MUNHALL GLEN

ST. CHARLES, IL 60174
JOB NO. 190726.C0
JULY 24TH, 2020
PRELIMINARY ENGINEERING

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SECTION 26 T40N R8E

LOCATION MAP

AREA SUMMARY
670,397 SF = 15.390 AC

ZONING CLASSIFIATION
EXISTING = M-2
PROPOSED = RS-4

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES. SO THAT THE DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROJECT AREA.

Engineer: _____

Seal:

Nicholas A. Varchetto
IL. P.E. NO. 062-068622
Expires November 30, 2021

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800.892.0123

ENGINEERING
RESOURCE ASSOCIATES

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA , SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.eraconsultants.com

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MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 190726.C0

DESCRIPTION:

DATE : 07-24-2020
PROJECT # : 190726.C0
DESIGNED BY : TF
DRAWN BY : TF
CHECKED BY : NAV

COVER

C-1.0
SHEET

G:\PROJECTS\Airhart Construction\190726.C0 Munhall St Charles SITE DEV ENG\CAD\SHEET\190726.C0 SHEET C-1.0_Cover.dwg

GENERAL NOTES

1. AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:

   ST CHARLES PUBLIC WORKS: (630) 377-4486
   ENGINEERING RESOURCE ASSOCIATES: (630) 393-3060

2. UTILITY INFORMATION IS BASED UPON FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS VISIBLE AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UNDERGROUND UTILITIES.

3. THE CONTRACTOR SHALL NOTIFY J.U.L.I.E. (1-800-892-0123) 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE FOLLOWING DOCUMENTS:
   "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN THE STATE OF ILLINOIS", ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION.

   "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", LATEST EDITION.

   "ILLINOIS URBAN MANUAL"

   "DUPAGE COUNTY STORMWATER ORDINANCE", LATEST EDITION

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC. "THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", AS ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION, SHALL BE CONSULTED. APPROPRIATE CONTROL METHODS SHOULD BE APPLIED TO THE SPECIFIC SITUATIONS AND TYPES OF CONSTRUCTION OPERATIONS BEING PERFORMED.

6. UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE ILLINOIS DEPARTMENT OF TRANSPORTATION, ALL OPENINGS IN ANY PAVEMENT OR TRAVELED WAY SHALL BE BACKFILLED PRIOR TO THE END OF THE WORKING DAY.

7. THE CONTRACTOR SHALL ESTABLISH THE NECESSARY PERFORMANCE BONDS REQUIRED. PERMITS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.

8. THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF THE "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.

9. THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND WILL BE RESPONSIBLE FOR ANY DAMAGE TO THE SAME.

10. CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.

11. THE CONTRACTOR IS TO PROVIDE THE CITY ENGINEER WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPE, MAINS, SERVICE STUBS, AND STRUCTURES.

12. THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTORS MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROGRAMS INCIDENT THERETO, AND THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

13. THE ENGINEER WARRANTS THE DESIGN, RECOMMENDATIONS, AND SPECIFICATIONS TO HAVE BEEN PROMULGATED ON CONDITIONS GENERALLY ENCOUNTERED WITHIN THE INDUSTRY. THE ENGINEER ASSUMES NO RESPONSIBILITY WHATSOEVER, WITH RESPECT TO THE DESIGN RECOMMENDATIONS AND SPECIFICATIONS, FOR COMPLEX OR UNUSUAL SOIL CONDITIONS ENCOUNTERED ON THE PROJECT. IT SHALL BE THE OWNER'S/BIDDER'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.

14. ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMAINS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS, AND OTHER APPURTENCES WHICH OCCUR WITHIN FIVE FEET OF THE LIMITS OF EXISTING AND PROPOSED IMPROVEMENTS, SIDEWALKS, AND CURB AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL AS WELL AS AREAS INDICATED ON THE PLANS (AS DEFINED IN THE CITY OF LOCKPORT'S DETAILS FOR UTILITY TRENCHES)

15. AT LEAST 2 WORKING DAYS BEFORE COMMENCEMENT OF ANY WORK ACTIVITIES, THE CONTRACTOR WILL BE REQUIRED TO ATTEND AN ON-SITE PRECONSTRUCTION CONFERENCE. AT THIS CONFERENCE, THE CONTRACTOR WILL BE REQUIRED TO FURNISH AND DISCUSS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: 1) WRITTEN PROGRESS SCHEDULE AND BEGINNING OF WORK 2) NAMES OF PROJECT MANAGER, FIELD SUPERINTENDENT AND THE NAME AND PHONE NUMBER OF A RESPONSIBLE INDIVIDUAL WHO CAN BE REACHED 24 HOURS A DAY.

16. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO APPLY FOR ALL REQUIRED IEPA PERMITS AND COMPLY WITH ALL EPA RULES AND REGULATIONS.

17. THE CONTRACTOR SHALL NOT BE PERMITTED TO OPERATE WATER VALVES OR HYDRANTS. THE CONTRACTOR SHALL CALL THE CITY OF LOCKPORT PUBLIC WORKS DEPARTMENT (815) 838-0549 24 HOURS OF THE NEED TO OPERATE VALVES OR HYDRANTS.

18. THE OWNER SHALL PROVIDE A FULL AND COMPLETE CIVIL ENGINEERING RECORD DRAWING PLAN SET IN HARD COPY AND MICROSTATION OR AUTOCAD AT THE COMPLETION OF THE PROJECT. THE RECORD DRAWINGS SHALL INCLUDE ANY CHANGES FROM THE ORIGINAL CIVIL ENGINEERING PLANS. CURRENT ELEVATIONS SHALL BE SHOWN FOR THE FOLLOWING, AT A MINIMUM:

   (1) ALL RIM AND INVERTS
   (2) GRADE INFLECTION POINTS WITH PERIODIC GRADES SHOT IN LEVEL AREAS
   (3) DETENTION POND GRADES WITH VOLUME CALCULATION.
   (4) NOTE COMPARING ACTUAL TO REQUIRED POND VOLUME

19. DUST CONTROL WILL BE IN ACCORDANCE WITH IDOT "STANDARD SPECIFICATIONS FOR ROAD AND BRINDGE CONSTRUCTION IN THE STATE OF ILLINOIS", ILLINOIS DEPARTMENT OF TRANSPORTATION, LATEST EDITION. SECTION 107.36

STORM SEWER:

1. REINFORCED CONCRETE PIPE STORM SEWER SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C-76 CLASS III. PVC PIPE STORM SEWER SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM D-3034 (SDR 26). WATERMAIN QUALITY PVC SHALL BE PR160/SDR26 IN ACCORDANCE WITH ASTM D-2241 AND ELASTOMERIC GASKETS TO COMPLY WITH F477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D3139.

