## City of St. Charles, Illinois Ordinance No. 2024-Z-

## An Ordinance Granting Approval of a PUD Preliminary Plan for First Street Lot 6 (First Street Redevelopment PUD)

WHEREAS, on or about March 15, 2024, the City of St. Charles (the "Applicant"), filed a petition for PUD Preliminary Plan for the real estate legally described in Exhibit "A" (the "Subject Property"), said Exhibit being attached hereto and made a part hereof; and,

WHEREAS, the Plan Commission recommended approval of said petition on or about April 2, 2024; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petition on or about April 8, 2024; and,

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

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

- 1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.
- 2. That passage of this Ordinance shall constitute conditional approval of the PUD Preliminary Plan, incorporated herein as Exhibit "B", 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, and subject to the Plan Review Response letter from Cage Engineering, dated 4/10/2024:
  - Final Engineering Plans for Blue Goose / Whole Foods Market Redevelopment; CAGE Civil Engineering; revisions dated 3/29/2024
  - Blue Goose Redevelopment Landscape Plan; LG Workshop LLC; revisions dated 2/16/2024
  - Electrical Site Plan; CAGE Civil Engineering; dated 9/5/2023
  - Photometric Site Plan; CAGE Civil Engineering; dated 9/5/2023
- 3. That the Subject Property may be developed and used only in accordance with all ordinances of the City now in effect or hereafter amended or enacted.
- 4. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within

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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  $15^{th}$  day of April 2024.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this  $15^{\rm th}$  day of April 2024.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 15<sup>th</sup> day of April 2024.

	Lora A. Vitek, Mayor
	Lora A. Vitek, Mayor
Attest:	
Nancy Garrison, City Clerk	
Vote:	
Ayes:	
Nays:	
Absent:	
Abstain:	
Date:	

## EXHIBIT "A"

## **LEGAL DESCRIPTION**

LOT 6 OF PHASE 1 FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 29, 2007 AS DOCUMENT 2007K035551.

PIN: 09-34-128-011 & 09-24-132-019

## EXHIBIT "B" PUD PRELIMINARY PLAN

FINAL CIVIL ENGINEERING PLANS FOR:

# BLUE GOOSE / WHOLE FOODS MARKET REDEVELOPMENT

300 S 2ND ST, ST. CHARLES, IL 60174

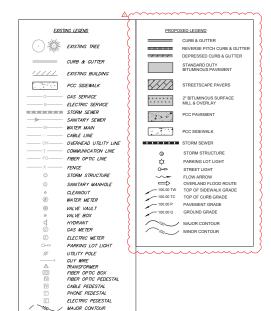
#### **Sheet List Table** Sheet Number Sheet Title C0.0 SITE LOCATION MAP & CIVIL LEGEND C0.1 GENERAL NOTES AND SPECIFICATIONS C1.0 **EXISTING CONDITIONS & DEMOLITION PLAN** C2.0 SITE LAYOUT PLAN C3.0 SITE GRADING PLAN C3.1 ADA GRADING DETAILS C4.0 SOIL EROSION & SEDIMENT CONTROL PLAN C4.1 SOIL EROSION & SEDIMENT CONTROL DETAILS C5.0 UTILITY PLAN C6.0 CONSTRUCTION DETAILS C6.1 CONSTRUCTION DETAILS C6.2 CONSTRUCTION DETAILS C6.3 CONSTRUCTION DETAILS C7.0 ALTA NSPS LAND TITLE SURVEY C7.1 ALTA NSPS LAND TITLE SURVEY

### LOCATION MAP



SECTION 15, TOWNSHIP 34N, RANGE 8W





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SUITE 325 LISLE, IL 60532 P: 630.598.0007 WWW.CAGECIVIL.COM







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FINAL CIVIL ENGINEERING PLANS FOR:
BLUE GOOSE/WHOLE FOODS
MARKET REDEVELOPMENT

PROJ NO:230079

ENG:SJS

DATE:02/02/2024

SITE LOCATION MAP & CIVIL LEGEND

CO.0

#### GENERAL REQUIREMENTS:

- ALL WORK SHALL BE IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (INDIVISION) THE APPLICABLE SELLIANS OF THE LINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARD SECURICATIONS OF ROAD AND BE CONSTRUCTION (HEREIN AFTER REFERRED TO AS STANDARD SECOFICATIONS, AND ADVERD A 1,2024 AND SUPPLEMENTAL SECOFICATIONS, WITH THE STANDARD SECRICATIONS, AND 165.01, 105.09, 105.10, 105.11, 105.12, 105.13 AND SECTION 109 SHALL NOT BE INCORPORATED THIS CONTRACT.
- 2 SCOPE OF WORK: THE PROPOSED IMPROVEMENTS CONSIST OF SUPPLYING ALL THE NECESSARY LABOR, MATERIAL AND EQUIPMENT TO SATISFACTORILY CONSTRUINT IMPROVEMENTS ACCORDING TO THE PLANS DESIGNATED HEREIN.
- CONTRACTOR SHALL HAVE THE RESPONSIBILITY TO LOCATE AND PROTECT ALL UNDERGROUND FACILITIES/UTILITIES DURING CONSTRUCTION OPERATIONS AS OUTLINED IN ARTICLE 107.31 OF THE STANDARD SPECIFICATIONS AND CONTACT THE OWNER. ANY DAMAGE TO ANY UTILITIES SHALL BE PROMPTLY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE PROMITY REPORTED TO THE OWNER. REPAIRS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE LIGHDERGROUND UITLITES SHOW THEREIN ARE APPROVIMED BY THE OWNER. THE BRIEFLE PROFILED BY THE OWNER. THE BRIEFLE PRESENCE OR ASSENCE OF UITLIESS AND PLANS PROVIDED BY THE OWNER. THE BRIEFLE PRESENCE OR ASSENCE OF UITLIESS IN OF USE CONSTRUCTOR TO THE OWNER AND COMPLETE BY A COUNTER AND COMPLETE BY A DECLARATION OF THE OWNER. THE SHRED AND ADDRESS OF THE OWNER. THE SHRED AND ADDRESS OF THE OWNER OF THE SHRED AND ADDRESS OF THE SHRED AND ADDRESS OF THE SHRED AND ADDRESS OF THE OWNER, DESCRIPTION, PROTECTION, ETC. OF ANY UITLIESS SHAMES AS CONTRACTOR. PREFIX DEPAIRS OF THE OWNER. SITE SAFETY, INCLUDING THE AVOIDANCE OF HAZARDS ASSOCIATED WITH BURIED AND ADVINERATION. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING UTILITY PROPERTY FROM CON
- THE CONTRACTOR SHALL FURNISH, ERECT, AND MAINTAIN MARKINGS AND ASSOCIATED HAZARD WARNING LIGHTS, DELINEATOR FENCE, AND OTHER ASSOCIATED FACILITIES AS REQUIRED FOR OPEN TRENCHES, EXCAVATIONS, TEMPORARY STOCK PILES, AND PARKED CONSTRUCTION EQUIPMENT THAT MAY POSE A POTENTIAL HAZARD AS PART OF THE DAILY OPERATIONS AT THIS SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.
- SITE. CONTRACTOR IS SOLELY RESPONSIBLE FOR SITE SAFETY.

  CONTRACTOR SHALL CONTRIBULORY COMPAREAL LLIBES, GRADES, AND OTHER INFORMATION APPEARING ON THE PLANS WITH THE ACTUAL LIBES, GRADES, AND SITE CONDITIONS. DISCREPANCES FOR THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE WORK AND REPORTED TO THE CONTRACT DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE CONTRACT OF COLUMNITY SHALL BE IMMEDIATELY REPORTED TO THE CONTRACTOR FOR RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE REPORT TO THE CONTRACTOR SHALL HAVE FILL RESPONSIBILITY FOR THE WORK COMPLETED PRIOR TO THE WORK COMPLETED PRIOR TO THE MORE AND TO ADDITIONAL COMPRESSATION WILL BE ALLOWED. EOR CORRECTION OF THE WORK PRIOR TO THE REPORT TO THE OWNER AND ENG
- CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COORDINATED WITH THE OWNER
- CONTRACTOR PARKING AND LAYDOWN AREAS SHALL BE COCROMATED WITH THE COWNER. PRIOR TO PERFORMING ANY WORK NOR ON THE RIGHT OF WAY OF ANY CITY OR STATE ROADWAY, THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEERS OFFICE. THE CONTRACTOR SHALL NOTIFY THE CITY / STATE TRAFFIC ENGINEERS OFFICE. THE RAYELING OFFICE AND THE WORK THE SHAND SIGNA AND DARROCAMING SHALL COWNORM TO THE PUBLIC AND THE WORK THE SHAND AND DARROCAMING SHALL COWNORM TO THE OFFICE OFFICE AND THE CONTRACTOR SHALL SHAND SHAND SHALL SHAND SHALL SHAND SHALL SHAND SHALL SHAND SHALL SHAND S
- CONTRACTOR SHALL REMOVE EARTHEN MATERIALS, EXISTING SURFACES, AND STRUCTURES AS REQUIRED. ALL WASTE MATERIAL SHALL BE PROPERLY DISPOSED OFF-SITE AND SHALL BE INCIDENTAL TO THE CONTRACT.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, UNLESS NOTED. THIS WILL INCLUDE BUT NOT BE LIMITED TO MUNICIPAL BUILDING PERMIT. THE OWNER WILL SECURE THE N DE AS PERMIT. THE CONTRACTOR SHALL PROVIDE ANY FINANCIAL SURETIES REQUIRED AS PART OF ANY PERMIT.
- 10. WHEN CONCRETE IS PLACED ABUTTING STRUCTURES. FOUNDATIONS OR EXISTING SIDEWALKS, A BOND BREAKER CONSISTING OF 1" P. LE. AND ELASTOMERIC JOINT SEALANT SHALL BE LISED FULL DEPTH UNLESS OTHERWISE NOTED
- 11. MAXIMUM CONTRACTION JOINT SPACING ON CONCRETE CURB AND GUTTER OR CONCRETE GUTTER
- 12. SIDEWALK RAMPS FOR ADA SHALL BE IN ACCORDANCE WITH THE DETAILS SHOWN HERE DETECTABLE WARNINGS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIO
- 13 HOT-MIX ASPHALT PAVEMENT PATCHING SHALL BE IN ACCORDANCE WITH SECTION 442 OF THE STANDARD SPECIFICATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND SUBMITTING ELECTRONIC AS-BUILT DRAWNINGS, FOR UTILITIES AND DETENTION AREAS, TO THE OWNER AND ENGINEER FOR REVIEW AND APPROVAL PRIOR TO PROJECT ACCEPTANCE.
- 15 CONSTRUCTION STAKING LAYOUT AND GRADING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR USING THE BASIC TOPOGRAPHIC SURVEY CONTROLS PROVIDED IN THE PLANS. CONTRACTOR SHALL VERIEY SURVEY CONTROLS PRIOR TO BEGINNING CONSTRUCTION. ANY DISCREPANCIES IN THE SURVEY CONTROLS SHALL BE REPORTED TO THE OWNER AND ENSIN PRIOR TO CONSTRUCTION. ANY ADDITIONAL SURVEY CONTROLS REQUIRED FOR CONSTRUCTION SHALL BE THE DESPONSIBILITY OF THE CONTRACTOR
- 16. CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL ITEMS INCORPORATED INTO THE WORK FOR ENGINEER REVIEW AND APPROVAL A MINIMUM OF 4 WEEKS PRIOR TO ORDERING.
- 18. REFERENCES TO "INSPECTION" OR "INSPECTOR" IN THE SPECIFICATIONS SHALL NOT CREATE, DSE. OR GIVE RISE TO ANY DUTY OWED BY THE OWNER OR ENGINEER TO THE CONTRAC ANY SUBCONTRACTOR OR ANY SUPPLIER ALL IMPROVEMENTS SHALL BE SUBJECT TO INSPECTION BY A DULY AUTHORIZED AND QUALIFIED OWNER'S REPRESENTATIVE BOTH DURING THE COURSE OF CONSTRUCTION AND AFTER CONSTRUCTION IS COMPLETE. THE INSPECTOR SHALL HAVE AUTHORITY OVER MATERIALS OF CONSTRUCTION, METHODS OF CONSTRUCTION AND WORKSMANSHIP TO ENSURE COMPLIANCE WITH WORKING DRAWINGS AND SPECIFICATIONS. THE CONTRACTOR SHALL PROVIDE FOR REASONABLE TESTS AND PROOF OF QUALITY OF MATERIALS AS REQUESTED BY THE INSPECTOR. UPON DUE CAUSE, WHICH SHALL INCLUDE WEATHER CONDITIONS, WORKMANSHIP OR NON-ADHEREANCE TO THE APPROVED PLANS AND SPECIFICATIONS, THE INSPECTOR SHALL HAVE THE AUTHORITY TO STOP CONSTRUCTION.
- WHERE SECTION SUB-SECTION, SUBDIVISION, OR PROPERTY MONUMENTS ARE ENCOUNTERED, THE OWNERS REPRESENTATIVE SHALL BE NOTIFIED BEFORE SUCH MONUMENTS ARE REMOVED. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL PROPERTY MARKES UNTIL AN OWNER OR AUTHORIZED SURVEYOR HAS WITNESSED OR REFERENCED THEIR LOCATION.
- ALL TRENCH BACKFILL SHALL BE IMPORTED GRANULAR MATERIAL UNLESS EXISTING GRANULAR MATERIALS ARE SPECIFICALLY APPROVED BY THE OWNER'S REPRESENTATIVE.
- 21. ALL AGGREGATE BASE COURSE SHALL BE COMPACTED TO 98% STANDARD PROCTOR DENSITY
- 22. ALL AGGREGATE BASE AREAS TO BE PAVED (PAVEMENT, SIDEWALK, CURB, OR STRUCTURES) SHALL BE PROOF-ROLLED WITH SEVERAL PASSES OF A FULLY LOADED DUMP TRUCK. CONTRACTOR SHALL NOTIFY THE OWNER AND/OR ENDINEER 24 HOURS PRIOR TO PROOF ROLL AND SHALL MAKE ALL CORRECTIONS TO PROVIDE A SATISFACTORY SUBGRADE. THE PROOF-ROLL SHALL BE CONDUCTED CURRECTIONS TO PROVIDE A SATISFACTORY SUBSPICE. THE PRODY-ROLL STANLE BE CONDUCTIVE AS NOT THE TROUGHT AND THE PRODY-ROLL STANLE BE CONDUCTED TO PAVING ASPHALT BINDER COURSE OR POURING CONCRETE ROADWAYCURB & GUTTER, ANY AREAS OF SUB-BASE RUTTING GREATER THAN TZ'S HAUL BE DESEMBLD AS FALING THE PROOF-ROLLAND REQUIRING SUB-GRADE IMPROVEMENTS PRIOR TO SCHEDULING ANY ADDITIONAL SUB-BASE PROOF-ROLLS.
- 23. ANY UNCONTROLLED CRACKING THAT OCCURS IN CONCRETE PAVEMENT. SIDEWALK, CURB. OR CURB AND GUTTER PRIOR TO FINAL ACCEPTANCE SHALL BE ROUTED OR SAWED AND SEALED ACCORDING TO THE STANDARD SPECIFICATIONS.

- TRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO ANY WORK IN AND AROUND
- 25. ALL SIDEWALKS SHALL BE A MINIMUM OF 5 INCHES IN THICKNESS (PER CITY OF ST. CHARLES THICKNESS SHALL BE INCREASED TO A MINIMUM 6" AT DRIVEWAYS OR AS REQUIRED BY THE MUNICIPALITY. BE CONSTRUCTED WITH A MIN. CROSS SLOPE OF 1% AND A MAX. CROSS SLOPE OF 2%. SIDEWALK
- 26. ANY SIDEWALKS, FENCES, AND OTHER ITEMS NOT SHOWN TO BE REMOVED, BUT DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER
- CONTRACTOR SHALL NOTIFY THE APPROPRIATE AGENCY A MINIMUM OF 48 HOURS PRIOR TO CONNECTING TO OR INSTALLING ANY PUBLIC SEWER OR WATER MAINS.
- 28. PRIOR TO COMMENCEMENT OF CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTIONS THERE WORK WITH THE ACTUAL CONSTITIONS AT THE PROJECT SITE. IN A CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONTRACTOR WORK AND THE PROJECT STATE OF THE AND CONTRACTOR MUST MINEDIATELY PROVIDE THE INFORMATION TO THE ENGINEER REFORE DOING ANY MORK. OTHERWISE, THE CONTRACTOR ASSUME STALL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT RETWEEN THE CONSTRUCTION PLANS STANDARD SPECIFICATIONS AND/OR NETALLS. THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER DRICK TO PROCEEDING WITH ANY PART OF THE WORK EFFECTED BY OMISSIONS OR DISCREPANCIES. IF THE CONTRACTOR FAILS TO SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOURT OR QUESTION ARISING WITH RESPECT TO SPECIFICATIONS. THE DECISION OF

#### EXISTING TOPOGRAPHY:

- ALL UTILITIES SHOWN ARE APPROXIMATE ONLY AND ARE DERIVED FROM EXISTING UTILITY MARKINGS. OLD SITE PLANS, UTILITY COMPANY MAPS, PRIVATE LOCATOR AND OBSERVED
- 2. ALL PIPE SIZES REFERENCED HEREON ARE SHOWN ACCORDING TO UTILITY COMPANY MAPS. OLD SITE PLANS AND OBSERVED EVIDENCE. ALL PIPE SIZES AND INVERTS SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
- PRIOR TO ANY EXCAVATION CONTRACTORS SHALL CALL THE TOLL FREE J.U.L.I.E. TELEPH NUMBER 1-800-892-0123. ALLOW 48 HOURS FOR LOCATIONS OTHER THAN EMERGENCY AS

- EXISTING UTILITIES TO REMAIN, WHICH ARE DAMAGED BY THE CONTRACTOR DURING CONSTRUCTION, SHALL BE REPAIRED AND/OR REPLACED WITHOUT ADDITIONAL COMPENSATION. CONFLICTS WITH PROPOSED CONSTRUCTION AND UTILITIES TO REMAIN ARE TO BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONSTRUCTION MANAGER FOR COORDINATION WITH THE OWNER'S REPRESENTATIVE, ENGINEER, AND UTILITY COMPANY
- NO DEMOLITION OR CONSTRUCTION ACTIVITIES SHALL TAKE PLACE WITHIN PUBLIC RIG UNTIL ALL PERMITS ARE SECURED.
- 3 ALL PAVEMENT TO BE REMOVED SHALL BE SAWCUT FULL DEPTH
- CONTRACTOR SHALL EMPLOY ALL MEASURES NECESSARY DURING DEMOLITION TO CONTROL EROSION AND INSURE THAT SEDIMENT DOES NOT LEAVE THE SITE. TRACKING OF DIRT ONTO PUBLIC STREETS AND EXISTING PARKING LOT SHALL BE CLEANED IMMEDIATELY, AND ALL SEDIMENT AND EROSION CONTROL ITEMS SHALL BE INSTALLED PRIOR TO CLEARING AND DEMOLITION WORK
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- 8 ITEMS INDICATED TO BE REMOVED SHALL BE COMPLETELY REMOVED LINESS INDICATED
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND STORED IN A LOCATION
- L TREES AND BRUSH INDICATED TO BE REMOVED SHALL BE REMOVED COMPLETELY, INCLUDING
- 9. UNLESS OTHERWISE IDENTIFIED AND/OR NOTED ON THE DEMOLITION PLAN. CONTRACTOR SHALL FULLY DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF ALL EXISTING BUILDINGS, IMPROVEMENTS, AND RELATED APPURTENANCES AT THIS SITE AND PROPERTY. CONTRACTOR SHALL ALSO DEMOLISH, REMOVE, AND LAWFULLY DISPOSE OF EXISTING IMPROVEMENTS AND CONSTRUCTIONS IN THE PUBLIC RIGHT-OF-WAY NECESSARY TO ACCOMPLISH THE NEW PROJECT WORK DESCRIBED ELSEWHERE IN THESE BIDDING AND CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROCURE ALL NECESSARY PERMITS AND APPROVALS FOR SUCH DEMOLITION WORK (BOTH INSIDE THE PROPERTY LINE AND IN THE PUBLIC RIGHT-OF-WAY) PRIOR TO COMMENCING ANY DEMOLITION
- CONTRACTOR SHALL FULLY PROTECT ALL SURROUNDING PROPERTIES FROM ANY AND ALL DAM/ DURING DEMOLITION OPERATIONS; AND SHALL BE FULLY RESPONSIBLE FOR REPAIRING (TO A CONDITION ACCEPTABLE TO THE OWNER AND ARCHITECT) ANY AND ALL DAMAGE THAT DOES
- 11 CONTRACTOR SHALL PROVIDE ALL NECESSARY TRAFFIC CONTROLS AND RELATED APPLICATION OF THAT ARE REQUIRED BY ANY APPLICABLE CODES AND ORDINANCES. DURING ALL DEMOLITION OPERATIONS
- CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE SAFETY AND SECURITY OF THE PROJECT SITE AND ITS SURROUNDINGS DURING DEMOLITION OPERATIONS.
- ALL DEMOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF IN ALL DEBLOLISHED EXISTING MATERIALS, SYSTEMS, AND CONSTRUCTIONS SHALL BE DISPOSED OF A LAWFUL MANNER, AND WRITTEN ECOFOSE OF THE FINAL DESTINATION FOR THESE MATERIALS, SYSTEMS, AND CONSTRUCTIONS (INCLUDING ANY IDENTIFIED MAZARDOUS TEMS) SHALL BE PROVIDED TO THE OWNER AND BENGERE. ADDITIONALLY, SOME EXISTING MATERIALS, AND SYSTEMS MAY NEED TO BE RECYCLED AND/OR OTHERWISE SALVAGED IN ORDER TO MEET THE SUSTAINABILITY MAY LEED FOR DESTINATIONAL STANDARD SALVAGED OF THE SALVAGED
- 14. EXISTING SITE SHALL BE CLEANED ON A DAILY BASIS THROUGHOUT THE DURATION OF DEMOLITIONS OPERATIONS; AND NO DEBRIS OR PRODUCTS OF DEMOLITION SHALL BE ALLOWED TO ACCUMULATE OUTSIDE THE BOUNDARIES OF THE SITE.
- CONTRACTOR SHALL FULLY COORDINATE ALL PROJECT DEMOLITION OPERATIONS, INCLUDING THE REMOVAL AND LAWFUL DISPOSAL OF ALL IDENTIFIED HAZARDOUS MATERIALS AND SYSTEMS.
- 16 CONTRACTOR SHALL SUBMIT A COMPLETE WRITTEN PLAN AND SCHEDULE FOR ALL PROPOSED. DEMOLITION WORK TO OWNER AND ARCHITECT FOR REVIEW AND COMMENT, PRIOR TO BEGIN ANY SUCH OPERATIONS. DURING THE COURSE OF THIS DEMOLITION WORK, IF ANY ARTIFACTS OR OTHER UNUSUAL ITEMS ARE DISCOVERED, CONTRACTOR SHALL NOTIFY OWNER AND ENGINEER MMEDIATELY, BEFORE PROCEEDING ANY FURTHER. ANY EXPENSES RESULTING FROM THE FAILURE TO PROVIDE SLICH IMMEDIATE NOTIFICATION SHALL BE BORNE BY THE CONTRACTOR

#### SITE LAYOUT:

- JOINTS IN SIDEWALK SHALL BE TOOLED AT 5' MAX. INTERVALS, UNLESS INDICATED OTHERWISE. NORTHING-EASTING COORDINATES AND DIMENSIONS FOR CURB AND GUTTER ARE TO FACE OF
- CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAY WITH THE
- APPROPRIATE PUBLIC AGENCY. NOTIFICATION SHALL OCCUR A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK WITHIN PUBLIC RIGHT-OF-WAY. ALL PERMITS ARE THE RESPONSIBILITY OF THE CONTRACTOR. 4. P.C. CONCRETE PAVEMENT AND SIDEWALKS SHALL BE CLASS PV AND CLASS SI, RESPECTIVELY, IN
- ORDANCE WITH THE IDOT STANDARD SPECIFICATIONS CONTRACTOR IS RESPONSIBLE FOR VERIFYING EXISTING SITE CONDITIONS AND BECOMING
- FAMILIAR WITH ALL CONSTRUCTION DOCUMENTS.
- SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS AND DOOR LOCATIONS
- 7 CONTRACTOR SHALL COORDINATE FOLIPMENT PADS WITH FOLIPMENT MANUFACTURERS

