

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

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 15th day of April 2024.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 15th day of April 2024.

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

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

2000 CABOT DRIVE
SUITE 325
LISLE, IL 60532
P. 630.898.0007
WWW.CAGECIVIL.COM



REVISIONS

NO.	DATE	DESCRIPTION

FINAL CIVIL ENGINEERING PLANS FOR:
**BLUE GOOSE/WHOLE FOODS
MARKET REDEVELOPMENT**
300 S 2ND ST
ST. CHARLES, IL 60174

PROJECT NO: 230079
ENG: SJS

DATE: 02/02/2024

SHEET TITLE
SITE
LOCATION
MAP & CIVIL
LEGEND

SHEET NUMBER
C0.0
1 OF 15

LOCATION MAP



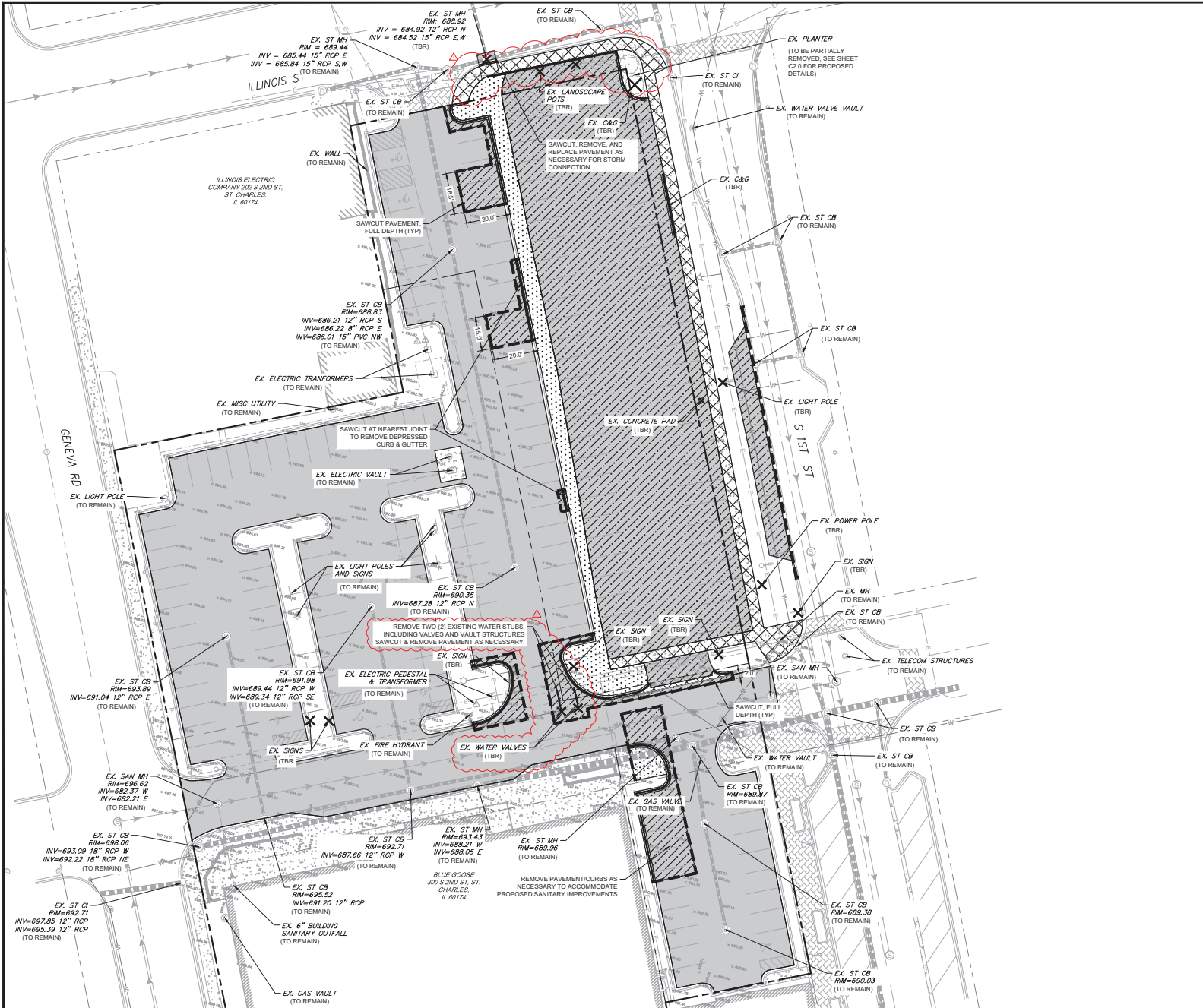
SECTION 15, TOWNSHIP 34N, RANGE 8W

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

EXISTING LEGEND	PROPOSED LEGEND
EXISTING TREE	CURB & GUTTER
CURB & GUTTER	REVERSE PITCH CURB & GUTTER
EXISTING BUILDING	DEPRESSED CURB & GUTTER
PCC SIDEWALK	STANDARD DUTY BITUMINOUS PAVEMENT
GAS SERVICE	STREETSCAPE PAVERS
ELECTRIC SERVICE	2" BITUMINOUS SURFACE MILL & OVERLAY
STORM SEWER	PCC PAVEMENT
SANITARY SEWER	PCC SIDEWALK
WATER MAIN	STORM SEWER
CABLE LINE	STORM STRUCTURE
OVERHEAD UTILITY LINE	PARKING LOT LIGHT
COMMUNICATION LINE	STREET LIGHT
FIBER OPTIC LINE	FLOW ARROW
FENCE	OVERLAND FLOOD ROUTE
STORM STRUCTURE	TOP OF SIDEWALK GRADE
SANITARY MANHOLE	TOP OF CURB GRADE
CLEANOUT	PAVEMENT GRADE
WATER METER	GROUND GRADE
VALVE VAULT	MAJOR CONTOUR
VALVE BOX	MINOR CONTOUR
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	

<p>OWNER/DEVELOPER SDGFTU 500 LLC 444 N. MICHIGAN AVE., SUITE 3450 CHICAGO, IL PHONE: 630.537.6964 MATT HENDY</p>	<p>ENGINEER CAGE ENGINEERING 2200 CABOT DR., SUITE 325 LISLE, IL 60532 PHONE: 630.598.0007 AARON BRUDER, P.E.</p>	<p>SURVEYOR AMERICAN SURVEYING & MAPPING, INC. 221 CIRCLE DRIVE MAITLAND, FL 32751 PHONE: 321-527-2130 PHET MEKSAVANH</p>
<p>LANDSCAPE LG WORKSHOP, LLC 1955 N. WILMOT AVE. CHICAGO, IL 60647 PHONE: 773.697.4388 LARRY GLASSCOCK</p>	<p>CITY OF ST. CHARLES PUBLIC WORKS DEPARTMENT 2 E. MAIN ST. ST. CHARLES, IL 60174 PHONE: 630.377.4405 CHRIS GOTTLIEB</p>	





DEMOLITION LEGEND

- ASPHALT PAVEMENT
2" MILL & OVERLAY
- ASPHALT PAVEMENT
REMOVAL, FULL DEPTH
- CONCRETE PAVEMENT / SIDEWALK
REMOVAL, FULL DEPTH
- GRAVEL REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL
(TBR)
TO BE REMOVED



REVISIONS

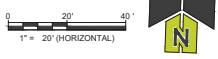
NO.	DATE	DESCRIPTION

FINAL CIVIL ENGINEERING PLANS FOR:
**BLUE GOOSE/WHOLE FOODS
 MARKET REDEVELOPMENT**
 300 S 2ND ST
 ST. CHARLES, IL 60174

JULIE
CALL BEFORE
YOU DIG
811

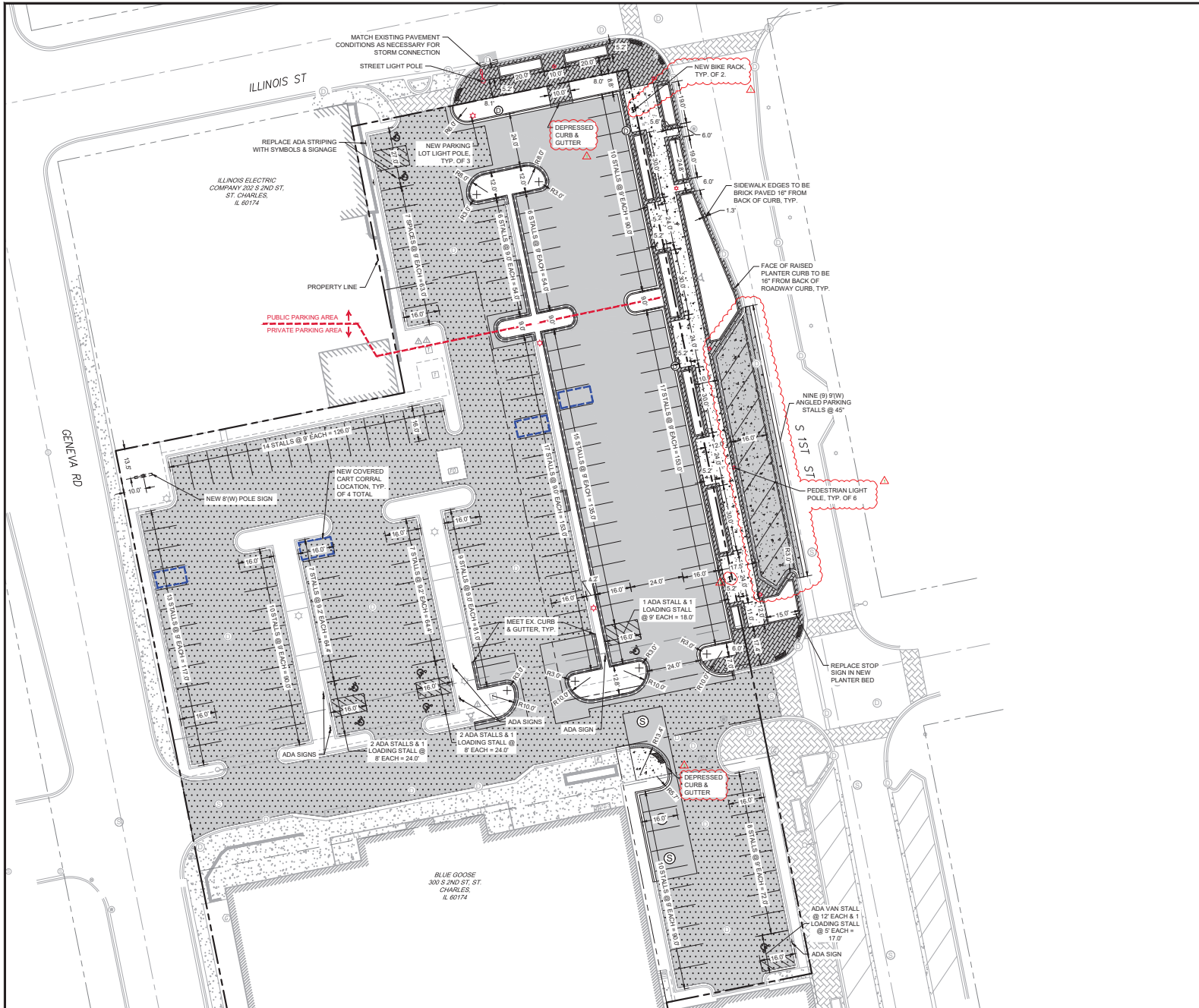
PROJ. NO: 230079
ENG: SJS
DATE: 02/02/2024

SHEET TITLE
**EXISTING CONDITIONS
 &
 DEMOLITION
 PLAN**



SHEET NUMBER
C1.0
 3 OF 15

3000 CASOT DRIVE
 SUITE 205
 LISLE, IL 60532
 P. 630.880.0007
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PAVEMENT LEGEND

	STANDARD DUTY BITUMINOUS PAVEMENT
	STREETSCAPE PAVERS
	1.5" BITUMINOUS SURFACE MILL & OVERLAY
	PCC PAVEMENT
	PCC SIDEWALK

PARKING SUMMARY

PROVIDED PARKING:	30 + 2 ADA
NORTHEAST PUBLIC LOT	109 + 5 ADA
SOUTHEAST PRIVATE LOT	9 + 1 ADA
ANGLED ON-STREET PARKING	8 + 0 ADA
TOTAL PARKING SPACES	166 + 8 ADA

