecting to the planned trail and public park site in the Springs. The City has interest in allowing public access on the trail, in order for residents in surrounding neighborhoods to access the new park and to provide additional pedestrian opportunities. The developer is not willing to grant a public access easement over the path due to liability concerns. The developer is willing to deed the trail to the St. Charles Park District; however the Park District is not interested in taking ownership. Alternately, the City could take ownership of a portion of the path, however this is not a common practice. During Final Engineering review, further negotiations will need to occur for public access of the trail.

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

Attachments (*please list*)**:**
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 Charlestowne Lakes.

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 Charlestowne Lakes

WHEREAS, on or about February 5, 2009, a Consent Decree was filed with the Clerk of the Circuit Court of Kane County, Illinois resulting from a Complaint for Condemnation filed by the City of St. Charles ("City") against West Suburban Bank, as Trustee, u/t/a dated April 30, 1981 a/k/a Trust 2580 and Unknown Others, in the Circuit Court of the Sixteenth Judicial Circuit, Kane County, Illinois, Case No. 07 ED 07, pertaining to a parcel of land known as the Oliver-Hoffman Property, the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"); and,

WHEREAS, the Consent Decree was subsequently replaced by an Amended Consent Decree entered on or about July 8, 2009; and

WHEREAS, said Complaint for Condemnation was filed by the City to acquire by eminent domain a parcel of land on the Subject Property for use as a right-of-way for the construction of an extension of Charter One Drive (now known as King Edward Ave.) connecting to Foxfield Road; and,

WHEREAS, said Amended Consent Decree dismissed the City's complaint and decreed development parameters which resulted in the current subdivision and zoning of the Subject Property; and,

WHEREAS, said Amended Consent Decree further requires that any future development of the Subject Property be submitted to the City as a request for Planned Unit Development and that the extension of Charter One Drive/King Edward Ave. be constructed as part of the development; and,

WHEREAS, the Subject Property is currently owned by Gompers-Lewis II, LLC, an Illinois Limited Liability Company, (the "Owner") and is under contract to be purchased and developed by D.R. Horton, Inc.- Midwest, a California corporation (hereinafter, the "Applicant" or the "Developer"), and Owner has provided written authorization to the City for the Applicant to act as agent for the Owner in filing applications with the City for zoning entitlements; and

WHEREAS, on or about December 16, 2021, the Applicant filed petitions for: 1) Map Amendment from the BC Community Business District and RM-3 General Residential District to the RM-2 Medium Density Multi-Family Residential District; 2) Special Use for Planned Unit Development; and 3) PUD Preliminary Plan, all for Subject Property, for the purpose of developing Charlestowne Lakes, a residential subdivision consisting of 62 two-family units and 105 townhome units and which includes construction of the extension of Charter One Drive, now known as King Edward Avenue; and,

WHEREAS, the City, Owner and Applicant will be required to amend said Amended Consent Decree in order to allow the proposed residential development, subject to final City approval of said petitions for Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan; 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 18, 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 (PUD), 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; and

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. With the exception of the Amended Consent Decree or any amendments thereto, this Ordinance shall supersede the prior annexation agreement for the Subject Property between the City and any other owners or developers.

3. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the BC Community Business District and the RM-3 General Residential 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.

4. 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.

5. 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:

- Site Plan; Gary R. Weber Associates, Inc.; revised 5/13/2022
- Preliminary Engineering Plans; Cage Civil Engineering; revised 5/12/2022
- Preliminary Landscape Plan; Gary R. Weber Associates, Inc. revised 5/13/2022
- Preliminary Plat of Subdivision; Cage Civil Engineering; revised 5/12/2022
- Building Elevations; Premier Architecture, Inc.; dated 3/28/2022

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

a. Zoning: The Subject Property shall be subject to the requirements of the 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. Additional Code Departures: The Subject Property shall be subject to all Codes and Regulations adopted by the City of St. Charles, except as specifically varied in the "Additional Code Departures", attached hereto and incorporated herein as Exhibit "F".

c. Use: The Subject Property shall be developed for residential purposes, consisting of sixty-two (62) duplex units and one hundred five (105) townhome units.

d. Final PUD Plan and Final Plat: The City shall approve a Final PUD Plan and Final Plat of Subdivision that is in substantial conformance with the approved Preliminary PUD Plan and Preliminary Plat of Subdivision.

e. Phases: The Subject Property may be developed in phases and final PUD plans and final plats may be submitted by the Developer for portions of the Subject Property to allow for the staging of the Subject Property. If the Subject Property is developed in phases, public improvements that are necessary for each phase, as determined by the City Development Engineer, will be installed by the Developer with each phase.

f. Owners' Association: The Applicant shall create one or more Owners' Associations and create a Declaration of Covenants, Conditions & Restrictions

that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of the common open space and improvements in the Subject Property, including, but not limited to stormwater detention facilities and common open space. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded prior to the issuance of the first building permit for a residential unit.

g. On-Site Improvements: In connection with its development of the Subject Property, Developer shall, at its expense, construct all improvements located on the Subject Property, including sanitary sewers and facilities, watermains and facilities, storm sewers, stormwater detention and retention areas, on-site roads, alleys, parking spaces, curb and gutter, street lighting, traffic signs, street name signs, sidewalks, and parkway trees ("Subdivision Improvements"), in accordance with the approved Preliminary Plat, Preliminary PUD Plan, Landscape Plans, and Preliminary Engineering Plans and final engineering plans that are approved by the City, with the exception of the Departures approved herewith. The final surfacing of the local streets, King Edward Avenue, and alleys shall be completed when final occupancy permits have been issued for all 167 residences in the Subject Property. Paving of the alleys may be completed when all residential units accessed by the alley have been issued final occupancy permits. Final surfacing of King Edward Avenue may occur earlier upon mutual agreement of the City and Developer.

i. Developer will construct the local streets with 66' right-of-way widths with 28' pavement width back-to-back of curb. The radius of the horizontal gradient shall be 90'. The entrances to the subdivision will be off of Foxfield Drive to the north and King Edward Avenue to the south.

ii. Developer will construct King Edward Avenue between Foxfield Drive and Charter One Avenue (now known as King Edward Avenue) as a collector street with an 80' right-of-way and pavement width of 34' back-to-back of curb with one inbound and one outbound lane at Foxfield Drive, with stop sign control. If the Subject Property is developed in phases, King Edward Avenue will be constructed in its entirety, from Foxfield Drive to existing King Edward Avenue, as a part of the first phase.

iii. Developer shall have no obligation to construct any additional roadways or off-site utilities except those shown on the Preliminary PUD Plan, Preliminary Plat, and Preliminary Engineering Plans.

iv. As a part of the Final Engineering review, Developer shall evaluate the Kingswood Sanitary Sewer Lift Station to verify that adequate capacity is available. This evaluation shall include inspection of the wet well and pump and review of force main size calculations. The City shall review the engineering calculations and supporting

documents prior to submission to the IEPA for permitting. The Developer will be responsible for any improvements necessary to provide service capacity for the development of the Subject Property as Charlestowne Lakes.

v. Developer shall not be required to oversize any water, sanitary sewer or storm sewer utilities over or above what is shown on the Preliminary Engineering Plans. If the City determines during final engineering, however, that any utilities need to be further oversized to serve properties other than the Subject Property, the City will reimburse Developer for the incremental cost of oversizing a utility, based on an amount determined during the Final Engineering review.

h. Water and Sanitary Sewer Service: The City has the capacity to provide and will provide potable water and sanitary sewer service to all portions of the Subject Property for which a Final Plat has been approved. The City shall cooperate with Developer in its submittal of permit applications to the Illinois Environmental Protection Agency (the "IEPA"), as applicable, for water main and sanitary sewer extensions within the Subject Property, and for connection to the Kingswood Subdivision sanitary sewer lift station, upon the applications and supporting engineering plans being properly prepared by Developer. Water and sanitary sewer connections to the Subject Property will occur pursuant to the final engineering plans.

i. Stormwater Management Facilities: Developer will provide sufficient detention/retention for the Subject Property in conformance with the City's Stormwater Management Ordinance. The final engineering plans are subject to the City's approval.

j. Building Elevations: The Building Elevations submitted by Developer are approved and supersede any requirements in the City of St. Charles Municipal Code. Any subsequent elevations that Developer submits to the City that are similar to the Building Elevations and comply with the City's Municipal Code shall be approved administratively without requiring an amendment to this Agreement.

k. Master Plan Approvals. Developer may submit building permit applications to the City for master plan approval for each townhome building and each duplex building with all options contemplated for the Subject Property. The City agrees to review and approve master plans, provided that the plans comply with the requirements of the City's Municipal Code, subject to reasonable conditions (each a "Master Plan" or collectively, the "Master Plans"). The approval of Master Plans shall not relieve Developer from the obligation to submit a separate building permit for each building prior to the commencement of construction but shall serve as a mechanism to facilitate prompt and efficient review of individual building permit applications by the City. Once a Master Plan is approved, individual building permit plans shall not require the stamp of an architect

provided that the individual building permit plans comply with an approved and stamped Master Plan for that same building type.

l. Occupancy Certificates. Developer's inability, due to adverse weather conditions, to install driveways, service walks, sidewalks, stoops, landscaping, and final grading, shall not delay the issuance of a temporary certificate of occupancy as long as all safety related items have been completed to the City's satisfaction and provided Developer delivers security to the City (that is similar in nature and form to the Guarantee provided with the Land Improvement Agreement in substantially the form set forth in Appendix D of Title 16) to assure the completion of said unfinished items. Additionally, a $3,000.00 cash deposit or other suitable guarantee as determined by the City Development Engineer or Building Official shall be posted for each lot which cannot be completed or verified as completed by the City. Occupancies allowed prior to completion of grading and verification of the same shall have a strict completion date as established by the City Development Engineer or Building Official at the time of occupancy. Once unfinished items have been completed and approved by the City, the City shall issue final occupancy certificates. The City shall return the deposit/guarantee for the full amount (no interest) after completion of the lot grading, driveway, service walks, sidewalks, stoops, landscaping, parkway trees and submittal of a final as-built survey and acceptance by the City Development Engineer.

m. 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.

n. School and Park Contributions: The School and Park contributions shall be provided by the Applicant as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code ("Subdivisions and Land Improvement"), as the same may be amended from time to time. Said cash contributions shall be paid directly to St. Charles Community Unit School District 303 and the St. Charles Park District for each residential unit upon submittal for a building permit.

o. Inclusionary Housing: The Inclusionary Housing contribution shall be provided by the Applicant as a cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time. The Inclusionary Housing contribution shall be provided based on the 2022 Inclusionary Housing Fee applicable to Single-Family Attached (Townhouse) and Two-Family Developments, which is $27,766.03 per required affordable unit. Said cash contribution shall be paid to the City for each dwelling unit upon submittal for a building permit.

p. 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.

q. Landscape Buffer: The Preliminary Landscape Plan depicts trees and other plantings along the rear lot lines of the two-family dwellings along the west and south perimeter of the Subject Property. A portion of this landscaping is within Public Utility and Drainage Easements as depicted on the Preliminary Plat of Subdivision. Trees and landscaping are not typically allowed within the easement area. Modifications to the Landscape Plan to address easement and utility conflicts shall be permitted as part of the PUD Final Plan.

r. Trail Connection: A pedestrian trail connection to the property to the east shall be provided, terminating at the east property line of the Subject Property and connecting to a pedestrian trail running from Foxfield Dr. to King Edward Ave. between the wetland and detention basin on the Subject Property, as depicted on the PUD Preliminary Plan ("Pedestrian Trail"). The location of the trail connection to the east is subject to change as part of the PUD Final Plan in coordination with the final development plans for the property to the east. Public access over the Pedestrian Trail is desired. The Applicant shall coordinate with the City and St. Charles Park District to provide public access. Should the parties fail to come to agreement regarding public access, the Pedestrian Trail shall be constructed as depicted on the PUD Preliminary Plan for private utilization.

s. Building Design Key Lots: Additional exterior architectural detail as depicted on the Building Elevations shall be provided on the two-family and townhouse buildings identified as "Key Lots", attached hereto and incorporated herein as Exhibit "G".

t. Crosswalks: Depressed curb ramps for pedestrian connectivity shall be constructed by the Developer at the intersection of Foxfield Dr. and King Edward Ave. adjacent to the Subject Property and on the north side of Foxfield Dr., pending verification of adequate sight distance based on information to be submitted by the Developer with the PUD Final Plan.

u. Models/Trailers: Following approval of the first Final Plat and after Master Plan approval, Developer shall have the right to construct three (3) models, including one (1) or two (2) duplex models and one (1) or two (2) townhome models, and other appurtenant facilities, including potable water and temporary sanitary facilities on the Subject Property. No model homes shall be used as a model home or sales office until a temporary certificate of occupancy is issued for such purpose by the City. One of the model home units may be used as a sales office. Two (2) transportable modular trailers may be located on the Subject Property and

utilized for on-site construction offices provided that they have potable water and temporary sanitary facilities and up to two (2) semi-tractor trailers may be located on the Subject Property and utilized to store materials on-site (subject to approval as to their location by the City).

7. That the approvals granted by this ordinance shall be subject to the City, Owner and Applicant amending the Consent Decree to permit the development of the Subject Property as approved herein, with the condition that the City expressly reserves the right to retain and carry forward any provision of the existing Amended Consent Decree, dated July 8, 2009, that is not in direct conflict with this ordinance and said petitions approved herein.

8. Conflicts with City Laws. Except for the Amended Consent Decree or any further amendments thereto, if the City's Municipal Code or other City Resolutions, Ordinances, Rules or Regulations (cumulatively "City Laws") are inconsistent or conflict with any provision of this Ordinance, then such provisions of this Ordinance shall supersede the terms of such City Laws, as they may relate to the Subject Property.

9. 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:_____

EXHIBIT "A"

SUBJECT PROPERTY

LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2, AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWN DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST ¼ OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS DOCUMENT NO. 2010K046244, IN KANE COUNTY, ILLINOIS.

PIN# 09-25-245-002; 09-25-50-003; 09-25-250-004; 09-25-250-005; 09-25-250-006

EXHIBIT "B"

FINDINGS OF FACT FOR MAP AMENDMENT

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

   The existing uses of nearby properties consist of multi-family (RM-2 PUD) and single-family residences (RS-4) to the north and single-family residences (R3 in West Chicago) to the northeast, open space and commercial (BR PUD) to the west and south, and office (OR) and vacant land to the east (R-4 in DuPage County). The proposed Rowhomes and Villas are consistent with and will complement the residential uses to the north and east and provide a transition from the higher intensity commercial uses along Main Street to the lower intensity residential uses to the north.

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

   The Property has not developed since it was annexed into the City in 1991, and more importantly since the Consent Decree in 2007 established the existing BC and RM-3 Zoning classifications. The rezoning of the Property from BC and RM-3 to RM-2 will permit the development of the Property as a single-family residential community, which will increase the value of the Property, adding homes to increase the consumer base in the immediate area and throughout the City. Enhancing the City's housing stock will provide for the improvement of the City's real estate tax base while also bringing new families to the community to live and work. The gain to the City and the public as described above will be significant.

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

   The existing zoning classification does not promote the health, safety, morals, or general welfare of the public. The vacant, underproductive Property does nothing to support the general public or the City. The current market for commercial development is non-existent. The proposed rezoning with residential uses, however, will increase the value of the Property, add homes to increase the consumer base, increase the tax base, and will not be detrimental to the public health, safety, morals, or general welfare.

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 unsuitable for the present BC zoning classification. Since the Consent Decree established the zoning classification of BC in 2007, the Property has not developed, and will likely remain undeveloped with the BC zoning classification for a number of years. The current market for new commercial development is non-existent, while the residential market in the Chicago suburban areas is growing. The existing RM-3 Zoning classification for the 10-acre property to the east of the extension of King

Arthur Avenue would allow 20 dwelling units per acre or over 200 dwelling units on that 10-acre parcel alone. Petitioner is only seeking 167 units for the entire 30-acre property for a density of less than 5 dwelling units per acre. Consistent with the surrounding uses, Petitioner felt that the RM-2 Zoning classification with its lower density is more appropriate than the current RM-3 Zoning classification.

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.**

   As stated above, the Property has not developed since it was annexed in 1991 nor under the current zoning established pursuant to the Consent Decree entered by the Kane County Court in 2007. With the redevelopment of Charlestowne Mall and the effect that the climate and the pandemic has had on the retail and commercial markets, the likelihood of the Property developing as commercial is extremely slim. Further the Property is tucked back off of the main arterial street, making it unsuitable for commercial development. The overarching development in the area north of Charlestowne Mall has been single and multi-family residential.

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

   The influx of new homebuyers into the suburban markets is clear evidence of the necessity for suburban single-family housing in the City as opposed to a higher density housing product. As a result of the pandemic and the ability of employees to work from home, the suburban housing market has seen a rapid influx of buyers. Charlestowne Lakes will attract new young professionals, young couples, and empty nesters to the City.

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

   The City's Comprehensive Land Use Plan shows the property as Corridor/Regional Commercial west of King Edward Avenue, extended, and Multi-Family Residential east of King Edward Avenue, extended. The eastern townhome portion of Charlestowne Lakes is consistent with the Multi-Family Residential zoning designation, with a lower density. The residential portion of the Property on the west side of King Edward Avenue is not consistent with the Corridor/Regional Commercial designation on the Future Land Use Plan. This portion of the Property has been zoned Community Business District since the 2007 Consent Decree, but it has not developed under this zoning classification. In fact, commercial users in the area, including the Charlestowne Mall, are looking at redevelopment as the commercial climate has changed dramatically to more on-line commerce in recent years and more recently in light of the pandemic. While the proposed RM-2 zoning is not consistent with the Comprehensive Plan, it is much more consistent with the surrounding single family attached and detached homes in the area and more consistent with the trend of development in the area.

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

The proposed amendment does not correct an error or omission in the Zoning Map.

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

The Property is vacant so no nonconformities will be created as a result of the Map Amendment. Petitioner is seeking a Planned Unit Development to address any variances or deviations from the Zoning Code that may be required for the development of Charlestowne Lakes.

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

The trend of development in the area is Single-Family detached residential and Multi-Family residential uses. Very little commercial development on vacant land that is not on the major arterial roadways is occurring in the City. This parcel is tucked back off of Main Street, and it is not a prime location for commercial or retail development. Therefore, Petitioner feels that the proposed residential development that will support the commercial uses located on Main Street is the highest and best use of the Property.

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 advances the purposes of the Planned Unit Development procedure by promoting a creative approach to building design that results in an attractive development that will become an integral part of the community. The PUD will also create a pedestrian-oriented community with walkable neighborhoods, useable open space, and promote social interaction by providing interconnectivity with the Charlestowne Mall. The existing, environmentally-sensitive wetland on the Property will be preserved. D.R. Horton is promoting the economical development and efficient use of land with townhomes and villas, while providing the much-needed connection from Foxfield Drive to Smith Road via the extension of King Edward Avenue through the development as contemplated by the City and mandated in the Court Decree. While the PUD does not encourage redevelopment of property it does provide for the development of underperforming vacant parcels of land. D.R. Horton has collaborated with the City and has utilized many of the Planning Commission and City Council's comments in finalizing its design of Charlestowne Lakes.

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 shall comply with the RM-2 zoning district except as delineated in this Petition. There is a fairly large wetland on the Property that Developer is not going to disturb which definitely lessens the available space for housing on the Property. In addition, King Edward Avenue, as required by the Court in the Consent Decree, cuts a wide swath through the center of the Property which created the need for Petitioner to seek deviations under the PUD zoning. Conforming to the RM-2 Zoning Requirements would inhibit creative design and be impractical in some instances, given the unique geometries and conditions presented by the site. The proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the RM-2 zoning district Requirements. Pursuant to Section 17.04.400B, Petitioner will preserve open space and the environmentally sensitive wetlands area on the Property, provide enhanced landscaping and buffering from adjacent commercial uses, provide the much-needed extension of King Edward Avenue connecting Foxfield Drive to Smith Road, and provide a visually appealing streetscape with strategically positioned buildings utilizing rear-loading garages along the extension of King Edward Avenue.

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 Petitioner is seeking a Special Use for a Planned Unit Development. The request is consistent with the original residential zoning of the Property at the time of annexation and is complementary to the surrounding uses which include residential, commercial, and recreational uses. Further the Consent Decree required that the property come in as a PUD. D.R. Horton's proposed PUD at this particular location is situated to provide desirable housing in the interest of the City and the general public and will contribute to the general welfare of the community. Notably, there has been an influx of suburban, single-family attached homebuyers, and a lack of housing stock to satisfy the recent demand. D.R. Horton believes that its proposed subdivision will be very successful at this location. D.R. Horton's proposed PUD will contribute to the general welfare of the neighborhood and community by providing diverse housing stock and additional residents to continue to support the City's tax base and the business community.

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

All public services, facilities, and utilities are adequate and available to service the site. Any new on-site facilities necessary will be provided as part of the development of the Property. As shown on the Preliminary PUD Plan submitted with this Petition, D.R. Horton will provide adequate utilities, access roads and drainage for its proposed development. King Edward Avenue will be extended through the Property to meet the stub street off of Smith Road. Adequate roadways will be provided throughout Charlestowne Lakes as depicted on the PUD Plan. City water and sanitary sewer will be extended through the Property, along with electricity, gas, phone, cable and other utilities. The stormwater management facilities will be located along the northern portion of the Property, providing open areas along Foxfield Drive. The stormwater management areas have been designed to operate efficiently with the topography of the Property and are optimized to provide sufficient stormwater storage for the Charlestowne Lakes Subdivision.

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

The residential uses will be consistent with the residential uses to the north and will complement the commercial uses to the south by increasing the consumer base for the commercial uses. The PUD will not affect the OR zoned property to the east, nor the vacant land in DuPage County with residential zoning. The property to the west is stormwater detention facilities, so the PUD will have no effect on this property. The proposed PUD with Rowhomes and Villas will not be injurious to the use and enjoyment of the surrounding properties for the uses

permitted, nor will the PUD negatively diminish or impair property values in the area.

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.

Most of the surrounding property is already developed, except for the property to the east, which is zoned residential in DuPage County. The proposed residential PUD will not impede the development of the vacant land to the east with residential uses in DuPage County. Conversely, D.R. Horton's development of the Property will enhance and improve the existing uses, value, and enjoyment of the surrounding properties by making use of an underperforming vacant parcel of land with a complementary residential use. D.R. Horton's proposed development is less intensive than the currently approved CB, Commercial, and RM-3, high density residential zoning for the Property. Because D.R. Horton's use will be less intensive than the previously approved commercial and high-density residential uses for the Property, D.R. Horton anticipates a lesser impact on traffic with its proposed lesser density residential uses than the traffic currently anticipated for the Property under its current zoning classifications. Further, the residential PUD proposed will aid in any redevelopment of the commercial properties on Main Street by increasing the consumer base.

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 establishment, maintenance, and operation of the proposed residential PUD will not be detrimental to or endanger the public health, safety, comfort, or general welfare. Instead, the residential community will positively impact the Community. Since annexation thirty (30) years ago, the Property has not developed and has remained vacant and underperforming, contributing little to the City's economy. Today, the Property provides an excellent opportunity for a new residential community that will complement the nearby residential uses and commercial 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.

D.R. Horton's proposed PUD will conform to all regulations in the RM-2 zoning district except for any variations or deviations requested in more detail on Exhibit B attached to this Petition.

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

D.R. Horton's proposed PUD is complementary to the surrounding uses which include residential, commercial and recreational uses. The proposed PUD is to be located on vacant, underperforming land. D.R. Horton's proposed PUD at this particular location is situated to provide desirable and diverse housing in the interest of the public and will contribute to the general welfare of the community. Notably, there has been an influx of single family attached homebuyers to the suburban markets, and a lack of housing stock to satisfy the recent demand. D.R. Horton believes that its proposed subdivision will be very successful at this location. D.R. Horton's proposed PUD will contribute to the general welfare of the neighborhood and community by providing a diverse housing stock and additional homeowners to continue to support the City's tax base and the business community. The proximity to shopping, restaurants, and recreational uses makes this property ideal for residential uses and support for the nearby commercial and recreational uses. Therefore, the proposed PUD will be beneficial to the development, diversity, tax base and economic well-being of the City.

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

The stated purpose of the Comprehensive Plan is as follows:
The Comprehensive Plan serves as the City's official policy guide for physical improvement and development. At its most basic level, the Comprehensive Plan is intended to direct orderly growth and change as well as maintain and enhance the livability of the City. The Comprehensive Plan provides a vision for the future to describe an ideal St. Charles, based on community input and consensus, to ensure that quality of life remains high. In addition, plans and recommendations are provided for key focus areas, including West Gateway, East Gateway, Downtown, and Main Street.

The City's Comprehensive Land Use Plan shows the property as Corridor/Regional Commercial west of King Edward Avenue, extended, and Multi-Family Residential east of King Edward Avenue, extended. The eastern townhome portion of Charlestowne Lakes is consistent with the Multi-Family Residential zoning designation. The residential portion of the Property on the west side of King Edward Avenue is not consistent with the Corridor/Regional Commercial designation on the Future Land Use Plan. This portion of the Property has been zoned Community Business District since the 2007 Consent Decree, but it has not developed under this zoning classification. In fact, commercial users in the area, including the Charlestowne Mall, are looking at redevelopment as the commercial climate has changed dramatically to more on-line commerce in recent years and more recently in light of the pandemic. While the proposed RM-2 Zoning west of King Edward Avenue extended is not consistent with the Comprehensive Plan, it is much more consistent with the surrounding single family attached and detached homes in the area and more consistent with the trend of development in the area.

The proposed PUD will assist in the orderly growth of this area and enhance the livability of the City. The Property was annexed into the City in 1991 with a zoning

classification of R-2A PUD, Single Family Residence District, but was rezoned pursuant to a Consent Decree from Kane County Circuit Court case, City of St. Charles v. West Suburban Bank, Case Number in 07 ED 07 to BC Community Business District and RM-3 General Residence District, and since that time has remained vacant and underperforming. Since the Comprehensive Plan was approved by the City, there have been some major changes to the office, commercial, and retail markets, which changes were already entrenched before the pandemic. During the pandemic, the on-line shopping trend has continued and intensified, extending to encompass almost every commercial and retail market. This shift to on-line purchasing and work from home has had a major effect on the commercial and office market, making it unlikely that this parcel, tucked back off of Main Street, will develop with commercial or office uses. The proposed PUD will assist the City in meeting the challenge of changing conditions in the area and in the City. While the entire Property is not consistent with the Comprehensive Plan, it is definitely more consistent with the market and the trend of development in the area. The proximity to shopping, restaurants, institutional, and recreational uses makes this Property ideal for residential uses and support for nearby commercial uses.

<u>EXHIBIT "D"</u>

PUD PRELIMINARY PLAN
(37 pages)

PRELIMINARY PLAT OF SUBDIVISION
OF

CHARLESTOWNE LAKES SUBDIVISION

OF LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWN DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS DOCUMENT NO. 2010K046244, IN KANE COUNTY, ILLINOIS.