#### SITE GRADING AND EROSION CONTROL:

- ENGINEERED STRUCTURAL FILLS SHALL BE INCLUDED IN OVERALL SITE DEVELOPMENT TO PROVIDE ADEQUATE STRUCTURAL SUPPORT FOR THE FLOOR SLABS ON GRADE AND ADJOINING PAY AREAS. REFER TO THE GEOTECHNICAL REPORT FOR APPROVED FILL MATERIALS.
- WHERE FIRM FOLINDATION MATERIAL IS NOT ENCOUNTERED AT THE GRADE ESTABLISHED, DUE TO TABLE SOIL, ALL SUCH UNSUITABLE MATERIAL SHALL BE REMOVED AND OVED COMPACTED GRANULAR MATERIAL.
- TOPSOIL SHALL BE STRIPPED IN ALL STRUCTURAL FILL AREAS BEFORE PLACEMENT OF FILE MATERIAL AND SHALL BE STOCKPILED IN AREAS DESIGNATED BY THE OWNER OR PER PLAN.
- IN SHALL BET HE CONTRACTORS RESPONSIBILITY TO PERFORM EASTHMORIC ACLULATIONS BASED ON THE PROVIDED PLANS AND TO LAWFULLY DISPOSE OF AND REMOVE ANY EXCESS MATERIAL FROM THE PROJECT SITE, OR TO PROVIDE ANY NECESSARY FILL MATERIAL THAT MAY BE REQUIRED TO MEET THE FINAL PLAN GRADES. THE DISPOSAL OR PROVIDING OF MATERIAL SHALL BE
- ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS LIRRAN MANUAL."
- THE OWNER/ENGINEER SHALL PROVIDE THE SOIL EROSION AND SEDIMENT CONTROL PLANS ED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DOCUMENTATION OF WATER POLLUTION PREVENTION PLAN BOOKLET AND ASSOCIATED DOCUMENTS. IN ACCORDANCE WITH THE "GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES," AND A COPY SHALL BE KEPT ONSITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE INSTALLATION ALL INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL FACILITIES REQUIRED BY THE GENERAL NPDES P UNTIL FINAL STABILIZATION OF ALL AREAS DISTURBED BY CONSTRUCTION OCCURS. MAINTE NTROL FACILITIES REQ AND REPLACEMENT OF EROSION CONTROL ITEMS SHALL BE CONSIDERED AS INCIDENTAL TO THE
- 8. ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY MUST BE SEEDED, SODDED, BLANKETED OR OTHERWISE PROTECTED WITHIN 14 DAYS OF FINAL DISTURBANCE. ALL AREAS DISTURBED BY THE OTHERWISE PROLIECTED WITHIN YELDYS OF PARK LISS DIRENANCE, ALL AREAS DISTURBED BY THE CONTROCTOR DISSINGLE MINISTRUCTURE CREW THE PROLIECTED WITHIN AND LECTED OF MINISTRUCTURE OF THE PROLIECTED WITHIN AND LECTED OF THE CREW THE
- ALL EPOSION CONTROL MEASURES SHOWN ON THE DLAN ARE THE MINIMUM MEASURES REQUIRED ESEEN CHANGES IN SCOPE. SCHEDULE OR CONSTRUCTION METHODS MAY RESULT IN CHANGES OR ADDITIONS TO THIS PLAN AND THE SWPPP. ANY CHANGES OR ADDITIONS NECESSARY D MAINTAIN COMPLIANCE WITH THE NPDES PERMIT SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE OWNER
- 10. SHOULD PROJECT SCHEDULING PROHIBIT THE ABILITY TO SEED DISTURBED EARTH UPON COMPLETION OF GRADING, CONTRACTOR SHALL EMPLOY ALTERNATE SOURCE CONTROLS IN ADDITION TO THOSE ON THIS PLAN, INCIDENTAL TO THE CONTRACT.
- 11. DUST CONTROL MUST BE PROVIDED AS NEEDED, BY WATERING OR OTHER MEANS.
- 12. ALL AREAS WITH THE EXCEPTION OF PAVEMENT SHALL BE FINISHED IN ACCORDANCE WITH THE LANDSCAPE PLANS INCLUDED IN THE PLAN SET
- 13. CONTRACTOR SHALL INSTALL INLET FILTER PROTECTION BASKETS INSIDE ALL EXISTING AND PROPOSED MANHOLES AND INLET FRAMES
- 14. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A CONCRETE WASHOUT AREA FOR RINSING
- 15. CONTRACTOR IS REQUIRED TO PROVIDE AND USE A TEMPORARY CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION TRAFFIC PER PLAN.
- 16. CONTRACTOR SHALL PROVIDE AND USE A WHEEL WASH SYSTEM TO ENSURE THAT ALI CONSTRUCTION TRAFFIC ENTERING AND EXITING THE SITE MAINTAIN CLEAN TIRES. ANY SEDIMENT TRACKED NOTO ADJACENT ROADWAYS OR PAVED AREAS SHALL BE REMOVED BY THE CONTRACTOR BY THE END OF THE SAME WORK DAY.
- 17 ALL ELEVATIONS SHOWN ARE TO EINISHED DAVEMENT LINESS SPECIFIED OTHERWISE
- 18. ALL SLOPES GREATER THAN OR EQUAL TO 4:1 SHALL BE STABILIZED WITH NAG S75BN OR EQUIVALENT
- CONTRACTOR SHALL PROVIDE A MINIMUM OF 6" TOPSOIL IN ALL ISLANDS, LANDSCAPE AREAS, AND OPEN SPACES.

- THIS CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS:
- "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS",
- II I INOIS DEPARTMENT OF TRANSPORTATION (IDOT) "STANDARD SPECIFICATIONS FOR POAD AND BRIDGE CONSTRUCTION
- C. CITY OF ST. CHARLES ENGINEERING DESIGN AND INSPECTION POLICY MANUAL
- ALL UTILITY TRENCHES UNDER OR WITHIN 3' OF EXISTING OR PROPOSED PAVEMENT OR BUILDING SHALL BE BACKFILLED WITH CA-7 (VIRGIN CRUSHED LIMESTONE), MECHANICALLY COMPACTED IN ONE-FOOT LIFTS TO 95% PROCTOR DENSITY, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY OF ST. CHARLES.
- OPEN CUT TRENCHES SHALL BE SHEETED AND BRACED AS REQUIRED BY THE GOVERNING STATE, FEDERAL LAWS AND MUNICIPAL ORDINANCES, AND AS MAY BE NECESSARY TO PROTECT LIFE, PROPERTY OR THE WORK.
- 4 CONTRACTOR SHALL AT ALL TIMES DURING CONSTRUCTION PROVIDE AND MAINTAIN SUFFICIENT MEANS AND DEVICES TO REMOVE AND PROPERLY DISPOSE OF ALL WATER ENTERING THE EXCAVATIONS. WATER SHALL BE FILTERED AND DISCHARGED IN ACCORDANCE WITH THE NPDES REQUIREMENTS.
- ALL PIPE SHALL BE INSTALLED ON A BEDDING OF APPROVED, COMPACTED GRANULAR MATERIAL UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE BEDDING MATERIAL SHALL BE INSTALLED FER STANDARD SPECIFICATIONS AND PROVIDED PLAN DETAILS.
- 6 A MINIMUM HORIZONTAL SEPARATION OF 10 FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND SEWERS. IE SEPARATION IS NOT POSSIBLE, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN QUALITY PIPE
- WATER MAINS SHALL CROSS ABOVE SEWERS WITH A MINIMUM VERTICAL SEPARATION OF 18 INCHES WHILE STILL MAINTAINING THE REQUIRED DEPTH OF COVER. IF PROPER SEPARATION IS NOT POSSIBLE, OR IF THE WATER MAIN MUST BE ROUTED UNDER THE SEWER, WATER MAIN ENCASEMENT SHALL BE REQUIRED OR THE SEWER SHALL BE CONSTRUCTED OF WATER MAIN
- ALL SANITARY SEWERS SHALL BE TESTED FOR EXFILTRATION OF AIR UNDER PRESSURI INFILTRATION OF WATER, ANDIOR EXFILTRATION OF WATER AS PER STANDARD SPECIFI ALL SANITARY SEWERS SHALL BE DEFLECTION TESTED NO SOONER THAN 30 DAYS AFT TALLATION. ALL MANHOLES SHALL BE TESTED FOR WATERTIGHTNESS BY EITHER ASTM C 969 OR
- 9. STORM SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:
  - REINFORCED CONCRETE PIPE (RCP), ASTM C76 a GASKETS - ASTM C443
    - b. FITTINGS ASTM C443
  - B. PVC STORM SEWER PIPING. ASTM D 3034. SDR 26
    - 9 RELLAND-SPIGOT ENDS
    - h ASTM F 477 FLASTOMERIC SEALS FOR GASKETED JOINTS

#### FRAME AND GRATES

- a CLOSED LID = NEENAH R-1713 (REFER TO CITY STANDARD DETAILS)
- b. CURB INLET/CB = NEENAH R-3281-A

#### 10. SANITARY SEWER SHALL BE IN CONFORMANCE WITH THE FOLLOWING:

- A. PIPE AND FITTING MATERIAL POLYVINYL CHLORIDE (PVC) SDR 26. ASTM D 3034. TYPE PSM
- GASKETS FLEXIBLE ELASTOMERIC ASTM E 477 ASTM D 3139
- JOINTS ASTM D 3212 BEDDING - CLASS II ASTM 2321
- 11. CONTRACTOR SHALL COORDINATE CONSTRUCTION OF SANITARY SEWER SERVICES WITH THE
- 12. GENERAL CONTRACTOR SHALL COORDINATE ALL UTILITY LINES THAT ENTER THE BUILDING. IN GENERAL, PLUMBING PLANS SHOW ALL INTERIOR BUILDING PIPING AND PIPING UP TO 5-FEET OUTSIDE THE BUILDING. CIVIL PLANS SHOW SITE PIPING BEGINNING FROM 5-FEET OUTSIDE THE BUILDING. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL UTILITY CONNECTIONS.
- CONTRACTOR SHALL COORDINATE ALL UTILITY LINE CROSSINGS TO ENSURE ALL PIPES MAINTAIN MINIMUM COVER, MINIMUM CLEARANCES, AND PROPER SEPARATION. GRAVITY LINES SHALL HAVE PRECEDENCE OVER PRESSURIZED LINES.
- ALL TRENCH BACKFILL SHALL BE IMPORTED CA-7 GRANULAR MATERIAL (VIRGIN CRUSHED LIMESTONE) UNLESS OTHERWISE DIRECTED BY THE CITY OF ST. CHARLES.
- 15. ALL MANHOLES AND INLET CASTINGS LOCATED WITHIN BITUMINOUS ASPHALT PAVEMENT SHALL BE CONSTRUCTED WITH A CONCRETE APRON AT THE SURFACE

#### INDEMNIFICATION:

THE CONTRACTOR SHALL INDEMNIEY AND HOLD HARMLESS THE OWNER. THE CITY OF ST. CHARLES AND CAGE ENGINEERING, INC. FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEYS FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE CONTRACTORS WORK. IN MAY AND ALL CLAIMS AGAINST THE OWNER OR CAGE ENGINEERING, INC. BY ANY EMPLOYEE OF THE CONTRACTOR, OR ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THI CONTRACTOR OR ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE THE INDEMNIFICATION OBLIGATION SHALL NOT BE LIMITED IN ANY WAY BY ANY LIMITATION ON THE AMOUNT OF DAMAGES, COMPENSATION OR BENEFITS PAYABLE BY OR FOR THE CONTRACTOR UNDER WORKER'S COMPENSATIONS ACTS, DISABILITY BENEFIT ACTS OR OTHER EMPLOYEE BENEFIT

#### INSURANCE REQUIREMENTS

- THE CONTRACTOR SHALL PURCHASE AND MAINTAIN COMPREHENSIVE GENERAL LIABILITY AND OTHER INSURANCE SET FORTH BELOW WHICH WILL PROVIDE PROTECTION FROM CLAIMS WI MAY ARISE OUT OF OR RESULTING FROM THE PERFORMANCE OF WORK BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY THE CONTRACTOR OR BY ANYONE FOR WHOSE ACTS THE CONTRACTOR MAY BE LIABLE.
  - COMPREHENSIVE AUTOMOBILE LIABILITY INSURANCE COVERING ALL AUTOMOBILES, TRUCKS, TRAILERS AND ANY OTHER MOTORIZED EQUIPMENT OWNED OR LEASED BY THE CONTRACTOR
- WORKER'S COMPENSATION AND EMPLOYER'S LIABILITY INSURANCE IN ANY AMOUNT NOT LESS THAN STATUTORY LIMITS REQUIRED BY LAW.
- COMPREHENSIVE GENERAL LIABILITY INSURANCE INCLUDING COVERAGE IN THE AMOUNT OF \$500,000 PER ACCIDENT FOR PROPERTY DAMAGE AND \$1,000,000 PER PERSON AND \$3,000,000 AGGREGATE PER ACCIDENT FOR BODILY INJURY SICKNESS OR DISEASE OR DEATH OF ANY

#### CERTIFICATE OF INSURANCE

THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL HE HAS FILED WITH THE MUNICIPALITY AND ITS INSPECTOR A CERTIFICATE OF INSURANCE SHOWING COMPLETE COVERAGE OF ALL INSURANCE REQUIRED. SIGNED BY THE INSURANCE COMPANIES OR THEIR AUTHORIZED INSURANCE REQUIRED, SIGNED BY THE INSURANCE COMPANIES ON THEIR AN INCURZED AGENTS. EACH CERTIFICATE SHALL PROVIDE THAT COVERAGE SHALL NOT BE TERMINATED OR REDUCED WITHOUT 30 DAYS ADVANCE WRITTEN NOTICE TO THE MUNICIPALITY AND ITS INSPECTOR. THE CONTRACTOR SHALL NAME THE OWNER. THE CONTRACTOR SHALL NAME THE OWNER. CAGE ENGINEERING INC. AS ADDITIONAL INSUREDS ON THE COMPREHENSIVE GENERAL LIABILITY AND ALITOMOBILE LIABILITY POLICIES