SITE IMPERVIOUS AREA SUMMARY

MILL-OVERLAY AREA:	37,080 SF 0.85 ACRES
FULL-DEPTH WORK AREA:	21,756 SF 0.49 ACRES
REMOVED IMPERVIOUS AREA:	19,231 SF 0.44 ACRES
NEW IMPERVIOUS AREA:	18,974 SF 0.43 ACRES
NET NEW IMPERVIOUS AREA:	-257 SF -0.01 ACRES
BRICK PAVERS QUANTITY:	3138 SF 0.07 ACRES

2009 CASOT DRIVE
SUITE 205
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REVISIONS

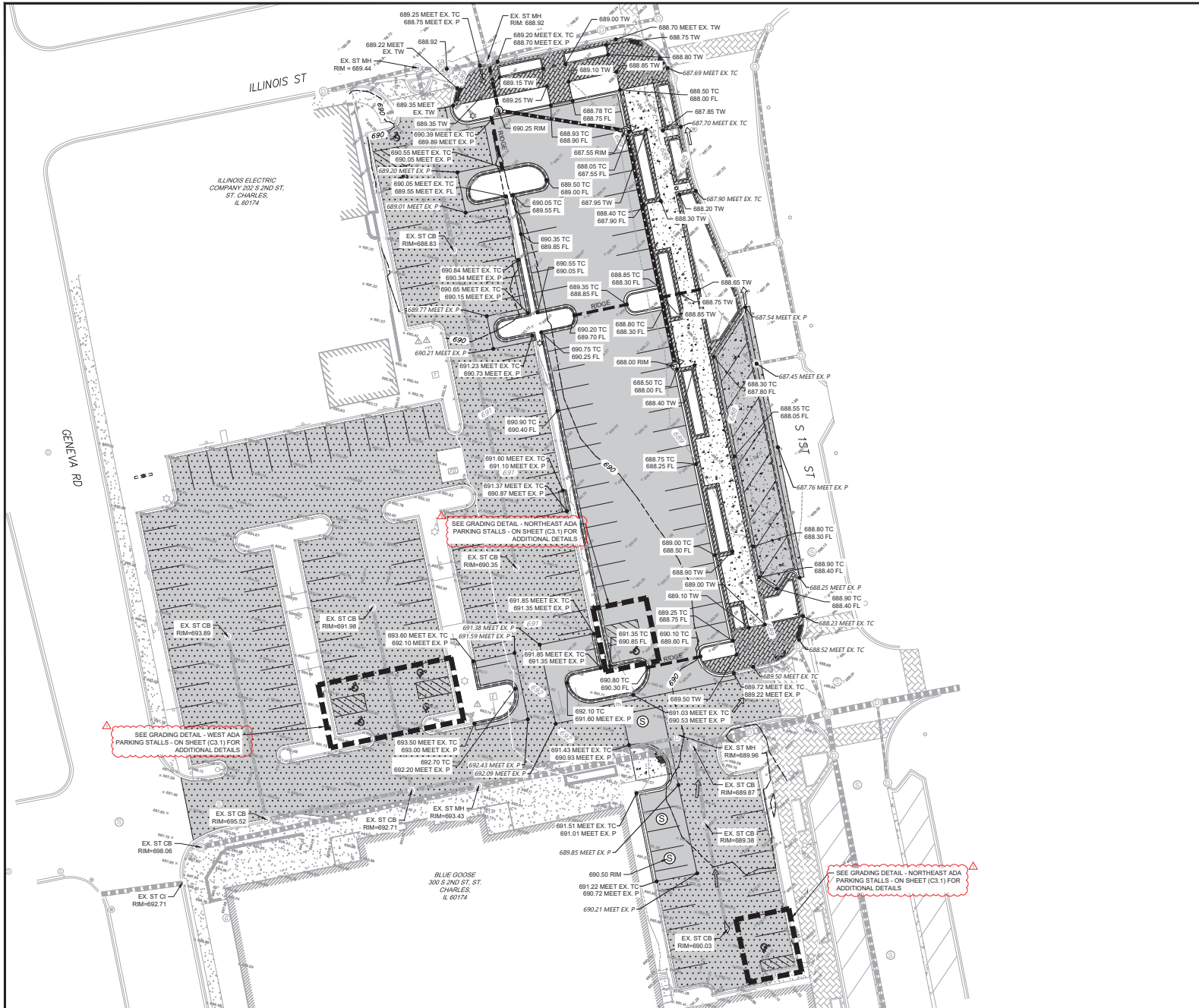
NO.	DATE	DESCRIPTION

FINAL CIVIL ENGINEERING PLANS FOR:
BLUE GOOSE/WHOLE FOODS MARKET REDEVELOPMENT
300 S 2ND ST
ST. CHARLES, IL 60174

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811
 SHEET TITLE
SITE LAYOUT PLAN

1" = 20' (HORIZONTAL)

PROJ. NO: 230079
 ENG: SJS
 DATE: 02/02/2024
 SHEET NUMBER
C2.0
 4 OF 15



GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 100.00 P SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NOTES:

- IMPROVEMENTS SHALL BE CONSTRUCTED TO BE ADA COMPLIANT
- DETAILED CURB RAMP GRADING CAN BE FOUND ON SHEET C3.1

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REVISIONS

NO.	DATE	DESCRIPTION

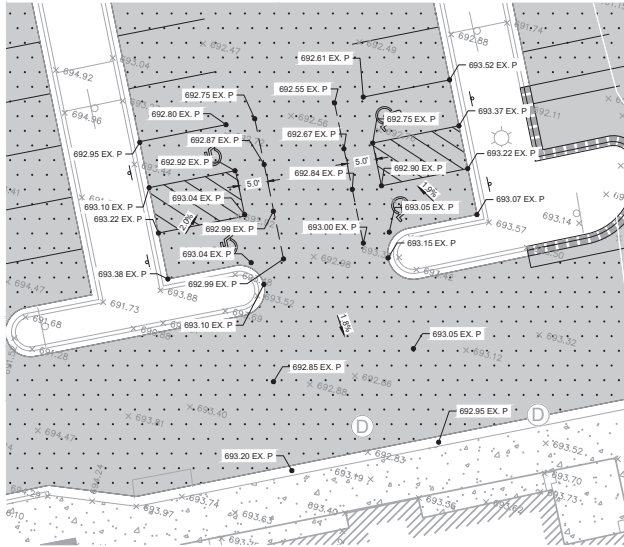
FINAL CIVIL ENGINEERING PLANS FOR:
BLUE GOOSE/WHOLE FOODS MARKET REDEVELOPMENT
300 S 2ND ST
ST. CHARLES, IL 60174

PROJ. NO: 230079
ENG: SJS
DATE: 02/02/2024

SHEET TITLE
SITE GRADING PLAN

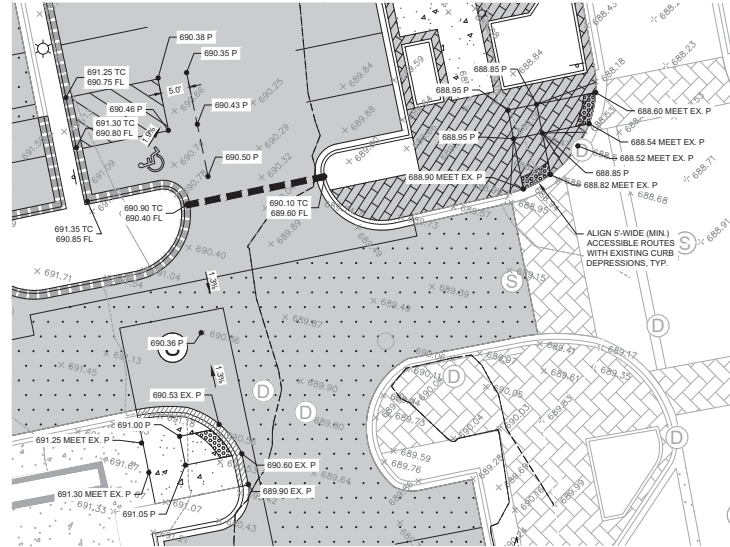
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5 OF 15





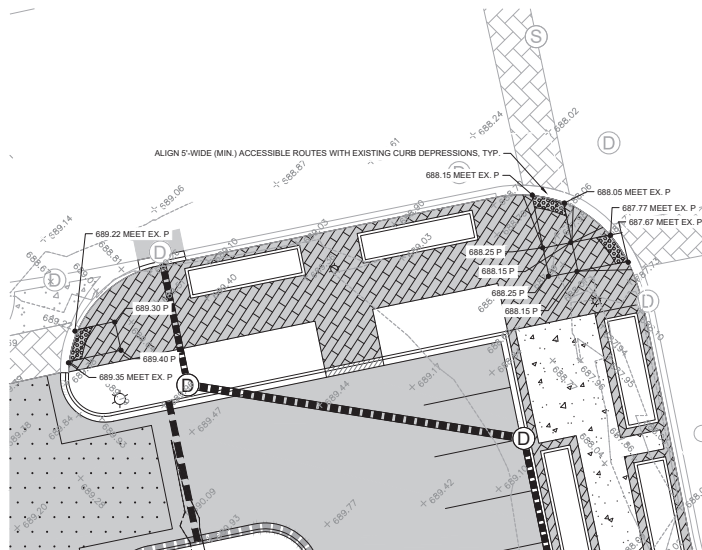
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ADA PARKING STALLS**

SCALE: 1" = 10'



**GRADING DETAIL - NORTHEAST
ADA PARKING STALL**

SCALE: 1" = 10'



**GRADING DETAIL - NORTHERN
CURB RAMPS**

SCALE: 1" = 10'



**GRADING DETAIL - SOUTHEAST
ADA PARKING STALL**

SCALE: 1" = 10'

GRADING LEGEND

- DRAINAGE ARROW
- OVERLAND FLOOD ROUTE
- 100.00 P SPOT ELEVATION
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR

NOTES:

- IMPROVEMENTS SHALL BE CONSTRUCTED TO BE ADA COMPLIANT

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REVISIONS

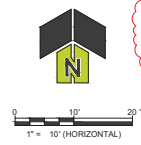
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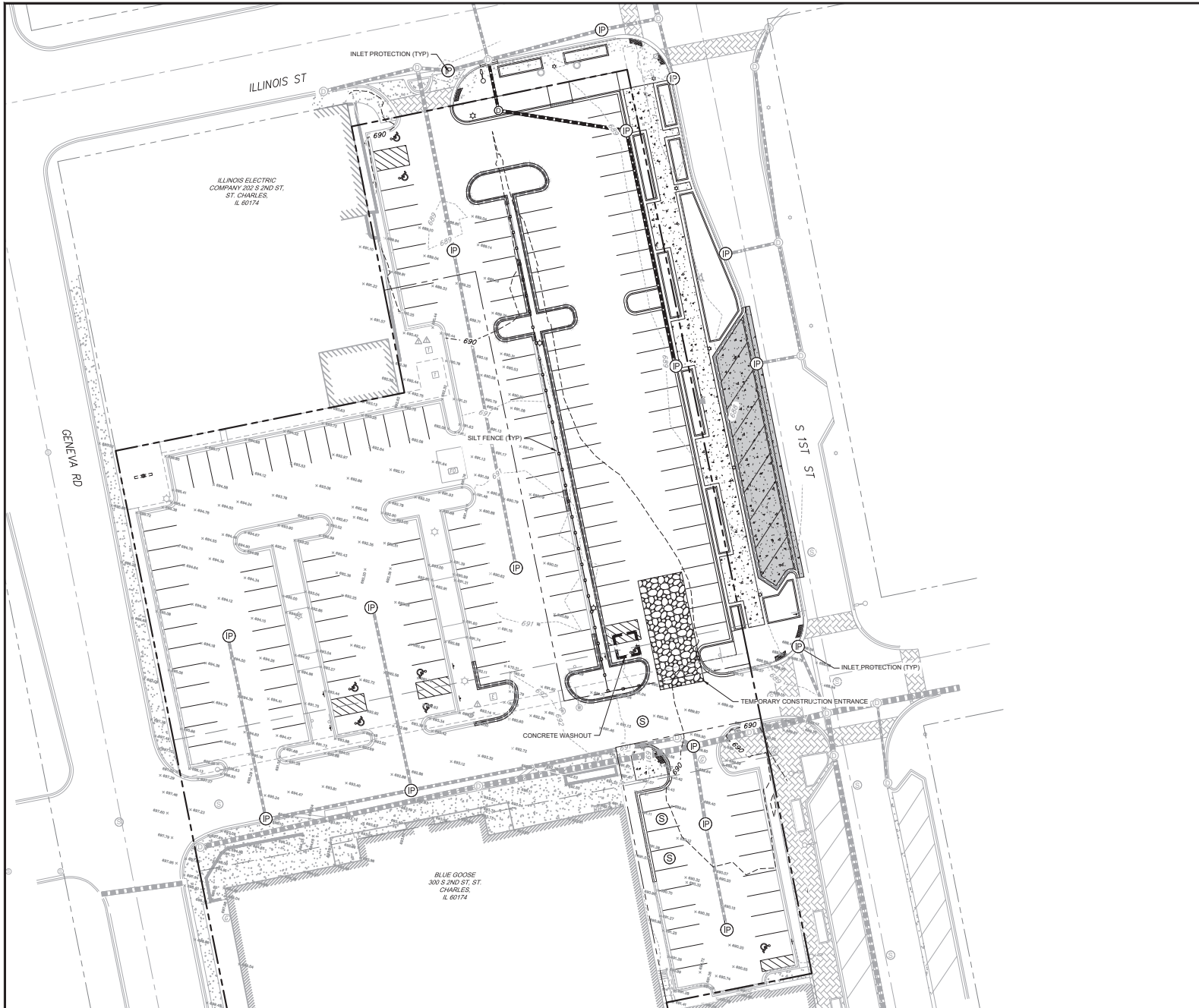
FINAL CIVIL ENGINEERING PLANS FOR:
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300 S 2ND ST
ST. CHARLES, IL 60174