2. SEWER PIPE JOINTS SHALL BE "O-RING" TYPE - ASTM C-443 FOR RCP AND SHALL BE PUSH-ON TYPE- ASTM D-3212 FOR PVC PIPE.

3. VERTICAL SEPARATION - WATERMAINS AND SEWERS:

   1.) A WATERMAIN SHALL BE SEPARATED FROM A SEWER SO THAT ITS INVERT IS A MINIMUM OF 18 INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMAINS CROSS STORM SEWERS, SANITARY SEWERS OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSED. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.

   2.) BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, ASBESTOS-CEMENT PRESSURE PIPE, PRE-STRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:

      A.) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (1) ABOVE, OR:

      B.) THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

   3.) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN, AS SHOWN ON THE PLANS OR APPROVED BY THE ENGINEER.

   4.) CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE PERPENDICULAR DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN FEET.

4. MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE MINIMUM SIZE CRITERIA SPECIFIED IN THE PLANS.

5. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF SIX INCHES SHALL BE ALLOWED.

6. STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH PORTLAND CEMENT MORTAR, "O-RING" GASKETS, OR MASTIC MATERIAL.

7. MANHOLE CLOSED LID FRAME AND COVER CASTINGS SHALL BE NEENAH NO. R-1710 / SOLID LID OR EAST JORDAN IRON WORKS 1020AHD, UNLESS OTHERWISE SPECIFIED. INLET CASTINGS IN PAVED AREAS SHALL BE NEENAH R-1710 / TYPE D LID OR EAST JORDAN IRON WORKS 1050Z1 / TYPE M1 UNLESS OTHERWISE SPECIFIED . INLET AND CATCH BASIN CASTINGS IN GRASSY AREAS SHALL BE NEENAH R-1710 / TYPE B LID OR EAST JORDAN IRON WORKS 1050Z1 / TYPE N LID UNLESS OTHERWISE SPECIFIED.

8. INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478.

9. 6" OF CA-7 (ASTM C-33, SIZE NO. 67) SHALL BE USED AS BEDDING UNDER THE PIPE. THE BEDDING STONE SHALL BE GRADED ALONG THE ENTIRE LENGTH OF PIPE TO PROVIDE FULL BEARING. THE BEDDING STONE SHALL EXTEND TO THE SPRINGLINE OF THE PIPE.

10. RIM GRADES IN CURB AND GUTTER ARE EDGE OF PAVEMENT ELEVATIONS.

11. ALL EXISTING FIELD TILE AND/OR DRAIN PIPES ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH A NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND GRADE AND PUT INTO AN ACCEPTABLE OPERATING CONDITION. A RECORD OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER ON COMPLETION OF THE PROJECT. THE COST OF THIS WORK IS CONSIDERED INCIDENTAL TO THE PROJECT AND NO ADDITIONAL COMPENSATION WILL BE PROVIDED.

12. ALL FOOTING DRAINS AND DOWNSPOUTS SHALL DISCHARGE TO THE STORM SYSTEM.

13. ANY PIPES OR MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.

14. ALL WINDOW WELLS, WHERE APPLICABLE, SHALL DISCHARGE TO THE STORM SYSTEM.

15. ALL MANHOLES IN PAVEMENT SHALL HAVE EXTERNAL CHIMNEY SEALS.

SANITARY SEWER:

1. ALL FLEXIBLE GRAVITY SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D-2321-89. ALL FLEXIBLE GRAVITY SANITARY SEWER PIPE SHALL BE PVC SDR 26 PIPE MEETING THE REQUIREMENTS OF ASTM D-3034 WITH JOINTS TO BE ELASTOMERIC GASKETS COMPLYING WITH ASTM F-477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D-3212. WATERMAIN QUALITY PVC SHALL BE PR160/SDR26 IN ACCORDANCE WITH ASTM D-2241 AND ELASTOMERIC GASKETS TO COMPLY WITH F477 AND PRESSURE RATED IN ACCORDANCE WITH ASTM D3139.

2. EMBEDMENT MATERIALS FOR BEDDING, HAUNCHING AND INITIAL BACKFILL TO AT LEAST TWELVE INCHES OVER THE TOP OF THE PIPE WITH CA-7. PROCESSED MATERIAL PRODUCED FOR HIGHWAY CONSTRUCTION USED IN THE PROJECT CLASSIFIED ACCORDING TO PARTICLE SIZE, SHAPE AND GRADATION IN ACCORDANCE WITH ASTM D-2321-89, SECTION 9, TABLE 1.

3. ALL RIGID GRAVITY SEWER PIPE TO BE INSTALLED IN ACCORDANCE WITH ASTM C-12 AND BEDDING MATERIAL CA-7.

4. PICKHOLES IN ALL MANHOLES LIKELY TO BE FLOODED SHALL NOT BE LARGER THE ONE INCH IN DIAMETER AND SHALL BE OF THE CONCEALED TYPE.

5. THE MINIMUM BUILDING SANITARY SEWER SERVICE SIZE SHALL BE BE SIX (6) INCHES IN DIAMETER. THE SERVICE LATERAL SHALL SLOPE TOWARD THE MAIN AT THE MINIMUM RATE OF ONE (1) PERCENT.

6. MANHOLES SHALL BE PRECAST REINFORCED CONCRETE- ASTM C-478 WITH TONGUE AND GROOVE JOINTS SEALED WITH GASKETS CONFORMING TO ASTM C-443 OR BITUMINOUS JOINTING MATERIAL.

7. NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF SIX INCHES SHALL BE ALLOWED.

8. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT PIPE TO MANHOLE SLEEVES OR SEALS, PER ASTM C-923.

9. MANHOLES SHALL INCLUDE EXTERNAL CHIMNEY SEALS.

10. ALL SANITARY SEWER CONSTRUCTION REQUIRES SIX (6) INCHES OF CA-7 CRUSHED GRAVEL OR CRUSHED STONE BEDDING UNDER THE PIPE. BEDDING STONE SHALL EXTEND TO A POINT TWELVE INCHES ABOVE THE TOP OF PIPE.

11. THE INSTALLATION OF SANITARY SEWER AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF ASTM D-2321 FOR PVC PIPE AND FITTINGS.

12. BACKFILLING OF THE TRENCH SHALL BE ACCOMPLISHED BY CAREFUL REPLACEMENT OF THE EXCAVATED MATERIAL AFTER THE PIPE, BEDDING, AND THE COVER MATERIAL HAVE BEEN INSTALLED. ANY PIPE INSTALLED UNDER OR WITHIN FIVE (5) FEET OF A PAVEMENT EDGE, SIDEWALK, OR CURB AND GUTTER SHALL BE BACKFILLED TO THE TOP OF THE TRENCH WITH CA-7 MATERIAL.

13. "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE DISSIMILAR MATERIALS. ALL CHANGES OF MATERIAL SHALL OCCUR INSIDE A MANHOLE.

14. WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING WYE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHOULD BE USED: A.) CIRCULAR SAWCUT OF SEWER MAIN BY PROPER TOOLS ("SEWER-TAP" MACHINE OR SIMILAR) AND PROPER INSTALLATION OF HUB-WYE SADDLE OR HUB-TEE SADDLE. B.) REMOVE AN ENTIRE SECTION OF PIPE (BREAKING ONLY THE TOP OF ONE BELL) AND REPLACE WITH A WYE OR TEE BRANCH SECTION. C.) WITH PIPE CUTTER, NEATLY AND ACCURATELY CUT OUT DESIRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING, USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLE IT FIRMLY IN PLACE.

15. MANHOLE FRAMES SHALL BE NEENAH NO. R-1710 / WATERTIGHT LID OR EAST JORDAN IRON WORKS 1020AGS. ALL CLOSED LIDS SHALL HAVE A CONCEALED PICK HOLE. WATER AND SANITARY LIDS SHALL BE WATER TIGHT AND SELF-SEALING. LIDS SHALL BE EMBOSSED WITH "SANITARY SEWER" AND "CITY OF LOCKPORT", UNLESS OTHERWISE NOTED.

16. ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.

17. ALL SANITARY SEWER PIPES SHALL BE TESTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, AS A MINIMUM, AND WITH CITY OF LOCKPORT SANITARY CODE REQUIREMENTS, INCLUDING VISUAL, TELEVISED, INFILTRATION, EXFILTRATION, AIR TESTS, LEAKAGE TESTS AND DEFLECTION TESTS.

18. THE SEWER SHALL MEET THE REQUIREMENTS OF EXFILTRATION OR AIR UNDER PRESSURE AND TELEVISION INSPECTION. PVC SEWER PIPE MUST MEET 5% DEFLECTION TEST REQUIREMENTS/ ALL TEST MUST BE CONDUCTED IN THE PRESENCE OF AN EMPLOYEE OF THE CITY AND THE ENGINEER'S REPRESENTATIVES.

19. MANHOLES SHALL BE TESTED PER ASTM C969 OR C1244.

PAVEMENT, SIDEWALK:

1. PAVEMENT THICKNESS SHALL COMPLY WITH DUPAGE COUNTY AND BURR RIDGE REQUIREMENTS.

2. HANDICAPPED RAMPS AND DEPRESSED CURBS SHALL BE PROVIDED AT LOCATIONS SHOWN ON PLANS.

3. EXPANSION JOINTS SHALL BE PLACED, AS A MINIMUM AT ALL CONSTRUCTION JOINTS IN THE CURB. TWO NO.4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY BETWEEN EXPANSION JOINTS. EXPANSION JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY (60) FEE ON CENTER.

4. PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. THE PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULLY LOADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADITIONAL PROOF-ROLLS MAY BE NECESSARY OT VERIFY THAT ANY UNSTABLE AREAS HAVE BE REPAIRED. NO PAVEMENT MATERIAL IS TO BE PLAVED ON A WET OR SOFT SUBGRADE.

5. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAT EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGIN.

SOIL EROSION CONTROL PLAN:

1. THE PROJECT AREA SHALL BE GRADED SO A MINIMAL AMOUNT OF STORM WATER RUNOFF AND LIKEWISE SOIL SEDIMENT WILL DISCHARGE UNRESTRICTED FROM THE SITE.

2. IN ACCORDANCE WITH NPDES, THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING EROSION CONTROL PROTECTION DURING CONSTRUCTION AS WELL AS PROVIDING PROTECTION TO ADJOINING STREETS FROM MUD AND POLLUTED RUNOFF AS WELL AS KEEPING EXISTING PAVEMENT CLEAN OF MUD AND DEBRIS. PAVEMENT SWEEPING OF CITY ROADS SHALL BE PERFORMED AS NECESSARY OR AT THE DIRECTION OF THE CITY ENGINEER. ALL EROSION CONTROL MEASURES SHALL BE INSPECTED AND CLEANED OR OTHERWISE MAINTAINED ON A WEEKLY BASIS, AND WITHIN 24 HOURS AFTER ANY SIGNIFICANT RAINFALL (0.5 INCHES OR GREATER) TO INSURE THAT ANY DAMAGE THAT MAY HAVE OCCURRED IS REPAIRED. ALL EROSION CONTROL INSTALLATION SHALL BE APPROVED BY CITY OF LOCKPORT ENGINEERING DIVISION PERSONNEL BEFORE CONSTRUCTION IS ALLOWED TO BEGIN.

3. INLET PROTECTORS SHALL BE USED IN ALL STORM GRATES DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL THE RESTORATION IS SUFFICIENTLY ESTABLISHED. THE INLET PROTECTORS SHALL BE MAINTAINED BY THE CONTRACTOR. THE CONTRACTOR SHALL KEEP A MAINTENANCE LOG.
   THE CITY ENGINEER CAN DETERMINE IF ADDITIONAL PRACTICES ARE NEEDED FOR BETTER SOIL EROSION AND SEDIMENT CONTROL.

4. SILT FENCING SHALL REMAIN IN PLACE THROUGH THE CONSTRUCTION OF HOUSE/BUILDINGS TO SERVE AS EROSION CONTROL FOR AT THAT CONSTRUCTION.

5. TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, WORK ENTRANCES SHALL BE CONSTRUCTED OF GRAVEL AND SHALL EXTEND AT LEAST 100 FEET INTO THE JOB SITE. THE EXISTING PAVEMENT SURFACES SHALL BE INSPECTED DAILY FOR SOIL DEBRIS AND SHALL BE CLEANED WHEN NECESSARY.

6. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.

7. DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONSIDERED AS AN INCIDENTAL EXPENSE.

8. ANY TOPSOIL THAT WILL BE STOCKPILED ON SITE SHALL BE MANAGED IN ACCORDANCE WITH THE CURRENT NPDES REGULATIONS. IF THE STOCKPILE WILL REMAIN ON SITE FOR AN EXTENDED PERIOD, IT SHALL BE STABILIZED WITH GRASS AND\OR OTHER VEGETATION AND SILT FENCING SHALL BE PLACED AROUND THE STOCKPILE.

9. ALL ACCESS TO AND FROM THE CONSTRUCTION SITE IS TO BE RESTRICTED TO THE CONSTRUCTION ENTRANCE.

10. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED AND REPAIRED AS NEEDED TO ASSURE EFFECTIVE PERFORMANCE OF THEIR INTENDED FUNCTION.

11. THE ENGINEER SHALL BE NOTIFIED OF MAJOR AMENDMENTS OF THE SITE DEVELOPMENT OR EROSION AND SEDIMENTATION CONTROL PLANS, WHICH WILL BE APPROVED IN THE SAME MANNER AS THE ORIGINAL PLANS.

12. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING (NOT FLUSHING) BEFORE THE END OF EACH WORKDAY AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL.

13. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DISPOSED OF WITHIN 30 DAYS AFTER THE FINAL SITE STABILIZATION IS ACHIEVED WITH PERMANENT SOIL STABILIZATION MEASURES

14. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN 7 CALENDAR DAYS FOLLOWING THE END OF ACTIVE DISTURBANCE OR REDISTURBANCE"

15. IF DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. ALL PUMPED DISCHARGES SHALL BE ROUTED THROUGH APPROPRIATELY DESIGNED SEDIMENT TRAPS OR BASINS.

