

**City of St. Charles, Illinois**  
**Ordinance No. 2024-Z-\_\_\_\_\_**

**An Ordinance Granting Approval of a Final Plat of Subdivision for  
Cityview’s First Resubdivision**

WHEREAS, a petition to approve a Final Plat of Subdivision for Cityview’s First Resubdivision was filed with the City of St. Charles (“City”) on or November 7, 2023, by Stonewood Properties and Development, LLC (the “Applicant”); and,

WHEREAS, the Plan Commission reviewed said petition in accordance with law and recommended approval on May 7, 2024; and,

WHEREAS, the Planning and Development Committee of the City Council recommended approval of the petition on May 13, 2024; and,

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

- Cityview’s First Resubdivision; CEMCON, Ltd.; revisions dated 4/26/2024
- Exhibit for Cityview’s First Resubdivision Revised Stormwater Management Plan; CEMCON Ltd.; revisions dated 3/29/2024

2. That the Subject Property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.

3. 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 20<sup>th</sup> day of May 2024.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties,

Illinois this 20<sup>th</sup> day of May 2024.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties,  
Illinois this 20<sup>th</sup> day of May 2024.

---

Lora A. Vitek, Mayor

Attest:

---

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

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

**EXHIBIT "A"**

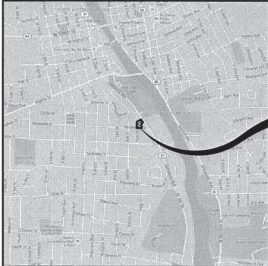
**PLAT OF RESUBDIVISION**

FINAL PLAT OF SUBDIVISION

FOR  
CITYVIEW'S FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 2, 3, 4 AND OUTLOT A, IN CITYVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 8, 2019, AS DOCUMENT NUMBER 2019K-054029 IN KANE COUNTY, ILLINOIS.

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:  
CITY OF ST. CHARLES  
2 E. MAIN STREET  
ST. CHARLES, IL 60174  
NOTICE TO RECORDER:  
PLEASE RETURN RECORDED MYLAR TO THE SAME.



SITE LOCATION

VICINITY MAP

**LINE LEGEND**

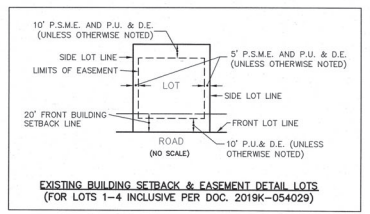
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- UNDERLYING LOT LINE (Light Solid Line)
- BUILDING SETBACK LINE (Long Dashed Lines)
- EASEMENT LINE (Short Dashed Lines)
- FOUND CONCRETE MONUMENT (Previously Set)
- SUPPLEMENTAL STORMWATER DETENTION EASEMENT (S.S.D.E.) PERTAINING EXCLUSIVELY TO LOTS 3 & 4 PLATTED HEREOF.



**TOTAL AREA OF SUBDIVISION**  
0.855 ACRES  
(MORE OR LESS)

**LOT AREA SUMMARY TABLE**

LOT NO.	SQ. FT.	ACRES
2	9,847	0.226
3	9,390	0.216
4	12,339	0.285
OUTLOT A	5,152	0.118
TOTAL	37,228	0.855



**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED. UNLESS NOTED OTHERWISE ALL EASEMENTS SHOWN HEREOF GRANTED BY DOC. NO. 2019K-054029.

P.U. & D.E. - INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT.

P.S.M.E. - INDICATES PRIVATE STORMWATER MANAGEMENT EASEMENT.

S.S.D.E. - SUPPLEMENTAL STORMWATER DETENTION EASEMENT.

THE MEASURED BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBDIVISION BEING S 33°33'47" E (ASSUMED).