PROJ. NO: 230079
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

SHEET TITLE
ADA GRADING DETAILS

SHEET NUMBER
C3.1






SESC LEGEND

-  SILT FENCE
-  SEDIMENT LOG
-  TEMPORARY CONSTRUCTION ENTRANCE
-  INLET PROTECTION FILTER BASKET
-  CONCRETE WASHOUT

6000 CASOT DRIVE
SUITE 205
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NO.	DATE	DESCRIPTION

THROUGH CITY PERMIT SUBMITTAL

FINAL CIVIL ENGINEERING PLANS FOR:
**BLUE GOOSE/WHOLE FOODS
MARKET REDEVELOPMENT**
3300 S 2ND ST
ST. CHARLES, IL 60174



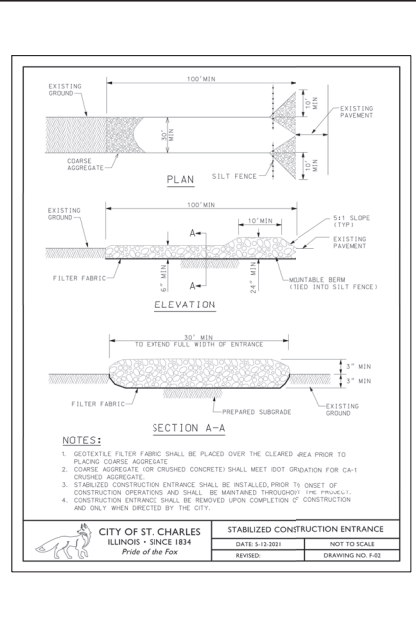
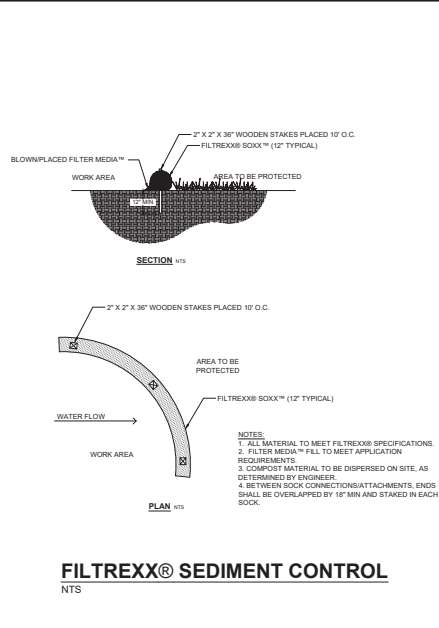
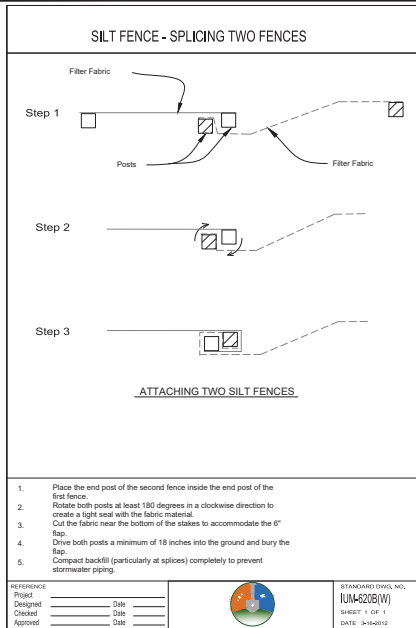
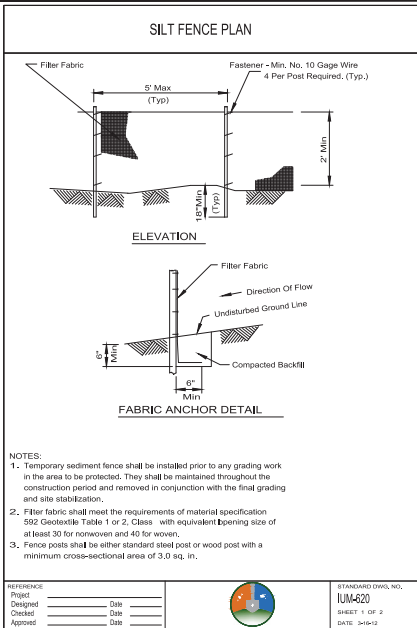
JULIE
CALL BEFORE
YOU DIG
811

PROJ. NO: 230079
ENG: SJS
DATE: 02/02/2024
SHEET TITLE

SOIL
EROSION &
SEDIMENT
CONTROL
PLAN



SHEET NUMBER
C4.0
7 OF 15



SILT FENCE DETAIL

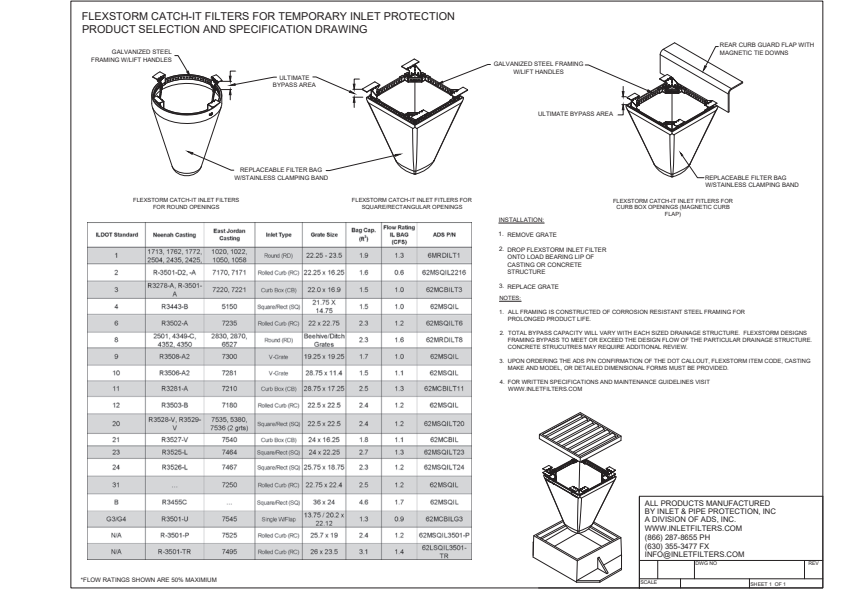
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EROSION CONTROL DETAIL

Scale: NOT TO SCALE



RIPRAP DETAIL

Scale: NOT TO SCALE

EROSION CONTROL BLANKET DETAIL

Scale: NOT TO SCALE

CONCRETE WASHOUT DETAIL

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CAGE CIVIL ENGINEERING

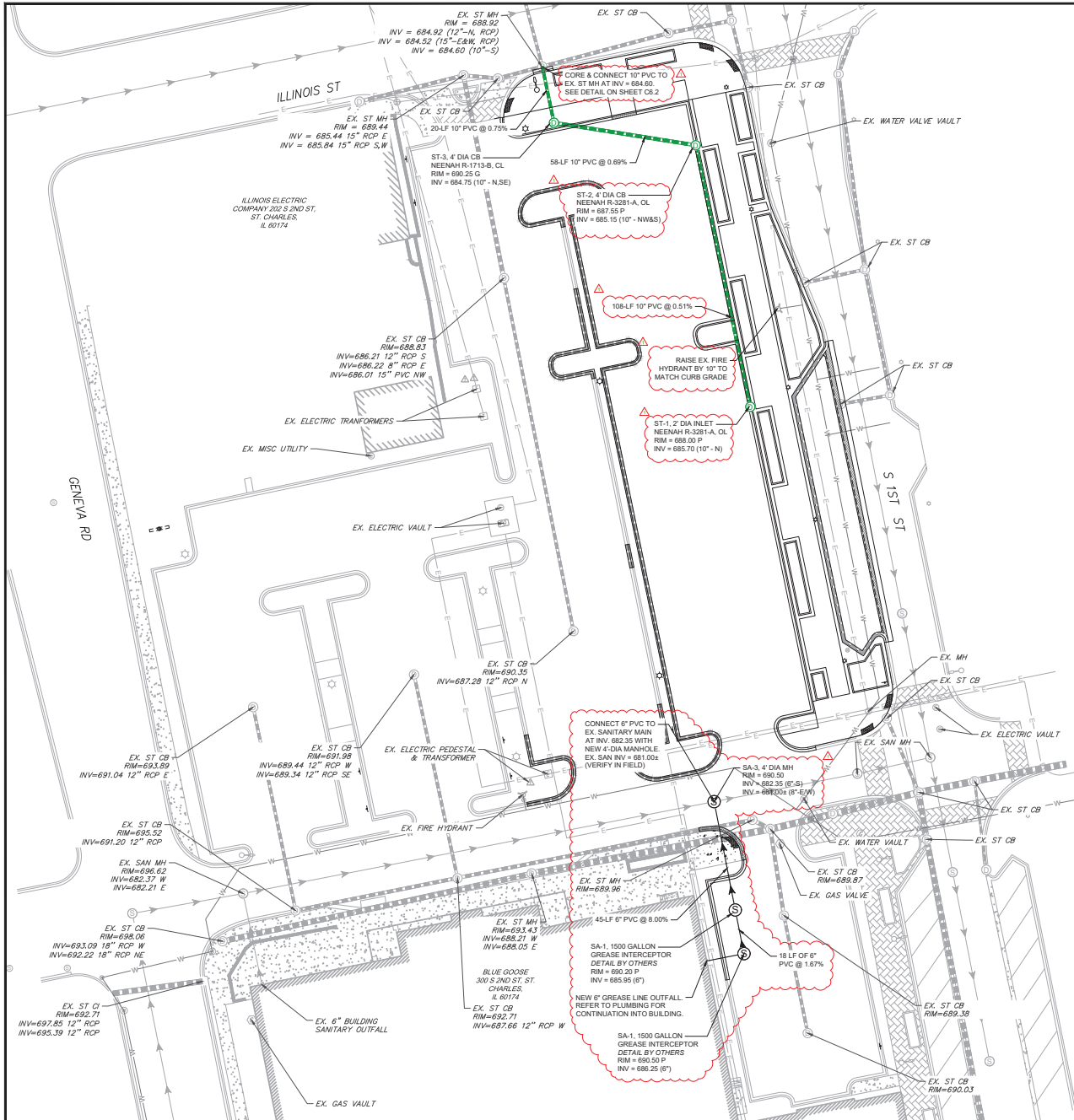
ALLEN BRIDGES
 002-07143
 LICENSED PROFESSIONAL ENGINEER
 STATE OF ILLINOIS

REVISIONS

FINAL CIVIL ENGINEERING PLANS FOR:
BLUE GOOSE/WHOLE FOODS MARKET REDEVELOPMENT
 3300 S 2ND ST
 ST. CHARLES, IL 60174

PROJECT NO: 230079
 ENG: SJS
 DATE: 02/02/2024

SHEET NUMBER
C4.1
 8 OF 15



UTILITY LEGEND

- PROPOSED STORM PIPE
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY STRUCTURE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- EXISTING STORM PIPE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE

SHEET NOTES

- ADJUST EXISTING STRUCTURE FRAMES AS DIRECTED BY THE COMMUNITY DEVELOPMENT ENGINEERING DEPARTMENT.
- A CURRENT COLOR VIDEO RECORD AND A WRITTEN TRANSCRIPTION OF THE INTERNAL INSPECTION OF THE NEWLY CONSTRUCTED STORM AND SANITARY SEWER SYSTEMS SHALL BE SUBMITTED PRIOR TO REFUNDING OF SITE IMPROVEMENT ESCROW RETENTION MONIES BY THE CITY OF ST CHARLES. ALL PUBLIC MAINS SHALL BE TELEVIEWED AND DIGITALLY RECORDED. THE CONTRACTOR MUST ROTATE THE LENS OF THE CAMERA TO LOOK AT ALL SERVICES/CONNECTIONS. THE SERVICE CONNECTIONS MUST BE NOTED IN THE TELEVISION REPORT. WHEN THE PROPOSED SEWER SYSTEM CONNECTS TO AN EXISTING SEWER SYSTEM, THE EXISTING SEWER MUST ALSO BE TELEVIEWED AND REPORTED. THE CONTRACTOR SHALL COORDINATE THE TELEVIEWING OF EXISTING CONTIGUOUS SEWERS WITH THE CITY OF ST CHARLES. ALL LINES SHALL BE FLUSHED AND CLEANED PRIOR TO TELEVIEWING.

