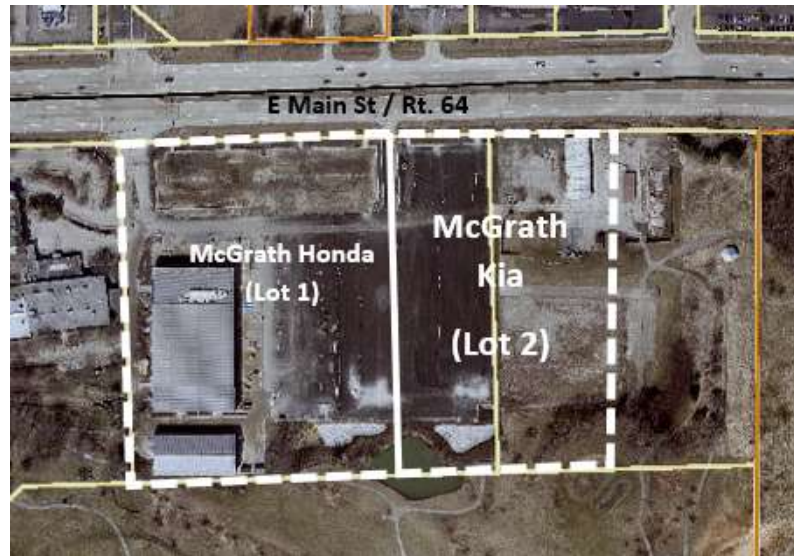




Applicant:	4075 E Main LLC & 4085 E Main LLC
Property Owner:	Same as Applicant
Location:	East end of former Pheasant Run property
Purpose:	Develop a car dealership
Applications:	<ul style="list-style-type: none"> • PUD Preliminary Plan • Minor Subdivision-Final Plat
Public Hearing:	Not required
Zoning:	BR Regional Business / PUD
Current Land Use:	Vacant
Comprehensive Plan:	Corridor/Regional Commercial & Open Space

McGrath Kia



Subject Property

Summary of Proposal: The McGrath Business Center PUD Ordinance (2021) approved plans for the recently completed McGrath Honda dealership on the former Pheasant Run Mega Center property, as well as a conceptual PUD Sketch Plan for two additional dealerships.

Proposed are preliminary plans for McGrath Kia, to be located directly east of McGrath Honda. The plans are consistent with the approved PUD Sketch Plan. A Final Plat of Subdivision has also been submitted. Details:

- Subdivide the property into two lots: Lot 1 for McGrath Honda (constructed) and Lot 2 for McGrath Kia (proposed).
- Develop a 41,100 sf Kia Dealership on Lot 2.
- Customer and display parking along E. Main St., with display parking also east of the building and service parking to the rear.
- Two driveways off Rt. 64.
- Stormwater detention at the south end of the property.

Info / Procedure on Application:	<p>PUD Preliminary Plan:</p> <ul style="list-style-type: none"> • Approval of plans for development of property within a PUD to ensure compliance with the PUD ordinance and applicable provisions of the Zoning Ordinance. Includes building elevations and site, landscape, and engineering plans. • A public hearing is not required for this type of application. • No findings of fact are applicable to this application.
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- Recommendation is based on compliance with the concurrently approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Final Plat (Minor Subdivision)

- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
- Recommendation is based on compliance with all other code requirements (including Zoning & Subdivision Codes).

Suggested Action:

Review the PUD Preliminary Plan and Final Plat of Subdivision.

A recommendation for approval should be subject to resolution of all staff comments prior to City Council action.

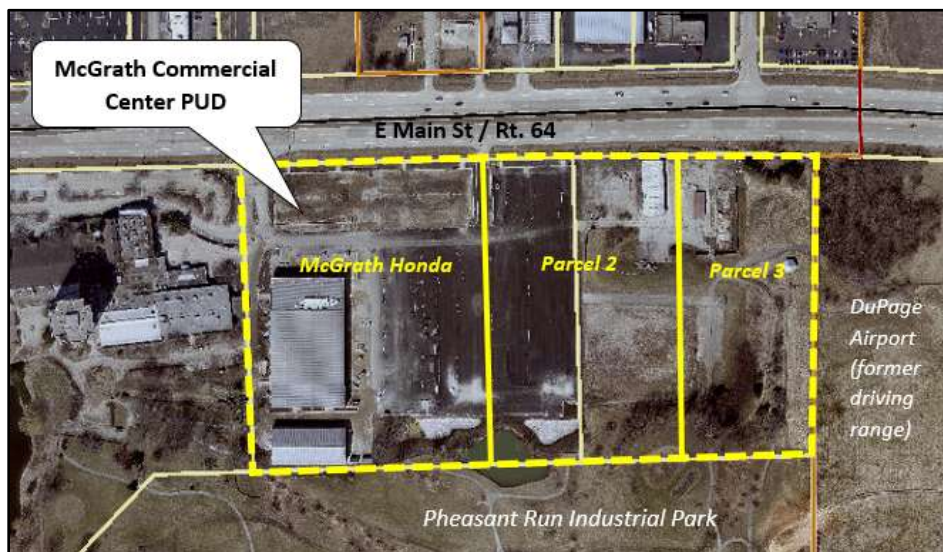
Staff Contact: Ellen Johnson, Planner

I. PROPERTY INFORMATION

A. History / Context

The subject property is a 15.8-acre portion of the McGrath Business Center PUD, a redevelopment of a portion of the former Pheasant Run Resort complex that included the Mega Center building, parking field east of the Mega Center, and the resort/golf course maintenance facility at the far east end of the property. The subject property is owned by two LLCs which are represented by Christopher McGrath.

The McGrath Business Center PUD was approved by the City in 2021 under Ord. 2021-Z-3 “An Ordinance Granting Approval of a Special Use for Planned Unit Development and PUD Preliminary Plan for McGrath Business Center”. The ordinance approved a number of zoning deviations for development of the property. Also approved were preliminary plans for the McGrath Honda dealership at the west side of the subject property, and a PUD Sketch Plan which provided a conceptual layout of possible future development for the two parcels east of the Honda dealership. Car dealerships were contemplated; however, the PUD allows any use permitted in the underlying BR Regional Business zoning district.

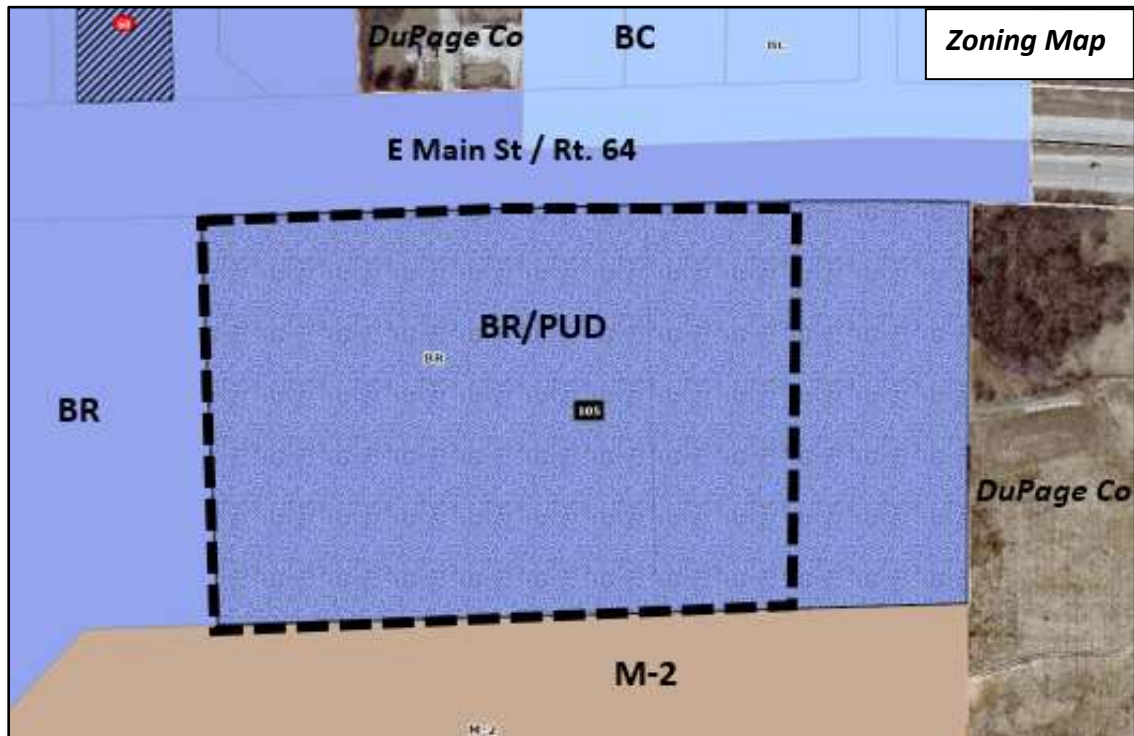


The McGrath Honda dealership was completed earlier this year and is now open. Development of the two remaining parcels necessitates City approval of a PUD Preliminary Plan for each parcel.

B. Zoning

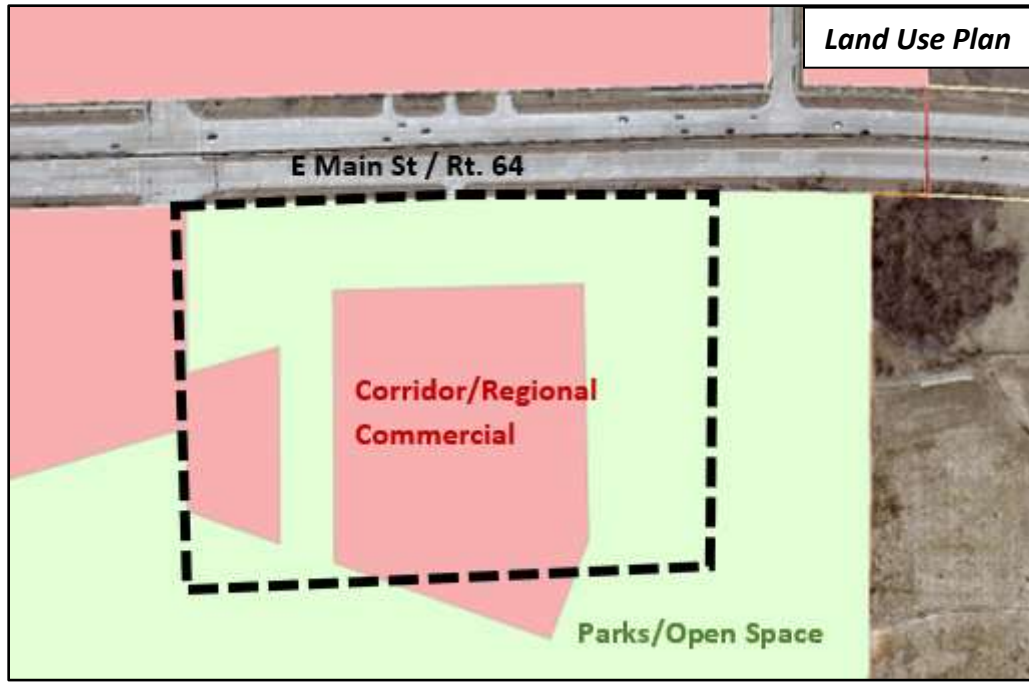
The subject property is zoned BR Regional Business and is located in the McGrath Business Center PUD. Properties to the north and west fronting E. Main St. have commercial zoning, with manufacturing to the south and DuPage Airport to the east.

	Zoning	Land Use
Subject Property	BR Regional Business / PUD	Vacant
North	BR Regional Business BC Community Business R3 Single Family (DuPage County Zoning)	Baltria Auto Dealer; Public Storage
East	A Airport (City of West Chicago Zoning)	DuPage Airport
South	M-2 Limited Manufacturing	Pheasant Run Industrial Park
West	BR Regional Business / PUD	McGrath Honda



C. Comprehensive Plan

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the developed portions of the former Pheasant Run resort as “Corridor/ Regional Commercial” and the Golf Course as “Open Space”.



The Corridor/Regional Business land use is described as follows:

Areas designated as corridor/regional commercial are intended to accommodate larger shopping centers and developments that serve a more regional function, drawing on customer base that extends beyond City limits. These areas often have a mix of “big box” stores, national retailers, and a “critical mass” of multiple stores and large shared parking areas. Areas designated for corridor/ regional commercial are located primarily in larger consolidated areas along the City’s heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations.

The subject property is located at the edge of the East Gateway Sub Area, which lists the following goals and objectives:

Subarea Goals

The East Gateway subarea represents a unique opportunity for economic development, revitalization and stabilization with for a specific context within the City of St. Charles. The overall vision for the subarea includes the following:

- *Revitalization of the Subarea’s retail areas that maximizes the locational assets within this area of the City.*
- *Improved connectivity and circulation within the Subarea providing logical and efficient connections between compatible uses.*
- *Better separation of incompatible land uses to protect residential neighborhoods while at the same time help define the City’s business areas.*
- *Attractive streets and sites to distinguish this Subarea and key corridors from neighboring communities.*
- *A mix of uses that that help diversify the City’s economy and provide places to live, work, and shop.*

Subarea Objectives

- *Improve the appearance of the Kirk Road and Main Street Corridors to assist in strengthening the community’s identity and appearance through installation of streetscaping, wayfinding and gateway elements.*
- *Use landscaping appropriately to enhance commercial areas, screen unsightly areas, and provide an attractive streetscape and overall setting for the area.*
- *Improve the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.*
- *Preserve surrounding neighborhoods through the use of screening, buffering, and better separation from commercial development.*
- *Create market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.*
- *Take advantage of proximity to DuPage Airport and Pheasant Run as activity generators.*
- *Reposition the Charlestowne Mall site to foster its renaissance or its redevelopment.*
- *Enhance the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and attractive building design and materials.*

II. PROPOSAL

Christopher McGrath, on behalf of property owners 4075 E. Main, LLC and 4085 E. Main, LLC is proposing to develop “Phase 2” of the McGrath Commercial Center PUD with a Kia Dealership. Details of the proposal are as follows:

- Subdivide the property into two lots: Lot 1 for McGrath Honda (constructed) and Lot 2 for McGrath Kia (proposed).
- Develop a 41,100 sf Kia Dealership on Lot 2, east of McGrath Honda.
- Customer and display parking along E. Main St., with display parking also east of the building and service parking to the rear.
- Two driveways off Rt. 64; the western drive shared with McGrath Honda (constructed); the eastern drive to be shared with the future building to the west (“Phase 3”; potential auto dealership).
- Stormwater detention at the south end of the property.

The following development applications have been submitted:

1. PUD Preliminary Plan – Plan approval required for development of property that is within a Planned Unit Development to ensure compliance with zoning and PUD standards. Includes site plan, preliminary engineering, landscape plan, and building elevations.
2. Final Plat of Subdivision (Minor Subdivision) – To subdivide the property to create new lots and establish required easements.

III. PLANNING ANALYSIS

Staff has analyzed the submitted applications and plans for conformance with the standards established in the McGrath Commercial Center PUD (Ord. 2012-Z-3) and applicable sections of the Zoning and Subdivision ordinances, including:

- Title 16 Subdivisions & Land Improvements
- Ch. 17.06 Design Review
- Ch. 17.24 Off-Street Parking
- Ch. 17.14 Commercial Districts
- Ch. 17.26 Landscaping & Screening
- Ch. 17.28 Signs

A. Proposed Use

The proposed Kia Dealership is classified as “Motor Vehicle Sales and Leasing”. This use is permitted in the McGrath Business Center PUD and the underlying BR Regional Business District. The use is defined in the Zoning Ordinance as follows:

“Motor Vehicle Sales and Leasing- An establishment licensed by the State of Illinois where the principal use is the sale or lease of new or used automobiles, trucks, vans, trailers, boats or motorcycles, or other similar motorized transportation vehicles. A Motor Vehicle Sales and Leasing establishment may maintain an inventory of the vehicles for sale or lease on-site. Secondary support uses may also exist upon the same site, such as maintenance, repair, and service areas, indoor parts storage areas, and financial services areas. Motor Vehicle Display, Outdoor, is permitted as an accessory use; Vehicle Service and Repair, Major and Minor, as defined herein, are permitted as accessory uses or as additional principal uses.”

This use was contemplated for the subject property when the McGrath Business Center PUD was approved, as indicated on the PUD Sketch Plan (Exhibit E of Ord. 2021-Z-3).

B. Bulk Standards

The table below compares the proposed plans for McGrath Kia with the bulk standards applicable to the BR District and McGrath Business Center PUD. Lot area and width information is provided for both lots proposed as part of the Plat of Subdivision. All applicable standards are met, except the parking count (see Staff Comments).

Category	BR District / PUD Standard	Proposed
Min. Lot Area	1 Acre	Lot 1 (Honda): 8.4 acres Lot 2 (Kia): 7.4 acres
Min. Lot Width	None	Lot 1 (Honda): 536 ft. Lot 2 (Kia): 460 ft.
Max. Building Coverage	30%	12.7%
Max. Building Height	40 ft.	30'8"
Front Yard	15 ft. parking/paving (PUD) 20 ft. building	15 ft. parking/paving 227 ft. building
Interior Side Yard	0 ft. parking/paving (PUD) 15 ft. building	West: 0 ft. parking/paving 15 ft. building East: 0 ft. parking/paving 276 ft. building
Rear Yard	0 ft. parking/paving (PUD) 10 ft. building (PUD)	103 ft. parking/paving 191 ft. building
Parking Spaces	3 per 1,000 sf of Gross Floor Area (no required spaces shall be used for display/storage of vehicles for sale/lease); 123 spaces required	TBD

Staff Comments:

- ✓ It is unclear from the site plan which spaces to the north of the building will be reserved for customer parking. The customer parking area needs to be identified on the plans. There should be adequate spaces available based on the extensive display parking planned.

C. Site Access

Access to the property is provided from IL Route 64/Main St. IL Route 64 is under the jurisdiction of the Illinois Department of Transportation. IDOT will need to review the plans and sign the Plat of Subdivision.

Full access is limited to the signalized intersection at the northwest corner of the PUD (NE of McGrath Honda). This intersection also serves as the main entrance to the remainder of the Pheasant Run Resort property and Pheasant Run Industrial Park to the south. Cross access is intended across the PUD.

A Right-in/Right-out access has been constructed between Lots 1 and 2 for access to McGrath Honda and the proposed Kia Dealership. Also proposed is a Right-in/Right-out access between Lot 2 (Kia) and future Lot 3.

The property is at the east end of the City's pedestrian circulation system. No new public sidewalks are shown; none were provided for McGrath Honda. Property to the east is part of the DuPage Airport and no sidewalks exist.

D. Landscaping

The McGrath Business Center PUD Ordinance granted a number of deviations from the landscaping requirements of Ch. 17.26 "Landscaping and Screening". The PUD allows for the design of landscaping along the public street frontage, within the parking lot, and along the building foundation for all development within the PUD to be a "design of a similar character and number of plantings" as the plans for McGrath Honda, which were approved as part of the PUD Ordinance.

The landscape plan submitted for McGrath Kia is similar to that of McGrath Honda and consistent with the PUD Sketch Plan. Plantings and trees are provided within the 15 ft. setback along Rt. 64, with planting strips along the access drives into the site. Plantings are incorporated along the north building wall. The overall landscape area for the Kia site is 17%, consistent with the 15% overall landscape area required for the PUD as a whole.

Staff Comments:

- ✓ 4 shade trees should be added along the west side of the eastern entrance drive, similar to the entrance landscaping along the driveway between Kia and Honda.
- ✓ The planting bed along the north building wall depicted on the landscape plan needs to be reflected on the site/engineering plans.
- ✓ There are a number of existing trees within the open space/detention area at the south end of the property. Existing trees to be removed vs. preserved need to be noted.
- ✓ Label all tree species along Rt 64; only 3 trees are labeled.
- ✓ A rendering is needed for the trash enclosure at the south end of the site.

E. Building Design

Architectural elevations have been submitted for McGrath Kia, depicting a 30’8” single-story building. The front portion of the building is glass, comprised of an aluminum curtainwall system. Metal panels form the upper portion of the front façade and the backdrop to the wall signage. EIFS (Exterior Insulated Finishing System) is used for the side and rear walls. A CMU (concrete masonry unit) knee wall is incorporated on the rear elevation and the back portions of the side elevations.

The PUD Ordinance granted a deviation from the building materials standards contained in Ch. 17.06 “Design Review Standards & Guidelines”, allowing for use of EIFS without limitation; use of EIFS is limited in commercial zoning districts under Ch. 17.06.

Ch. 17.06 also requires street-facing façades that exceed 100 ft. in length to incorporate recesses or projects over 20% of the façade. The proposed front façade is 140 ft. and is flat. This is consistent with the building footprint shown on the PUD Sketch Plan approved as part of the PUD Ordinance; it is therefore acceptable for the design to not incorporate recesses/projections.

Staff Comments:

- ✓ It is suggested that the applicant consider adding variation to the roofline of the front façade. Ch. 17.06 includes a guideline that roof lines should be varied every 100 ft. in building length, by a change in height or the incorporation of a focal point feature such as a dormer, gable, or projected wall feature. This is not a required standard, but rather a general guideline.
- ✓ CMU is proposed for the knee wall around a portion of the building. It is unclear what type of CMU is proposed. Smooth-face CMU is a prohibited material per the Design Standards applicable to the BR District. Textured CMU is permitted.

F. Signage

A rendering of the freestanding sign has been submitted. Wall signage is depicted on the building elevations. The table below compares the proposed signage with the applicable standards of Ch. 17.28 “Signs” and the PUD Ordinance.

Category	BR District / PUD Standard	Proposed
Freestanding Signs	1 per lot 10 ft. ROW setback 100 sf sign area 15 ft. height	2 freestanding signs shown on plans, one near each entrance drive 15 ft. ROW setback 75.39 sf 15 ft. height
Wall Signs	3 wall signs on north elevation (PUD); Additional info or logo signs on other elevations Sign area: 1.5 sf per linear ft of wall on which it is located	2 wall signs on north elevation (“KIA”; “McGrath”); “Delivery” and “Service” signs on the side elevations; Sign areas appear to meet area limitations

Staff Comments:

- ✓ Two freestanding signs along Rt. 64 are indicated on the site plan. Only one freestanding sign is permitted.

G. Site Lighting

A photometric plan has been submitted depicting pole and building-mounted lighting. Per Section 17.22.040 “Sight Lighting”, light intensity along the property line abutting right-of-way (Rt. 64) is limited to an average of 15 horizontal foot-candles for motor vehicle display lots. This standard is met along the Rt. 64 lot line. Light intensity along property lines abutting other commercial zoning districts is typically limited to 2.0 horizontal foot-candles. However, due to the fact that the proposed Kia dealership is adjacent to motor vehicle dealerships on both sides, an average of 15 foot-candles is acceptable. Proposed lighting levels are acceptable along the side lot lines.

Staff Comments:

- ✓ Lighting levels along the rear (south) lot line exceed the 2.0 foot-candle limitation and will need to be reduced.
- ✓ Specifications for the lighting fixtures marked on the photometric plan are needed.

H. Plat of Subdivision

A Final Plat of Subdivision has been submitted, titled “McGrath Commerce Center Subdivision”. The area platted as part of the subdivision constitutes Lot 1 of the Pheasant Run Resort Subdivision (recorded in 2020), on which McGrath Honda was constructed, and unsubdivided land covering the former Pheasant Run maintenance facility site. Two lots are proposed:

- Lot 1 – McGrath Honda lot
 - 366,568 sf / 8.42 acres / 536 ft. of Rt. 64 frontage
- Lot 2 – McGrath Kia lot
 - 322,444 sf / 7.4 acres / 460 ft. of Rt. 64 frontage

The Plat notes public utility and access easements previously platted as part of the Pheasant Run Resort Subdivision, and a pond easement recorded separately in 2017. Also noted (shaded areas) are easements established on a separate Plat of Easement approved by City Council in August 2022. These include:

- Easements over public utilities installed as part of the McGrath Honda project.
- Perimeter utility easements along Main St. and the far east property line of the McGrath Business Center PUD, which are needed for the extended electric service to the Pheasant Run Industrial Park.
- An easement for a future City gateway sign at the NE corner of the PUD.

Staff Comments:

- ✓ It is recommended to plat the remaining eastern portion of the McGrath Business Center PUD (“Phase 3”) as part of this subdivision as Lot 3. This remaining portion (“eastern parcel”) is contemplated to be developed as a single lot in the future per the PUD Sketch Plan. If the eastern portion is not included in this subdivision, a separate Plat of Easement will be needed for the off-site easements required over that area, including a stormwater detention easement over the detention area and access easement over the common lot line between proposed Lot 2 and the eastern parcel. If the eastern

parcel is included in this Plat of Subdivision, the easements can be platted on this Plat of Subdivision.

- ✓ It is suggested to title the subdivision, “McGrath Business Center Subdivision” to match the name of the PUD. If Parcel 3 is not incorporated into the subdivision, the title should include “Phase 1”.
- ✓ Provide Stormwater Detention Easement over the stormwater basin.
- ✓ Provide 10 ft. perimeter Public Utility and Drainage Easement along all lot lines where easements do not already exist.
- ✓ Add easement provisions for the PUDE and Stormwater Detention easements in accordance with Appendix B of Title 16.
- ✓ Add a chart identifying the easement area (in sf) within each lot, listing different easements separately.
- ✓ Cross-access easements are required along the shared entrance drives and are recommended over the E-W drive running between the lots.
- ✓ Add the total square footage/acreage for the subdivision and for each Lot to Sheet 1.
- ✓ Add the name/address of the property owner(s).
- ✓ Add a location map.
- ✓ Add the surveyor’s seal.
- ✓ Owner’s Certificate – the Jr. College district information can be removed.
- ✓ County Clerk Certificate – change the County in the first line to DuPage.
- ✓ Add the Special Flood Hazard Area Certificate.
- ✓ Add the IDOT Certificate.
- ✓ The County Recorder’s Certificate can be removed.
- ✓ It appears survey pipes are proposed at the corner of each lot where none currently exist, however label and add the required specifications: ¾” diameter pipes or ½” diameter steel rods by 18” length at the corner of each lot, at angle points, and at the ends and suitable intervals along curves.

IV. DEPARTMENTAL REVIEWS

A. Engineering Review

Engineering plans and stormwater information are under review. Stormwater detention is proposed at the south end of the property and into the parcel to the east (Phase 3 of the PUD). Detailed technical review comments will be provided to the applicant. Resolution of comments is not expected to impact the overall layout of the site.

B. Fire Dept. Review

Plans are under review by the Fire Dept. and comments will be provided to the developer.

C. Public Works

Public Works will provide technical review comments to the developer. Utility system upgrades were previously initiated to serve the Pheasant Run Resort Subdivision improvements and McGrath Honda, and which will enable utility service to McGrath Kia. These include a new electric distribution system extension under Rt. 64, watermain extension along Rt. 64, and a new sanitary lift station. The lift station is currently operating as a private lift station serving the Honda property. The City has not yet accepted ownership or operation responsibilities for the lift station and sanitary sewers connecting to the lift station. Additional users cannot connect to the system until it has been publicly accepted by the City.

V. OPTIONS FOR PLAN COMMISSION ACTION

Review the PUD Preliminary Plan and Final Plat of Subdivision.

The Plan Commission may vote on these items should the Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete. Staff recommends the any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

VI. ATTACHMENTS

- Applications for PUD Preliminary Plan & Minor Subdivision- Final Plat; received 2/23/23
- Final Plat of Subdivision
- Preliminary Plans
- Ord. 2021-Z-3 (McGrath Business Center PUD)

City of St. Charles
 Community Development Division
 2 E. Main Street
 St. Charles, IL 60174



Phone: (630) 377-4443
 Email: cd@stcharlesil.gov

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	McGrath Kia - McGrath Bus Ctr PUD
Project Number:	2023 -PR- 003
Cityview Project Number:	PLPUD 2023 00099

Received Date
RECEIVED
FEB 23 2023
 City of St. Charles
 Community Development

- File this application to request approval of a PUD Preliminary Plan. Normally, this application is reviewed concurrently with an application for Special Use for PUD, unless a Special Use for PUD has previously been granted and no amendment is necessary.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The PUD Preliminary Plan will be scheduled for Plan Commission review when staff has determined the plans are ready.

1. Property Information:	Location:	4075 and 4085 E. Main, St. Charles, IL	
	Parcel Number (s):	01-30-300-053 and 01-30-300-056	
	Proposed PUD Name:	McGrath Business Center	
2. Applicant Information:	Name:	4075 E Main, LLC and 4085 E Main, LLC	Phone: 630-721-9500
	Address	c/o Christopher W. McGrath 2020 N. Randall Rd. Elgin, IL 60123	Email: mcgrathchris@yahoo.com
3. Record Owner Information:	Name:	Same	Phone:
	Address:		Email:

4. Identify the Type of Application:

- New proposed Planned Unit Development (PUD) – *Special Use Application to be filed concurrently*
- Existing Planned Unit Development (PUD)
 - PUD Amendment required for proposed plan – *Special Use Application to be filed concurrently*

Subdivision:

- Proposed lot has already been platted and a new subdivision is not required.
- New subdivision of property is required:
 - Final Plat of Subdivision Application filed concurrently
 - Final Plat of Subdivision Application to be filed later

5. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

- APPLICATION FEE: \$500
- REIMBURSEMENT OF FEES AGREEMENT: An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

- PROOF OF OWNERSHIP: a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

- OWNERSHIP DISCLOSURE: Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.
- LETTER OF AUTHORIZATION: If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.
- LEGAL DESCRIPTION: For entire subject property, on 8 1/2 x 11 inch paper and Microsoft Word file.
- PLAT OF SURVEY: A current plat of survey for the subject property showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

- SOIL AND WATER CONSERVATION DISTRICT LAND USE OPINION APPLICATION:** As required by State law, submit a Land Use Opinion application and required fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy of completed Land Use Opinion application to the City. The Land Use Opinion application can be found on the Kane-DuPage SWCD website: <http://www.kanedupageswcd.org/>
- ENDANGERED SPECIES REPORT:** As required by State law, file an Endangered Species Consultation Agency Action with the Illinois Department of Natural Resources. Provide a copy of the report to the City. The online Ecological Compliance Assessment Tool (EcoCAT) should be utilized: <https://dnr2.illinois.gov/EcoPublic/>
- STORMWATER MANAGEMENT:** Written information as described in the Stormwater Management Requirements for Preliminary Plans (attached).
- PUBLIC BENEFITS, DEPARTURES FROM CODE:** A written statement describing how the PUD meets the purposes and requirements established in Section 17.04.400 of the Zoning Ordinance. List any requests for deviations (departures) from the requirements of Title 16 "Subdivisions and Land Improvement" and Title 17 "Zoning" and provide a rationale for each requested deviation.
- CONSTRUCTION SCHEDULE:** Indicate the following:
 - Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the Plat of Subdivision and through supporting material.
 - Approximate dates for beginning and completion of each phase.
- PARK AND SCHOOL LAND/CASH WORKSHEETS:** *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.
- INCLUSIONARY HOUSING WORKSHEET:** *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

- PRELIMINARY PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST:** If the PUD Preliminary Plan involves the subdivision of land, submit a Preliminary Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Subdivision Plat Drawing Requirements Checklist (attached).
- PRELIMINARY ENGINEERING PLANS / DRAWING REQUIREMENTS CHECKLIST:** Plans shall include the following information. Also submit a completed Drawing Requirements Checklist- Preliminary Engineering Plans.
 1. Accurate boundary lines with dimensions
 2. Existing and proposed easements: location, width, purpose
 3. Streets on and adjacent to the tract: Name and right-of-way width, center line elevation, and culverts
 4. Location, size, shape, height, and use of existing and proposed structures

5. Location and description of streets, sidewalks, and fences
6. Surrounding land uses
7. Legal and common description
8. Date, north point, and scale
9. Existing and proposed topography
10. All parcels of land intended to be dedicated for public use or reserved for the use of all property owners with the proposal indicated
11. Location of utilities
12. Building/use setback lines
13. Location of any significant natural features
14. Location of any 100-year recurrence interval floodplain and floodway boundaries
15. Location and classification of wetland areas as delineated in the National Wetlands Inventory
16. Existing zoning classification of property
17. Existing and proposed land use
18. Area of property in square feet and acres
19. Proposed off-street parking and loading areas
20. Number of parking spaces provided, and number required by ordinance
21. Angle of parking spaces
22. Parking space dimensions and aisle widths
23. Driveway radii at the street curb line
24. Width of driveways at sidewalk and street curb line
25. Provision of handicapped parking spaces
26. Dimensions of handicapped parking spaces
27. Depressed ramps available to handicapped parking spaces
28. Location, dimensions and elevations of freestanding signs
29. Location and elevations of trash enclosures
30. Provision for required screening, if applicable
31. Provision for required public sidewalks
32. Certification of site plan by a registered land surveyor or professional engineer
33. Geometric plan showing all necessary geometric data required for accurate layout of the site
34. Grading plans showing paving design, all storm sewers, and detention/retention facilities including detention/retention calculations) and erosion control measures
35. Utility plans showing all storm sewers, sanitary sewers, watermains, and appropriate appurtenant structures
36. Exterior lighting plans showing:
 - Location, height, intensity and fixture type of all proposed exterior lighting
 - Photometric information pertaining to locations of proposed lighting fixtures
37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

ARCHITECTURAL PLANS: Architectural plans and data for all principal buildings with sufficient detail to permit an understanding of the exterior appearance and architectural style of the proposed buildings, the number, size and type of dwelling units, the proposed uses of nonresidential and mixed-use buildings, total floor area and total building coverage of each building.

TREE PRESERVATION PLAN: When required, in accordance with Ch. 8.30 of the St. Charles Municipal Code (see attached "Tree Preservation Requirements for Preliminary Plans". This information may be included as part of the Landscape Plan set.

LANDSCAPE PLAN: Landscape Plan showing the following information:

- Delineation of the buildings, structures, and paved surfaces situated on the site and/or contemplated to be built thereon
- Delineation of all areas to be graded and limits of land disturbance, including proposed contours as shown on the Site/Engineering Plan.
- Accurate property boundary lines
- Accurate location of proposed structures and other improvements, including paved areas, berms, lights, retention and detention areas, and landscaping
- Site area proposed to be landscaped in square feet and as a percentage of the total site area
- Percent of landscaped area provided as per code requirement
- Dimensions of landscape islands
- Setbacks of proposed impervious surfaces from property lines, street rights-of-way, and private drives
- Location and identification of all planting beds and plant materials
- Planting list including species of all plants, installation size (caliper, height, or spread as appropriate) and quantity of plants by species
- Landscaping of ground signs and screening of dumpsters and other equipment

SKETCH PLAN FOR LATER PHASES OF PUD: For phased PUDs only, submit a plan that shows, at minimum, the following:

- General location of arterial and collector streets
- Location of any required landscape buffers
- Location of proposed access to the site from public streets
- Maximum number of square feet of floor area for nonresidential development
- Maximum number of dwelling units for residential development
- Open space and storm water management land

I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

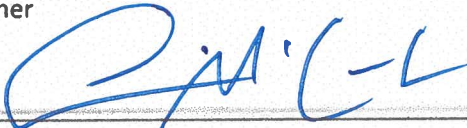
Feb. 9, 2023

^{MAIN}
4085 E. ~~Main~~, LLC and 4075 E. Main, LLC

Record Owner

Date

By:



2/9/23

Applicant or Authorized Agent

Date

Christopher W. McGrath, Manager / Agent

**NARRATIVE DESCRIPTION OF PROPOSAL FOR
FINAL PLAT APPROVAL FOR A MINOR RE-SUBDIVISION AND
PRELIMINARY PUD APPROVAL FOR LOT 2 OF THAT PLAT
FOR USE AS A KIA AUTO DEALERSHIP**

MCGRATH BUSINESS CENTER

By its ordinance # 2021-Z-3 (the “**2021 Special Use Ordinance**”), the City of St. Charles did approve a special use for PUD for the McGrath Business Center as to the 20.65 acres of land legally described therein and in this 2022 Petition (the “**Business Center Site**”). Following the enactment of the 2021 Special Use Ordinance, 4075 E Main, LLC, an Illinois limited liability company owned by Gary D. McGrath (“**4075 McGrath**”) did proceed to obtain final; OUD approval for the easterly __ acres of the Business Center Site (the “**Honda Site**”) for the development and use thereof as a Honda new and used car dealership (the “**Honda Project**”).

An affiliate of 4075 McGrath, namely , 4085 E Main, LLC, an Illinois limited liability company owned by Gary D. McGrath (“**4085 McGrath**”) did subsequently purchase the eastern-most 8.63 acres of the Business Center Site.

4075 McGrath and 4085 McGrath (together, the owners of the entire Business Center Site) now seek to obtain final plat approval for the Final Plat of Resubdivision of McGrath Business Center as a “Minor Subdivision preliminary. 4085 McGrath Preliminary seeks preliminary PUD approval for Lot 2 (the KIA Site) for the establishment of a KIA new and used car dealership (the “**KIA Project**”) on the approximate 7.40 acres immediately east of the Honda Project (the “**KIA Site**”). If approved, this will leave the eastern-most approximate 4.70 acres of the Business Center Site vacant (the “**Vacant Site**”) and with no specific approved PUD plans, and its development will thus require further proceedings with the City.