FIP = FOUND IRON PIPE (# AS SHOWN)  
FIR = FOUND IRON ROD (# AS SHOWN)

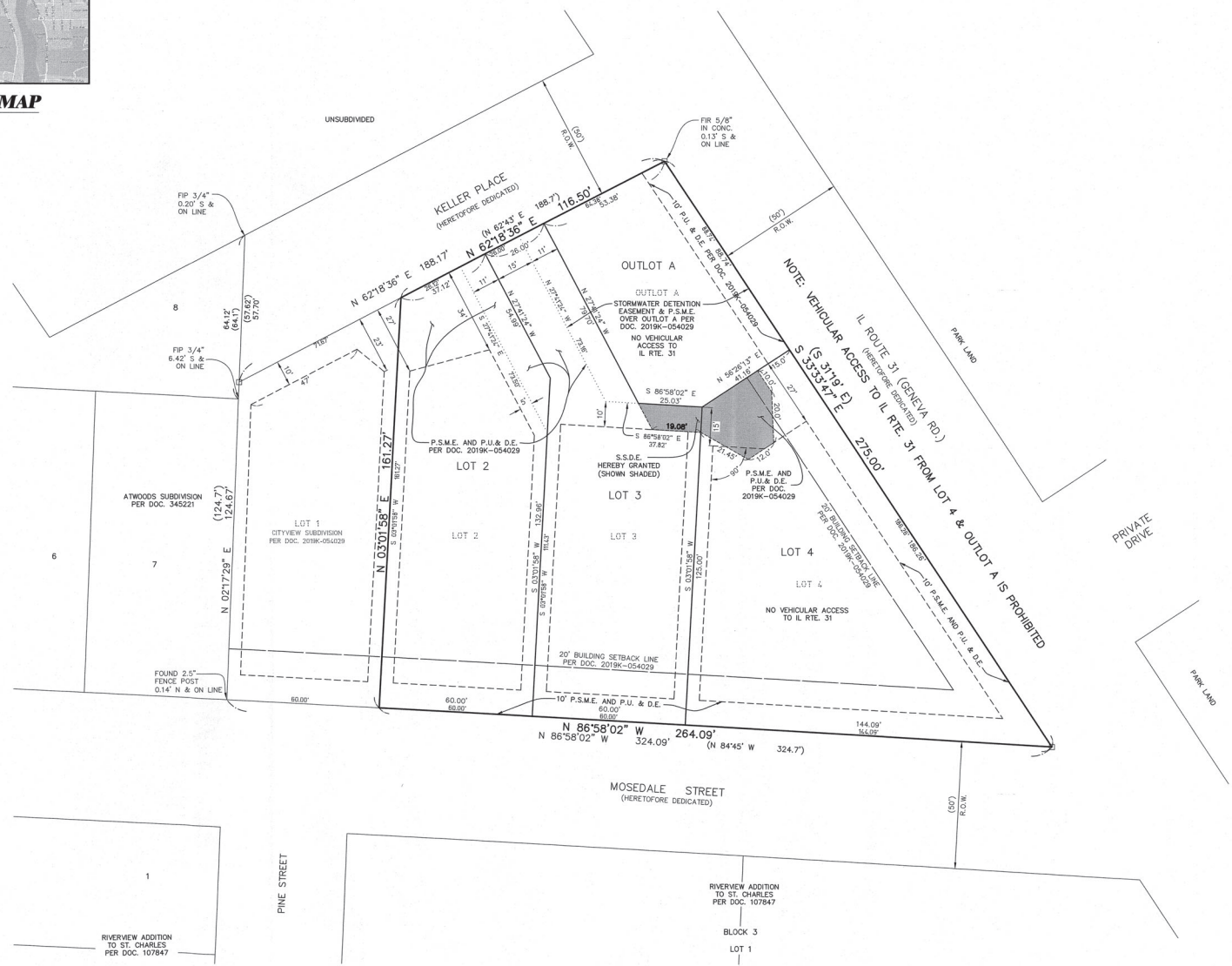
PROPERTY ZONED RT-2 TRADITIONAL SINGLE FAMILY DISTRICT OF CITY OF ST. CHARLES.