SITE GRADING:

1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS MAY REQUIRE EARTH EXCAVATION AND COMPACTED EARTH FILL MATERIAL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS.

2. PLACEMENT OF THE EXCAVATED MATERIAL SHALL BE IN AREAS DESIGNATED BY THE OWNER FOR FUTURE USE, WITHIN AREAS TO BE LANDSCAPED, AND THOSE ARES NOT REQUIRING STRUCTURAL FILL MATERIAL.

3. COMPACTION OF THE EXCAVATED MATERIAL PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE MODERATE.

4. EXCESS MATERIALS, IF NOT UTILIZED AS FILL OR STOCKPILED FOR FUTURE LANDSCAPING, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF BY THE CONTRACTOR.

5. EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL: THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.3 +/- OF THE PLAN SUBGRADE ELEVATIONS. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIAL SHALL BALANCE AS PART OF THE FINE GRADING OPERATION.

6. PLACEMENT AND COMPACTION OF MATERIALS SHALL CONFORM TO I.D.O.T SPECIFICATIONS.

7. THE CONTRACTOR SHALL MAINTAIN PROPER SITE DRAINAGE AT ALL TIMES DURING THE COURSE OF CONSTRUCTION AND PREVENT STORM WATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS.

8. PAYMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL (EXCLUDING TOPSOIL EXCAVATION) SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE ENGINEER. THE CONTRACTOR SHALL PROVIDE AS PART OF HIS BID A UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIALS. SAID UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REPLACEMENT WITH SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTION TO THE REQUIRED SPECIFICATIONS OF THE ENGINEER.

9. ALL DISTURBED AREAS SHALL BE RESTORED W/6" TOPSOIL AND SEED AND BLANKET UNLESS OTHERWISE INDICATED.

10. IT IS THE RESPONSIBILITY OF THE DEVELOPER TO MAINTAIN ALL THE SEDIMENTATION CONTROL MEASURES. INSPECTIONS SHALL BE CONDUCTED AFTER A RAIN EVENT, AND IF MAINTENANCE OF THE STRUCTURES IS NECESSARY, INCLUDING REPAIR OF DAMAGE AND REMOVAL OF DEPOSITS OR SEDIMENT FROM VEGETATIVE FILTERS, IT SHALL BE DONE BY THE DEVELOPER.

DATE OF CONSTRUCTION: IT IS ANTICIPATED THAT CONSTRUCTION WILL BEGIN IN SPRING 2020, AND THAT EARTHWORK AND UTILITY OPERATIONS WILL BE COMPLETED BY SUMMER 2020.

- INSTALL TEMPRARY EROSION CONTROL MEASURES.
- MASS GRADE SITE AND EXCAVATE DETENTION FACILITIES.
- CONSTRUCT UTILITIES AND PERFORM TREE REMOVALS.
- CONSTRUCT ROADWAY AND BUILDING FOUNDATIONS.
- PERFORM RESTORATION, STABILIZATION, AND REMOVAL OF TEMPORARY EROSION CONTROL MEARURES.

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.eraconsultants.com

AIRHART CONSTRUCTION
"Building A Better Tomorrow"

AIRHART CONSTRUCTION

MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 190726.C0

DATE	: 07-24-2020
PROJECT #	: 190726.C0
DESIGNED BY	: TF
DRAWN BY	: TF
CHECKED BY	: NAV

DESCRIPTION:

GENERAL NOTES

C-2.0
SHEET

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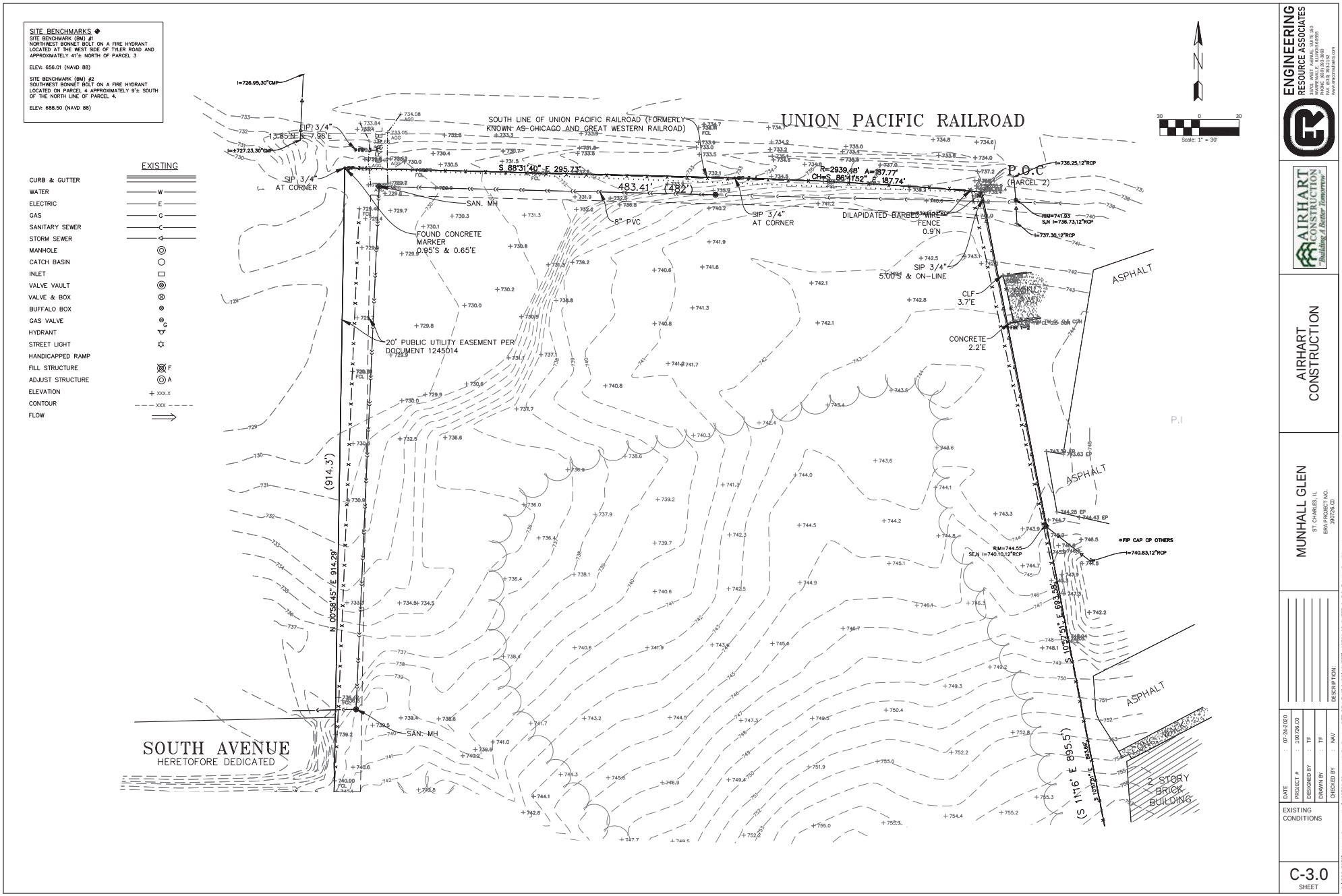
SITE BENCHMARKS
SITE BENCHMARK (BM) #1
NORTHWEST BONNET BOLT ON A FIRE HYDRANT LOCATED AT THE WEST SIDE OF TYLER ROAD AND APPROXIMATELY 41'± NORTH OF PARCEL 3
ELEV: 656.01 (NAVD 88)
SITE BENCHMARK (BM) #2
SOUTHWEST BONNET BOLT ON A FIRE HYDRANT LOCATED ON PARCEL 4 APPROXIMATELY 9'± SOUTH OF THE NORTH LINE OF PARCEL 4.
ELEV: 688.50 (NAVD 88)
EXISTING
CURB & GUTTER
WATER
ELECTRIC
GAS
SANITARY SEWER
STORM SEWER
MANHOLE
CATCH BASIN
INLET
VALVE VAULT
VALVE & BOX
BUFFALO BOX
GAS VALVE
HYDRANT
STREET LIGHT
HANDICAPPED RAMP
FILL STRUCTURE
ADJUST STRUCTURE
ELEVATION
CONTOUR
FLOW
UNION PACIFIC RAILROAD
SOUTH LINE OF UNION PACIFIC RAILROAD (FORMERLY KNOWN AS CHICAGO AND GREAT WESTERN RAILROAD)
I=726.95,30"CMP
I=±727.23,30"CMP
SIP 3/4" AT CORNER
13.85'N & 7.96'E
S 88°31'40" E 295.73'
483.41' (482')
SAN. MH
8" PVC
FOUND CONCRETE MARKER 0.95'S & 0.65'E
20' PUBLIC UTILITY EASEMENT PER DOCUMENT 1245014
(914.3')
N 00°58'45" E 914.29'
SOUTH AVENUE
HERETOFORE DEDICATED
SAN. MH
P.O.C (PARCEL 2)
R=2939.68' A=367.77'
CH=S 86°41'52" E 167.74'
SIP 3/4" AT CORNER
DILAPIDATED BARBED WIRE FENCE 0.9'N
SIP 3/4" 5.00'S & ON-LINE
CLF 3.7'E
CONCRETE 2.2'E
I=736.25,12"RCP
RIM=741.93
S,N I=736.73,12"RCP
I=737.30,12"RCP
ASPHALT
P.I
RIM=744.55
SE,N I=740.10,12"RCP
FIP CAP OF OTHERS
I=740.83,12"RCP
S 10°27'51" E 693.58'
(S 11°16' E 895.5')
2 STORY BRICK BUILDING
Scale: 1" = 30'
N
ENGINEERING RESOURCE ASSOCIATES
AIRHART CONSTRUCTION
MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 190726.00
DESCRIPTION:
DATE : 07-24-2020
PROJECT # : 190726.00
DESIGNED BY : TF
DRAWN BY : TF
CHECKED BY : MW
EXISTING CONDITIONS
C-3.0
SHEET
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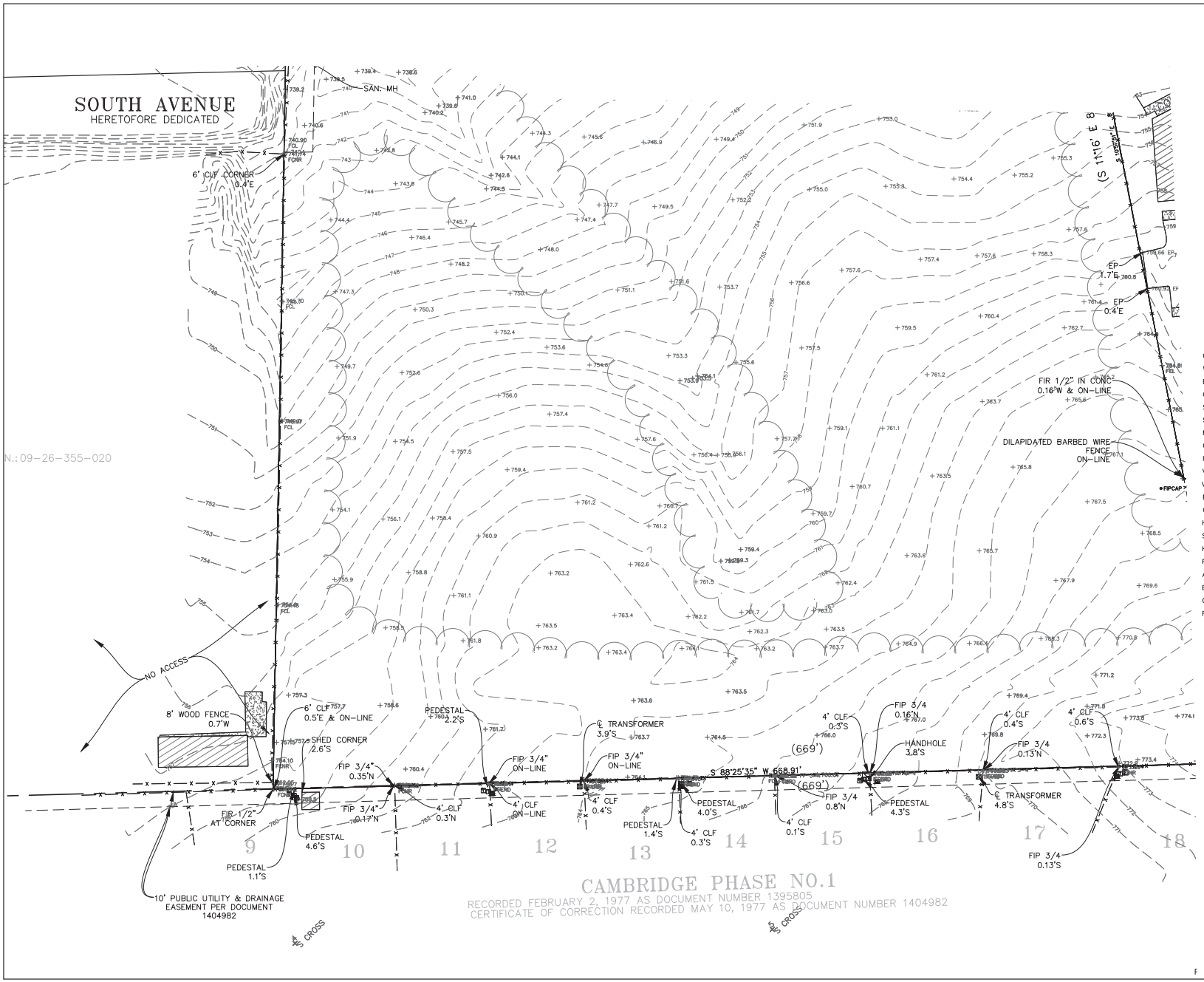

Scale: 1" = 30'

SITE BENCHMARKS

SITE BENCHMARK (BM) #1
NORTHWEST BONNET BOLT ON A FIRE HYDRANT LOCATED AT THE WEST SIDE OF TYLER ROAD AND APPROXIMATELY 41'± NORTH OF PARCEL 3

ELEV: 656.01 (NAVD 88)

SITE BENCHMARK (BM) #2
SOUTHWEST BONNET BOLT ON A FIRE HYDRANT LOCATED ON PARCEL 4 APPROXIMATELY 9'± SOUTH OF THE NORTH LINE OF PARCEL 4.