Please see the attached PUD Site Plan and proposed Final Plat of Resubdivision of McGrath Business Center which identifies the Honda Site as Lot 1, the KIA Site as Lot 2, and the Vacant Site as Lot 3.

4085 McGrath is planning to commence the construction of the KIA Project in the spring of 2023, with a hoped-for grand opening in late spring of 2024.

The entire Business Center Site has already been granted a special use for PUD pursuant to the 2021 Ordinance. The Vacant Site shall remain unaffected as having been previously approved for a special use for PUD, but with no specific preliminary PUD plan yet approved.

CONCLUSION

Applicant respectfully requests that the City Plan Commission recommend for approval, and the City Council approve, the McGrath PUD Project in order to achieve the more desirable design features, the higher property values, and the greater commercial opportunities which it affords to the City.

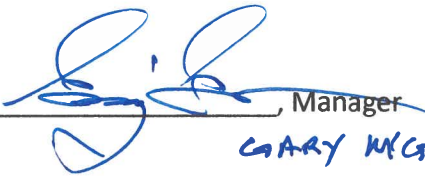
Peter C. Bazos
Bazos, Freeman, Schuster & Pope, LLC
1250 Larkin Avenue #100
Elgin, IL 60123
847.742.8800
pbazos@bazosfreeman.com

**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**


STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, GARY M'GRATH, being first duly sworn on oath depose and say that I am
Manager of 4085 S. MAIN, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>GARY M'GRATH</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager
GARY M'GRATH

Subscribed and Sworn before me this _____ day of
_____, 20_____.



Notary Public



**OWNERSHIP DISCLOSURE
LIMITED LIABILITY COMPANY (L.L.C.)
4085 E. Main, LLC**

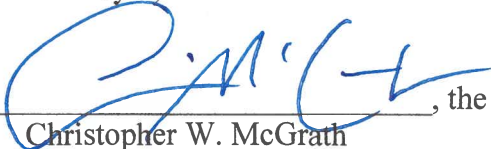
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Christopher W. McGrath, being first duly sworn on oath depose and say that I am the Manager of 4085 E. Main, LLC an Illinois limited liability company (“Owner”), and that the following are all of the members of the said LLC:

Christopher W. McGrath, as trustee of the Gary D. McGrath 2021 Irrevocable Trust dated December 7, 2021, as to 100%

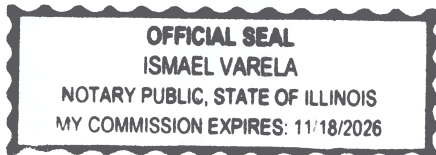
The Beneficiaries of the Gary D. McGrath 2021 Irrevocable Trust are the family members of said Gary D. McGrath

Dated February 9, 2023

By: , the Manager
Christopher W. McGrath

Subscribed and Sworn to before me this ___ day of February, 2023.


Notary Public

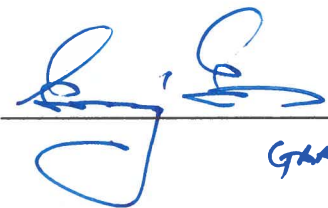


**OWNERSHIP DISCLOSURE FORM
LIMITED LIABILITY COMPANY (L.L.C.)**

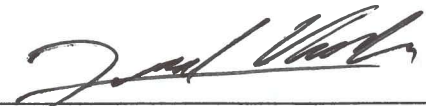
STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, GARY M'GRATH, being first duly sworn on oath depose and say that I am
Manager of 4075 E. MAIN, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

<u>GARY M'GRATH</u>	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

By: , Manager
GARY M'GRATH

Subscribed and Sworn before me this _____ day of
_____, 20_____.





**OWNERSHIP DISCLOSURE
LIMITED LIABILITY COMPANY (L.L.C.)
4075 E. Main, LLC**

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, Christopher W. McGrath, being first duly sworn on oath depose and say that I am the Manager of 4075 E. Main, LLC an Illinois limited liability company (“Owner”), and that the following are all of the members of the said LLC:

Christopher W. McGrath, as trustee of the Gary D. McGrath 2021 Irrevocable Trust dated December 7, 2021, as to 100%

The Beneficiaries of the Gary D. McGrath 2021 Irrevocable Trust are the family members of said Gary D. McGrath

Dated February 9, 2023

By: , the Manager
Christopher W. McGrath

Subscribed and Sworn to before me this ___ day of February, 2023.


Notary Public



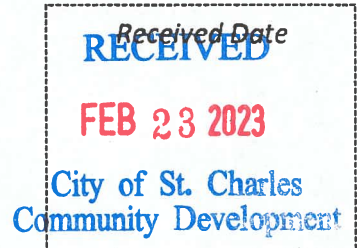
City of St. Charles
 Community Development Division
 2 E. Main Street
 St. Charles, IL 60174



Phone: (630) 377-4443
 Email: cd@stcharlesil.gov

MINOR SUBDIVISION – FINAL PLAT APPLICATION

For City Use	
Project Name:	McGrath Kia - McGrath Bus Ctr PUD
Project Number:	2023 -PR- 003
Cityview Project Number:	PLM5202300100



- File this application to request approval of a Minor Subdivision – Final Plat.
- Per City Code Section 16.04.040, a Minor Subdivision must meet the following criteria:
 - 1) Compliance with subdivision design standards in the City Code;
 - 2) No more than 4 lots;
 - 3) No public utility extensions or new streets are required to serve the subdivision;
 - 4) No stormwater detention is required to serve the subdivision;
 - 5) All lots meet minimum zoning standards.
- Complete the application and submit with all required attachments to the Community Development Division.
- The information you provide must be complete and accurate. If you have any questions please contact the Community Development Division.
- City staff will review the submittal for completeness and for compliance with applicable requirements. Staff will distribute the plans to other City departments for review when the application is complete.
- The Final Plat will be scheduled for Plan Commission review when staff has determined the plat is ready.

1. Property Information:	Location: 4075 and 4085 E. Main, St. Charles, IL	
	Parcel Number (s): 01-30-300-053 and 01-30-300-056	
	Proposed Subdivision Name: McGrath Commerce Center	
2. Applicant Information:	Name: 4075 E Main, LLC and 4085 E Main, LLC	Phone: 630-721-9500
	Address c/o Christopher W. McGrath 2020 N. Randall Rd. Elgin, IL 60123	Email mcgrathchris@yahoo.com
3. Record Owner Information:	Name: Same	Phone:
	Address:	Email:

4. Required Attachments:

If multiple zoning or subdivision applications will be submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE: \$300

REIMBURSEMENT OF FEES AGREEMENT: An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT: Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the subject property:

Number of Review Items	Under 5 Acres	5-15 Acres	16-75 Acres	Over 75 Acres
1	\$1,000	\$2,000	\$3,000	\$4,000
2 or 3	\$2,000	\$4,000	\$5,000	\$7,000
4 or more	\$3,000	\$5,000	\$7,000	\$10,000

FEE FOR INSTALLATION OF CITY BENCHMARKS: Payment for installation of City benchmarks in accordance with Appendix F of the Subdivision Code (City Code Title 16). Required payment is based on the size of the subdivision:

Subdivision Acreage	Number of Benchmarks	Fee at \$2500 per Benchmark
20+	2	\$5000
10 to 20	1	\$2500
5 to 10	0.5	\$1250
1 to 5	0.25	\$625
Less than 1	0.10	\$250

PROOF OF OWNERSHIP: a) A current title policy report; or
b) A deed and a current title search

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

OWNERSHIP DISCLOSURE: Use the appropriate disclosure form (attached), if the owner or applicant is a Partnership, Corporation, Trust, or LLC.

LETTER OF AUTHORIZATION: If the property owner is not the applicant, an original letter of authorization from the property owner permitting the applicant to file the zoning application with the City of St. Charles for the subject property.

PARK AND SCHOOL LAND/CASH WORKSHEETS: *For residential developments only.* Use the attached worksheet to calculate the estimated population and student yields and resulting land/cash contributions in accordance with Title 16 of the St. Charles Municipal Code.

INCLUSIONARY HOUSING WORKSHEET: *For residential developments only.* Use the attached worksheet to calculate the affordable unit requirement and indicate how the development will comply with Title 19 of the St. Charles Municipal Code.

PLANS: All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies: Ten (10) full size copies, one (1) 11" by 17", and PDF electronic file emailed to: cd@stcharlesil.gov

FINAL PLAT OF SUBDIVISION / DRAWING REQUIREMENTS CHECKLIST: A Final Plat of Subdivision that includes the information listed on the Subdivision Plat Drawing Requirements Checklist. Also submit a completed Checklist (attached).

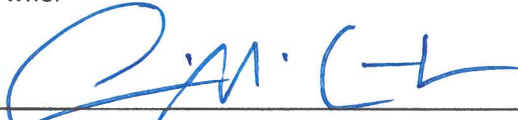
I (we) certify that this application and the documents submitted with it are true and correct to the best of my (our) knowledge and belief.

4075 E. Main, LLC and 4085 E. Main, LLC

Feb. 9, 2023

Record Owner

Date



2/9/23

Applicant or Authorized Agent

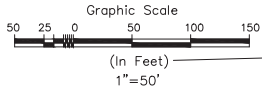
Date

By: Christopher W. McGrath, their Manager

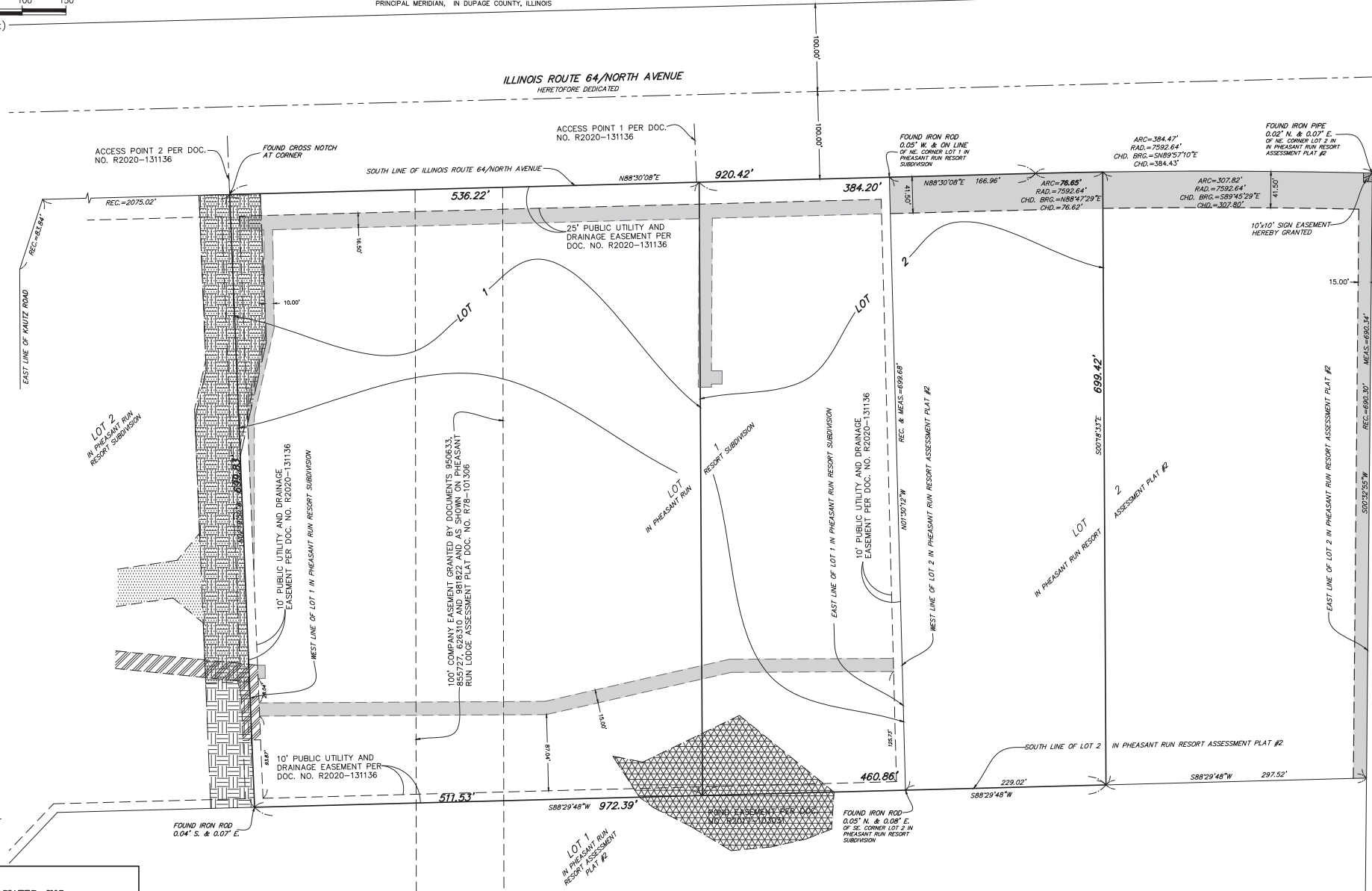
MCGRATH COMMERCE CENTER SUBDIVISION

BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

P. I. N.: 01-30-300-053
01-30-300-056



ILLINOIS ROUTE 64/NORTH AVENUE
HERETOFORE DEDICATED



LEGEND

- ACCESS EASEMENT BENEFITING THE CITY OF ST. CHARLES PER DOC. NO. R2020-131136
- POND EASEMENT PER DOC. R2017-103031
- PUBLIC SANITARY EASEMENT PER DOC. NO. R2020-131136
- ACCESS EASEMENT PER DOC. R2020-117035
- PUBLIC UTILITY AND DRAINAGE EASEMENT PER DOC. NO. _____

GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE: (630) 916-6262

PREPARED FOR: RWG ENGINEERING, LLC
DRAWN BY: WMG
ORDER NO.: 22004-22 SUB-REV 2
SHEET 1 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184.002870

NO.	DATE	DESCRIPTION	BY
2	08/25/2022	EASEMENTS ADDED	MMG
1	06/01/2022	EASEMENT GRANTED	MMG

MCGRATH COMMERCE CENTER SUBDIVISION

P. I. N.: 01-30-300-053
01-30-300-056

BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

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

DIRECTOR OF COMMUNITY DEVELOPMENT _____
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

CERTIFICATE AS TO SPECIAL ASSESSMENTS

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

COLLECTOR OF SPECIAL ASSESSMENTS _____
DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.
THIS PLAT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D. 20____ AT _____ O'CLOCK _____ M. AS DOCUMENT NUMBER _____
DUPAGE COUNTY RECORDER OF DEEDS _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS.
I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
* I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.
* GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20____
DUPAGE COUNTY CLERK _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
CITY OF ST. CHARLES) SS.
APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 20____
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

MAYOR
ATTEST: _____
CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
CITY OF ST. CHARLES) SS.
APPROVED THIS _____ DAY OF _____, A.D. 20____
CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

LAND SURVEYOR'S AUTHORIZATION

STATE OF ILLINOIS)
COUNTY OF DU PAGE) S.S.
I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 2925, DO HEREBY AUTHORIZE THE CITY OF ST. CHARLES, ITS STAFF OR AUTHORIZED AGENT TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.
GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 16TH DAY OF MAY A.D. 2022
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925 _____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____) SS.
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.
ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:
ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303: 201 S 7TH STREET, SAINT CHARLES, ILLINOIS 60174
JR. COLLEGE DISTRICT # 509: 1700 SPARTAN DRIVE, ELGIN, ILLINOIS 60123
BY: _____
OWNER
BY: _____
OWNER
DATED THIS _____ DAY OF _____, A.D. 20____

STATE OF ILLINOIS)
COUNTY OF _____) S.S.
I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY DO HEREBY CERTIFY THAT _____ (NAME) AND _____ (NAME) WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE (SCHOOL DISTRICT CERTIFICATE) AS SUCH BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC
COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS
I, JOSEPH F. GENTILE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:
LOT 1 IN PHEASANT RUN RESORT SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 2020 AS DOCUMENT NUMBER R2020-131136, IN DUPAGE COUNTY, ILLINOIS.
TOGETHER WITH THAT PART OF LOT 2 IN PHEASANT RUN RESORT ASSESSMENT PLAT #2, BEING A RESUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 8, 2021 AS DOCUMENT NUMBER R2021-054229 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88 DEGREES 30 MINUTES 08 SECONDS EAST ALONG NORTH LINE OF SAID LOT 2 (ALSO SOUTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 64/NORTH AVENUE) A DISTANCE OF 166.96' TO A POINT OF CURVE; THENCE EASTERLY ALONG SAID SOUTHERLY RIGHT OF LINE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 7592.64 FEET, (THE ARC DISTANCE OF 76.65 FEET, (THE CHORD OF BEARING NORTH 88 DEGREES 47 MINUTES 29 SECONDS EAST, 76.62 FEET); THENCE SOUTH 00 DEGREES 18 MINUTES 33 SECONDS EAST, A DISTANCE OF 699.42 TO SOUTH LINE OF SAID LOT 2 (ALSO NORTH LINE OF LOT 1 IN PHEASANT RUN RESORT ASSESSMENT PLAT #2); THENCE SOUTH 88 DEGREES 29 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE OF SAID LOT 2 (ALSO NORTH LINE OF LOT 1 IN PHEASANT RUN RESORT ASSESSMENT PLAT #2, A DISTANCE OF 229.02 FEET TO SOUTHWEST CORNER OF SAID LOT 2 (ALSO SOUTHEAST CORNER OF LOT 1 PHEASANT RUN RESORT SUBDIVISION); THENCE NORTH 01 DEGREE 30 MINUTES 12 SECONDS ALONG WEST LINE OF SAID LOT 2 IN PHEASANT RUN RESORT ASSESSMENT PLAT #2 (ALSO EAST LINE OF LOT 1 IN PHEASANT RUN RESORT SUBDIVISION), A DISTANCE OF 699.68 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.
AREA IN LOT 1: 366,588.02 SQ. FT., 8.42 AC.
AREA IN LOT 2: 322,443.78 SQ. FT., 7.40 AC.
TOTAL AREA: 689,031.78 SQ. FT., 15.82 AC.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES WHICH HAS AUTHORIZED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS HERETOFORE AND HEREAFTER AMENDED.
I FURTHER CERTIFY, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR DUPAGE COUNTY AND INCORPORATED AREAS, MAP NUMBER 17043C00174, WITH AN EFFECTIVE DATE OF AUGUST 11, 2019, THAT THE PROPERTY IS WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).
GIVEN UNDER MY HAND AND CORPORATE SEAL AT LOMBARD, ILLINOIS,
THIS _____ DAY OF _____, A.D. 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2925
MY LICENSE EXPIRES NOVEMBER 30, 2022.

NO.	DATE	DESCRIPTION	BY
2	08/25/2022	EASEMENTS ADDED	MMG
1	06/07/2022	EASEMENT GRANTED	MMG

G GENTILE & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
550 E. ST. CHARLES PLACE
LOMBARD, ILLINOIS 60148
PHONE: (630) 916-6262

PREPARED FOR: RWG ENGINEERING, LLC
DRAWN BY: MMG
ORDER NO.: 22034-22 SUB-REV 2
SHEET 2 OF 2

ILLINOIS PROFESSIONAL DESIGN
FIRM LICENSE NO. 184-002870

PLEASE RETURN THE RECORDED MYLAR TO:
CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174

RWG ENGINEERING, LLC
 CIVIL ENGINEERING — REAL ESTATE CONSULTING — PROJECT MANAGEMENT
 ILLINOIS PROFESSIONAL DESIGN FIRM #184-006370
 LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FINAL ENGINEERING PLANS

FOR

McGRATH COMMERCE CENTER

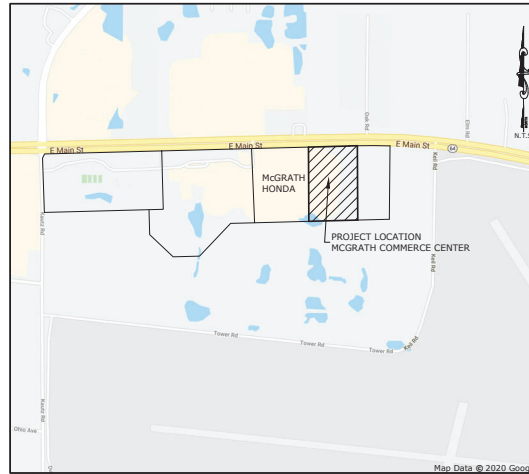
4085 E. MAIN STREET
 ST. CHARLES, IL

PLANS PREPARED FOR
4085 E MAIN LLC
 2020 RANDALL ROAD
 ELGIN, IL 60123
 630-721-9500

LEGEND

EXISTING	PROPOSED
SANITARY MANHOLE	⊙
STORM MANHOLE	⊙
CATCH BASIN	⊙
INLET	⊙
PRECAST FLARED END SECTION	⊙
CONCRETE HEADWALL	⊙
VALVE VAULT	⊙
VALVE BOX	⊙
FIRE HYDRANT	⊙
BUFFALO BOX	⊙
CLEANOUT	⊙
SANITARY SEWER	—
FORCE MAIN	—
STORM SEWER	—
WATER MAIN	—
CONSTRUCT WATER MAIN UNDER SEWER	—
GRANULAR TRENCH BACKFILL	—
STREET LIGHT	—
ELECTRICAL CABLE	—
2" CONDUIT ENCASMENT	—
ELECTRICAL TRANSFORMER OR PEDESTAL	—
POWER POLE	—
STREET SIGN	—
GAS MAIN	—
TELEPHONE LINE	—
CONTOUR	—
SPOT ELEVATION	—
WETLANDS	—
FLOODWAY	—
FLOODPLAIN	—
HIGH WATER LEVEL (HWL)	—
NORMAL WATER LEVEL (NWL)	—
DIRECTION OF SURFACE FLOW	—
DITCH OR SWALE	—
OVERFLOW RELIEF ROUTING	—
SLOPE BANK	—
TREE WITH TRUNK SIZE	—
SOIL BORING	—
TOPSOIL PROBE	—
FENCE LINE, WIRE OR SILT	—
FENCE LINE, CHAIN LINK OR IRON	—
FENCE LINE, WOOD OR PLASTIC	—
CONCRETE SIDEWALK	—
CURB AND GUTTER	—
DEPRESSED CURB	—
REVERSE PITCH CURB & GUTTER	—
EASEMENT LINE	—

LOCATION MAP



INDEX OF SHEETS

- TITLE SHEET
- EXISTING CONDITIONS PLAN (1"=40')
- DEMOLITION PLAN (1"=40')
- SITE GEOMETRIC AND PAVING PLAN (1"=40')
- SOIL EROSION AND SEDIMENT CONTROL PLAN (1"=40')
- S.E.S.C. DETAILS AND SCHEDULES
- GRADING PLAN (1"=40')
- UTILITY PLAN (1"=40')
- MISCELLANEOUS DETAILS
- PROJECT NOTES AND SPECIFICATIONS
- CONSTRUCTION STANDARDS AND DETAILS
- CONSTRUCTION STANDARDS AND DETAILS
- IDOT - CONSTRUCTION STANDARD DETAILS

GENERAL NOTES

- The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
 - City of St. Charles Public Works Department (630-377-4405)
- The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
- Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
- Elevations shown herein reflect NAVD 1988 datum.
- The boundary survey data for this project is based on a subdivision plot prepared by SPACECO Inc. Job No. 9350 dated September 11, 2020 & ALTA survey prepared by Alan J. Coulson, P.C. dated November 16, 2020. The topographic survey data for this project is based on a field survey prepared by Alan J. Coulson, P.C. dated November 13, 2020. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
- RWG Engineering, LLC, its employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.
- Except where modified by the contract documents, all work proposed hereon shall be in accordance with the following specifications, which are hereby made a part hereof:
 - "Standard Specifications for Road and Bridge Construction in Illinois," as prepared by I.D.O.T. latest edition.
 - "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition.
 - "Illinois Recommended Standards for Sewage Works," as published by the I.E.P.A., latest edition.
 - The subdivision and development codes and standards of the City of St. Charles, as published by the Municipality.
 - "Illinois Accessibility Code" as published by the State of Illinois Capital Development Board, effective October 23, 2018.
 - The National Electric Code.
 - "Illinois Urban Manual" as prepared by the U.S. Dept. of Agriculture latest edition.
- City of St. Charles Development Ordinance shall take precedence if a conflict in project specifications occurs.

ABBREVIATIONS

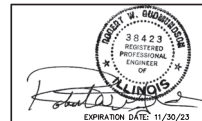
BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SSN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	Δ	INTERSECTION ANGLE

811 Know what's below.
 Call before you dig.

Formerly 811 1-800-892-0123

BENCHMARKS

- REFERENCE BENCHMARKS:
- SITE BENCHMARK #1**
 CROSS NOTCH IN CONCRETE PAVEMENT ON WEST SIDE OF NORTHBOUND LEFT TURN LANE AT MAIN ENTRANCE
 ELEVATION = 762.50 (NAVD 88)
 - SITE BENCHMARK #2**
 CROSS NOTCH IN WEST CURB LINE ON DRIVE WEST OF EXISTING MEGA CENTER
 ELEVATION = 758.92 (NAVD 88)
 - SITE BENCHMARK #3**
 EXISTING FINISHED FLOOR ELEVATION OF EXISTING MEGA CENTER BUILDING
 ELEVATION = 758.70 (NAVD 88)
 - SITE BENCHMARK #4**
 CARPED IRON ROD LOCATED AT NORTHEAST PROPERTY BOUNDARY
 ELEVATION = 757.59 (NAVD 88)



PROJECT NO. 684952
 DATE 02/23/23
 SCALE NONE
 PROJ. MGR. RWG
 PROJ. ASSOC. ASJ
 DRAWN BY. ASJ

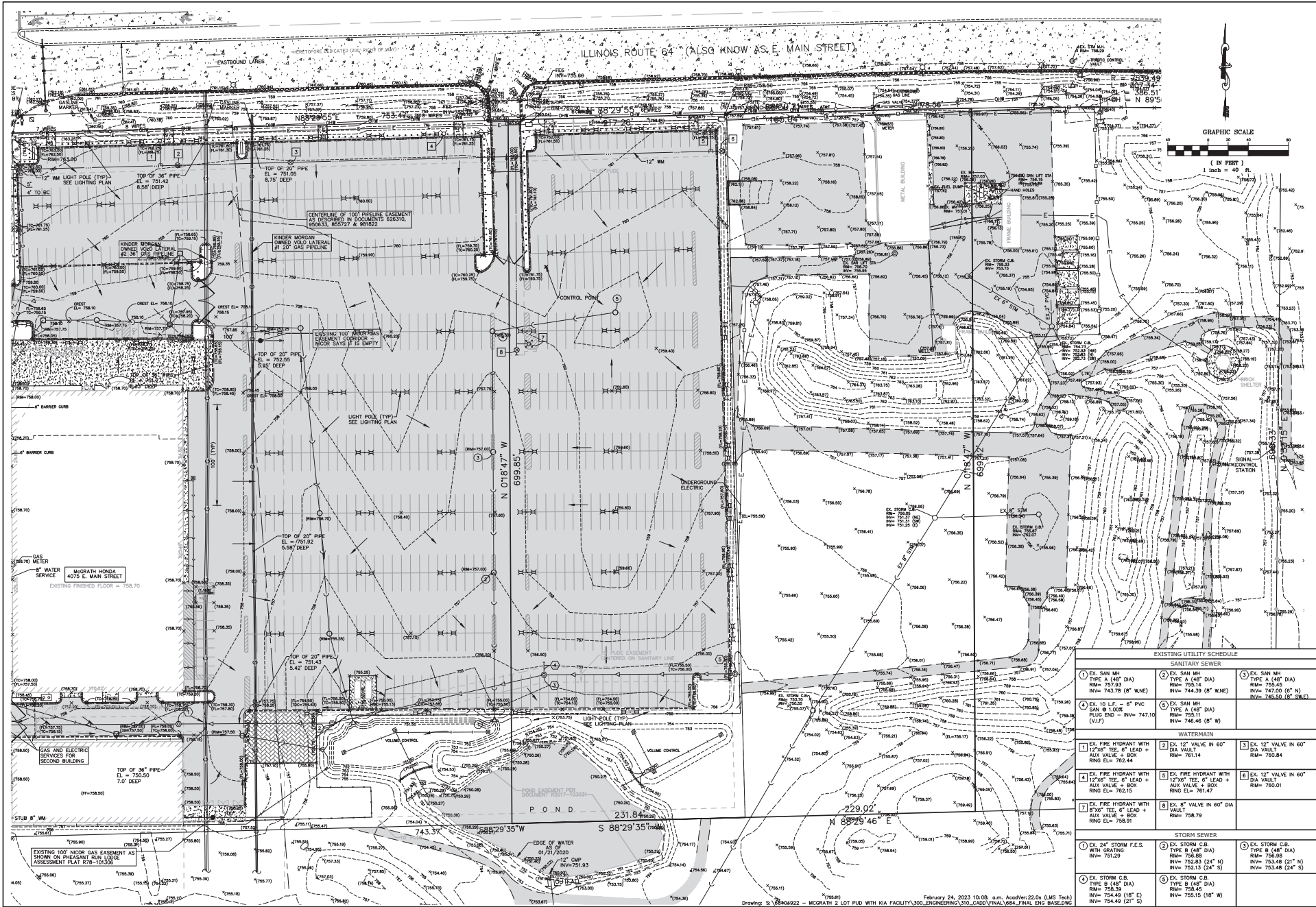
SHEET
C1 of 13

McGRATH COMMERCE CENTER
 ST. CHARLES, IL
 TITLE SHEET

975 E. 22nd St. Suite 400
 Elgin, IL 60120
 630-487-7899
 www.rwg-engineering.com

RWG Engineering, LLC
 Civil Engineering & Real Estate Consulting & Project Management

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DATE _____

REVISIONS _____

MCGRATH COMMERCE CENTER
ST. CHARLES, ILLINOIS
EXISTING CONDITIONS PLAN

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 (630) 487-7899
 www.rwg-engineering.com

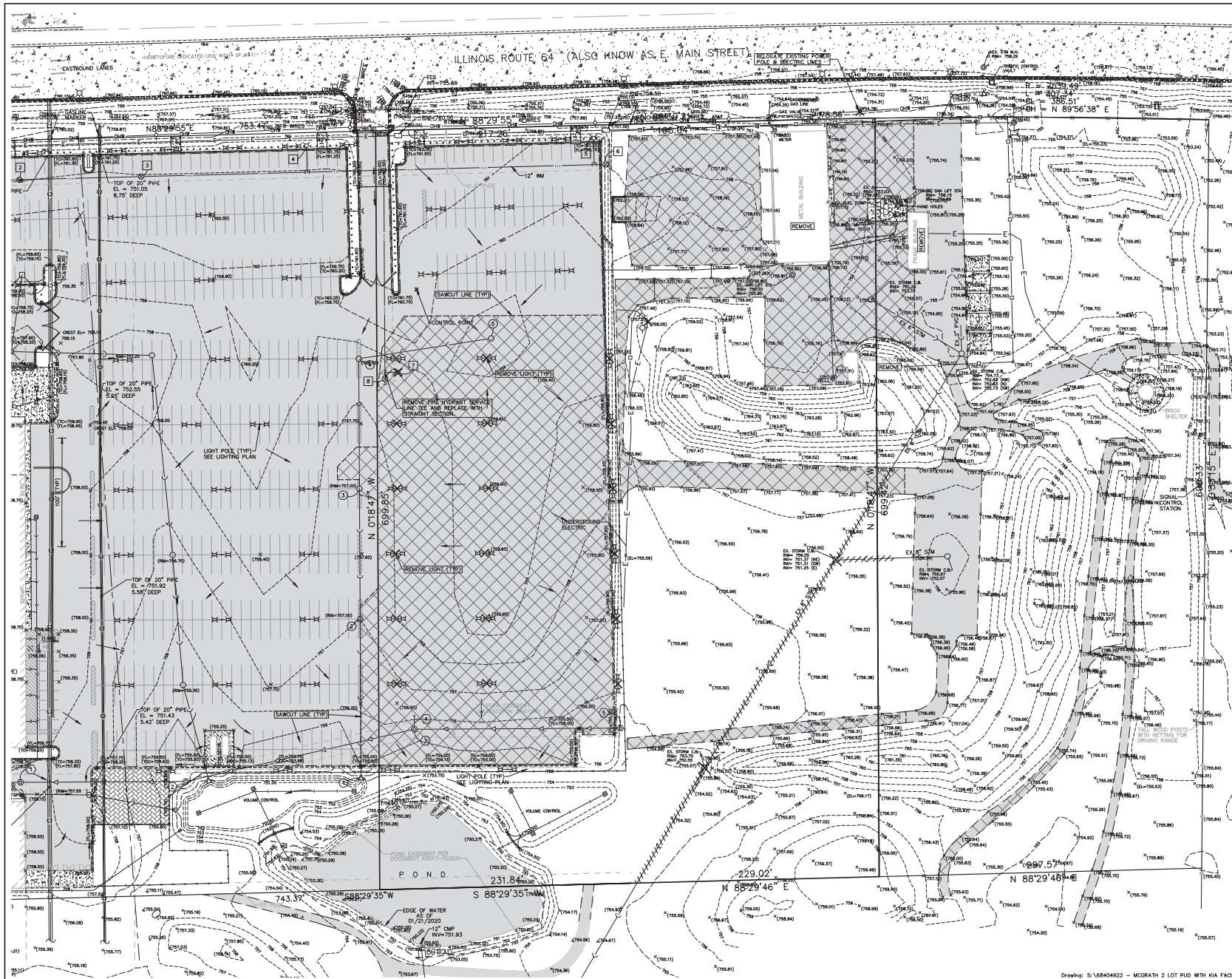
RWG Engineering, LLC
 Civil Engineering • Land Surveying • Project Management

PROJECT NO. 6846922
 DATE 02/23/23
 SCALE 1"=40'
 PROJ. MGR. EBO
 PROJ. ASSOC. ASJ
 DRAWN BY. ASJ

SHEET
C2 of 13

EXISTING UTILITY SCHEDULE		
SANITARY SEWER		
① EX. SAN MH TYPE A (48" DIA) RIM= 753.23 INV= 743.39 (8" WNE)	② EX. SAN MH TYPE A (48" DIA) RIM= 753.45 INV= 745.50 (8" WNE)	③ EX. SAN MH TYPE A (48" DIA) RIM= 753.45 INV= 745.50 (8" WNE)
④ EX. 10 LF. - 6" PVC SAN @ 1.00% (VLF)	⑤ EX. SAN MH TYPE A (48" DIA) RIM= 755.11 INV= 746.46 (8" W)	
WATERMAIN		
① EX. FIRE HYDRANT WITH 12" W/6" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 762.44	② EX. 12" VALVE IN 60" DIA VAULT RIM= 761.14	③ EX. 12" VALVE IN 60" DIA VAULT RIM= 760.84
④ EX. FIRE HYDRANT WITH 12" W/6" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 762.15	⑤ EX. FIRE HYDRANT WITH 12" W/6" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 760.01	⑥ EX. 12" VALVE IN 60" DIA VAULT RIM= 758.79
⑦ EX. FIRE HYDRANT WITH 8" W/6" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 758.91	⑧ EX. 8" VALVE IN 60" DIA VAULT RIM= 758.91	
STORM SEWER		
① EX. 24" STORM F.E.S. WITH GRATING RIM= 751.29	② EX. STORM C.B. TYPE B (48" DIA) RIM= 756.68 INV= 762.83 (24" N)	③ EX. STORM C.B. TYPE B (48" DIA) RIM= 756.98 INV= 753.48 (21" N)
④ EX. STORM C.B. TYPE B (48" DIA) RIM= 758.49 INV= 754.49 (18" E)	⑤ EX. STORM C.B. TYPE B (48" DIA) RIM= 758.49 INV= 754.49 (18" E)	⑥ EX. STORM C.B. TYPE B (48" DIA) RIM= 758.49 INV= 754.49 (18" W)

Drawing: S: 6846922 - MCGRATH 2 LOT PUD WITH KIA FACILITY_300_ENGINEERING_SITD_CADD_FINAL_V04_FINAL_ENG_BASE.DWG
 February 24, 2023 10:08 a.m. App: Mr. 22.0a (LMS Tech)
 INW= 754.49 (18" E) INW= 754.49 (18" E)



- DEMOLITION LEGEND**
- REMOVE EXISTING PAVEMENT/ROADWAY/STRUCTURE/C&G (INCL SAWCUT)
 - TREE/BUSH/STRUCTURE REMOVAL
 - TREE PROTECTION FENCE
 - REMOVE EXISTING UTILITY LINE
 - REMOVE EXISTING CURB AND GUTTER
- SANITARY SEWER DEMOLITION NOTES:**
1. ABANDON IN-PLACE ANY UN-USED EXISTING SANITARY SEWER LATERAL PIPE FROM BACK OF THE CURB TO THE SEWER MAIN.
 2. ANY EXISTING PIPE OCCUPYING THE SAME TRENCH THAT WILL BE USED BY A NEW LINE MUST BE REMOVED AND CANNOT BE ABANDONED IN PLACE.
 3. ANY PIPE TO BE ABANDONED, MAIN LINE OR SERVICE LATERAL, IS TO BE SEPARATED TO CREATE A MINIMUM OF THREE FEET SEPARATION FROM THE NEAREST ACTIVE MAIN LINE SEGMENT.
 4. MAIN ABANDONED PIPE WITH BACKFILL MATERIAL: CONTROLLED DENSITY FILL (CDF) SUCH AS FLOWABLE FULL CONTROLLED LOW-STRENGTH MATERIAL (CLSM), FLOWABLE MORTAR, PLASTIC SOIL-CEMENT, SOIL-CEMENT SLURRY, OR K-ROCK. CDF MUST HAVE UNCOMPRESSED STRENGTH OF 100 PSI OR LESS TO ALLOW FOR FUTURE EXCAVATION OF THE AREA.
 5. PIPES TO BE ABANDONED THAT ARE NON-CONTINUOUS OR BROKEN BY CONSTRUCTION ACTIVITY ARE TO BE REPAIRED SUFFICIENTLY TO CONTAIN THE SELECTED ABANDONMENT BACKFILL MATERIAL. IF SUCH REPAIRS ARE IMPRACTICAL OR INFEASIBLE, THE PIPE(S) SHALL BE REMOVED AND SUPPRESSED.
- DEMOLITION NOTES:**
1. EROSION CONTROL INSTALLATION SHALL BE DONE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY (SEE SHEET 5).
 2. EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE TO PREVENT DAMAGE TO THE SAME. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT CONTACT TO EXISTING AGENTS SCHEDULED TO REMAIN. PROPER SAWCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
 3. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY SERVICE, WATERMAIN SERVICE, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
 4. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
 5. CONTRACTOR SHALL NOTIFY THE CITY OF ST. CHARLES PUBLIC WORKS DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.
 6. ON-SITE DISTURBED AREAS TO REMAIN AS GREENSPACE SHALL BE RESTORED WITH TOPSOIL, SEED AND EROSION CONTROL BLANKET - SEE LANDSCAPE PLANS.
 7. PUBLIC PARKWAYS AND DRIVEWAYS SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND 500' POLY LINES SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISCONNECTED FROM FACILITIES THAT ARE TO REMAIN, SECURELY FLAGGED AT ALL CONNECTION POINTS, AND REMOVED.