CURRENT P.I.N.:

09-25-245-002
09-25-250-003
09-25-250-004
09-25-250-005
09-25-250-006

LOCATION MAP

NOT TO SCALE

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 REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING GPS OBSERVATIONS

0 80' 160'

1" = 80' (HORIZONTAL)

OWNER/CLIENT

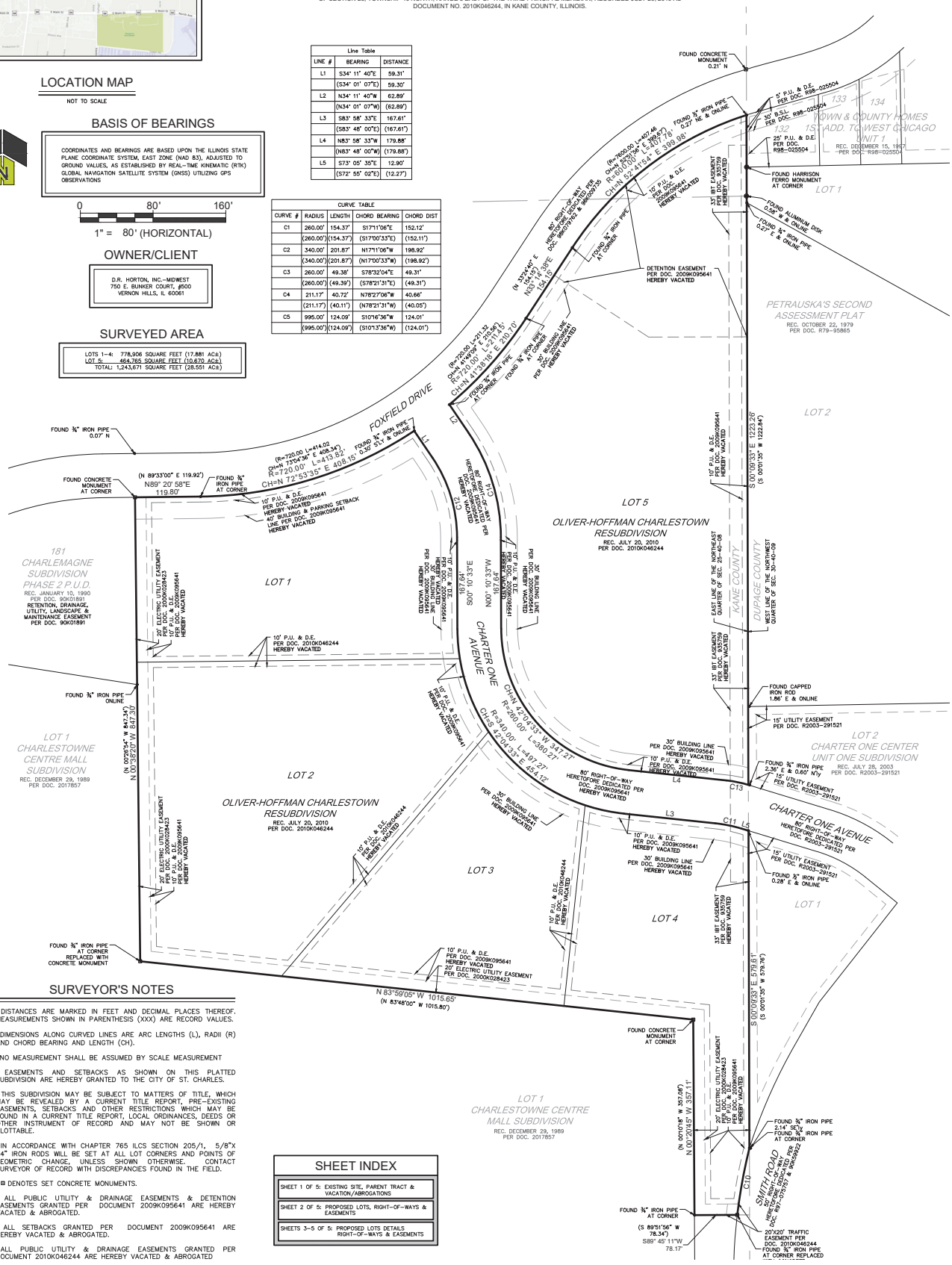
D.R. HORTON, INC.-MIDWEST
750 E. BUNKER COURT, #500
VERNON HILLS, IL 60061

SURVEYED AREA

LOTS 1-4: 778,906 SQUARE FEET (17.881 AC±)
LOT 5: 464,765 SQUARE FEET (10.670 AC±)
TOTAL: 1,243,671 SQUARE FEET (28.551 AC±)

Line Table		
LINE #	BEARING	DISTANCE
L1	S34° 11' 40"E	59.31'
	(S34° 01' 07"E)	59.30'
L2	N34° 11' 40"W	62.89'
	(N34° 01' 07"W)	(62.89')
L3	S83° 58' 33"E	167.61'
	(S83° 48' 00"E)	(167.61')
L4	N83° 58' 33"W	179.88'
	(N83° 48' 00"W)	(179.88')
L5	S73° 05' 35"E	12.90'
	(S72° 55' 02"E)	(12.27')

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	260.00'	154.37'	S17°11'06"E	152.12'
	(260.00')	(154.37')	(S17°00'33"E)	(152.11')
C2	340.00'	201.87'	N17°11'06"W	198.92'
	(340.00')	(201.87')	(N17°00'33"W)	(198.92')
C3	260.00'	49.38'	S78°32'04"E	49.31'
	(260.00')	(49.39')	(S78°21'31"E)	(49.31')
C4	211.17'	40.72'	N78°27'06"W	40.66'
	(211.17')	(40.11')	(N78°21'31"W)	(40.05')
C5	995.00'	124.09'	S10°16'36"W	124.01'
	(995.00')	(124.09')	(S10°13'36"W)	(124.01')



SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. MEASUREMENTS SHOWN IN PARENTHESIS (XXX) ARE RECORD VALUES.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS (L), RADII (R) AND CHORD BEARING AND LENGTH (CH).
3. NO MEASUREMENT SHALL BE ASSUMED BY SCALE MEASUREMENT
4. EASEMENTS AND SETBACKS AS SHOWN ON THIS PLATTED SUBDIVISION ARE HEREBY GRANTED TO THE CITY OF ST. CHARLES.
5. 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 INSTRUMENT OF RECORD AND MAY NOT BE SHOWN OR PLOTTABLE.
6. IN ACCORDANCE WITH CHAPTER 765 ILCS SECTION 205/1, 5/8"X 24" IRON RODS WILL BE SET AT ALL LOT CORNERS AND POINTS OF GEOMETRIC CHANGE, UNLESS SHOWN OTHERWISE. CONTACT SURVEYOR OF RECORD WITH DISCREPANCIES FOUND IN THE FIELD.
7. ⊠ DENOTES SET CONCRETE MONUMENTS.
8. ALL PUBLIC UTILITY & DRAINAGE EASEMENTS & DETENTION EASEMENTS GRANTED PER DOCUMENT 2009K095641 ARE HEREBY VACATED & ABROGATED.
9. ALL SETBACKS GRANTED PER DOCUMENT 2009K095641 ARE HEREBY VACATED & ABROGATED.
10. ALL PUBLIC UTILITY & DRAINAGE EASEMENTS GRANTED PER DOCUMENT 2010K046244 ARE HEREBY VACATED & ABROGATED

SHEET INDEX

SHEET 1 OF 5: EXISTING SITE, PARENT TRACT & VACATION/ABROGATIONS
SHEET 2 OF 5: PROPOSED LOTS, RIGHT-OF-WAYS & EASEMENTS
SHEETS 3-5 OF 5: PROPOSED LOTS, DETAILS, RIGHT-OF-WAYS & EASEMENTS

1 OF 5
SHEET NUMBER

SCALE: 1" = 80'
DATE: 02/24/21
DRW: S.JP
REV. DOC: 2/26/21

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

REVISIONS
1 06/10/2022 REV. PER CLIENT COMMENT
2 08/24/2022 REV. PER CLIENT COMMENT
3 10/26/22 REV. PER CLIENT COMMENT

CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

PRELIMINARY PLAT OF SUBDIVISION
OF
CHARLESTOWNE LAKES SUBDIVISION

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BASIS OF BEARINGS

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0 80' 160'

1" = 80' (HORIZONTAL)

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09-25-245-002
09-25-250-003
09-25-250-004
09-25-250-005
09-25-250-006

OWNER/CLIENT

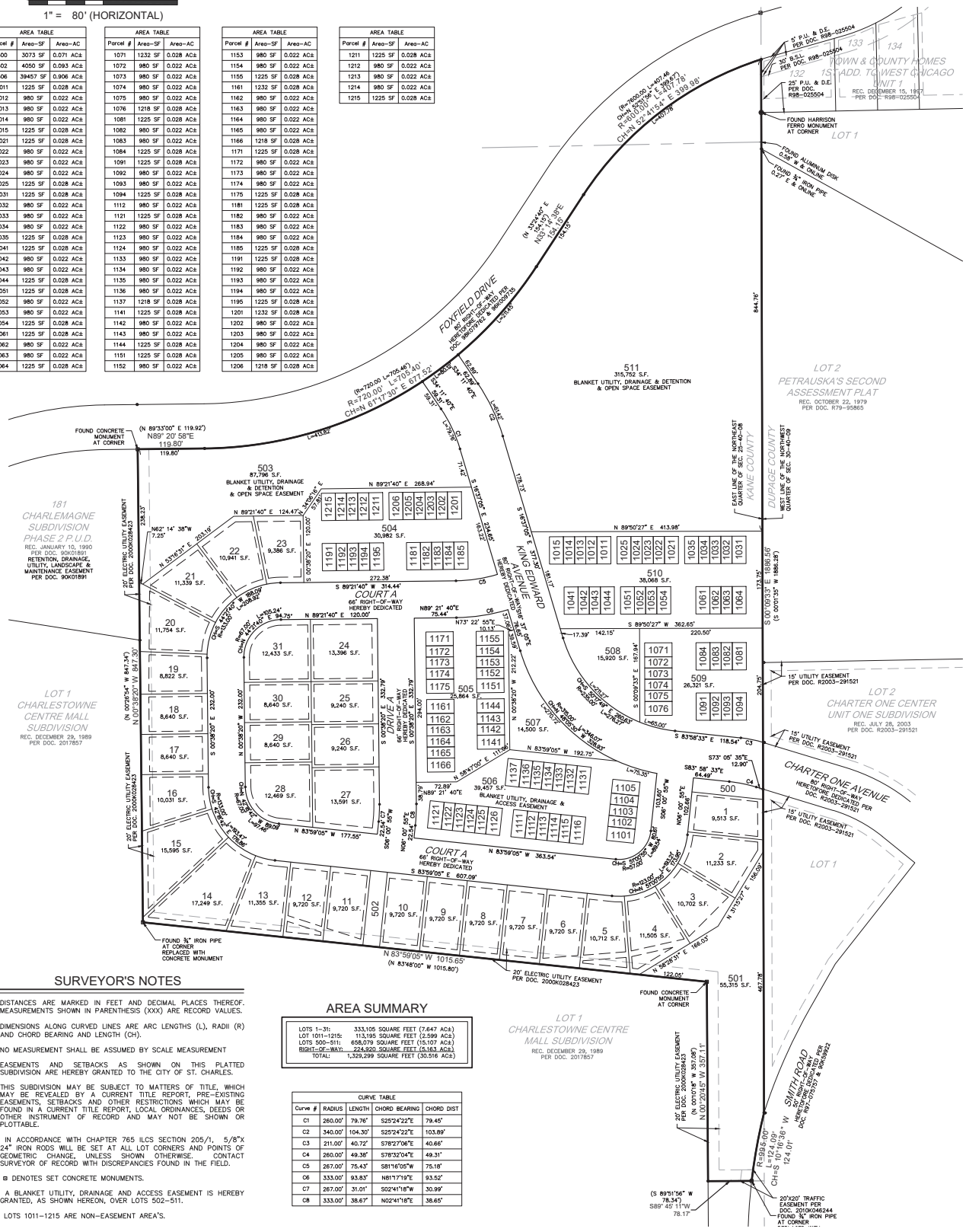
D.R. HORTON, INC.-MIDWEST
750 E. BUNKER COURT, #500
VERNON HILLS, IL 60061

AREA TABLE		
Parcel #	Area-SF	Area-AC
500	3073 SF	0.071 AC±
502	4050 SF	0.093 AC±
506	39457 SF	0.906 AC±
1011	1225 SF	0.028 AC±
1012	980 SF	0.022 AC±
1013	980 SF	0.022 AC±
1014	980 SF	0.022 AC±
1015	1225 SF	0.028 AC±
1021	1225 SF	0.028 AC±
1022	980 SF	0.022 AC±
1023	980 SF	0.022 AC±
1024	980 SF	0.022 AC±
1025	1225 SF	0.028 AC±
1031	1225 SF	0.028 AC±
1032	980 SF	0.022 AC±
1033	980 SF	0.022 AC±
1034	980 SF	0.022 AC±
1035	1225 SF	0.028 AC±
1041	1225 SF	0.028 AC±
1042	980 SF	0.022 AC±
1043	980 SF	0.022 AC±
1044	1225 SF	0.028 AC±
1051	1225 SF	0.028 AC±
1052	980 SF	0.022 AC±
1053	980 SF	0.022 AC±
1054	1225 SF	0.028 AC±
1061	1225 SF	0.028 AC±
1062	980 SF	0.022 AC±
1063	980 SF	0.022 AC±
1064	1225 SF	0.028 AC±

AREA TABLE		
Parcel #	Area-SF	Area-AC
1071	1232 SF	0.028 AC±
1072	980 SF	0.022 AC±
1073	980 SF	0.022 AC±
1074	980 SF	0.022 AC±
1075	980 SF	0.022 AC±
1076	1218 SF	0.028 AC±
1081	1225 SF	0.028 AC±
1082	980 SF	0.022 AC±
1083	980 SF	0.022 AC±
1084	1225 SF	0.028 AC±
1091	1225 SF	0.028 AC±
1092	980 SF	0.022 AC±
1093	980 SF	0.022 AC±
1094	1225 SF	0.028 AC±
1112	980 SF	0.022 AC±
1121	1225 SF	0.028 AC±
1122	980 SF	0.022 AC±
1123	980 SF	0.022 AC±
1124	980 SF	0.022 AC±
1133	980 SF	0.022 AC±
1134	980 SF	0.022 AC±
1135	980 SF	0.022 AC±
1136	980 SF	0.022 AC±
1137	1218 SF	0.028 AC±
1141	1225 SF	0.028 AC±
1142	980 SF	0.022 AC±
1143	980 SF	0.022 AC±
1144	1225 SF	0.028 AC±
1151	1225 SF	0.028 AC±
1152	980 SF	0.022 AC±

AREA TABLE		
Parcel #	Area-SF	Area-AC
1153	980 SF	0.022 AC±
1154	980 SF	0.022 AC±
1155	1225 SF	0.028 AC±
1161	1232 SF	0.028 AC±
1162	980 SF	0.022 AC±
1163	980 SF	0.022 AC±
1164	980 SF	0.022 AC±
1165	980 SF	0.022 AC±
1166	1218 SF	0.028 AC±
1171	1225 SF	0.028 AC±
1172	980 SF	0.022 AC±
1173	980 SF	0.022 AC±
1174	980 SF	0.022 AC±
1175	1225 SF	0.028 AC±
1181	1225 SF	0.028 AC±
1182	980 SF	0.022 AC±
1183	980 SF	0.022 AC±
1184	980 SF	0.022 AC±
1185	1225 SF	0.028 AC±
1191	1225 SF	0.028 AC±
1192	980 SF	0.022 AC±
1193	980 SF	0.022 AC±
1194	980 SF	0.022 AC±
1195	1225 SF	0.028 AC±
1201	1232 SF	0.028 AC±
1202	980 SF	0.022 AC±
1203	980 SF	0.022 AC±
1204	980 SF	0.022 AC±
1205	980 SF	0.022 AC±
1206	1218 SF	0.028 AC±

AREA TABLE		
Parcel #	Area-SF	Area-AC
1211	1225 SF	0.028 AC±
1212	980 SF	0.022 AC±
1213	980 SF	0.022 AC±
1214	980 SF	0.022 AC±
1215	1225 SF	0.028 AC±



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7. ⊠ DENOTES SET CONCRETE MONUMENTS.
8. A BLANKET UTILITY, DRAINAGE AND ACCESS EASEMENT IS HEREBY GRANTED, AS SHOWN HEREON, OVER LOTS 502-511.
9. LOTS 1011-1215 ARE NON-EASEMENT AREA'S.

AREA SUMMARY

LOTS 1-31:	333,105 SQUARE FEET (7.647 AC±)
LOT 1011-1215:	113,195 SQUARE FEET (2.599 AC±)
LOTS 500-511:	658,079 SQUARE FEET (15.107 AC±)
RIGHT-OF-WAY:	224,920 SQUARE FEET (5.163 AC±)
TOTAL:	1,329,299 SQUARE FEET (30.516 AC±)

CURVE TABLE				
Curve #	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	260.00'	79.76'	S25°24'22"E	79.45'
C2	340.00'	104.30'	S25°24'22"E	103.89'
C3	211.00'	40.72'	S78°27'06"E	40.66'
C4	260.00'	49.38'	S78°32'04"E	49.31'
C5	267.00'	75.43'	S81°16'05"W	75.18'
C6	333.00'	93.83'	N81°17'19"E	93.52'
C7	267.00'	31.01'	S02°41'18"W	30.99'
C8	333.00'	38.67'	N02°41'18"E	38.65'

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

REVISIONS
1 02/26/2021 REVISED
2 03/15/2021 REVISED

CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
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PRELIMINARY PLAT OF SUBDIVISION
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CHARLESTOWNE LAKES SUBDIVISION

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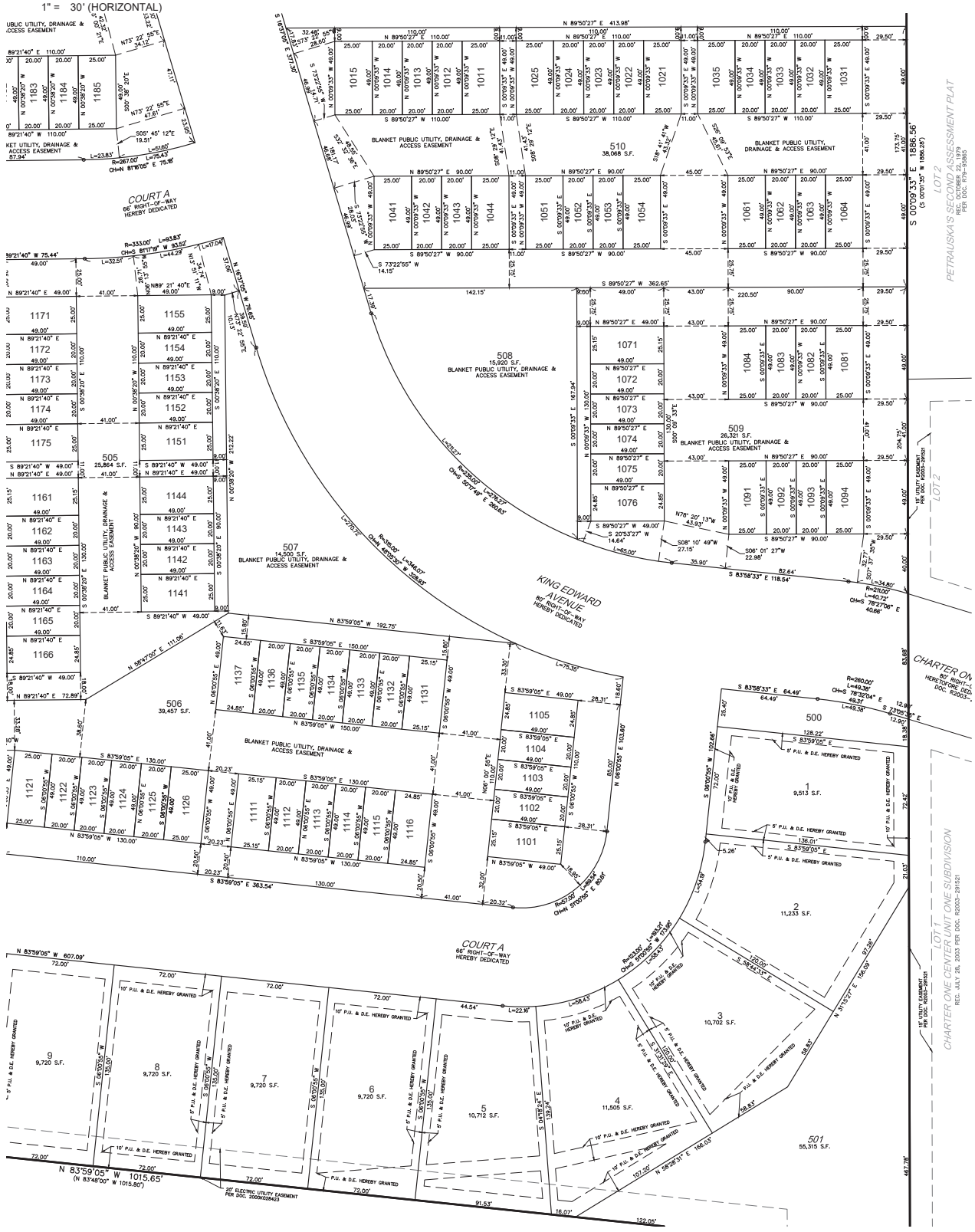
0 30' 60'

1" = 30' (HORIZONTAL)



3 OF 5 SHEET NUMBER	SCALE: 1" = 30'	DATE: 09/24/21	DRAWN BY: S.J.P.
			FOLDER: 2021-0023

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

REVISIONS
1 09/27/2021 REVISED
2 09/24/2021 REVISED

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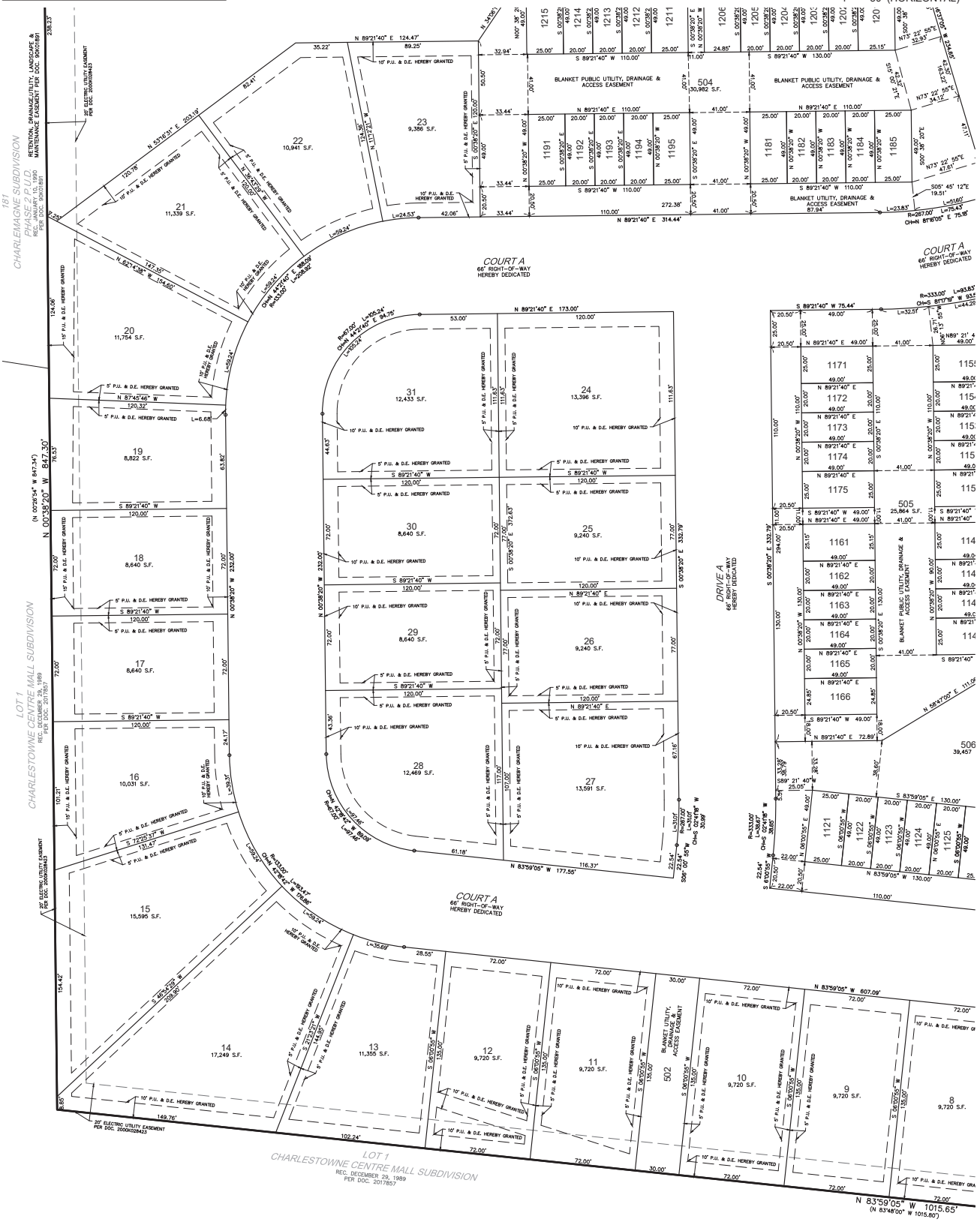


SHEET NUMBER 4 OF 5	SCALE 1" = 30'	DATE 09/24/21	REV. S. JP 10/01/2023

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

REVISIONS
1 09/24/2021
2 10/01/2023

CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
P: 630.598.0007
WWW.CAGECIVIL.COM

PRELIMINARY PLAT OF SUBDIVISION
OF

CHARLESTOWNE LAKES SUBDIVISION

OF LOTS 1, 2, 3, 4 AND 5 OF THE PLAT OF RESUBDIVISION OF OLIVER-HOFFMAN CHARLESTOWN RESUBDIVISION BEING A RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE OLIVER-HOFFMAN CHARLESTOWN DEVELOPMENT A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 8 EAST, AND PART OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JULY 20, 2010 AS DOCUMENT NO. 2010K046244, IN KANE COUNTY, ILLINOIS.

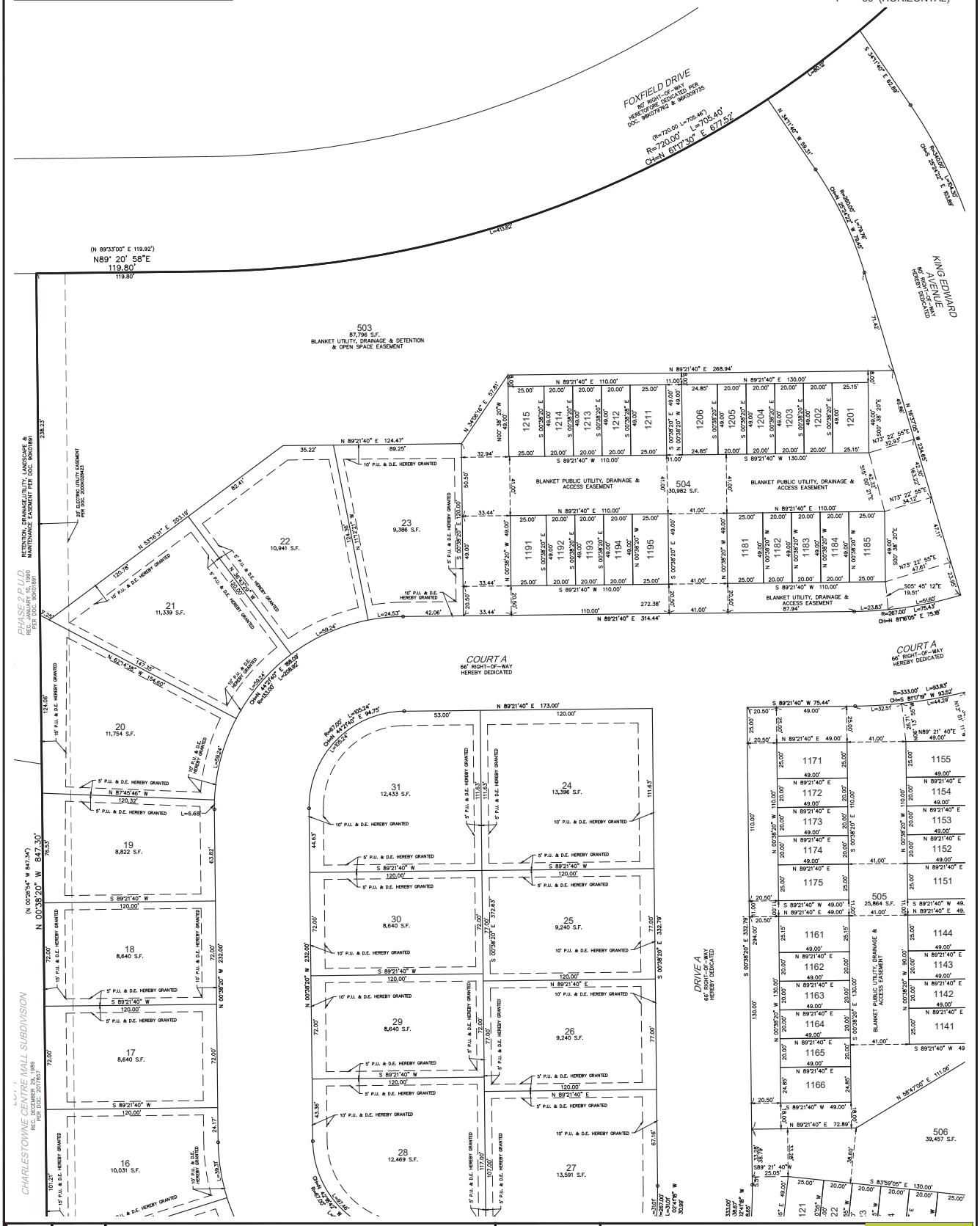
BASIS OF BEARINGS

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

CURRENT P.I.N.:

09-25-245-002
09-25-250-003
09-25-250-004
09-25-250-005
09-25-250-006

0 30' 60'
1" = 30' (HORIZONTAL)



CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

SHEET NUMBER 5 OF 5
SCALE 1" = 30'
DATE 12/9/2020
REVISED 12/9/2021

REVISIONS
1 06/10/2022 REVISED PER CITY COMMENTS
2 08/22/2022 REVISED PER CITY COMMENTS

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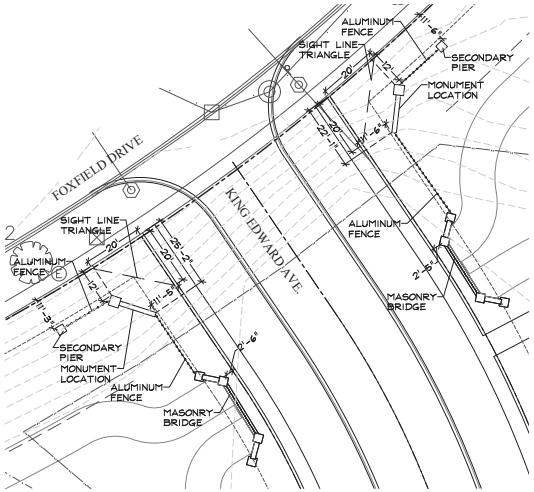
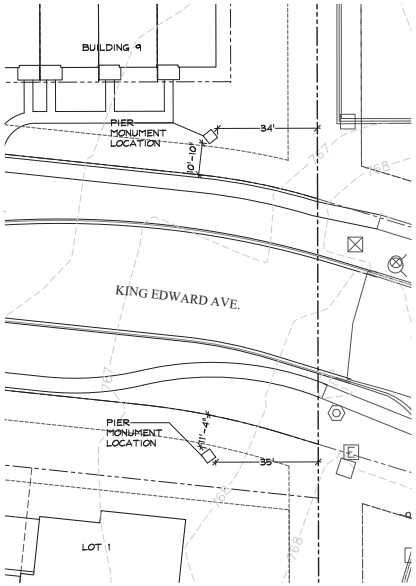