#### CONSTRUCTION MEANS, METHODS, SAFETY

- NSTRUCTION MEANS, METHODS, SAFETY
  THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL FEDERAL, STATE AND
  LOCAL LAWS, INCLUDING OSHS ATAKDARGS AND WITH ANY OTHER APPLICABLE LAWS, ORDINANCE
  RECALL/CITIONS AND ORDERS OF AN PUBLIC BOO'L WANNER, DURSDOCKING FOR THE SAFETY
  RULES, RECALL/CITIONS AND ORDERS OF AN PUBLIC BOO'L WANNER, DURSDOCKING FOR THE SAFETY
  CONTRACTOR SHALL PROVIDE ALL SAFEGUARDS, SAFETY DEWICES AND PROTECTIVE EQUIPMENT
  AND SHALL BE RESPONSIBLE FOR INITIATION, MAINTAINER, AND SUPERVISING ALL SAFETY
  PRECALITIONS AND PROGRAMS UTILIZED BY THE CONTRACTOR AND HIS SUB-CONTRACTORS IN THE
  PERFORMANCE OF THER WORK, ASS SHALL TAKE ANY OTHER ACTIONS RECESSARY TO PROTECTE. THE LIFE AN HEALTH OF EMPLOYEES ON THE JOB AND THE SAFETY OF THE PUBLIC AND TO PROTECT PTY IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES, EQUIPMENT, AND FOR SAFETY PRECAUTIONS OR PROGRAMS, UNLESS SUCH MEANS AND EQUIPMENT ARE SPECIFIED IN THESE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL COMPLY WITH SECTION 108.06 LABOR, METHODS, AND EQUIPMENT OF THE "STANDARD SPECIFICATIONS."





REVISIONS A

CITY PERMIT RESUBMITTAL

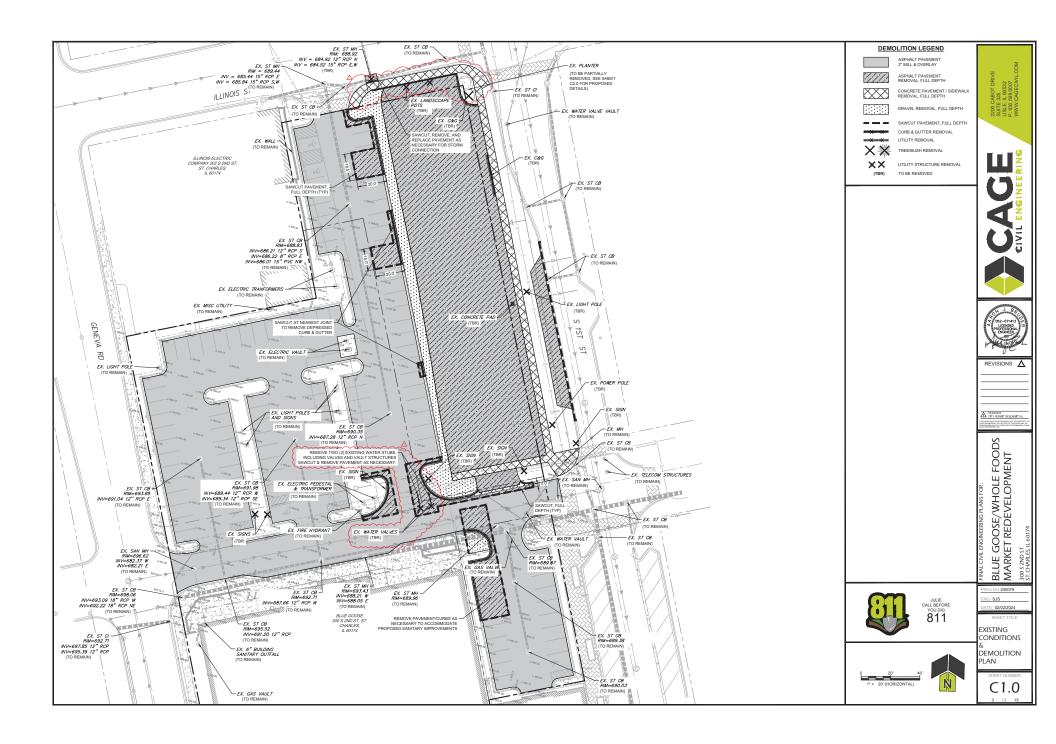
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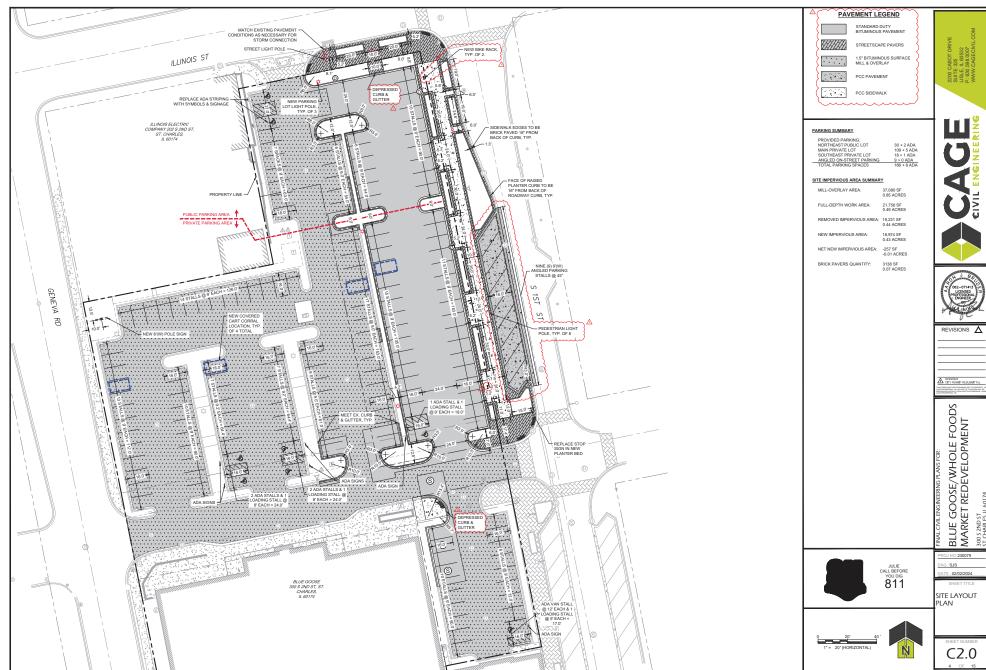
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NG:SJS

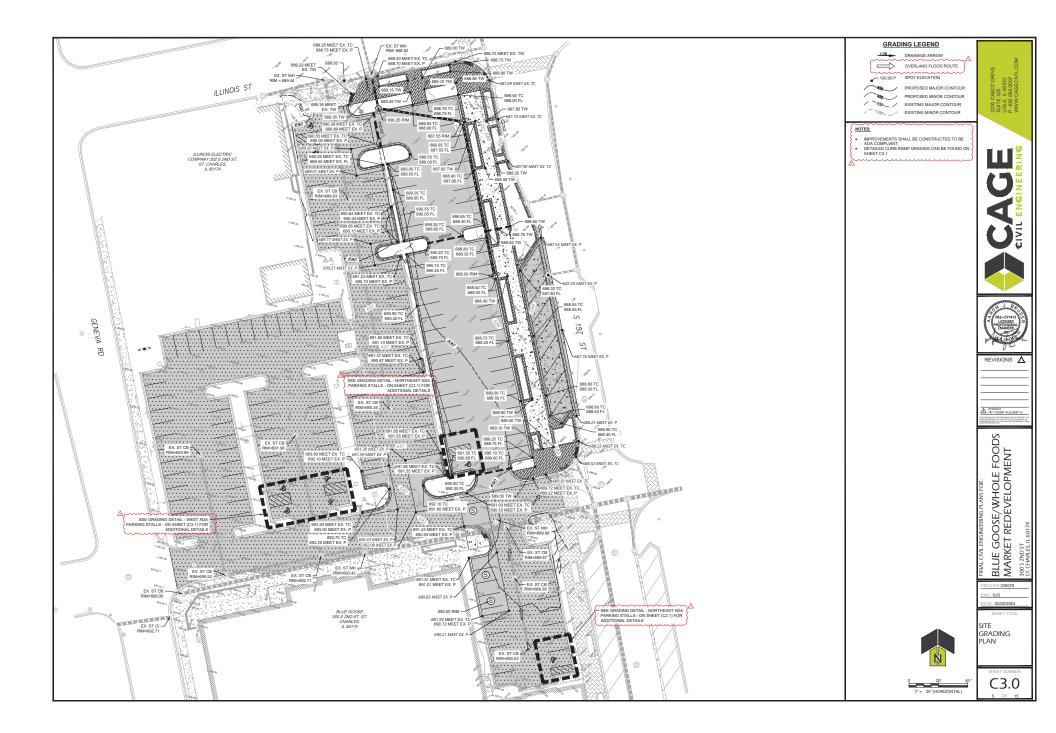
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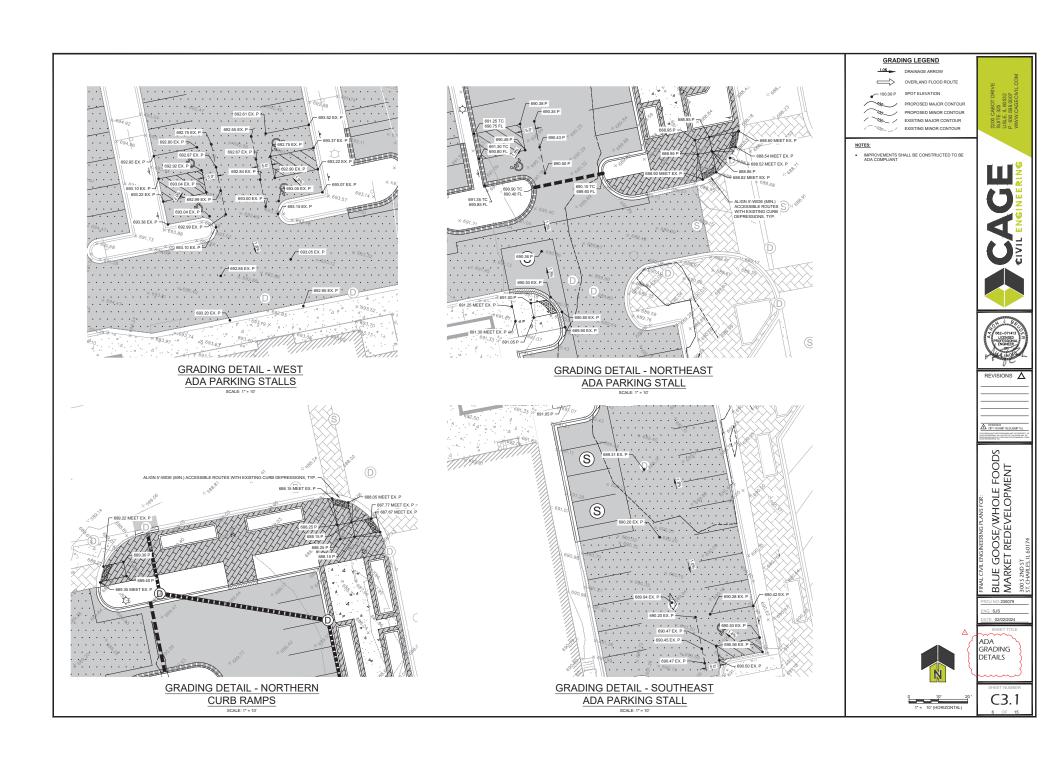
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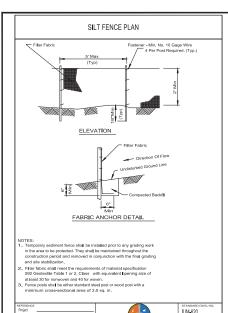












FLEXSTORM CATCH-IT FILTERS FOR TEMPORARY INLET PROTECTION PRODUCT SELECTION AND SPECIFICATION DRAWING

LOOT Standard Neeron Casting East Jordan Inlet Type Grote Size (R) (CFS)

7281

R3443-B

R3506-A2

R3503-B

6

8 9

10

12

31

R3278-A, R-3501- 7220, 7221 Outs Box (CB) 22.0 x 16.9 1.5 1.0 62MCBILT3

| R3500-A | 7235 | Robot Cue pin | 22 x 2275 | 2.3 | 1.2 | GOMSGILTG | 220 x 2275 | 2.3 | 1.2 | GOMSGILTG | 220 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 1.6 | GOMSGILTG | 230 x 2275 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3 | 2.3