2000 CABOT DRIVE
SUITE 205
LISLE, IL 60532
P. 630.880.0007
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REVISIONS

NO.	DATE	DESCRIPTION

DESIGNED BY: [Signature]

CHECKED BY: [Signature]

FINAL CIVIL ENGINEERING PLANS FOR:

**BLUE GOOSE/WHOLE FOODS
MARKET REDEVELOPMENT**

PROJECT NO: 230079
ENG: SJS
DATE: 02/02/2024

UTILITY PLAN

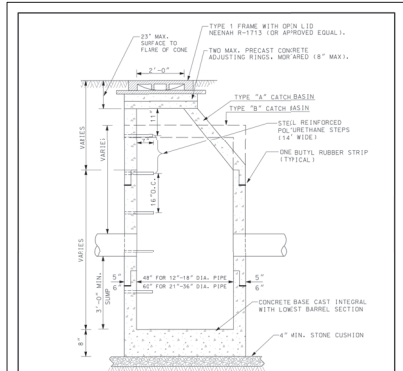
PROJECT LOCATION:
300 S 2ND ST
ST. CHARLES, IL 60174

SHEET NUMBER

C5.0

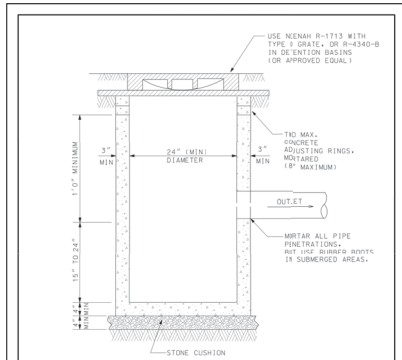
9 OF 15





- NOTES:**
- MANHOLES MUST CONFORM TO ASTM C-478.
 - MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
 - NON-PRECAST OPENINGS SHALL BE CODED.
 - MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
 - IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CODED, RUBBER BOOTED AND INTERIOR MORTARED.
 - FRAMES LOCATED WITHIN PAVED AREAS SHALL BE SET ACCORDING TO FRAME AND LID ADJUSTMENT DETAIL.

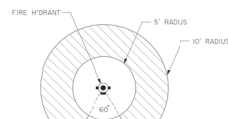
CITY OF ST. CHARLES ILLINOIS - SINCE 1834 <i>Pride of the Fox</i>	TYPE A & B CATCH BASIN	
	DATE: 9-18-2021	NOT TO SCALE
	REVISED:	DRAWING NO. C-28



- NOTES:**
- CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
 - CATCH BASIN MUST CONFORM TO ASTM C-478.
 - NON-PRECAST OPENINGS SHALL BE CODED.
 - MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO 7/8 INCH DIAMETER TYPE A CATCH BASIN.

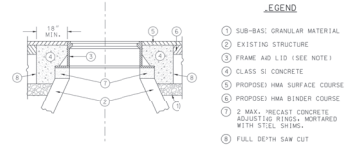
CITY OF ST. CHARLES ILLINOIS - SINCE 1834 <i>Pride of the Fox</i>	TYPE C CATCH BASIN	
	DATE: 9-18-2021	NOT TO SCALE
	REVISED:	DRAWING NO. C-24

PLANTING GUIDELINES



- VEGETATION RESTRICTION NOTES:**
- AREA AROUND THE HYDRANT 5 FEET IN RADIUS SHALL REMAIN FREE OF ALL VEGETATION EXCEPT FOR GRASS.
 - AREA AROUND THE HYDRANT FROM 5 FEET TO 10 FEET MAY HAVE VEGETATION WITH A 24\"/>

CITY OF ST. CHARLES ILLINOIS - SINCE 1834 <i>Pride of the Fox</i>	PLANTING GUIDELINES	
	DATE: 9-18-2021	NOT TO SCALE
	REVISED:	DRAWING NO. F-23



NOTE:
EXISTING FRAMES AND LIDS ARE THE PROPERTY OF THE CITY OF ST. CHARLES AND SHALL BE REMOVED AND RETURNED TO THE CITY OF ST. CHARLES.

CONSTRUCTION PROCEDURES

- AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER:
 - FALL DEPTH SAW CUT 5' X 5' SQUARE OR DIAMOND AROUND CENTER OF FRAME TO BE ADJUSTED.
 - REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 2\"/>
- INSTALL FRAME AND LID TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL SHIMS EMBEDDED IN MORTAR AND PRECAST CONCRETE ADJUSTING RINGS.
- COMPACT EXISTING AGGREGATE STONE BASE.
- FALL DEPTH ADJUSTING SLABE WITH 2\"/>

CITY OF ST. CHARLES ILLINOIS - SINCE 1834 <i>Pride of the Fox</i>	FRAME & LID ADJUSTMENT WITH CONCRETE COLLAR	
	DATE: 9-18-2021	NOT TO SCALE
	REVISED:	DRAWING NO. D-22

CATCH BASIN TYPE A & B

Scale: NOT TO SCALE

CATCH BASIN TYPE C

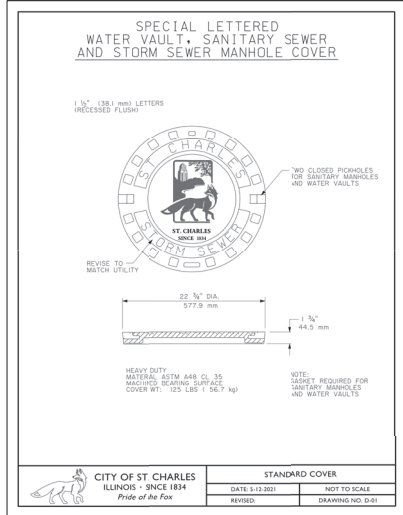
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FIRE HYDRANT PLANTING GUIDELINES

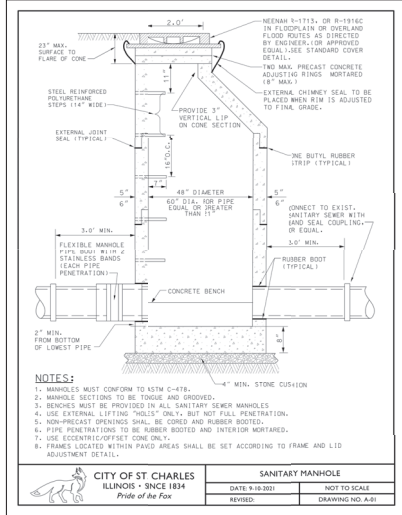
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FRAME ADJUSTMENT

Scale: NOT TO SCALE

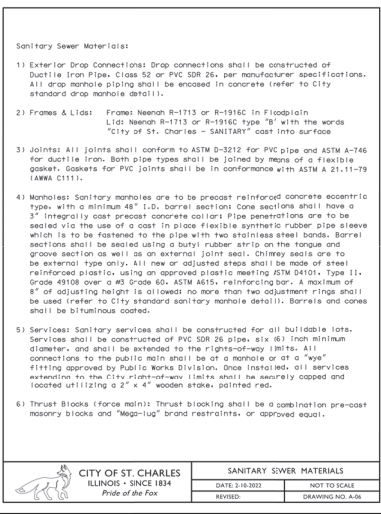


CITY OF ST. CHARLES ILLINOIS - SINCE 1834 <i>Pride of the Fox</i>	STANDARD COVER	
	DATE: 9-18-2021	NOT TO SCALE
	REVISED:	DRAWING NO. D-21



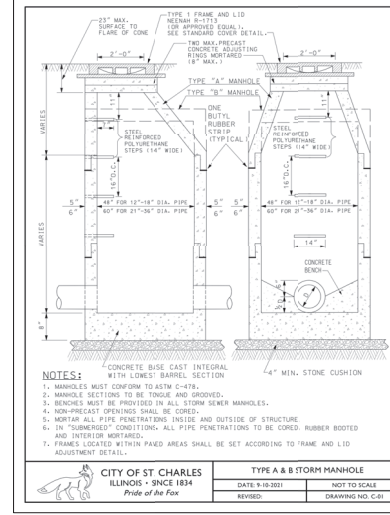
- NOTES:**
- MANHOLES MUST CONFORM TO ASTM C-478.
 - MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
 - DESIGNS MUST BE PROVIDED BY ALL SANITARY SEWER MANHOLES.
 - USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
 - NON-PRECAST OPENINGS SHALL BE CODED, RUBBER BOOTED.
 - PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
 - USE ECCENTRIC OFFSET CONE ONLY.
 - FRAMES LOCATED WITHIN PAVED AREAS SHALL BE SET ACCORDING TO FRAME AND LID ADJUSTMENT DETAIL.

CITY OF ST. CHARLES ILLINOIS - SINCE 1834 <i>Pride of the Fox</i>	SANITARY MANHOLE	
	DATE: 9-18-2021	NOT TO SCALE
	REVISED:	DRAWING NO. A-21



- Sanitary Sewer Materials:**
- Exterior Drop Connections: Drop connections shall be constructed of Ductile Iron Pipe, Class 52 or PVC SDN 26, per manufacturer specifications. All drop manhole piping shall be encased in concrete (refer to City standard drop manhole detail).
 - Frames & Lids: Frames: Neenah R-1713 or R-1916C in Floodplain Lid: Neenah R-1713 or R-1916C, type "B" with the words "City of St. Charles - SANITARY" cast into surface.
 - Joints: All joints shall conform to ASTM D-3212 for PVC pipe and ASTM A-146 for ductile iron. Both pipe types shall be joined by means of a flexible gasket. Gaskets for PVC joints shall be in conformance with ASTM A 21.11-79 (ARMA C111).
 - Manholes: Sanitary manholes are to be precast reinforced concrete eccentric type, with a minimum 48" i.d. barrel section. One section shall have a 3" integrity cast precast concrete collar. Pipe penetrations are to be sealed via the use of a cast in place flexible synthetic rubber pipe sleeve which is to be fastened to the pipe with two stainless steel bands. Barrel sections shall be sealed using a butyl rubber strip on the tongue and groove section as well as an external joint seal. Chimney seals are to be external type only. All new or adjusted areas shall be made of steel reinforced plastic, using an approved plastic meeting ASTM D4031, Type II, Grade 49108 over a #3 Grade 60, ASTM A615, reinforcing bar. A maximum of 8" of adjusting height is allowed, no more than two adjustment rings shall be used (refer to City standard sanitary manhole detail). Barrels and cones shall be bituminous coated.
 - Services: Sanitary services shall be constructed for all buildable lots. Services shall be constructed of PVC DR 28 pipe, s/s #31 minimum diameter, and shall be extended to the rights-of-way (R/W). All connections to the public main shall be at a manhole or at a "tee" fitting approved by Public Works Division. Once installed, all services extending to the City right-of-way (R/W) shall be wearily capped and located utilizing a 2" x 4" wooden stake, painted red.
 - Thrust Blocks (force main): Thrust blocking shall be a combination pre-cast masonry blocks and "Mag-Lup" brand restrainers, or approved equal.