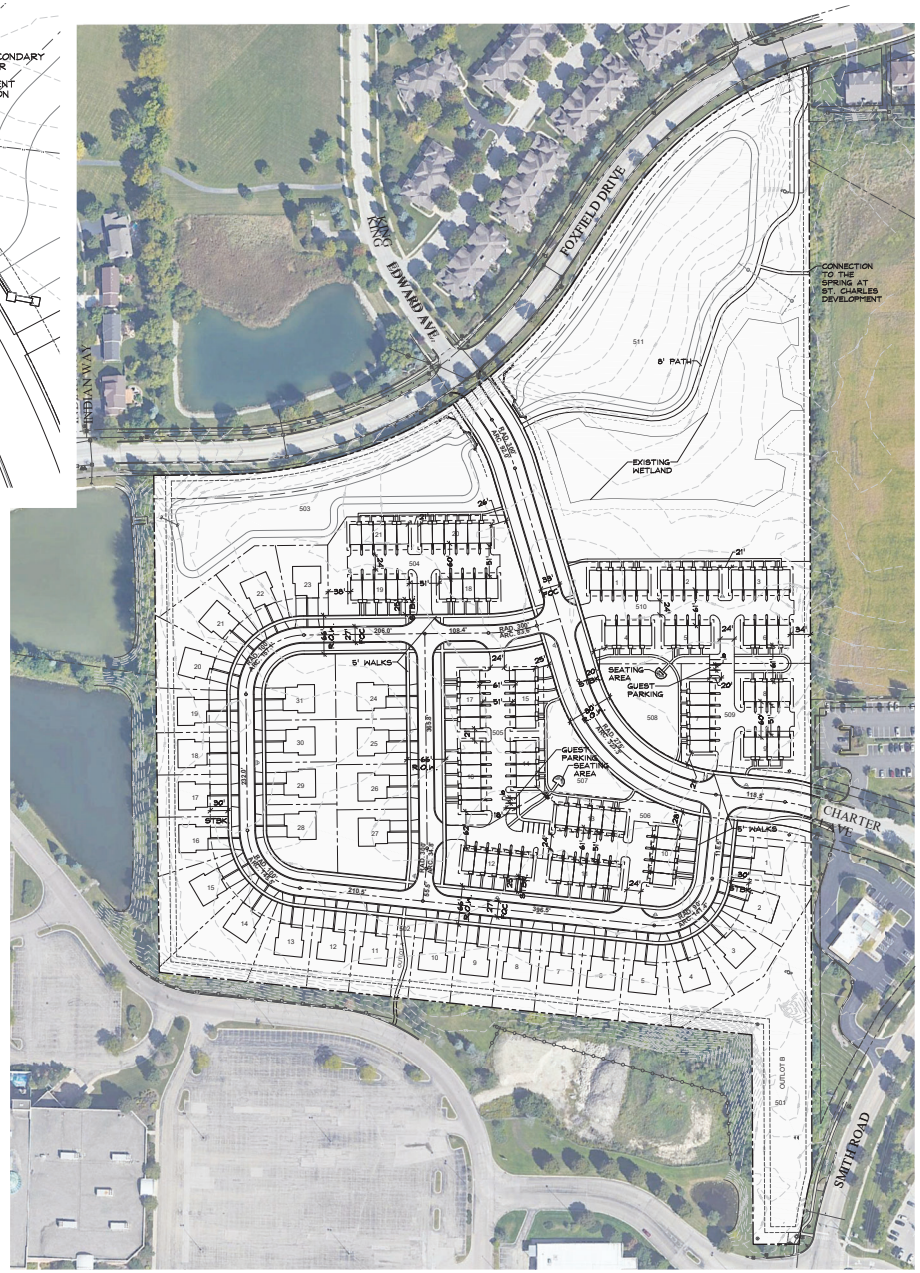
FOXFIELD DRIVE ENTRANCE LAYOUT PLAN

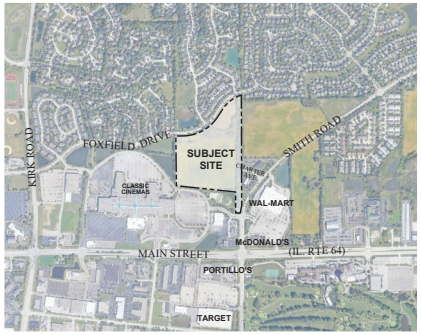
0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



EAST ENTRANCE LAYOUT PLAN

0' 10' 20' 40' 60'
SCALE: 1"=20'
NORTH





LOCATION MAP

SCALE: 1"=1000'
NORTH

SITE DATA

LAND USE	UNITS	ACRES	PERCENT
TOWNHOMES	105	16.27	53.31%
TWO-FAMILY	62	9.08	29.75%
ROW	-	5.17	16.94%
TOTAL	167	30.52	100.00%

DENSITY: 167 DU/30.52 AC = 5.47 DU/AC

LANDSCAPE AREA: = 591714 S.F. (13.6 AC)
44.5% OF SITE

LOT COVERAGE	% OF SITE	
SITE	21.78%	
TOWNHOMES	25.03%	See note 3
TWO-FAMILY	28.34%	See note 4

PARKING:	REQUIRED	PROVIDED	
TOWNHOMES:	210 SPACES (2 PER UNIT)	435 SPACES (4 1 PER UNIT)	
		GARAGE SPACES	210
		DRIVEWAY SPACES	210
		OFF STREET GUEST	15
TWO-FAMILY:	REQUIRED 124 SPACES (2 PER UNIT)	PROVIDED 248 SPACES (4 PER UNIT)	
		GARAGE SPACES	124
		DRIVEWAY SPACES	124

PROPOSED SETBACKS:
TOWNHOMES:
MINIMUM FRONT TO ROW = 25 FT.
MINIMUM SIDE TO ROW = 20 FT.
MINIMUM SIDE TO PERIMETER = 34 FT.
BUILDING TO BUILDING SEPARATIONS
MINIMUM FRONT TO FRONT = 60 FT.
MINIMUM FRONT TO SIDE = 40 FT.
MINIMUM SIDE TO SIDE = 20 FT.
MINIMUM SIDE TO REAR = 20 FT.
MINIMUM REAR TO REAR = 50 FT.
MINIMUM GARAGE TO GARAGE = 60 FT.
TWO-FAMILY
MINIMUM FRONT YARD = 30 FT.
MINIMUM REAR YARD = 30 FT.
MINIMUM INTERIOR SIDE YARD = 10 FT.

MINIMUM EXTERIOR SIDE YARD
ABUTTING COLLECTOR = 20 FT.
MINIMUM EXTERIOR SIDE YARD
ABUTTING LOCAL STREET = 20 FT.

NOTES:
1. EXISTING ZONING IS BC & RM-3 IN THE CITY OF ST CHARLES.
2. PROPOSED ZONING IS RM-2 IN THE CITY OF ST CHARLES.
3 INCLUDES LOTS 503-511
4 INCLUDES LOTS 1-31, 501 AND 502

SITE PLAN

0 50' 100' 200' 300'
SCALE: 1"=100'
NORTH

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNERS
CONSULTING ENGINEERS
LANDSCAPE ARCHITECTS
1835 W. ALGONQUIN ROAD
PALATINE, ILLINOIS 60067
(847) 359-5520
FAX (847) 359-5525

CLIENT
D·R·HORTON
America's Builder
1750 E. GOLF RD, SUITE 925
SCHAUMBURG, IL 60173

CIVIL ENGINEER
CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
SITE PLAN

REVISIONS	
REV 3	5.13.2022
REV 2	3.24.2022
REV 1	2.23.2022

DATE	12.3.2021
PROJECT NO.	DR2061
DRAWN	TRC
CHECKED	MGM
SHEET NO.	1 OF 1

PRELIMINARY ENGINEERING FOR

CHARLESTOWNE LAKES

ST. CHARLES, ILLINOIS

INDEX OF SHEETS

C0.0 - SITE LOCATION MAP & CIVIL LEGEND
C1.0 - EXISTING CONDITIONS & DEMO PLAN
C1.1 - EXISTING CONDITIONS & DEMO PLAN
C1.2 - EXISTING CONDITIONS & DEMO PLAN
C2.0 - OVERALL SITE LAYOUT PLAN
C2.1 - DETAILED SITE LAYOUT PLAN
C2.2 - DETAILED SITE LAYOUT PLAN
C2.3 - DETAILED SITE LAYOUT PLAN
C3.0 - OVERALL GRADING PLAN
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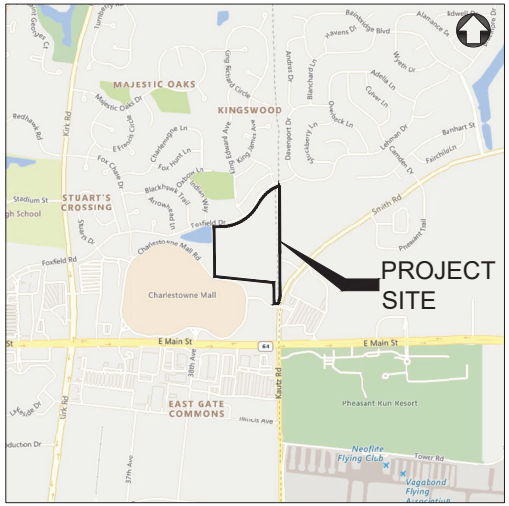
C3.3 - DETAILED GRADING PLAN
C4.0 - OVERALL UTILITY PLAN
C4.1 - DETAILED UTILITY PLAN
C4.2 - DETAILED UTILITY PLAN
C4.3 - DETAILED UTILITY PLAN

LOCATION MAP



SECTION 24 & 25, TOWNSHIP 40N, RANGE 8E

OWNER/DEVELOPER	ENGINEER	SURVEYOR
D.R. HORTON, INC. - MIDWEST	**CAGE ENGINEERING**	**CAGE ENGINEERING**
750 BUNKER CT. SUITE 100	3110 WOODCREEK DR.	3110 WOODCREEK DR.
VERNON HILLS, IL 60061	DOWNERS GROVE, IL 60515	DOWNERS GROVE, IL 60515
PHONE: 224.358.5127	PHONE: 630.598.0007	PHONE: 630.598.0007
BRUCE MELLEN	FREDERICK THAETE	SAM PHILLIPPE

EXISTING LEGEND

- EXISTING TREE
- CURB & GUTTER
- EXISTING BUILDING
- PCC SIDEWALK
- GAS SERVICE
- ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- CABLE LINE
- OVERHEAD UTILITY LINE
- COMMUNICATION LINE
- FIBER OPTIC LINE
- FENCE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- UTILITY POLE
- GUY WIRE
- TRANSFORMER
- FIBER OPTIC BOX
- FIBER OPTIC PEDESTAL
- CABLE PEDESTAL
- PHONE PEDESTAL
- ELECTRIC PEDESTAL
- MAJOR CONTOUR
- MINOR CONTOUR

PROPOSED LEGEND

- CURB & GUTTER
- REVERSE PITCH CURB & GUTTER
- DEPRESSED CURB & GUTTER
- PROPOSED BUILDING
- PCC SIDEWALK
- STANDARD DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- GAS SERVICE
- ELECTRIC SERVICE
- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- FENCE
- STORM STRUCTURE
- DOWNSPOUT CONNECTION
- SANITARY MANHOLE
- CLEANOUT
- WATER METER
- VALVE VAULT
- VALVE BOX
- HYDRANT
- GAS METER
- ELECTRIC METER
- PARKING LOT LIGHT
- FLOW ARROW
- OVERLAND FLOOD ROUTE
- 100.00 TW TOP OF SIDEWALK GRADE
- 100.00 TC TOP OF CURB GRADE
- 100.00 P PAVEMENT GRADE
- 100.00 G GROUND GRADE
- MAJOR CONTOUR
- MINOR CONTOUR

Know what's below. Call before you dig.

3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515
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WWW.CAGECIVIL.COM
CAGE CIVIL ENGINEERING

LICENSED PROFESSIONAL ENGINEER BRADLEY P. HOVANEC 062-072247 OF ILLINOIS

REVISIONS

1 05/10/2022 PER CITY REVIEW
2 05/26/2022 PER CITY REVIEW
3 07/22/2022 PER CITY REVIEW

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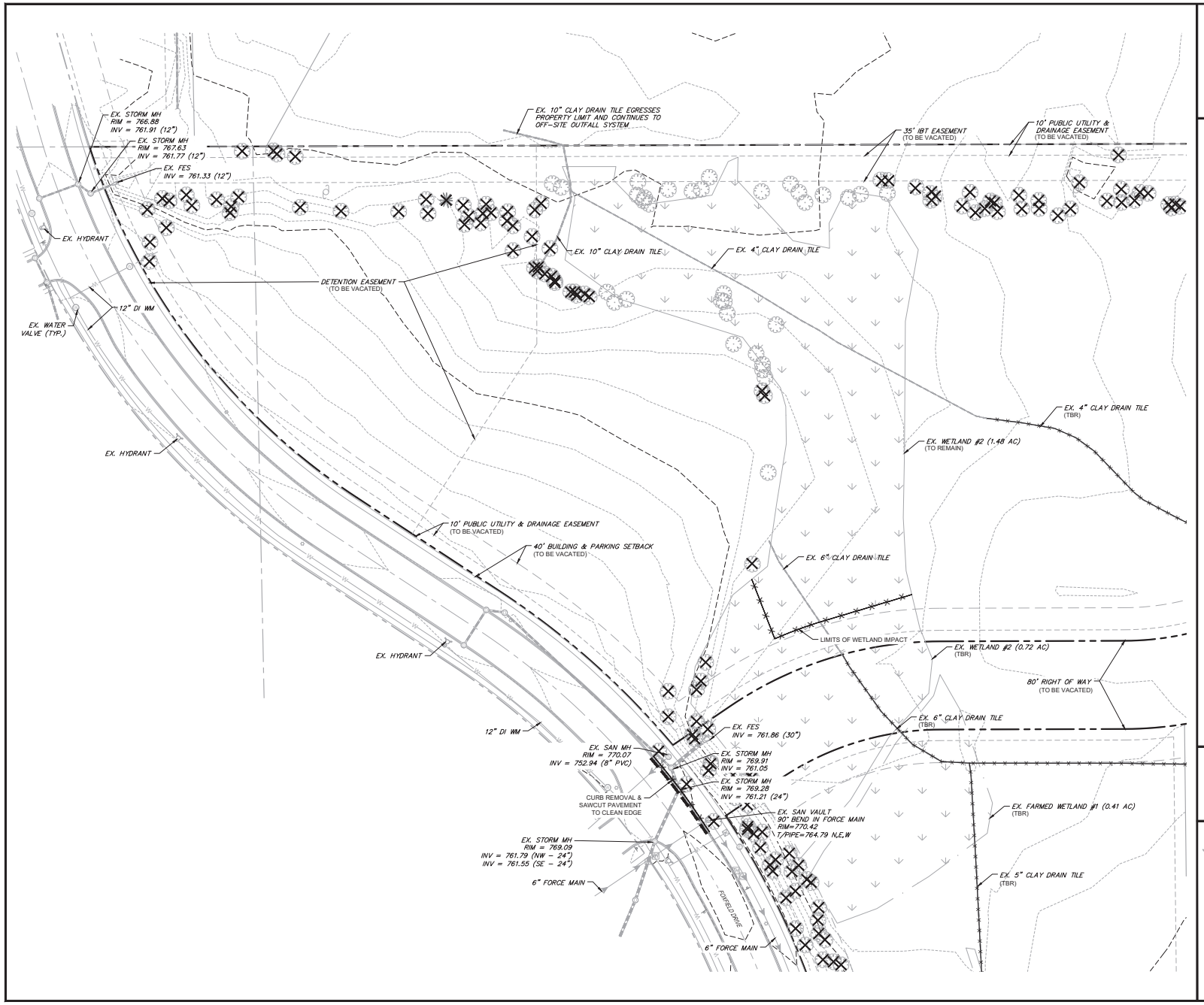
PRELIMINARY ENGINEERING
CHARLESTOWNE LAKES
NE OF CHARLESTONE MALL & SOUTH OF FOXFIELD DR
ST. CHARLES, ILLINOIS

PROJ NO: 200233
ENG : BPH
DATE : 10/21/21

SHEET TITLE
SITE LOCATION MAP & CIVIL LEGEND

SHEET NUMBER
C0.0
1 OF 16



DEMOLITION LEGEND

- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
- (TBR) TO BE REMOVED

SITE BENCHMARKS

REFERENCE BENCHMARK: CITY OF ST. CHARLES STATION STC 18
ALUMINUM DISK STAMPED "STC 18 2008" LOCATED SOUTH OF THE INTERSECTION OF NORTH AVENUE AND 38TH AVENUE, APPROXIMATELY 200 FEET SOUTH OF THE INTERSECTION, IN THE EAST RIGHT OF WAY.
ELEVATION: 782.35 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 1:
ARROW BOLT OF FIRST HYDRANT EAST OF THE INTERSECTION OF INDIAN DRIVE AND FOXFIELD DRIVE, LOCATED IN THE NORTH ROW OF FOXFIELD DRIVE.
ELEVATION: 774.95 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 2:
ARROW BOLT ON FIRE HYDRANT LOCATED AT THE NORTHWEST CORNER OF KING EDWARD DRIVE AND FOXFIELD DRIVE.
ELEVATION: 772.46 DATUM: NAVD88-GEOID 12B

SITE BENCHMARK 3:
ARROW BOLT OF FIRST HYDRANT EAST OF THE INTERSECTION OF KING EDWARD DRIVE AND FOXFIELD DRIVE, LOCATED IN THE NORTH ROW OF FOXFIELD DRIVE.
ELEVATION: 771.25

SITE BENCHMARK 4:
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0 40' 80'
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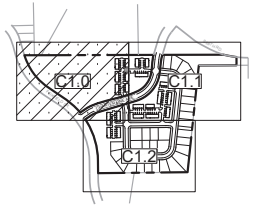

KEYMAP

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LICENSED PROFESSIONAL ENGINEER
BRADLEY P. HOVANEC
062-072247
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PRELIMINARY ENGINEERING

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NE OF CHARLESTONE MALL & SOUTH OF FOXFIELD DR
ST. CHARLES, ILLINOIS

PROJ NO: 200233
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DATE : 10/21/21

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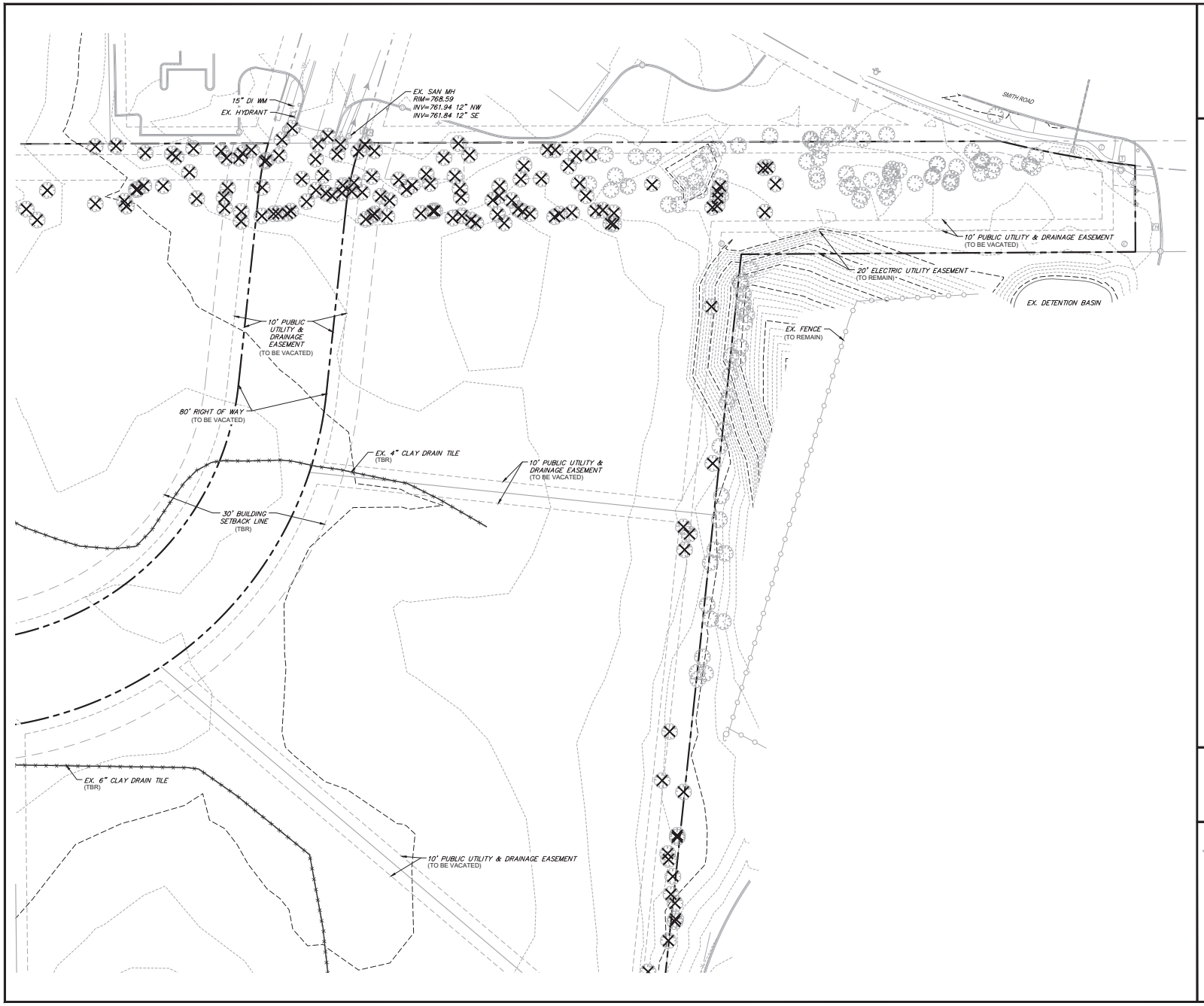

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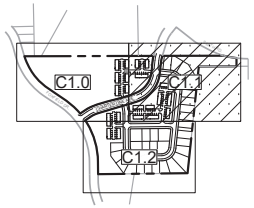

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ST. CHARLES, ILLINOIS

PROJ NO: 200233
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EXISTING CONDITIONS & DEMO PLAN

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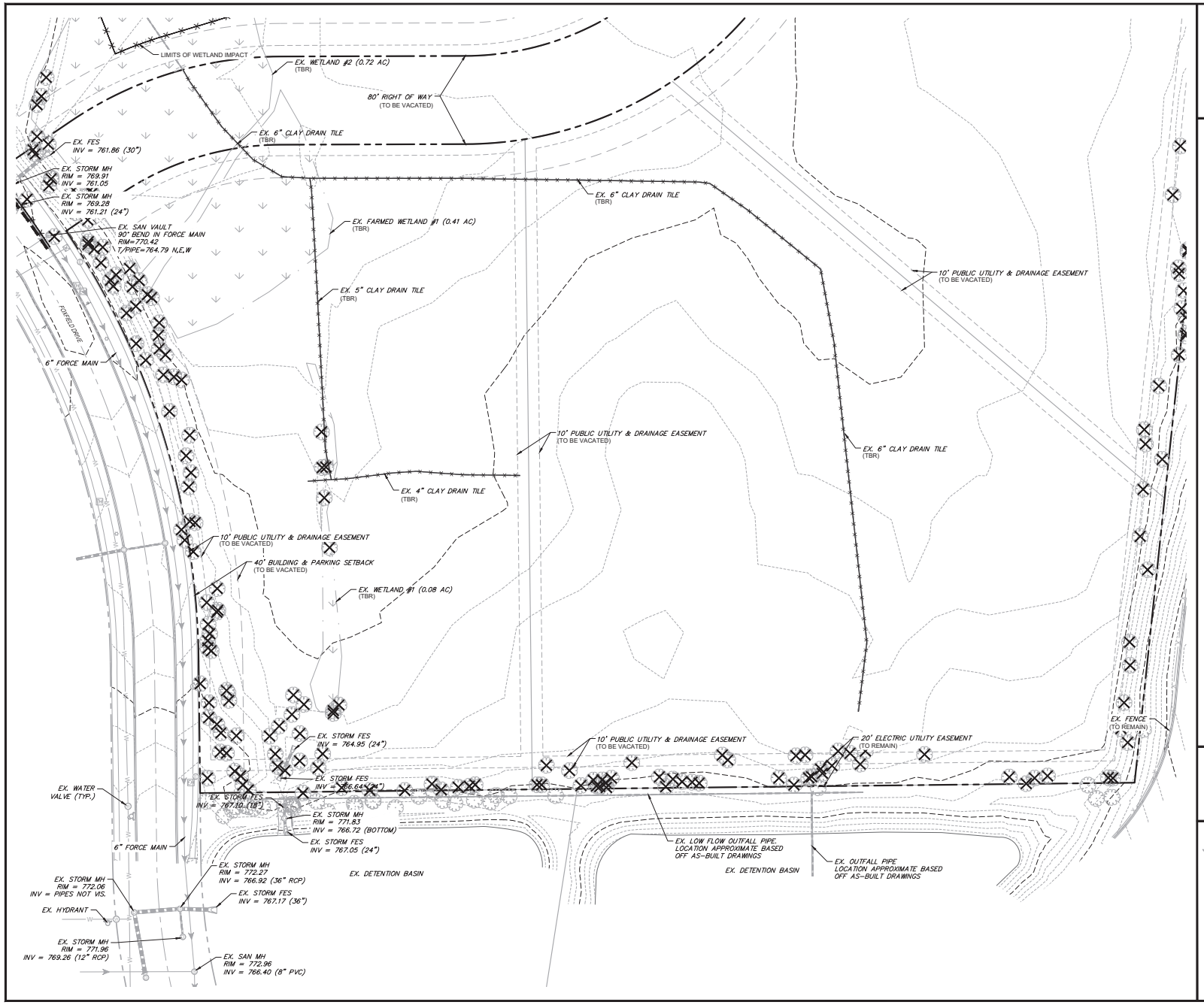
C1.1
3 OF 16



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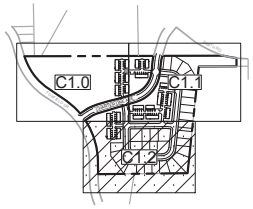

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NE OF CHARLESTONE MALL & SOUTH OF FOXFIELD DR
ST. CHARLES, ILLINOIS

PROJ NO: 200233
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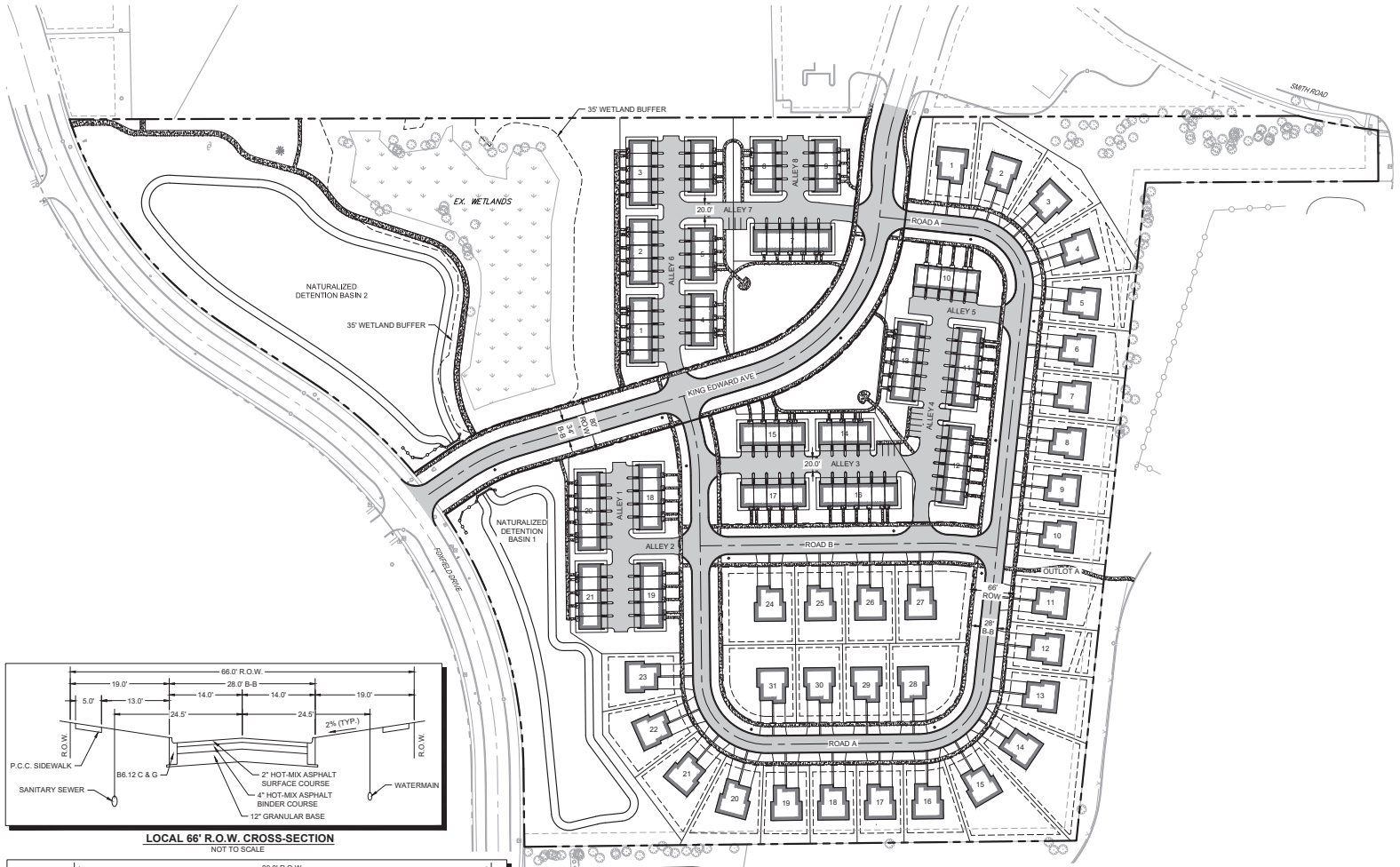
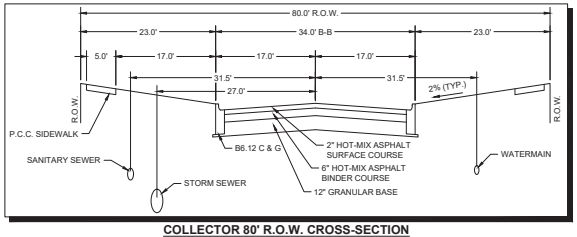
DATE : 10/21/21

SHEET TITLE
EXISTING CONDITIONS & DEMO PLAN

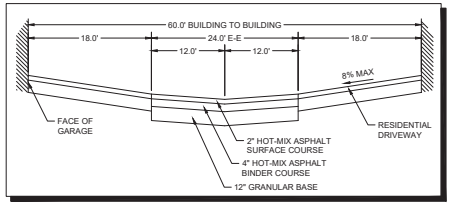
SHEET NUMBER
C1.2



LOCAL 66' R.O.W. CROSS-SECTION
NOT TO SCALE

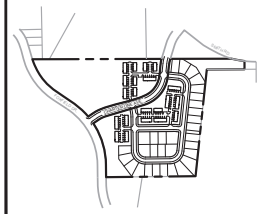


COLLECTOR 80' R.O.W. CROSS-SECTION
NOT TO SCALE



RESIDENTIAL ALLEYS CROSS-SECTION
NOT TO SCALE

0 80' 160'
1" = 80' (HORIZONTAL)