20 R3026V, R3006 - 7035, 5380, V 7536 (2 ph) SquareNed (52) 22.5 x 22.5 2.4 1.2 62M50ILT20 21 R3027V 7536 (2 ph) SquareNed (52) 22.5 x 22.5 1.8 1.1 62McBiL 23 R3027V 7454 SquareNed (52) 24.x 22.5 2.7 1.3 62M60ILT20

 N/A
 R-3501-P
 7525
 Rolled Cub-(RC)
 25.7 x 19
 2.4
 1.2
 62MSGIL3501-P

 N/A
 R-3501-TR
 7495
 Rolled Cub-(RC)
 26 x 23.5
 3.1
 1.4
 62LSGIL3501-TR

5150 Square/Rect (SQ) 21.75 X 1.5 1.0 62MSQ/L

7180 Rolled Curb (RC) 22.5 x 22.5 2.4 1.2 62MSQIL

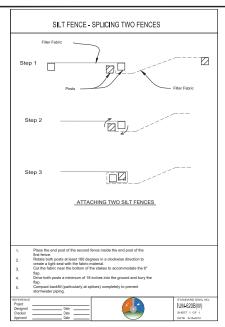
7250 Rolled Curb (RC) 22.75 x 22.4 2.5 1.2 62MSQIL

SquareRect (SQ) 36 x 24 4.6

R3501-U 7545 Single WFlap 13.75 / 20.2 x 2.12 1.3 0.9 62MCBILG3

V-Grate 28.75 x 11.4 1.5 1.1 62MSQIL R3281-A 7210 Curb Box (CB) 28.75 x 17.25 2.5 1.3 62MCBILT11

to Biox (CB) 24 x 16 25 1.8 1.1 62MCBIL InterPret (SQ) 24 x 22.25 2.7 1.3 62MSQILT23



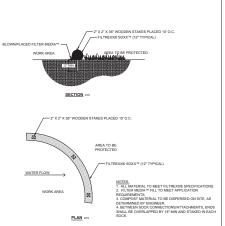
FLEXSTORM CATCH-IT INLET FITLERS FOR CURB BOX OPENINGS (MAGNETIC CURB FLAP)

UPON ORDERING THE ADS PIN CONFIRMATION OF THE DOT CALLOUT, FLEXST MAKE AND MODEL. OR DETAILED DIMENSIONAL FORMS MUST BE PROVIDED.

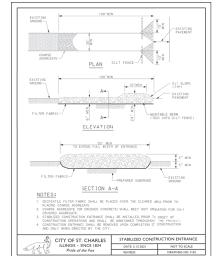
INSTALLATION:

REMOVE GRATE DROP FLEXST ONTO LOAD B CASTING OR C STRUCTURE

3. REPLACE GRATE



## FILTREXX® SEDIMENT CONTROL



▼ EROSION CONTROL DETAIL

Scale: NOT TO SCALE





CITY PERMIT RESURNITTAL

GOOSE/WHOLE FOODS ET REDEVELOPMENT BLUE GOOM

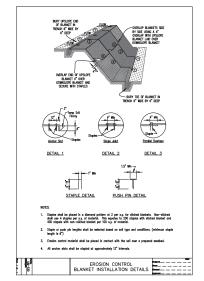
ENG:SJS

ATE: 02/02/2024 IIO2

C4.1

SEDIMENT LOG DETAIL

Scale: NOT TO SCALE



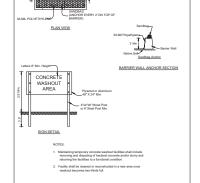
Scale: NOT TO SCALE

EROSION CONTROL BLANKET DETAIL



√ SILT FENCE DETAIL

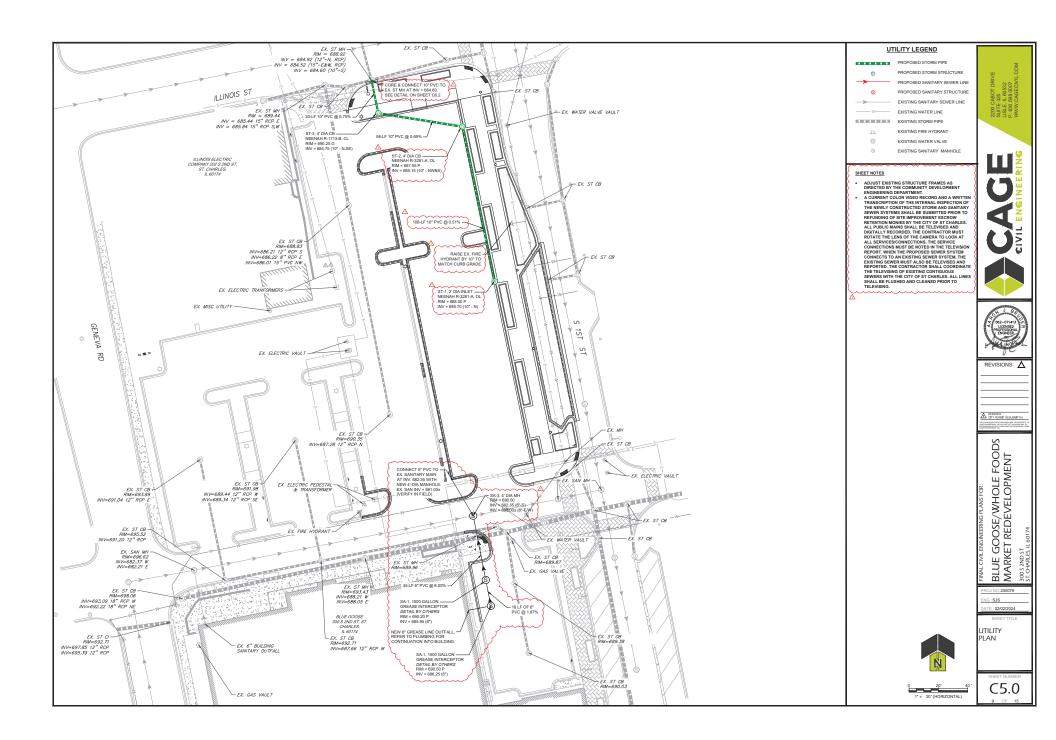
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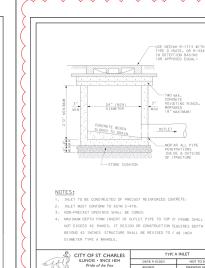


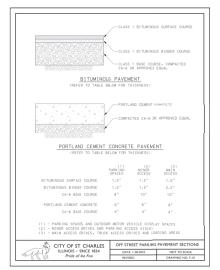
CONCRETE WASHOUT DETAIL
Scale: NOT TO SCALE Scale: NOT TO SCALE

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

FROSION & SEDIMENT CONTROL DETAILS









C.B./M.H.. Type "D": Grate: Frame:

Neenah R-3281-A or R-3278-1 Neenah R-3566-A2 Neenah R-3566-A2 with R-3281 (or opproved equal) Neenah R-7373 (Refer to Lid Detail) Neenah R-7131 (Refer to Lid Detail) Neenah R-7131 (Refer to Lid Detail) Neenah R-7131 (Refer to Lid Detail)

Sewer Pipe, Materials: Main line styrm sewer shall be constructed of one of the following:

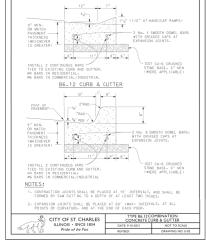
a. Pre-cast reinforced concrete pips, with "O-ring" joints.

b. PVC pipe. rigid. (Min. SDR 26. push-on gasket joints).

c. All joints shall conform to ANSI 21.11 for ductile iron pipe.

C.B.. "beehive type":

CITY OF ST. CHARLES	STORM SEVE	R MATERIALS
J_( ) ILLINOIS • SINCE 1834	DATE: 1-28-2022	NOT TO SCALE
Pride of the Fox	REVISED:	DRAWING NO. C-I



TACK COAT

--- PRIME COAT -6" MIN SUBBASE CRANULAR MATERIAL

4" MIN HOT MIX ASPHALT BINDER COURSE, IL-19.0, N50, OR MATCH EXISTING

\_\_6" MIN PORTLAND SEMENT CONCRETE NO.6 EPOXY COATE DOWEL BARS.
MIN. 24" LONG, EMBEDDED 8" AND
GROUTED IN PLACE AT 24" C.C.

-6" MIN SUBBASE CRANULAR MATERIAL

PAVEMENT PATCH

ORDUILD IN PLACE IN A

DEPRESSED CURB

#### B6.12 CURB & GUTTER DETAIL

12" 100T CA-7" 12"

12" | 100T CA-7 | 12"

PRIME COAT

C. COMPOSITE PAVEMENT

HOT MIX ASPHALT SURFACE COURSE.

MIX "C", MATCH EXISTING

TACK COAT

ALL PAVEMENT PATCHES SHALL BE SAWCUT FULL-DEPTH A MINIMUM OF ONE FOOT BEYOND THE LIMITS OF THE FAILED PAVEMENT IN ALL DIRECTIONS.

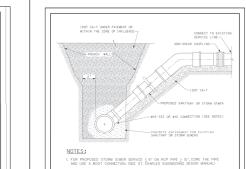
B. RIGID PAVEMENT

Scale: NOT TO SCALE



Scale: NOT TO SCALE

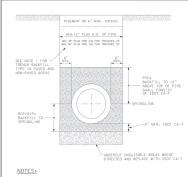
OFF STREET PARKING PAVEMENT SECTION DETAIL 📉 STORM SEWER MATERIALS DETAIL Scale: NOT TO SCALE



- 2. FOR PROPOSED STORM SEWER SERVICE  $\geq$  8", A MANHOLE SHALL BE INSTALLED.
- 3. FOR CONNECTING SANITRY OR STORM SEWER SERVICE TO AN EXISTING SANITARY OR STORM SEWER & 12", REMOVE A SECTION OF PIPE AND INSTALL A WYE-TEE OR WYE CONNECTION.
- 4. FOR CONNECTING SANITARY SEWER SERVICE TO AN EXISTING SANITARY SEWER 2 15", URUSULAN SAW-CUT AND USE A HUB WITE ON THE SAUDLE CONNECTION.
- FOR PROPOSED STORM OR SANITARY SEWER SERVICES, ENCASE ALL CONNECTIONS IN LOW STRENGTH CONCRETE TO PREVENT THE FITTINGS FROM ROTATING.
- FOR TRENCHES WITHIN AN EXISTING PAVED SURFACE AREA, IDOT CA-7 BACKFILL SHALL BE USED.

CITY OF ST CHARLES	SANITARY & STORM SERVICE		
ILLINOIS · SNCE 1834	DATE: 5-12-2021	NOT TO SCALE	
Pride of the Fox	REVISED:	DRAWING NO. D-03	

Scale: NOT TO SCALE



- TRENCH BACKFILL MATERIAL SHALL CONSIST OF IDOT CA-7 UNDER PAYED AREAS
  OR WITHIN ZONE OF INFLUENCE. OR EARTH BACKFILL IN NON-PAYED AREAS.
- ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS. INUNDATION OR WATER JETTING ARE NOT ALLOWED.
- ALL PUBLIC STORM SEWER SMALLER THAN 15" DIA. SHALL BE PVC PIPE SDR 26 MITH PUSH-ON GASKET JOINTS.
- 4. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.

ш				
Г	-M	CITY OF ST. CHARLES	RCP, DIP 4	PVC TRENCH
	1250	ILLINOIS • SINCE 1834	DATE: 9-10-2021	NOT TO SCALE
L	06/10	Pride of the Fox	REVISED:	DRAWING NO. D-06

PAVEMENT PATH DETAIL Scale: NOT TO SCALE

CITY OF ST. CHARLES
ILLINOIS • SNCE 1834
Pride of the Fox

NOTES:

PLANTING PARKWAY DETAIL

Scale: NOT TO SCALE

NOTES:

THE ONE FOOT BIFFER STRIP ALONG SIDEWALKS IS ONLY REQUIRED IF A SIDEWALK IS PRESENT.

3. PLANTING HEIGHTS SHALL BE CONSISTENT WITH THE LIMITS SHOWN

4. ALL PLANTS SHALL BE OF A VARIETY THAT DOES NOT HANG OVER ONTO THE STREET. CURB OR SIDEWALK.

STANDARD PLANTING

PARKWAY DETAIL

PLANTS ALONG STREETS, CURBS AND SIDEWALKS SHALL BE OF A VARIETY THAT REACHES A MAXIMUM HEIGHT OF 8 INCHES.