ELEV: 688.50 (NAVD 88)

EXISTING

CURB & GUTTER	
WATER	W
ELECTRIC	E
GAS	G
SANITARY SEWER	C
STORM SEWER	
MANHOLE	
CATCH BASIN	
INLET	
VALVE VAULT	
VALVE & BOX	
BUFFALO BOX	
GAS VALVE	G
HYDRANT	
STREET LIGHT	
HANDICAPPED RAMP	
FILL STRUCTURE	F
ADJUST STRUCTURE	A
ELEVATION	+ XXX.X
CONTOUR	XXX
FLOW	

ENGINEERING RESOURCE ASSOCIATES
3500 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
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MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 190726.C0

DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

EXISTING CONDITIONS

C-3.1
SHEET

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SITE BENCHMARKS

SITE BENCHMARK (BM) #1
NORTHWEST BONNET BOLT ON A FIRE HYDRANT LOCATED AT THE WEST SIDE OF TYLER ROAD AND APPROXIMATELY 41'± NORTH OF PARCEL 3

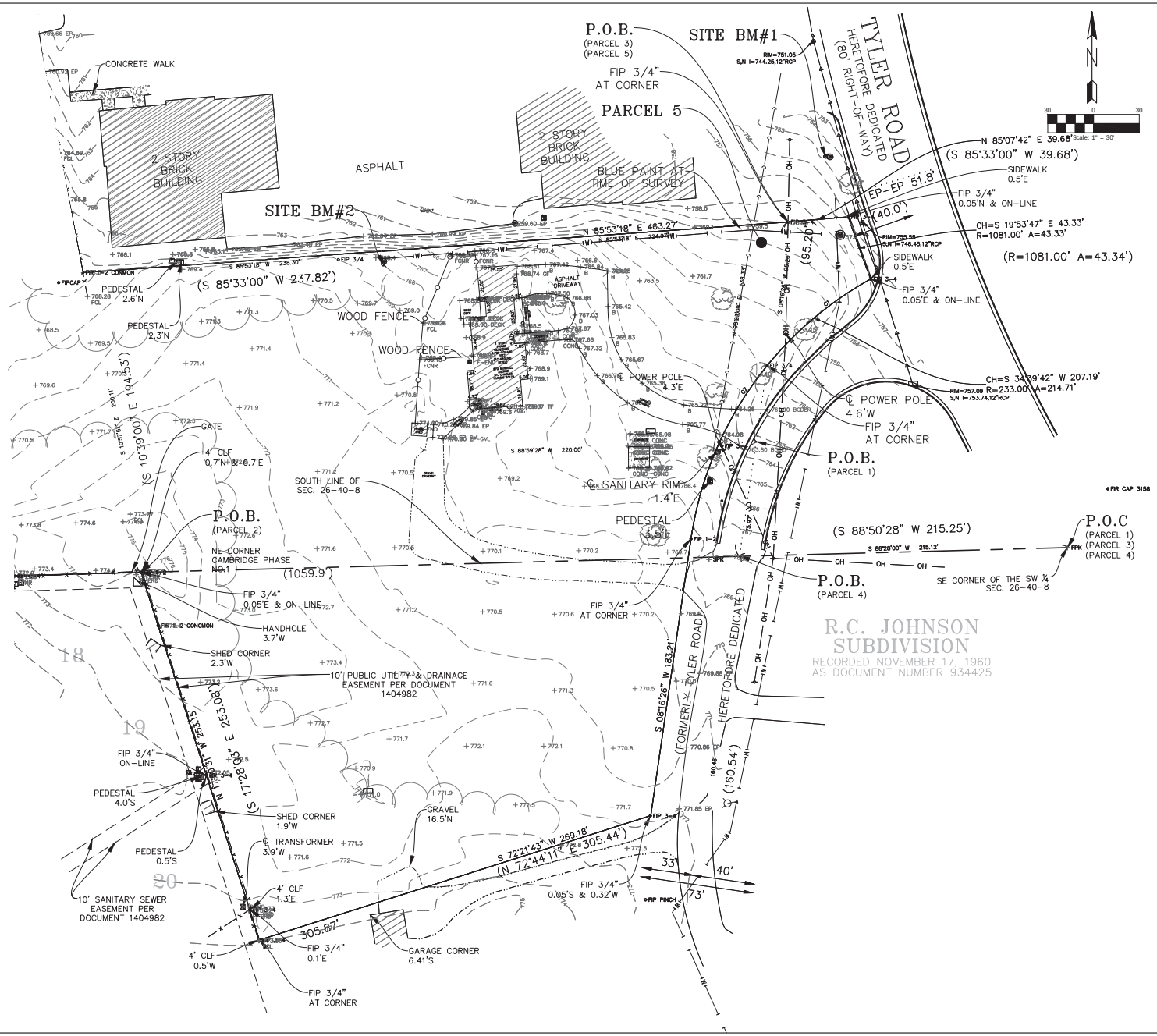
ELEV: 656.01 (NAVD 88)

SITE BENCHMARK (BM) #2
SOUTHWEST BONNET BOLT ON A FIRE HYDRANT LOCATED ON PARCEL 4 APPROXIMATELY 9'± SOUTH OF THE NORTH LINE OF PARCEL 4.