CITY OF ST. CHARLES ILLINOIS - SINCE 1834 <i>Pride of the Fox</i>	SANITARY SEWER MATERIALS	
	DATE: 9-18-2021	NOT TO SCALE
	REVISED:	DRAWING NO. A-26



- NOTES:**
- MANHOLES MUST CONFORM TO ASTM C-478.
 - MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
 - DESIGNS MUST BE PROVIDED BY ALL STORM SEWER MANHOLES.
 - NON-PRECAST OPENINGS SHALL BE CODED.
 - MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
 - IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CODED, RUBBER BOOTED AND INTERIOR MORTARED.
 - FRAMES LOCATED WITHIN PAVED AREAS SHALL BE SET ACCORDING TO FRAME AND LID ADJUSTMENT DETAIL.

CITY OF ST. CHARLES ILLINOIS - SINCE 1834 <i>Pride of the Fox</i>	TYPE A & B STORM MANHOLE	
	DATE: 9-18-2021	NOT TO SCALE
	REVISED:	DRAWING NO. C-21

MANHOLE COVER

Scale: NOT TO SCALE

SANITARY MANHOLE

Scale: NOT TO SCALE

SANITARY SEWER MATERIALS

Scale: NOT TO SCALE

SANITARY SEWER MATERIALS

Scale: NOT TO SCALE

2000 CASOT DRIVE
SUITE 205
LISLE, IL 60532
P. 630.880.0007
WWW.CAGECIVIL.COM



REVISIONS

NO.	DESCRIPTION

DESIGNER: ALEX N. BRUBAKER
DATE: 02/02/2024

FINAL CIVIL ENGINEERING PLANS FOR:
BLUE GOOSE/WHOLE FOODS MARKET REDEVELOPMENT
300 S 2ND ST
ST. CHARLES, IL 60174

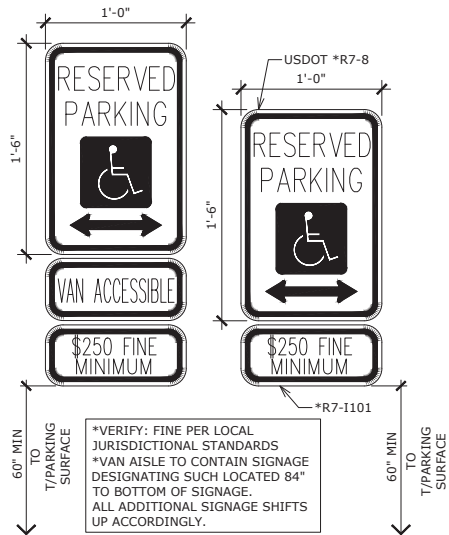
PROJ. NO: 230079
ENGR: SJS

DATE: 02/02/2024

SHEET TITLE
CONSTRUCTION DETAILS

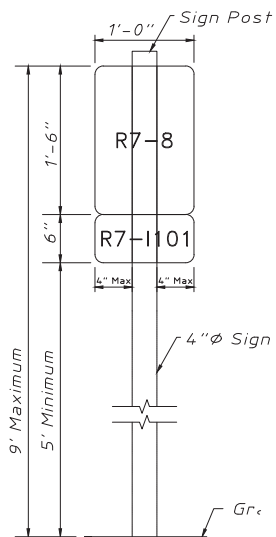
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C6.1
11 OF 15



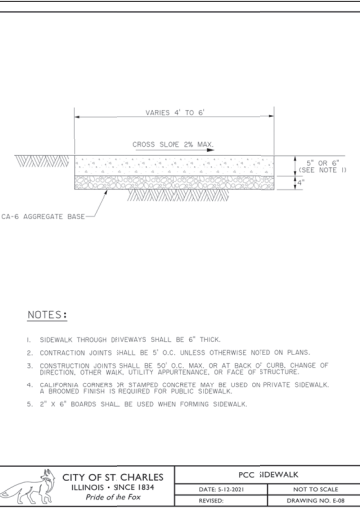
ADA SIGNAGE DETAIL

Scale: NOT TO SCALE



PCC SIDEWALK DETAIL

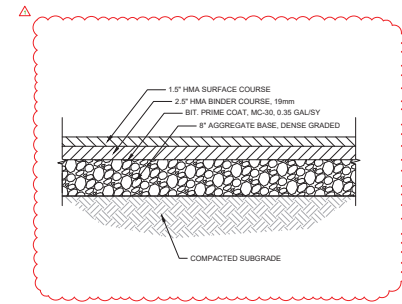
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RAISED PLANTER / BARRIER CURB DETAIL

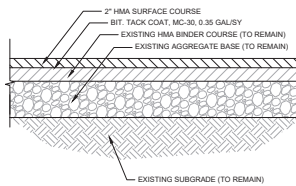
Scale: NOT TO SCALE

*LONGITUDINAL TIE BARS SHALL ONLY BE USED WHEN CURB IS ADJACENT TO P.C.C. PAVEMENT (INCLUDING CONCRETE BASE FOR PAVEMENT WALKWAYS IN PUBLIC RIGHT-OF-WAY; REFER TO LANDSCAPE FOR DETAILS). TIE BARS SHALL BE NO. 6 AT 24" CENTERS IN ACCORDANCE WITH STANDARD SPECIFICATIONS AND SHALL BE CENTERED ON ADJACENT P.C.C. PAVEMENT SECTION



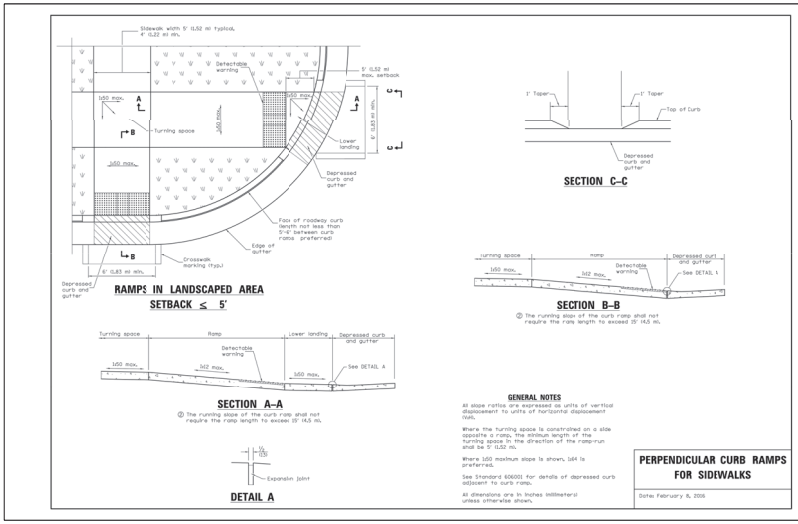
STANDARD-DUTY ASPHALT PAVEMENT DETAIL

Scale: NOT TO SCALE



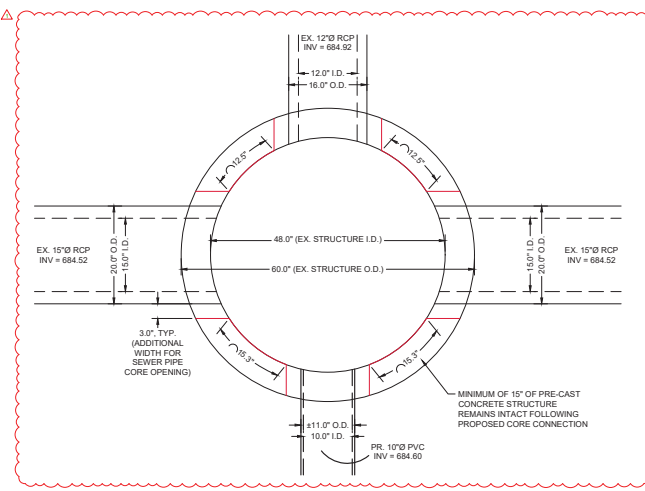
ASPHALT SURFACE MILL & OVERLAY DETAIL

Scale: NOT TO SCALE



CURB RAMP DETAIL

Scale: NOT TO SCALE



STORM SEWER CONNECTION TO EX. CATCH BASIN DETAIL

Scale: NOT TO SCALE

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





- 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.
- DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
- BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 8" 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.
- NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL. WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 8" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

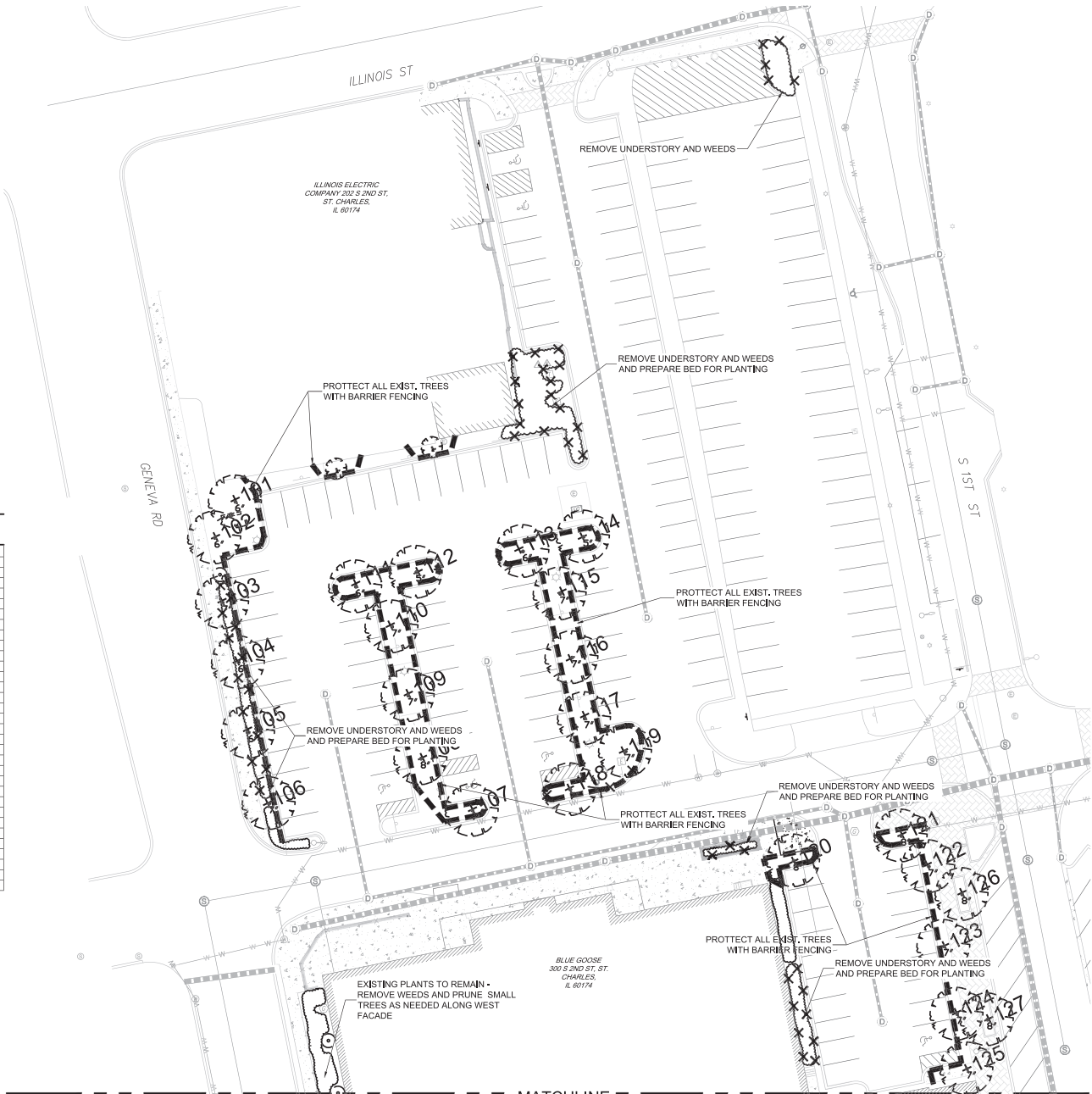
SURVEY OF EXISTING TREES

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



MATCHLINE
 1 TREE PROTECTION & REMOVAL PLAN NORTH
 SCALE 1"=20'
 0' 10' 20' 40' 60'

LG Landscape Architecture
 Site Planning
 Illustration
Workshop LLC
 1955 N. Wilmet Avenue
 Chicago, IL 60647
 ph. 773.697.4388
 www.LGWLA.com
 SEAL



PROJECT TEAM

CIVIL ENGINEER:


PROJECT NAME

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

DRAWING ISSUED

NO.	TITLE	DATE
1.	Issued for Permit	09/14/2023
2.	Revised per City	02/16/2024

SET TYPE

LANDSCAPE PLANS

PROJECT NUMBER

2308043

DATE

08-30-2023

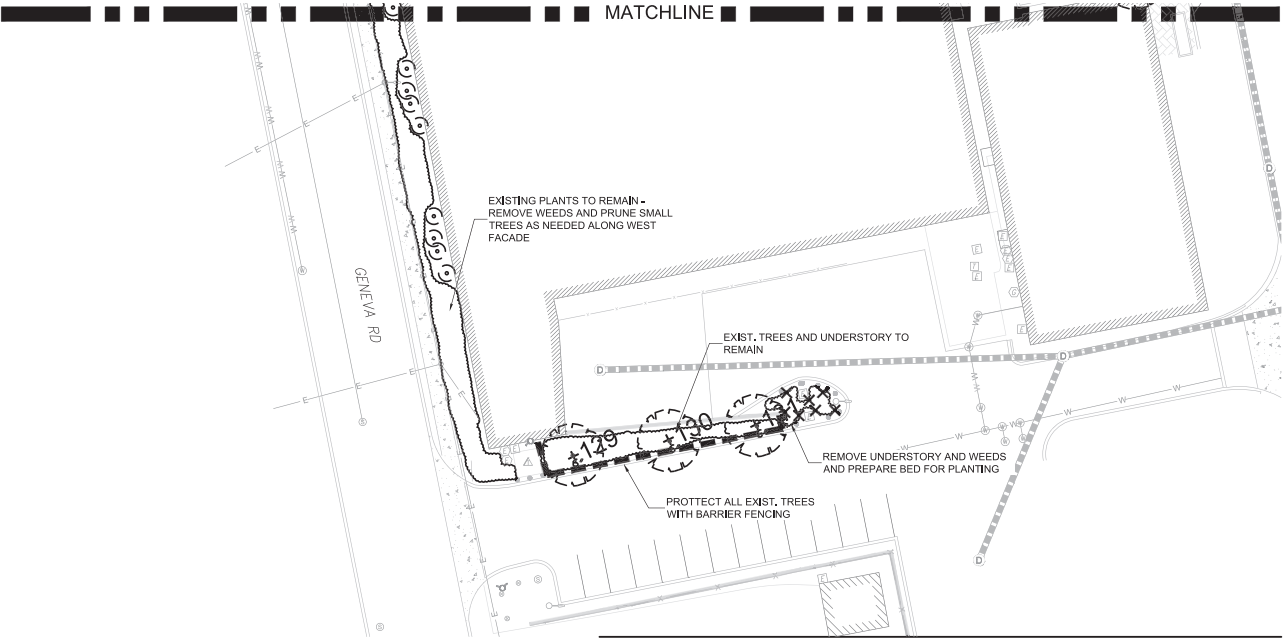
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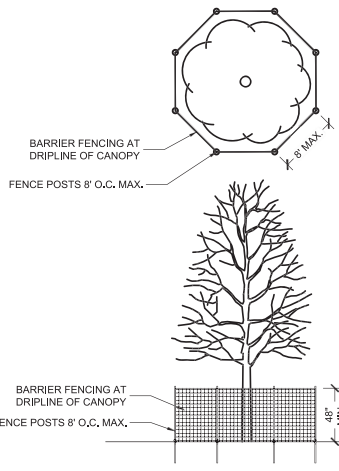
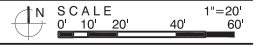
TREE PROTECTION & REMOVAL PLAN - NORTH

SHEET NUMBER

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1 TREE PROTECTION & REMOVAL PLAN SOUTH



2 TREE PRESERVATION BARRIER FENCING DETAIL NOT TO SCALE

TREE PROTECTION & REMOVAL LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- EXISTING UNDERSTORY TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED

LG Landscape Architecture
Site Planning
Illustration
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PROJECT TEAM

CIVIL ENGINEER:
CAGE
CIVIL ENGINEERING

PROJECT NAME

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

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TREE PROTECTION & REMOVAL

PLAN - SOUTH

SHEET NUMBER

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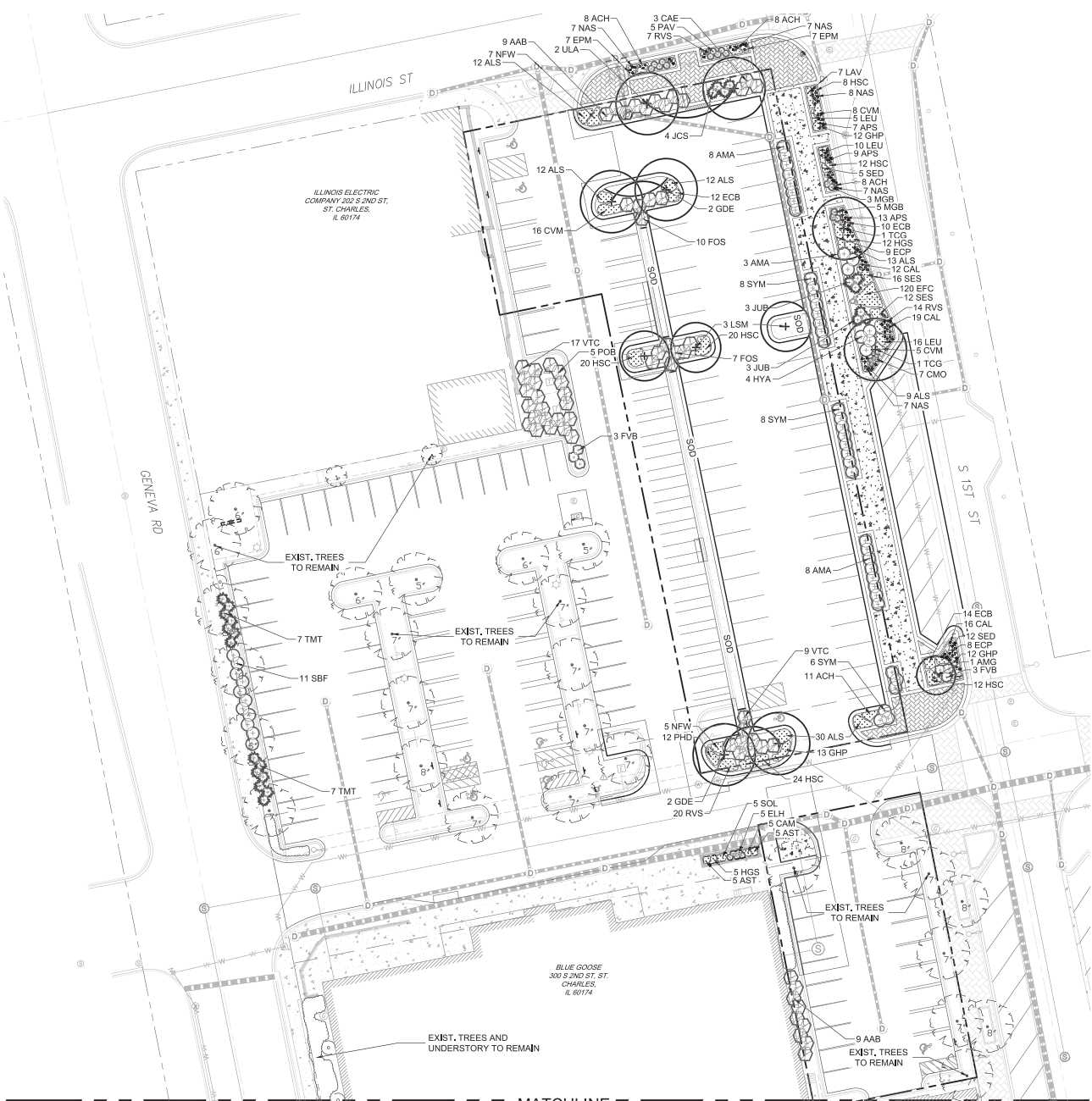
PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
DECIDUOUS SHADE TREES					
GDE	2.5' cal.	4	<i>Gymnocladus dioica</i> 'Espresso'	Espresso Kentucky Coffeetree	B&B
LSM	2.5' cal.	3	<i>Liquidambar styraciflua</i> 'Moraine'	Moraine American Sweetgum	B&B
TCG	2.5' cal.	2	<i>Tilia cordata</i> 'Greenspire'	Greenspire Littleleaf Linden	B&B
ULA	2.5' cal.	2	<i>Ulmus davidiana</i> var. japonica 'Morton'	Accolade Elm	B&B
ORNAMENTAL TREES					
AMG	8' multi.	1	<i>Amelanchier x grandiflora</i> .	Shadblow Serviceberry	B&B
DECIDUOUS SHRUBS					
AAB	30" ht.	18	<i>Aronia arbutifolia</i> 'Brilliantissima'	Brilliant Red Chokeberry	B&B
AMA	24" ht.	19	<i>Aronia melanocarpa</i> 'Ella'	Ella Chokeberry	B&B
CAE	30" ht.	3	<i>Cornus alba</i> 'Elegantissima'	Variiegated Dogwood	B&B
FOS	30" ht.	12	<i>Forsythia x intermedia</i> 'Sunrise'	Sunrise Forsythia	B&B
FVS	18" w.	6	<i>Forsythia viridissima</i> 'Bronxensis'	Bronx Greenstem Forsythia	B&B
HYA	24" ht.	4	<i>Hydrangea arbor.</i> 'Hiase Halo'	Hiase Halo Hydrangea	B&B
POB	30" ht.	5	<i>Physocarpus opulifolius</i> 'Monlo'	Diabolo Ninebark	B&B
SBF	24" ht.	11	<i>Spiraea bumalda</i> Froebelii	Froebel Bumald Spirea	B&B
SYM	24" ht.	22	<i>Syringa patula</i> 'Miss Kim'	Miss Kim Korean Lilac	B&B
VTC	30" ht.	26	<i>Viburnum trilobum</i> 'Alfreda'	Alfreda American Cranberrybush	B&B
EVERGREEN SHRUBS					
JUB	24" w.	6	<i>Juniperus sabinia</i> 'Broadmoor'	Broadmoor Juniper	B&B
JCS	24" ht.	4	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	B&B
TMT	24" w.	21	<i>Taxus media</i> 'Tautoni'	Tautoni Intermediate Yew	B&B
ORNAMENTAL GRASSES					
CMO	#1 gal.	7	<i>Carex muskingumensis</i> 'Oehme'	Oehme Variegated Palm Sedge	
ELH	#1 gal.	5	<i>Elymus hystrix</i>	Bottlebrush Grass	
MGB	#1 gal.	6	<i>Miscanthus sinensis</i> 'Gold Bar'	Gold Bar Dwarf Porcupine Grass	
PAV	#1 gal.	10	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	
GROUNDCOVER / PERENNIALS					
ALS	#1 cont.	38	<i>Achillea Millefolium</i> 'Paprika'	Paprika Yarrow	18" O.C.
AST	#1 cont.	100	<i>Allium 'summer beauty'</i>	Summer Beauty Wild Onion	18" O.C.
AST	#1 cont.	10	<i>Aster Woods Purple</i>	Woods Purple Aster	12" O.C.
CAM	#1 cont.	5	<i>Campanula carpatica</i> Pearl Deep Blue	Pearl Deep Blue Carpathian Harebell	15" O.C.
CMV	#1 cont.	28	<i>Cortegesia verticillata</i> 'Moonbeam'	Moonbeam Coreopsis	18" O.C.
ECB	#1 cont.	36	<i>Echinacea x. 'Balsomblanc'</i>	Sombrero Blanco Coneflower	18" O.C.
ECP	#1 cont.	17	<i>Echinacea purpurea</i> 'Magnus'	Magnus Purple Coneflower	24" O.C.
EPM	#1 cont.	14	<i>Echinacea purpurea</i> 'Pixie Meadowbrite'	Pixie Meadowbrite Coneflower	18" O.C.
EFC	#1 pot.	120	<i>Eryonimus furfur</i> 'Cokeratus'	Purpleleaf Wintercreeper	9" O.C.
GHP	#1 cont.	37	<i>Geranium sang.</i> 'Hampshire Purple'	Hampshire Purple Geranium	12" O.C.
HSC	#1 cont.	96	<i>Hemerocallis</i> 'Strawberry Candy'	Strawberry Candy Daylily	15" O.C.
HGS	#1 cont.	17	<i>Heuchera</i> 'Green Spice'	Green Spice Coral Bells	15" O.C.
LAV	#1 cont.	7	<i>Lavendula</i> 'Munstead strain'	Munstead English Lavender	24" O.C.
LEU	#1 cont.	21	<i>Leucantherum x. 'Whoops-a-Daisy'</i>	Whoops-a-Daisy Shasta Daisy	18" O.C.
NFW	#1 cont.	19	<i>Nepeta fasseni</i> 'Walker's low'	Walkers Low Catmint	24" O.C.
PHD	#1 cont.	12	<i>Phlox divaricata</i>	Blue Phlox	15" O.C.
RVS	#1 cont.	41	<i>Rutbeckia speciosa</i> 'Viette's Little Suzy'	Viette's Little Suzy Black Eyed Susan	18" O.C.
SED	#1 cont.	17	<i>Sedum x 'Autumn joy'</i>	Autumn Joy Sedum	18" O.C.
SES	#1 cont.	28	<i>Sesleria autumnalis</i>	Autumn Moor Grass	15" O.C.
SOL	#1 cont.	5	<i>Solidago sphacelata</i> 'Golden Fleece'	Golden Fleece Goldenrod	18" O.C.
SOD	sq. yd.	94	<i>Solidago</i> Lawn	Soldado Lawn	
BULBS - INTERPLANT WITH PERENNIALS					
CAL	bulb	28	<i>Camassia leichlinii</i>	Wild Hyacinth	
NAS	bulb	51	<i>Narcissus</i> 'Spell binder'	Spellbinder Daffodil	
APS	bulb	35	<i>Allium Purple Sensation</i>	Purple Sensation Allium	

NOTE: BULBS SHALL BE PLANTED BETWEEN LATE SEPTEMBER AND MID NOVEMBER.