SANITARY & STORM SERVICE DETAIL

Scale: NOT TO SCALE

RCP, DIP & PVC TRENCH DETAIL

Scale: NOT TO SCALE

DETAILS

C6.0

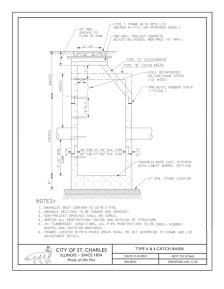
PROFESSION ENGINEER

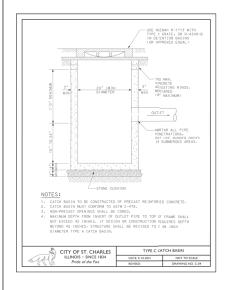
⚠ CTY PERMIT RESUBMITTAL

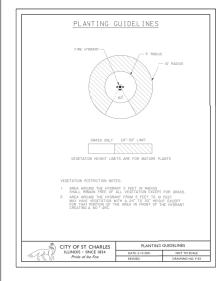
BLUE GOOSE/WHOLE FOOI MARKET REDEVELOPMENT

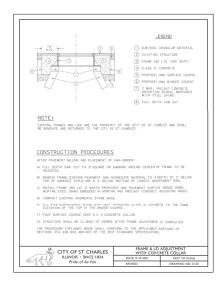
NG:SJS ATE: 02/02/2024

CONSTRUCTION











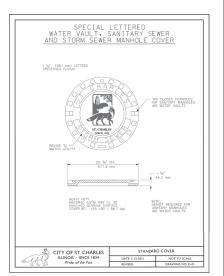
⚠ 03/29/2024 CITY PERMIT RESUBMITTAL

DS

HOLE FOOD

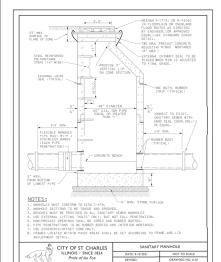
CATCH BASIN TYPE A & B

Scale: NOT TO SCALE





Scale: NOT TO SCALE



## FIRE HYDRANT PLANTING GUIDELINES

Scale: NOT TO SCALE

Exterior Drop Connections: Drop connections shall be constructed of Durtile Iron Pipe. Class 52 or PIC SDR 26. per manufacturer specifications. All drop mambile plping shall be encosed in concrete (refer to City standard drop mambile detail).

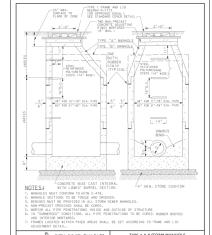
2) Frames & Lids: Frame: Neenah R-1713 or R-1916C in Floodpiain Lid: Neenah R-1713 or R-1916C type "B" with the words "City of St. Charles - SANITARY" cast into surface

- 3) Joints: All joints shall conform to ASTM 0-3212 for PVC pipe and ASTM A-746 for ductile iron. Both pipe types shall be joined by mems of a flexible gasker. Gaskets for PVC joints shall be in conformance with ASTM A 21.11-79 (ARM CITI).
- A Mendiesia Sonitory monholes are to be precise relinforced concrete eccentricity, with a minimum 48° Lib. borrel sections Core sections shall have a 3° integrally loss precess concrete collor! Tiple penetrations are to be section for the section of the section of the section of the section of the section shall be section. The shall be section shall be section shall be section shall be settled for section shall be section shall be settled in section shall be section.
- 5) Services: Sonitory services shall be constructed for all buildable lofs. Services shall be constructed of PKC 508 26 pipe, alx 66) Inoh Minimum diameter, and shall be actread to the Inghts-orey limits. All connections to the public main shall be at a centrole or at a "yee" attitude property of the public main shall be at a centrole or at a "yee" attitude property of the public main shall be at a centrole or at a "yee" attitude public main shall be at a centrole or at a "yee" attitude public main shall be attituded by the public main shall be attituded at a "yee" at a "yee" attituded attituded

CITY OF ST. CHARLES	SANITARY SEWER MATERIALS	
ILLINOIS · SINCE 1834	DATE: 2-10-2022	NOT TO SCALE
Pride of the Fox	REVISED:	DRAWING NO. A-06

### FRAME ADJUSTMENT

Scale: NOT TO SCALE



BLUE GOOSE/WHC MARKET REDEVELC NG:SJS TE:02/02/2024

300 S ZND ST

CONSTRUCTION DETAILS

C6.1

SANITARY SEWER MATERIALS

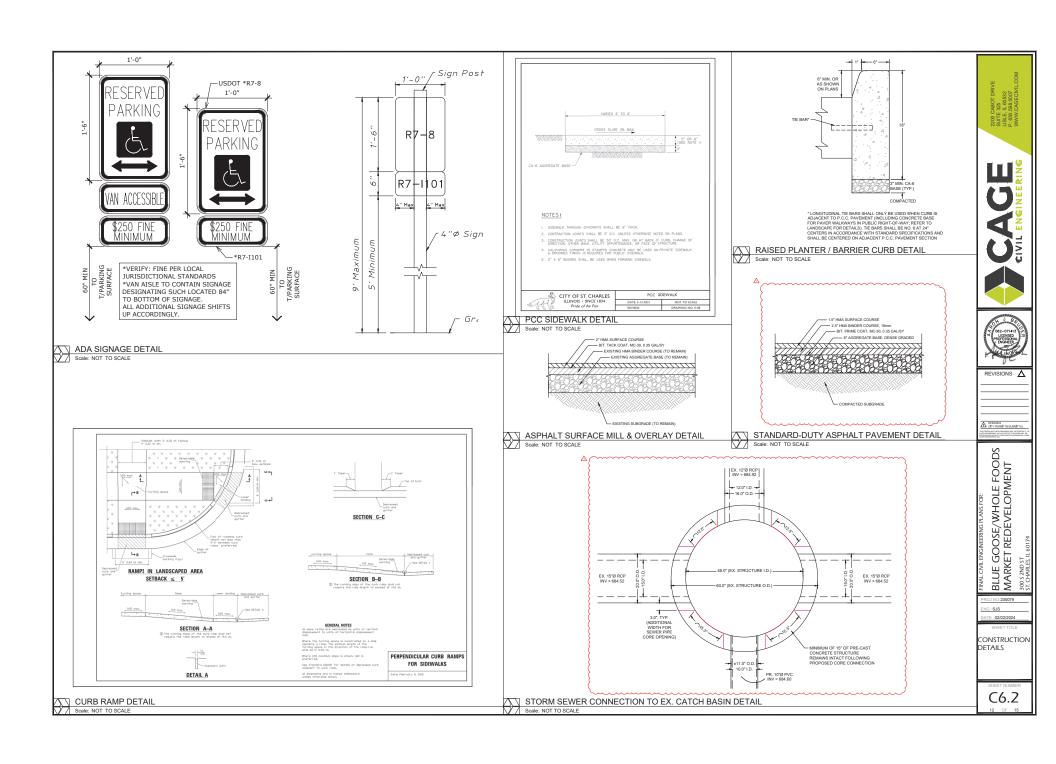
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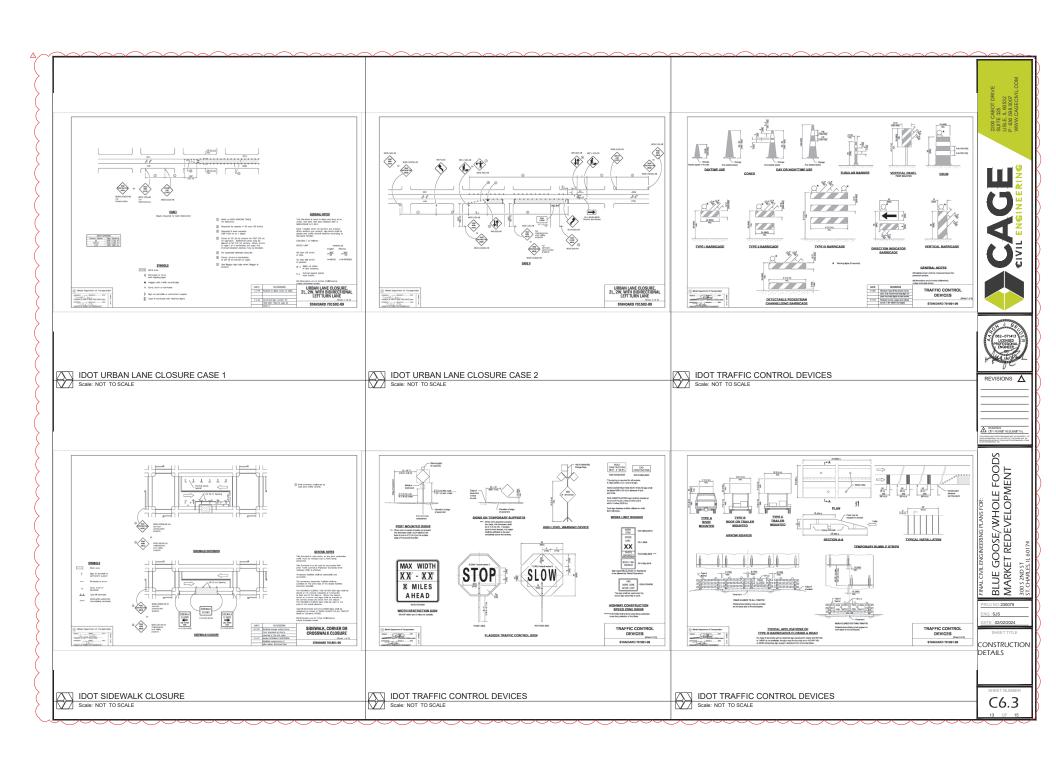
SANITARY MANHOLE Scale: NOT TO SCALE

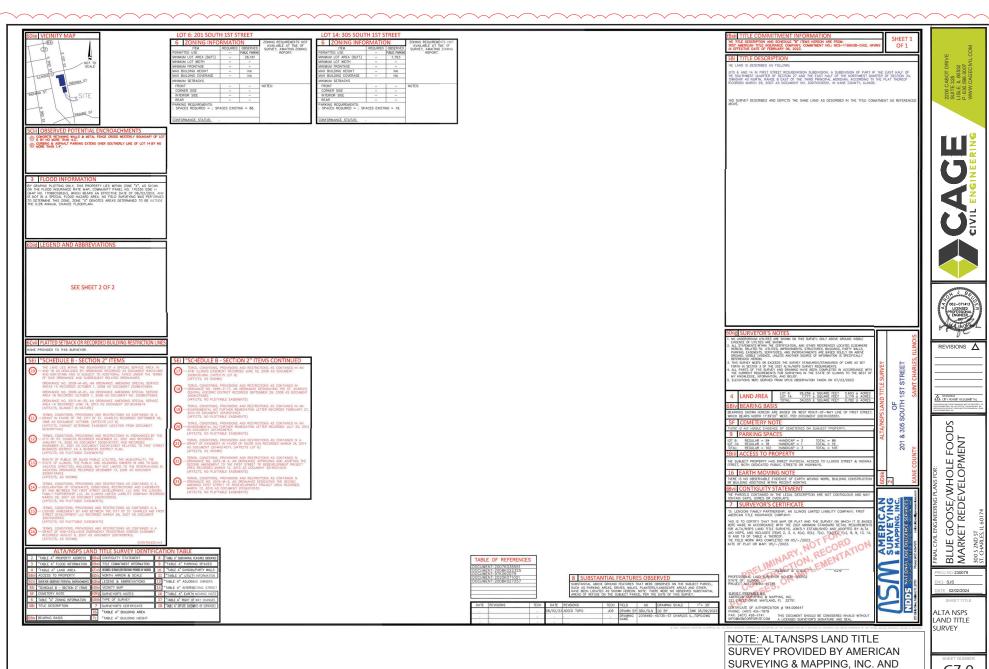
SANITARY SEWER MATERIALS
Scale: NOT TO SCALE

CITY OF ST. CHARLES ILLINOIS • SNCE 1834 Pride of the Fox

MANHOLE COVER Scale: NOT TO SCALE

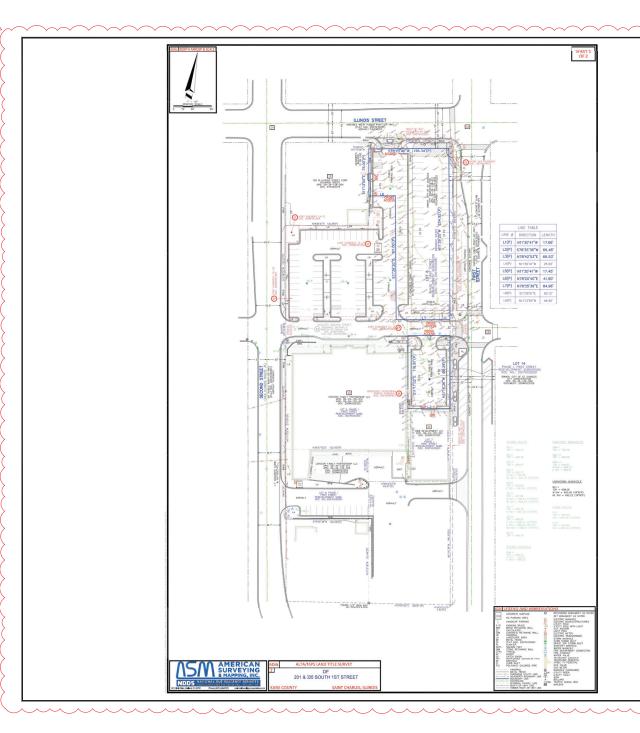






C7.0

INCLUDED FOR REFERENCE ONLY







CITY PERMIT RESURNITTAL

BLUE GOOSE/WHOLE FOODS MARKET REDEVELOPMENT

ENG:SJS ATE: 02/02/2024

ALTA NSPS LAND TITLE SURVEY

NOTE: ALTA/NSPS LAND TITLE SURVEY PROVIDED BY AMERICAN SURVEYING & MAPPING, INC. AND INCLUDED FOR REFERENCE ONLY

C7.1

#### EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A REDEVELOPED GROCERY STORE AND TWO PARKING LOTS NUMEROUS MATURE TREES EXIST IN THE WEST PARKING LOT. ALL TREES ON-SITE TO BE PRESERVED AND PROTECTED. NO TREES WILL BE REMOVED AS PART OF THIS CONTRACT.