PROJECT NO. 22-02323
 DATE 02/23/23
 SCALE 1"=40'
 PROJ. MGR. EMB
 PROJ. ASSOC. ASJ
 DRAWN BY ASJ

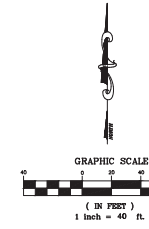
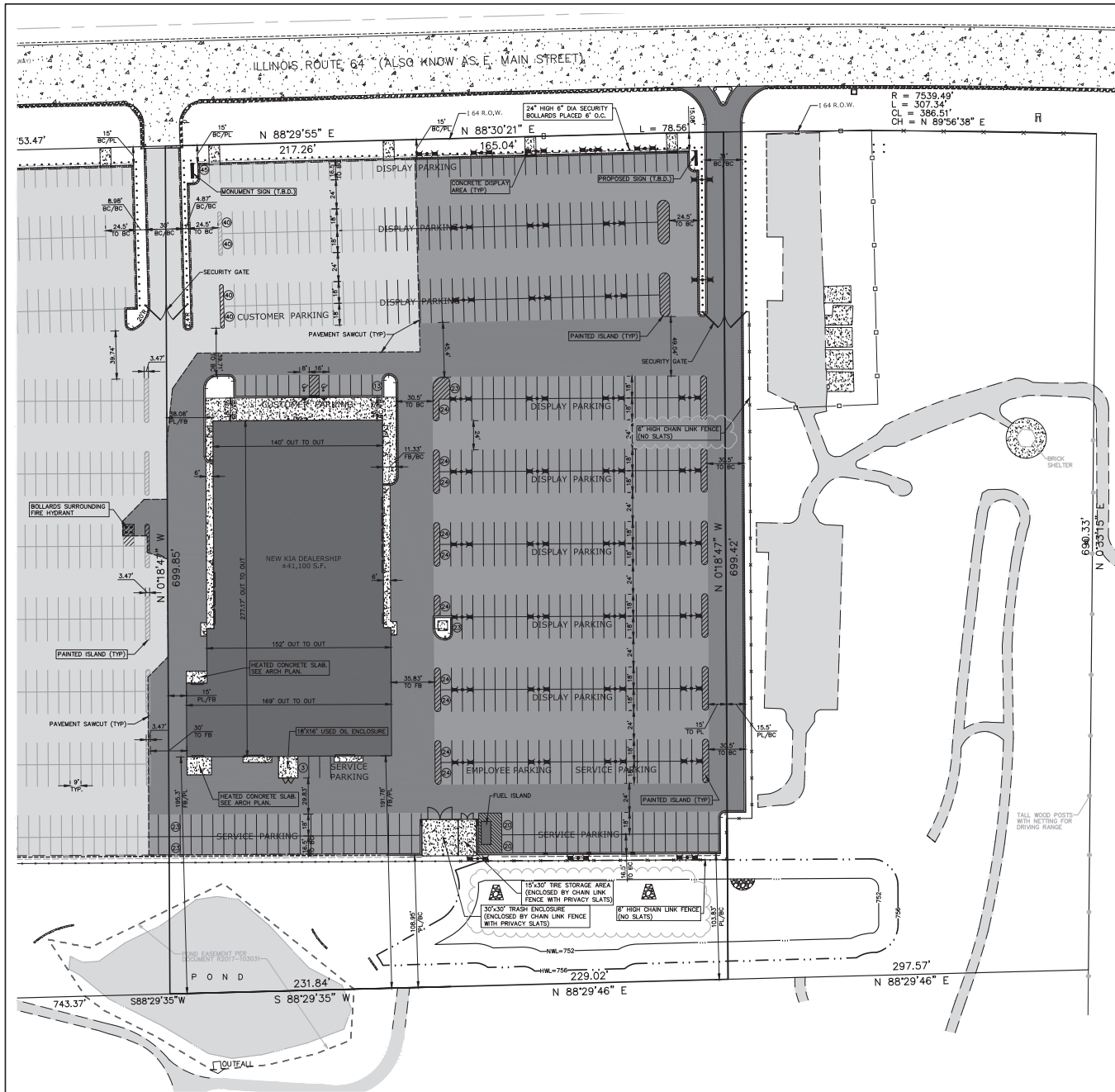
SHEET
 C3 OF 13

McGRATH COMMERCE CENTER
 ST. CHARLES, ILLINOIS
 DEMOLITION PLAN

RWG Engineering, LLC
 975 E. 22nd St. Suite 400
 St. Charles, IL 62424
 (630) 487-7859
 www.rwg-engineering.com

February 24, 2023 10:08:17 a.m. Asst/Prj:22.0a (LMS Tech)
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NOT REQUIRED SIGNAGE NOTE:
A "TRUCKS ENTERING AND LEAVING HIGHWAY" SIGN SHALL BE PLACED 200' IN ADVANCE OF ALL ACCESS POINTS ALONG SITE FRONTAGE THAT ARE BEING USED FOR ONSITE CONSTRUCTION.

ABBREVIATIONS LEGEND:

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
FB	=	FACE OF BUILDING
FW	=	FACE OF WALK (SIDEWALK)
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
S	=	SIDEWALK
R	=	RADIUS
RW	=	RETAINING WALL
(TYP)	=	TYPICAL

SURFACE IMPROVEMENT LEGEND:

[Symbol]	NEW ASPHALT PAVEMENT-STANDARD (DN=2.0)
[Symbol]	1.5" HOT MIX ASPHALT SURFACE COURSE, MIX 1", N50
[Symbol]	BITUMINOUS TACK COAT (0.25 GAL/SY)
[Symbol]	3" HOT-MIX ASPHALT BINDER COURSE, L-19, N50
[Symbol]	BITUMINOUS PRIME COAT W/30 (0.35 GAL/SY)
[Symbol]	8" AGGREGATE BASE COURSE CA-6, TYPE B
[Symbol]	ASPHALT PAVEMENT-HEAVY DUTY (DN=3.2)
[Symbol]	1.5" HOT MIX ASPHALT SURFACE COURSE, MIX 1", N50
[Symbol]	BITUMINOUS TACK COAT (0.25 GAL/SY)
[Symbol]	4" HOT-MIX ASPHALT BINDER COURSE, L-19, N50
[Symbol]	BITUMINOUS PRIME COAT W/30 (0.35 GAL/SY)
[Symbol]	10" AGGREGATE BASE COURSE CA-6, TYPE B
[Symbol]	CONCRETE SLABS
[Symbol]	#4 FIBERGLASS CEMENT CONCRETE (4000 PSI)
[Symbol]	W/ #16" No. 6 WELDED WIRE MESH
[Symbol]	9" AGGREGATE BASE COURSE CA-6, TYPE B
[Symbol]	BRICK PAVEMENT
[Symbol]	4" STANBRO BRICK PAVEMENT
[Symbol]	9" AGGREGATE BASE COURSE CA-6, TYPE B
[Symbol]	PROPOSED 86.12 CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED 86.12 DEPRESSED CURB
[Symbol]	PROPOSED REVERSE PITCH 86.12 CURB AND GUTTER
[Symbol]	EXISTING CURB AND GUTTER
[Symbol]	EXISTING DEPRESSED CURB AND GUTTER
(2)	NUMBER OF PARKING (OR PRODUCT) STALLS PER AISLE

SITE DATA:

TOTAL SITE SIZE	=	322,443 S.F. (7.40 AC)
EXISTING SITE CONDITIONS:		
EXISTING BUILDING FOOTPRINTS	=	6,390 S.F. (1.98%)
EXISTING PAVT./SIDEWALK	=	172,238 S.F. (53.45%)
EXISTING GREENSPACE	=	143,775 S.F. (44.57%)
EXISTING CONDITIONS IMPERVIOUS AREA	=	178,827 S.F. (4.10 AC)
PROPOSED SITE CONDITIONS:		
PROPOSED BUILDING FOOTPRINT	=	41,110 S.F. (12.75%)
PROPOSED ASPHALT/CONC. PAVT., WALK	=	230,848 S.F. (71.93%)
PROPOSED GREENSPACE	=	50,879 S.F. (15.78%)
PROPOSED CONDITIONS IMPERVIOUS AREA	=	271,564 S.F. (6.23 AC)
PROPOSED PARKING SUMMARY:		
CUSTOMER PARKING (STANDARD STALL 9'x18')	=	40
CUSTOMER PARKING (ADA STALL 8'x18')	=	3
DISPLAY PARKING (9'x18')	=	417
EMPLOYEE PARKING (9'x18')	=	26
SERVICE PARKING (9'x18')	=	48
TOTAL SITE PARKING	=	534

- SITE GEOMETRIC AND PAVING NOTES:**
- SIDEWALK MARKS WITH DETRACTABLE MARKINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR FACE OF PROPERTY LINE.
 - UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE 86.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS).
 - UNLESS OTHERWISE NOTED, ALL CURB RADI ARE 4' TO BACK OF CURB, ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION PLAT PREPARED BY SPACECO INC. AND DATED SEPTEMBER 11, 2020.
 - BUILDING EMBODIMENTS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN. PREPARATION CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBS, TENCING, CANALS, RAMP, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED JOBBODAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING.
 - ALL STRUCTURAL AND ARCHITECTURAL DESIGN DATA FOR THE MASONRY WALLED TRASH ENCLOSURES ARE THE RESPONSIBILITY OF THE PROJECT ARCHITECT. REFER TO ARCHITECTURAL PLANS FOR ALL DETAILS PERTAINING TO SAME.
 - BEFORE COMPLETION OF THE PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC. AS SHOWN HEREON. PARKING STALLS (EXCEPT FOR HO) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH THE SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.

REVISIONS

DATE

**McGRATH COMMERCE CENTER
ST. CHARLES, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN**

975 E. 22nd St. Suite 400
St. Charles, IL 62434
(630) 487-7859
www.rwg-engineering.com

RWG Engineering, LLC
Civil Engineering & Site Plans Consulting & Project Management

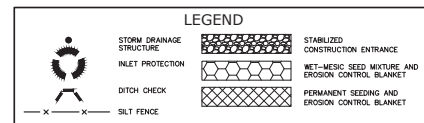
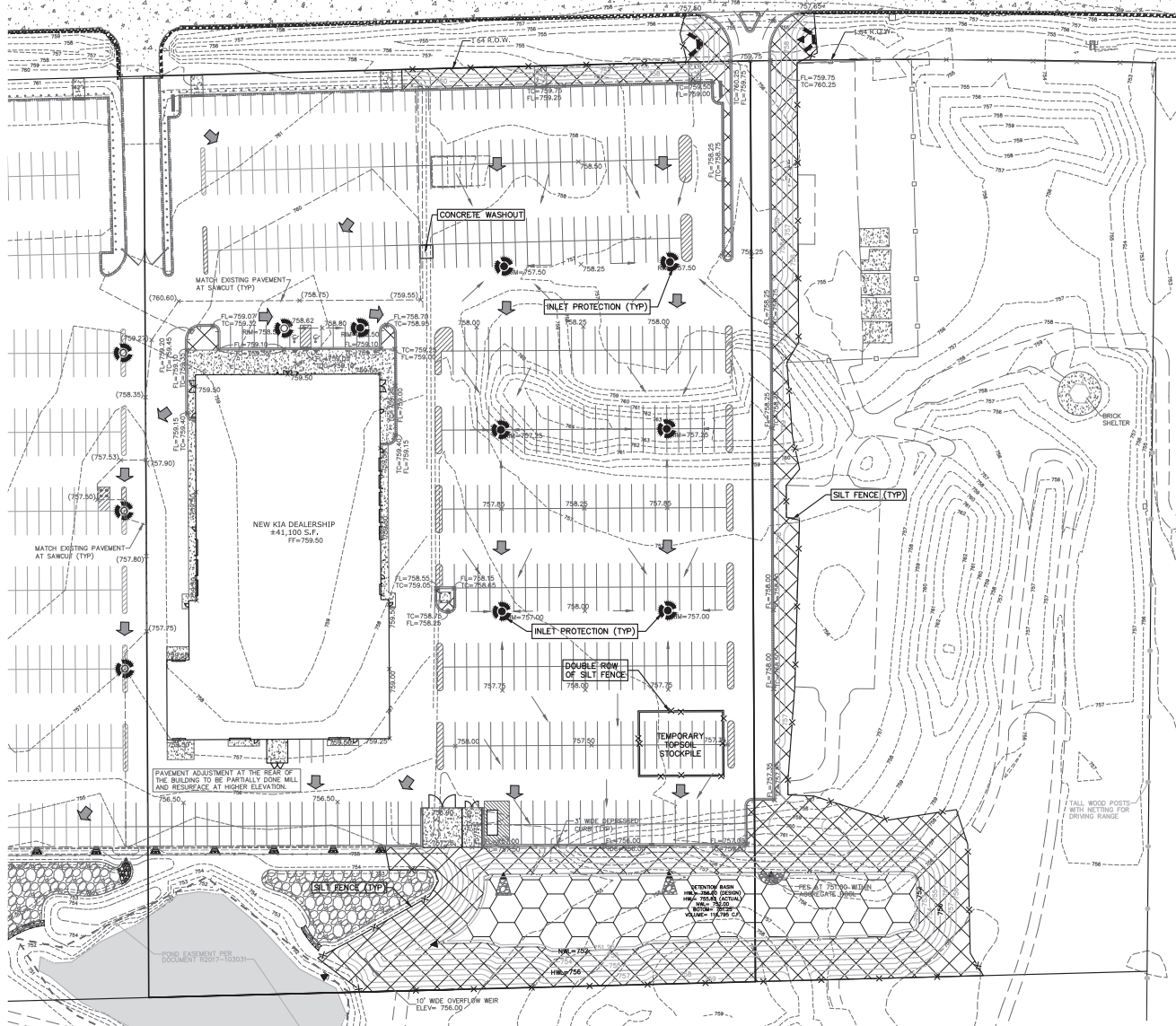
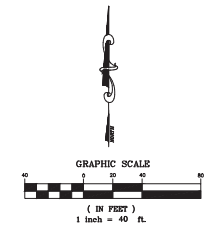
PROJECT NO. 68404922
DATE 02/23/23
SCALE 1"=40'
PROJ. MGR. EBO
PROJ. ASSOC. ASJ
DRAWN BY ASJ

SHEET
C4 of 13

February 24, 2023 11:10:25 a.m. AsstPer:22.0s (LMS Tech)
Drawing: S:\68404922 - McGRATH 2 LOT PUD WITH KIA FACILITY\300_ENGINEERING\310_CADD\FINAL\684_FINAL_ENG_BASE.DWG

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ILLINOIS ROUTE 64 (ALSO KNOWN AS E. MAIN STREET)



- NOTES:**
1. THE CONTRACTOR AND OWNER/DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF NPDES PERMIT LTRD. A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ON-SITE AND MAINTAINED CURRENT.
 2. VEGETATIVE AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SPECIFICATIONS AS OUTLINED IN THE "ILLINOIS URBAN MANUAL".
 3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND FUNCTIONAL THROUGHOUT THE CONSTRUCTION PROJECT (MAINTENANCE AND/OR REPLACEMENT COST IS INCIDENTAL).
 4. PERMETEIL SILT FENCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CLEARING, OR GRADING OPERATIONS.
 5. EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT COMPLIANCE WITH CONSTRUCTION SEQUENCE (SEE SCHEDULE).
 6. ALL STORM WATER RUNOFF SHALL BE DIVERTED INTO SEDIMENT BASINS AND/OR DRAINAGE DITCHES WHICH SHALL BE CONSTRUCTED AT THE ONSET OF GRADING OPERATIONS. ALL SITE RUNOFF SHALL BE ROUTED THROUGH SAID TRAPS AND SEDIMENT CONTROL DEVICES PRIOR TO DISCHARGE.
 7. DISTURBED AREAS SHALL BE STABILIZED VIA SEEDING WITHIN SEVEN (7) DAYS OF COMPLETION OF DISTURBANCE UNLESS THE DISTURBANCE WILL COMMENCE AGAIN WITHIN FOURTEEN (14) DAYS. THE TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 64 LB/AS.
 8. TOPSOIL STOCKPILES SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS AND SHALL BE SEEDED WITHIN THREE (3) DAYS OF COMPLETION AND SURROUNDED WITH SILT FENCE FOR EROSION CONTROL.
 9. INLET PROTECTION FILTER BASKETS SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE DOWNSPREAD/OFFSET.
 10. ALL DEWATERING OPERATIONS SHALL BE DISCHARGED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DISCHARGE DIRECTLY INTO FIELD OR STORM SEWER IS PROHIBITED.
 11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING EQUIPMENT SPECIFICALLY DESIGNED FOR THAT PURPOSE.
 12. GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN OPERATING CONDITION THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT AND DEBRIS FROM BEING TRACKED ONTO PUBLIC ROADWAYS. SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED ON A DAILY BASIS.
 13. LOOSE MATERIAL DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE DITCH SHALL BE REMOVED ON A DAILY BASIS.
 14. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES OR GREATER (OR THE EQUIVALENT SNOWFALL). REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE IMMEDIATE.
 15. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
 16. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT CONTROL MEASURE, SEDIMENT TRAP, OR SEDIMENT BASIN EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
 17. THE APPLICANT SHALL PROVIDE ADEQUATE RECEPTACLES FOR DEPOSITION OF ALL CONSTRUCTION DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE OR PERMIT THE CUMULATIVE DEPOSITION, STORING, BLOWING, OR LEAKING OF CONSTRUCTION MATERIALS, DEBRIS OR INTO ANY DEVELOPMENT, NEARBY FIELDS, OR INTO ANY WETLANDS, BUFFER, OR WATERS OF DISCHARGE COUNTY. THE APPLICANT SHALL MAINTAIN THE CONSTRUCTION SITE FREE OF UNCONTROLLED CONSTRUCTION DEBRIS. CONSTRUCTION SITE OPERATORS SHALL IMPLEMENT APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL, AND CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.
 18. CONTRACTOR TO KEEP PAVEMENT CLEAN OF MUD AND DEBRIS USING SWEEPING/SCRAPING EQUIPMENT TO BE STORED ON-SITE.
 19. PROVIDE VEHICLE WASHOUT FOR VEHICLES ENTERING SITE LOCATED OUTSIDE OF STATE RIGHT OF WAY.

- SOIL EROSION CONTROL CONSTRUCTION SCHEDULE**
1. INSTALL SEDIMENT CONTROL MEASURES
 2. STABILIZED CONSTRUCTION ENTRANCES REQUIRED
 3. BARRIER FIELDS AS DIRECTED
 4. SEEDING WORK AS INDICATED ON PLAN
 5. REMOVE EXISTING VEGETATION AS REQUIRED
 6. GRADE SET/STOCKPILE TOPSOIL - THESE ITEMS ARE TO BE COMPLETED CONCURRENTLY WITH MOULDING STOCKPILE
 7. INSTALL STORM WATER MANAGEMENT MEASURES
 8. STORM WATER MANAGEMENT BARRIERS AND INLETS (STRAP)
 9. TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES
 10. SITE CONSTRUCTION WORK:
 - 1. SITE CONSTRUCTION WORK
 - 2. SITE CONSTRUCTION WORK
 - 3. SITE & GUTTER PAVING
 11. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS
 12. REPAIRS TO TOPSOIL
 13. SEEDING
 14. SEEDING
 15. INSTALL PERMANENT LANDSCAPING
 16. PERFORM CONTINUING MAINTENANCE
- INSPECTION SCHEDULE**
1. EROSION AND STRUCTURAL MEASURES - WILL BE INSPECTED AT 7 DAY INTERVALS AND AFTER COMPLETION OF EACH MAJOR PHASE OF CONSTRUCTION
 2. SEDIMENT BARRIERS AND FIELDS - WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT
 3. VEGETATIVE STABILIZATION - SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL
 4. REPAIRS - ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 10 DAYS OR 10 WORKDAYS IF POSSIBLE OR 30 WORKDAYS OTHERWISE
 5. WORKS - PERMANENTLY SEEDS AND OTHER AREAS THAT SUPPORT A DESIGNATED FLOW OF WATER WILL BE SEEDING WITHIN 10 WORKDAYS OF COMPLETION
 6. FERTILIZATION - SEEDS AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE REAPPLIED AND FERTILIZED IF NECESSARY.

SOIL EROSION CONTROL SCHEDULES

DATE	
REVISIONS	

MCGRATH COMMERCE CENTER
ST. CHARLES, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN

975 E. 22nd St. Suite 400
St. Charles, IL 62276
(630) 480-7819
www.rwg-engineering.com



PROJECT NO. 68404922
DATE 02/23/23
SCALE 1"=40'
PROJ. MGR. ERG
PROJ. ASSOC. ASJ
DRAWN BY ASJ

SHEET
C5 OF 13

EROSION CONTROL BLANKET:

STANDARD	DESCRIPTION
UM-530	EROSION CONTROL BLANKET
UM-531	EROSION CONTROL BLANKET - TURF REINF. MAT

INLET PROTECTION:

STANDARD	DESCRIPTION
IL-560	EXCAVATED DRAIN
IL-561	FABRIC DROP
IL-562	SOD FILTER
UM-561C	FILTER BAG
UM-561D	SEDIMENT BAG/FILTER

END SECTION INLET PROTECTION:

STANDARD	DESCRIPTION
IL-5085F	CULVERT INLET PROTECTION - SILT FENCE
IL-5085T	CULVERT INLET PROTECTION - STONE

BITCH CHECK:

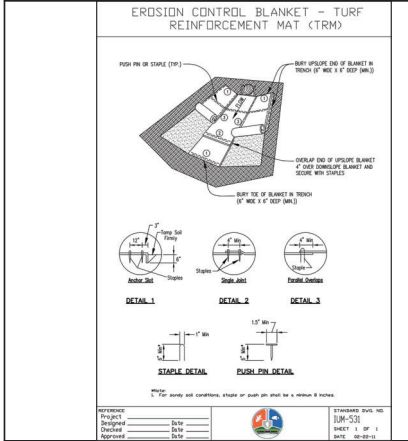
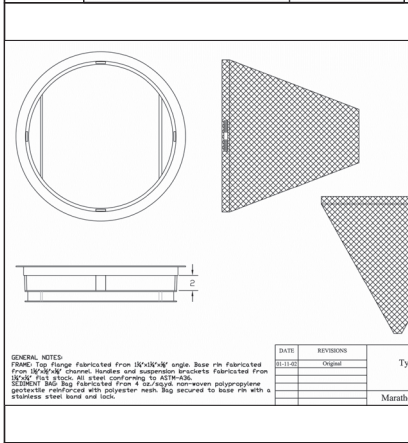
STANDARD	DESCRIPTION
UM-514C	PLASTIC PENETRABLE
UM-514D	ROLLED EROSION CONTROL
UM-514E	SYNTHETIC SPREAD CONTROL
UM-514F	URETHANE FOAM GEOTEXTILES
UM-514G	VEGETATED EROSION CONTROL
IL-605CA	ROCK CHECK DAM - COURSE AGGREGATE
IL-605R	ROCK CHECK DAM - RIPRAP

SILT FENCE:

STANDARD	DESCRIPTION
UM-620A	SILT FENCE
UM-620W	SILT FENCE WITH WIRE SUPPORT
UM-620XW	SILT FENCE SPLICING

NOTES:
STANDARDS ARE PER THE NATURAL RESOURCES CONSERVATION SERVICE AS PUBLISHED IN THE ILLINOIS URBAN MANUAL, LATEST EDITION.

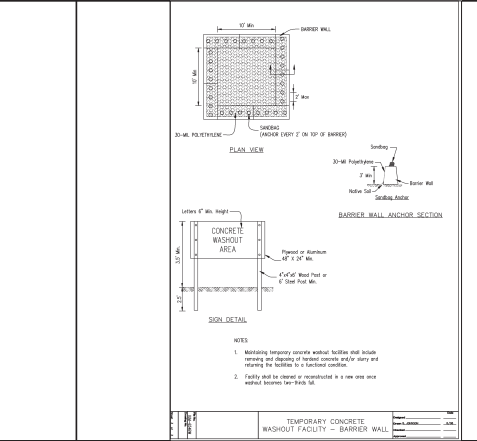
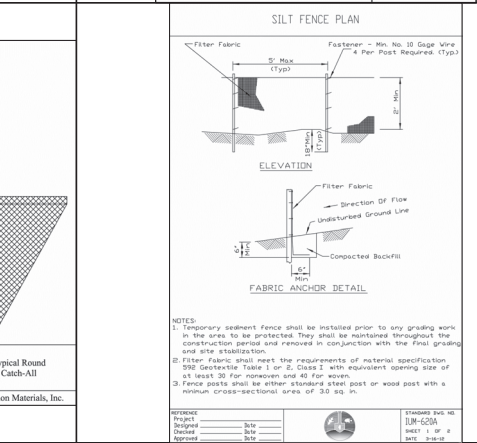
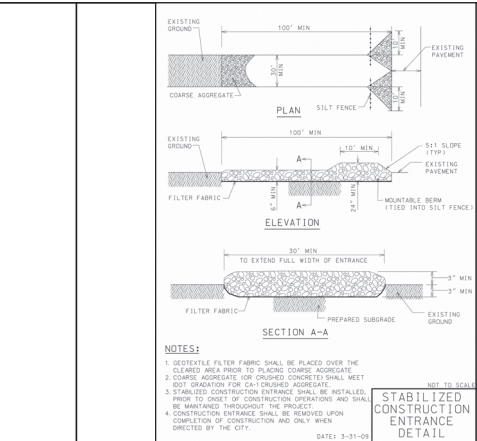
DATE: 4-1-13
EROSION CONTROL



EROSION CONTROL

Project:	02/23/23
Design:	MS
Checked:	MS
Approved:	MS

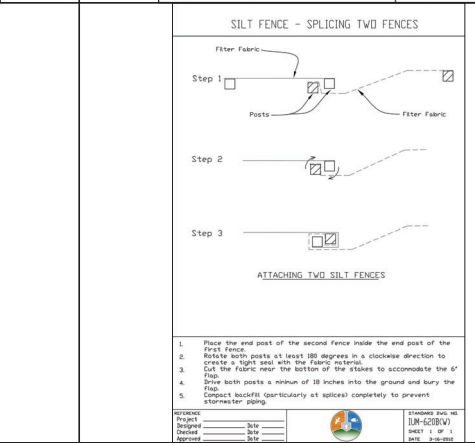
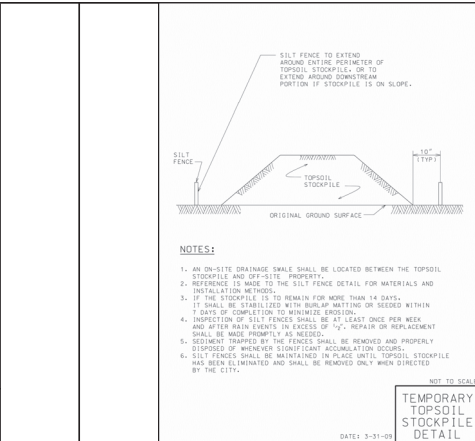
STANDARD SHEET NO. UM-531
SHEET 1 OF 1
DATE: 02/23/23



TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Project:	02/23/23
Design:	MS
Checked:	MS
Approved:	MS

STANDARD SHEET NO. UM-620B
SHEET 1 OF 1
DATE: 04/13

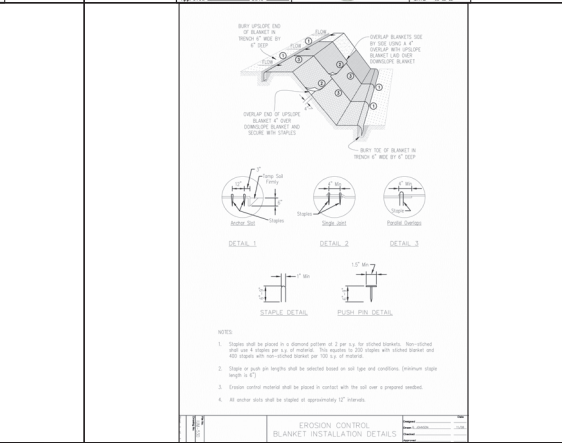
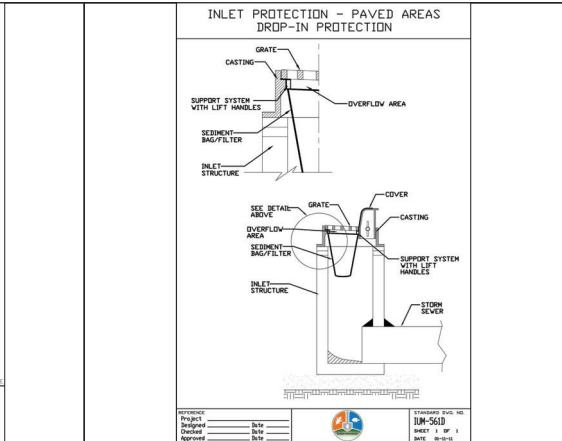


Activity	Start Date	End Date	Status	Remarks
Site Preparation	02/23/23	03/01/23	Completed	
Foundation Work	03/01/23	03/15/23	In Progress	
Structural Framing	03/15/23	04/01/23	Not Started	
Roofing	04/01/23	04/15/23	Not Started	
Interior Finishes	04/15/23	05/01/23	Not Started	
Exterior Finishes	05/01/23	05/15/23	Not Started	
Final Inspection	05/15/23	05/31/23	Not Started	

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Project:	02/23/23
Design:	MS
Checked:	MS
Approved:	MS

STANDARD SHEET NO. UM-620B
SHEET 1 OF 1
DATE: 04/13



Activity	Start Date	End Date	Status	Remarks
Site Preparation	02/23/23	03/01/23	Completed	
Foundation Work	03/01/23	03/15/23	In Progress	
Structural Framing	03/15/23	04/01/23	Not Started	
Roofing	04/01/23	04/15/23	Not Started	
Interior Finishes	04/15/23	05/01/23	Not Started	
Exterior Finishes	05/01/23	05/15/23	Not Started	
Final Inspection	05/15/23	05/31/23	Not Started	

EROSION CONTROL BLANKET INSTALLATION DETAILS

Project:	02/23/23
Design:	MS
Checked:	MS
Approved:	MS

STANDARD SHEET NO. UM-561D
SHEET 1 OF 1
DATE: 04/13

PROJECT NO. 68404922
DATE 02/23/23
SCALE N/A
PROJ. MGR. EBG
PROJ. ASSOC. AYS
DRAWN BY AYS

SHEET C6 OF 13

McGRATH COMMERCIAL CENTER
ST. CHARLES, ILLINOIS
SECC DETAILS AND SCHEDULES

975 E. 23rd St. Suite 400
St. Charles, IL 62278
(630) 480-7859
www.rwg-engineering.com

PROJECT NO. 68404922
DATE 02/23/23
SCALE N/A
PROJ. MGR. EBG
PROJ. ASSOC. AYS
DRAWN BY AYS

SHEET C6 OF 13

McGRATH COMMERCIAL CENTER
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DATE _____
REVISIONS _____

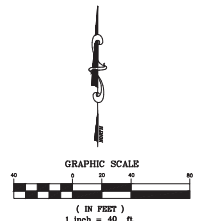
MCGRATH COMMERCE CENTER
ST. CHARLES, ILLINOIS
GRADING PLAN

975 E. 22nd St. Suite 400
St. Charles, IL 62450
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Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

PROJECT NO. 68404922
DATE 02/23/23
SCALE 1"=40'
PROJ. MGR. EBG
PROJ. ASSOC. ASJ
DRAWN BY ASJ

SHEET
C7 of 13



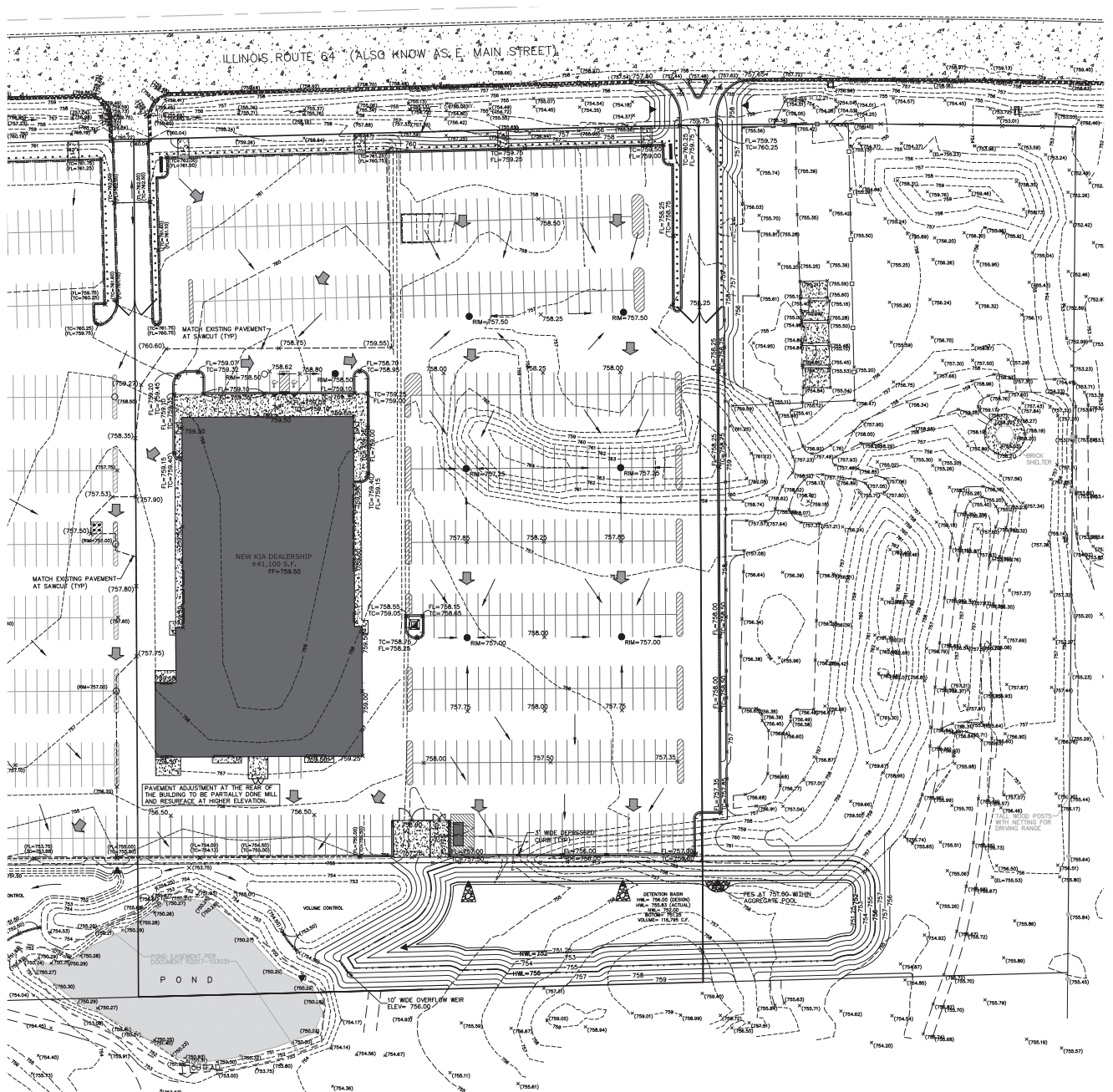
PLAN ABBREVIATION LEGEND
(IN ADDITION TO TITLE SHEET)