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PRELIMINARY ENGINEERING

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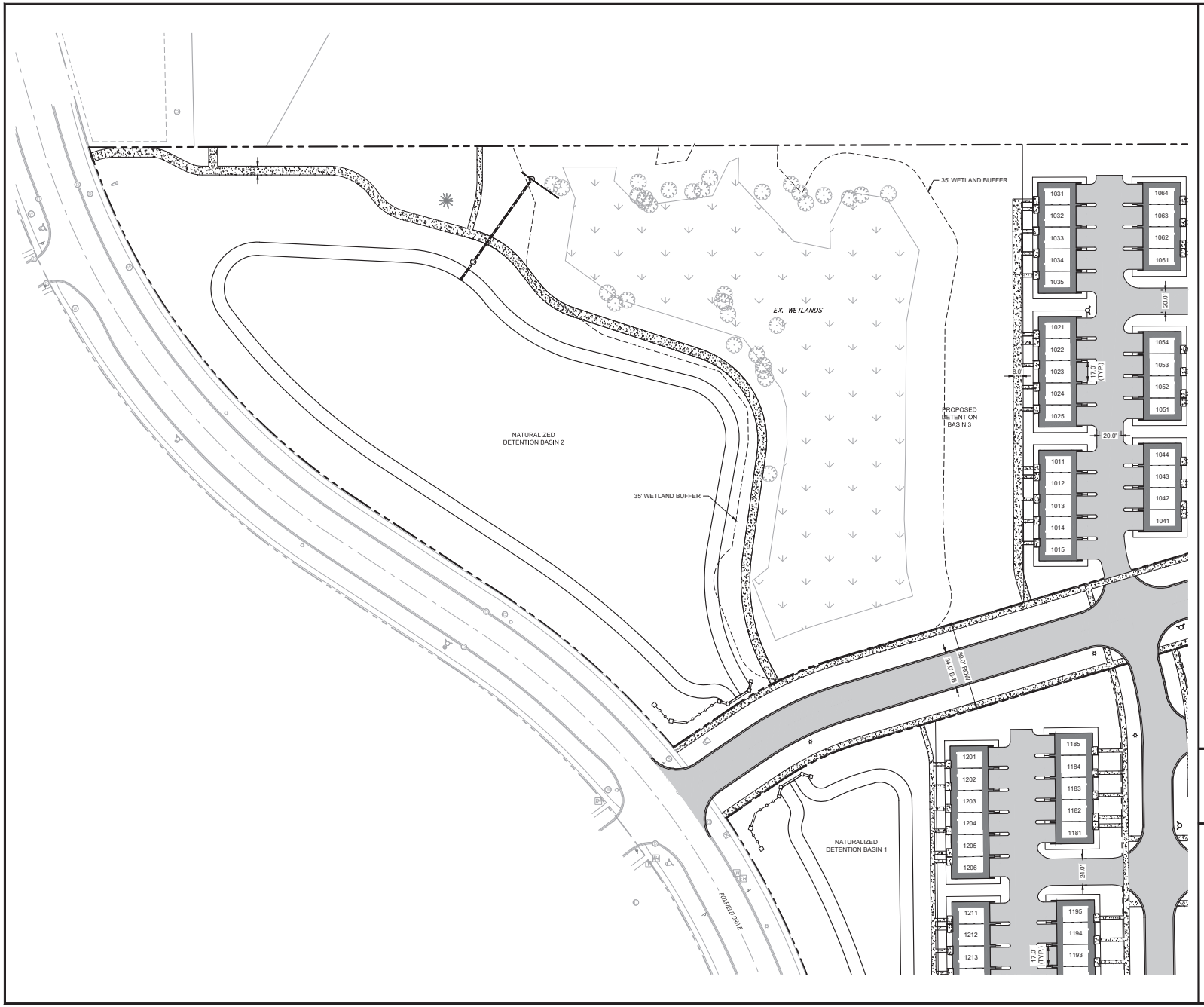
PROJ.NO: 200233
ENG.: BPH
DATE: 10/21/21

SHEET TITLE
OVERALL SITE LAYOUT PLAN

SHEET NUMBER
C2.0
5 OF 16



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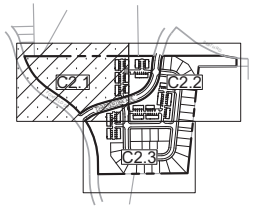

KEYMAP

3110 WOODCREEK DRIVE
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CAGE CIVIL ENGINEERING

LICENSED PROFESSIONAL ENGINEER
BRADLEY P. HOVANEC
062-072247
OF ILLINOIS

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3 07/22/2022 PER CITY REVIEW

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NE OF CHARLESTONE MALL & SOUTH OF FOXFIELD DR
ST. CHARLES, ILLINOIS

PROJ NO.: 200233

ENG.: BPH

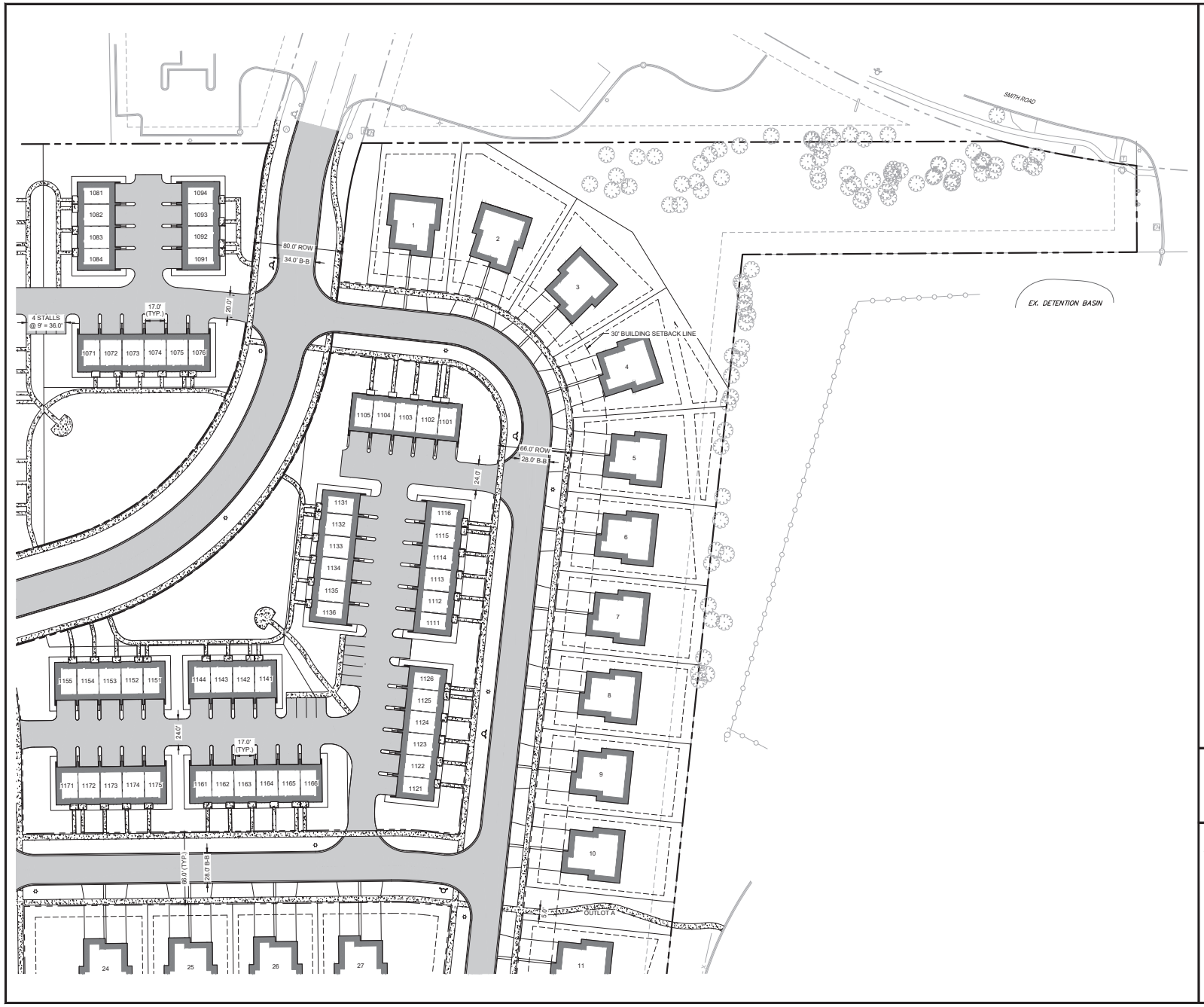
DATE: 10/21/21

SHEET TITLE

DETAILED SITE LAYOUT PLAN

SHEET NUMBER

C2.1



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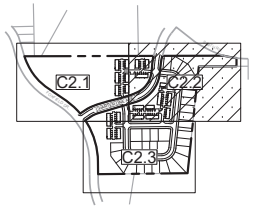

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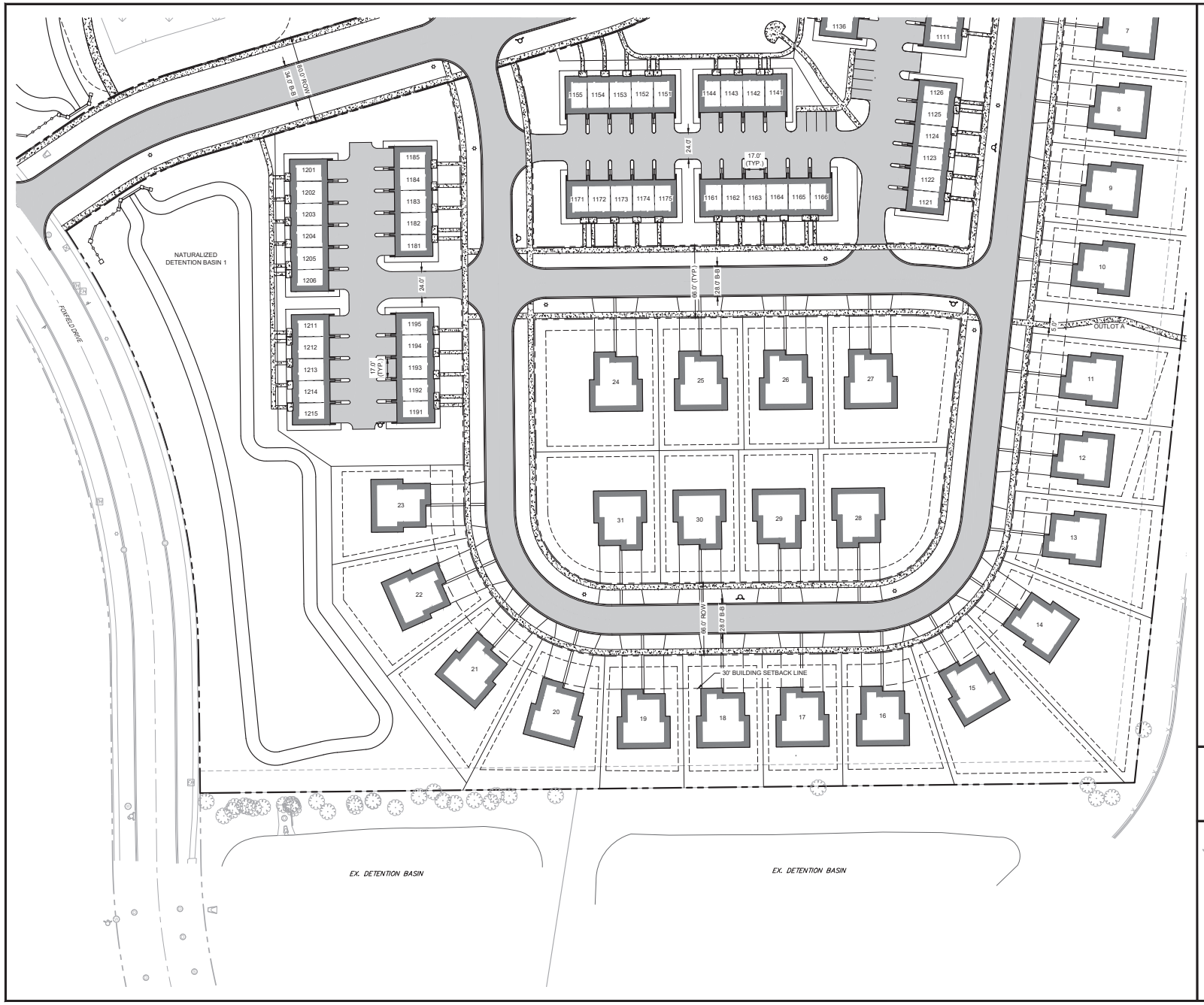

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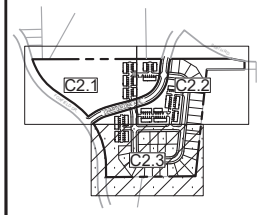

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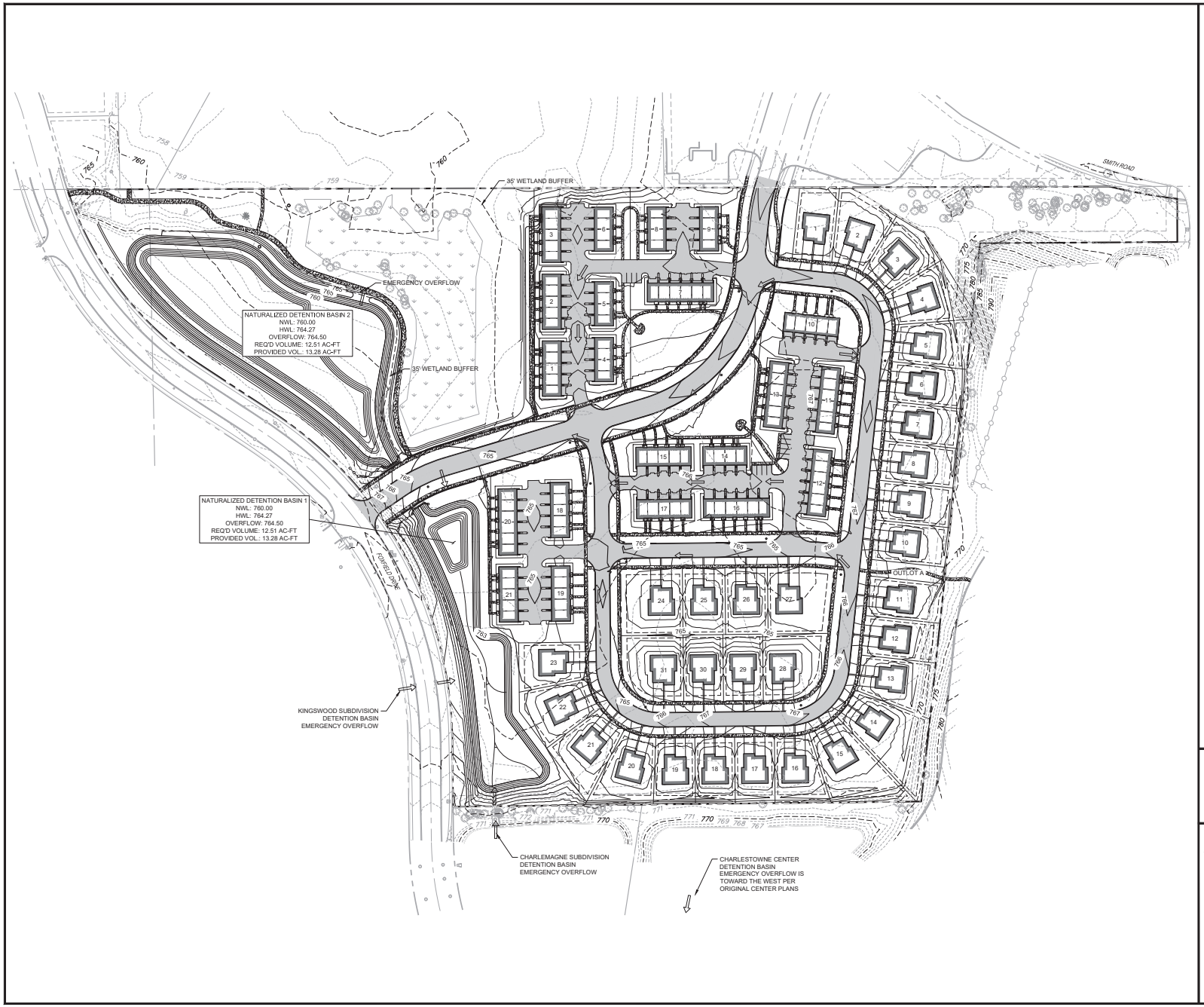

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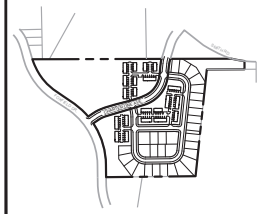

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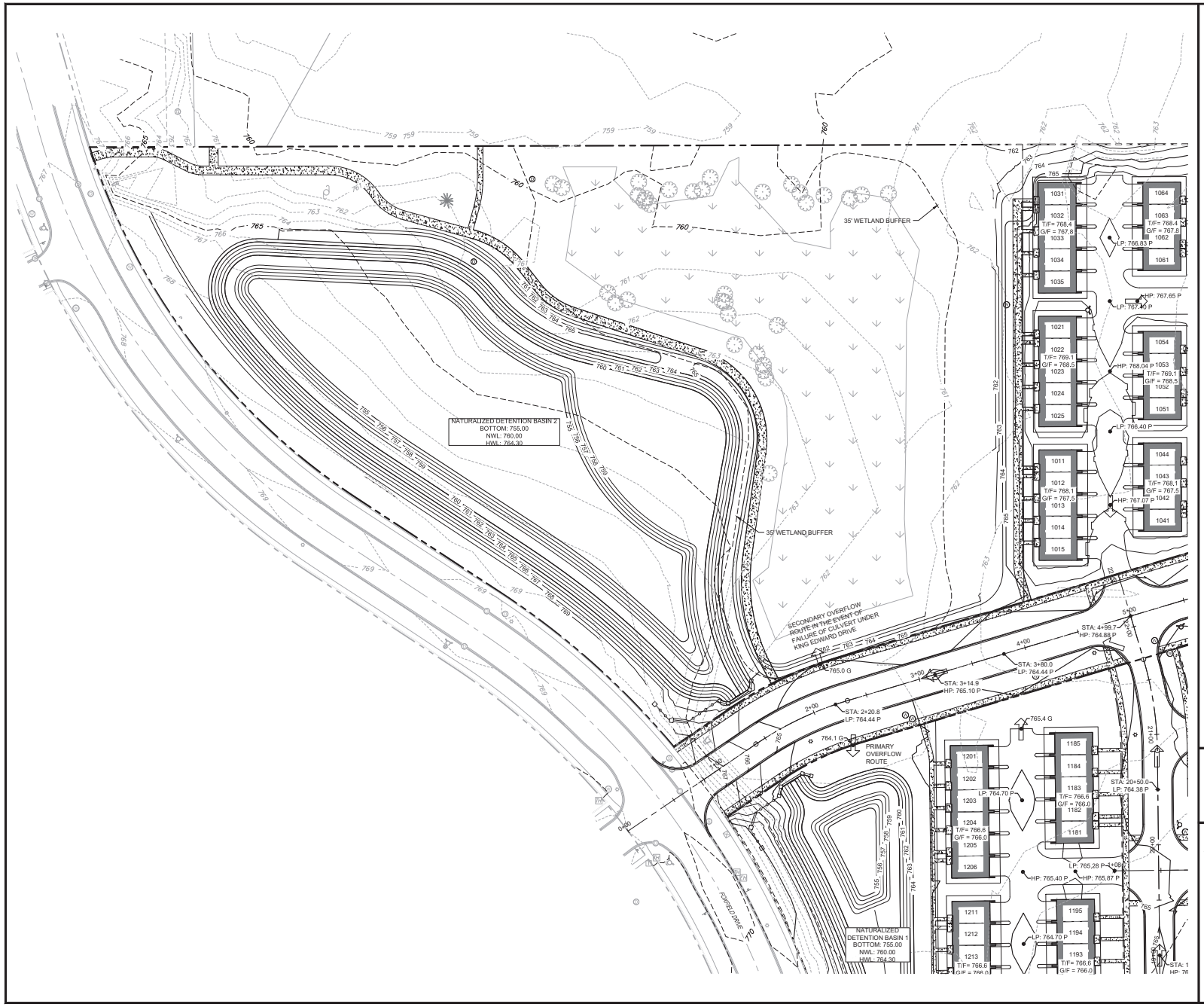
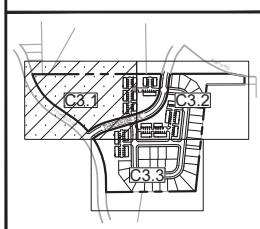
C3.0
9 OF 16





KEYMAP

0 40' 80'
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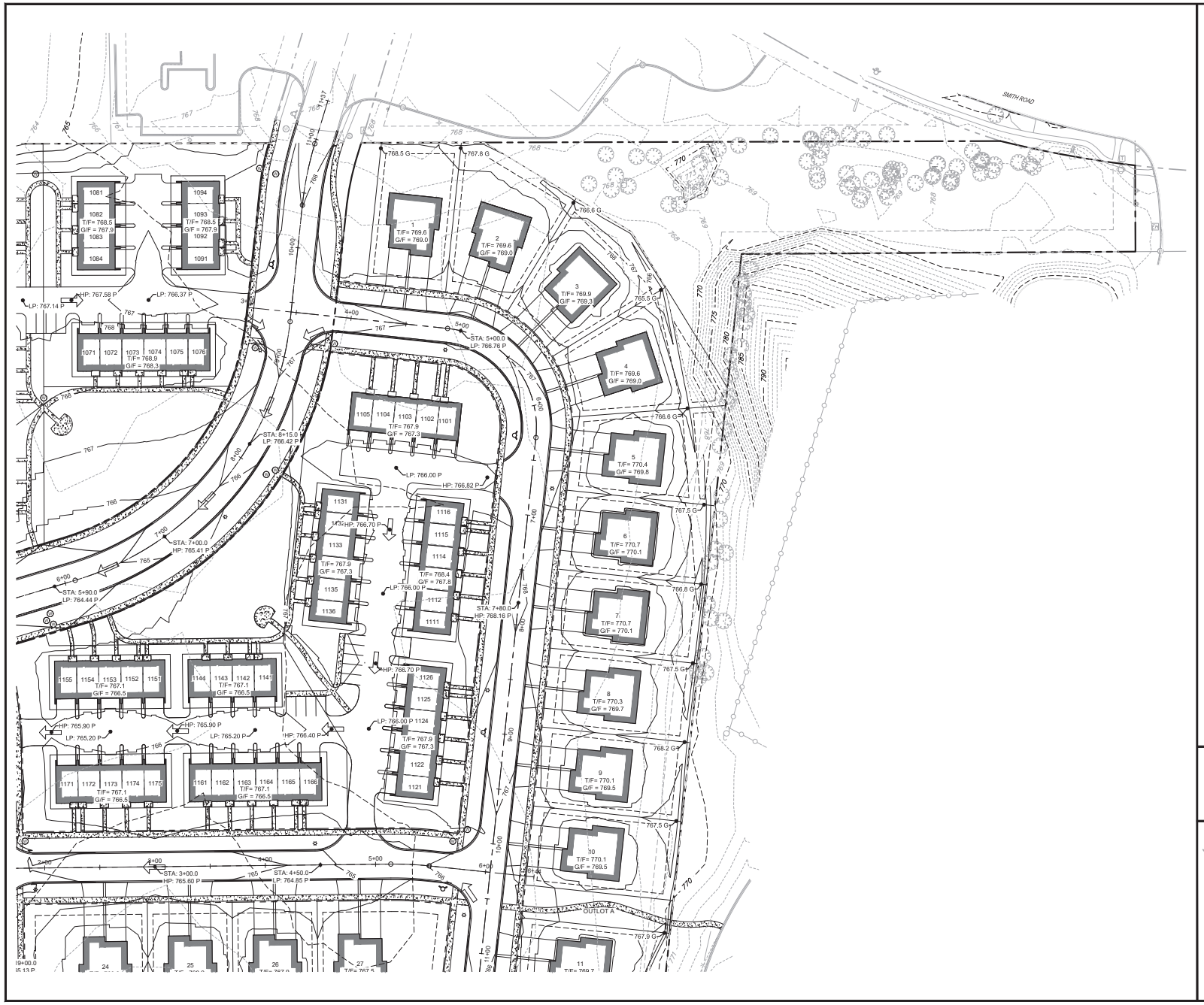

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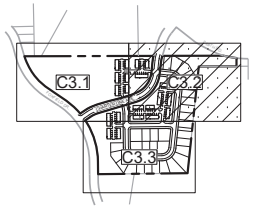

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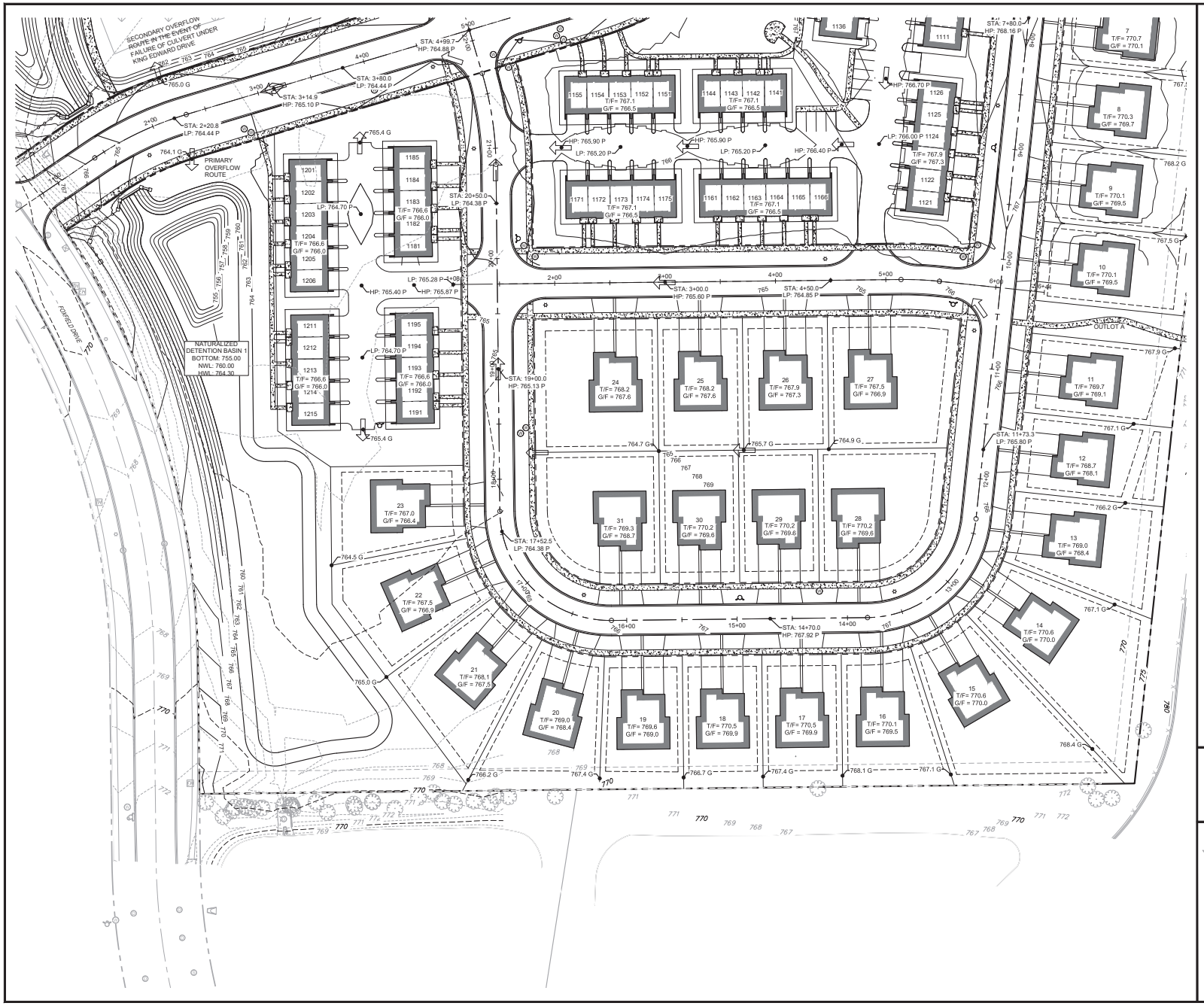
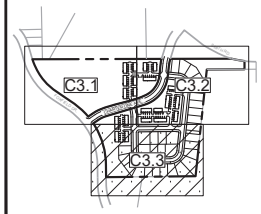
11 OF 16





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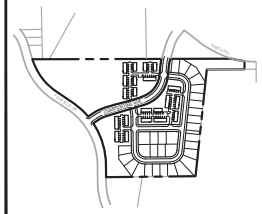