#### TREE PROTECTION & REMOVAL NOTES

- 1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
- 3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING
- 4 BARRIER SHALL BE CONSTRUCTED OF A MIN 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6" O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
- 6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- 7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- 8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- 9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVEED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

SURVE	Y OF	existing trees		BEST 5	
TREE #	SIZE	SCIENTIFIC NAME	COMMON NAME	CONDITION	COMMENTS
101	6"	Celtis occidentalis	Common Hackberry	5	Preserve
102	6"	Celtis occidentalis	Common Hackberry	5	Preserve
103	7*	Celtis occidentalis	Common Hackberry	5	Preserve
104	6"	Celtis occidentalis	Common Hackberry	5	Preserve
105	6"	Celtis occidentalis	Common Hackberry	5	Preserve
106	7*	Celtis occidentalis	Common Hackberry	5	Preserve
107	7*	Acer x freemanii	Freeman Maple	4	Preserve
108	8"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
109	7*	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
110	7*	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
111	6"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
112	5*	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
113	6"	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
114	5*	Gleditsia triacanthos v.	Thornless Honeylocust	4	Preserve
115	7*	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
116	7*	Gleditsia triacanthos v.	Thornless Honeylocust	4	Preserve
117	7*	Gleditsia triacanthos v.	Thornless Honeylocust	5	Preserve
118	7*	Acer x freemanii	Freeman Maple	4	Preserve
119	7*	Acer x freemanii	Freeman Maple	4	Preserve
. 120	8"	Acer x freemanii	Freeman Maple	5	Preserve
121	8"	Acer x freemanii	Freeman Maple	5	Preserve
122	7*	Acer x freemanii	Freeman Maple	4	Preserve
123	7*	Acer x freemanii	Freeman Maple	5	Preserve
124	7*	Acer x freemanii	Freeman Maple	4	Preserve
125	7*	Acer x freemanii	Freeman Maple	5	Preserve
126	7*	Acer x freemanii	Freeman Maple	5	Preserve
127	8"	Tilia americana	American Linden	4	Preserve
128	7*	Tilia americana	American Linden	4	Preserve
129	7*	Acer rubrum	Red Maple	5	Preserve
130	7*	Acer rubrum	Red Maple	5	Preserve
131	7*	Acer rubrum	Red Maple	5	Preserve
		TOTAL TREES REMOVED	= 0 = 0 TOTAL CAL, INCHES	REMOVED	

## TREE PROTECTION & REMOVAL LEGEND



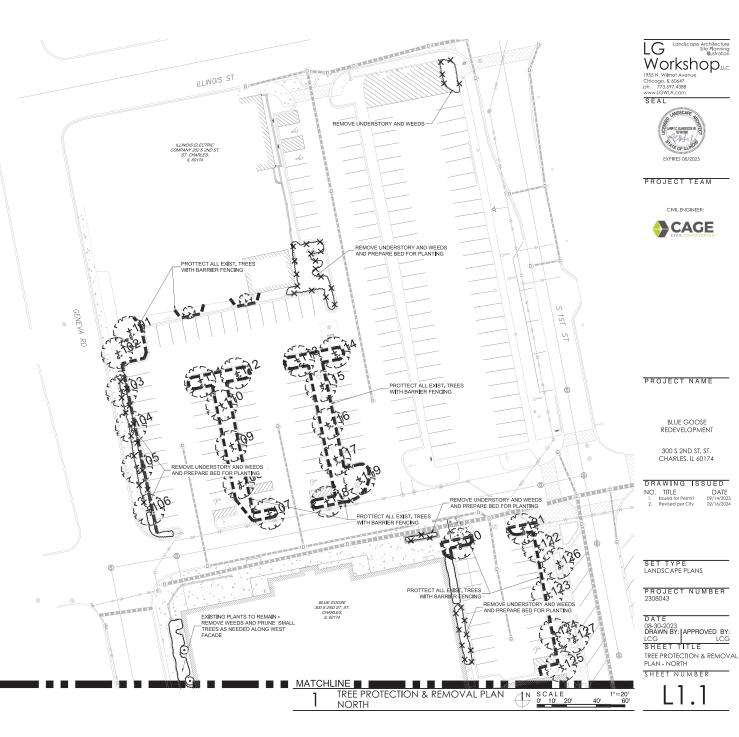
EXISTING TREE TO REMAIN



EXISTING TREE TO BE REMOVED

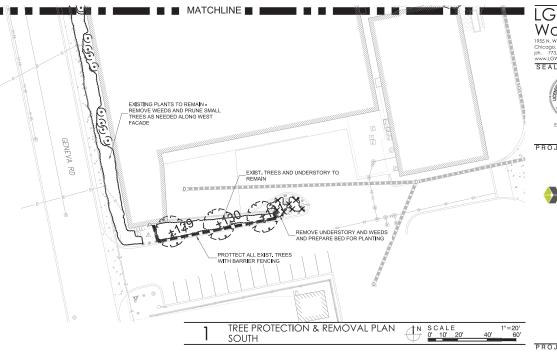
EXISTING UNDERSTORY TO BE REMOVED

BARRIER FENCING TO BE INSTALLED



DATE

02/16/2024



LG Landscape Architecture Site Planning Illustration Workshop.uc 1955 N, Wilmot Aver Chicago, IL 60647 ph. 773.697.4388 www.LGWLA.com



PROJECT TEAM

CIVIL ENGINEER:



PROJECT NAME

TREE PROTECTION & REMOVAL LEGEND



EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING UNDERSTORY TO BE REMOVED

BARRIER FENCING TO BE INSTALLED

BLUE GOOSE REDEVELOPMENT 300 S 2ND ST, ST. CHARLES, IL 60174

DRAWING ISSUED

NO. TITLE

1. Issued for Permit

2. Revised per City DATE 09/14/2023 02/16/2024

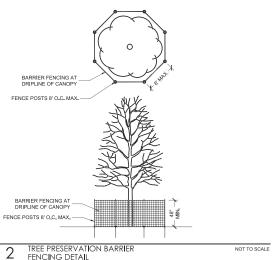
SET TYPE LANDSCAPE PLANS

PROJECT NUMBER 2308043

DATE 08-30-2023 DRAWN BY: APPROVED BY:

SHEET TITLE TREE PROTECTION & REMOVAL PLAN - SOUTH

SHEET NUMBER



SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
	UOUS SHA				,
GDE	2.5" cal.	4	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B
LSM	2.5" cal.	3	Liquidambar styraciflua 'Moraine'	Moraine American Sweetgum	B&B
TCG	2.5" cal.	2	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B
ULA	2.5" cal.	2	Ulmus davidiana var. japonica 'Morton'	Accolade Flm	B&B
	MENTAL TE	DEE0			1====
	8' multi	1	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
		_	Ameianchiei x grandinora.	SHRUDIOW ServiceDelly	Juan
	UOUS SHE				1
AAB	30" ht.	18	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B
AMA	24" ht.	19	Aronia melanocarpa 'Elata'	Elata Chokeberry	B&B
CAE	30" ht.	3	Cornus alba 'Elegantissima'	Variegated Dogwood	B&B
FOS	30" ht.	12	Forsytha x intermedia 'Sunrise'	Sunrise Forsytha	B&B
FVB	18" w.	6	Forsythia viridissima 'bronxensis'	Bronx Greenstem Forsythia	B&B
HYA	24" ht.	4	Hydrangea arbor. 'Haas Halo'	Haas Halo Hydrangea	B&B
POB	30" ht.	5	Physocarpus opulifolius 'Monlo'	Diabolo Ninebark	B&B
SBF	24" ht.	11	Spiraea bumalda Froebelii	Froebel Burnald Spirea	B&B
SYM	24" ht.	22	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B
VTC	30" ht.	26	Viburnum trilobum 'Alfredo'	Alfredo American Cranberrybush	B&B
	REEN SHE				
JUB	24" w.	6	Juniperus sabinia' Broadmoor'	Broadmoor Juniper	B&B
JCS	24" ht.	4	Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B
TMT	24" w.	21	Taxus media 'Tautonii'	Taunton Intermediate Yew	B&B
ORNA	MENTAL GI	RASSE	·s		
CMO	#1 gal.	7	Carex muskingumensis' Oehme'	Oehme Variegated Palm Sedge	
ELH	#1 gal.	5	Elymus hystrix	Bottlebrush Grass	
MGB	#1 gal.	6	Miscanthus sinensis' Gold Bar'	Gold Bar Dwarf Porcupine Grass	
PAV	#1 gal.		Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	
	NDCOVER				
ACH	#1 cont		Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O C
ALS	#1 cont.	100	Allium 'summer beauty'	Summer Beauty Wild Onion	18" O.C.
AST	#1 cont.		Aster Woods Purple	Woods Purple Aster	12" O.C.
CAM	#1 cont.		Campanula carpatica Pearl Deep Blue	Pearl Deep Blue Carpathian Harebell	15" O.C.
CVM	#1 cont.	20	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.
ECB	#1 cont.		Echinacea x. 'Balsomblanc'	Sombrero Blanco Coneflower	18" O.C.
ECP	#1 cont.		Echinacea x. Balsomblanc Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	24" O.C.
EPM	#1 cont.		Echinacea purpurea Magrius  Echinacea purpurea' Pixie Meadowbrite'	Pixie Meadowbrite Coneflower	18" O.C.
EFC	4" pot		Euyonumus fortunei 'Coloratus'	Purpleleaf Wintercreeper	9" O.C.
GHP	#1 cont,		Geranium sang, ' Hampshire Purple'	Hampshire Purple' Geranium	12" O.C.
HSC	#1 cont.		Hemerocalis' Strawbery Candy'	Strawberry Candy' Daylily	15" O.C.
HGS	#1 cont.		Heuchera' Green Spice'	Green Spice Coral Bells	15" O.C.
LAV	#1 cont.		Lavendula 'Munstead strain'	Munstead English Lavender	24" O.C.
LEU	#1 cont.		Leucanthemum x 'Whoops-a-Daisy'	Whoops-a-Daisy Shasta Daisy	18" O.C.
NFW	#1 cont.		Nepeta fasseni 'Walker's low'	Walkers Low Catmint	24" O.C.
PHD	#1 cont.		Phlox divaricata	Blue Phlox	15" O C
RVS	#1 cont.		Rudbeckia speciosa' Viette' s Little Suzy'	Viette's Little Suzy Black Eyed Susan	18" O.C.
SED	#1 cont.		Sedum x 'Autumn joy'	Autumn Joy Sedum	18" O.C.
SES	#1 cont.		Sesleria autumnalis	Autumn Moor Grass	15" O.C.
SOL	#1 cont.		Solidago sphacelata 'Golden Fleece'	Golden Fleece Goldenrod	18" O.C.
SOD	sq. yd.		Solidago spriacelata Golden Fleece Sodded Lawn	Guiden Fieede Goldenrod	10 0.0.
		_		1	
			VITH PERENNIALS		
CAL	bulb		Camassia leichtlinii	Wild Hyacinth	
				Spellbinder Daffodil	
NAS APS	bulb		Narcissus' Spell binder' Allium Purple Sensation'	Purple Sensation Allium	_