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR CITYVIEW HOMESOWNERS ASSOCIATION RECORDED APRIL 14, 2023 AS DOCUMENT NO. 2023K011669. AN AMENDED DECLARATION TO BE RECORDED CONTEMPORANEOUSLY WITH THIS PLAT.

PREPARED FOR:  
STONEMOOD PROPERTIES AND DEVELOPMENT LLC  
926 SUNSET ROAD  
GENEVA, IL 60134  
(630) 262-3844

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
63052-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 504015 FILE NAME: 1ST RESUB  
DRAWN BY: SMR/DDD P.L.D. BK. / P.O. NO.: 053/57-60  
COMPLETION DATE: 11-01-2023 JOB NO.: 504.015-411  
PROJECT REFERENCE: 826.005  
REVISED: 11-15-23 ADDED OWNER & NOTARY CERT.  
REVISED: 2-22-24/SMR PER CITY REVIEW 12-21-23  
REVISED: 4-9-24/SMR REVISE S.S.D.E. PROVISIONS  
REVISED: 4-26-24/PER CITY REVIEW 4-25-24



DRAWING PLOTTED BY: V:\PROJECTS\2023\20230415\20230415\20230415.DWG DATE: 4/27/2024 BY: JRM/ALB

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF PART OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303
BY: STONEWOOD PROPERTIES AND DEVELOPMENT LLC
ADDRESS: 926 SUNSET ROAD, GENEVA, IL 60134
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

(SIGNATURE)
MANAGER
(TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
I, \_\_\_\_\_, a Notary Public, in and for said County, in the State of Illinois, do hereby certify that \_\_\_\_\_ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

(SIGNATURE)

SURVYOR'S CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF DUPAGE )
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF PART OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303
BY: CITY VIEW HOME OWNERS ASSOCIATION
ADDRESS: 926 SUNSET ROAD, GENEVA, IL 60134
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

(SIGNATURE)
PRESIDENT
(TITLE)

IT IS FURTHER CERTIFIED THAT, TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PROPERTY HERON DESCRIBED IN THE RECORD OF DEEDS FALLS WITHIN ZONE X IDENTIFIED FOR THE CITY OF ST. CHARLES, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17089C0208H DATED AUGUST 3, 2009.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

LARRY C. POZAK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3246
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2024
RECORDS & DESIGN FROM LICENSE NUMBER 164-002037
EXPIRES APRIL 30, 2025

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF PART OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303
BY: DAVE C. PARK & WENDY M. PARK
ADDRESS: 20 MORSEDALE STREET, ST. CHARLES, IL 60174
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

(SIGNATURE)
OWNERS
(TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
I, \_\_\_\_\_, a Notary Public, in and for said County, in the State of Illinois, do hereby certify that \_\_\_\_\_ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

(SIGNATURE)

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF PART OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303
BY: CITY VIEW HOME OWNERS ASSOCIATION
ADDRESS: 926 SUNSET ROAD, GENEVA, IL 60134
DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

(SIGNATURE)
PRESIDENT
(TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
I, \_\_\_\_\_, a Notary Public, in and for said County, in the State of Illinois, do hereby certify that \_\_\_\_\_ personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such owners, appeared before me this day in person and acknowledged that they signed and delivered the annexed plat as their own free and voluntary act for the uses and purposes therein set forth.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

(SIGNATURE)

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
I, \_\_\_\_\_, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT, CITY OF ST. CHARLES
DATED AT \_\_\_\_\_, ILLINOIS,
THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE PLAT.