ELEV: 688.50 (NAVD 88)

EXISTING

CURB & GUTTER	
WATER	W
ELECTRIC	E
GAS	G
SANITARY SEWER	C
STORM SEWER	
MANHOLE	
CATCH BASIN	
INLET	
VALVE VAULT	
VALVE & BOX	
BUFFALO BOX	
GAS VALVE	G
HYDRANT	
STREET LIGHT	
HANDICAPPED RAMP	
FILL STRUCTURE	F
ADJUST STRUCTURE	A
ELEVATION	XXX.X
CONTOUR	XXX
FLOW	



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3500 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
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ERA PROJECT NO. 190726.C0

DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

EXISTING CONDITIONS

C-3.2
SHEET

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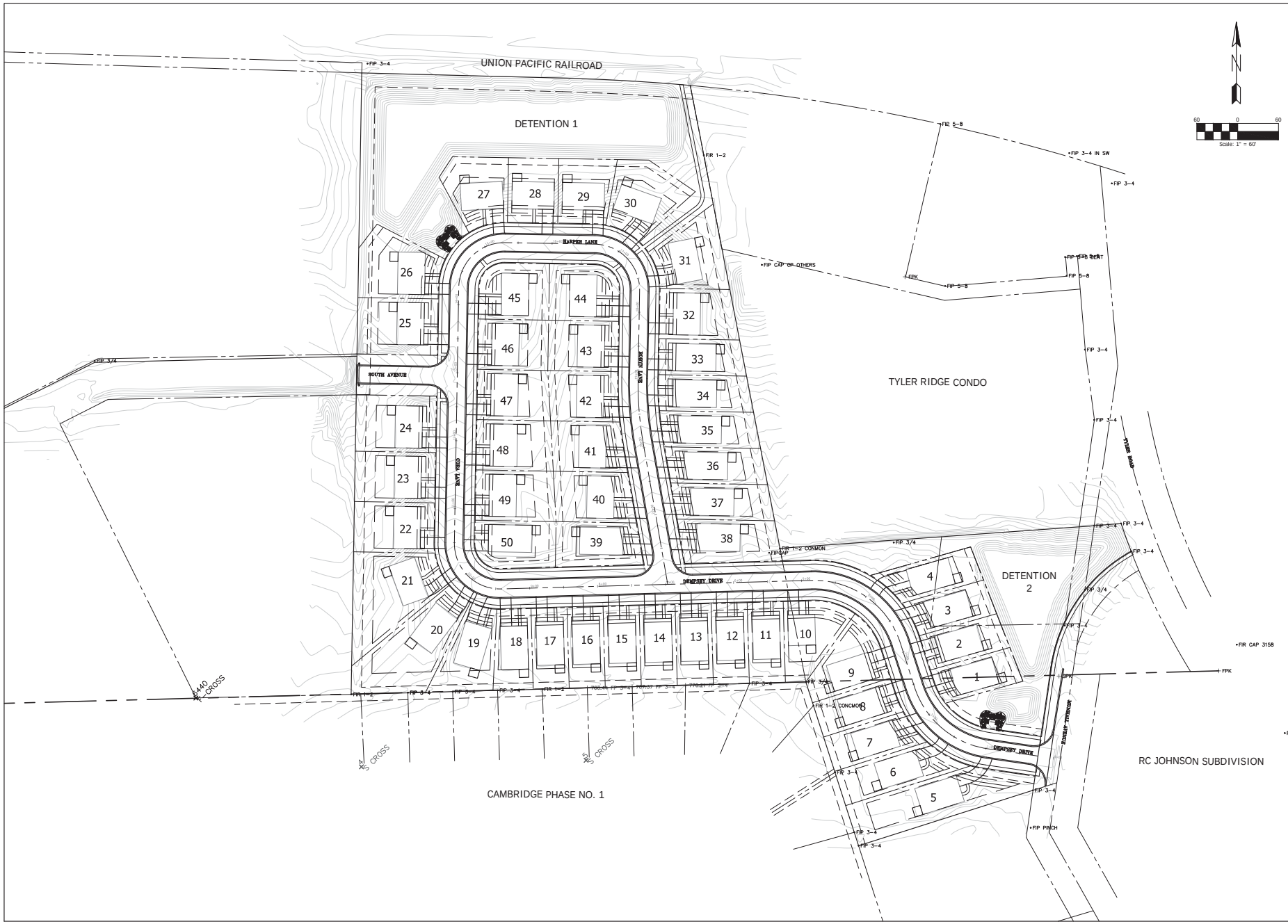

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3500 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
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ST. CHARLES, IL
ERA PROJECT NO. 190726.C0

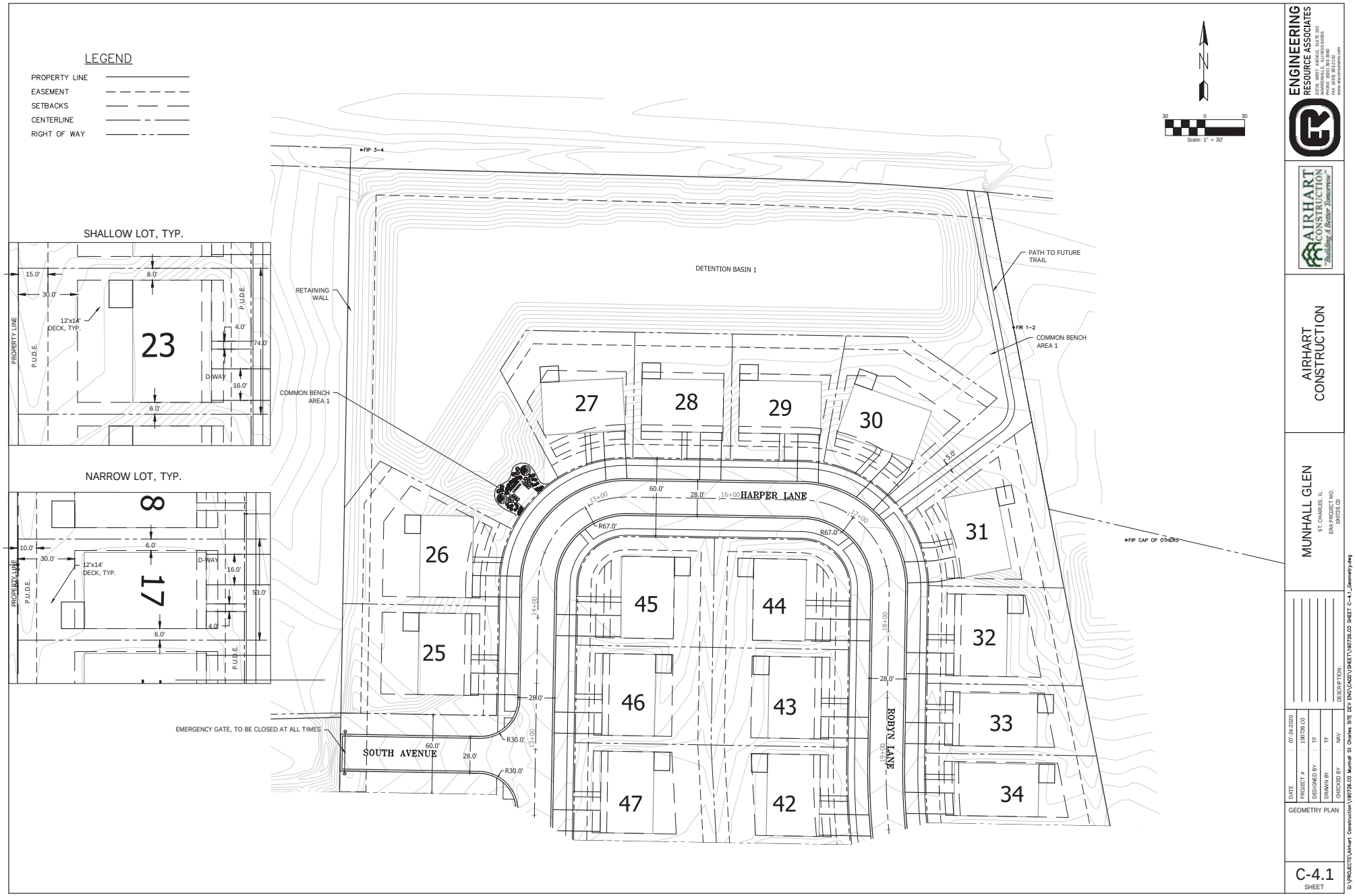
DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