LANDSCAPE LEGEND

	EXISTING TREE		PROPOSED MEDIUM SHRUB
	PROPOSED SHADE TREE		PROPOSED EVERGREEN SHRUB
	PROPOSED ORNAMENTAL TREE		PROPOSED LOW SHRUB
	PROPOSED ORNAMENTAL TREE		PROPOSED ORNAMENTAL GRASS
	PROPOSED LARGE SHRUB		PROPOSED PERENNIAL PLANTING
			SODDED LAWN
			PROPOSED BULBS



MATCHLINE
1 LANDSCAPE PLAN NORTH
 SCALE 1"=20'
 0' 10' 20' 40' 60'

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SEAL

PROJECT TEAM
 CIVIL ENGINEER:

PROJECT NAME
 BLUE GOOSE
 REDEVELOPMENT
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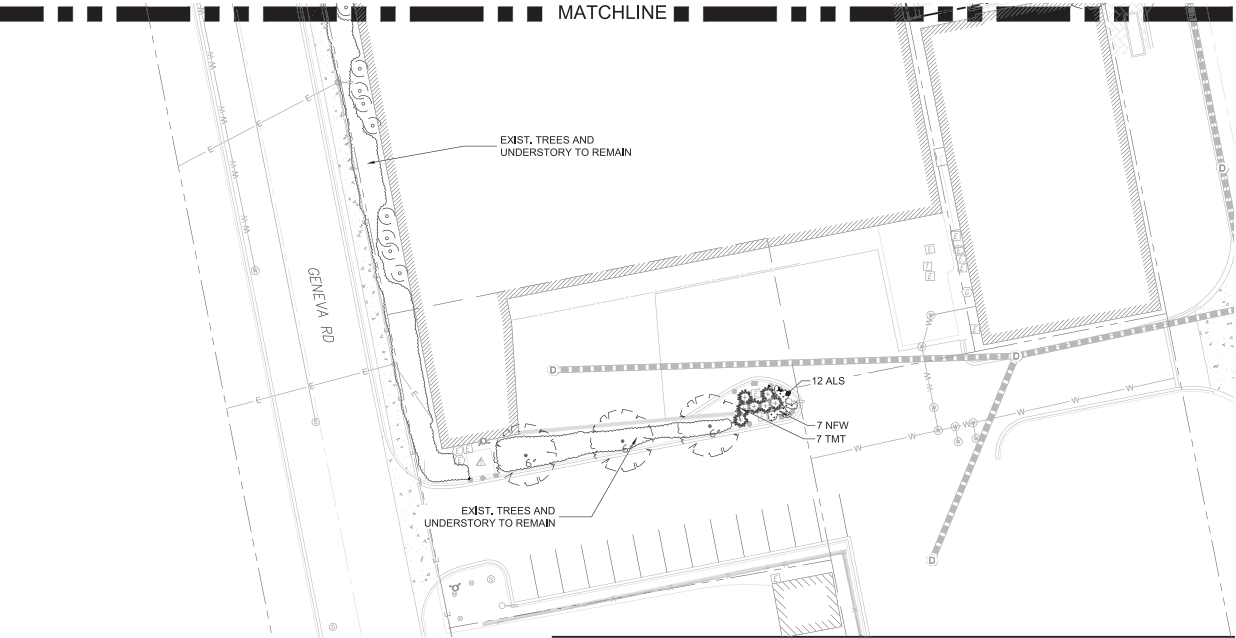
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 LANDSCAPE PLANS
 PROJECT NUMBER
 2308043

DATE
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 DRAWN BY: [APPROVED BY:
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 NORTH
 SHEET NUMBER

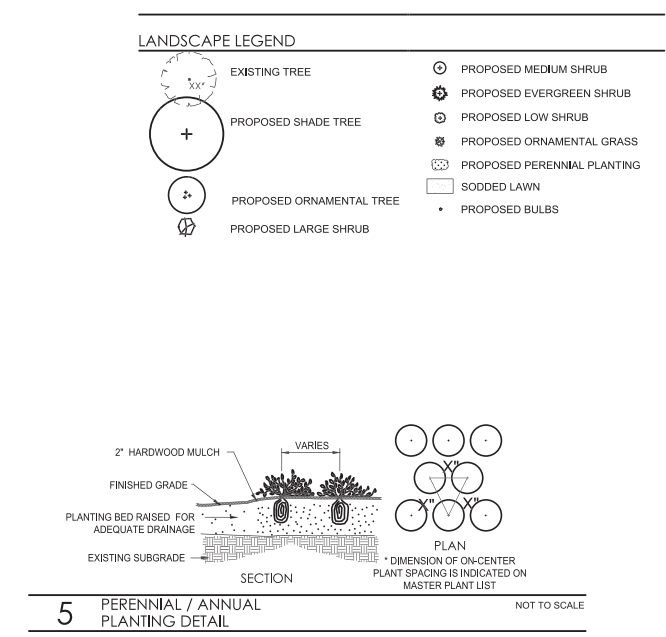
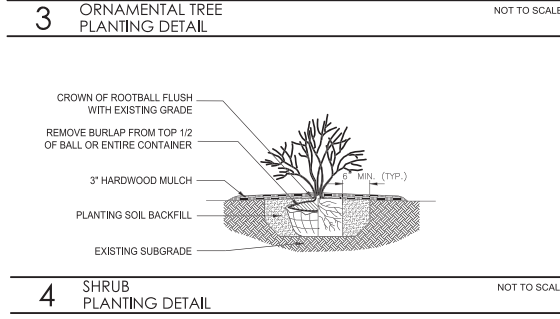
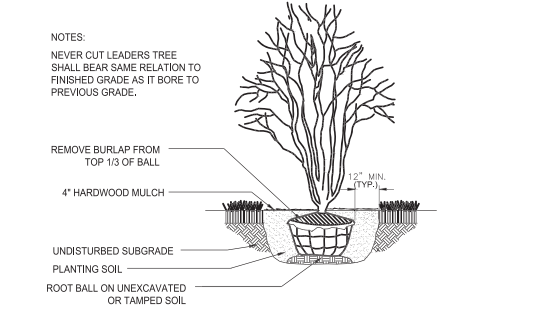
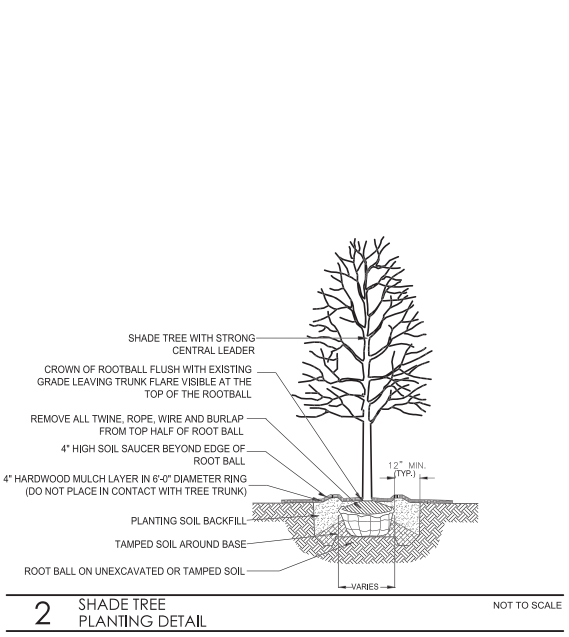
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LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF ST. CHARLES LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- 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 Z60.1-1998) 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.
- IF 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.
- 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 FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.
- 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 2 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.
- 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.
- TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET 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.



1 LANDSCAPE PLAN SOUTH N SCALE 0' 10' 20' 40' 60' 1"=20'



LG Landscape Architecture
Site Planning
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Workshop LLC
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SEAL

EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:

PROJECT NAME

BLUE GOOSE
REDEVELOPMENT

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

DRAWING ISSUED
NO. TITLE DATE
1. Issued for Permit 09/14/2023
2. Revised per City 02/16/2024

SET TYPE
LANDSCAPE PLANS

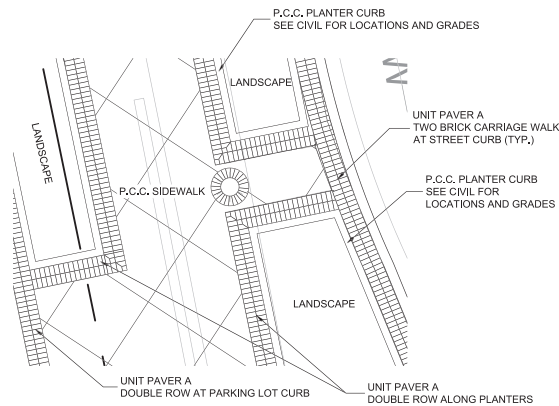
PROJECT NUMBER
2308043

DATE
08-30-2023
DRAWN BY: [APPROVED BY: LCG LCG]

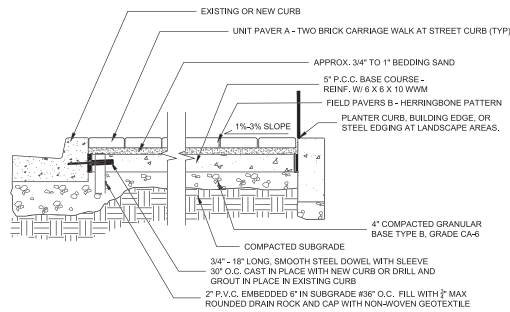
SHEET TITLE
LANDSCAPE PLAN - SOUTH / DETAILS / NOTES

SHEET NUMBER

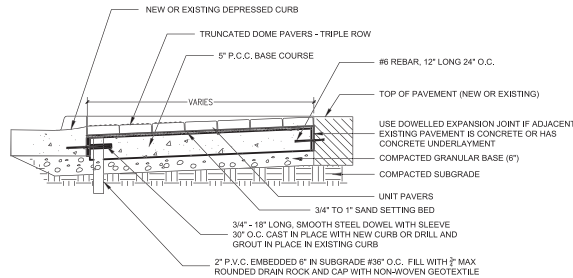
L2.2



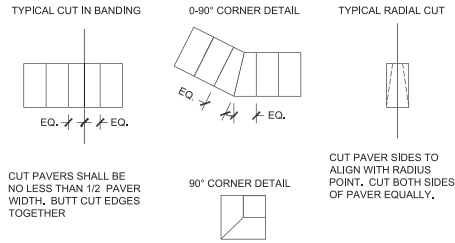
1 SIDEWALK SURFACE PAVING DETAIL SCALE 1/4" = 1'-0"



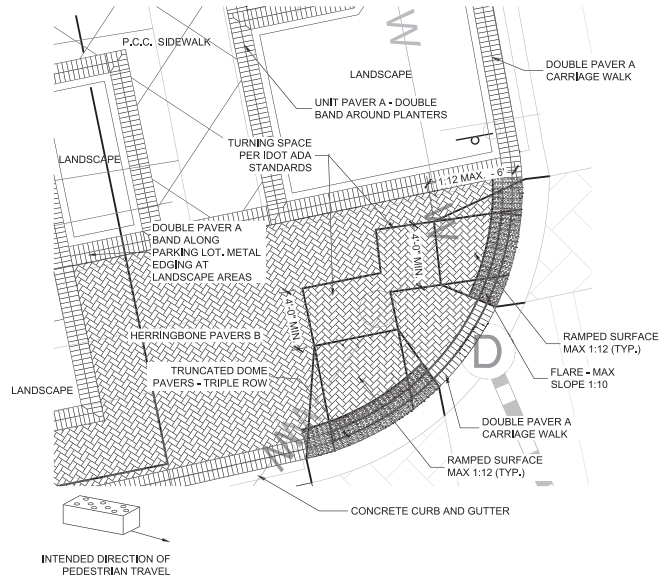
4 PAVER SIDEWALK SECTION SCALE: N.T.S.