COLLECTOR OF SPECIAL ASSESSMENTS
DATED AT \_\_\_\_\_, ILLINOIS,
THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_
CITY OF ST. CHARLES PLAN COMMISSION
CHAIRMAN

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
APPROVED AND ACCEPTED THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS
MAYOR
CITY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS ) S.S.
COUNTY OF KANE )
I, \_\_\_\_\_, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL AT \_\_\_\_\_, ILLINOIS,
THIS \_\_\_\_ DAY OF \_\_\_\_ A.D. 20\_\_
COUNTY CLERK

SUPPLEMENTAL STORMWATER DETENTION EASEMENT (S.S.D.E.) PERTAINING EXCLUSIVELY TO LOT 3 AND LOT 4 AS PLATTED HEREON

A PERMANENT NON-EXCLUSIVE SUPPLEMENTAL STORMWATER DETENTION EASEMENT PERTAINING EXCLUSIVELY TO LOT 3 AND LOT 4 AS PLATTED HEREIN IS HEREBY GRANTED BY THE OWNERS OF LOT 3 AND LOT 4 TO THE CITY OF ST. CHARLES AND TO THEIR SUCCESSORS AND ASSIGNS, IN UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "SUPPLEMENTAL STORMWATER DETENTION EASEMENT" ON S.S.D.E. ON THE PLAT OF SUBDIVISION HERON DRAIN FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION FACILITIES AND ANY AND ALL MANHOLES, PIPES, CONNECTIONS, CATCH BASINS, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH STORMWATER MANAGEMENT INCLUDING THE RIGHT OF ACCESS ACROSS SAID LOT 3 AND SAID LOT 4 AS PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO CONDUCT ANY OR ALL OF THE ABOVE WORK, NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SURFACES SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. NO PERSON SHALL BE PERMITTED ON SAID EASEMENT OR TREES, SHRUBS OR OTHER LANDSCAPING SHALL BE PERMITTED ON SAID EASEMENT. NO MULCH, GRAVEL, OR OTHER GROUND COVERING MATERIAL SHALL BE PERMITTED ON SAID EASEMENT. THE EASEMENT SHALL BE MAINTAINED WITH TURF GRASS ONLY EXCEPT AS OTHERWISE APPROVED BY THE CITY OF ST. CHARLES. THE RESPONSIBILITY OF MAINTAINING THE DETENTION AREA EASEMENT SHALL BE BINDING ON THE HEIRS, EXECUTORS, ADMINISTRATORS, SUCCESSORS AND ASSIGNS OF THE OWNERS OF SAID LOT 3 AND SAID LOT 4. THE OWNER OF SAID LOT 3 AND SAID LOT 4 SHALL NOT DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHIN SAID EASEMENT WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

EASEMENT PROVISIONS FOR EASEMENT GRANTED BY DOC. 2019K-054029 PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMETECH AND HOOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U. & D.E.)" ON THE PLAT OF SUBDIVISION HERON DRAIN FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK, NO BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SURFACES SHALL BE PLACED ON SAID EASEMENT PREMISES WITHOUT PRIOR WRITTEN CONSENT FROM THE CITY OF ST. CHARLES. NO PERSON SHALL DESTROY OR MODIFY SLOPES OR OTHERWISE AFFECT THE DETENTION VOLUME WITHIN SAID EASEMENT WITHOUT HAVING FIRST RECEIVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CITY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RESTORE ANY DETENTION VOLUME LOST THROUGH UNAUTHORIZED ACTIVITIES.

NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR FENCING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWER UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEE IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION REPAIR OR REPLACEMENT OF ANY LANDSCAPING PROVIDED. HOWEVER, THE GRANTEE SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BASTLE AND MOULD SO AS TO RETAIN SURFACE GRASS, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

EASEMENT PROVISIONS FOR EASEMENT GRANTED BY DOC. 2019K-054029 STORMWATER DETENTION EASEMENT PROVISIONS

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

EASEMENT PROVISIONS FOR EASEMENT GRANTED BY DOC. 2019K-054029 PRIVATE STORMWATER MANAGEMENT EASEMENT (P.S.M.E.) PROVISIONS FOR CITYVIEW SUBDIVISION H.O.A.