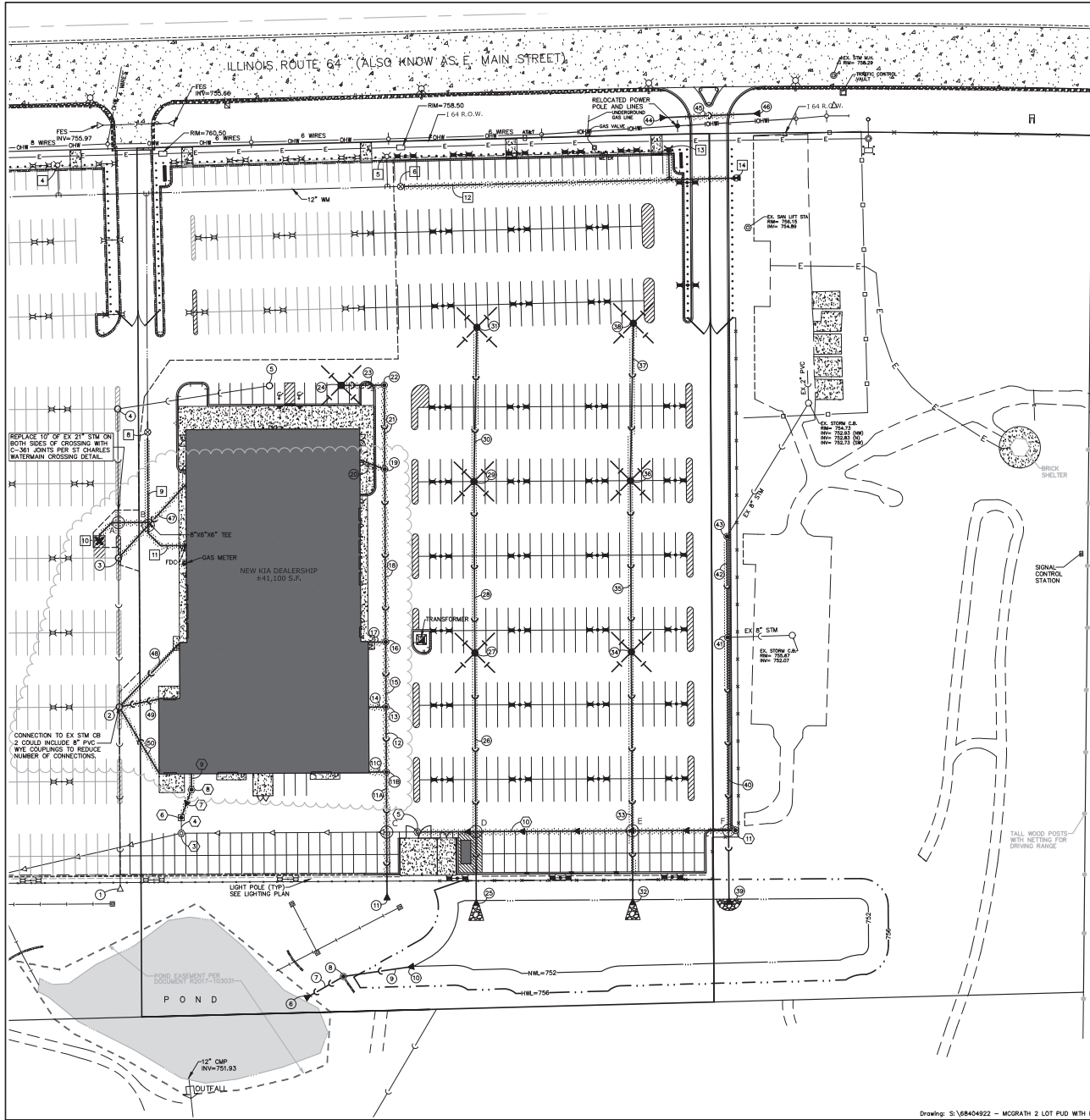
P = PAVEMENT
R = RIM (OR RADIUS)
TC = TOP OF CURB
SW = WALK (OR TOP OF WALK)
FF = FINISHED FLOOR
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TW = TOP OF WALL ELEV
BW = BOTTOM OF WALL (GRADE) ELEV
TDC = TOP OF DEPRESSION CURB

GRADING LEGEND

CONCRETE HEADWALL EXISTING PROPOSED
PRECAST FLARED END SECTION > >
STORM DRAINAGE STRUCTURE O O
RETAINING WALL - - - - - -
CONTOUR --- ---
5' CONTOUR --- ---
SPOT ELEVATION x x
DIRECTION OF SURFACE FLOW <--- <---
DITCH OR SWALE --- ---
OVERFLOW RELIEF ROUTING --- ---
SLOPE BANK --- ---

- GRADING NOTES:**
- PAVEMENT SLOPES WITH HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
 - HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.00%.
 - UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING GRADES ARE TO BE MET AT PROJECT PERIMETER PROPERTY LINES.
 - THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS (AND SWPPP DOCUMENTS IF APPLICABLE) FOR THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
 - UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GRADING ELEVATION AS APPLICABLE.
 - RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE CUTTER, PAVEMENT OR DRAINAGE SIALE (AS APPLICABLE).
 - WHEREVER THE DESIGN FOR SURFACE FLOW OF DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE CUTTER NOTCH.
 - CONTRACTOR TO REFER TO THE LANDSCAPE PLANS TO DETERMINE TOPSOIL REPLACEMENT DEPTH IN ALL DESIGNATED GREENSPACE AREAS.
 - DEPRESSED CURB ADJACENT TO CURB RAMP FOR ADA ACCESS SHALL HAVE THE TOP OF DEPRESSED CURB 1/2" ABOVE CURB FLOWLINE.





STORM SEWER DRAINAGE STRUCTURE LEGEND

EXISTING: □ PROPOSED: ■

□ STORM INLET - OPEN GRATE
 ● STORM CATCH BASIN - OPEN GRATE
 ○ STORM MANHOLE - CLOSED LID (TYP)

UTILITY NOTES:

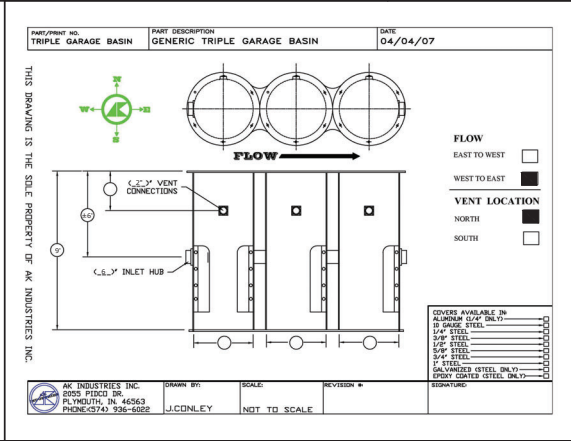
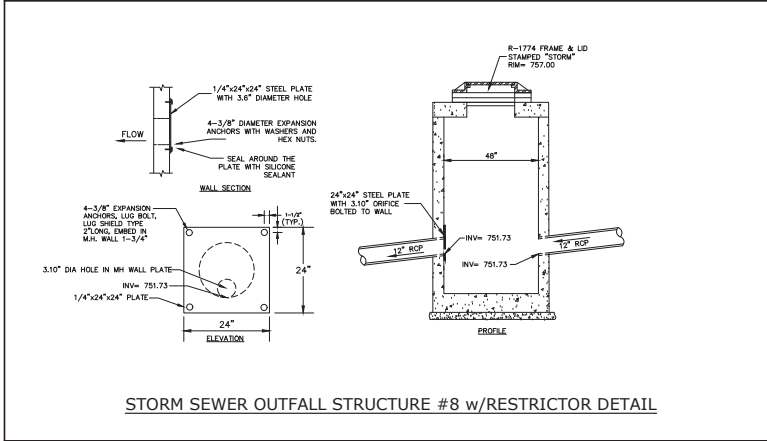
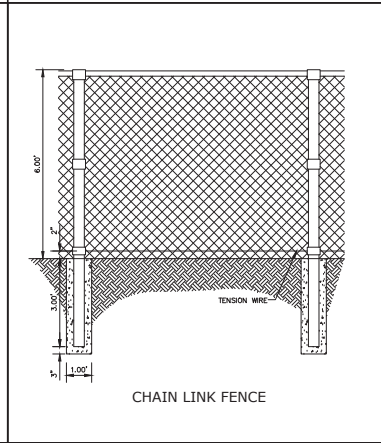
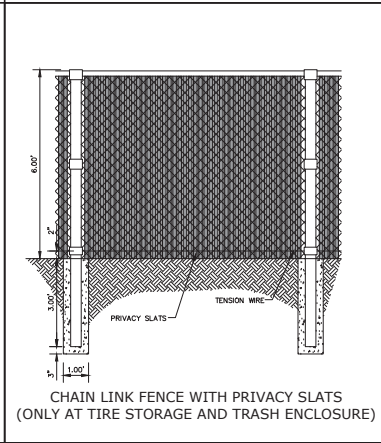
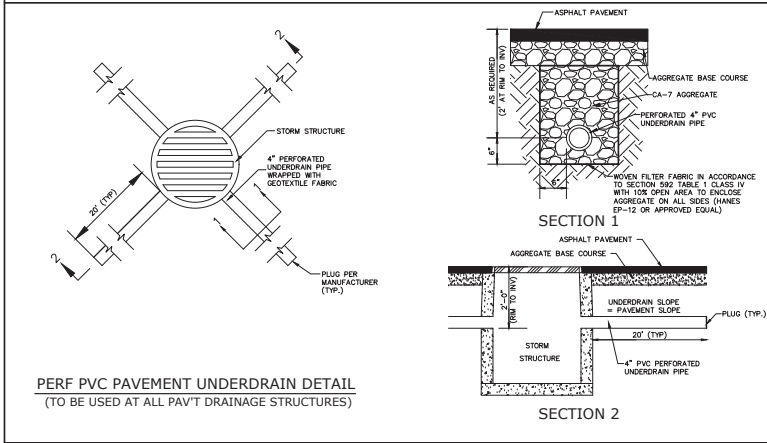
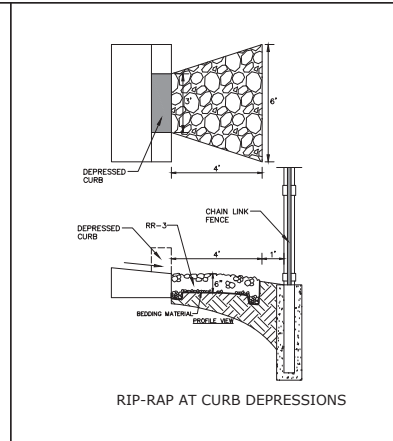
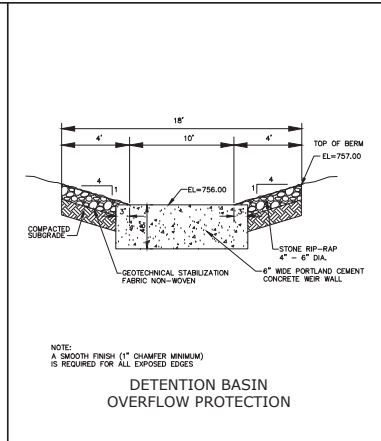
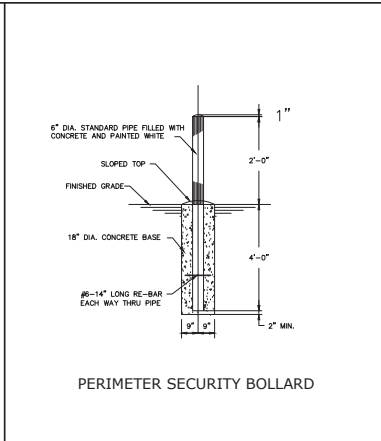
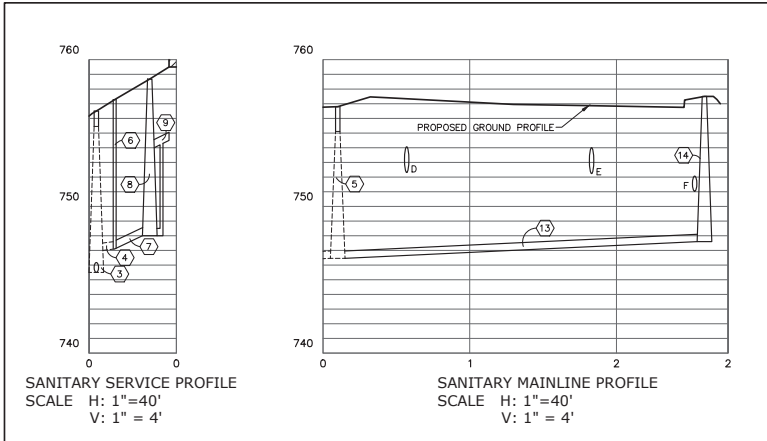
1. RM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE GUTTER, PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
2. UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION - IF INCLUDING LENGTH OF FLARED END SECTION). THE CONTRACTOR SHALL ADJUST RM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
3. CONNECTIONS TO EXISTING SEWERS OR WATERMANS (OR EXISTING SERVICE LINES) AT POINTS OTHER THAN VISIBLE STRUCTURES ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VERIFY EXISTING SEWER OR WATERMAIN LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
4. EXISTING UNDERGROUND PIPE, CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC.) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
5. SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 2' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE COMPACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
6. BUILDING DIMENSIONS AND ADJACENT UTILITY SERVICE LOCATIONS HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE TIME OF DRAWING PREPARATION. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THE CONTRACTOR SHALL REFER TO THE CURRENT ARCHITECTURAL PLANS FIRST, FOR PRECISE BUILDING DIMENSIONS AND UTILITY SERVICE CONNECTION LOCATIONS AND NOTIFY THE ENGINEER AND ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.

UTILITY CROSSING SCHEDULE

CROSSING	SIZE (IN)	MATERIAL	UTILITY	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
A	21"	RCP	STM	753.49	751.99	1.50' MIN DEP WM
B	12"	RCP	STM	754.45	752.95	1.50' MIN DEP WM
C	8"	PVC	SAN	753.08	747.03	6.05'
D	21"	RCP	STM	752.31	747.37	4.94'
E	21"	RCP	STM	752.33	747.93	4.30'
F	12"	RCP	SAN	751.03	748.28	2.75'

EXISTING UTILITY SCHEDULE

SANITARY SEWER		
1. EX. SAN MH TYPE A (48" DIA) RM= 753.83 INV= 743.78 (8" W/E)	2. EX. SAN MH TYPE A (48" DIA) RM= 755.11 INV= 744.39 (8" W/E)	3. EX. SAN MH TYPE A (48" DIA) RM= 755.45 INV= 747.00 (8" W/E) ADJ RM= 756.80
4. EX. 10 L.F. - 6" PVC SAN @ 0.50% PLUG END - INV= 747.10 (V.I.F.)	5. EX. SAN MH TYPE B (48" DIA) RM= 755.11 INV= 746.46 (8" W) ADJ RM= 756.80	
WATERMAIN		
1. EX. FIRE HYDRANT WITH 12"60" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 762.44	2. EX. 12" VALVE IN 60" DIA VAULT RM= 761.14	3. EX. 12" VALVE IN 60" DIA VAULT RM= 760.84
4. EX. FIRE HYDRANT WITH 12"60" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 762.15	5. EX. FIRE HYDRANT WITH 12"60" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 761.47	6. EX. 12" VALVE IN 60" DIA VAULT RM= 760.50
7. EX. FIRE HYDRANT WITH 8"60" TEE, 6" LEAD + AUX VALVE + BOX (REMOVED) RM= 758.79	8. EX. 8" VALVE IN 60" DIA VAULT RM= 758.79	
STORM SEWER		
1. EX. 24" STORM F.E.S. WITH GRATING RM= 758.88 INV= 751.29	2. EX. STORM C.B. TYPE B (48" DIA) RM= 758.88 INV= 752.83 (24" N)	3. EX. STORM C.B. TYPE B (48" DIA) RM= 758.88 INV= 752.13 (24" S)
4. EX. STORM C.B. TYPE B (48" DIA) RM= 758.36 INV= 754.49 (18" E)	5. EX. STORM C.B. TYPE B (48" DIA) RM= 758.36 INV= 754.49 (18" W)	6. EX. STORM C.B. TYPE B (48" DIA) RM= 758.36 INV= 753.76 (12" N/E/S)
PROPOSED UTILITY SCHEDULE		
STORM SEWER		
1. 12" STORM F.E.S. WITH GRATING RM= 757.57	2. 32 L.F. - 12" RCP CL @ 0.50% RM= 757.00	3. OUTFALL STRUCTURE SEE DETAIL - SHEET 9 RM= 751.73 (12" E/W)
4. 54 L.F. - 12" RCP CL @ 0.50%	5. 10" STORM F.E.S. WITH GRATING RM= 752.00	6. 12" STORM F.E.S. WITH GRATING RM= 753.00
7. 100 L.F. - 15" RCP CL @ 0.50%	8. STORM M.H. TYPE B (48" DIA) RM= 758.90 INV= 754.45 (12" N)	9. 12 L.F. - 12" RCP CL @ 0.45% RM= 754.50
10. 51 L.F. - 15" RCP CL @ 0.30%	11. STORM M.H. TYPE B (48" DIA) RM= 758.75 INV= 754.45 (12" W)	12. 12 L.F. - 12" RCP CL @ 0.45% RM= 754.50
13. 52 L.F. - 15" RCP CL @ 0.30%	14. STORM M.H. TYPE B (48" DIA) RM= 759.10 INV= 754.45 (12" E)	15. 17 L.F. - 12" RCP CL @ 0.45% RM= 755.00
16. 139 L.F. - 12" RCP CL @ 0.45%	17. STORM M.H. TYPE B (48" DIA) RM= 758.80 INV= 755.17 (12" W)	18. 17 L.F. - 12" RCP CL @ 0.45% RM= 755.25
19. 139 L.F. - 12" RCP CL @ 0.45%	20. STORM M.H. TYPE B (48" DIA) RM= 758.80 INV= 755.36 (12" N/S)	21. 32 L.F. - 12" RCP CL @ 0.45% RM= 755.25
20. STORM INLET TYPE A (24" DIA) RM= 758.50 INV= 755.50 (12" E)	21. STORM F.E.S. WITH GRATING RM= 752.33	22. 198 L.F. - 21" RCP CL @ 0.35%
21. STORM C.B. TYPE B (48" DIA) RM= 751.00 INV= 753.02 (12" N/S)	22. 138 L.F. - 18" RCP CL @ 0.40%	23. STORM C.B. TYPE B (48" DIA) RM= 755.25 INV= 753.57 (18" N)
22. 124 L.F. - 15" RCP CL @ 0.35%	23. STORM C.B. TYPE B (48" DIA) RM= 757.50 INV= 754.00 (15" S)	24. 8" STORM F.E.S. WITH GRATING RM= 752.25
23. 200 L.F. - 30" RCP CL @ 0.32%	24. STORM C.B. TYPE B (48" DIA) RM= 757.00 INV= 752.95 (18" N)	25. 117 L.F. - 18" RCP CL @ 0.40%
24. 15 L.F. - 15" RCP CL @ 0.40%	25. STORM C.B. TYPE B (48" DIA) RM= 757.25 INV= 752.95 (15" N)	26. STORM C.B. TYPE B (48" DIA) RM= 757.50 INV= 754.00 (15" S)
25. 88 L.F. - 8" PVC STM @ 1.47% INV= 751.00	26. STORM F.E.S. WITH GRATING RM= 751.00	27. 8" STORM F.E.S. WITH GRATING RM= 751.00
26. 78 L.F. - 12" RCP CL @ 0.50%	27. STORM M.H. TYPE B (48" DIA) RM= 758.15 INV= 752.05 (12" S)	28. 12" STORM F.E.S. WITH GRATING RM= 755.00
27. 80 L.F. - 15" RCP CL @ 0.50%	28. 126 L.F. - 15" RCP CL @ 0.40%	29. 78 L.F. - 12" RCP CL @ 0.45% RM= 755.00
28. 68 L.F. - 8" PVC STM @ 1.47% INV= 751.00	29. 207 L.F. - 12" RCP CL @ 0.32%	30. 8" STORM F.E.S. WITH GRATING RM= 755.00
29. 18 L.F. - 12" RCP CL @ 0.50%	30. STORM M.H. TYPE B (48" DIA) RM= 758.15 INV= 752.15 (18" E)	31. 8" STORM F.E.S. WITH GRATING RM= 755.00
30. 80 L.F. - 15" RCP CL @ 0.50%	31. 12" STORM F.E.S. WITH GRATING RM= 755.00	32. 8" STORM F.E.S. WITH GRATING RM= 755.00
31. 68 L.F. - 8" PVC STM @ 1.47% INV= 751.00	32. 12" VALVE IN 60" DIA VAULT RM= 755.00	33. 8" STORM F.E.S. WITH GRATING RM= 755.00
32. 10 L.F. - 8" PVC SAN @ 0.40%	33. 250 L.F. - 8" PVC SAN @ 0.40%	34. SAN MH TYPE A (48" DIA) RM= 757.50 INV= 747.60 (8" W)



McGRATH COMMERCE CENTER
ST. CHARLES, ILLINOIS
MISCELLANEOUS DETAILS

PROJECT NO. 68404922
DATE 02/23/23
SCALE 1/8"=1'-0"
PROJ. MGR. EBO
PROJ. ASSOC. ASB
DRAWN BY ASB

RWG Engineering, LLC
Civil Engineering & Real Estate Consulting & Project Management

975 E. 22nd St. Suite 400
Chicago, IL 60640
630.488.7899
www.rwg-engineering.com

SHEET
C9 of 13

February 24, 2023 10:10:58 a.m. AppVer: 22.0a (LMS Tech)
Drawing: S:\68404922 - MCGRATH 2 LOT PUD WITH KIA FACILITY\300_ENGINEERING\310_CADD\FINAL\684_FINAL_ENG_BASE.DWG

GENERAL CONDITIONS

CONTRACT DOCUMENTS
The Standard Specifications listed on the title sheet, these Improvement Plans, the Special Provisions, General Conditions and Subsequent Details are all part of the Contract Documents. Incidental items or accessories not specifically noted in the work may not be specifically noted, but are to be considered a part of the contract.

NO IMPROVEMENT PLAN
No improvement plan shall be used for construction unless specifically marked "For Construction" Prior to commencement of construction. All utility construction and conditions affecting their work with the actual conditions at the job site. If there are discrepancies from what is shown on the construction plans, the contractor shall notify the engineer before any work commences. All utility construction shall conform with the applicable specifications, standards and codes of practice. The contractor shall be responsible for all necessary utility relocation structures, and shall make repairs as necessary to the satisfaction of the engineer and applicable governmental agency.

EXISTING UTILITIES
Locations for existing utilities shall be marked right-of-way one shown on the plans according to existing records. The contractor shall be responsible for determining the exact location in the field of such utility lines and for their protection from damage during construction. If existing utility lines of any nature are encountered which conflict in location or elevation with new construction, the contractor shall notify the engineer immediately so that the conflict may be resolved.

PROTECT IMPROVEMENTS AND UTILITIES
The contractor shall locate and determine all related improvements and verify all quantities as may be provided by the engineer or owner for laying out, provide, and report any discrepancies to the engineer. The contract price submitted shall be considered as lump sum for the completed project unless there is a plan revision or written change to the scope of work.

INCIDENTAL CONSTRUCTION
Whenever the performance of work is indicated on the plans and no item is included in the contract payments, the work shall be considered incidental to the contract and no additional compensation will be provided.

MAINTENANCE OF SITE DRAINAGE
The contractor shall remove any loose material that is deposited in the flow line of gutters, drainage structures, ditches, etc., and obstructs the natural drainage flow. The site shall be kept clear of such material at all times. The contractor shall be responsible for maintaining the site drainage in a positive drainage will include any possible usage construction required due to debris or unsuitable material deposited in the flow line of gutters, drainage structures, ditches, etc., and obstructs the natural drainage flow. The site shall be kept clear of such material at all times. This work shall be considered incidental to the contract and no additional compensation will be provided.

TRAFFIC CONTROL
The contractor shall be responsible for the installation and maintenance of adequate signage, traffic control, and other measures to be approved and installed by the engineer. The contractor shall be responsible for the installation and maintenance of adequate signage, traffic control, and other measures to be approved and installed by the engineer. The contractor shall be responsible for the installation and maintenance of adequate signage, traffic control, and other measures to be approved and installed by the engineer. The contractor shall be responsible for the installation and maintenance of adequate signage, traffic control, and other measures to be approved and installed by the engineer.

EXISTING SIGNAGE
Existing signage and all signs that interfere with construction shall be removed, stored, and replaced/repaired by the contractor in accordance with the DOT Standard Specifications. Damage to signs shall be immediately reported by the contractor at his expense. Temporary notice boards shall be provided as an incidental cost.

EXISTING FIELD TIE
Field tie encountered during construction shall be connected to proposed storm sewer or extended to outlet into a proposed drainage way. If this is not possible, then existing tie shall be repaired with new pipe of same size and material and restored in accordance operating condition at the original grade. Records of location and elevation shall be made by the contractor and furnished to the engineer upon project completion.

CONSTRUCTION DEBRIS
The contractor is responsible for removal and disposal of all excess material and debris resulting from his construction operations in accordance with the contract documents.

CONSTRUCTION RECORDS
The contractor shall keep a set of approved construction plans on the jobsite, and shall maintain a logbook on site of all work performed, modifications/alterations to alignment/installation of proposed roadway or site plan, and all other construction operations performed on the project. The contractor shall be responsible for the maintenance of all records and reports generated by the contractor. Final payments shall not come due until this information is provided to the engineer.

SAFETY AND CONSTRUCTION PROTECTION
The contractor shall comply with the rules and regulations of OSHA and appropriate authorities regarding the construction of the project. The contractor shall be responsible for the maintenance of all records and reports generated by the contractor. Final payments shall not come due until this information is provided to the engineer.

PROJECT SPECIFICATIONS

I. SOIL EROSION AND SEDIMENT CONTROL

Unless specifically notified below, all soil erosion and sediment control work shall be done in accordance with the Standard Specifications for Road and Bridge Construction in Illinois, as published by IDOT, latest edition.

GENERAL STANDARDS
Unless specifically notified below, all soil erosion and sediment control work shall be done in accordance with the Standard Specifications for Road and Bridge Construction in Illinois, as published by IDOT, latest edition.

GENERAL WORK SITE
Underground utility construction shall include trenching or watering installation of pipe, structures and castings backfilling of trenches with compacted and testing as required. Fittings and accessories necessary to complete the work may not be specified, but shall be considered incidental to the cost of the contract.

CRACK PREVENTION
The contractor is responsible for installing any excavation for the installation of sewer or water systems. Restraints will be considered incidental to the respective underground utility construction.

SEWERING AND DRAINAGE
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II. EXCAVATION AND GRADING - (CONTINUED)

GENERAL STANDARDS
Unless specifically notified below, all excavation and grading - (continued) shall be done in accordance with the applicable sections of the "Standard Specifications for Road and Bridge Construction in Illinois," as published by IDOT, latest edition.

SITE PREPARATION
Prior to operations, the contractor shall become familiar with the soil erosion control specifications. The establishment of erosion control procedures and the placement of fence, etc., to protect completed property shall occur before any excavation or grading operations commence.

USE OF OPERATIONS
The contractor shall be familiar with the soil erosion control specifications. The establishment of erosion control procedures and the placement of fence, etc., to protect completed property shall occur before any excavation or grading operations commence.

CLEANING AND GRADING
Unless noted for preservation, all vegetative growth including trees and tree stumps shall be removed from the construction area. Off-site disposal shall be assumed unless permitted otherwise by owner.

UNDESIRABLE MATERIAL
Unsuitable material shall be removed from roadways, driveway, parking lots, building pad, and other designated areas. (Including soil, rock, debris, etc.) shall be removed from the project site.

EXCAVATION AND FOUNDATION
Foundation construction shall be done in level uniform layers as that the compacted thickness is approximately six inches. Each layer shall be thoroughly reared during spreading to insure uniformity.

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RIP RAP MATERIAL

Unless specifically notified below, all rip rap material provided in conjunction with underground utility improvements shall conform to IDOT specifications.

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REINFORCED CONCRETE PAVEMENT

After installation of the base course, all traffic shall be kept off the base until the binder course is placed. After installation of the binder course and for public improvements of the binder course has been placed (for one week), and upon completion of inspection and approval by the applicable governmental agency, the contractor shall be permitted to proceed with the placement of the concrete pavement.

REINFORCED CONCRETE PAVEMENT
Concrete pavement and base course shall be of the thickness as shown on the plans. All concrete pavement shall be reinforced with 6 inch x 6 inch No. 4 welded wire fabric. All concrete pavement shall be broom finished. Reinforcing steel shall be installed in accordance with the American Concrete Institute (ACI) 308R-02.

CONCRETE PAVEMENT JOINTS
Concrete pavement joints shall be determined by contractor in the field using best practices. Maximum joint spacing shall be 35 feet. Jointing shall follow the American Concrete Institute (ACI) 308R-02.

CONCRETE CURB AND GUTTER
Concrete curb and gutter shall be as detailed on the plans, underlain with the specified base course. Reinforced concrete expansion joints 2/4 inch thick with 3/4 inch x 1 inch steel round steel steel bars shall be installed at 60 foot intervals and at all P.C.I., P.T.I., curb returns, and at the end of each pour. Alternate ends of the steel bars shall be grouted and sealed with non-shrink expansion foam. Floor expansion joints 2/4 inch thick shall be installed in accordance with the specifications. Concrete curb and gutter shall be placed and finished to eliminate any honey-comb.

CONCRETE SIDEWALKS
Sidewalks and base course shall be of the thickness and dimensions as shown on the plans. Sidewalks crossing driveways shall be reinforced with 4 inch x 6 inch No. 4 welded wire mesh. Sidewalk crossing utility trenches shall be reinforced with three (3) No. 4 reinforcing bars 10 feet long, centered over the trench crossing.

CONCRETE CURB
Curing and weather protection of all concrete surfaces (pavement, curb, sidewalks) shall be per the standard specifications.

TESTING
Testing of all pavement courses, curbs, and concrete shall be done by a qualified testing firm employed by the owner.

PAINTED PAVEMENT MARKINGS
Painted pavement markings and symbols shall be installed in the color and location as shown on the plan, and conforming to the standard specifications. Markings and symbols shall only be applied when the temperature is at least 40 degrees Fahrenheit or above.

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MCGRATH COMMERCE CENTER
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PROJECT NOTES AND SPECIFICATIONS
RWG Engineering, LLC
977 E. 22nd St., Suite 400
Normal, IL 62450-1209
(630) 480-7859
www.rwg-engineering.com
PROJECT NO. 6840492
DATE 02/23/23
SCALE 1"=50'
PROJ. MGR. JAC
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REVISIONS
DATE
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MCGRATH COMMERCE CENTER
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CONSTRUCTION STANDARDS AND DETAILS

975 E. 22nd St. Suite 400
St. Charles, IL 62434
618.480.7889
www.mcgrath-engineering.com

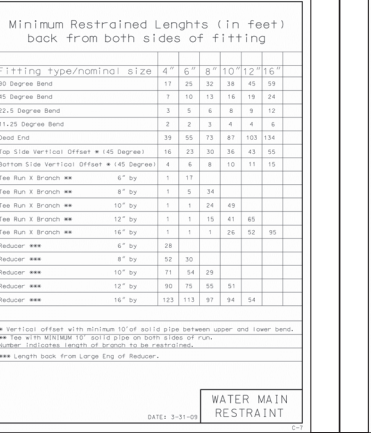
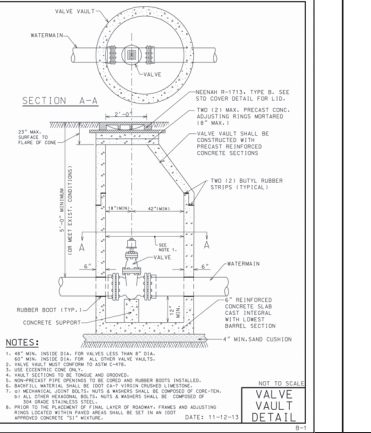
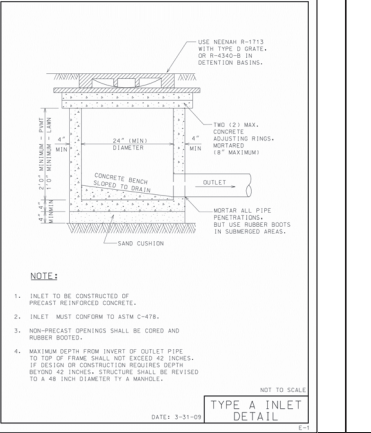
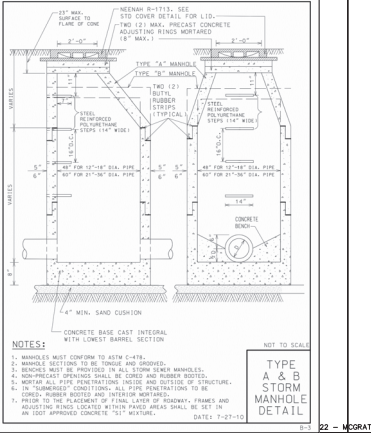
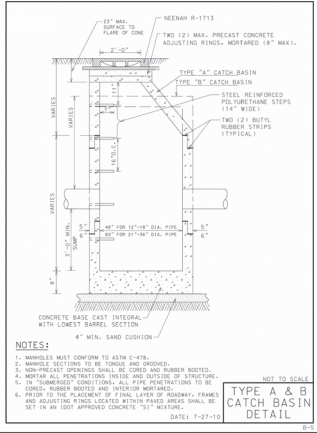
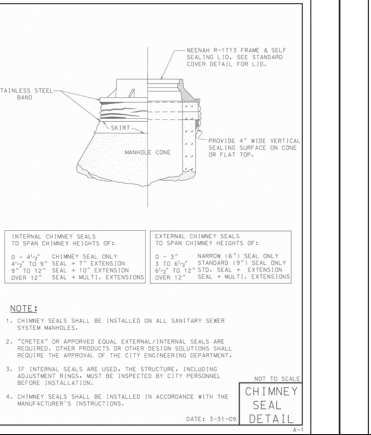
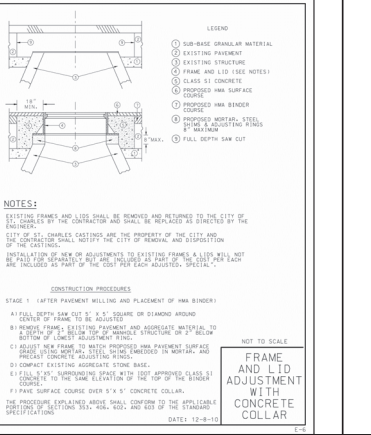
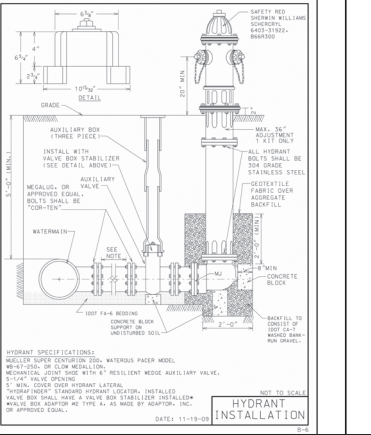
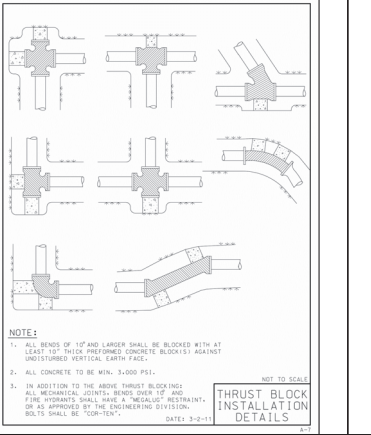
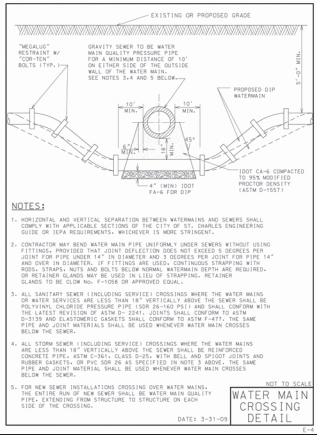
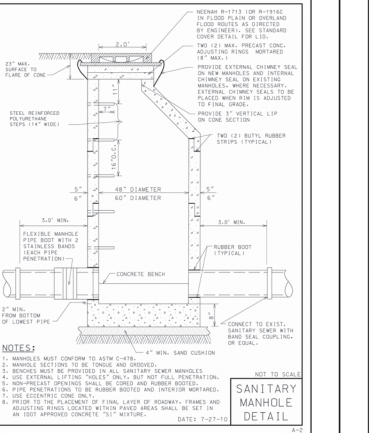
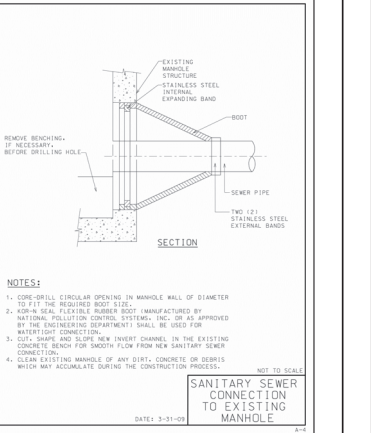
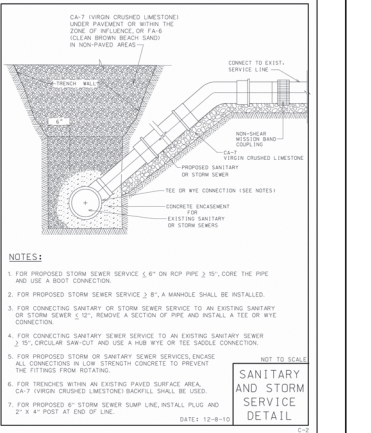
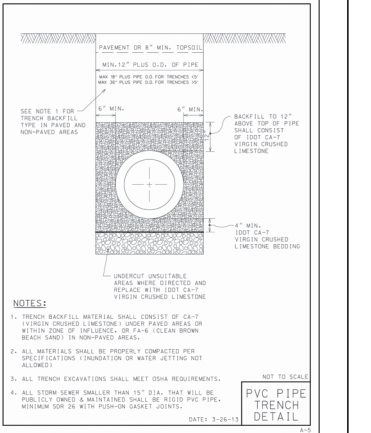
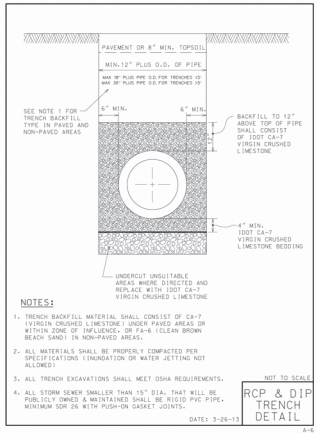