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OVERALL UTILITY PLAN

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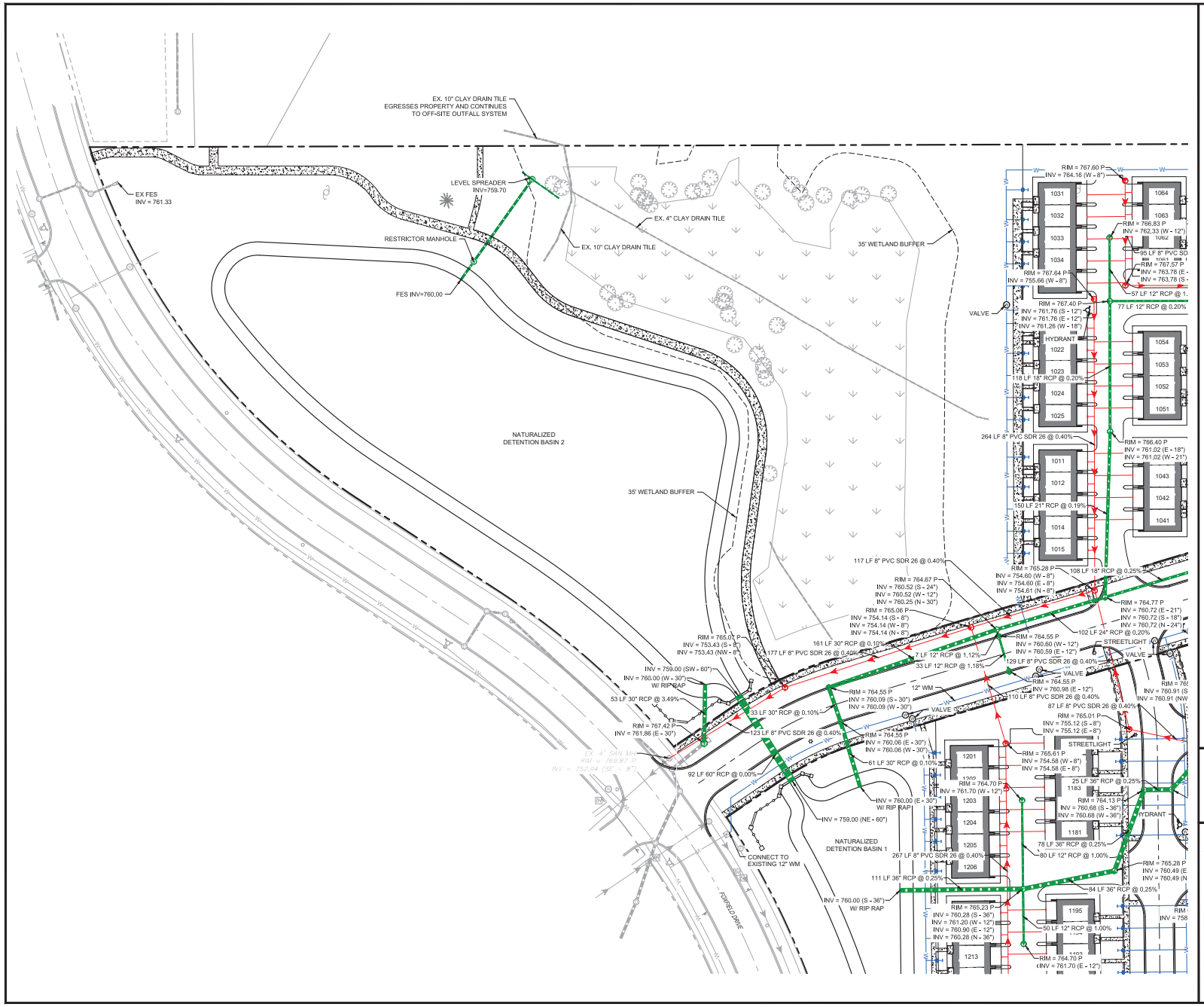
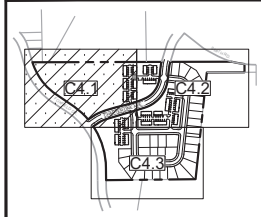
C4.0

13 OF 16





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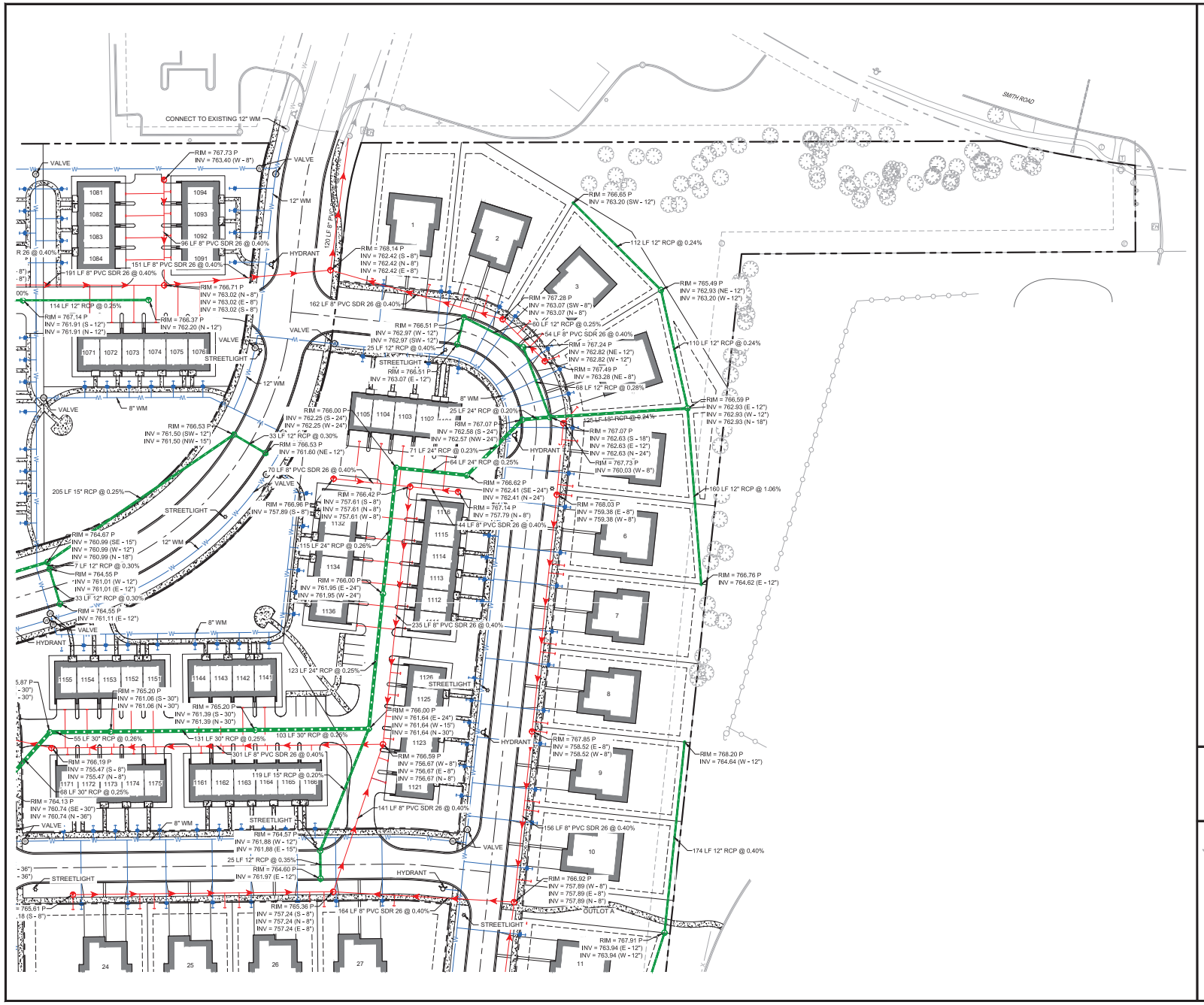

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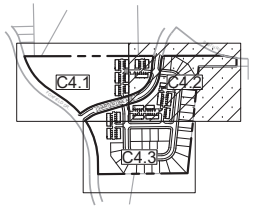

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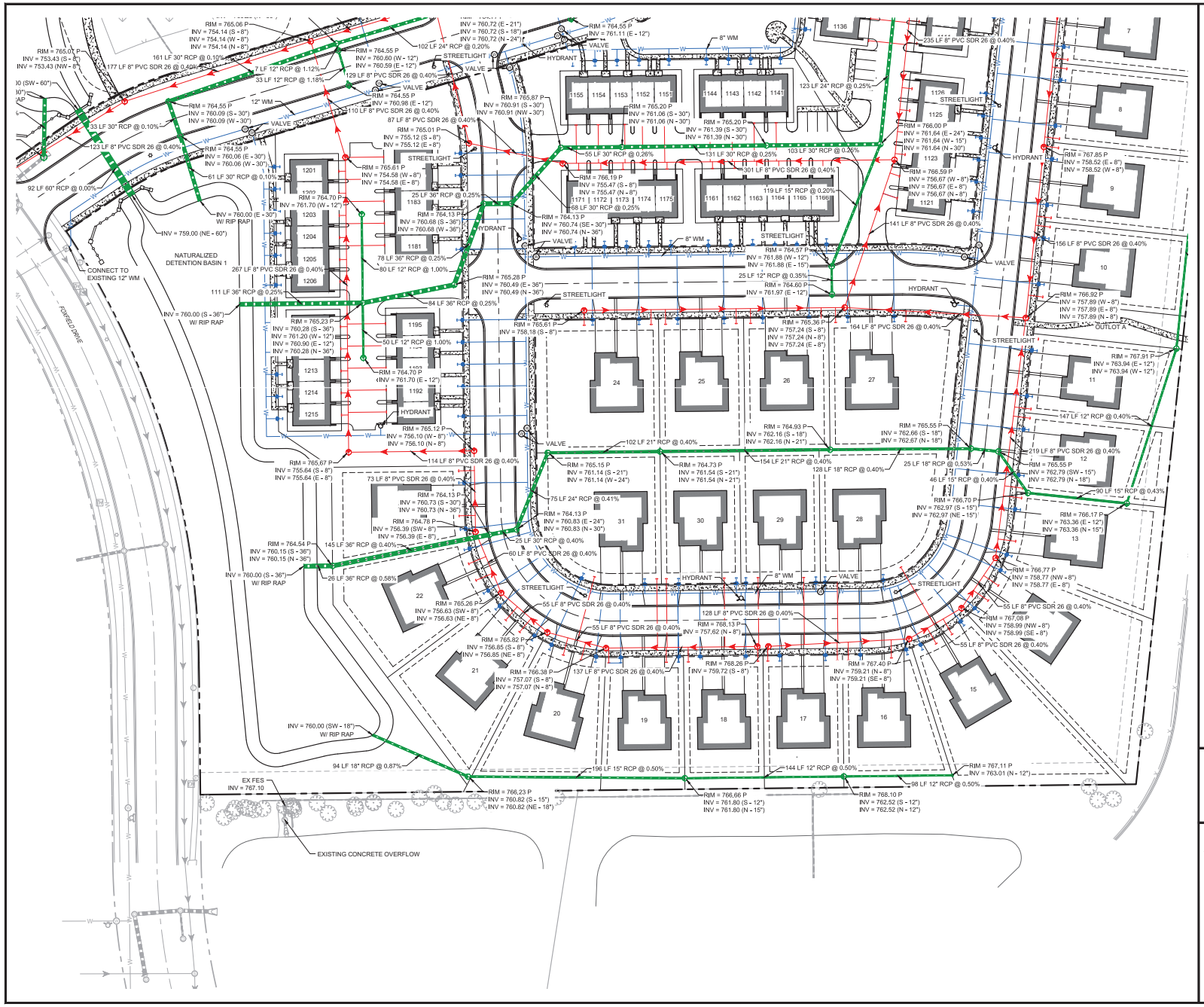

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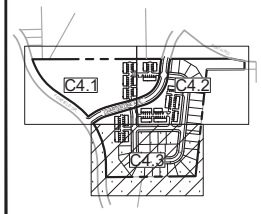

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16 OF 16

Preliminary Landscape Plan Set

CHARLESTOWNE LAKES

St. Charles, Illinois

May 13, 2022

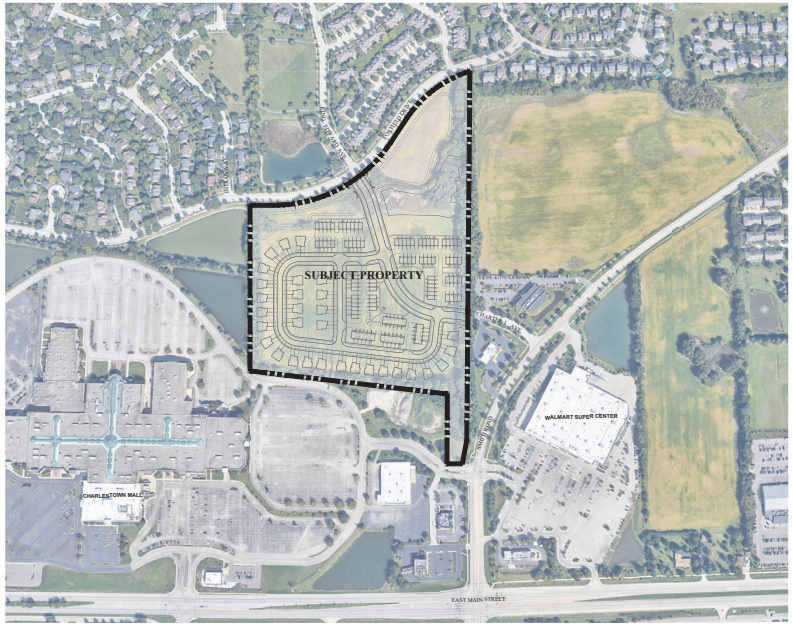
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CONSULTANT:

CAGE ENGINEERING
3110 WOODCREEK DR.
DOWNERS GROVE, IL 60515



LOCATION MAP

SCALE: 1"=300'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	TYPICAL FOUNDATION PLAN
6	MONUMENT DETAIL
7	TREE INVENTORY
8	TREE PRESERVATION PLAN
9	TREE PRESERVATION PLAN
10	LANDSCAPE SPECIFICATIONS

D·R·HORTON®
America's Builder

L:\Projects\DR2061\Acad\DR2061_D03_00LP.dwg

LANDSCAPE REQUIREMENTS

Landscape Area = 593,171 s.f.
44.5% of total site

Public Street Frontage

Foxfield Drive

Length: 1,306
Required: 1 Tree/ 50L.F.
40% Coverage (with water feature)
1306 L.F. / 50 = 42 Trees
0.40*1306 = 522.4 LF coverage

Provided:
20 Shade Trees
23 Ornamental Trees
42 Evergreen Trees
85 Total Trees

Coverage = 551 L.F.

King Edward Avenue East

Length: 940
Required: 1 Tree/ 50 L.F.
40% Coverage (open space feature)
940 L.F. / 50 = 19 Trees
0.40*940 = 376 LF coverage

Provided:
6 Shade Trees
9 Ornamental Trees
8 Evergreen Trees
23 Total Trees

Coverage = 414 L.F.

King Edward Avenue West

Length: 922
Required: 1 Tree/ 50L.F.
40% Coverage (with open space feature)
922 L.F. / 50 = 19 Trees
0.40*922 = 369 LF coverage

Provided:
5 Shade Trees
14 Ornamental Trees
18 Evergreen Trees
37 Total Trees

Coverage = 442 L.F.

Local Streets

Length: 2264
Required: 1 Tree/ 50L.F.
75% Coverage
2264 L.F. / 50 = 45 Trees
0.75*2264 = 1,698 LF coverage

Provided:
10 Shade Trees
27 Ornamental Trees (see note 1)
15 Evergreen Trees
52 Total Trees

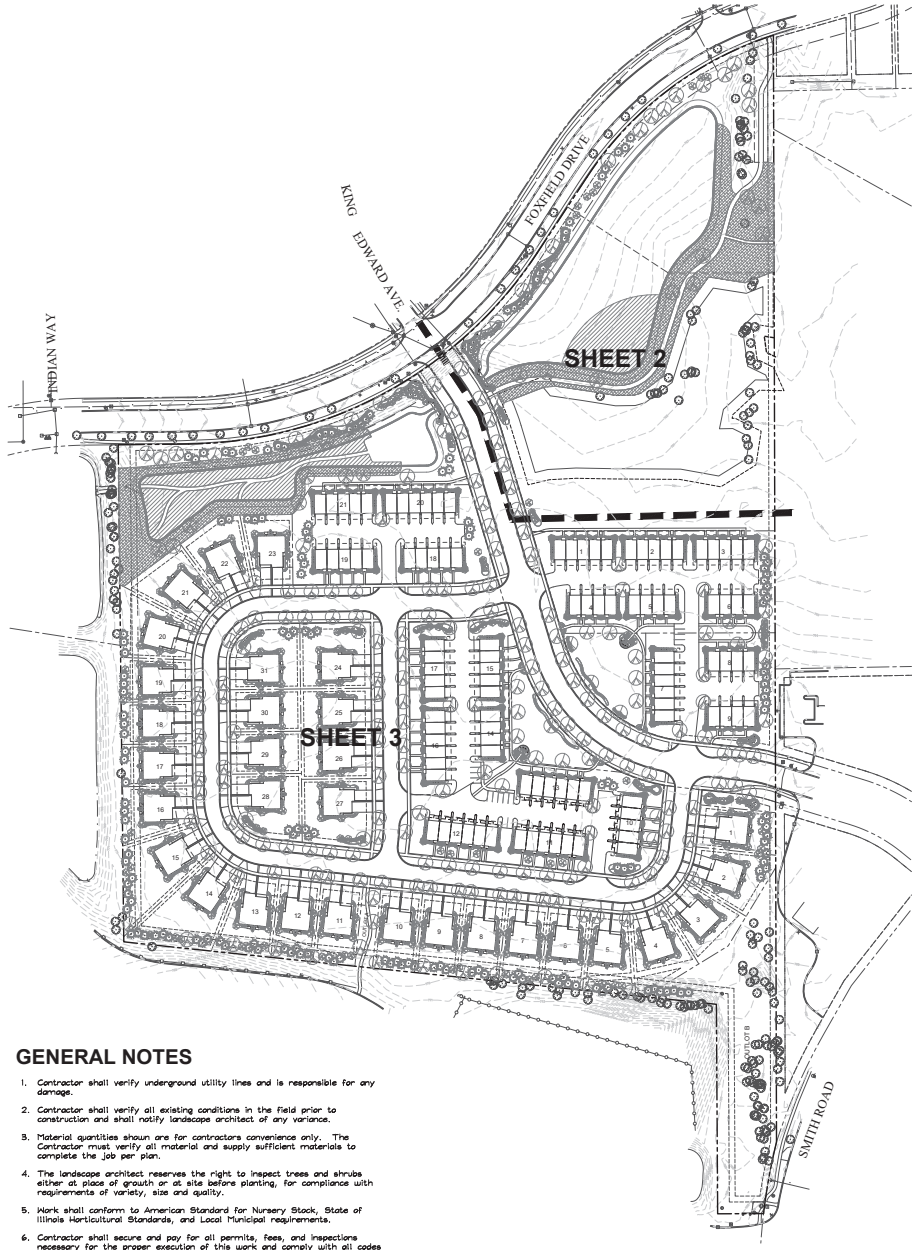
Coverage = 1389 L.F. (see note 1)

Note 1: includes foundation plantings within the front and exterior side yards

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AA	-	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
AA4	-	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	4" Cal.	
AM	-	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
AS	-	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
CO	-	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GT	-	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
LT	-	Liriodendron tulipifera TULIPTREE	2 1/2" Cal.	
LS	-	Liquidambar styraciflua 'Moraine' MORAINE SWEETGUM	2 1/2" Cal.	
PM	-	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE		2 1/2" Cal.
QB	-	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QM	-	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
QR	-	Quercus rubra RED OAK	2 1/2" Cal.	
TA	-	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
UM	-	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	-	Amelanchier x grandiflora APPLE BERY/CEDBERRY	6' Ht.	Multi-Stem
BN	-	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
CA	-	Carpinus caroliana AMERICAN HORNBEAM	2" Cal.	Tree Form
CC	-	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CM	-	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
MP	-	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
		EVERGREEN TREES		
AC	-	Abies concolor WHITE FIR	8' Ht.	
JF	-	Juniperus chinensis 'Fairview' FAIRVIEW JUNIPER	8' Ht.	
PA	-	Picea abies NORWAY SPRUCE	8' Ht.	
PG	-	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PO	-	Picea omorika SERBIAN SPRUCE	8' Ht.	
PS	-	Pinus strobus WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
CS	-	Cornus sericea 'Bailey!' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
CF	-	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
HA	-	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	3' O.C.
HP	-	Hydrangea paniculata 'SMHPLGP' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
RA	-	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	3' O.C.
SM	-	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
VJ	-	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
		EVERGREEN SHRUBS		
JS	-	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	4' O.C.
CP	-	Chamaecyparis pisifera 'Golden Mop' JAPANESE FALSE CYPRESS	24" Wide	3' O.C.
TM	-	Taxus x media 'Everlow' EVERLOW YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
CK	-	Calamagrostis x acutiflora 'Karl Foerster' #1 FEATHER REED GRASS	24" O.C.	
PV	-	Panicum virgatum 'Shenandoah' SHENANDOAH SWITCHGRASS	#1	24" O.C.
PH	-	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
SH	-	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
GB	-	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
HH	-	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
NM	-	Nepeta 'Cats Pajamas' CATS PAJAMAS CATMINT	#1	18" O.C.
RG	-	Rudbeckia fulgida 'Goldsturm' GOLDSTRUM BLACK-EYED SUSAN	#1	18" O.C.
SE	-	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
PF	-	Phlox x glaberrima 'Forever Pink' FOREVER PINK PLOX	#1	18" O.C.
		MISC. MATERIALS		
	-	SHREDDED HARDWOOD MULCH	C.Y.	
	-	SOD	S.Y.	
	-	TURF SEED & EROSION CONTROL BLANKET	AC.	

NOTE: QUANTITIES TO BE PROVIDED AT FINAL



GENERAL NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

0 50' 100' 200' 300'
SCALE: 1"=100'

NORTH

GRWA
GARY R. WEBER ASSOCIATES, INC.
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CAGE CIVIL ENGINEERING
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DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
OVERALL LANDSCAPE PLAN

REVISIONS	
3	5.13.2022
2	3.24.2022
1	2.24.2022

DATE	12.03.2021
PROJECT NO.	DR2061
DRAWN	JLT
CHECKED	MGM
SHEET NO.	1 OF 10

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Tricticum aestivum	Regreen	10.000

Emergent Wetland Plant Mix

Stormwater basin bottoms in areas with 6" of water

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Acorus americanus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia cordata	Pickerel Weed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.500	988
Scirpus fluviatilis	River Bulrush	1.000	494
Scirpus pungens	Chairmaker's Rush	0.250	
Scirpus validus	Great Bulrush	0.500	988
Spargianium eurycarpum	Bur Reed	1.000	494
	Total Emergent Wetland Mix	**8.750**	**5434**

Wet Meadow Seed Mixture

Lower slopes of basin

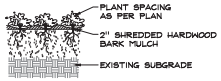
Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia gramminifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichium novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.037**
	Total Wet Meadow Seed Mix	**10.758**

Low Profile Prairie with Flowers Seed Mix

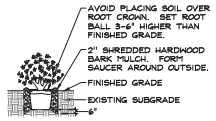
Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaulus	Slender Wheatgrass	2.000
Elymus canadensis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**17.125**
Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canescens	Lead Plant	0.125
Asclepia canadensis	Whorled Milkweed	0.063
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Partheium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphoytrichum leave	Smooth Blue Aster	0.063
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**5.640**
	Total Low Profile Prairie Seed Mix	**22.765**

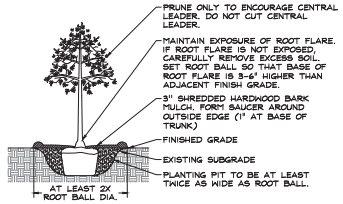
PLANTING DETAILS



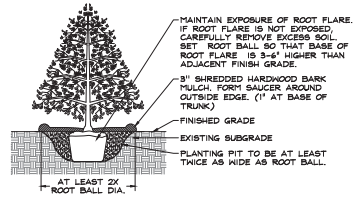
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



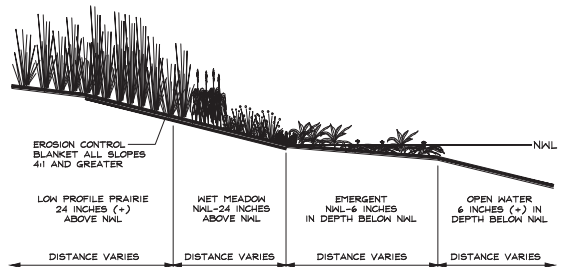
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



NATURALIZED AREA PLANTING DETAIL

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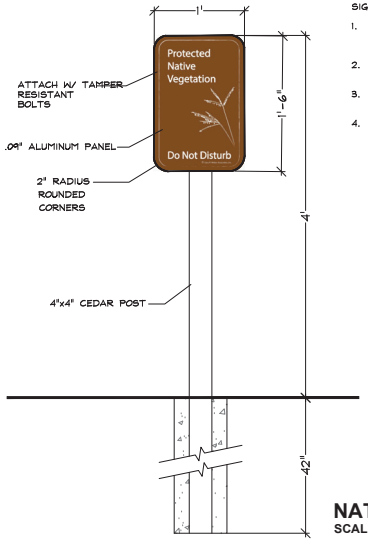
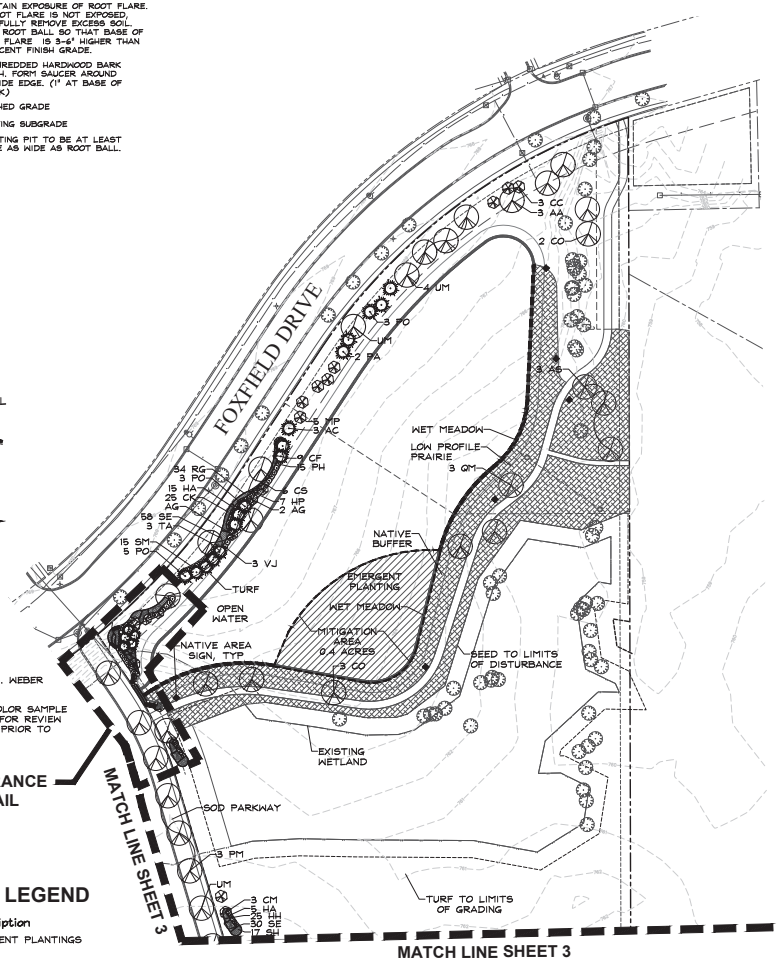


SIGN NOTES:

1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=25
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.