A STORMWATER COLLECTION, CONVEYANCE, AND MANAGEMENT EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITYVIEW SUBDIVISION HOMEOWNERS ASSOCIATION (H.O.A.) IN UPON, ACROSS, OVER, UNDER, AND THROUGH ALL OF OUTLOT A AND ALL AREAS DESIGNATED AS P.S.M.E. ON THE PLAT OF SUBDIVISION FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING STORMWATER MANAGEMENT SYSTEMS INCLUDING MONITORING, MAINTENANCE, AND REPORTING PROGRAM RECORDS AS PART OF THE CONVEYANCE, CONSTRUCTION, AND RESTORATIONS RECORDED CONTEMPORANEOUSLY WITH SAID FINAL PLAT OF SUBDIVISION. SAID P.S.M.E. WILL BE CONCURRENT WITH ANY EASEMENT GRANTED TO THE CITY OF ST. CHARLES.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-8675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 504015 FILE NAME: 1ST RESUB
DRAWN BY: SMF/DDD FLD BK. / PG. NO.: D53/57-60
COMPLETION DATE: 11-01-2023 JOB NO.: 504.015-411
PROJECT REFERENCE: 826.005
REVISED: 11-15-23 ADDED OWNER & NOTARY CERT.
REVISED: 2-22-24/SMR PER CITY REVIEW 12-21-23
REVISED: 4-2-24/SMR REVISE S.S.D.E. PROVISIONS
REVISED: 4-26-24/PER CITY REVIEW 4-25-24

DRAWING FILE: P:\2023\2019K-054029\2019K-054029\2019K-054029.DWG PLOT FILE: 05/20/2024 09:31 AM

# EXHIBIT FOR CITYVIEW'S FIRST RESUBDIVISION REVISED STORMWATER MANAGEMENT PLAN



10 5 0  
SCALE: 1 INCH = 10 FEET

KELLER PLACE

Storm Manhole, 4' Dia.  
To A w/7' 1" Fr. & C.L.  
Rim=(695.71)  
Inv=(692.31) 15" C  
Inv=(692.30) 15" W  
Inv=(692.31) 12" SE

Catch Basin, 4' Dia.  
w/4" Vertex Valve Restrictor  
To A w/7' 1" Fr. & C.L.  
Rim=(696.81)  
Inv=(692.21) 15" NW  
Inv=(692.27) 0" SE

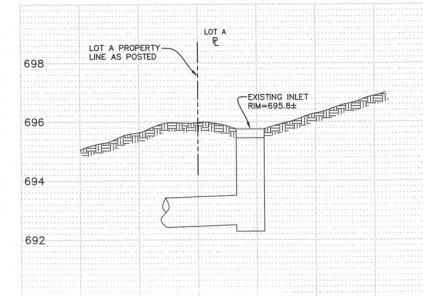
Inlet, 3' Dia.  
To B w/7' 8" Gr.  
Rim (692.83)  
Inv=(692.43) 8" SE  
Inv=(692.43) 12" SW

Inlet, 2' Dia.  
To A w/7' 8" Gr.  
Rim (696.84)  
Inv=(692.27) 15" NW  
Inv=(692.27) 0" SE

Inlet, 2' Dia.  
To A w/7' 8" Gr.  
Rim (696.84)  
Inv=(692.27) 15" NW  
Inv=(692.27) 0" SE

Inlet, 2' Dia.  
To A w/7' 8" Gr.  
Rim (696.84)  
Inv=(692.27) 15" NW  
Inv=(692.27) 0" SE

IL ROUTE 31 (GENEVA RD.)



SECTION A-A  
HORIZONTAL: 1"=5'  
VERTICAL: 1"=2'

Rulewater Reservoir  
Our most popular rule problem used rule for drainage basins and streamflow rates. The software will  
compute the water depth and velocity in the channel, and determine the energy loss due to friction  
and other factors. It will also compute the water surface profile and the water depth at any  
cross-section. It will also compute the water surface profile and the water depth at any  
cross-section. It will also compute the water surface profile and the water depth at any  
cross-section.