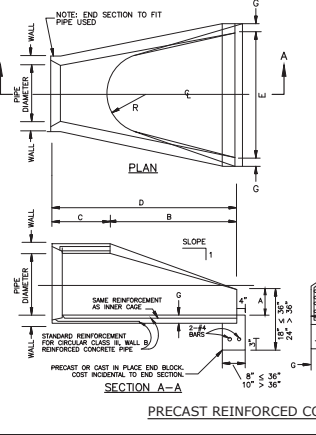
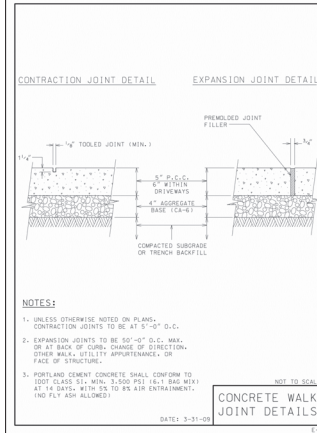
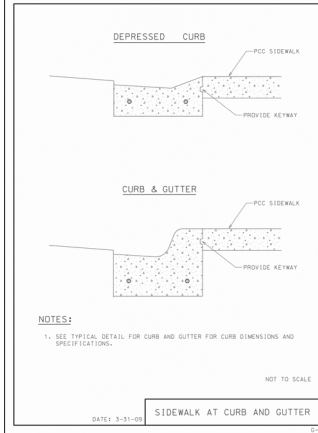
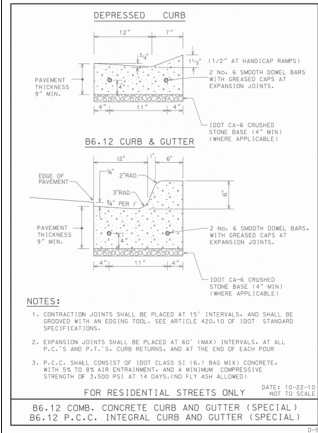
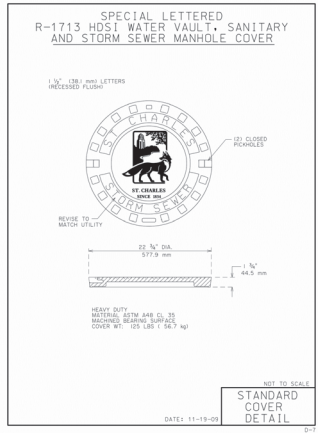
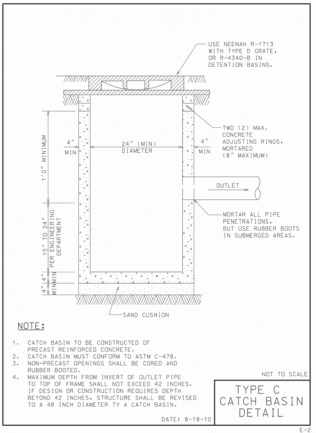
PROJECT NO. 684952
DATE 02/23/23
SCALE 1/8"=1'-0"
PROJ. MGR. EBO
PROJ. ASSOC. AVS
DRAWN BY. AVS

SHEET

C11 of 13

12/16





PIPE DIA.	APPROX. QTY. (No.)	WALL (H)	A (H)	B (H)	C (H)	D (H)	E (H)	G (H)	R (H)	APPROX. SLOPE
12"	990	2 1/2	9	27	3'-10"	6'-1"	36	2 1/2	12	1:2.4
21"	1280	2 3/4	9	35	6'-1"	3'-6"	2 3/4	13	1:2.4	

NOTES:

- PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF ASTM M-170 CLASS 3, WALL B REINFORCED CONCRETE PIPE.
- PRECAST CONCRETE FLARED END SECTIONS FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.
- THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR PRECAST CONCRETE FLARED END SECTION OF THE DIAMETER SPECIFIED WHICH PRICE INCLUDES PROLONG AND INSTALLATION OF EACH END SECTION SPECIFIED, INCLUDING REQUIRED RIP-RAP.

NOTE: SAFETY GRATES SHALL BE PROVIDED FOR ALL PRECAST REINFORCED CONCRETE FLARED END SECTIONS.

DATE: 02-09-08

STRUCTURE NUMBER	DIAMETER	DOT ROOK GRADATION	L _{upper} (ft.)	W ₁ (ft.)	W ₂ (ft.)	T _{min} (ft.)	T _{max} (ft.)
6	12"	RR-3	10'	3'	11'	8"	-
10	12"	RR-3	10'	3'	11'	8"	-
25	21"	RR-3	15'	5'	16'	8"	6"
32	21"	RR-3	15'	5'	16'	8"	6"
39	12"	RR-3	10'	3'	11'	8"	-

PLAN VIEW

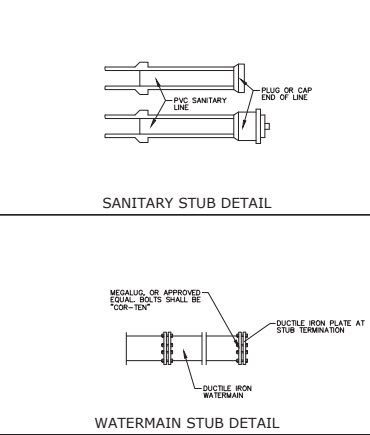
PROFILE VIEW

NOTE:

- THE FILTER FABRIC SHALL MEET OR EXCEED THE REQUIREMENTS IN MATERIAL SPECIFICATIONS 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II, OR III.
- THE ROCK RIPRAP SHALL MEET DOT REQUIREMENTS AND SPECIFICATIONS.

DATE: 02-09-08

RIP-RAP AT END SECTIONS (OUTLET TO FLAT AREA)



DRAWN BY: _____

REVISIONS: _____

DATE: _____

MCGRATH COMMERCE CENTER
ST. CHARLES, ILLINOIS
CONSTRUCTION STANDARDS AND DETAILS

PROJECT NO. 68404922
DATE 02/23/23
SCALE N/A
PROJ. MGR. BSG
PROJ. ASSOC. AVS
DRAWN BY. AVS

SHEET
C12 OF 13

February 24, 2023 10:12:13 a.m. AsstW:22.0s (LMS Tech)
Drawing: S:\68404922 - MCGRATH 2 LOT PUD WITH KIA FACILITY\300_ENGINEERING\310_CADD\FINAL\684_FINAL_ENG_BASE.DWG

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DATE	
REVISIONS	
DRAWN BY	

MCGRATH COMMERCE CENTER
ST. CHARLES, ILLINOIS
IDOT - CONSTRUCTION STANDARD DETAILS

975 E. 22nd St. Suite 400
St. Charles, IL 62450
630.487.7859
www.rwg-engineering.com



PROJECT NO. 68404922
DATE 02/23/23
SCALE 1/8" = 1'-0"
PROJ. MGR. BSG
PROJ. ASSOC. ASJ
DRAWN BY. ASJ

SHEET
C13 OF 13

DAYTIME USE CONES
Posted speed < 45 mph: Orange, 30" height, 18" top diameter, 12" bottom diameter.
Any posted speed: Orange, 36" height, 24" top diameter, 18" bottom diameter.

DAY OR NIGHTTIME USE CONES
Any posted speed: Orange, 48" height, 36" top diameter, 24" bottom diameter.

TUBULAR MARKER
3 (24" x 12") markers, 18" height, 12" diameter.

VERTICAL PANEL
36" x 48" panel, 18" height, 12" width.

DRUM
18" (450) diameter, 4.6" (100-150) height, 4.6" (100-150) diameter.

TYPE I BARRICADE
36" x 48" x 18" dimensions.

TYPE II BARRICADE
36" x 48" x 18" dimensions.

TYPE III BARRICADE
36" x 48" x 18" dimensions.

DIRECTION INDICATOR BARRICADE
36" x 48" x 18" dimensions.

VERTICAL BARRICADE
36" x 48" x 18" dimensions.

DETECTABLE PEDESTRIAN CHANNELIZING BARRICADE
36" x 48" x 18" dimensions.

GENERAL NOTES
All heights shown shall be measured above the pavement surface.
All dimensions are in inches (millimeters) unless otherwise shown.

TRAFFIC CONTROL DEVICES
(Sheet 1 of 3)
STANDARD 701901-08

GENERAL NOTES
This Standard is used where any vehicles, equipment, workers or their activities will encroach in the area 15' (4.5 m) to 24' (600 m) from the edge of pavement.

Calculate L as follows:
SPEED LIMIT FORMULAS
40 mph (70 km/h) or less: $L = \frac{200}{S}$
45 mph (80 km/h): $L = 600$
45 mph (80 km/h) or greater: $L = 800$
L = Length of work area in feet (meters)
S = Normal posted speed in feet (meters)

OFF-RD OPERATIONS, MULTILANE, 15' (4.5 m) TO 24' (600 m) FROM PAVEMENT EDGE
STANDARD 701101-05

TRAFFIC CONTROL DEVICES
(Sheet 2 of 3)
STANDARD 701901-08

ARROW BOARDS
Type A: Roof mounted, 6' x 12' x 12' dimensions.
Type B: Roof or trailer mounted, 8' x 14' x 12' dimensions.
Type C: Trailer mounted, 8' x 14' x 12' dimensions.

TEMPORARY RUMBLE STRIPS
Type A: 12" x 1200" dimensions.
Type B: 12" x 1200" dimensions.

TRAFFIC CONTROL DEVICES
(Sheet 3 of 3)
STANDARD 701901-08

POST MOUNTED SIGNS
When curb or paved shoulder are present, the dimensions shall be 24' (600 m) to the face of curb or 6' (1.8 m) to the outside edge of the paved shoulder.

HIGH LEVEL WARNING DEVICE
18x18 (450x450) Orange flag.

WORK LIMIT SIGNING
ROAD CONSTRUCTION NEXT X MILES sign: 24" x 48" x 18" dimensions.
END CONSTRUCTION sign: 24" x 48" x 18" dimensions.

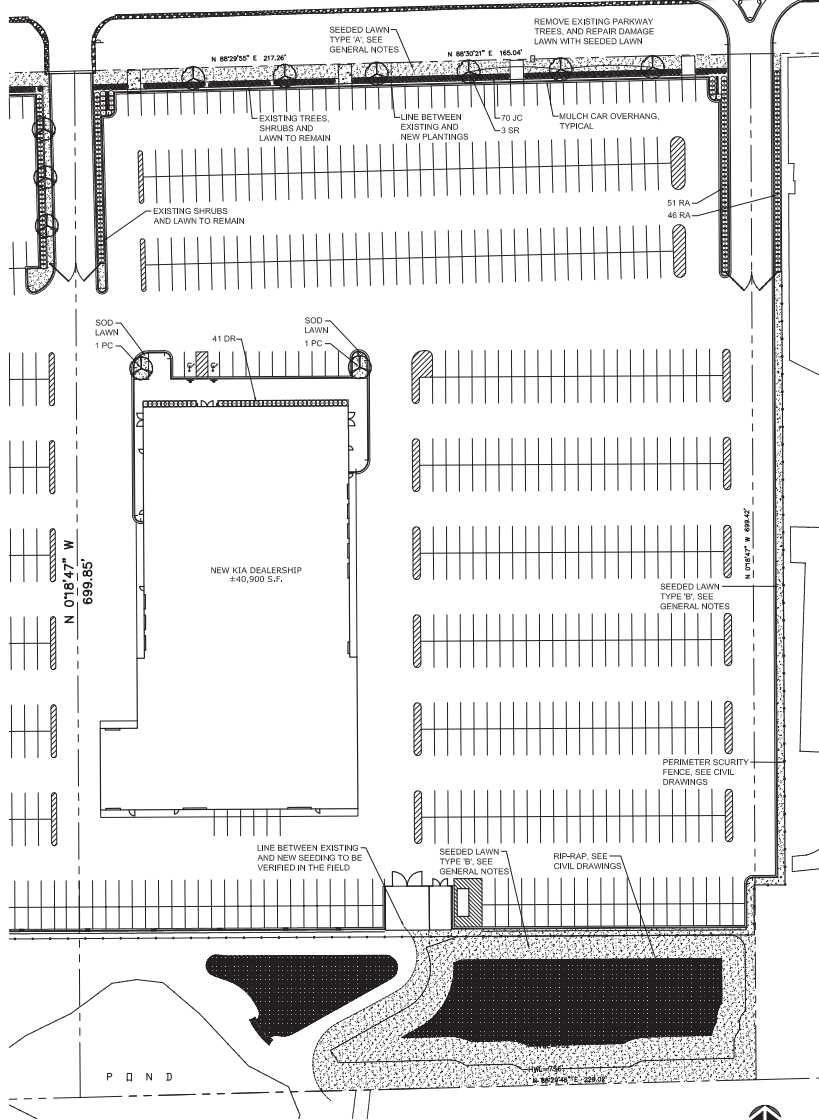
TRAFFIC CONTROL DEVICES
(Sheet 2 of 3)
STANDARD 701901-08

STOP
8 (200) Federal series C sign, 30" x 30" dimensions.

SLOW
7 (1800) Federal series B sign, 30" x 30" dimensions.

FLAGGER TRAFFIC CONTROL SIGN
30" x 30" sign with 6" x 6" hole.

ILLINOIS ROUTE 64 (ALSO KNOW AS E. MAIN STREET)

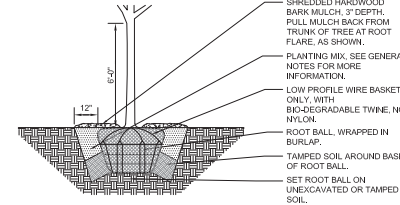


1 LANDSCAPE PLAN
SCALE: 1" = 40'-0"

PLANT LIST

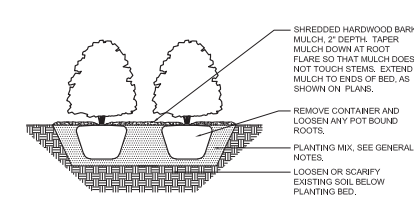
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ADDITIONAL NOTES
DECIDUOUS TREES					
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3" CALIPER	2	BRANCHED UP 6"
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CALIPER	3	BRANCHED UP 6"
DECIDUOUS SHRUBS					
DR	DIERVILLA RIVULARIS 'KODIAK RED'	KODIAK RED BUSH+HONEYSUCKLE	18" HT x 24" W	41	
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAG	12" HT x 24" W	97	
EVERGREEN SHRUBS					
JC	JUNIPERUS CHINENSIS 'SEA GREENY'	SEA GREEN JUNIPER	18" HT x 24" W	70	

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE EXTENDED 12" AROUND THE ENTIRE ROOT BALL AS SHOWN IN THE DETAIL BELOW. TEST TREE PIT FOR BRANCHED PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. FOR TREES UP TO 4" CALIPER OR 12' HEIGHT, REMOVE APPROXIMATELY 25% OF THE OVERALL BRANCHED. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS. WATER AND REMOVE TWINE FROM AROUND ROOT FLARE.



2 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING. SHRUBS BEDS ARE TO BE EXCAVATED AS A SINGLE SHRUB PIT. EXTEND SHRUB PIT WIDTH TO EDGES OF PLANT BED AS SHOWN ON THE LANDSCAPE PLAN. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE TWINE FROM ROOT FLARE. BACKFILL AND WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. MULCH LIMITS FOR SHRUBS SHALL EXTEND TO ALL OUTER EDGES OF PLANTING BEDS. SEE LANDSCAPE PLAN FOR BED LAYOUTS.



3 SHRUB PLANTING DETAIL
NOT TO SCALE

GENERAL NOTES

- ALL DIMENSIONS AND SITE CONDITIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. SITE PLAN, ARCHITECTURE PLAN AND SITE SURVEY WERE PROVIDED BY OTHERS.
- THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
- SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
- ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADINGS, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
- TOPSOIL DEPTH FOR ALL PLANT BEDS SHALL BE 18". TOPSOIL DEPTH FOR ALL SEEDED LAWN TYPE 'A' AREAS SHALL BE 9" DEPTH. TOPSOIL DEPTH FOR ALL SEEDED LAWN TYPE 'B' AREAS SHALL BE 6" DEPTH.
- IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 90% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
- SOD SHALL BE A TALL FESCUE BLEND SOD, SUCH AS BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
- SEEDED LAWN TYPE 'A' SHALL BE BOUT CLASS 2E SALT TOLERANT ROADSIDE GRASS SEED MIXTURE. INSTALL SEED AT A RATE OF 300 LBS PER ACRE. SEEDING SHALL BE INSTALLED BETWEEN MAY 1 AND JUNE 15, OR AUGUST 15 TO OCTOBER 15.
- SEEDED LAWN TYPE 'B' SHALL BE BOUT CLASS 15 LOW MAINTENANCE GRASS SEED MIXTURE. INSTALL SEED AT A RATE OF 200 LBS PER ACRE. SEEDING SHALL BE INSTALLED BETWEEN MAY 1 AND JUNE 15, OR AUGUST 15 TO OCTOBER 15.
- ALL SEEDED LAWN AREAS ARE TO BE COVERED WITH A HYDROMULCH WITH TACIFER. DETENTION SEEDING TO BE COVERED WITH AN EROSION CONTROL BLANKET.
- ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
- ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEELED-IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
- ALL SHRUBS MUST MEET THE MINIMUM SIZES GIVEN IN THE PLANT LIST AND BE SPECIMEN QUALITY. SHRUBS THAT DO NOT MEET THESE GUIDELINES WILL BE REJECTED.
- PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES: APR 1 THROUGH NOV 15
- TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
- PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS: 80% TOPSOIL, 10% SAND AND 10% PINE FINES.
- FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND PINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
- EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 18" AND BACKFILL WITH TOPSOIL.
- ALL PLANT BEDS ARE TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
- ALL PLANT MATERIAL, INCLUDING SEED OR SOD, SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL 'ACCEPTANCE' IS GRANTED. MAINTENANCE SHALL INCLUDE, WATERING, WEEDING, PRUNING, STRAIGHTENING, SPRAYING, MULCH REPLACEMENT AND MOWING.
- THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR 'ACCEPTANCE'. REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND 'ACCEPTANCE'. SOD AND SEED SHALL BE REVIEWED FOR ACCEPTANCE, ONLY AFTER THEY HAVE FULLY ROOTED AND HAVE BEEN MOWED AT LEAST TWICE.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF 'ACCEPTANCE'. AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR 'FINAL ACCEPTANCE'. REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND 'FINAL ACCEPTANCE'.



DANIEL WEINBACH
&
PARTNERS, LTD.

Landscape Architects

1142 W. Madison Street
Suite 206
Chicago, IL 60607

312 427-2888

Revisions

8.	
7.	
6.	
5.	
4.	
3.	
2.	
1.	ISSUED FOR OWNER REVIEW 08/03/22

Project

McGRATH
KIA

ROUTE 64
ST. CHARLES, ILLINOIS

Sheet Title

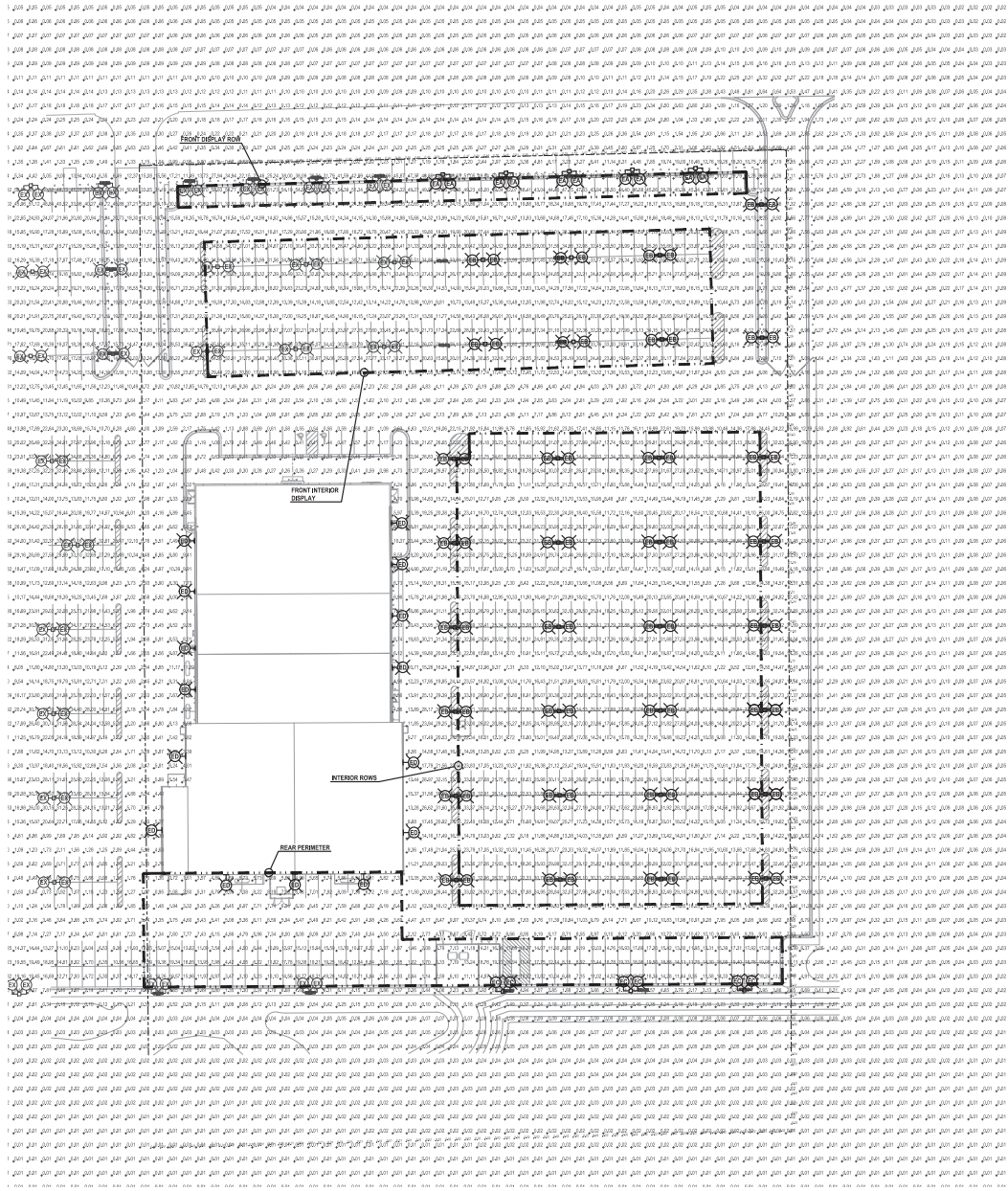
LANDSCAPE
PLAN

Date 08/03/22 Project No. DWP 22-145

Scale 1" = 40'-0" Sheet No.

Drawn By FERGUSON L-101

Approved



PHOTOMETRIC SITE PLAN
SCALE: 1"=40'-0"

LIGHTING ANALYSIS NOTES:
(FRONT DISPLAY ROW)

1. AVERAGE FOOTCANDLES: 50.86
2. MAXIMUM FOOTCANDLES: 70.32
3. MINIMUM FOOTCANDLES: 14.68
4. MAXIMUM/MINIMUM RATIO: 4.81
5. AVERAGE/MINIMUM RATIO: 3.41

LIGHTING ANALYSIS NOTES:
(FRONT INTERIOR DISPLAY)

1. AVERAGE FOOTCANDLES: 25.72
2. MAXIMUM FOOTCANDLES: 37.10
3. MINIMUM FOOTCANDLES: 5.81
4. MAXIMUM/MINIMUM RATIO: 3.81
5. AVERAGE/MINIMUM RATIO: 2.61

LIGHTING ANALYSIS NOTES:
(INTERIOR ROWS)

1. AVERAGE FOOTCANDLES: 20.95
2. MAXIMUM FOOTCANDLES: 35.19
3. MINIMUM FOOTCANDLES: 4.74
4. MAXIMUM/MINIMUM RATIO: 7.41
5. AVERAGE/MINIMUM RATIO: 4.51

LIGHTING ANALYSIS NOTES:
(PROPERTY LINE)

1. AVERAGE FOOTCANDLES: 4.20
2. MAXIMUM FOOTCANDLES: 13.80
3. MINIMUM FOOTCANDLES: 0.81

LIGHTING ANALYSIS NOTES:
(REAR PERIMETER)

1. AVERAGE FOOTCANDLES: 9.85
2. MAXIMUM FOOTCANDLES: 15.76
3. MINIMUM FOOTCANDLES: 0.84
4. MAXIMUM/MINIMUM RATIO: 31.1
5. AVERAGE/MINIMUM RATIO: 15.1

Gries Architectural Group Inc.
100 West Washington Street
North, Westmont, IL 60131
Tel: 909.725.6669
www.griesarch.com

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A NEW BUILDING FOR:
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North, Westmont, IL 60131
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www.kornacki.com

Corporation Registration #FSA025271

date: 01-09-2023
job: 22065 (2016)
d. by: S.M.B.
rev: _____

DAVID B. KORNACKI
062.052986
STATE OF ILLINOIS
REGISTERED PROFESSIONAL ENGINEER

David B. Kornacki
Date: 01/09/23
Lic. Exp: 11/30/23

E-1.0P



SMALL MONOLITHS / MONUMENTS

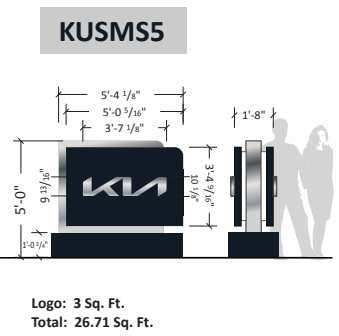
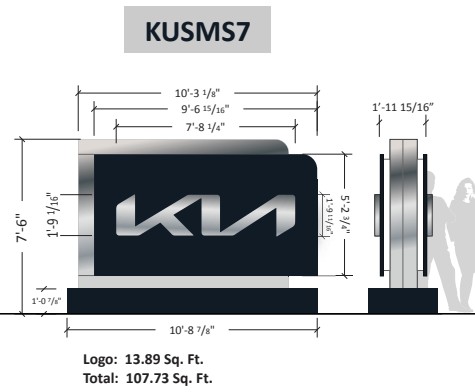
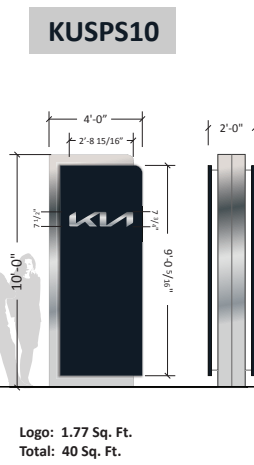
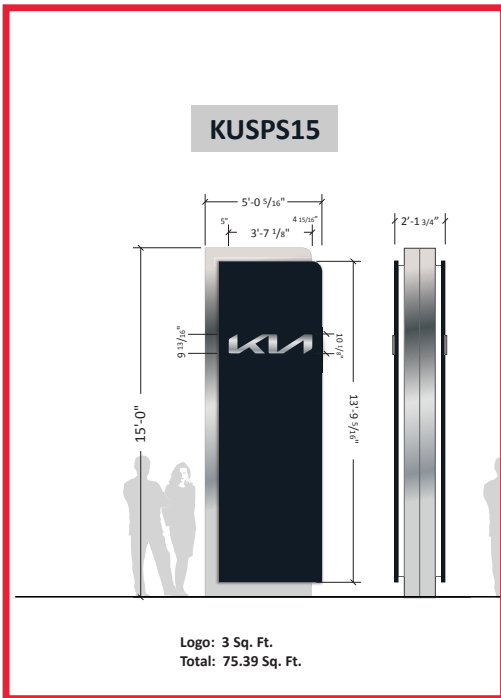
Scale: 3/16"=1'

Colors

- Black KIA ACM – TBD
- Metallic Silver KIA ACM – Alfrex Exotic Mica
- Accent Lighting Lens – 7328 White
- LED – 7100K White Illumination

Specifications

Cladding – 4MM KIA Black and Metallic Silver ACM
 Accent Lighting – 7100K LED illumination with 7328 White Polycarbonate Lens
 KIA Wordmark – Milled Aluminum and Plastic
 "Sandwich" Design with 7100K LED illumination thru edge of filler



Missing Information

Required:
 Final dimensions subject to site survey and/or technical specifications.

Electrical

- 120V 347V
 Other _____

Customer Approval

Signature _____
 MM/DD/YYYY

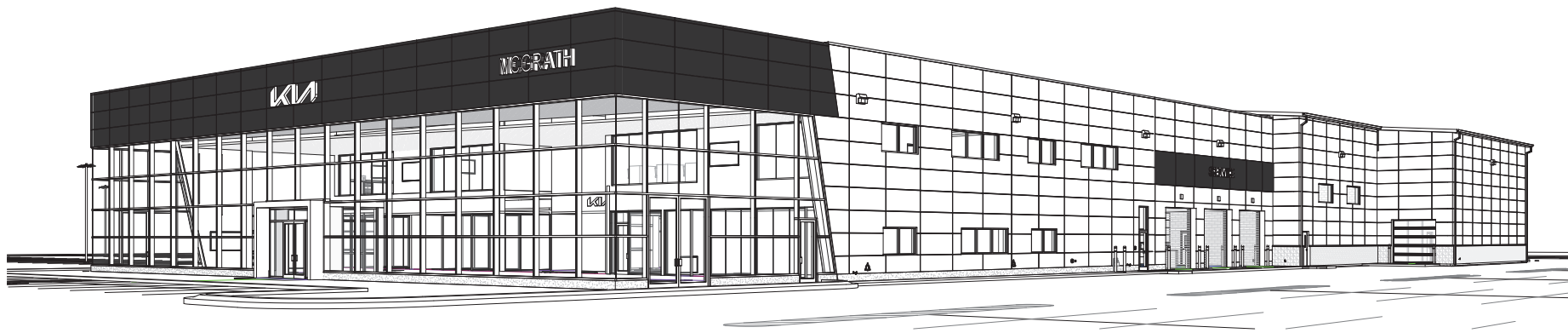
It is the Customer's responsibility to ensure that the structure of the building is designed and constructed to accept the installation of the signs being ordered. Please ask PSG to provide further details if required.

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Kia America, Inc.
 Sign Family 2021

Sign Item

Ground Signs



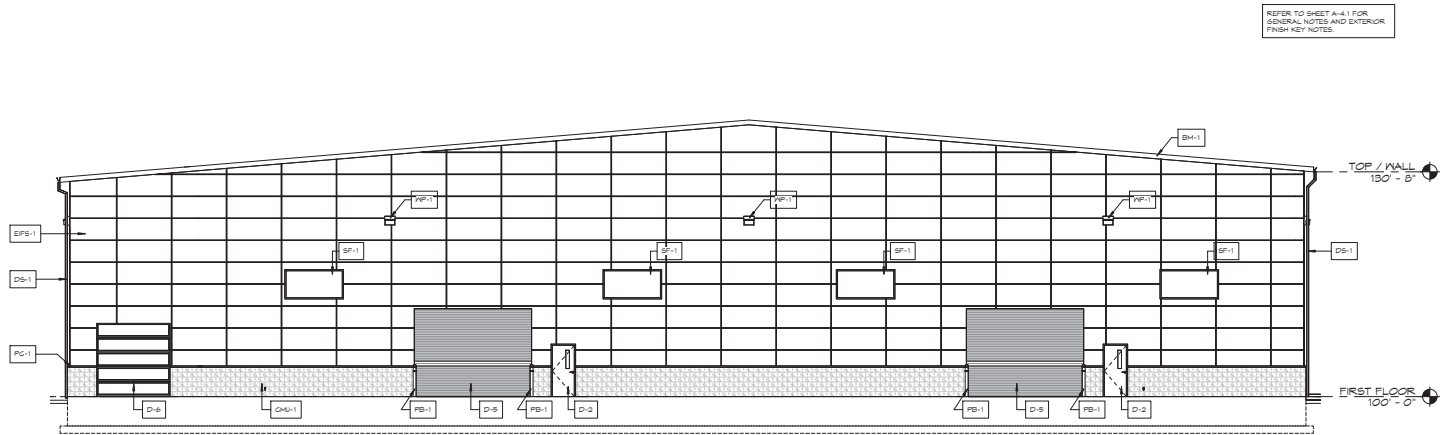
1
A-4.1 EXTERIOR 3D VIEW- NORTHWEST CORNER

CONTROL JOINT NOTE
 PROVIDE MASONRY CONTROL JOINTS AS RECOMMENDED BY MASONRY CONTRACTOR AND BLOCK SUPPLIER. CONTROL JOINTS NOT TO EXCEED 50'-0" MAX AND 25'-0" MIN.
 ALL CONTROL JOINT LAYOUTS TO BE REVIEWED BY ARCHITECT/ENGINEER AT THE OF CONSTRUCTION SHOP DRAWINGS SUBMITTAL.
 ALL ELEVATIONS AND LAYOUT ARE BASE ON STANDARD MODULAR BLOCK SIZES. CONTRACTOR RESPONSIBLE FOR ANY ADJUSTMENTS IN SIZES REQUIRED IF THEY CHANGE MATERIAL SIZES.

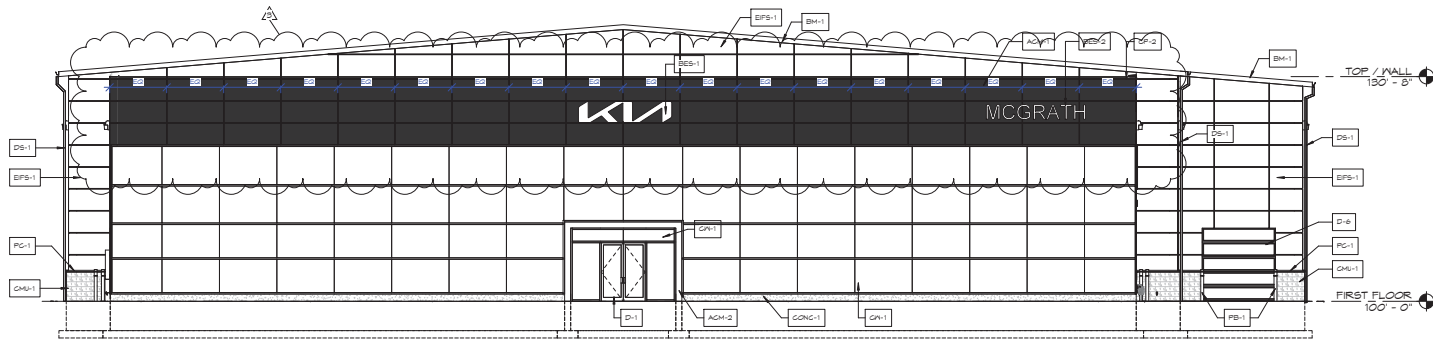
CURTAINWALL STOREFRONT NOTE
 FASTEN ALL ALUMINUM SLIP HEAD TO MOUNT ALUMINUM STOREFRONT CURTAIN WALL SYSTEM.
 PROVIDE PREFINISHED EXTRUDED ALUMINUM- THERMALLY BROKEN SILL FLASHING WITH END DAMS. INSTALL WITH A POSITIVE SLOPE AWAY FROM INTERIOR AND SET IN SEALANT PER MANUFACTURER'S WRITTEN SPECIFICATIONS.
 PROVIDE ALL SHIMS, SEALANT & BACKER ROD PER MANUFACTURER'S SPECIFICATIONS.