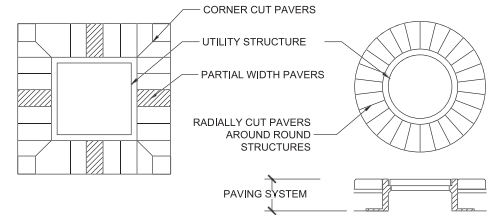
6 HANDICAP RAMP SECTION SCALE 1/4" = 1'-0"



2 TYPICAL PAVER CUTS DETAILS SCALE: N.T.S.



5 HANDICAP RAMP DETAIL LAYOUT SCALE 1/4" = 1'-0"



3 PAVER BORDER AROUND STRUCTURE DETAILS SCALE: N.T.S.

STREETSCAPE / PAVER NOTES

1. CONTRACTOR SHALL REVIEW EXISTING ADJACENT STREETSCAPE AND VERIFY AND REPLICATE COLORS, PAVER DETAILS, BANDING DETAILS AND INSTALLATION.
2. 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.

3.1. PAVER A	- 1,775 SF	- BANDING - OLD TAVERN
3.2. PAVER B	- 1,380 SF	- FIELD HERRINGBONE - OLD TAVERN
3.3. TRUNCATED DOME PAVERS	- 94 SF	- MATCH EXISTING
4. CONSULT CIVIL DRAWINGS FOR ALL GRADES AND CROSSWALK LOCATIONS.
5. 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.
7. 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.

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

PROJECT TEAM

PROJECT NAME

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

DRAWING ISSUED

NO.	TITLE	DATE
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SET TYPE
LANDSCAPE PLANS

PROJECT NUMBER
2308043

DATE
08-30-2023
DRAWN BY: [APPROVED BY: LCG]
SHEET TITLE
STREETSCAPE DETAILS & NOTES

SHEET NUMBER

L3.1

C:\Users\mshah\OneDrive\Documents\2007 St. Charles Blue Goose Site\Lighting_Elec_R23_mshah.rvt

9/20/2023 5:43:26 PM

TLC ENGINEERING SOLUTIONS
 1301 W. 22nd St. Suite 210
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 TLC No: 122443
 THINK, LISTEN, CHANGEM.

228 CLABOT DRIVE
SUITE 325
LISLE, IL 60532
P: 630.596.0007
WWW.CAGECIVIL.COM



#	KEYNOTE TEXT
1	PROVIDE NEW FULL CUT-OFF LED FIXTURE OFF EXISTING 20' METALLIC POLE AT THIS LOCATION.
2	PROPOSED LOCATION OF NEW FULL CUT-OFF LED FIXTURE ON NEW 25' METALLIC POLE MOUNT TO CONCRETE BASE. REFER TO MOUNTING DETAIL FOR MORE INFORMATION.

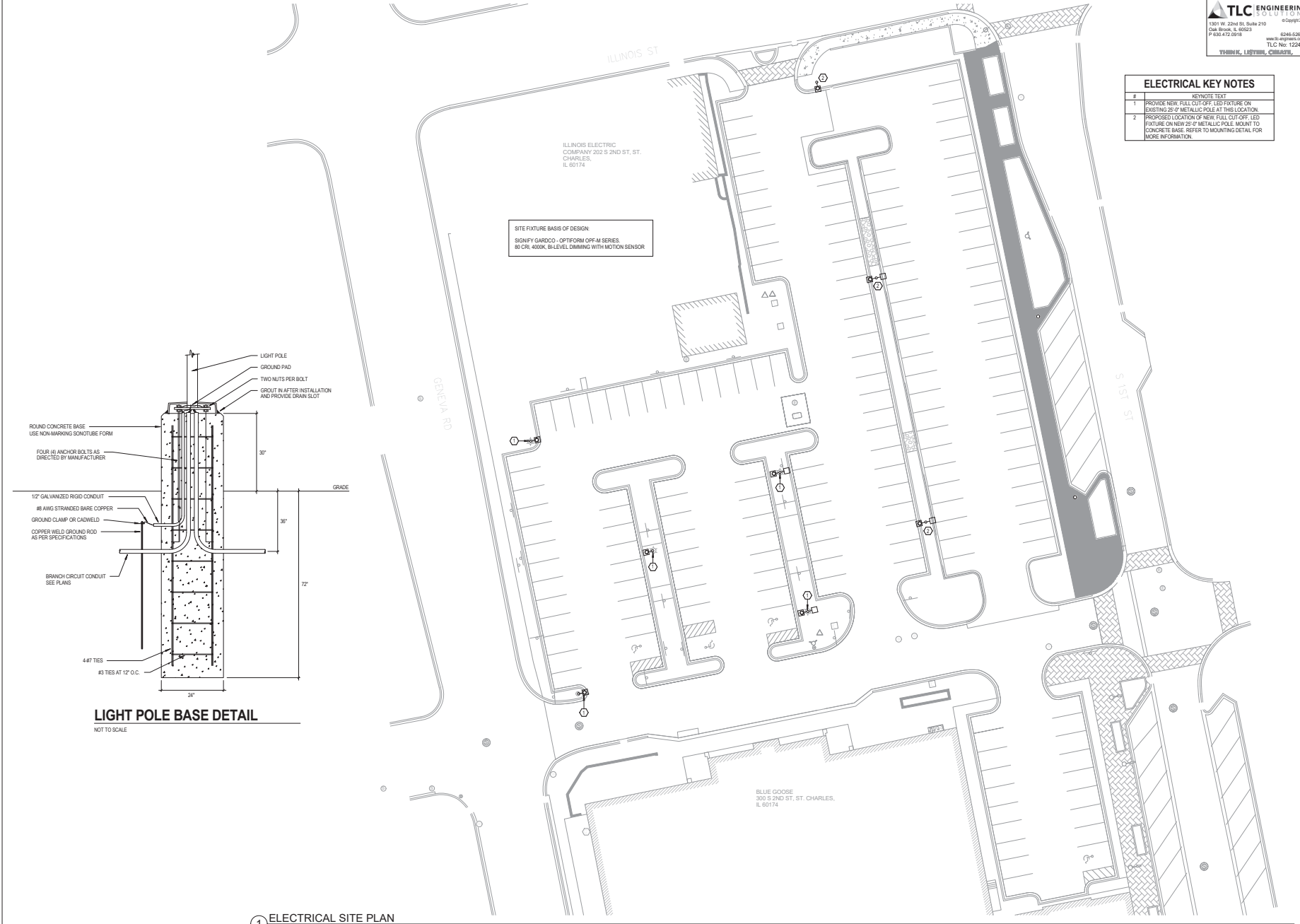
REVISIONS	DATE	BY	APP

PRELIMINARY ENGINEERING PLANS FOR:
BLUE GOOSE REDEVELOPMENT
 300 S 2ND ST
 ST. CHARLES, IL 60174

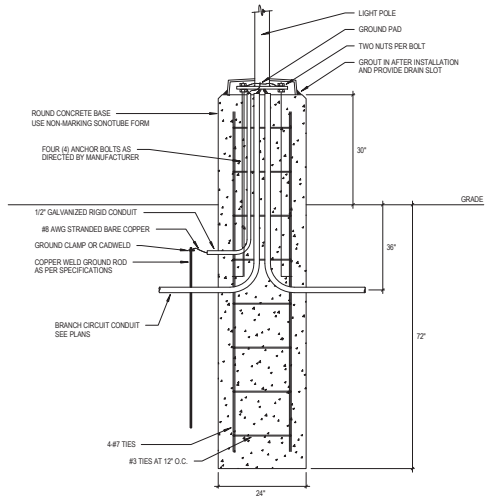
PROJ NO: 230079
 ENG: RCS/MAB
 DATE: 09/05/2023

SHEET TITLE
ELECTRICAL SITE PLAN

SHEET NUMBER
E1.0
 OF



SITE FIXTURE BASIS OF DESIGN:
 SIGNIFY GARDCO - OPTIFORM OFF-M SERIES
 80 CR, 400K, 8 LEVEL DIMMING WITH MOTION SENSOR



LIGHT POLE BASE DETAIL
 NOT TO SCALE

1 ELECTRICAL SITE PLAN
 1" = 20'-0"

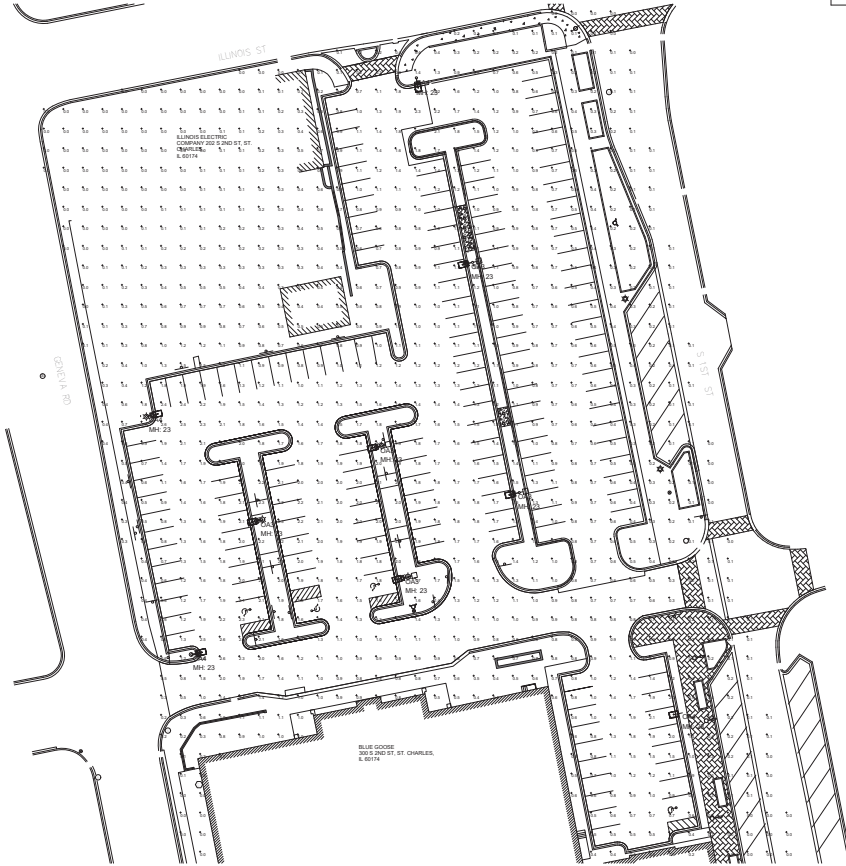
REVISIONS

PRELIMINARY ENGINEERING PLANS FOR:
BLUE GOOSE REDEVELOPMENT
 300 S 2ND ST
 ST. CHARLES, IL 60174

PROJ NO: 230719
 ENG: RCS/MAB
 DATE: 09/05/2023

SHEET TITLE
PHOTOMETRIC SITE PLAN

SHEET NUMBER
E1.1
 OF



Qty	Label	Arrangement	LLF	MFR	Description	Lum. Watts	Total Watts	Lum. Lumens
5	DA3	SINGLE	0.900	LITHONIA	DSX1 LED P3 3x4 80CRI T3W-20 FT POLE 3 FT BASE	102.17	510.85	13598
4	DA4	SINGLE	0.900	LITHONIA	DSX1 LED P3 3x4 80CRI T4M HS-20FT POLE 3 FTBASE	102.1727	408.6908	11025

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.83	2.6	0.0	N.A.	N.A.
PARKING AND DRIVES	Illuminance	Fc	1.27	2.6	0.3	4.23	8.67

1 PHOTOMETRIC SITE PLAN
 1" = 30'-0"