● PROPOSED MEDIUM SHRUB

PROPOSED LOW SHRUB

SODDED LAWN

PROPOSED BULBS

PROPOSED EVERGREEN SHRUB

₱ PROPOSED ORNAMENTAL GRASS

PROPOSED PERENNIAL PLANTING

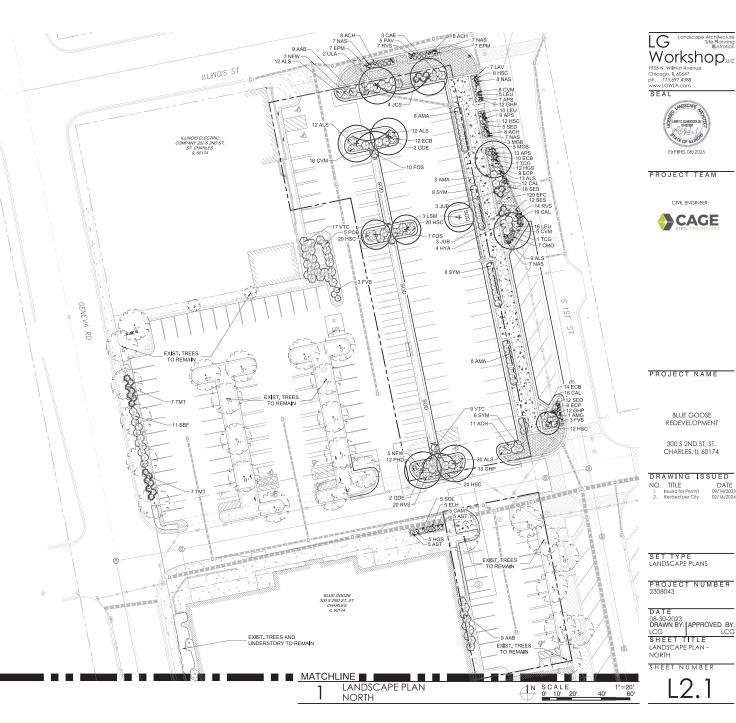
LANDSCAPE LEGEND

EXISTING TREE

PROPOSED SHADE TREE

PROPOSED ORNAMENTAL TREE

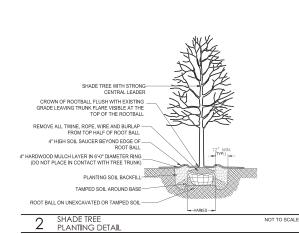
PROPOSED LARGE SHRUB

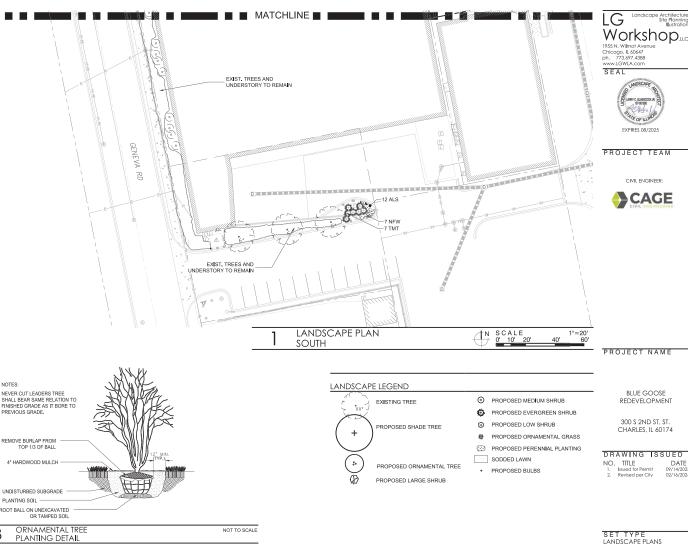


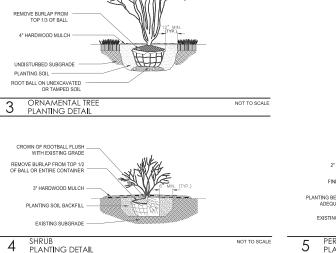
DATE 09/14/2023 02/16/2024

#### LANDSCAPE NOTES

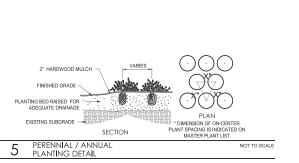
- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- 2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF ST. CHARLES LANDSCAPING CODES AND ZONING ORDINANCES.
- 3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- 4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 280.1-1988) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 5. JE SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- 7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE, IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FIND GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- 8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4 INCH LAYER OF SHREDDED HARDWOOD MULCH, ALL GROUNDCOVER, ANNUAL AND PERENNIAL BEDS SHALL RECEIVE A 2 INCH LAYER OF THE SAME MULCH MATERIAL. COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- 11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.
- 12. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FFFT TO FIRE HYDRANTS. TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.







NOTES:

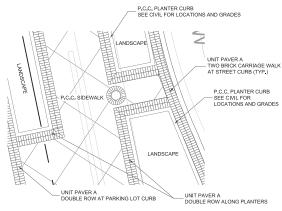


PROJECT TEAM CAGE PROJECT NAME REDEVELOPMENT 300 S 2ND ST, ST. CHARLES, IL 60174 DRAWING ISSUED DATE 02/16/2024 PROJECT NUMBER 2308043 DATE 08-30-2023 DRAWN BY: | APPROVED BY:

LANDSCAPE PLAN -

SHEET NUMBER

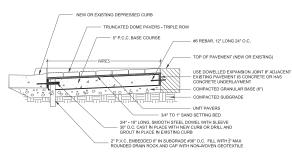
SOUTH / DETAILS / NOTES



SIDEWALK SURFACE PAVING SCALE 1/4"= 1'-0"

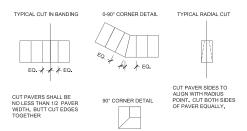
EXISTING OR NEW CURB UNIT PAVER A - TWO BRICK CARRIAGE WALK AT STREET CURB (TYP APPROX. 3/4" TO 1" BEDDING SAND 5" P.C.C. BASE COURSE -REINF. W/ 6 X 6 X 10 WWM FIELD PAVERS B - HERRINGBONE PATTERN PLANTER CURB, BUILDING EDGE, OR STEEL EDGING AT LANDSCAPE AREAS 4" COMPACTED GRANULAR BASE TYPE B, GRADE CA-6 3/4" - 18" LONG, SMOOTH STEEL DOWEL WITH SLEEVE 30" O.C. CAST IN PLACE WITH NEW CURB OR DRILL AND GROUT IN PLACE IN EXISTING CURB 2" P.V.C. EMBEDDED 6" IN SUBGRADE #36" O.C. FILL WITH }" MAX ROUNDED DRAIN ROCK AND CAP WITH NON-WOVEN GEOTEXTILE

PAVER SIDEWALK SECTION SCALE: N.T.S.

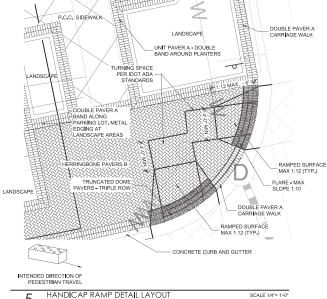


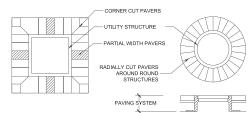
HANDICAP RAMP SECTION

SCALE 1/4"= 1'-0"



TYPICAL PAVER CUTS SCALE:NTS





PAVER BORDER AROUND STRUCTURE SCALE: NTS

PROJECT TEAM

EXPIRES 08/2025



Workshop...

Chicago, IL 60647 ph. 773.697.4388 www.LGWLA.com

#### STREETSCAPE / PAVER NOTES

- CONTRACTOR SHALL REVIEW EXISTING ADJACENT STREETSCAPE AND VERIFY AND REPLICATE COLORS, PAVER DETAILS, BANDING DETAILS AND INSTALLATION.
- ALL SLOPES SHALL BE GRADED TO AVOID LOW SPOTS AND PONDING. ANY DISCREPANCIES IN GRADING SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND CIVIL ENGINEER.
- 3. PAVER QUANTITIES ALL QUANTITIES ARE ESTIMATED AS RAW SQ. FT. FROM THE DRAWINGS WITHOUT CUTS AND WASTE. INSTALLER SHALL VERIFY ALL QUANTITIES AND OVERAGES NECESSARY. ALL PAVERS SUPPLIED BY PINEHALL BRICK, WINSTON SALEM, NC.

- 1.775 SF -BANDING - OLD TAVERN PAVER B - 1,380 SF - FIELD HERRINGBONE - OLD TAVERN
TRUNCATED DOME PAVERS - 94 SF - MATCH EXISTING

4. CONSULT CIVIL DRAWINGS FOR ALL GRADES AND CROSSWALK LOCATIONS.

- THE PAVERS WILL BE FREE FROM EXCESSIVE CHIPS, CRACKS, VOIDS, DISCOLORATION OR OTHER DEFECTS THAT MIGHT BE VISIBLE OR CAUSE STAINING IN FINISHED WORK.
- 6. THE PAVERS WILL BE MIXED FROM SEVERAL PALLETS OR CUBES, AS THEY ARE PLACED, TO PRODUCE UNIFORM BLEND OF COLORS AND TEXTURES.
- THE BRICK PAVERS WILL BE CUT WITH MOTOR-DRIVEN MASONRY SAW EQUIPMENT TO PROVIDE CLEAN, SHARP, UN-CHIPPED EDGES, CUT UNITS TO PROVIDE PATTERN INDICATED AND TO FIT ADJOINING WORK NEATLY. USE FULL UNITS WITHOUT CUTTING WHERE POSSIBLE.
- 8. HAMMER CUTTING IS NOT ACCEPTABLE
- 9. THE BRICK IS PROPOSED TO BE PLACED ON SAND SETTING BED WITH JOINT FILLER SAND.
- 10. JOINT FILLER SAND: ACCEPTABLE POLYMERIC JOINT FILLER SAND SHALL BE MANUFACTURED BY THE FOLLOWING OR APPROVED EQUAL. THE COLOR SHALL MATCH WHAT WAS INSTALLED IN THE PREVIOUS STREETSCAPE PHASES.

SILPRO SILPRO PAVER SAND POLYMERIC JOINT SAND, AYER, MA, 01432-1514 THE QUIKRETE COMPANIES ATLANTA, GEORGIA 30305 SAKRETE OF NORTH AMERICA CHARLOTTE, NORTH CAROLINA

BLUE GOOSE

PROJECT NAME

REDEVELOPMENT 300 S 2ND ST, ST. CHARLES, IL 60174

DRAWING ISSUED NO. TITLE

1. Issued for Permit DATE

Revised per City 02/16/2024

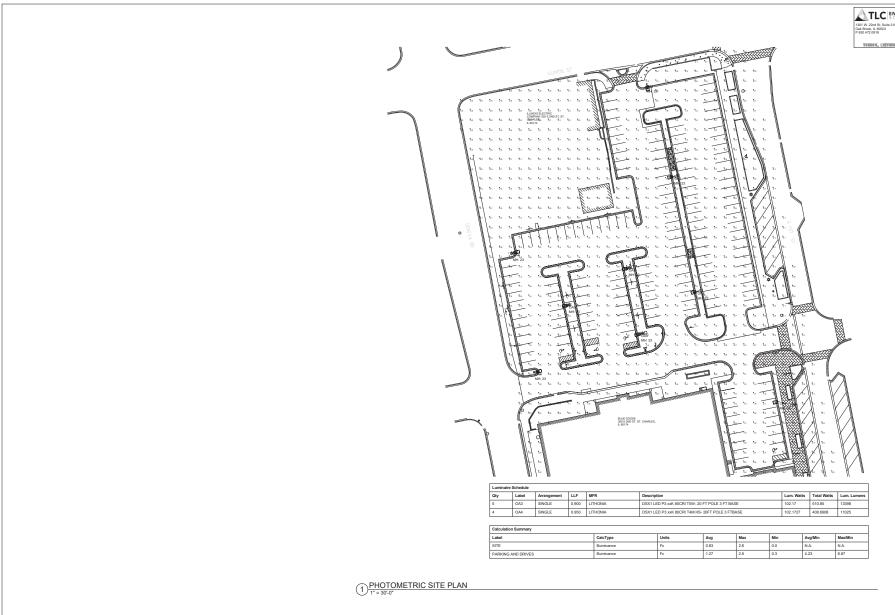
SET TYPE LANDSCAPE PLANS

PROJECT NUMBER 2308043

DATE 08-30-2023 DRAWN BY: | APPROVED BY: STREETSCAPE DETAILS &

SHEET NUMBER

NOTES



TLC ENGINEERIN
1301 W. 22nd St, Suite 210
Oak Brook, IL 60523
P 630.472.0918
8246-526waw.td-enginess.co ak Brook, IL 60523 630.472.0918 6246.526: www.fic-enginees.cor TLC No: 12244 THIRN IC, LETTION, CRIMATIL,



REVISIONS A

BLUE GOOSE
REDEVELOPMENT
3005 SZND ST
ST. CHARLES, IL 60174

PROJ NO:230079 ENG: RCS/MJB

PHOTOMETRIC SITE PLAN

SHEET NUMBER E1.1