INSULATING PARTNER NOTE
 MASONRY PRIME TO INCLUDE DRY-BLUES & INTEGRAL WATER REPELLENT - SINOPEL XP.
NOTE
 PROVIDE ALL SHIMS, SEALANT & BACKER ROD PER MANUFACTURER'S SPECIFICATIONS.

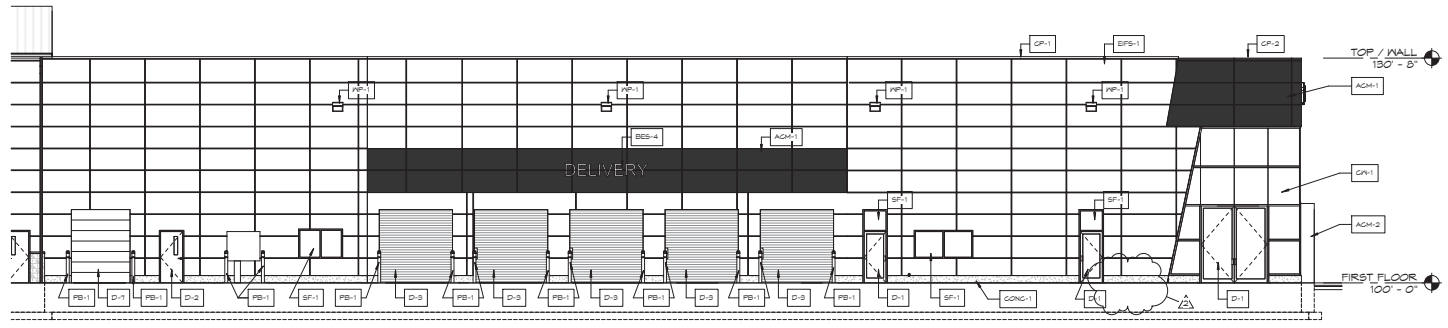
EXTERIOR FINISH KEY NOTES		EXTERIOR FINISH KEY NOTES		EXTERIOR FINISH KEY NOTES		EXTERIOR FINISH KEY NOTES			
KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY	KEY NOTE	MATERIAL SUMMARY		
ACH-1	METAL PANEL (A.C.M.) MANUFACTURER: ALPOLIC MATERIAL: COMPLETE RAIN SCREEN ACH SYSTEM COLOR: T08 BLACK LOCATION: KIA FACADE, REFER TO EXTERIOR ELEVATIONS	D-1	ALUMINUM ENTRANCE IV NSIL GLAZING MANUFACTURER, T.B.D. STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS (MED. STYLE) GLAZING: 1" INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	D-1	OVERHEAD DOOR NSIL- PREFINISHED MANUFACTURER, OVERHEAD DOOR COMPANY OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS COLOR: WHITE LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	RES-1	BUILDING EXTERIOR SIGNAGE (BY OTHER) MANUFACTURER: PATTON SIGN GROUP STYLE/TYPE: KIA SYMBOL/LETTERS POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED WHERE EXPOSED TO MATCH PALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.	RES-2	BUILDING EXTERIOR SIGNAGE (BY OTHER) MANUFACTURER: PATTON SIGN GROUP STYLE/TYPE: KIA SYMBOL/LETTERS POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED WHERE EXPOSED TO MATCH PALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.
ACH-2	METAL PANEL (A.C.M.) MANUFACTURER: ALPOLIC MATERIAL: COMPLETE RAIN SCREEN ACH SYSTEM COLOR: B04 SILVER METALLIC LOCATION: KIA FACADE, REFER TO EXTERIOR ELEVATIONS	D-2	HOLLOW METAL DOOR NSIL (IV GLAZING AS NOTED/SHOWN) STYLE: HOLLOW METAL, PAINTED, REFER TO DOOR SCHEDULE & ELEVATIONS LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	CP-1	ALUMINUM CURTAINWALL SYSTEM MATERIAL: KANNEER STYLE: 1600-2 STRUCTURAL SILICONE GLAZING AT VERTICAL MULLIONS. EXPRESSED CLEAR ANODIZED FRAME AT HORIZONTAL MULLIONS GLAZING: 1" INSULATED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED, CLASS 1 LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	RES-3	BUILDING EXTERIOR SIGNAGE (BY OTHER) MANUFACTURER: DEALER NAME SIGNAGE POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED WHERE EXPOSED TO MATCH PALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.	CP-1	MTL PALL CORNER (PREFINISHED) MATERIAL: UN-GLAZ. PAC-GLAZ OR EQUAL STYLE: PREFINISHED MTL CORNER SYSTEM FINISH/COLOR: FINISH & COLOR TO MATCH ADJACENT PALL COLOR LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS
EPF-1	EPF (EXTERIOR INSULATION FINISH SYSTEM) MANUFACTURER: DRYVIT SYSTEMS, INC. STYLE: TO MATCH BM GOVENTRY GRAY INSTALLATIVE: OUTLINATION PLUS HD. EPF IV MOISTURE DRAINAGE DRYVIT FIBERGLASS ADVANTAGE INSULATION. COATING: KIAM 93 1413 & APPLIED OVER DRYVIT FINESSE SPECIALTY FINISH TEXTURE KIAM 93 1026 & INTEGRATING DRYVIT STRATOCOTE HIGH PERFORMANCE COLORANT (S) LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	D-3	OVERHEAD DOOR NSIL- ALUM. IV GLAZING (REGULAR SPEED) MANUFACTURER, T.B.D. STYLE: ALUMINUM IV NSIL GLAZING GLAZING: INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	EP-1	ALUMINUM STOREFRONT SYSTEM STYLE: KANNEER TRIFAB 451T (BASE OF DESIGN) GLAZING: 2 1/4" STOREFRONT FRAMING GLAZING: 1" INSULATED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED, CLASS 1 LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	RES-4	BUILDING EXTERIOR SIGNAGE (BY OTHER) MANUFACTURER: PATTON SIGN GROUP STYLE/TYPE: SERVICE SIGNAGE POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED WHERE EXPOSED TO MATCH PALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.	CP-2	ACH CORNER SYSTEM (PALL CORNER) MATERIAL: REYNOLDBOND COLOR: COLOR TO MATCH ADJACENT PALL COLOR SYSTEM: TYPICAL DRY JOINT SYSTEM (RAIN-SCREEN) LOCATION: EXTERIOR WALLS & CORNERS WHERE ACH IS LOCATED - REFER TO PLANS AND ELEVATIONS
CONC-1	CONCRETE COLOR: PAINT (COLOR TBD) NOTE: WASH SUB SMOOTH FINISH LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-4	OVERHEAD DOOR NSIL- ALUM. IV GLAZING (HIGH SPEED) MANUFACTURER, T.B.D. STYLE: ALUMINUM IV NSIL GLAZING GLAZING: INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	MTL-1	STANDING SEAM METAL ROOF MATERIAL: METAL STYLE: TYPICAL FINISH: STANDING SEAM FINISH/COLOR: TBD LOCATION: SERVICE ROOF, REFER TO PLANS & ELEVATIONS	RES-5	BUILDING EXTERIOR SIGNAGE (BY OTHER) MANUFACTURER: PATTON SIGN GROUP STYLE/TYPE: DELIVERY SIGNAGE POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED WHERE EXPOSED TO MATCH PALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.	DS-1	DOWNSPOUT TYPE: PREFINISHED METAL. CONNECT TO STORM SYSTEM COLOR: TBD LOCATION: EXTERIOR - REFER TO ELEVATIONS
CH-1	CHIMNEY CHAS SUPPLIER: COUNTY MATERIALS COLOR: ECHO (60-2918). WITH TR. BK. LIGHT CUR & SEAL SEALANT MORTAR: GREY LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-5	OVERHEAD DOOR NSIL- ALUM. IV GLAZING (HIGH SPEED) MANUFACTURER, T.B.D. STYLE: ALUMINUM IV (2) ROWS NSIL GLAZING GLAZING: INSULATED, TEMPERED, PPG, SOLARBAN 60, CLEAR FINISH/COLOR: CLEAR ANODIZED LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	FB-1	FREE BOLLARD (IV P.C.G. COVER) BOLLARD: STL. CONC. FILLED, REFER TO PLANS, NOTES, & DETAILS P.C.G. COVER: MET. T.B.D. COLOR: TBD	RES-6	BUILDING EXTERIOR SIGNAGE (BY OTHER) MANUFACTURER: PATTON SIGN GROUP STYLE/TYPE: DELIVERY SIGNAGE POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED WHERE EXPOSED TO MATCH PALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.	BT-1	BUTTER TYPE: PREFINISHED METAL COLOR: TBD LOCATION: EXTERIOR - REFER TO ELEVATIONS
PC-1	PREGREY PALL SUPPLIER: LOCAL SUPPLIER COLOR: TBD MORTAR: TBD LOCATION: EXTERIOR WALLS, REFER TO PLANS & ELEVATIONS	D-6	OVERHEAD DOOR POLYCARBONATE PANELS IV ALUM. FRAME MANUFACTURER, OVERHEAD DOOR COMPANY OR EQUAL STYLE: REFER TO DOOR SCHEDULE & ELEVATIONS LOCATION: EXTERIOR, REFER TO PLANS & ELEVATIONS	OD-1	OVERFLOW DRAIN STYLE: BRASS LAMBS TONSUE IV BIRD SCREEN	RES-7	BUILDING EXTERIOR SIGNAGE (BY OTHER) MANUFACTURER: PATTON SIGN GROUP STYLE/TYPE: DELIVERY SIGNAGE POWER REQUIREMENTS: POWER IS REQUIRED. REFER TO ELECTRICAL DRAWINGS. COORDINATE W/ OWNER AND SIGNAGE VENDOR. NOTE: CONTRACTOR TO PROVIDE REQUIRED BLOCKING (BLOCKING TO BE PAINTED WHERE EXPOSED TO MATCH PALL PANEL COLOR) INSTALL ACCESS PANELS AT LOCATIONS WHERE NEEDED. REFER TO PLANS. DEALER NOTE: EXTERIOR SIGNAGE IS PURCHASED BY DEALER & INSTALLED BY SIGN MFR. VENDOR.	BM-1	BK MTL. PARQUET ROOF MATERIAL: HEAVY GAUGE ALUMINUM FINISH/COLOR: FINISH & COLOR TO MATCH ADJACENT PALL COLOR LOCATION: EXTERIOR PITCHED ROOF, REFER TO PLANS & ELEVATIONS
				PP-1	PALL PACK LIGHT FIXTURE REFER TO REFLECTED CEILING PLAN. COLOR: BLACK				



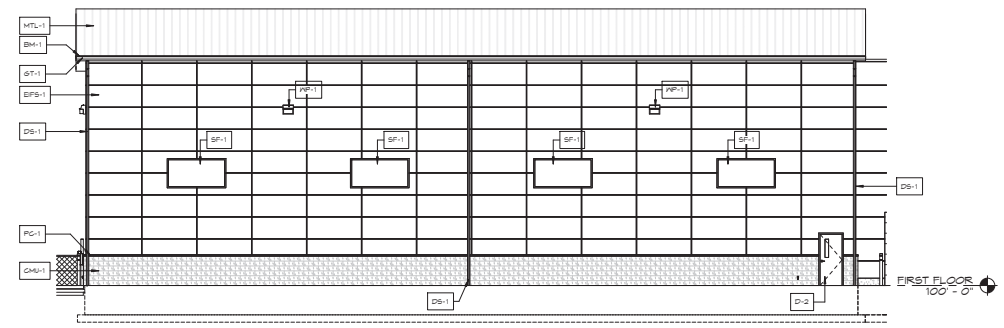
2 SOUTH ELEVATION
1/8" = 1'-0"



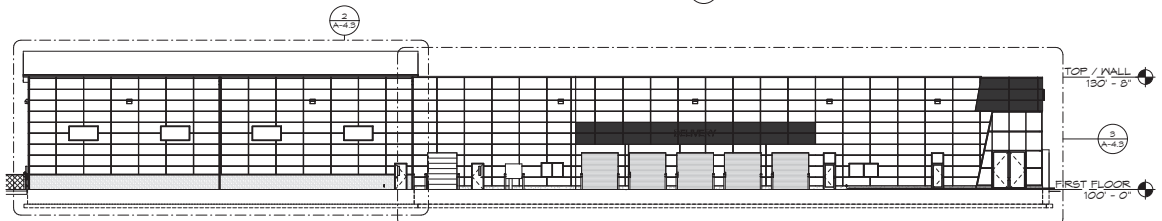
1 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION - PART 'B'
A-4.3 1/8" = 1'-0"



2 EAST ELEVATION - PART 'A'
A-4.3 1/8" = 1'-0"



1 EAST ELEVATION
A-4.3 1/8" = 1'-0"

REFER TO SHEET A-4.1 FOR GENERAL NOTES AND EXTERIOR FINISH KEY NOTES.

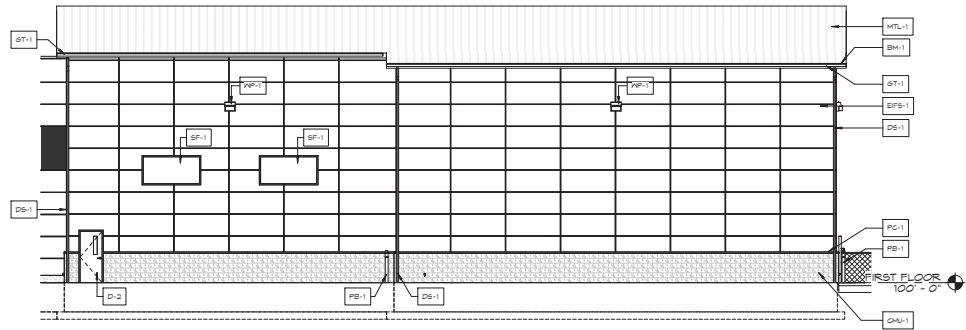
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A NEW BUILDING FOR:
MCGRATH KIA
ST. CHARLES, ILLINOIS

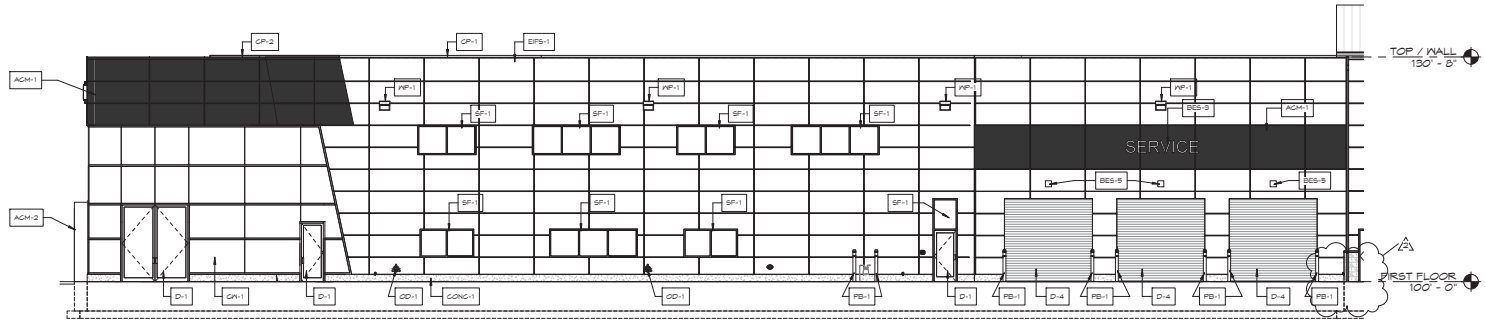
date:	01-09-2023
job:	22-065
d. by:	KLF
rev.:	ADD #1: 01-21-2023
	ADD #2: 02-18-2023

A-4.3

REFER TO SHEET A-4.1 FOR GENERAL NOTES AND EXTERIOR FINISH KEY NOTES.



3 WEST ELEVATION - PART 'B'
A-4.4 1/16" = 1'-0"



2 WEST ELEVATION - PART 'A'
A-4.4 1/16" = 1'-0"



1 WEST ELEVATION
A-4.4 1/16" = 1'-0"

REFER TO:

Minutes 2-16-2021

Page _____

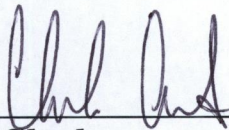
City of St. Charles, Illinois

Ordinance No.: 2021-Z-3

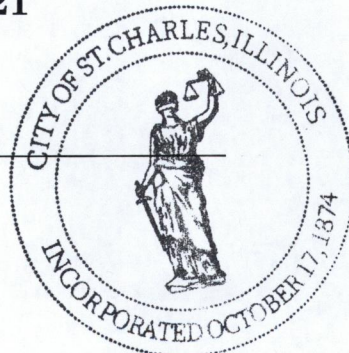
**An Ordinance Granting Approval a Special
Use for Planned Unit Development and PUD
Preliminary Plan for McGrath Business
Center.**

**Adopted by the
City Council
of the
City of St. Charles
February 16, 2021**

Published in pamphlet form by
authority of the City Council
of the City of St. Charles,
Kane and Du Page Counties,
Illinois, **February 23, 2021**



City Clerk



(SEAL)

City of St. Charles, Illinois
Ordinance No. 2021-Z-3

**An Ordinance Granting Approval a Special Use for Planned Unit
Development and PUD Preliminary Plan for McGrath Business Center**

WHEREAS, on or about December 22, 2020, 4075 E. Main, LLC (the "Applicant") filed a petition for Special Use for Planned Unit Development for the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property") and PUD Preliminary Plan for a portion of the Subject Property identified as Parcel 1 and Parcel 2 as described on Exhibit "A", for the purpose of developing a coordinated business development with automobile dealerships and/or other commercial uses; and

WHEREAS, Notice of Public Hearing on said petition for Special Use for Planned Unit Development was published on or about January 16, 2021 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about February 2, 2021 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, at said Public Hearing, the Applicant presented testimony in support of said petitions and all interested parties had an opportunity to be heard; and,

WHEREAS, the Plan Commission recommended approval of said Special Use for Planned Unit Development and PUD Preliminary Plan petitions on or about February 2, 2021; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about February 8, 2021; and,

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

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

1. The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as though fully set out in this Section 1.

2. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the

public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "B", which is attached hereto and incorporated herein.

3. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan for a portion of the Subject Property identified as Parcel 1 and Parcel 2 as described on Exhibit "A", incorporated herein as Exhibit "C", such that the following documents and illustrations, collectively the "PUD Preliminary Plan", 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 & Economic Development, Director of Public Works and Fire Chief to comply with the requirements of the St. Charles Municipal Code:

- Architectural Elevations for McGrath Honda, titled "Exterior Elevations" and "Materials"; Simon Design Group, LLC, dated 1/5/2021
- Freestanding signs for McGrath Honda
- Landscape Plan for McGrath Honda; Daniel Weinbach and Partners, LTD, dated 1/12/2021
- Photometric Plan for McGrath Honda; LSI, revised 12/17/2020
- Preliminary Engineering Plans for McGrath Honda, RWG Engineering:
 - Site Geometric and Paving Plan, revised 2/3/2021
 - Grading Plan, dated 1/15/2021
 - Utility Plan, dated 1/15/2021
 - Route 64 Access Road- Site Geometric and Paving/Grading Plan, dated 1/15/2021
 - Route 64 Access Road- Utility Plan/Centerline Profile, dated 1/15/2021

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

- a. Zoning: The Subject Property shall be subject to the requirements of the BR Regional Business District, as amended, and all other applicable requirements of Title 17 of the St. Charles Municipal Code ("Zoning"), as amended, except as specifically varied in the "PUD Deviations" attached hereto and incorporated herein as Exhibit "D". The PUD Sketch Plan, titled "PUD Exhibit", RWG Engineering, dated 2/3/2021, attached hereto as Exhibit "E", is attached for reference to demonstrate a potential future development utilizing the PUD Deviations.
- b. Parcel 3: Notwithstanding anything to the contrary in this Ordinance, the Special Use for Planned Unit Development herein granted shall only be applicable to Parcel 3, as described on Exhibit "A", from and after the date the Applicant or its affiliate has submitted to the City proof acceptable to the City that the Applicant or its affiliate has acquired fee simple title to Parcel 3, and if such proof is not submitted to the City on or before July 1, 2021, the approvals contained in this Ordinance shall be of no further force or effect as to Parcel 3.

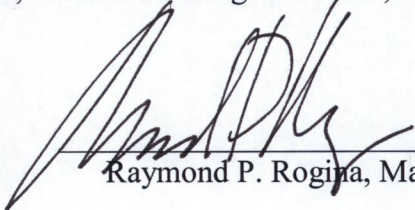
- c. City Gateway Feature: Within 90 days of Applicant acquiring fee simple title to Parcel 3, Applicant shall provide the City an easement for a future City Gateway Feature to be located at the northeast corner of Parcel 3. Said easement shall measure approximately 10 ft. by 10 ft. and be located at the northeast corner of Parcel 3, within the landscape setback area adjoining Illinois Route 64 right-of-way. The City shall grant the Applicant the right to review and approve any improvements within the easement area, which may include a "Welcome to St. Charles" sign, electronic changeable copy sign, landscaping, lighting, and/or other decorative architectural "gateway" elements, such as fencing. Said easement may be relocated or modified by agreement between the City and Applicant, or any successor owner of Parcel 3, without requiring amendment of this ordinance.

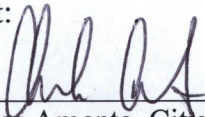
5. That after the adoption and approval hereof, the Ordinance shall (i) be printed or published in book or pamphlet form, published by the authority of the Council, or (ii) within thirty (30) days after the adoption and approval hereof, be published in a newspaper published in and with a general circulation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

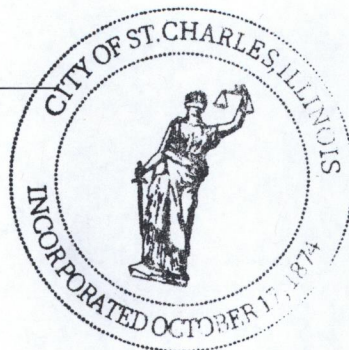
PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of February 2021.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of February 2021.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 16th day of February 2021.


Raymond P. Rogina, Mayor

Attest:

Charles Amenta, City Clerk



Vote:
Ayes: 10
Nays: 0
Absent: 0
Abstain: 0
Date: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

The western most approximate 410 feet of Lot 1 in Pheasant Run Resort Subdivision, according to the plat thereof recorded November 5, 2020 in the office of the DuPage County Recorder of Deeds as document no. R2020-131136.

Parcel 2:

The eastern-most approximate 343.47 feet of Lot 1 in Pheasant Run Resort Subdivision, according to the plat thereof recorded November 5, 2020 in the office of the DuPage County Recorder of Deeds as document no. R2020-131136.

Parcel 3:

Part 1: That part of the South Half of Section 30, Township 40 North, Range 9 East of the Third Principal Meridian, bounded and described as follows:

Beginning at the Northeast corner of Lot 1 of Pheasant Run Resort Subdivision, being a subdivision of part of said South Half of Section 20, according to the plat thereof recorded November 5, 2020 as Document No. R2020-131136 (said point being on the Southerly Right of Way of State Route 64, North Avenue); thence North 88 degrees 30 minutes 21 seconds East along said right of way, 165.04 feet to a point of curve; thence Easterly along said Southerly line, being on a curve to the right having a radius of 7539.49 feet, an arc distance of 365.55 feet, (the chord of the last described curve bearing North 89 degrees 56 minutes 38 seconds East, 386.51 feet), to a West line of the Wayne Township Supervisor's Assessment Plat Number Two, recorded March 31, 1945 as Document No. 475538; thence South 00 degrees 33 minutes 15 seconds West along the West line thereof, 690.38 feet; thence South 88 degrees 29 minutes 47 seconds West, 526.60 feet to the Southeast corner of Lot 1 aforesaid, thence North 01 degrees 30 minutes 25 seconds West along the East line of said lot, 699.68, to the Point of Beginning

Part 2: Easements For Benefit Of Part 1 For Ingress And Egress And Vehicular Access Created By Non-Exclusive Access, Ingress Egress And Utility Easement By St. Charles Resort, LLC And DuPage Airport Authority Recorded October 13, 2020 Document R2020-117035

EXHIBIT "B"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A.**
 1. **To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**
 2. **To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**
 3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**
 4. **To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**
 5. **To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
 6. **To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**
 7. **To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community**

The proposed McGrath Commerce Center PUD will advance the following objectives:

- a. The proposed McGrath Commerce Center PUD will promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
 - b. The proposed McGrath Commerce Center PUD will promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
 - c. The proposed McGrath Commerce Center PUD will encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
- ii. **The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:**
 - A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
 - B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

Factors listed in Section 17.04.400.B shall be used to justify the relief from requirements:

- 1. The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public art, pedestrian and transit facilities.**
- 2. The PUD will preserve open space, natural beauty and critical environmental areas in excess of what is required by ordinance or other regulation.**
- 3. The PUD will provide superior landscaping, buffering or screening.**
- 4. The buildings within the PUD offer high quality architectural design.**
- 5. The PUD provides for energy efficient building and site design.**
- 6. The PUD provides for the use of innovative stormwater management techniques.**
- 7. The PUD provides accessible dwelling units in numbers or with features beyond what is required by the Americans with Disabilities Act (ADA) or other applicable codes.**
- 8. The PUD provides affordable dwelling units in conformance with, or in excess of, City policies and ordinances.**
- 9. The PUD preserves historic buildings, sites or neighborhoods.**

The departures requested as part of the proposed McGrath Commerce Center PUD (i) are necessary to deal with unique physical characteristics of the Subject Property, and (ii) will, if granted, result in a very desirable rehabilitation of a deteriorated commercial area within the City, and (iii) will, if granted, provide benefits (both financial, and aesthetically) that outweigh those that would have been realized by conforming to the applicable requirements

iii. The proposed PUD conforms with the standards applicable to Special Use (Section 17.04.330.C.2):

A. Public Convenience: The Special Use will serve the public convenience at the proposed location.

The proposed McGrath Commerce Center PUD will provide and / or expand upon valuable automobile sales and other commercial / retail services to the community.

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

There are adequate utilities, roads and other infrastructure to serve the proposed PUD.

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

The proposed Special Use for PUD will not be injurious to the use or enjoyment of other properties in the immediate vicinity and will, instead, augment and help to increase the property values of same.

D. Effect on Development of Surrounding Property: That the establishment of the Special Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The proposed Special Use for PUD will not impede the normal and orderly development and improvement of surrounding properties.

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

The proposed Special Use for PUD will not be detrimental to or endanger the public health, safety, comfort or general welfare of the community.

F. Conformance with Codes: That the proposed Special Use conforms to all applicable provisions of the St. Charles Municipal Code and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

The proposed Special Use for PUD will conform to all existing Federal, State and local legislation and regulation except to the extent expressly modified by the PUD.

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

The Subject property has been vacant and underutilized for many years, and does not contribute sufficiently to the City's tax base. The proposed Special Use for PUD will allowed this property to be placed into economically beneficially use for the City and its residents.

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

The proposed McGrath Commerce Center PUD Project is situated in the City's East Gateway Subarea and in the Main Street Subarea. The McGrath PUD Project, if implemented, will serve the following goals and objectives of said Subareas in the following ways:

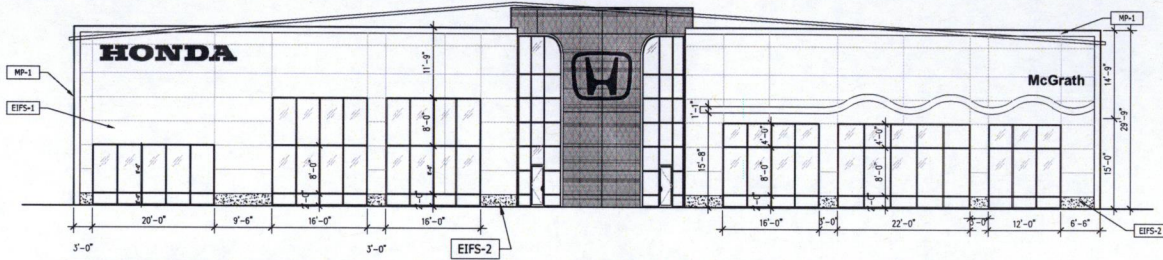
- (a) The Project will a unified image and identity for St. Charles, but recognizing the individual character of the areas through which it passes.
- (b) The Project will provide optimal access to uses and destinations throughout the full length the City.
- (c) The Project will revitalize the Subarea's retail areas that maximizes the locational assets within this area of the City.
- (d) The Project will improve community and corridor character through the use of gateways, streetscaping improvements, landscaping, and other element. It is

proposed that, at the north-east corner of Parcel 3, the Developer will provide a place for the City to install and maintain a “Welcome to St. Charles” gateway feature.

- (e) The Project will improve the appearance of the Main Street Corridors to assist in strengthening the community’s identity and appearance through installation of streetscaping, wayfinding and gateway elements.
- (f) The Project will result in the creation of market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time.
- (g) The Project will enhance the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and attractive building design and materials.

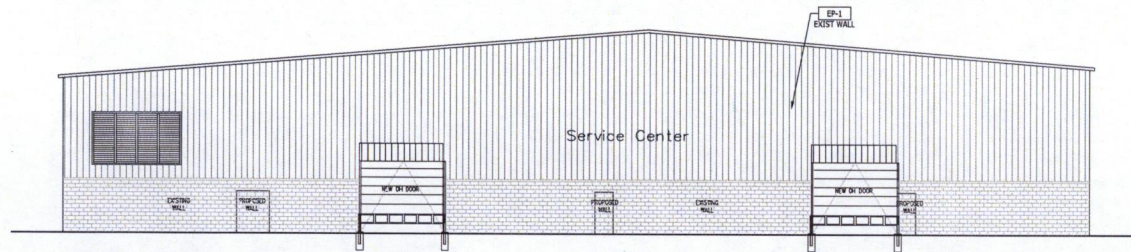
EXHIBIT "C"

PUD PRELIMINARY PLAN



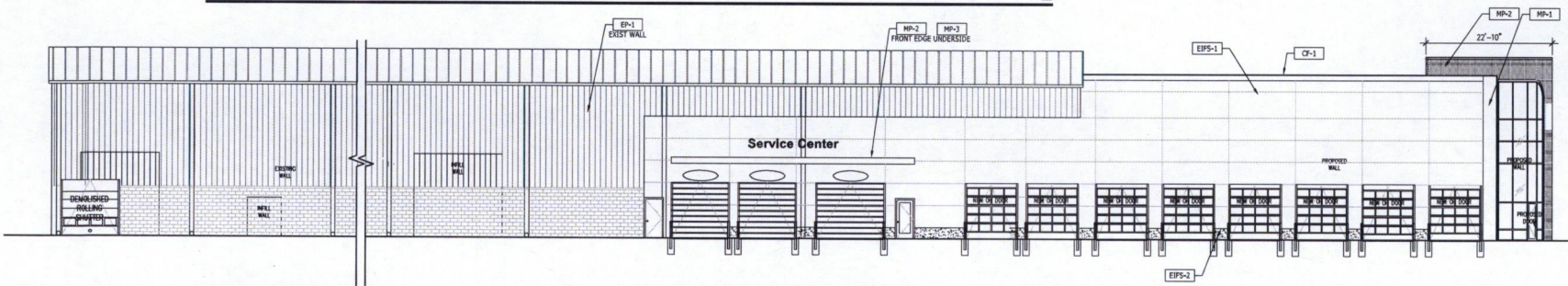
NORTH ELEVATION
SCALE: 1/8"

1



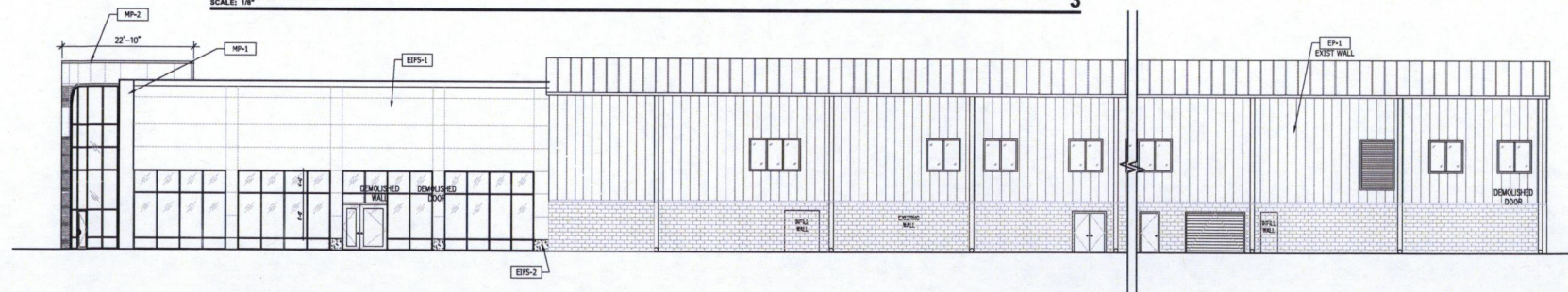
SOUTH ELEVATION
SCALE: 1/8"

2



EAST ELEVATION
SCALE: 1/8"

3



WEST ELEVATION
SCALE: 1/8"

4

DRAWING NOTES

- EXISTING EIFS REVEALS TO REMAIN. NEW EIFS REVEALS TO MATCH EXISTING.
- SIGNAGE CENTERED ABOVE OVERHEAD DOORS AND CENTERED BETWEEN TOP OF DOOR AND BOTTOM OF CANOPY.
- THE INTENT OF THE GUTTER SHROUD IS TO DISGUISE THE GUTTER. SEE DETAILS.
- SIGNAGE CENTERED ON WALL.
- WAVE CANOPY. SEE A04.02 FOR PROFILE DIMENSIONS.