NATIVE AREA SIGN DETAIL

SCALE: NTS



FOXFIELD DRIVE ENTRANCE LANDSCAPE SEE DETAIL SHEET 4

NATIVE SEED LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX

0 30' 60' 120' 180'
SCALE: 1"=60'

NORTH

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DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
LANDSCAPE PLAN

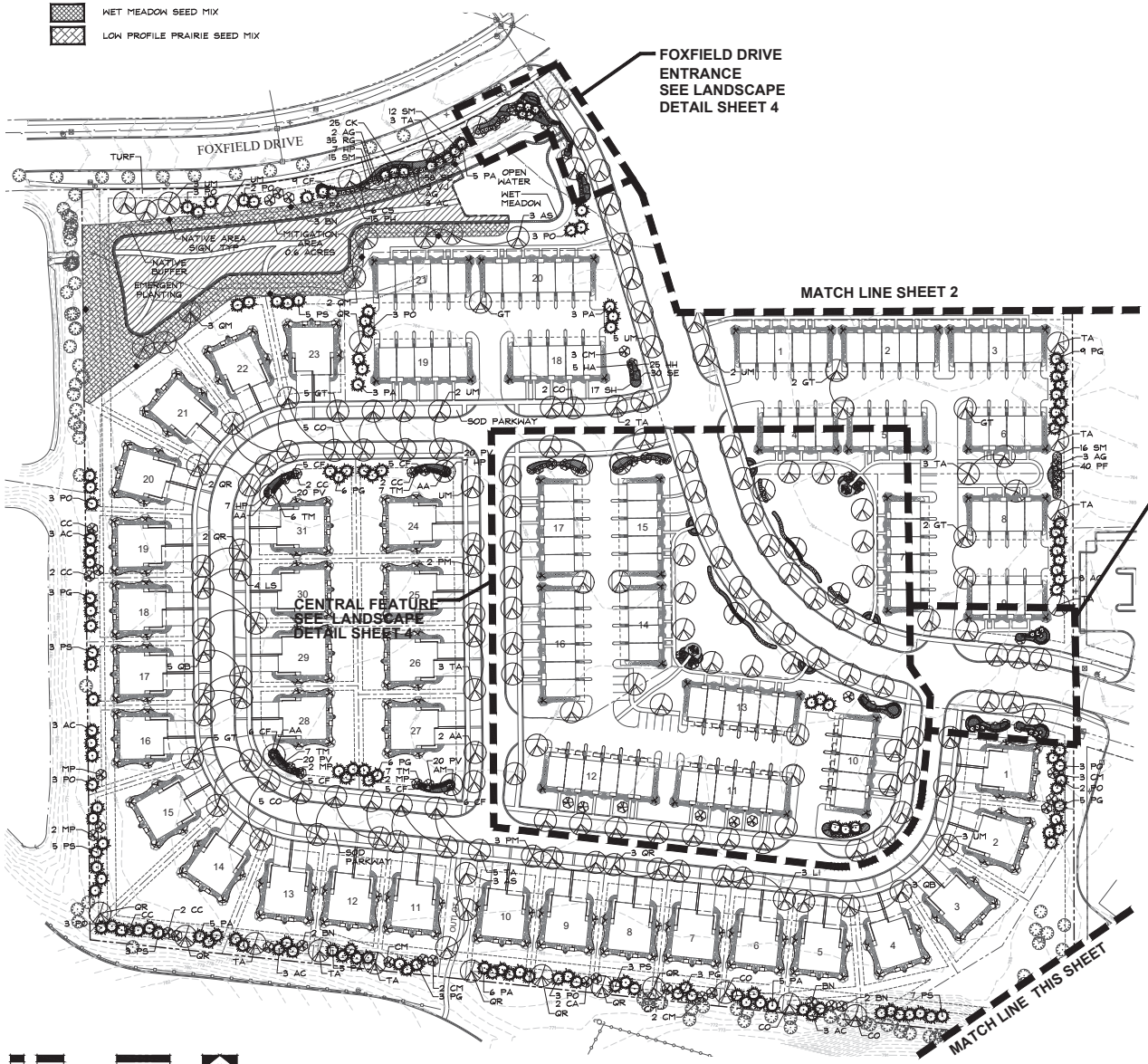
3	5.13.2022
2	3.24.2022
1	2.24.2022

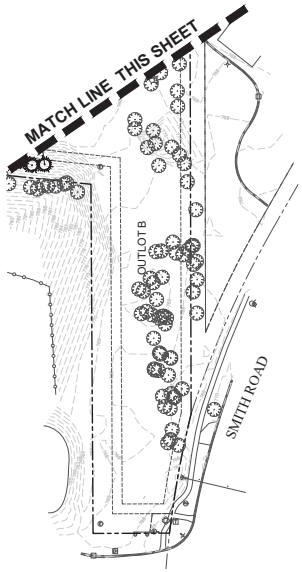
REVISIONS

DATE	12.03.2021
PROJECT NO.	DR2061
DRAWN	JLT
CHECKED	MGM
SHEET NO.	2 OF 10

NATIVE SEED LEGEND

Key	Description
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX
	LOW PROFILE PRAIRIE SEED MIX





0 30' 60' 120' 180'
SCALE: 1"=60'

NORTH

GRWA
GALER, WEBER ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL CONSULTING
LANDSCAPE ARCHITECTS
ARCHITECTURE
ENGINEERING
PLANNING CONSULTING

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ST. CHARLES, ILLINOIS
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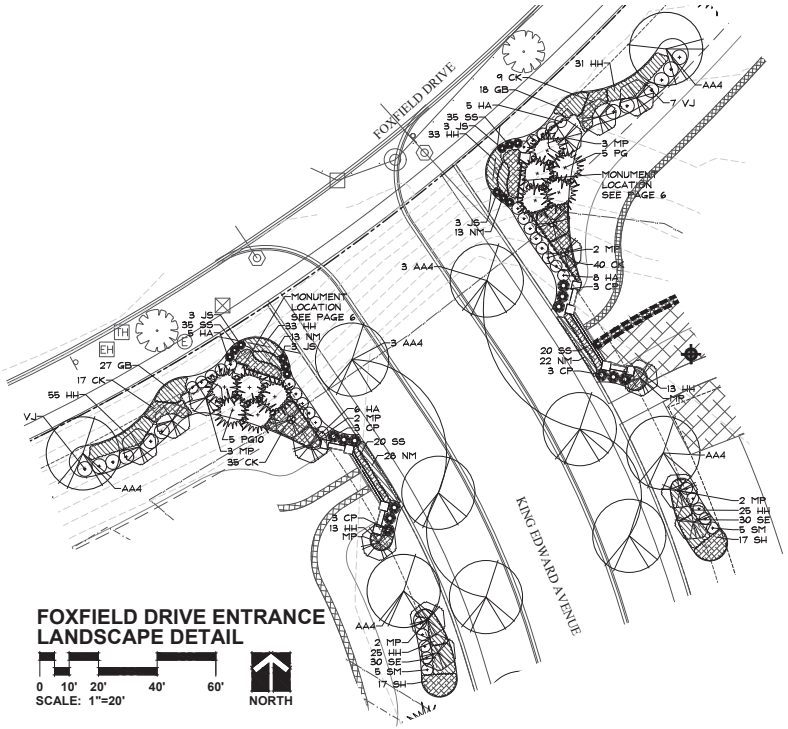
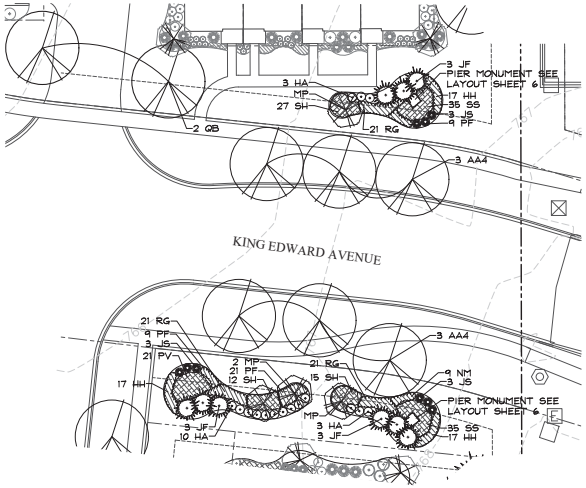
3 OF 10



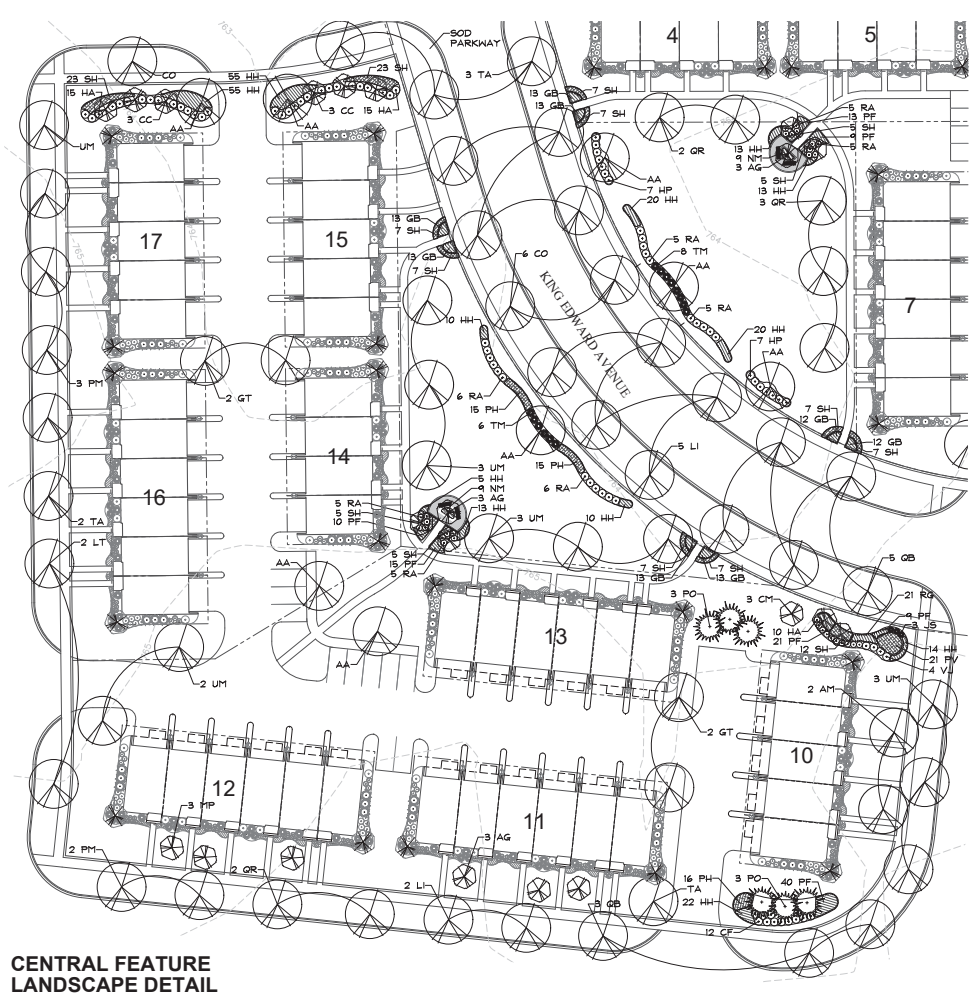
FOXFIELD DRIVE ENTRANCE LANDSCAPE DETAIL

0 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



KING EDWARD AVE ENTRANCE LANDSCAPE DETAIL

0 10' 20' 40' 60'
SCALE: 1"=20'
NORTH



CENTRAL FEATURE LANDSCAPE DETAIL

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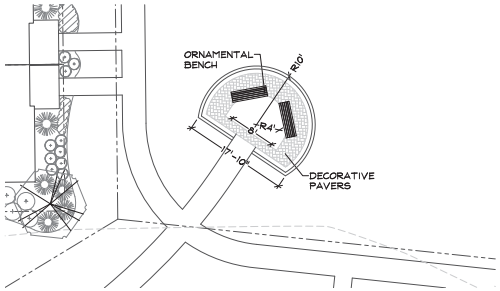
SCALE: 1"=30'
NORTH



TYPICAL SEATING AREA LAYOUT PLAN

0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

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CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
LANDSCAPE DETAILS

REVISIONS	
3	5.13.2022
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1	2.24.2022

DATE	12.03.2021
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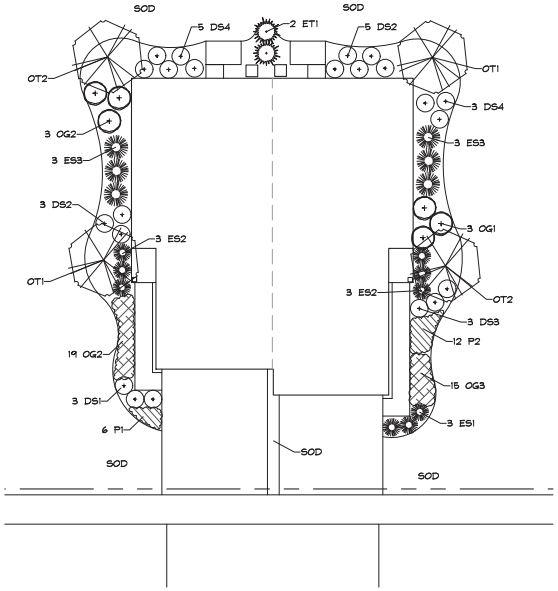
DRAWN	JLT
CHECKED	MGM
SHEET NO.	4 OF 10

TYPICAL DUPLEX FOUNDATION PLANT LIST A

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Malus 'Jewelcole' RED JEWEL CRABAPPLE	6' Ht.	Multi-Stem
OT2	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	2	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Ht.	5' O.C.
		DECIDUOUS SHRUBS		
DS1	3	Hydrangea macrophylla 'Balmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
DS2	8	Hydrangea quercifolia 'Pee Wee' PEE WEE OAKLEAF HYDRANGEA	24" Tall	3' O.C.
DS3	3	Fothergilla gardenii DWARF FOTHERGILLA	24" Tall	3' O.C.
DS4	8	Clethera alnifolia 'Hummingbird' HUMMINGBIRD SUMMERSWEET	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	3	Juniperus sabina 'Blue Forest' BLUE FOREST JUNIPER	24" Wide	3' O.C.
ES2	6	Taxus x media 'Everlow' EVERLOW YEW	24" Wide	4' O.C.
ES3	6	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	3	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	22	Sesleria autumnalis AUTUMN MOOR GRASS	#1	24" O.C.
OG3	15	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
P1	6	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	12	Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
		MISC. MATERIALS		
	7	SHREDDED HARDWOOD MULCH	C.Y.	

TYPICAL DUPLEX FOUNDATION PLANT LIST B

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Amlanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
OT2	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	2	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Ht.	5' O.C.
		DECIDUOUS SHRUBS		
DS1	3	Ceanothus americanus NEW JERSEY TEA	24" Tall	3' O.C.
DS2	8	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
DS3	3	Hydrangea paniculata 'SMHPLGP' LITTLE QUICKFIRE HYDRANGEA	24" Tall	3' O.C.
DS4	8	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	3	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
ES2	6	Buxus 'Glencoe' CHICAGO GREENLAND BOXWOOD	24" Wide	4' O.C.
ES3	6	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	3	Panicum virgatum 'Hot Rod' HOT ROD SWITCHGRASS	#1	30" O.C.
OG2	22	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
OG3	15	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
		PERENNIALS		
P1	6	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	12	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
		MISC. MATERIALS		
	7	SHREDDED HARDWOOD MULCH	C.Y.	



TYPICAL DUPLEX FOUNDATION PLAN
SCALE: 1"=10'

LANDSCAPE REQUIREMENTS

Townhome Foundation Requirements

Length (excluding driveways and walks): 168'
Required: 2 trees and 20 shrubs/perennials per 50 LF

Required
7 Trees/Large Shrubs
64 Shrubs/Perennials

Provided:
2 Ornamental Trees
6 Arborvitae Trees
2 Large Shrubs
38 Small/Medium Shrubs
90 Perennials/Ornamental Grasses

Duplex Foundation Requirements

Length (excluding driveways and walks): 137'
Required: 2 trees and 20 shrubs/perennials per 50 LF

Required
6 Trees/Large Shrubs
55 Shrubs/Perennials

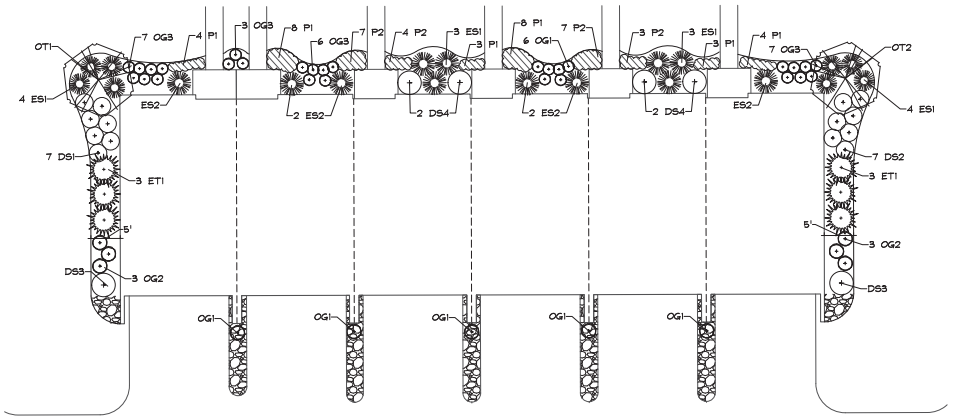
Provided:
4 Ornamental Trees
2 Arborvitae Trees
37 Small/Medium Shrubs
58 Perennials/Ornamental Grasses

TYPICAL TOWNHOME FOUNDATION PLANT LIST A

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Magnolia virginiana SWEETBAY MAGNOLIA	6' Ht.	Multi-Stem
OT2	1	Cornus alternifolia PAGODA DOGWOOD	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	6	Juniperis scopulorum 'Blue Arrow' BLUE ARROW JUNIPER	6' Ht.	5' O.C.
		DECIDUOUS SHRUBS		
DS1	7	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
DS2	7	Physocarpus opulifolius 'Donna May' LITTLE DEVIL NINEBARK	24" Tall	3' O.C.
DS3	2	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS4	4	Rhododendron 'Lemon Lights' LEMON LIGHTS AZALEA	36" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	14	Juniperus sabina 'Blue Forest' BLUE FOREST JUNIPER	24" Wide	3' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	11	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	6	Panicum virgatum 'RR1' HOT ROD SWITCH GRASS	#1	30" O.C.
OG3	23	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
P1	30	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	21	Euchera 'Georgia Peach' GEORGIA PEACH CORAL BELLS	#1	18" O.C.
		MISC. MATERIALS		
	8	SHREDDED HARDWOOD MULCH	C.Y.	
	2	ORNAMENTAL STONE	C.Y.	

TYPICAL TOWNHOME FOUNDATION PLANT LIST B

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
OT2	1	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	6' Ht.	5' O.C.
		DECIDUOUS SHRUBS		
DS1	7	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
DS2	7	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	3' O.C.
DS3	2	Hydrangea quercifolia 'Flemyges' SNOW QUEEN OAKLEAF HYDRANGEA	36" Tall	5' O.C.
DS4	4	Weigela florida 'Bokrosepin' SONIC BOOM PINK WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	14	Pinus mugo 'Slowmound' DWARF MOUNTAIN PINE	24" Wide	3' O.C.
ES2	6	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	11	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	6	Bouteloua gracilis BLUE GRAMA GRASS	#1	30" O.C.
OG3	23	Sesleria autumnalis AUTUMN MOOR GRASS	#1	24" O.C.
		PERENNIALS		
P1	30	Phlox 'Forever Pink' FOREVER PINK PHLOX	#1	18" O.C.
P2	21	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
		MISC. MATERIALS		
	8	SHREDDED HARDWOOD MULCH	C.Y.	
	2	ORNAMENTAL STONE	C.Y.	



TYPICAL TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

GRWA
GALER, WEBER ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL CONSULTING
LAND DEVELOPMENT CONSULTANTS
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173

CLIENT
D·R·HORTON
America's Builder
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173

CIVIL ENGINEER
CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

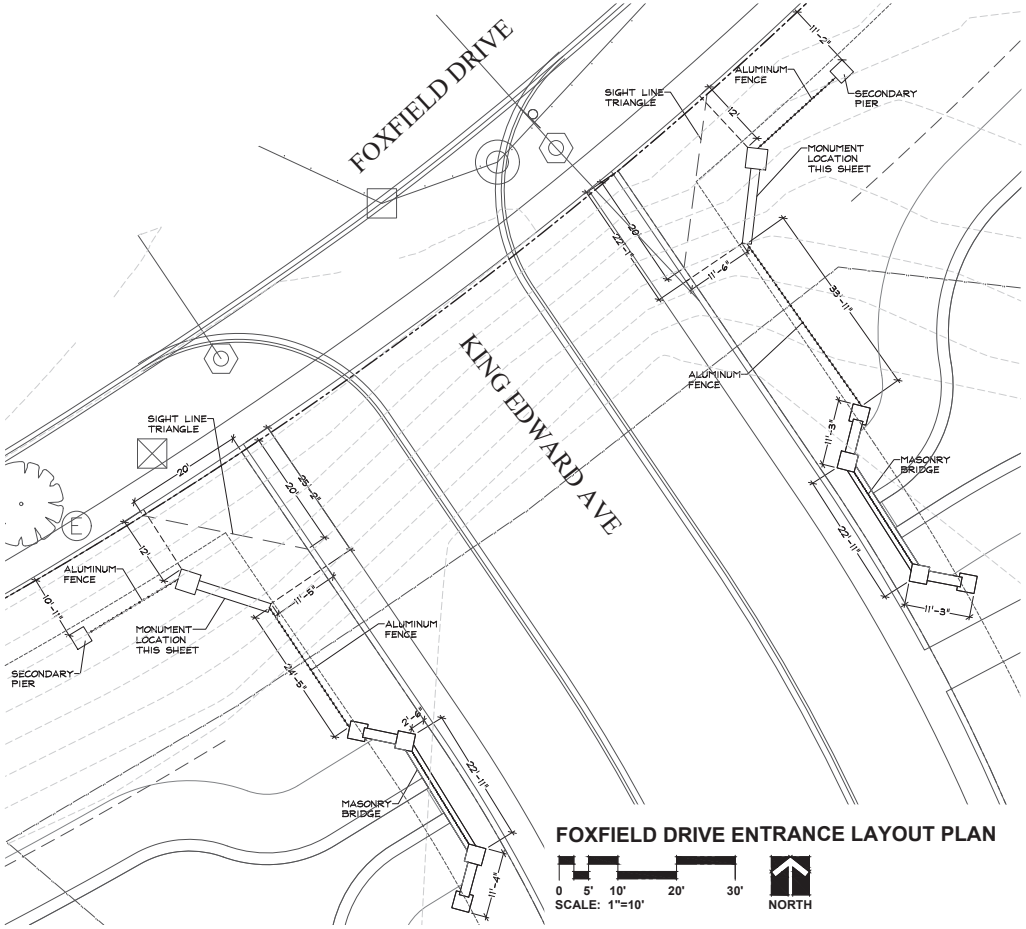
CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS

TYPICAL FOUNDATION PLAN

3	5.13.2022
2	3.24.2022
1	2.24.2022

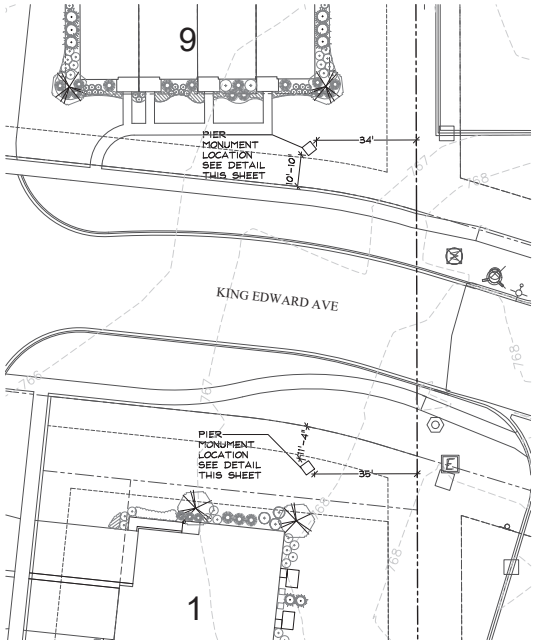
REVISIONS

DATE	12.03.2021
PROJECT NO.	DR2061
DRAWN	JLT
CHECKED	MGM
SHEET NO.	5 OF 10



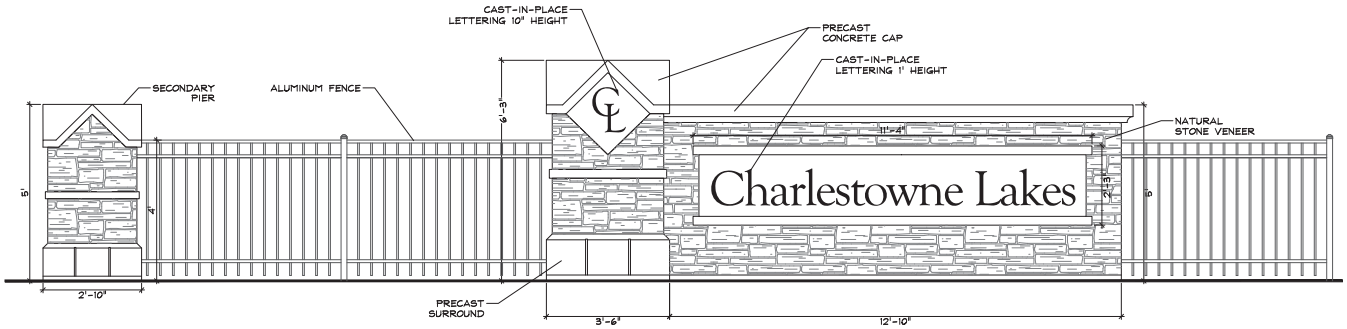
FOXFIELD DRIVE ENTRANCE LAYOUT PLAN

0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

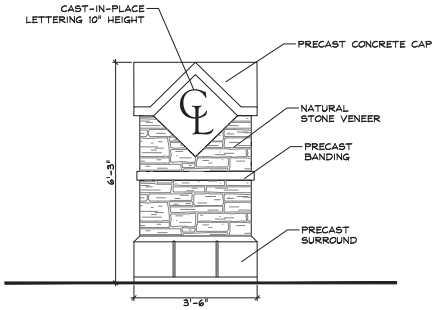


KING EDWARD AVENUE ENTRANCE LAYOUT PLAN

0 10' 20' 40' 60'
SCALE: 1"=10'
NORTH



MONUMENT DETAIL
SCALE: 1"=10'



PIER MONUMENT DETAIL
SCALE: 1"=10'

GAEYR, WEBER ASSOCIATES, INC.

CLIENT
D·R·HORTON America's Builder
1750 E. GOLF ROAD, SUITE 925
SCHAUMBURG, IL 60173

CIVIL ENGINEER
CAGE CIVIL ENGINEERING
3110 WOODCREEK DRIVE
DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
MONUMENT DETAIL