Material	Unit Weight (pcf)	Value
Asphalt concrete	150	150
Asphalt surface	140	140
Asphalt base	120	120
Asphalt subbase	100	100
Asphalt subgrade	90	90
Asphalt shoulder	140	140
Asphalt curb	150	150
Asphalt gutter	150	150
Asphalt drainage	150	150
Asphalt sidewalk	150	150
Asphalt driveway	150	150
Asphalt parking	150	150
Asphalt ramp	150	150
Asphalt bridge	150	150
Asphalt culvert	150	150
Asphalt tunnel	150	150
Asphalt vault	150	150
Asphalt manhole	150	150
Asphalt catchment	150	150
Asphalt detention	150	150
Asphalt storage	150	150
Asphalt treatment	150	150
Asphalt distribution	150	150
Asphalt collection	150	150
Asphalt conveyance	150	150
Asphalt disposal	150	150
Asphalt reuse	150	150

**LEGEND**

- AREA OF SPECIAL NATIVE PLANTING BELOW ELEVATION 696.84
- TURF GRASS ABOVE ELEVATION 697.4 BMP FACILITY
- VEGETATED TRANSITION ZONE
- LIMITS OF HIGH WATER LEVEL 696.2
- POST WITH SIGN
- POST DELINEATING LIMITS OF OUTLOT A

PREPARED FOR:  
STONEWOOD PROPERTIES AND DEVELOPMENT LLC  
926 SUNSET ROAD  
GENEVA, IL 60134  
(630) 262-3844

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
60502-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: [cad@cemcon.com](mailto:cad@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

DISC NO: 504015 FILE NAME: STORMWATER PLAN EXHIBIT  
DRAWN BY: SMR FLD. BK. / PG. NO.: D53/57-60  
COMPLETION DATE: 2-22-2024 JOB NO.: 504.015  
PROJECT REFERENCE: 826.005  
RECORD TOPO SURVEY DATED 9-20-2022  
REVISED: 3-21-24 FCT / 3-26-24 JHH / 3-29-24 FCT

DO NOT SCALE DRAWING. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE SPECIFIED.

VEGETATION  
TRANSITION  
ZONE

TURF GRASS

OUTLOT A  
LIMITS OF STORMWATER  
RETENTION EASEMENT AS  
DEVELOPED AND MAINTENANCE  
OBLIGATION BY M.O.A.

NATIVE PLANTING  
SEE LIST ON  
THE RIGHT

RECONSTRUCT  
AND ADJUST  
EXISTING INLET  
RIM=695.8

SUPPLEMENTAL STORMWATER DETENTION  
EASEMENT (S.S.D.E.) AND LIMITS OF  
MAINTENANCE OBLIGATIONS BY THE  
OWNERS OF LOT 3 AND LOT 4 AS  
DELIMITED BY BOLD DASHED LINES (SEE  
FINAL PLAT OF CITYVIEW'S FIRST  
RESUBDIVISION)

LOT 2

LOT 3

LOT 4

Post a Minimum  
of Ten (10) Signs  
stating the Following  
"No Mowing  
Native Plants"

High Water Level  
696.2

Existing  
Inlet, 2' Dia.  
To A w/7' 8" Gr.  
Rim (696.82)  
Inv=(692.36)

Inlet, 2' Dia.  
To A w/7' 8" Gr.  
Rim (696.84)  
Inv=(692.27) 15" NW  
Inv=(692.27) 0" SE

Inlet, 2' Dia.  
To A w/7' 8" Gr.  
Rim (696.84)  
Inv=(692.27) 15" NW  
Inv=(692.27) 0" SE

Inlet, 2' Dia.  
To A w/7' 8" Gr.  
Rim (696.84)  
Inv=(692.27) 15" NW  
Inv=(692.27) 0" SE

Inlet, 2' Dia.  
To A w/7' 8" Gr.  
Rim (696.84)  
Inv=(692.27) 15" NW  
Inv=(692.27) 0" SE