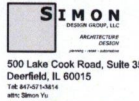
PROJECT:



McGrath Honda, St. Charles
Pheasant Run Redevelopment
St. Charles, IL

GENERAL CONTRACTOR:

ARCHITECT:



500 Lake Cook Road, Suite 350
Deerfield, IL 60015
Tel: 847-371-8814
www.simonarch.com

CIVIL:

RWG Civil Engineering
975 E. 22nd Street, Suite 400
Wheaton, IL 60189
Tel: 630-962-7388
Email: 630-774-8901
Alicia Robert Gustafson

STRUCTURAL:

Virgilio & Associates, LTD
Structural Engineers
24089 North Echo Lake Road
Libby Zurich, IL 60047
Tel: 847-502-8411
Fax: 847-357-8324
www.vaa.com

MECH / PLUMB / ELEC
ENGINEER:

ALPHA COMM. ENG.
1363 Shermer Road
Northbrook, IL 60062
Tel: 224-953-8933
Alicia Tipton Abramson

PROFESSIONAL SEAL:

1/15/2021 - ISSUED FOR PERMIT

EXTERIOR ELEVATIONS

A4.01

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PROJECT:



McGrath Honda, St. Charles
Pheasant Run Redevelopment
St. Charles, IL

GENERAL CONTRACTOR:

ARCHITECT:



500 Lake Cook Road, Suite 350
Deerfield, IL 60015
Tel: 847-521-2614
www.simonarch.com

CIVIL:

RWG Civil Engineering
975 E. 22nd Street, Suite 400
Wheaton, IL 60189
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Direct: 630-774-8001
A/E/C: Robert Ostromer

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Structural Engineers
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Tel: 847-592-8411
Fax: 847-592-8224
www.virgilio.com

MECH / PLUMB / ELEC
ENGINEER:

ALPHA COMM. ENG.
1363 Sherman Road
Northbrook, IL 60062
Tel: 312-353-8000
A/E/C: Joseph Abramson

PROFESSIONAL SEAL:

11/15/2021 - ISSUED FOR PERMIT

MATERIALS

A4.02

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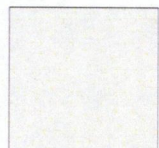
CODE	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
CG-1	CONCRETE	PROVIDED BY ARCHITECT OF RECORD		NON-COLORED PLAIN GREY FROM LOCAL BATCH PLANT FROM FINISH	4'X4' SCORE MARKS	ENTRY WALK WAY FEATURE VEHICLE PADS	
CF-1	CAP FLASH	PROVIDED BY ARCHITECT OF RECORD		TO MATCH MP-1	4" HEIGHT		CONTACT: DAVID J. KEARNEY AT ALPOLC (757) 286-1005 CONTACT: KEVIN JUDESMAN AT ALCOA ARCHITECTURAL PRODUCTS (478) 318-0139
CMU-1	CONCRETE MASONRY UNIT	ANCHOR CONCRETE PRODUCTS (DOLCASTLE ARCHITECTURAL BRAND)	ANCHOR SPLIT FACE BLOCK	SD-54 NOTE: USE WITH LEHIGH MASONRY CEMENT, COLOR SD-33		EXTERIOR FACADE MAIN FIELD	CONTACT: STEVEN EASTER AT ANCHOR CONCRETE PRODUCTS, INC. (888) 41-8448 OR NOTE: FOR PRODUCT SUBSTITUTION REFER TO DOLCASTLE ARCHITECTURAL PRODUCTS. NOTE: REFER TO MANUFACTURERS SALES REPRESENTATIVE FOR APPROPRIATE PRODUCTS INSTALLATION RECOMMENDATIONS AND PRODUCT SUBSTITUTIONS BASED ON REGION.
D-1	GLASS & ALUMINUM MAN DOOR	KAWNEER OR EQUAL	30/30 OR 30/35 STANDARD NARROW STYLE CENTER HUNG DOOR	MEDIUM STYLE CLEAR ANODIZED FINISH GLASS & ALUMINUM		SHOWROOM EXTERIOR DOORS GENERAL	CONTACT: MIAN RUSZ AT KAWNEER COMPANY, INC. (440) 448-0900
D-2	SOLID MAN DOOR	PROVIDED BY ARCHITECT OF RECORD	3075 INTEGRAL VISION PANEL	PAINT: GLEISSON PROFESSIONAL 9907Y 83029 NATURAL WHITE - SEE EP-1		EXTERIOR BOH	
D-3	ALUMINUM OVERHEAD DOOR (GLASS)	PROVIDED BY ARCHITECT OF RECORD		METAL COLOR TO MATCH SF-1 CLEAR ANODIZED		SERVICE RECEPTION EXPRESS SERVICE & WASH	
D-4	ALUMINUM OVERHEAD DOOR (PAINTED METAL)	PROVIDED BY ARCHITECT OF RECORD PROVIDE SINGLE BAND OF GLASS	PROVIDE SINGLE BAND OF GLASS	PAINT: GLEISSON PROFESSIONAL 9907Y 83029 NATURAL WHITE - SEE EP-1	SEE DRAWING FOR SIZE	SERVICE BAYS	
EPF-1	EXTERIOR INSULATION FINISHING SYSTEM	DRYVIT	DRYVIT SYSTEM, INC. OUTULATION PLUS MD EPS	COLOR: HONDA CIVIL WHITE # HONDA05021 FINISH: SANDBLAST		MAIN FIELD	CONTACT: BOB DAZEL AT DRYVIT (734) 278-6461
EPF-2	EXTERIOR INSULATION FINISHING SYSTEM WITH HIGH IMPACT	DRYVIT	DRYVIT SYSTEM, INC. OUTULATION PLUS MD EPS	COLOR: OYSTER SHELL # 450 FINISH: WEATHERLAC TIC QUADROUTZ		LOWER PORTION OF EPS AREA	CONTACT: BOB DAZEL AT DRYVIT (734) 278-6464
EP-1	EXTERIOR PAINT	BENJAMIN MOORE	PRIMER: SUPER SPEC HP UNIVERSAL ALKOYD METAL PRIMER #907 PAINT: ALMA WATERBORNE EXTERIOR PAINT: DUAL-GLOSS FINISH #932	CLASSIC COLORS 18 ALABASTER 8078		EXTERIOR METAL DOORS	CONTACT: DOROTHY HAZENSKI AT BENJAMIN MOORE (330) 353-3882; DOROTHY.HAZENSKI@BENJAMINMOORE.COM
EP-2	EXTERIOR PAINT	BENJAMIN MOORE	PRIMER: SUPER SPEC LATEX PRIMER SEALER #527 PAINT: ALMA WATERBORNE EXTERIOR PAINT: SATIN FINISH #931	CLASSIC COLORS 18 ALABASTER		PAINT OVER EXISTING STUCCO	CONTACT: DOROTHY HAZENSKI AT BENJAMIN MOORE (330) 353-3882; DOROTHY.HAZENSKI@BENJAMINMOORE.COM
MP-1	METAL PANEL OPTION 1	ALPOLC	DRY JOINT SYSTEM	HONDA SILVER METALLIC 4MM FIN B5X		EXTERIOR FACADE ACCENT	CONTACT: DAVID J. KEARNEY AT ALPOLC (757) 286-1005 CONTACT: KEVIN JUDESMAN AT ALCOA ARCHITECTURAL PRODUCTS (478) 318-0139
	METAL PANEL OPTION 2	ALCOA ARCHITECTURAL PRODUCTS REINFORCED	DRY JOINT SYSTEM	RB180PE - BRIGHT SILVER METALLIC OIL RB180PE - BRIGHT SILVER METALLIC "ECOCLEAN"			
MP-2	METAL PANEL OPTION 1	ALPOLC	DRY JOINT SYSTEM	HONDA BLUE 4MM FIN 12B5		EDGES OF CANOPIES, ENTRANCE CYLINDER	CONTACT: DAVID J. KEARNEY AT ALPOLC (757) 286-1005 CONTACT: KEVIN JUDESMAN AT ALCOA ARCHITECTURAL PRODUCTS (478) 318-0139
	METAL PANEL OPTION 2	ALCOA ARCHITECTURAL PRODUCTS REINFORCED	DRY JOINT SYSTEM	RB180PE - HONDA BLUE OIL RB180PE - HONDA BLUE "ECOCLEAN"			
MP-3	METAL PANEL OPTION 1	ALPOLC	DRY JOINT SYSTEM	HONDA WHITE 4MM FIN 12A5		EXTERIOR FACADE MAIN FIELD: OPTIONAL	CONTACT: DAVID J. KEARNEY AT ALPOLC (757) 286-1005 CONTACT: KEVIN JUDESMAN AT ALCOA ARCHITECTURAL PRODUCTS (478) 318-0139
	METAL PANEL OPTION 2	ALCOA ARCHITECTURAL PRODUCTS REINFORCED	DRY JOINT SYSTEM	RB180PE - BONE WHITE OIL RB180PE - BONE WHITE "ECOCLEAN"		UNDERSIDE OF CANOPIES	CONTACT: KEVIN JUDESMAN AT ALCOA ARCHITECTURAL PRODUCTS (478) 318-0139 CONTACT: MIAN RUSZ AT KAWNEER COMPANY, INC. (440) 448-0900
SF-1	STORE FRONT	KAWNEER OR EQUAL	PROVIDED BY ARCHITECT OF RECORD	CLEAR ANODIZED FINISH		EXTERIOR FACADE	



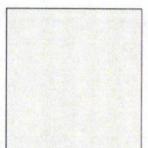
MP-1 Metal Panel, Exterior Facade, Accent
CF-1 Cap Flash, General



MP-2 Metal Panel, Edges of Canopies, Entrance Cylinder



MP-3 Metal Panel, Exterior Facade Main Field Option, Underside of Canopies



EP-1 Exterior Paint, Exterior Metal Doors, Paint for Existing Stucco



EPF-1 Exterior Insulation Finishing System, To Match MP-1 Main Field



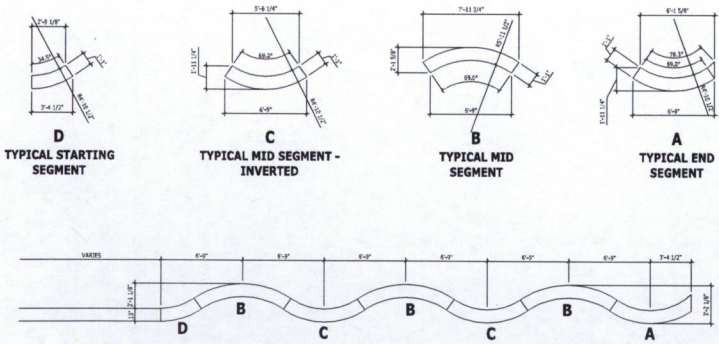
CMU-1 Concrete Masonry Unit, Exterior Facade, Main Field (Soft Face Finish)



EP-1 Stone Front, Exterior Facade

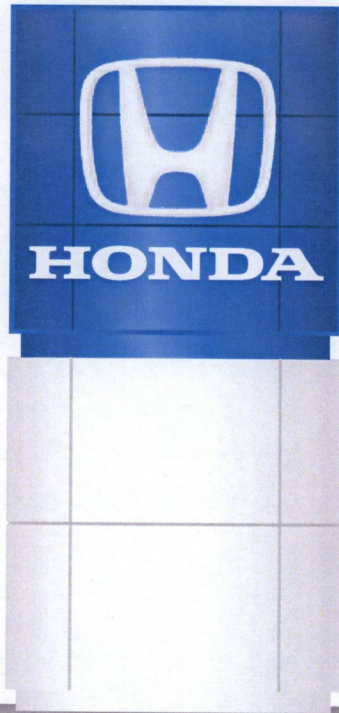


CC-1 Concrete, Entry Walkway

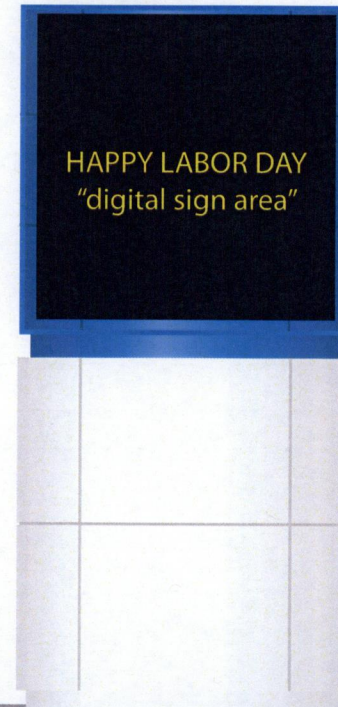


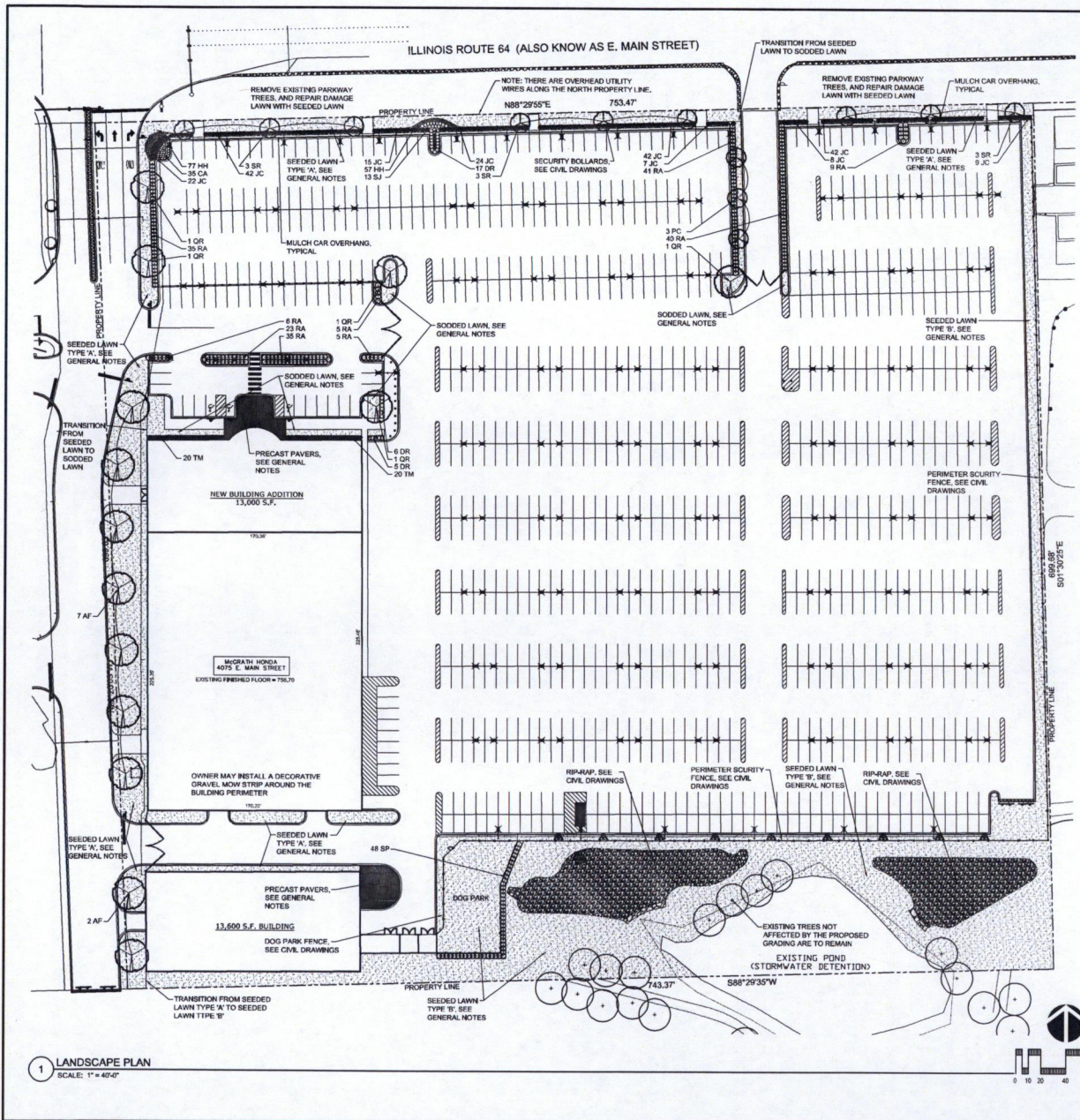


8'ft x 8ft sign area
x 15ft tall



8'ft x 8ft sign area
x 15ft tall

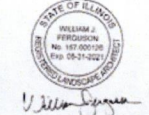




GENERAL NOTES

1. ALL DIMENSIONS AND SITE CONDITIONS ARE TO BE VERIFIED IN THE FIELD BY THE CONTRACTOR. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK. SITE PLAN, ARCHITECTURE PLAN AND SITE SURVEY WERE PROVIDED BY OTHERS.
2. THE CONTRACTOR SHALL HAVE A MINIMUM OF FIVE YEARS EXPERIENCE WITH PROJECTS OF SIMILAR SIZE AND TYPE. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS.
3. SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
4. ALL OVERHEAD AND UNDERGROUND UTILITIES ARE TO BE LOCATED PRIOR TO DIGGING OR EXCAVATION. IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
5. PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DRAINAGE CONCERNS.
6. TOPSOIL DEPTH FOR ALL PLANT BEDS SHALL BE 18". TOPSOIL DEPTH FOR ALL SEEDED LAWN TYPE 'A' AREAS SHALL BE 6" DEPTH. TOPSOIL DEPTH FOR ALL SEEDED LAWN TYPE 'B' AREAS SHALL BE 6" DEPTH.
7. IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 6%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMPS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A RECENT SOIL TEST ANALYSIS FOR ALL SOIL TO BE USED. THE ANALYSIS MUST INCLUDE THE INFORMATION REQUIRED ABOVE. IF TESTED TOPSOIL REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL ON SITE.
8. SOD SHALL BE A TALL FESCUE BLEND SOD, SUCH AS BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
9. SEEDED LAWN TYPE 'A' SHALL BE IDOT CLASS 2E SALT TOLERANT ROADSIDE GRASS SEED MIXTURE. INSTALL SEED AT A RATE OF 300 LBS PER ACRE. SEEDING SHALL BE INSTALLED BETWEEN MAY 1 AND JUNE 15, OR AUGUST 15 TO OCTOBER 15.
10. SEEDED LAWN TYPE 'B' SHALL BE IDOT CLASS 1B LOW MAINTENANCE GRASS SEED MIXTURE. INSTALL SEED AT A RATE OF 200 LBS PER ACRE. SEEDING SHALL BE INSTALLED BETWEEN MAY 1 AND JUNE 15, OR AUGUST 15 TO OCTOBER 15.
11. ALL SEEDED LAWN AREAS ARE TO BE COVERED WITH EITHER AN EROSION CONTROL BLANKET, OR A HYDROMULCH WITH TACIFIER.
12. ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIMEN QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
13. ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEADED TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
14. ALL SHRUBS MUST MEET THE MINIMUM SIZES GIVEN IN THE PLANT LIST AND BE SPECIMEN QUALITY. SHRUBS THAT DO NOT MEET THESE GUIDELINES WILL BE REJECTED.
15. PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:
 DECIDUOUS TREES AND SHRUBS: APR 1 THROUGH NOV 15
 EVERGREEN SHRUBS: APR 1 THROUGH NOV 1
 PERENNIALS: MAY 1 THROUGH OCT 15.
16. TEST TREE PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
17. PLANTING MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.
 TREES AND SHRUBS: 80% TOPSOIL, 10% SAND, 10% PINE FINES
 PERENNIALS: 70% TOPSOIL, 10% SAND, 10% PINE FINES
18. FOR PLANTING MIXES, SAND SHALL BE ANGULAR, COARSE SAND AND PINE FINES SHALL BE 3/8" SOUTHERN PINE BARK FINES.
19. EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 18" AND BACKFILL WITH TOPSOIL.
20. ALL PLANT BEDS ARE TO BE WELL SHAPED 'SPADE CUT' EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
21. PAVERS TO BE UNILOCK PROMENADE PAVERS SET IN A RUNNING BOND PATTERN. JOINTING SAND TO BE A POLYMERIC SAND. COLOR OF PAVERS AND SAND TO BE DETERMINED BY OWNER PRIOR TO INSTALLATION. USE BASE MATERIALS AS DIRECTED BY UNILOCK. INSTALL PAVERS PER UNILOCK'S RECOMMENDATIONS.
22. ALL PLANT MATERIAL, INCLUDING SEED OR SOD, SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ACCEPTANCE IS GRANTED. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, PRUNING, STRAIGHTENING, SPRAYING, MULCH REPLACEMENT AND MOWING.
23. THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON SUBSTANTIAL COMPLETION FOR "ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE". SOD AND SEED SHALL BE REVIEWED FOR ACCEPTANCE, ONLY AFTER THEY HAVE FULLY ROOTED AND HAVE BEEN MOWED AT LEAST TWICE.
24. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".

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 Landscape Architects
 53 W. Jackson Blvd.
 Suite 250
 Chicago, IL 60604
 312 427-2888
 www.dwp.com



Revisions	
8.	
7.	
6.	
5.	
4.	
3.	
2.	ISSUED FOR VILLAGE APPROVAL 01/12/21
1.	ISSUED FOR OWNER REVIEW 01/12/21

McGRATH HONDA
 ROUTE 64
 ST. CHARLES, ILLINOIS

LANDSCAPE PLAN

Date: 01/12/21	Project No.: DWP 21-102
Scale: 1" = 40'-0"	Sheet No.:
Drawn by: FERLUSON	L-101
Approved:	



**DANIEL WEINBACH
&
PARTNERS, LTD.**

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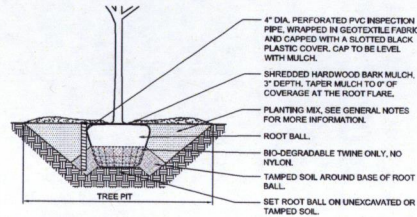


William J. Ferguson

PLANT LIST

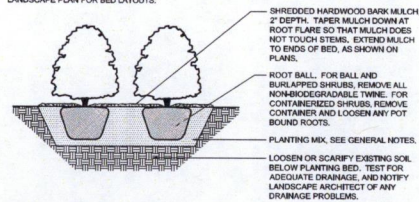
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ADDITIONAL NOTES
DECIDUOUS TREES					
AF	ACER x FREEMANI 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3" CALIPER	9	BRANCHED UP 6'
PC	PTINUS CALLEKYANA 'CHANTICLEER'	CHANTICLEER PEAR	3" CALIPER	3	BRANCHED UP 6'
OR	QUERCUS x WAKES LONGE	RECAL PINNAC OAK	3" CALIPER	5	BRANCHED UP 6'
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CALIPER	9	BRANCHED UP 6'
DECIDUOUS SHRUBS					
DR	DIERVILLA REVULARIS 'KODIAK RED'	KODIAK RED BUSH-HONEYSUCCALE	18" HT x 24" W	28	
RA	RHUS AROMATICA 'GRACILOV'	GRACILOV SUMAC	12" HT x 24" W	155	
SJ	SPIRAEA JAPONICA 'WALBUM'	MAGIC CARPET SPIREA	12" HT x 24" W	13	
SP	SYRINGA PATULA 'MESS KIM'	MESS KIM LILAC	30" HT x 30" W	48	
EVERGREEN SHRUBS					
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	18" HT x 24" W	211	
TM	TAXUS x MEDIA 'TAUNTON'	TAUNTON DENSE YEW	18" HT x 24" W	40	
PERENNIALS AND ORNAMENTAL GRASSES					
CA	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	35	SPACED 24" O.C.
HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON	134	SPACED 18" O.C.

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. TREE PIT WIDTH TO BE THREE TIMES THE WIDTH OF THE ROOT BALL. TEST TREE PIT FOR DRAINAGE PRIOR TO INSTALLING TREE. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES. LOCATE ROOT FLARE IN ROOT BALL AND SET TREE HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE TREE PLUMB. STRAIGHTEN TREE IF SETTLING OCCURS.



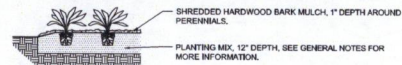
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO PLANTING. SHRUBS BEDS ARE TO BE EXCAVATED AS A SINGLE SHRUB PIT. EXTEND SHRUB PIT WIDTH TO EDGES OF PLANT BED AS SHOWN ON THE LANDSCAPE PLAN. LOCATE ROOT FLARE IN ROOT BALL AND SET SHRUB HEIGHT SO THAT ROOT FLARE IS FLUSH WITH FINISH GRADE. REMOVE TWINE FROM ROOT FLARE, BACKFILL AND WATER IN THE PLANTING MIX THOROUGHLY, WHILE KEEPING THE SHRUB PLUMB. STRAIGHTEN SHRUB IF SETTLING OCCURS. PRUNE OFF ALL DEAD, BROKEN OR SCARRED BRANCHES, AND SHAPE PRUNE AS DIRECTED BY THE LANDSCAPE ARCHITECT. MULCH LIMITS FOR SHRUBS SHALL EXTEND TO ALL OUTER EDGES OF PLANTING BEDS, SEE LANDSCAPE PLAN FOR BED LAYOUTS.



2 SHRUB PLANTING DETAIL
NOT TO SCALE

LOCATE ALL UNDERGROUND UTILITIES PRIOR TO DIGGING. EXCAVATE ENTIRE PERENNIAL/ORNAMENTAL GRASS BED, AND BACKFILL WITH PLANTING MIX AS SPECIFIED. BED HEIGHT IS TO BE 1" ABOVE FINISH GRADE AND WELL DRAINED. MULCH LIMITS FOR PERENNIAL BEDS TO EXTEND TO ALL EDGES OF THE BEDS. SEE PLANS FOR BED LAYOUTS. SEE PLANT LIST FOR PLANT SPACING. GAPS BETWEEN PLANTS SHALL BE NO GREATER THAN THE SPECIFIED SPACING FOR THAT PARTICULAR PLANT.



3 PERENNIAL AND ORNAMENTAL GRASS PLANTING DETAIL
NOT TO SCALE

Revisions	
1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	

ISSUED FOR VILLAGE APPROVAL 01/15/21
ISSUED FOR OWNER REVIEW 01/15/21

**McGRATH
HONDA**

ROUTE 64
ST. CHARLES, ILLINOIS

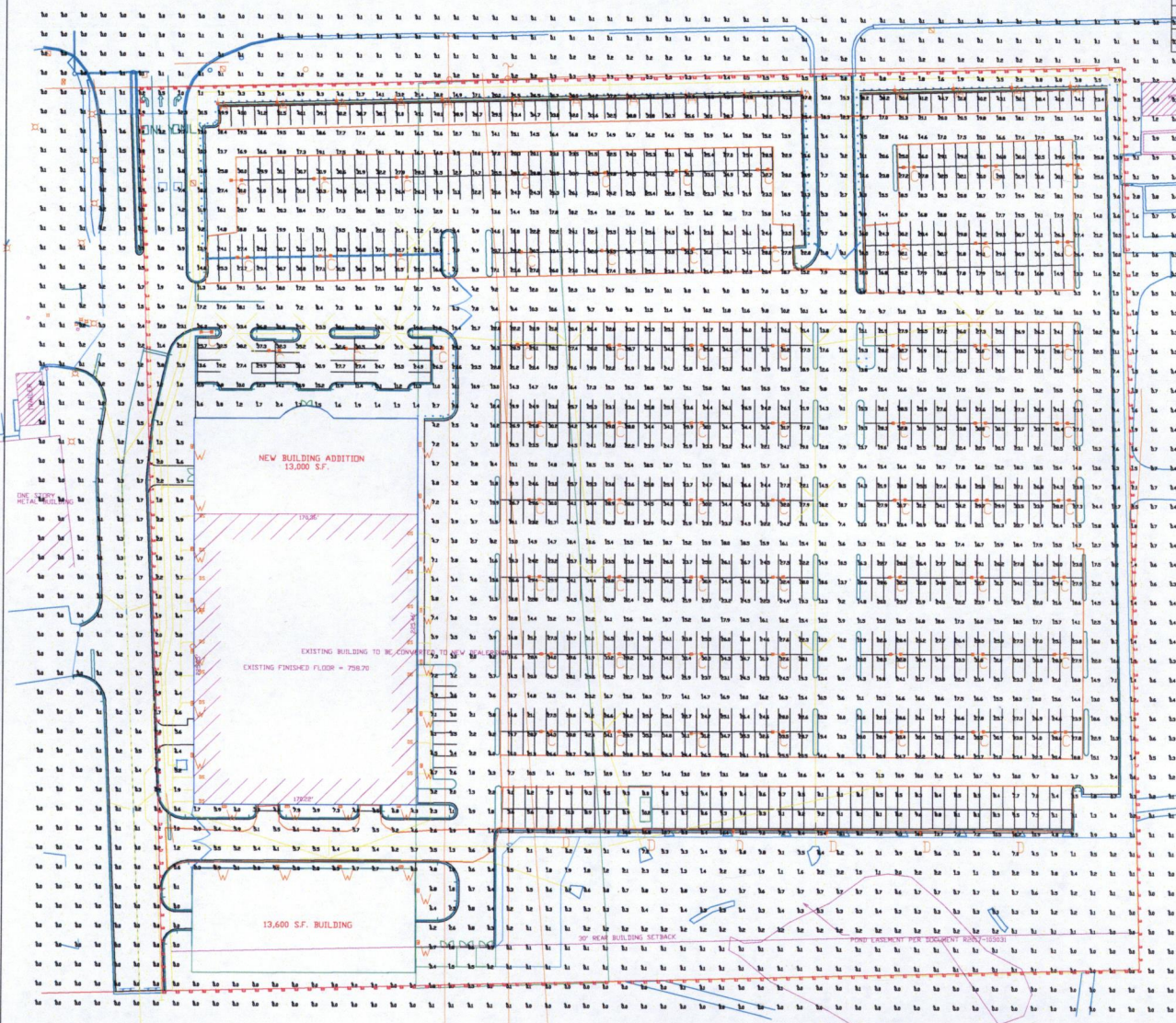
Sheet Title

**LANDSCAPE
DETAILS**

Date 01/12/21	Project No. DWP 21-102
Scale NONE	Sheet No.
Drawn By FERGUSON	L-102
Approved	

FRONT DISPLAY ROW

Label	Calc Type	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS 4' ABOVE GRADE	Illuminance	Fc	11.70	51.8	0.0	N/A	N/A
PROPERTY LINE	Illuminance	Fc	154	11.2	0.0	N/A	N/A
FRONT DISPLAY ROW	Illuminance	Fc	37.79	51.8	17.0	2.22	3.05
FRONT INTERIOR DISPLAY	Illuminance	Fc	23.73	38.8	3.7	6.41	10.49
INTERIOR ROWS	Illuminance	Fc	23.15	42.4	4.9	4.72	8.65
REAR PERIMETER	Illuminance	Fc	7.26	10.3	0.6	11.77	17.17



STORAGE CONTAINERS
FRONT INTERIOR DISPLAY



INTERIOR ROWS

REAR PERIMETER

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illuminance levels calculated from laboratory data based upon controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaire may vary due to changes in electrical voltage, tolerance in luminaire and other variable field conditions. Calculations do not include obstructions such as ceilings, curbs, landscaping, or any other architectural elements unless noted. Future maintenance and/or replacement of luminaires is the responsibility of the client. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

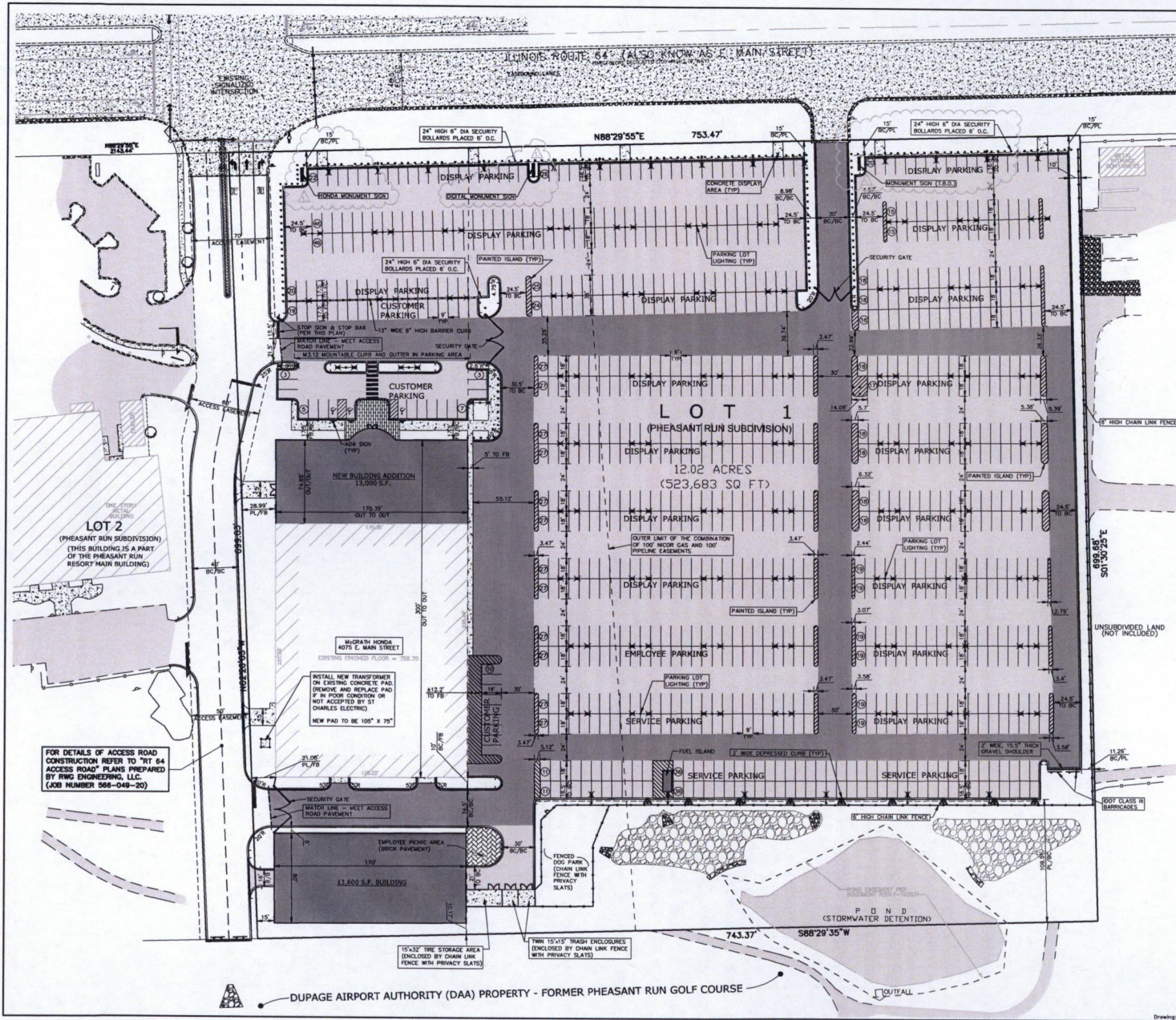
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
A	15	A	SINGLE	MRL-LED-6SL-SIL-FTA-50-70CRI-IL-SINGLE-26" MH	1.000	1.000	1.000	49999	592
C	66	C	DIBO"	MRM-LED-42L-SIL-AM-50-70CRI-DIBO-26" MH	1.000	1.000	1.000	93864	786.2
D	6	D	SINGLE	MRM-LED-42L-SIL-FT-50-70CRI-SINGLE-26" MH	1.000	1.000	1.000	45192	390
V	24	V	SINGLE	XWM-FT-LED-08-50-16" MH	1.000	1.000	1.000	8654	76

Total Project Watts: 1
Total Watts = 449329

REGATHA NEMA
ILLUMIN BY 64
ST CHARLES, IL

DATE: 11/19/2024
REVISION: 01
SHEET 1
OF 1

SCALE: 1"=40'



GRAPHIC SCALE
1 inch = 40 ft

ABBREVIATIONS LEGEND:

EX	EXISTING
PR	PROPOSED
BC	BACK OF CURB
FC	FACE OF CURB
FP	FACE OF PAVEMENT
PL	PROPERTY LINE
ROW	RIGHT OF WAY
FW	FACE OF WALK (SIDEWALK)
SEW	SEWER
BC/BC	BACK OF CURB TO BACK OF CURB
R	RADIUS
RW	RETAINING WALL
(TYP)	TYPICAL

SURFACE IMPROVEMENT LEGEND:

- NEW ASPHALT PAVEMENT-STANDARD (2024.2.1)
- 1.5" - HOT MIX ASPHALT SURFACE COURSE, MIX "C", 800
- BITUMINOUS TACK COAT (0.05 GAL/SY)
- 2" HOT-MIX ASPHALT BINDER COURSE, 4-18, 800
- BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
- 1" AGGREGATE BASE COURSE CA-6, TYPE B

ASPHALT PAVEMENT-WEAR SURT (2024.2.1)

- 1.5" - HOT MIX ASPHALT SURFACE COURSE, MIX "C", 800
- BITUMINOUS TACK COAT (0.05 GAL/SY)
- 4" HOT-MIX ASPHALT BINDER COURSE, 4-18, 800
- BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
- 1" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE SLABS

- 8" PORTLAND CEMENT CONCRETE (4,000 PSI)
- 4" #4 @ 18" x 6 REINFORCING WIRE MESH
- 8" AGGREGATE BASE COURSE CA-6, TYPE B

BRICK PAVES

- 4" STANDARD BRICK PAVEMENT
- 8" AGGREGATE BASE COURSE CA-6, TYPE B

PROPOSED 88.12 CONCRETE CURB AND GUTTER

PROPOSED 88.12 DEPRESSED CURB

PROPOSED REVERSE PITCH 88.12 CURB AND GUTTER

EXISTING CURB AND GUTTER

EXISTING DEPRESSED CURB AND GUTTER

NUMBER OF PARKING (OR PRODUCT) STALLS PER AREA

SITE DATA:

TOTAL SITE SIZE	= 523,683 S.F. (12.02 AC)
EXISTING SITE CONDITIONS:	
EXISTING BUILDING FOOTPRINT	= 42,616 S.F. (8,140)
EXISTING PAVT./SIDEWALK	= 378,475 S.F. (72,276)
EXISTING GREENSPACE	= 102,594 S.F. (19,368)
EXISTING CONDITIONS IMPERVIOUS AREA	= 421,089 S.F. (8.67 AC)
PROPOSED SITE CONDITIONS:	
PROPOSED EXISTING BUILDING FOOTPRINT	= 64,984 S.F. (12,412)
PROPOSED ASPHALT/CONC PAVT., WALK	= 374,654 S.F. (71,542)
PROPOSED GREENSPACE	= 84,045 S.F. (16,208)
PROPOSED CONDITIONS IMPERVIOUS AREA	= 438,638 S.F. (10,09 AC)

PROPOSED PARKING SUMMARY:

CUSTOMER PARKING (STANDARD STALL 9'x18')	= 44
CUSTOMER PARKING (ADA STALL 9'x18')	= 3
DISPLAY PARKING (9'x18')	= 700
EMPLOYEE PARKING (9'x18')	= 34
SERVICE PARKING (9'x18')	= 155
TOTAL SITE PARKING	= 999

- SITE GEOMETRIC AND PAVING NOTES:**
1. SIDEWALK RAMPS WITH DETECTABLE WARNING AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION NOTES FOR SPECIFIC DETAILS.
 2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINE.
 3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE 88.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.)
 4. UNLESS OTHERWISE NOTED, ALL CURB RAMP ARE 4" TO BACK OF CURB.
 5. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION RECORD.
 6. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADJUST THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 7. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, OVERHEAD TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS.
 8. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAYS. CONTRACTOR TO VERIFY ACTUAL DRIVEWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
 9. ALL LOTS, TRASH ENCLOSURES ARE THE RESPONSIBILITY OF THE PROJECT ARCHITECT. REFER TO THE ARCHITECTURAL PLANS FOR ALL DETAILS PERTAINING TO SAME.
 10. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC. AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ON-SITE PARKING MARKINGS AND STRIPES SHALL BE PAINTED WITH DOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP MARKINGS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL STATE AND LOCAL REQUIREMENTS.