REVISIONS	
3	5.13.2022
2	3.24.2022
1	2.24.2022

DATE	12.03.2021
PROJECT NO.	DR2061
DRAWN	JLT
CHECKED	MGM
SHEET NO.	6 OF 10

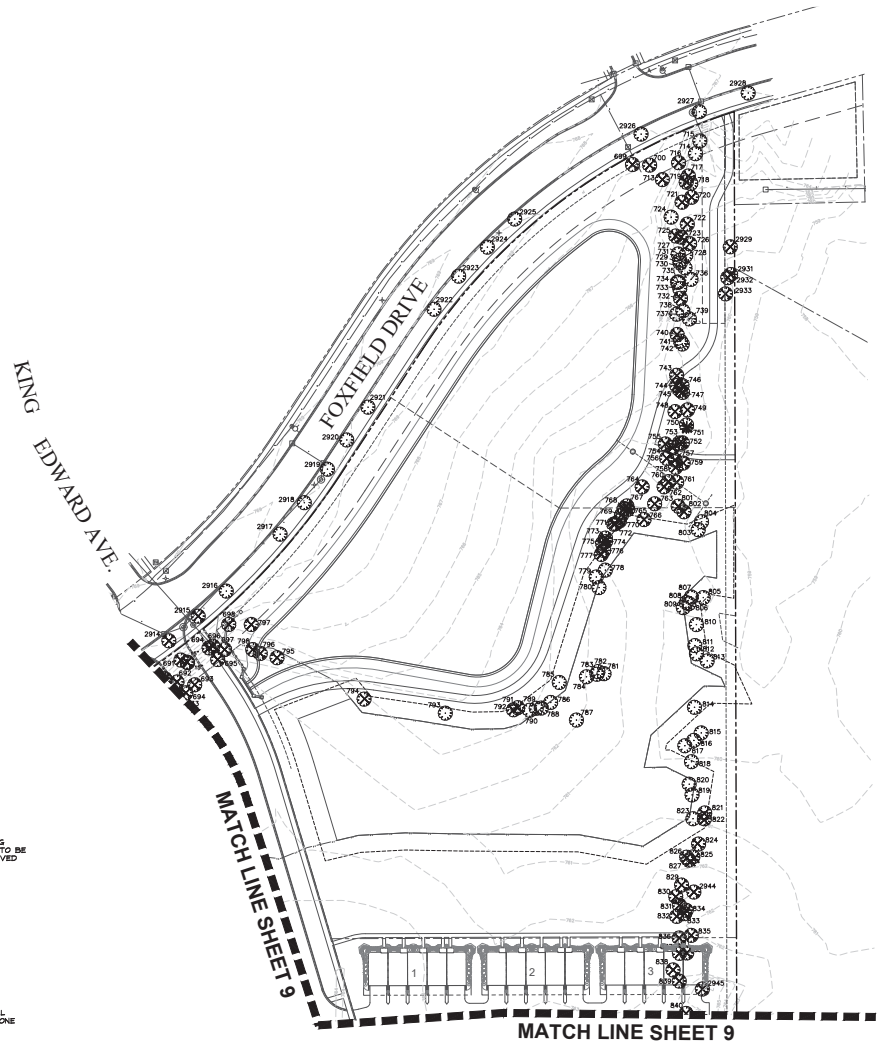
TREE INVENTORY

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	PRESERVE/REMOVE
601	*Populus deltoides*	Eastern Cottonwood	24	Poor	Off-Site
602	*Juglans nigra*	Black Walnut	18	Fair	Remove
603	*Unknown*	Dead	8	Poor	Off-Site
604	*Populus deltoides*	Eastern Cottonwood	24	Good	Off-Site
605	*Prunus serotina*	Black Cherry	10	Fair	Remove
606	*Ulmus Pumila*	Siberian Elm	6	Poor	Off-Site
607	*Tilia americana*	American Basswood	6	Poor	Off-Site
608	*Tilia americana*	American Basswood	7	Poor	Off-Site
609	*Tilia americana*	American Basswood	9	Poor	Off-Site
610	*Juglans nigra*	Black Walnut	6,6,8	Poor	Off-Site
611	*Pyrus callleryana*	Callery pear	10	Good	Remove
612	*Pyrus callleryana*	Callery pear	8	Poor	Remove
613	*Pyrus callleryana*	Callery pear	6	Poor	Remove
614	*Pyrus callleryana*	Callery pear	6	Poor	Remove
615	*Pyrus callleryana*	Callery pear	6	Poor	Remove
616	*Pyrus callleryana*	Callery pear	6	Poor	Remove
617	*Pyrus callleryana*	Callery pear	7	Poor	Remove
618	*Prunus serotina*	Black Walnut	11	Fair	Remove
619	*Celtis occidentalis*	Hackberry	6	Fair	Remove
620	*Acer negundo*	Boxelder	8	Poor	Remove
621	*Pyrus callleryana*	Callery pear	6,4	Poor	Remove
622	*Morus rubra*	Red Mulberry	8	Fair	Remove
623	*Pyrus callleryana*	Callery pear	8	Poor	Remove
624	*Pyrus callleryana*	Callery pear	9	Poor	Remove
625	*Pyrus callleryana*	Callery pear	6	Poor	Remove
626	*Acer negundo*	Boxelder	26	Poor	Remove
627		**Tag Missing**			Remove
628	*Acer negundo*	Boxelder	6	Poor	Off-Site
629	*Pyrus callleryana*	Callery pear	24	Poor	Off-Site
630	*Acer negundo*	Boxelder	9	Poor	Off-Site
631	*Acer negundo*	Boxelder	11, 6, 6, 8	Poor	Off-Site
632	*Morus rubra*	Red Mulberry	6	Poor	Off-Site
633	*Acer negundo*	Boxelder	10	Poor	Off-Site
634	*Acer negundo*	Boxelder	8	Poor	Off-Site
635	*Acer negundo*	Boxelder	10	Fair	Off-Site
636	*Juglans nigra*	Black Walnut	7	Fair	Remove
637	*Juglans nigra*	Black Walnut	8	Poor	Remove
638	*Pyrus callleryana*	Callery pear	8	Poor	Remove
639	*Pyrus callleryana*	Callery pear	9	Poor	Remove
640	*Pyrus callleryana*	Callery pear	7	Poor	Remove
641	*Acer negundo*	Boxelder	8	Poor	Remove
642	*Acer negundo*	Boxelder	6	Poor	Remove
643	*Pyrus callleryana*	Callery pear	7	Poor	Remove
644	*Pyrus callleryana*	Callery pear	8	Poor	Remove
645	*Pyrus callleryana*	Callery pear	7	Poor	Remove
646	*Unknown*	Dead	6, 6	Poor	Remove
647	*Acer negundo*	Boxelder	6	Poor	Remove
648	*Morus rubra*	Red Mulberry	7, 6, 4, 4	Poor	Remove
649	*Acer negundo*	Boxelder	6	Poor	Remove
650	*Acer negundo*	Boxelder	6, 4	Poor	Remove
651	*Morus rubra*	Red Mulberry	6	Fair	Remove
652	*Ailanthus altissima*	Tree of Heaven	7, 6	Poor	Remove
653	*Acer negundo*	Boxelder	7	Poor	Remove
654	*Acer negundo*	Boxelder	6	Poor	Remove
655	*Acer negundo*	Boxelder	6	Fair	Remove
656	*Acer negundo*	Boxelder	6, 5, 4	Poor	Remove
657	*Acer negundo*	Boxelder	6	Poor	Remove
658	*Acer negundo*	Boxelder	7,4,4	Poor	Remove
659	*Acer negundo*	Boxelder	6, 3, 3, 4	Poor	Remove
660	*Acer negundo*	Boxelder	6, 6, 4,4	Poor	Remove
661	*Acer negundo*	Boxelder	6	Poor	Remove
662	*Morus rubra*	Red Mulberry	8, 4, 3	Poor	Remove
663	*Morus rubra*	Red Mulberry	6, 4, 3, 3	Poor	Remove
664	*Acer negundo*	Boxelder	9	Poor	Remove
665	*Acer negundo*	Boxelder	6	Poor	Remove
666	*Acer negundo*	Boxelder	6	Poor	Remove
667	*Acer negundo*	Boxelder	6, 7	Poor	Remove
668	*Morus rubra*	Red Mulberry	12	Poor	Remove
669	*Morus rubra*	Red Mulberry	6, 8	Poor	Remove
670	*Acer negundo*	Boxelder	6	Poor	Remove
671	*Morus rubra*	Red Mulberry	6, 5, 5	Poor	Remove
672	*Morus rubra*	Red Mulberry	8, 8, 6, 6	Poor	Remove
673	*Tilia americana*	American Basswood	6, 4, 5	Poor	Remove
674	*Acer negundo*	Boxelder	6	Poor	Remove
675	*Acer negundo*	Boxelder	7	Poor	Remove
676	*Morus rubra*	Red Mulberry	6, 4, 5	Poor	Remove
677	*Acer negundo*	Boxelder	6, 5, 3	Poor	Remove
678	*Morus rubra*	Red Mulberry	6, 4, 3, 3	Poor	Remove
679	*Acer negundo*	Boxelder	6	Poor	Remove
680	*Acer negundo*	Boxelder	6	Poor	Remove
681	*Acer negundo*	Boxelder	6, 3, 3	Poor	Remove
682	*Acer negundo*	Boxelder	6	Poor	Remove
683	*Acer negundo*	Boxelder	8	Poor	Remove
684	*Morus rubra*	Red Mulberry	6, 5, 3, 3	Poor	Remove
685	*Acer negundo*	Boxelder	9	Poor	Remove
686	*Morus rubra*	Red Mulberry	6, 3, 3, 2	Poor	Remove
687	*Morus rubra*	Red Mulberry	6, 4, 4, 3	Poor	Remove
688	*Morus rubra*	Red Mulberry	6	Poor	Remove
689	*Morus rubra*	Red Mulberry	6	Poor	Remove
690	*Populus deltoides*	Eastern Cottonwood	14	Fair	Remove
691	*Morus rubra*	Red Mulberry	6	Poor	Remove
692	*Populus deltoides*	Eastern Cottonwood	14	Fair	Remove
693	*Ulmus americana*	American Elm	8	Fair	Remove
694	*Unknown*	Dead	12	Poor	Remove
695	*Fraxinus pennsylvanica*	Green Ash	16	Poor	Remove
696	*Pyrus callleryana*	Callery Pear	8	Poor	Remove
697	*Populus deltoides*	Eastern Cottonwood	6	Poor	Remove
698	*Morus rubra*	Red Mulberry	9	Poor	Remove
699	*Ulmus rubra*	Slippery Elm	10, 4	Fair	Remove
700	*Morus rubra*	Red Mulberry	8	Poor	Remove
713	*Pyrus callleryana*	Callery Pear	7	Poor	Remove
714	*Acer negundo*	Boxelder	17, 16	Poor	Preserve
715	*Acer negundo*	Boxelder	8	Fair	Preserve
716	*Morus rubra*	Red Mulberry	6	Poor	Remove
717	*Acer negundo*	Boxelder	26	Poor	Remove
718	*Juglans nigra*	Black Walnut	17	Fair	Preserve
719	*Taxodium distichum*	Bald Cypress	16, 11	Poor	Remove
720	*Morus rubra*	Red Mulberry	8, 6, 10	Poor	Remove
721	*Taxodium distichum*	Bald Cypress	18, 10	Poor	Remove
722	*Taxodium distichum*	Bald Cypress	22	Poor	Remove
723	*Celtis occidentalis*	Hackberry	14	Poor	Remove
724	*Ulmus rubra*	Slippery Elm	10	Fair	Preserve
725	*Acer negundo*	Boxelder	8	Poor	Remove
726	*Taxodium distichum*	Bald Cypress	19	Poor	Remove
727	*Celtis occidentalis*	Hackberry	18, 14, 12	Fair	Preserve
728	*Celtis occidentalis*	Hackberry	13, 8	Fair	Preserve
729	*Celtis occidentalis*	Hackberry	20, 16, 12	Fair	Preserve
730	*Celtis occidentalis*	Hackberry	8	Fair	Preserve
731	*Celtis occidentalis*	Hackberry	18, 10	Fair	Preserve
732	*Celtis occidentalis*	Hackberry	6	Poor	Remove
733	*Juglans nigra*	Black Walnut	44	Good	Preserve
734	*Celtis occidentalis*	Hackberry	10	Fair	Preserve
735	*Celtis occidentalis*	Hackberry	9	Fair	Preserve
736	*Celtis occidentalis*	Hackberry	12	Fair	Preserve
737	*Celtis occidentalis*	Hackberry	12	Fair	Preserve
738	*Juglans nigra*	Black Walnut	50	Good	Preserve
739	*Celtis occidentalis*	Hackberry	8	Fair	Preserve
740	*Acer negundo*	Boxelder	6	Poor	Remove
741	*Celtis occidentalis*	Hackberry	22	Fair	Preserve
742	*Celtis occidentalis*	Hackberry	21	Fair	Preserve
743	*Taxodium distichum*	Bald Cypress	16	Fair	Preserve
744	*Morus rubra*	Red Mulberry	20	Fair	Remove
745	*Celtis occidentalis*	Hackberry	18, 6, 10	Fair	Remove
746	*Celtis occidentalis*	Hackberry	14, 3	Fair	Remove
747	*Celtis occidentalis*	Hackberry	12	Fair	Remove
748	*Ulmus rubra*	Slippery Elm	8	Fair	Remove
749	*Ulmus rubra*	Slippery Elm	6	Fair	Remove
750	*Celtis occidentalis*	Hackberry	18	Good	Preserve
751	*Taxodium distichum*	Bald Cypress	18, 16	Poor	Remove
752	*Acer negundo*	Boxelder	7	Poor	Remove
753	*Gleditsia triacanthos*	Honey Locust	8	Fair	Remove
754	*Acer negundo*	Boxelder	6	Fair	Remove
755	*Juglans nigra*	Black Walnut	11	Fair	Remove
756	*Juglans nigra*	Black Walnut	14	Good	Remove

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	PRESERVE/REMOVE
757	*Acer negundo*	Boxelder	6	Fair	Remove
758	*Acer negundo*	Boxelder	8	Poor	Remove
759	*Juglans nigra*	Black Walnut	6	Fair	Remove
760	*Juglans nigra*	Black Walnut	6	Fair	Remove
761	*Juglans nigra*	Black Walnut	6	Poor	Remove
762	*Ulmus rubra*	Slippery Elm	12, 12	Poor	Remove
763	*Populus deltoides*	Eastern Cottonwood	8	Fair	Remove
764	*Pyrus callleryana*	Callery Pear	6	Poor	Remove
765	*Populus deltoides*	Eastern Cottonwood	8, 6	Poor	Remove
766	*Populus deltoides*	Eastern Cottonwood	8	Fair	Remove
767	*Populus deltoides*	Eastern Cottonwood	9	Fair	Remove
768	*Populus deltoides*	Eastern Cottonwood	10	Poor	Remove
769	*Populus deltoides*	Eastern Cottonwood	12	Poor	Remove
770	*Ulmus rubra*	Slippery Elm	6, 8	Poor	Remove
771	*Populus deltoides*	Eastern Cottonwood	10	Poor	Remove
772	*Populus deltoides*	Eastern Cottonwood	12	Poor	Remove
773	*Populus deltoides*	Eastern Cottonwood	8	Poor	Remove
774	*Populus deltoides*	Eastern Cottonwood	11	Poor	Remove
775	*Populus deltoides*	Eastern Cottonwood	10	Poor	Remove
776	*Populus deltoides*	Eastern Cottonwood	14	Poor	Remove
777	*Populus deltoides*	Eastern Cottonwood	12, 10	Poor	Remove
778	*Populus deltoides*	Eastern Cottonwood	16	Poor	Preserve
779	*Populus deltoides*	Eastern Cottonwood	10	Poor	Preserve
780	*Populus deltoides*	Eastern Cottonwood	8	Poor	Preserve
781	*Populus deltoides*	Eastern Cottonwood	16	Good	Preserve
782	*Populus deltoides*	Eastern Cottonwood	20	Good	Preserve
783	*Populus deltoides*	Eastern Cottonwood	20	Good	Preserve
784	*Populus deltoides*	Eastern Cottonwood	18	Good	Preserve
785	*Acer negundo*	Boxelder	8	Fair	Preserve
786	*Acer negundo*	Boxelder	8	Fair	Preserve
787	*Salix spp.*	Willow	18	Good	Preserve
788	*Acer negundo*	Boxelder	8	Fair	Preserve
789	*Acer negundo*	Boxelder	8	Fair	Preserve
790	*Acer negundo*	Boxelder	8	Fair	Preserve
791	*Morus rubra*	Red Mulberry	8, 6	Poor	Remove
792	*Acer negundo*	Boxelder	8	Poor	Remove
793	*Acer saccharinum*	Silver Maple	6	Fair	Preserve
794	*Acer negundo*	Boxelder	6	Poor	Remove
795	*Acer negundo*	Boxelder	6, 6, 6, 6	Poor	Remove
796	*Juglans nigra*	Black Walnut	6	Poor	Remove
797	*Morus rubra*	Red Mulberry	6	Poor	Remove
798	*Morus rubra*	Red Mulberry	8	Poor	Remove
		Missing tags #799,800			
801	*Juglans nigra*	Black Walnut	8	Fair	Remove
802	*Juglans nigra*	Black Walnut	6	Fair	Remove
803	*Acer negundo*	Boxelder	6	Fair	Remove
804	*Acer negundo*	Boxelder	6	Fair	Preserve
805	*Acer negundo*	Boxelder	7	Fair	Preserve
806	*Morus rubra*	Red Mulberry	12, 16	Poor	Preserve
807	*Celtis occidentalis*	Hackberry	6	Fair	Preserve
808	*Acer negundo*	Boxelder	10	Poor	Preserve
809	*Acer negundo*	Boxelder	6	Poor	Preserve
810	*Acer negundo*	Boxelder	6	Poor	Preserve
811	*Acer negundo*	Boxelder	8	Poor	Preserve
812	*Acer negundo*	Boxelder	11	Poor	Preserve
813	*Taxodium distichum*	Bald Cypress	16	Poor	Preserve
814	*Acer negundo*	Boxelder	8	Poor	Preserve
815	*Acer negundo*	Boxelder	8	Poor	Preserve
816	*Juglans nigra*	Black Walnut	10	Poor	Preserve
817	*Juglans nigra*	Black Walnut	12	Poor	Preserve
818	*Taxodium distichum*	Bald Cypress	20	Poor	Preserve
819	*Juglans nigra*	Black Walnut	16	Poor	Preserve
820	*Morus rubra*	Red Mulberry	4, 6	Poor	Preserve
821	*Morus rubra*	Red Mulberry	21	Poor	Preserve
822	*Acer negundo*	Boxelder	30, 10, 20	Poor	Remove
823	*Acer negundo*	Boxelder	26	Poor	Preserve
824	*Acer negundo*	Boxelder	22	Poor	Remove
825	*Juglans nigra*	Black Walnut	24	Poor	Remove
826	*Taxodium distichum*	Bald Cypress	22	Poor	Remove
827	*Taxodium distichum*	Bald Cypress	16, 8	Fair	Remove
828	*Juglans nigra*	Black Walnut	6	Fair	Remove
829	*Acer negundo*	Boxelder	8	Fair	Remove
830	*Ulmus rubra*	Slippery Elm	7	Poor	Remove
831	*Acer negundo*	Boxelder	14, 6	Poor	Remove
832	*Celtis occidentalis*	Hackberry	17	Good	Remove
833	*Taxodium distichum*	Bald Cypress	16	Good	Remove
834	*Celtis occidentalis*	Hackberry	22	Good	Remove
835	*Acer negundo*	Boxelder	14	Poor	Remove
836	*Taxodium distichum*	Bald Cypress	20	Poor	Remove
837	*Morus rubra*	Red Mulberry	30	Poor	Remove
838	*Morus rubra*	Red Mulberry	7	Poor	Remove
839	*Celtis occidentalis*	Hackberry	20	Good	Remove
840	*Taxodium distichum*	Bald Cypress	14, 6	Poor	Remove
841	*Celtis occidentalis*	Hackberry	34	Good	Remove
842	*Celtis occidentalis*	Hackberry	14	Good	Remove
843	*Acer negundo*	Boxelder	15	Poor	Remove
844	*Fraxinus pennsylvanica*	Green Ash	14	Poor	Remove
845	*Taxodium distichum*	Bald Cypress	22	Poor	Remove
846	*Acer negundo*	Boxelder	6	Poor	Remove
847	*Prunus serotina*	Black Cherry	11	Poor	Remove
848	*Celtis occidentalis*	Hackberry	7	Fair	Remove
849	*Fraxinus pennsylvanica*	Green Ash	16, 12	Poor	Remove
850	*Celtis occidentalis*	Hackberry	7	Fair	Remove
851	*Celtis occidentalis*	Hackberry	9	Poor	Remove
852	*Juglans nigra*	Black Walnut	7	Poor	Remove
853	*Celtis occidentalis*	Hackberry	16	Good	Remove
854	*Unknown*	Dead	24	Poor	Remove
855	*Unknown*	Dead	16	Poor	Remove
856	*Acer negundo*	Boxelder	36	Poor	Remove
857	*Acer saccharinum*	Silver Maple	10	Fair	Remove
858	*Unknown*	Dead	24	Dead	Remove
859	*Fraxinus pennsylvanica*	Green Ash	16	Dead	Remove
860	*Unknown*	Dead	20	Poor	Remove
861	*Morus rubra*	Red Mulberry	28	Poor	Remove
862	*Robinia pseudoacacia*	Black Locust	9	Fair	Remove
863	*Fraxinus pennsylvanica*	Green Ash	19	Poor	Remove
864	*Celtis occidentalis*	Hackberry	10	Fair	Remove
865	*Morus rubra*	Red Mulberry	14	Poor	Remove
866		**Tag Missing**			Remove
867	*Unknown*	Dead	11	Dead	Remove
868	*Unknown*	Dead	9	Poor	Remove
869	*Celtis occidentalis*	Hackberry	6	Good	Remove
870	*Ulmus rubra*	Slippery Elm	11	Poor	Remove
871	*Morus rubra*	Red Mulberry	8, 10	Poor	Remove
872	*Prunus serotina*	Black Cherry	12, 14	Poor	Remove
873	*Morus rubra*	Red Mulberry	18, 12	Poor	Remove
874	*Juglans nigra*	Black Walnut	14, 12	Poor	Remove
875	*Prunus serotina*	Black Cherry	6	Fair	Remove
876	*Juglans nigra*	Black Walnut	8	Fair	Remove
877	*Juglans nigra*	Black Walnut	9	Fair	Remove
878	*Acer negundo*	Boxelder	10	Poor	Remove
879	*Morus rubra*	Red Mulberry	14	Fair	Remove
880	*Acer negundo*	Boxelder	7	Poor	Remove
881	*Juglans nigra*	Black Walnut	10	Good	Remove
882	*Juglans nigra*	Black Walnut	6	Good	Remove
883	*Fraxinus pennsylvanica*	Green Ash	24	Poor	Remove
884	*Celtis occidentalis*	Hackberry	9	Good	Remove
885	*Acer negundo*	Boxelder	8	Poor	Remove
886	*Morus rubra*	Red Mulberry	8	Poor	Remove
887	*Juglans nigra*	Black Walnut	9	Poor	Remove
888	*Morus rubra*	Red Mulberry	6	Poor	Remove
889	*Unknown*	Dead	22	Poor	Remove
890	*Morus rubra*	Red Mulberry	6	Poor	Remove
891	*Morus rubra*	Red Mulberry	16	Fair	Remove
892	*Prunus serotina*	Black Cherry	8	Poor	Remove
893	*Ulmus rubra*	Slippery Elm	17	Poor	Remove
894	*Ulmus rubra*	Slippery Elm	6	Poor	Remove
895	*Unknown*	Dead	12	Poor	Remove
896	*Morus rubra*	Red Mulberry	6	Poor	Remove
897	*Morus rubra*	Red Mulberry	6	Poor	Remove
898	*Morus rubra*	Red Mulberry	8, 6	Poor	Remove
899	*Unknown*	Dead	17	Poor	Remove
900	*Unknown*	Dead	24	Poor	Remove
901	*Morus rubra*	Red Mulberry	7	Poor	Remove
902	*Celtis occidentalis*	Hackberry	9	Fair	Remove

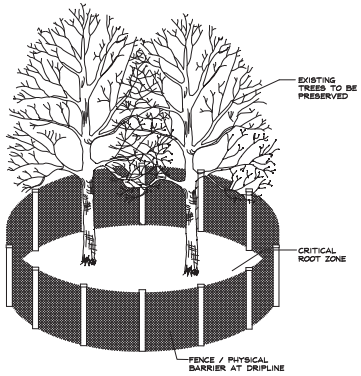
TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	RATING	PRESERVE/REMOVE
903	*Celtis occidentalis*	Hackberry	7	Fair	Remove
904	*Morus rubra*	Red Mulberry	7	Poor	Remove
905	*Celtis occidentalis*	Hackberry	8	Fair	Remove
906	*Taxodium distichum*	Bald Cypress	17, 12	Poor	Remove
907	*Acer negundo*	Boxelder	12	Poor	Remove
908	*Morus rubra*	Red Mulberry	6	Poor	Remove
909	*Unknown*	Dead	8	Poor	Remove
910	*Acer negundo*	Boxelder	25	Poor	Remove
911	*Morus rubra*	Red Mulberry	8, 6	Poor	Remove
912	*Morus rubra*	Red Mulberry	28	Fair	Remove
913	*Robinia pseudoacacia*	Black Locust	10	Good	Remove
914	*Morus rubra*	Red Mulberry	6, 5	Poor	Remove
915	*Unknown*	Dead	23	Poor	Remove
916	*Morus rubra*	Red Mulberry	6	Poor	Remove
917	*Morus rubra*	Red Mulberry	8	Fair	Remove
918	*Ulmus rubra*	Slippery Elm	7	Fair	Remove
919	*Pyrus callleryana*	Callery Pear	10	Good	Remove
920	*Acer saccharinum*	Silver Maple	6	Good	Remove
921	*Acer negundo*	Box Elder	8	Fair	Remove
922	*Ulmus rubra*	Slippery Elm	8	Good	Remove
923	*Unknown*	Dead	19, 16	Poor	Remove
924	*Taxodium distichum*	Bald Cypress	10, 12	Poor	Remove
925	*Celtis occidentalis*	Hackberry	27	Good	Remove
926	*Celtis occidentalis*	Hackberry	9	Fair	Remove
927	*Morus rubra*	Red Mulberry	8, 53	Poor	Remove
928	*Unknown*	Dead	8	Poor	Remove
929	*Morus rubra*	Red Mulberry	6, 44	Poor	Remove
930	*Ailanthus altissima*	Tree of Heaven	8	Fair	Remove
931	*Morus rubra*	Red Mulberry	8, 9	Poor	Remove
932	*Prunus serotina*	Black Cherry	9	Poor	Remove
933	*Prunus serotina*	Black Cherry	10	Poor	Remove
934	*Morus rubra*	Red Mulberry	10	Poor	Remove
935	*Pyrus callleryana*	Callery Pear	6	Poor	Remove
936	*Morus rubra*	Red Mulberry	6	Poor	Remove
937	*Ulmus rubra*	Slippery Elm	9	Fair	Remove
938	*Ulmus rubra*	Slippery Elm	9	Fair	Remove
939	*Celtis occidentalis*	Hackberry	10	Good	Preserve
940	*Juglans nigra*	Black Walnut	7	Fair	Remove
941	*Acer negundo*	Box Elder	9	Poor	Remove
942	*Morus rubra*	Red Mulberry	9	Fair	Remove
943	*Celtis occidentalis*	Hackberry	8	Fair	Preserve
944	*Ailanthus altissima*	Tree of Heaven	7	Poor	Remove
945	*Morus rubra*	Red Mulberry	8, 4	Poor	Remove
946	*Morus rubra*	Red Mulberry	10	Poor	Remove
947	*Celtis occidentalis*	Hackberry	7	Fair	Remove
948	*Gleditsia triacanthos*	Honey Locust	6	Fair	Remove
949	*Morus rubra*	Red Mulberry	6	Poor	Remove
950	*Celtis occidentalis*	Hackberry	8	Good	Preserve
951	*Celtis occidentalis*	Hackberry	10	Poor	Preserve
952	*Celtis occidentalis*	Hackberry	20	Excellent	Preserve
953	*Celtis occidentalis*	Hackberry	7	Poor	Preserve
954	*Celtis occidentalis*	Hackberry	8	Fair	Preserve
955	*Morus rubra*	Red Mulberry	20, 18	Poor	Remove
956	*Celtis occidentalis*	Hackberry	12	Fair	Preserve
957	*Celtis occidentalis*	Hackberry	14	Good	Preserve
958	*Juglans nigra*	Black Walnut	8	Poor	Preserve
959	*Celtis occidentalis*	Hackberry	9	Good	Preserve
960	*Gleditsia triacanthos*	Honey Locust	10	Fair	Preserve
961	*Gleditsia triacanthos*	Honey Locust	8	Fair	Preserve
962	*Celtis occidentalis*	Hackberry	6	Fair	Preserve
963	*Celtis occidentalis*	Hackberry	7	Fair	Preserve
964	*Robinia pseudoacacia*	Black Locust	6, 3	Fair	Off-Site
965	*Ailanthus altissima*	Tree of Heaven	6	Poor	Preserve
966	*Ailanthus altissima*	Tree of Heaven	6	Poor	Preserve
967	*Juglans nigra*	Black Walnut	7	Fair	Preserve
968	*Celtis occidentalis*	Hackberry	7	Fair	Remove
969	*Robinia pseudoacacia*	Black Locust	7	Fair	Remove
970	*Robinia pseudoacacia*	Black Locust	20, 18	Poor	Remove
971	*Robinia pseudoacacia*	Black Locust	18, 14, 8, 10, 14, 12, 18	Poor	Remove
972	*Gleditsia triacanthos*	Honey Locust	20, 18	Poor	Remove
973	*Gleditsia triacanthos*	Honey Locust	18, 14, 10	Poor	Remove
974	*Gleditsia triacanthos*	Honey Locust	8	Poor	Remove
975	*Ulmus rubra*	Slippery Elm	12	Poor	Remove
976	*Celtis occidentalis*	Hackberry	6	Fair	Off-Site
977	*Gleditsia triacanthos*	Honey Locust	48	Fair	Off-Site
978	*Celtis occidentalis*	Hackberry	9	Good	Off-Site
979	*Celtis occidentalis*	Hackberry	6	Fair	Off-Site
980	*Celtis occidentalis*	Hackberry	8	Fair	Off-Site
981	*Celtis occidentalis*	Hackberry	60	Excellent	Off-Site
982	*Celtis occidentalis*	Hackberry	9	Good	Off-Site
983	*Celtis occidentalis*	Hackberry	17	Fair	Off-Site
984	*Acer saccharinum*	Silver Maple	10	Fair	Remove
985	*Celtis occidentalis*	Hackberry	10	Fair	Off-Site
986	*Celtis occidentalis*	Hackberry	8	Good	Off-Site
987	*Celtis occidentalis*	Hackberry	75	Excellent	Off-Site
988	*Morus rubra*	Red Mulberry	30	Poor	Off-Site
989	*Celtis occidentalis*	Hackberry	40, 34	Fair	Off-Site
990	*Celtis occidentalis*	Hackberry	40, 23	Fair	Off-Site
991	*Celtis occidentalis*	Hackberry	8	Fair	Off-Site
992	*Celtis occidentalis*	Hackberry	10	Good	Preserve
993	*Morus rubra*	Red Mulberry	26, 3	Fair	Remove
994	*Celtis occidentalis*	Hackberry	12	Good	Off-Site
995	*Celtis occidentalis*	Hackberry	12	Good	Off-Site
996	*Populus deltoides*	Cottonwood	14	Good	Off-Site
997	*Populus deltoides*	Cottonwood	18	Good	Remove
998	*Pyrus callleryana*	Callery Pear	6	Poor	Remove
999	*Unknown*	Dead	20	Poor	Off-Site
1000	*Celtis occidentalis*	Hackberry	13	Good	Off-Site
		Gap in tag series			
2533	*Celtis occidentalis*	Hackberry	15	Good	Off-Site
2534	*Celtis occidentalis*	Hackberry	6	Good	Off-Site
2535	*Celtis occidentalis*	Hackberry	6, 5	Good	Off-Site
2536	*Celtis occidentalis*	Hackberry	7	Good	Off-Site
2537	*Celtis occidentalis*	Hackberry	20	Fair	Off-Site
2538	*Celtis occidentalis*	Hackberry	20	Good	Off-Site
2539	*Celtis occidentalis*	Hackberry	14	Poor	Off-Site
2540	*Celtis occidentalis*	Hackberry	6	Fair	Off-Site
2541	*Gleditsia triacanthos var. inermis*	Thornless Honey Locust	10	Good	Remove
2542	*Ulmus rubra*	Slippery Elm	10	Poor	Remove
2543	*Acer negundo*	Box Elder	8	Fair	Remove
2544	*Celtis occidentalis*	Hackberry	16	Good	Off-Site
2545	*Celtis occidentalis*	Hackberry	12	Fair	Off-Site
2546	*Morus rubra*	Red Mulberry	9, 6	Poor	Remove
2547	*Acer negundo*	Box Elder	6, 3	Poor	Remove
2548	*Morus rubra*	Red Mulberry	3, 18, 14	Poor	Remove
2549	*Celtis occidentalis*	Hackberry	6	Fair	Remove
2550	*Acer negundo*	Box Elder	8, 9	Poor	Remove
2551	*Malus spp.*	Crabapple	7	Fair	Remove
2552	*Unknown*	Dead	6, 3, 3	Poor	Remove
2553	*Acer negundo*	Box Elder	8, 3	Poor	Remove
2554	*Celtis occidentalis*	Hackberry	8	Fair	Remove
2555	*Ulmus rubra*	Slippery Elm	6	Fair	Remove
2556	*Ulmus pumila*	Siberian Elm	6	Fair	Remove
2557	*Acer negundo*	Box Elder	6	Fair	Remove
2558	*Acer negundo*	Box Elder	8	Fair	Remove
2559	*Ulmus pumila*	Siberian Elm	10, 8	Fair	Remove
2560	*Ulmus pumila*	Siberian Elm	6	Fair	Remove
2561	*Juglans nigra*	Black Walnut	10	Good	Remove
2562	*Celtis occidentalis*	Hackberry	8	Fair	Off-Site
2563	*Ulmus pumila*	Siberian Elm	8	Poor	Remove
2564	*Celtis occidentalis*	Hackberry	12	Fair	Remove
2565	*Celtis occidentalis*	Hackberry	6	Poor	Remove
2566	*Morus rubra*	Red Mulberry	7, 6, 5	Poor	Remove
2567	*Celtis occidentalis*	Hackberry	9	Fair	Remove
2568	*Unknown*	Dead	14	Poor	Remove
2569	*Celtis occidentalis*	Hackberry	8	Fair	Remove
2570	*Gleditsia triacanthos*	Honey Locust	8	Good	Remove
2571	*Unknown*	Dead	8	Poor	Remove
2572	*Fraxinus pennsylvanica*	Green Ash	8	Poor	Remove
2573	*Fraxinus pennsylvanica*	Green Ash	6	Poor	Remove
2574	*Morus rubra*	Red Mulberry	6	Poor	Remove
2575	*Malus spp.*	Crabapple	6	Poor	Remove
2576	*Morus rubra*	Red Mulberry	8	Poor	Remove
2577	*Malus spp.*	Crabapple	14	Good	Remove

| TAG NO. | SCIENTIFIC NAME | COMMON N



TREE PRESERVATION NOTES

1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



TREE PRESERVATION DETAIL

(NOT TO SCALE)
SEE NOTES

LEGEND

EXISTING TREE TO BE PRESERVED

EXISTING TREE TO BE REMOVED

0 30' 60' 120' 180'
SCALE: 1"=60'