McGRATH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS

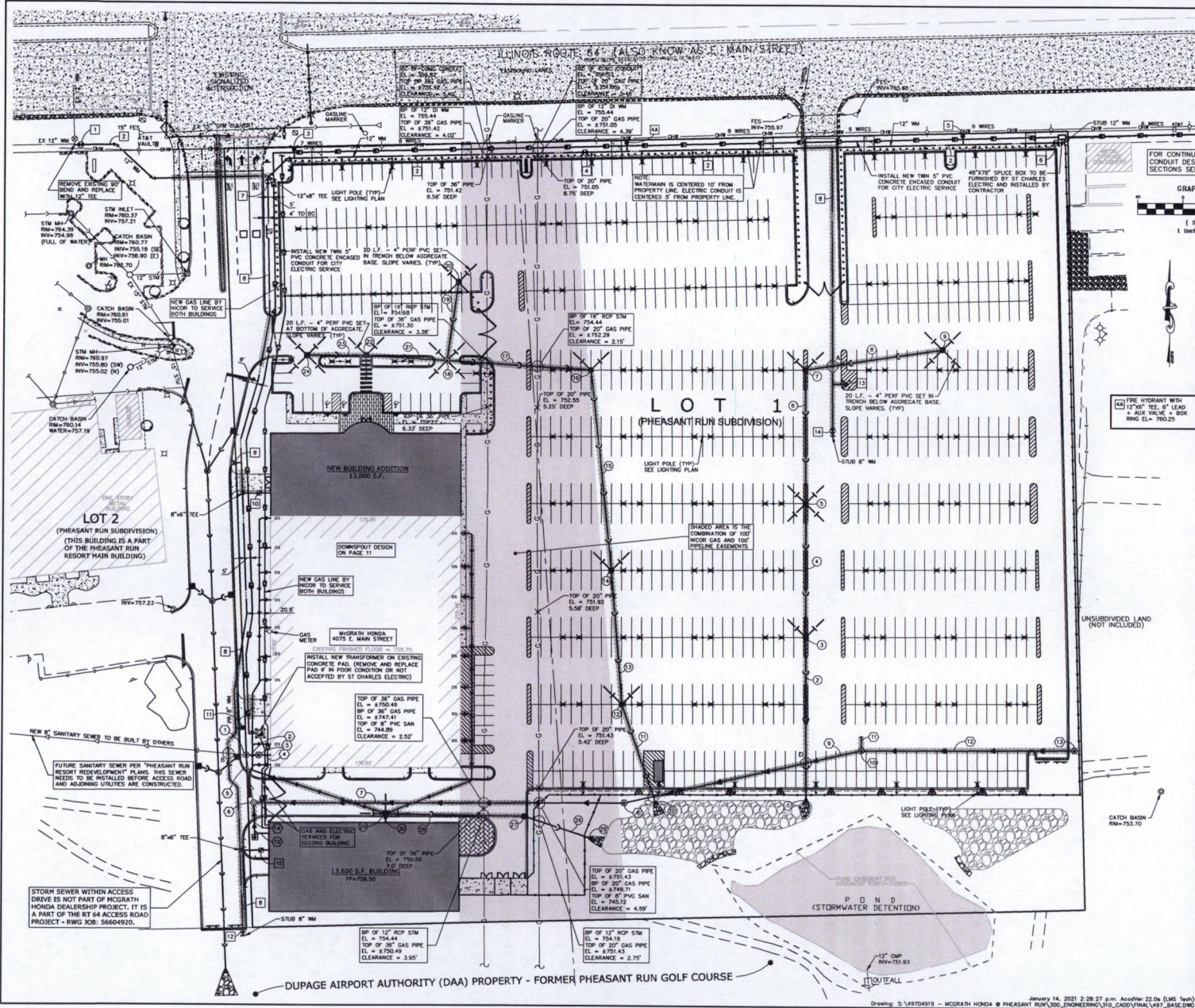
SITE GEOMETRIC AND PAVING PLAN

PROJECT NO. 24-08089
DATE 02/02/24
SCALE 1"=40'
PROJ. NO. 199
PROJ. ASSOC. 199
DRAWN BY AVS

RWG Engineering, LLC
Civil Engineering & Site Work Consultants • Project Management

975 E. 22nd St., Suite 400
St. Charles, IL 62278
PH: 636.450.7889
WWW.RWG-ENGINEERING.COM

SHEET
4 of 14



② SANITARY STRUCTURE NUMBER
 ① STORM STRUCTURE NUMBER
 ③ WATERMAIN STRUCTURE NUMBER

STORM SEWER DRAINAGE STRUCTURE LEGEND
 [] EXISTING PROPOSED
 [] STORM INLET - OPEN GRATE
 [] STORM CATCH BASIN - OPEN GRATE
 [] STORM MANHOLE - CLOSED LID (TYP)

UTILITY CROSSING SCHEDULE

CROSSING	SIZE (IN)	MATERIAL/UTILITY	BOTTOM OF PIPE (FEET)	TOP OF PIPE (FEET)	CLEARANCE (FEET)
A	18"	RCP STM	754.85	755.35	1.50 MIN DEPTH
B	8"	DI W/M	753.55	753.55	8"
C	8"	PVC SAN	750.67	750.67	7.44'
D	24"	RCP STM	751.45	751.45	6.14'
E	8"	PVC SAN	745.31	745.31	8.14'
F	8"	PVC SAN	745.94	745.94	5.24'

FOR CONTINUATION OF ELECTRIC CONDUIT DESIGN AND CROSS SECTIONS SEE SHEET TO

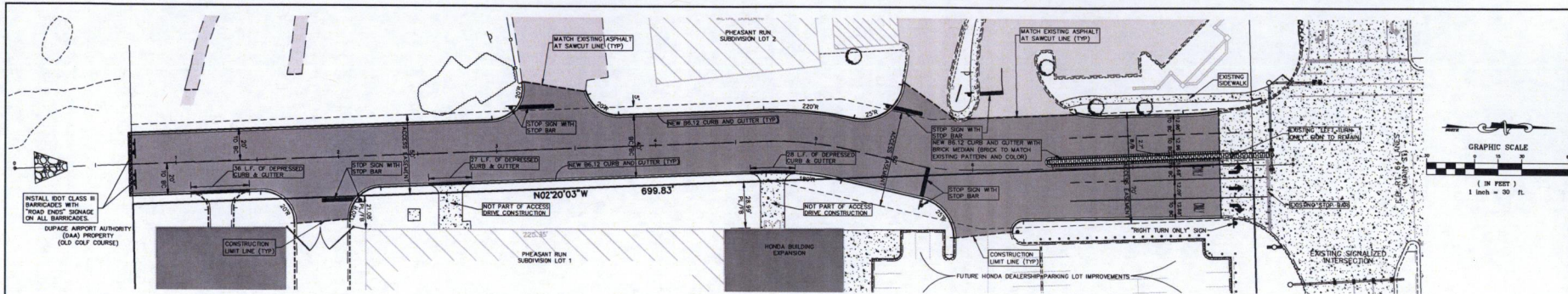
GRAPHIC SCALE
 1 inch = 40 ft.

PROPOSED UTILITY SCHEDULE

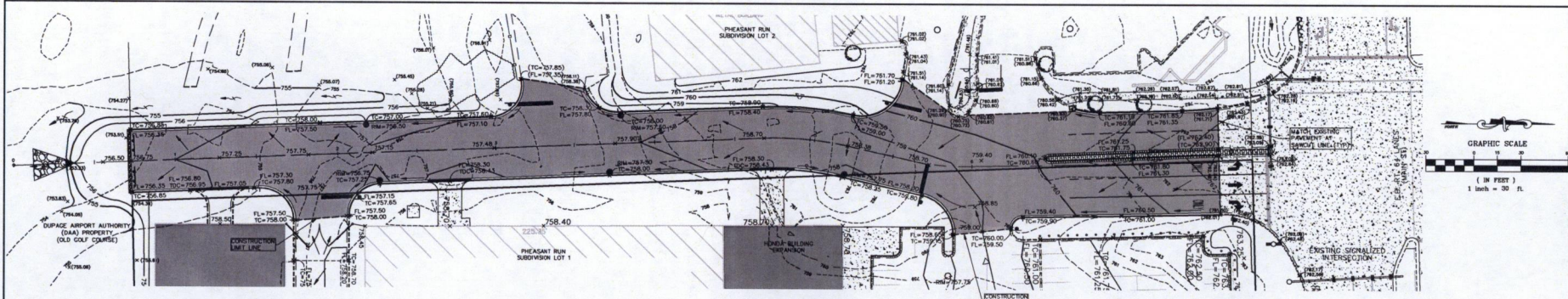
NO.	DESCRIPTION	NO.	DESCRIPTION
1	12" VALVE IN 80" DIA R/W = 763.50	11	FIRE HYDRANT WITH 12" 70" TEE, 6" LEAD AND METALLIC JOINTS (FOR APPROVED EQUAL)
2	12" VALVE IN 80" DIA V. VALT R/W = 762.10	12	FIRE HYDRANT WITH 12" 70" TEE, 6" LEAD AND METALLIC JOINTS (FOR APPROVED EQUAL)
3	8" VALVE IN 48" DIA V. VALT R/W = 758.60	13	FIRE HYDRANT WITH 8" 40" TEE, 6" LEAD AND METALLIC JOINTS (FOR APPROVED EQUAL)
4	8" VALVE IN BOX R/W = 758.60	14	8" VALVE IN 48" DIA V. VALT R/W = 758.23
5	8" VALVE IN BOX R/W = 758.23	15	8" VALVE IN BOX R/W = 758.00
6	12" VALVE IN 80" DIA V. VALT R/W = 763.50	16	12" VALVE IN 80" DIA V. VALT R/W = 760.50
7	8" VALVE IN 48" DIA V. VALT R/W = 762.75	17	8" VALVE IN 48" DIA V. VALT R/W = 758.50
8	8" VALVE IN 48" DIA V. VALT R/W = 758.60	18	8" VALVE IN 48" DIA V. VALT R/W = 758.50
9	8" VALVE IN 48" DIA V. VALT R/W = 758.60	19	8" VALVE IN 48" DIA V. VALT R/W = 758.50
10	8" VALVE IN 48" DIA V. VALT R/W = 758.60	20	8" VALVE IN 48" DIA V. VALT R/W = 758.50
11	8" VALVE IN 48" DIA V. VALT R/W = 758.60	21	8" VALVE IN 48" DIA V. VALT R/W = 758.50
12	8" VALVE IN 48" DIA V. VALT R/W = 758.60	22	8" VALVE IN 48" DIA V. VALT R/W = 758.50
13	8" VALVE IN 48" DIA V. VALT R/W = 758.60	23	8" VALVE IN 48" DIA V. VALT R/W = 758.50
14	8" VALVE IN 48" DIA V. VALT R/W = 758.60	24	8" VALVE IN 48" DIA V. VALT R/W = 758.50
15	8" VALVE IN 48" DIA V. VALT R/W = 758.60	25	8" VALVE IN 48" DIA V. VALT R/W = 758.50
16	8" VALVE IN 48" DIA V. VALT R/W = 758.60	26	8" VALVE IN 48" DIA V. VALT R/W = 758.50
17	8" VALVE IN 48" DIA V. VALT R/W = 758.60	27	8" VALVE IN 48" DIA V. VALT R/W = 758.50
18	8" VALVE IN 48" DIA V. VALT R/W = 758.60	28	8" VALVE IN 48" DIA V. VALT R/W = 758.50
19	8" VALVE IN 48" DIA V. VALT R/W = 758.60	29	8" VALVE IN 48" DIA V. VALT R/W = 758.50
20	8" VALVE IN 48" DIA V. VALT R/W = 758.60	30	8" VALVE IN 48" DIA V. VALT R/W = 758.50
21	8" VALVE IN 48" DIA V. VALT R/W = 758.60	31	8" VALVE IN 48" DIA V. VALT R/W = 758.50
22	8" VALVE IN 48" DIA V. VALT R/W = 758.60	32	8" VALVE IN 48" DIA V. VALT R/W = 758.50
23	8" VALVE IN 48" DIA V. VALT R/W = 758.60	33	8" VALVE IN 48" DIA V. VALT R/W = 758.50
24	8" VALVE IN 48" DIA V. VALT R/W = 758.60	34	8" VALVE IN 48" DIA V. VALT R/W = 758.50
25	8" VALVE IN 48" DIA V. VALT R/W = 758.60	35	8" VALVE IN 48" DIA V. VALT R/W = 758.50
26	8" VALVE IN 48" DIA V. VALT R/W = 758.60	36	8" VALVE IN 48" DIA V. VALT R/W = 758.50
27	8" VALVE IN 48" DIA V. VALT R/W = 758.60	37	8" VALVE IN 48" DIA V. VALT R/W = 758.50
28	8" VALVE IN 48" DIA V. VALT R/W = 758.60	38	8" VALVE IN 48" DIA V. VALT R/W = 758.50
29	8" VALVE IN 48" DIA V. VALT R/W = 758.60	39	8" VALVE IN 48" DIA V. VALT R/W = 758.50
30	8" VALVE IN 48" DIA V. VALT R/W = 758.60	40	8" VALVE IN 48" DIA V. VALT R/W = 758.50
31	8" VALVE IN 48" DIA V. VALT R/W = 758.60	41	8" VALVE IN 48" DIA V. VALT R/W = 758.50
32	8" VALVE IN 48" DIA V. VALT R/W = 758.60	42	8" VALVE IN 48" DIA V. VALT R/W = 758.50
33	8" VALVE IN 48" DIA V. VALT R/W = 758.60	43	8" VALVE IN 48" DIA V. VALT R/W = 758.50
34	8" VALVE IN 48" DIA V. VALT R/W = 758.60	44	8" VALVE IN 48" DIA V. VALT R/W = 758.50
35	8" VALVE IN 48" DIA V. VALT R/W = 758.60	45	8" VALVE IN 48" DIA V. VALT R/W = 758.50
36	8" VALVE IN 48" DIA V. VALT R/W = 758.60	46	8" VALVE IN 48" DIA V. VALT R/W = 758.50
37	8" VALVE IN 48" DIA V. VALT R/W = 758.60	47	8" VALVE IN 48" DIA V. VALT R/W = 758.50
38	8" VALVE IN 48" DIA V. VALT R/W = 758.60	48	8" VALVE IN 48" DIA V. VALT R/W = 758.50
39	8" VALVE IN 48" DIA V. VALT R/W = 758.60	49	8" VALVE IN 48" DIA V. VALT R/W = 758.50
40	8" VALVE IN 48" DIA V. VALT R/W = 758.60	50	8" VALVE IN 48" DIA V. VALT R/W = 758.50
41	8" VALVE IN 48" DIA V. VALT R/W = 758.60	51	8" VALVE IN 48" DIA V. VALT R/W = 758.50
42	8" VALVE IN 48" DIA V. VALT R/W = 758.60	52	8" VALVE IN 48" DIA V. VALT R/W = 758.50
43	8" VALVE IN 48" DIA V. VALT R/W = 758.60	53	8" VALVE IN 48" DIA V. VALT R/W = 758.50
44	8" VALVE IN 48" DIA V. VALT R/W = 758.60	54	8" VALVE IN 48" DIA V. VALT R/W = 758.50
45	8" VALVE IN 48" DIA V. VALT R/W = 758.60	55	8" VALVE IN 48" DIA V. VALT R/W = 758.50
46	8" VALVE IN 48" DIA V. VALT R/W = 758.60	56	8" VALVE IN 48" DIA V. VALT R/W = 758.50
47	8" VALVE IN 48" DIA V. VALT R/W = 758.60	57	8" VALVE IN 48" DIA V. VALT R/W = 758.50
48	8" VALVE IN 48" DIA V. VALT R/W = 758.60	58	8" VALVE IN 48" DIA V. VALT R/W = 758.50
49	8" VALVE IN 48" DIA V. VALT R/W = 758.60	59	8" VALVE IN 48" DIA V. VALT R/W = 758.50
50	8" VALVE IN 48" DIA V. VALT R/W = 758.60	60	8" VALVE IN 48" DIA V. VALT R/W = 758.50

MCGRATH HONDA DEALERSHIP
 ST. CHARLES, ILLINOIS
 UTILITY PLAN

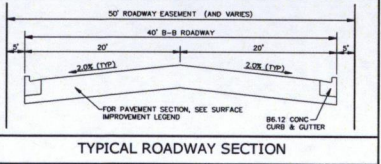
PROJECT NO. 4870919
 DATE: 11/20/2020
 SCALE: 1"=40'
 PROJ. NO.: 4870919
 PROJ. ADDR.: 4075 E. MAIN ST.
 DRAWN BY: JAS
 SHEET 8 OF 14



SITE GEOMETRIC AND PAVING PLAN



GRADING PLAN



ABBREVIATIONS LEGEND:

- EX = EXISTING
- PR = PROPOSED
- BC = BACK OF CURB
- FC = FACE OF CURB
- EP = EDGE OF PAVEMENT
- PL = PROPERTY LINE
- FB = FACE OF BUILDING
- FW = FACE OF WALK (SIDEWALK)
- ROW = RIGHT OF WAY
- BC/BC = BACK OF CURB TO BACK OF CURB
- SW = SIDEWALK
- R = RADIUS
- RW = RETAINING WALL (TYP) = TYPICAL

- SITE GEOMETRIC AND PAVING NOTES:**
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB FACE OF BUILDING OR PROPERTY LINES.
 - UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE 86.12 CONCRETE CURB AND GUTTER. USE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
 - UNLESS OTHERWISE NOTED, ALL CURB RADI ARE 4' TO BACK OF CURB.
 - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION PLAT PREPARED BY SPACECO INC. WITH LATEST DATE 09/20/20.
 - UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC. AS SHOWN HEREON. ALL ORG. PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH 801 SPECIFICATION PAVEMENT PAINT.

SURFACE IMPROVEMENT LEGEND:

- ASPHALT PAVEMENT - MAIN ACCESS DRIVE (SH-3.75)
- 1.5" BITUMINOUS CONCRETE SURFACE COURSE MK B, CLASS 1, TYPE 2
- 2.5" BITUMINOUS CONCRETE BINDER COURSE MK B, TYPE 2
- 8" BITUMINOUS BASE COURSE (BANK - M6.1100)
- BITUMINOUS PRIME COAT MC-30 (0.50 GAL/SY)
- 4" AGGREGATE BASE COURSE CA-6, TYPE B
- BROCK PAVES
- 4" STANDARD BRICK PAVEMENT
- 4" AGGREGATE BASE COURSE CA-6, TYPE B
- PROPOSED 86.12 CONCRETE CURB AND GUTTER
- PROPOSED 86.12 DEPRESSED CURB AND GUTTER
- PROPOSED REVERSE PITCH 86.12 CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING DEPRESSED CURB AND GUTTER

GRADING LEGEND:

EXISTING CONCRETE HEADWALL	PROPOSED CONCRETE HEADWALL
EXISTING STORM DRAINAGE STRUCTURE	PROPOSED STORM DRAINAGE STRUCTURE
EXISTING RETAINING WALL	PROPOSED RETAINING WALL
EXISTING 5' CONTOUR	PROPOSED 5' CONTOUR
EXISTING SPOT ELEVATION	PROPOSED SPOT ELEVATION
EXISTING DITCH OR SWALE	PROPOSED DITCH OR SWALE
EXISTING OVERFLOW RELIEF HOUSING	PROPOSED OVERFLOW RELIEF HOUSING
EXISTING SLOPE BANK	PROPOSED SLOPE BANK

- GRADING NOTES:**
- THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS (AND SWPPP DOCUMENTS IF APPLICABLE) FOR THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
 - UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GROUND ELEVATION AS APPLICABLE.
 - 8% GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER. PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
 - WHENEVER THE DESIGN FOR SURFACE FLOW OR DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.

DATE	REVISIONS	DRAWN BY

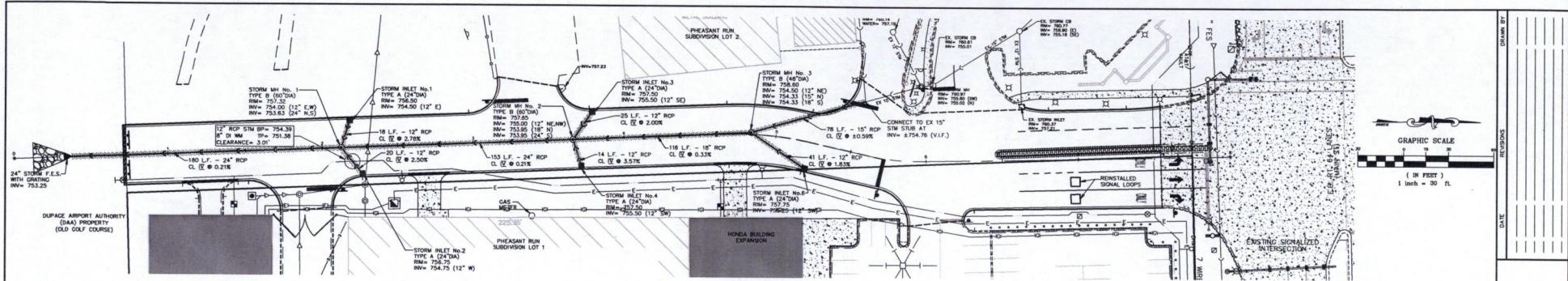
ROUTE 64 ACCESS ROAD
ST. CHARLES, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN/GRADING PLAN

975 E. 272nd St., Suite 400
St. Charles, IL 62259
630.450.7889
www.rwg-engineering.com

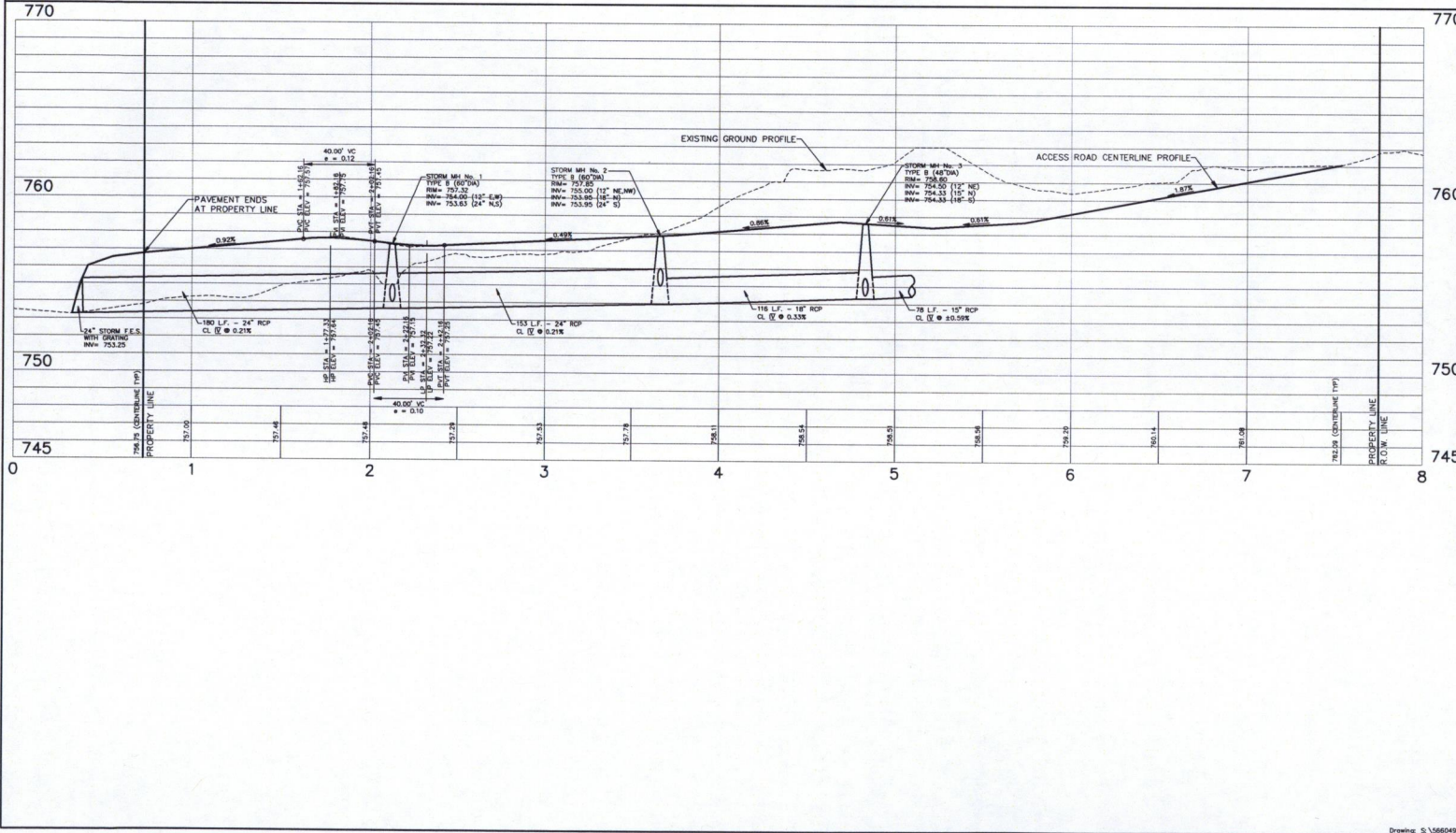


PROJECT NO. 26601920
DATE: 01/24/21
SCALE: 1"=30'
PRIN. APPR.: JMS
PRIN. ASSOC.: JMS
DRAWN BY: AVS

SHEET
3 of 7



UTILITY PLAN



(2) SANITARY STRUCTURE NUMBER
 (1) STORM STRUCTURE NUMBER
 (S) WATERMAIN STRUCTURE NUMBER

STORM SEWER DRAINAGE STRUCTURE LEGEND

EXISTING	PROPOSED	DESCRIPTION
□	■	STORM INLET - OPEN GRATE
○	●	STORM CATCH BASIN - OPEN GRATE
⊙	⊙	STORM MANHOLE - CLOSED LID

UTILITY NOTES:

1. RM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATIONS OF THE CUTTER, PAVEMENT OR DRAINAGE GRATE (AS APPLICABLE).
2. UNLESS OTHERWISE NOTED, ALL UTILITY DIMENSIONS ARE CENTER TO CENTER OF STRUCTURES (OR TO END OF FLARED END SECTION - INCLUDING LENGTH OF FLARED END SECTION).
3. THE CONTRACTOR SHALL ADJUST RM ELEVATIONS OF ALL EXISTING STRUCTURES TO THE PROPOSED GRADES AS INDICATED ON THE PLANS.
4. CONNECTIONS TO EXISTING SEWERS AT POINTS OTHER THAN VISIBLE STRUCTURES ARE APPROXIMATE. THE CONTRACTOR SHALL EXCAVATE AND VISIT EXISTING SEWER LOCATIONS, SIZES, ELEVATIONS, AND PIPE CONDITIONS AT PROPOSED CONNECTION POINTS PRIOR TO CONSTRUCTING UTILITY EXTENSIONS, AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT OR DISCREPANCIES.
5. EXISTING UNDERGROUND PPVC CONDUIT AND/OR CABLES (LIGHTING, ELECTRIC, GAS, CABLE, ETC.) ARE SHOWN FROM RECORD INFORMATION AND ARE APPROXIMATE IN NATURE. THE CONTRACTOR SHALL VERIFY EXACT LOCATION IN THE FIELD AND NOTIFY THE ENGINEER AND OWNER OF ANY CONFLICT.
6. SELECT GRANULAR TRENCH BACKFILL IS REQUIRED FOR ALL UTILITY TRENCHES UNDER EXISTING OR PROPOSED PAVEMENT, DRIVEWAYS, PARKING LOTS, AND SIDEWALKS, AND EXTENDED A MINIMUM OF 2' EACH SIDE OF SAME. GRANULAR TRENCH BACKFILL SHALL BE CONTACTED IN PLACE IN ACCORDANCE WITH THE SPECIFICATIONS.
7. ROUTING OF GAS, ELECTRIC, TELEPHONE AND OTHER CABLE SERVICES (IF SHOWN) ARE APPROXIMATE AND SUBJECT TO MODIFICATION BY THE RESPECTIVE UTILITY COMPANY AND/OR DEVELOPER. THE CONTRACTOR SHALL COORDINATE THE FINAL UTILITY SERVICE LOCATION WITH EACH UTILITY COMPANY PRIOR TO CONSTRUCTION.

SPECIAL CONSTRUCTION PHASING AND SCHEDULING NOTES:

1. ALL ELECTRIC LINES CROSSING BETWEEN LOT 1 AND LOT 2 SHALL BE REMOVED.
2. THE EXISTING GAS SERVICE LINE SHALL BE INSTALLED ON LOT 1 TO SERVICE THE NEW HONDA DEALERSHIP. IMMEDIATELY FOR NEW SERVICE LINE LOCATION REFER TO HONDA DEALERSHIP PLANS.
3. THE EXISTING WATER SERVICE MAIN FROM LOT 3 SERVICES LOT 1 SHALL BE REMOVED (INCLUDING THE YARD HYDRANT). A NEW 12" WATERMAIN EXTENSION ALONG BY 64' FROM WEST OF THE ACCESS ROAD INTERSECTION SHALL BE INSTALLED UNDER THE ACCESS ROAD THROUGH AND A NEW 12" WATERMAIN SHALL BE EXTENDED SOUTH ALONG THE EAST SIDE OF THE ACCESS ROAD CORRIDOR PRIOR TO PAVING THE ACCESS ROAD (SEE HONDA DEALERSHIP PLANS). CONTRACTORS TO BE AWARE THERE IS AN EXISTING 12" WATERMAIN A SPECIFIC PART OF (OR REQUIREMENT FOR) THE ACCESS ROAD IMPROVEMENTS. THERE ARE A NUMBER OF UNDEVELOPED, UNRECORDED AND UTILITY INSTALLATION REQUIREMENTS REFLECTED ON THE HONDA DEALERSHIP PLANS THAT MUST BE INSTALLED PRIOR TO COMPLETION OF THE ACCESS ROAD CONSTRUCTION. SPECIAL AND CAREFUL LATERATION COORDINATION MUST BE ACCURATE FOR BETWEEN THE CONSTRUCTION OF THESE TWO PROJECTS.

GRAPHIC SCALE
1 inch = 30 ft.

DATE _____

ELEVATIONS _____

ROUTE 64 ACCESS ROAD
ST. CHARLES, ILLINOIS
UTILITY PLAN/CENTERLINE PROFILE

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Naperville, IL 60563
Phone: 630-480-7889
www.rwg-engineering.com

RWG Engineering, LLC
Civil Engineering & Real Estate Consulting • Project Management

PROJECT NO. 58804920
DATE: 11/20/20
SCALE: C-S-C
PROJ. MGR.: JRG
PROJ. ASSOC.: MSB
DRAWN BY: AVS

SHEET
5 of 7

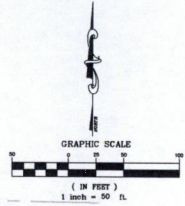
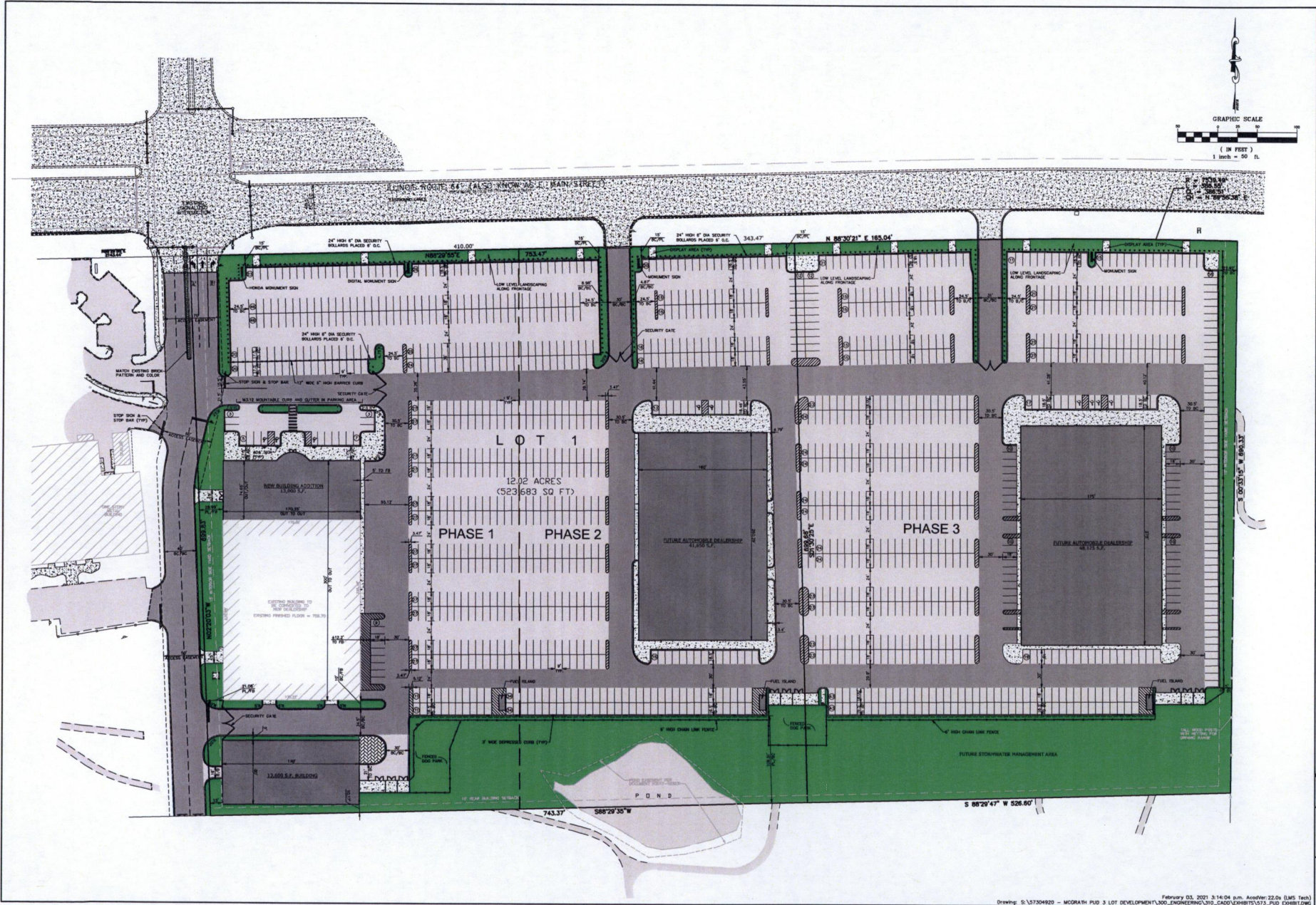
EXHIBIT "D"

PUD DEVIATIONS

Table 17.06 Design Review Standards and Guidelines - BR District	
Building Materials	Vertical metal siding and EIFS are permitted materials without limitation.
Table 17.14-2 Business and Mixed Use District Bulk Requirements – BR District	
Minimum Front Yard Setback (north lot line/ Route 64)	15 ft. for parking and paving 0 ft. for vehicle display pads for a Motor Vehicle Sales and Leasing Establishment (Approximate number and location as shown on the Preliminary Plans)
Minimum Rear Yard Setback (south lot line)	10 ft. for buildings; 0 ft. for parking and paving
Minimum Exterior Side Yard Setback (west lot line, if applicable)	15 ft. for buildings and parking/paving
Minimum Interior Side Yard Setback (between Parcels 1, 2, 3)	0 ft. for buildings and parking/paving
Table 17.26 Landscaping and Screening	
Minimum Overall Landscaped Area	15% (over entire PUD)
Public Street frontage landscaping	Per the Preliminary Landscape Plan. Design of a similar character and number of plantings may be provided over the entire PUD.
Parking Lot Landscaping	Per the Preliminary Landscape Plan. Design of a similar character and number of plantings may be provided over the entire PUD.
Building Foundation Landscaping	Per the Preliminary Landscape Plan. Design of a similar character and number of plantings may be provided over the entire PUD.
Table 17.28 Signs – BR District	
Freestanding Signs	1 per principal building, plus- 1 additional Electronic Changeable Copy sign, per the Preliminary Sign Plan. (Sign may advertise for all businesses within the PUD and shall be available for limited use by the City for community announcements or “Welcome to St. Charles” message)
Wall Signs	3 signs per building on the north elevation Additional informational or logo signs may be placed on other elevations
City Gateway Sign	City Gateway sign may be placed by the City at the northeast corner of Parcel 3, adjacent to Route 64. Design is subject to review and approval of the City Council. May contain an Electronic Changeable copy sign for community announcements.

EXHIBIT "E"

PUD SKETCH PLAN



DATE	REVISIONS	DRAWN BY

MCGRATH HONDA DEALERSHIP
 ST. CHARLES, ILLINOIS
 PUD EXHIBIT

975 E. 22nd St, Suite 400
 Wentzville, MO 63389
 www.rwg-engineering.com

RWG Engineering, LLC
 Civil Engineering & Surveying
 Surveying & Engineering



PROJECT NO. 23204920
 DATE: 02/03/23
 SCALE: 1"=50'
 PROJ. WDR: RWS
 PROJ. ADDR: SEE SHEET
 DRAWN BY: AJS

SHEET

1 of 1

State of Illinois)
) ss.
Counties of Kane and DuPage)

Certificate

I, CHUCK AMENTA, certify that I am the duly elected and acting Municipal City Clerk of the City of St. Charles, Kane and DuPage Counties, Illinois.

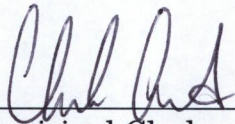
I further certify that on **February 16, 2021**, the Corporate Authorities of such municipality passed and approved Ordinance No. **2021-Z-3** entitled:

An Ordinance Granting Approval a Special Use for Planned Unit Development and PUD Preliminary Plan for McGrath Business Center.

which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. **2021-Z-3**, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on **February 23, 2021**, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this **16th** day of **February 2021**.


Municipal Clerk

(S E A L)