NORTH

GRWA
GARY R. WEBER ASSOCIATES, INC.
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CIVIL ENGINEER:
CAGE CIVIL ENGINEERING
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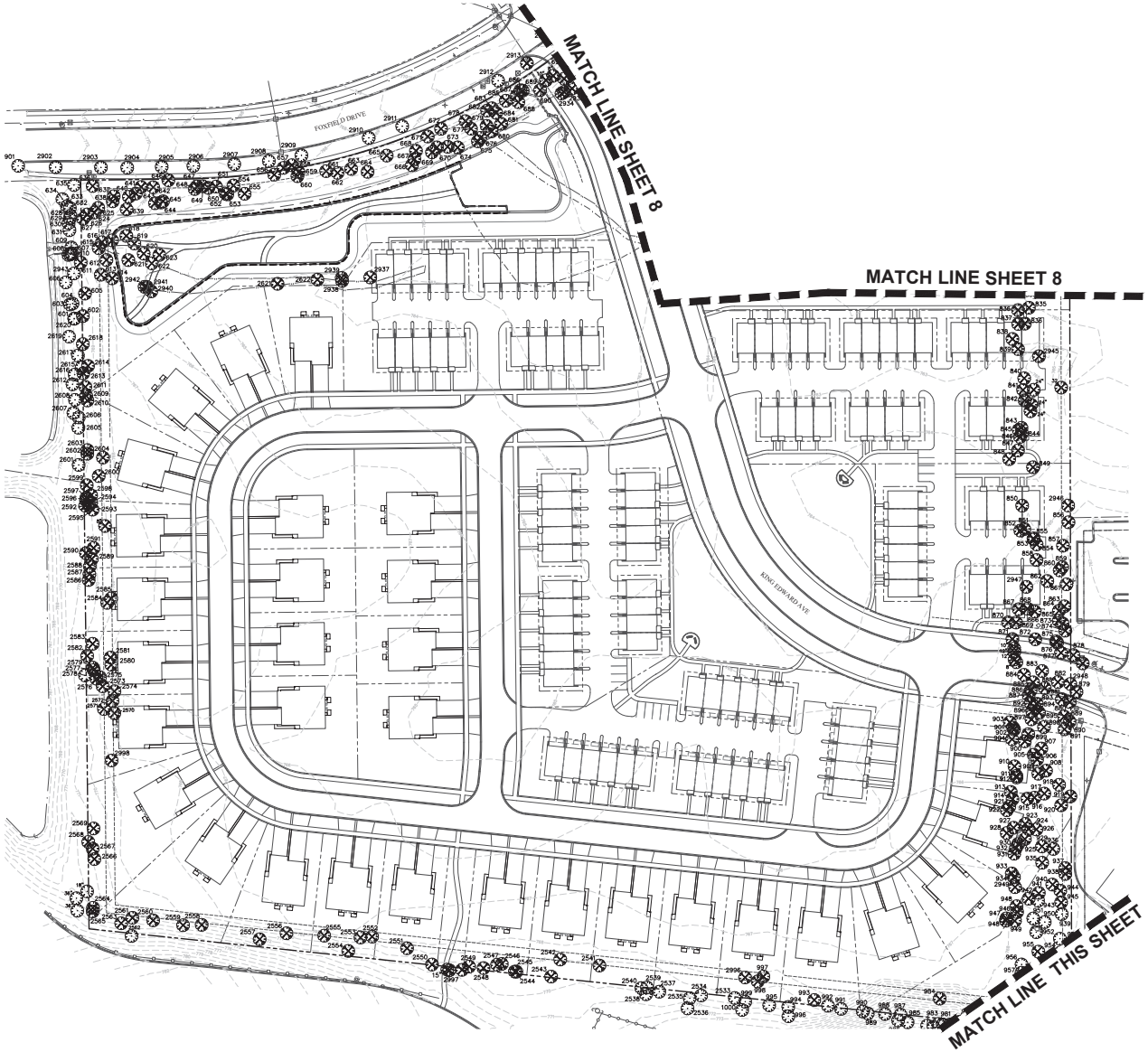
DOWNERS GROVE, IL 60515

CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
TREE PRESERVATION PLAN

3	5.13.2022
2	3.24.2022
1	2.24.2022

REVISIONS

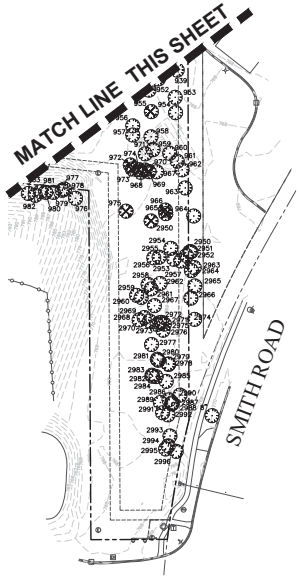
DATE	12.03.2021
PROJECT NO.	DR2061
DRAWN	JLT
CHECKED	MGM
SHEET NO.	8 OF 10



LEGEND

EXISTING TREE TO BE PRESERVED

EXISTING TREE TO BE REMOVED



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CHARLESTOWNE LAKES
ST. CHARLES, ILLINOIS
TREE PRESERVATION PLAN

REVISIONS	
3	5.13.2022
2	3.24.2022
1	2.24.2022

DATE	12.03.2021
PROJECT NO.	DR2061
DRAWN	JLT
CHECKED	MGM
SHEET NO.	9 OF 10

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or Municipality upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damages to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B. Guarantee trees, shrubs, and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Standards: Stormwater Basins (Wetland Mitigation Facility)

Within three (3) months of seed installation, the total vegetative cover in all areas seeded with cover crop shall be greater to or equal than seventy-five percent (75%) as measured by general visual assessment. If seed installation is completed in the fall, this standard shall be met by June 1st of the following year.

Within the 5-year monitoring period, the following criteria must be met:

1. Emergent and wet meadow zones shall meet the definition of wetland and support a dominance of hydrophytic vegetation.

2. No more than 10% of native areas shall allow non native/invasive to become established on the site and/or allowed to colonize as a monoculture. These species include, but are not limited to Ragweed (Artemesia spp.), Horsetail (Erigeron canadensis), Foxtail (Alopecurus spp. & Setaria spp.), Cottonwood (Populus deltoids), Box Elder (Acer negundo), Sandbar Willow (Salix interior), Barnyard Grass (Echinochloa crusgalli), etc.

   a. Cattail colonization in new planting shall be limited 30% due to prevalence of cattails in the preserved wetland.

3. All vegetated zones, including the Buffer, within any Wetland Mitigation Facility shall achieve eighty five percent (85%) cover, with the following exceptions:
   a. The emergent Plant Community shall achieve sixty percent (60%) aerial coverage;
   b. The floating vascular Plant Community shall meet twenty-five percent (25%) aerial coverage; and
   c. Open Water shall have zero percent (0%) vegetative coverage.

4. There shall be no areas greater than 0.25m2 that are devoid of vegetation.

5. There shall be no rills or gullies present throughout the project area.

6. The following Floristic Quality Index (FQI) standards shall be achieved for all planted native areas:

   a. Based on the results of the meander survey, the goal is to have the Native Mean C-value increase each successive year after planting.
   b. Based on the meander survey, the goal is to have the Native FQI increase each successive year.
   c. By the end of the third-fifth growing season, the native area shall achieve or exceed a C-value of 2.0 and FQI of 10 as per Section 9-174.A.3 of the County Ordinance.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Vivo, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
   - 50% Kentucky Bluegrass 48/55
   - 15% Cutter Perennial Ryegrass
   - 10% Spartan Hard Fescue
   - 10% Edge Perennial Ryegrass
   - 10% Express Perennial Ryegrass
   - 5% Pennlaun Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
   - 40% Kentucky Bluegrass 48/55
   - 40% Perennial Ryegrass
   - 20% Annual Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green D575, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. 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. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until Final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Native Area Performance Standards: Stormwater Basins (Wetland Mitigation Facility)

At no time throughout management activities shall aggressive native species, non-native species, nor invasive/exotic species be allowed to become established on the site and/or allowed to colonize. These species include, but are not limited to Ragweed (Artemesia spp.), Horsetail (Erigeron canadensis), Foxtail (Alopecurus spp. & Setaria spp.), Cottonwood (Populus deltoids), Box Elder (Acer negundo), Sandbar Willow (Salix interior), Cattails (Typha spp.), Barnyard Grass (Echinochloa crusgalli), etc.

Within three (3) months of seed installation, the total vegetative cover in all areas seeded with cover crop shall be greater to or equal than seventy-five percent (75%) as measured by general visual assessment. If seed installation is completed in the fall, this standard shall be met by June 1st of the following year.

1st Full Growing Season: 25% of the native species installed via seed shall be alive and apparent. None of the dominant species within the seeded areas shall be invasive/exotic species. At least 60% of any live native herbaceous plant material installed in the emergent zone shall be alive and in vigorous condition.

2nd Full Growing Season. 50% of the native species installed via seed shall be alive and apparent. Native cover shall be at least 50%, but shall not be dominated by aggressive native species.

3rd -5th Full Growing Season: In addition to fulfilling the above, for each planting zone, 85% of the native species installed via seed shall be alive and apparent. None of the dominant species within the planting zone(s) shall be non-native or invasive/exotic species.

There shall be no areas greater than 0.25m2 that are devoid of vegetation.

There shall be no rills or gullies present throughout the project area.

The following Floristic Quality Index (FQI) standards shall be achieved for all planted native areas:

a) Based on the results of the meander survey, the goal is to have the Native Mean C-value increase each successive year after planting.
b) Based on the meander survey, the goal is to have the Native FQI increase each successive year.
c) By the end of the third-fifth growing season, the native area shall achieve or exceed a C-value of 2.0 and FQI of 10 as per Section 9-174.A.3 of the County Ordinance.

B. Monitoring

The Owner shall notify the Municipality upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the Municipality by January 31st following each inspection.

C. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual ornrative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and ornrative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Year:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/Municipality/USACE upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

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CAGE CIVIL ENGINEERING
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DOWNERS GROVE, IL 60515

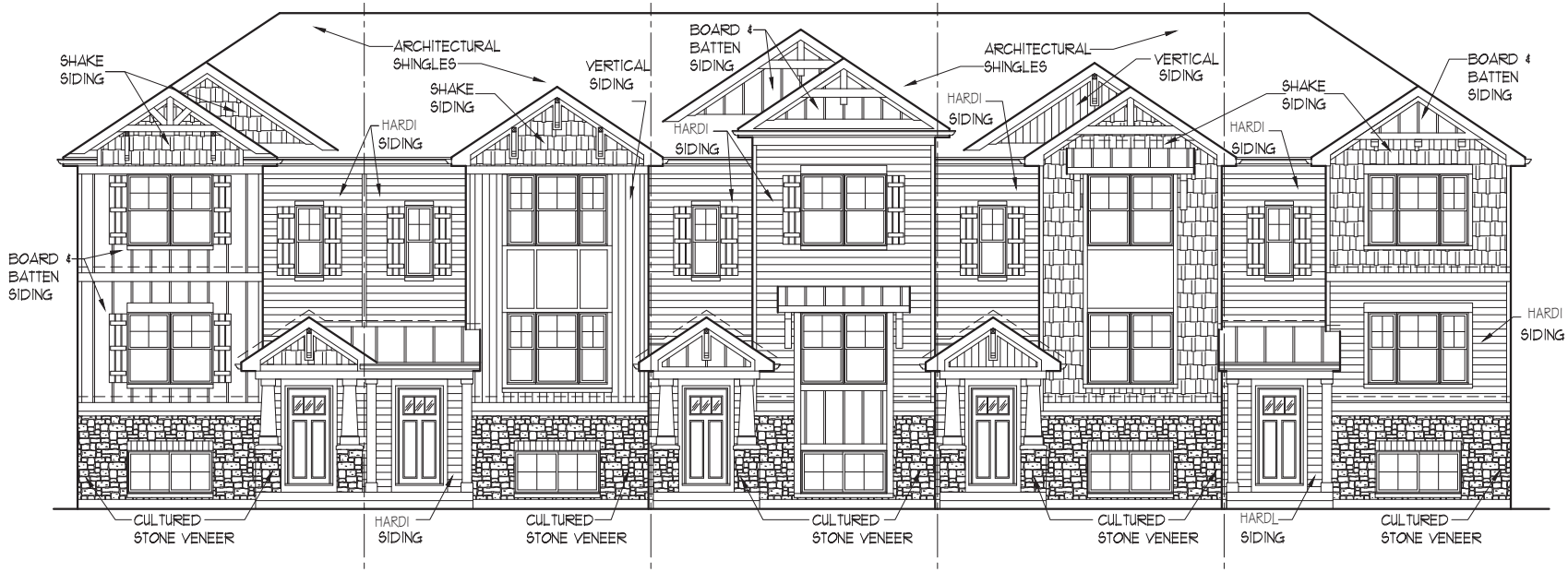
CHARLESTOWNE LAKES

ST. CHARLES, ILLINOIS

LANDSCAPE SPECIFICATIONS

REVISIONS	
3	5.13.2022
2	3.24.2022
1	2.24.2022

DATE	12.03.2021
PROJECT NO.	DR2061
DRAWN	JLT
CHECKED	MGM
SHEET NO.	



FRONT ELEVATION - 5 UNIT BUILDING

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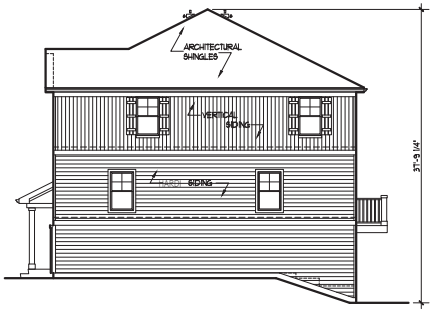

TYPICAL RIGHT ELEVATION

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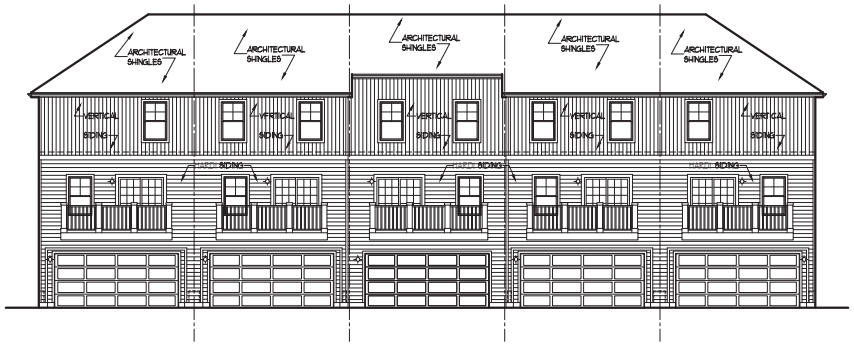

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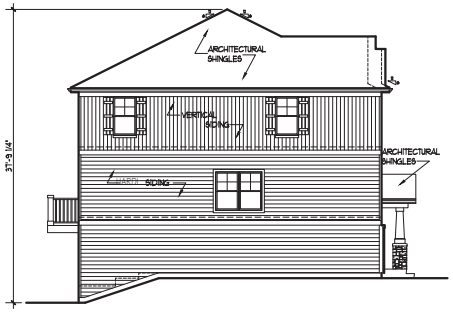

TYPICAL LEFT ELEVATION

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5 UNIT BUILDING

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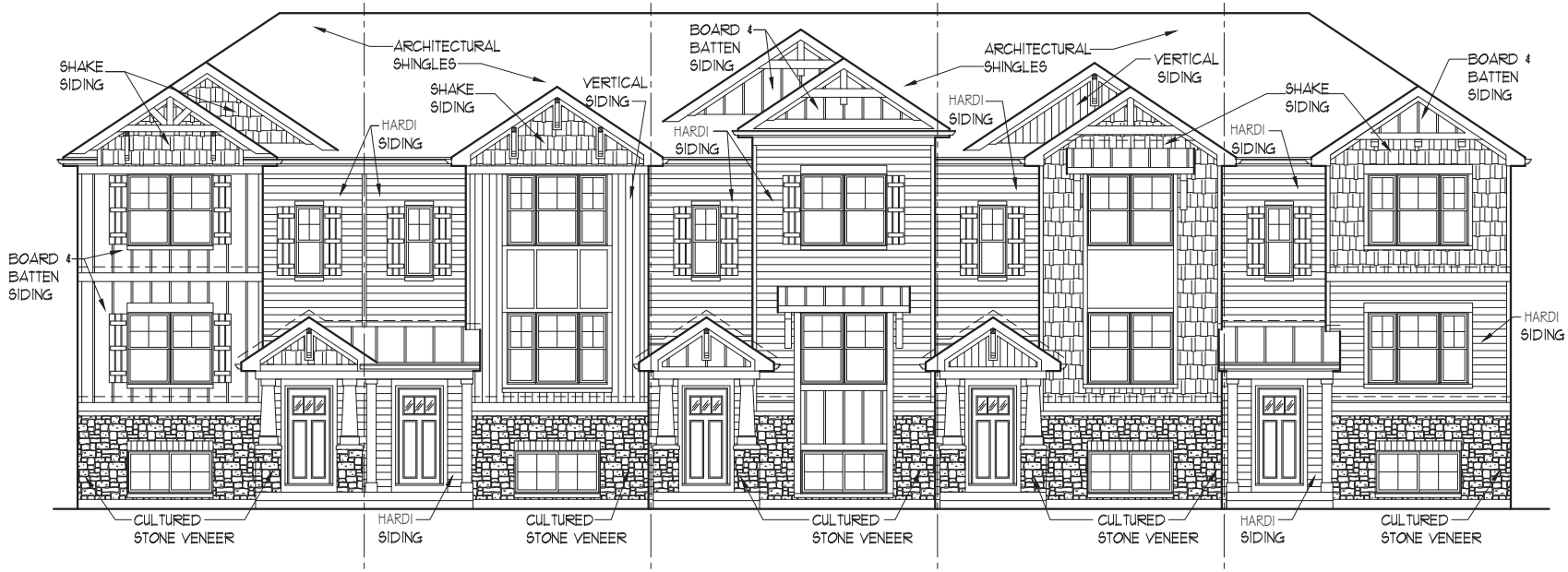

FRONT ELEVATION - 5 UNIT BUILDING

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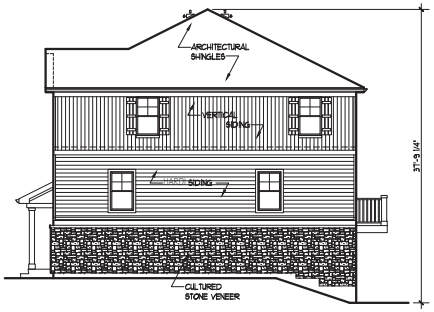

TYPICAL RIGHT ELEVATION

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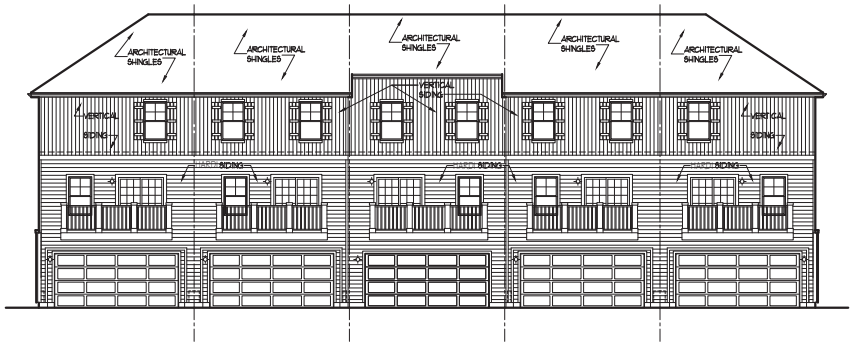

TYPICAL REAR ELEVATION

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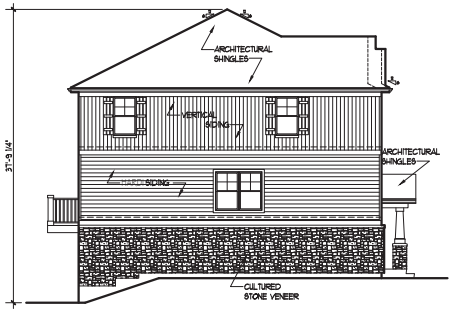

TYPICAL LEFT ELEVATION

SCALE: 1/16'=1'-0'

5 UNIT BUILDING-KEY LOT

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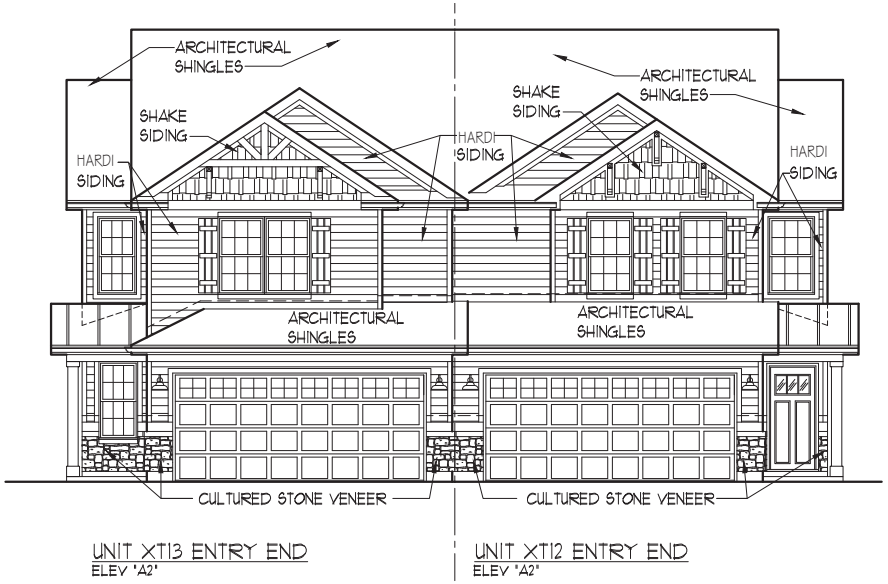

FRONT ELEVATION

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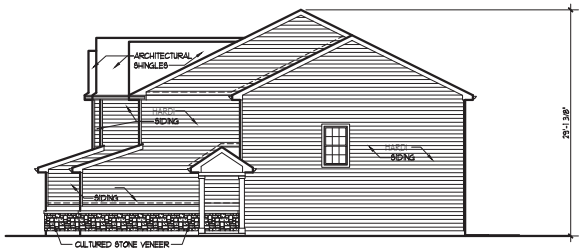

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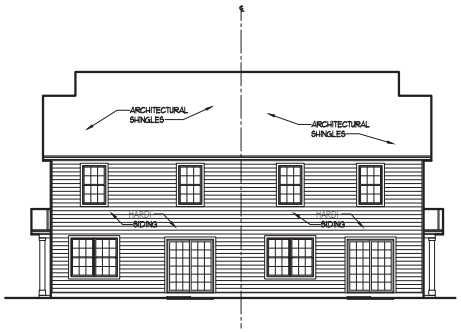

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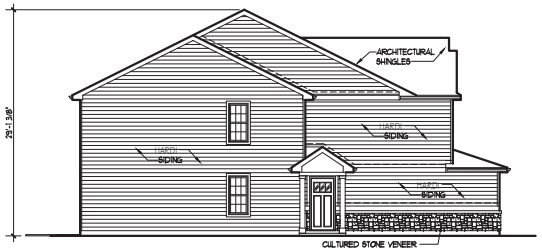

TYPICAL LEFT ELEVATION

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XT13-XT12 DUPLEX

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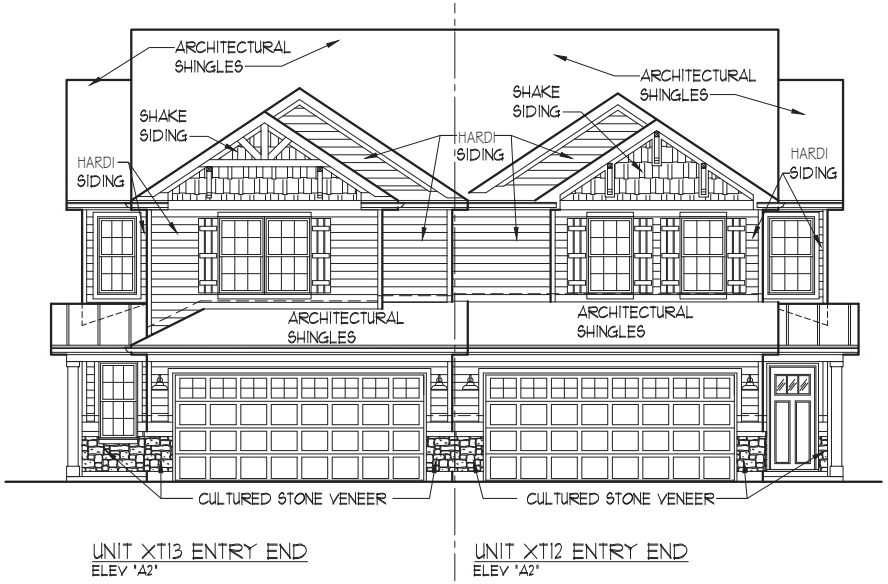

FRONT ELEVATION

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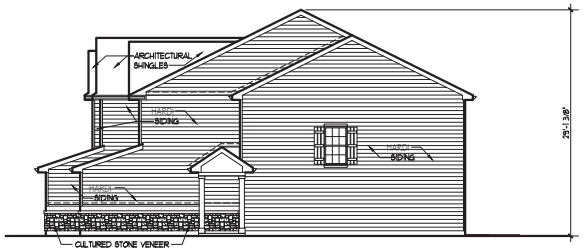

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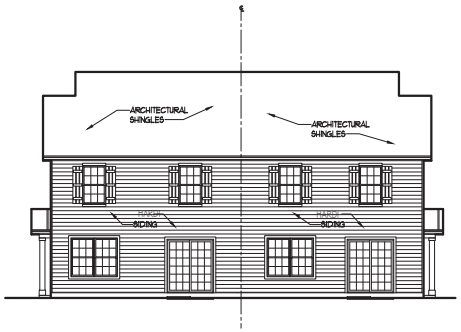

TYPICAL REAR ELEVATION

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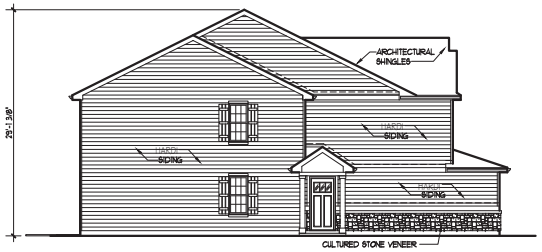

TYPICAL LEFT ELEVATION

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XT13-XT12 DUPLEX-KEY LOT

BUCKINGHAM SERIES

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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**	980 sq. ft. minimum (townhouse lots), as shown on the Preliminary Plat of Subdivision.
Minimum Lot Width **17.12.030, Table 17.12-2 – RM-2 District**	20 ft. (townhouse lots), as shown on the Preliminary Plat of Subdivision.
Minimum Front Yard **17.12.030, Table 17.12-2 – RM-2 District**	25 ft. (townhouses from King Edward Ave.), as shown on the PUD Preliminary Plan.
Minimum Exterior Side Yard **17.12.030, Table 17.12-2 – RM-2 District**	20 ft. (townhouses from King Edward Ave.), as shown on the PUD Preliminary Plan.
Minimum Interior Side Yard **17.12.030, Table 17.12-2 – RM-2 District**	0 ft. (townhouses; 20 ft. between townhouse buildings), as shown on the PUD Preliminary Plan.
Ch. 17.06 Design Review Standards & Guidelines	
Townhouse Private Yards **17.06.050.A.3**	A private yard of at least 200 sq. ft. in area shall not be required for each townhouse unit. Common open space shall be provided as depicted on the PUD Preliminary Plan.
Number of Attached Townhome Units **17.06.050.A.4**	No more than 6 townhouse units may be attached to one another in a row.
Uniform Materials **17.06.050.F. 3**	Building materials shall be as depicted on the Building Elevations. Stone veneer to be wrapped around townhome building sides on Key Lots as identified on Exhibit "G".
Ch. 17.24 Off-Street Parking, Loading & Access	
Location in Residential Districts **17.24.060.A**	Required parking facilities for the townhouse units shall be located immediately adjacent to the townhouse units on the common lots.
Parking Yard Coverage **17.24.070.A.1**	One driveway of 18 ft. wide shall be permitted per two-family unit (two 18 ft. wide driveways per two-family lot).
Ch. 17.26 Landscaping & Screening	
Public Street Frontage Landscaping **17.26.090**	Street frontage landscaping shall not be required along local streets (internal public streets on the west side of the development). Landscaping shall be provided as depicted on the PUD Preliminary Plan.
Ch. 17.28 Signs	
Entryway Signs for Residential Development **17.28.050, Table 17.28-1 – Residential Districts**	A total of 4 entryway signs shall be permitted; two monument signs at the Foxfield Dr. entrance and two monument piers at the eastern entrance.

EXHIBIT "F"

ADDITIONAL CODE DEPARTURES

City Code Title 16 – Subdivisions & Land Improvement	
Block Standards **16.08.030**	Maximum length of western block shall be 1,927' as depicted on the PUD Preliminary Plan (buildings 1-23, 18-19), with one pedestrian way between Lots 10 & 11.
Easements **16.08.060.A**	Minimum 5' wide perimeter utility and drainage easement shall be provided along the side lot line of a two-family lot which abuts the side lot line of another two-family lot, for a total easement width of 10 ft.
City of St. Charles Engineering Design & Inspection Policy Manual	
Minimum Horizontal Centerline Radius – Residential Local Street **Section IV.A.2**	90 ft.
Minimum Horizontal Centerline Radius – Residential Collector Street **Section IV.A.2**	275 ft.
Fire Code	
Fire Suppression – Egress **R-311.2**	A single egress door at ground level shall be permitted for townhouse units, with an area of refuge provided via the rear deck.

<u>EXHIBIT "G"</u>

KEY LOTS
(1 page)

FOXFIELD DRIVE
KING EDWARD AVE
MULTI-USE PATH
DETENTION POND 1
ENTRANCE MONUMENT
FAUX BRIDGE CROSSING FEATURE
PRESERVED WETLAND
EXISTING TREES
DETENTION POND 2
SEATING AREAS
KING EDWARD AVE
LANDSCAPE SCREENING
OUTLOT A
OUTLOT B