OVERVIEW
GEOMETRY PLAN

C-4.0
SHEET

G:\PROJECTS\Airhart Construction\190726.C0 Munhall St Charles SITE DEV ENG\CADD\SHEET\190726.C0 SHEET C-4.0_Geometry.dwg


LEGEND
PROPERTY LINE
EASEMENT
SETBACKS
CENTERLINE
RIGHT OF WAY
SHALLOW LOT, TYP.
NARROW LOT, TYP.
23
17
8
12'x14' DECK, TYP.
D-WAY
P.U.D.E.
PROPERTY LINE
15.0'
30.0'
6.0'
74.0'
53.0'
16.0'
4.0'
10.0'
RETAINING WALL
COMMON BENCH AREA 1
DETENTION BASIN 1
PATH TO FUTURE TRAIL
FIP 3-4
FIP 1-2
FIP CAP OP OTHERS
HARPER LANE
ROBYN LANE
SOUTH AVENUE
EMERGENCY GATE, TO BE CLOSED AT ALL TIMES
R67.0'
R30.0'
60.0'
28.0'
26
25
27
28
29
30
31
32
33
34
42
43
44
45
46
47
14+00
15+00
16+00
17+00
18+00
19+00
N
30
0
30
Scale: 1" = 30'
ENGINEERING RESOURCE ASSOCIATES
AIRHART CONSTRUCTION
AIRHART CONSTRUCTION
MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 19072X.00
DESCRIPTION:
DATE : 07-24-2020
PROJECT # : 19072X.00
DESIGNED BY : TF
DRAWN BY : TF
CHECKED BY : MV
GEOMETRY PLAN
C-4.1
SHEET
G:\PROJECTS\Airhart Construction\19072X.00 Munhall St Charles SITE DEV ENG\CADD\SHEET\19072X.00 SHEET C-4.1_Geometry.dwg

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WARRENVILLE, ILLINOIS 60555
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FAX (630) 393-2152
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MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 190726.C0

DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

GEOMETRY PLAN

C-4.2
SHEET

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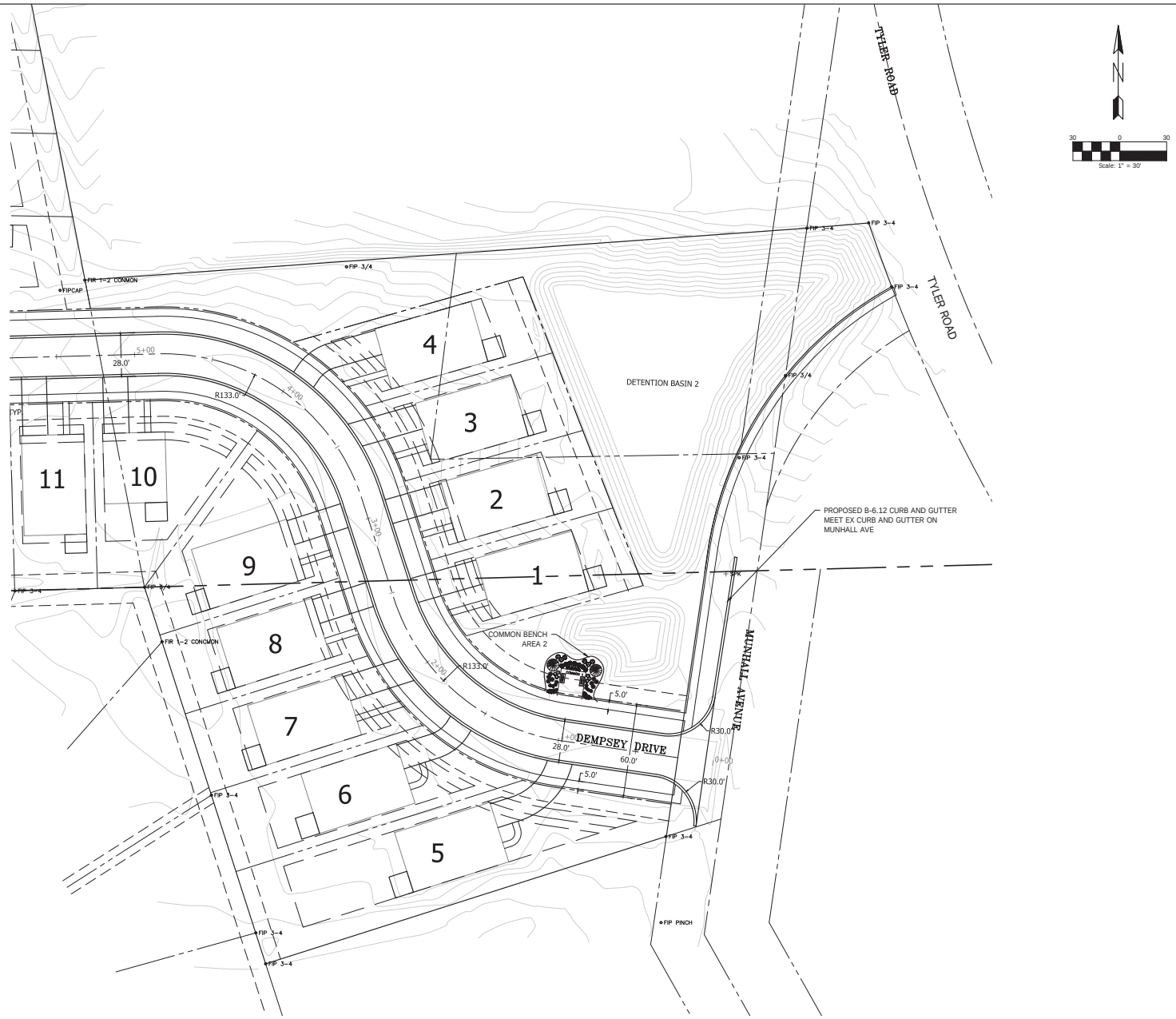
LEGEND

PROPERTY LINE	———
EASEMENT	— — —
SETBACKS	—— —— ——
CENTERLINE	——— - - ———
RIGHT OF WAY	——— - - ———



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3501 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
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MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 190726.C0

DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

GEOMETRY PLAN

C-4.3
SHEET

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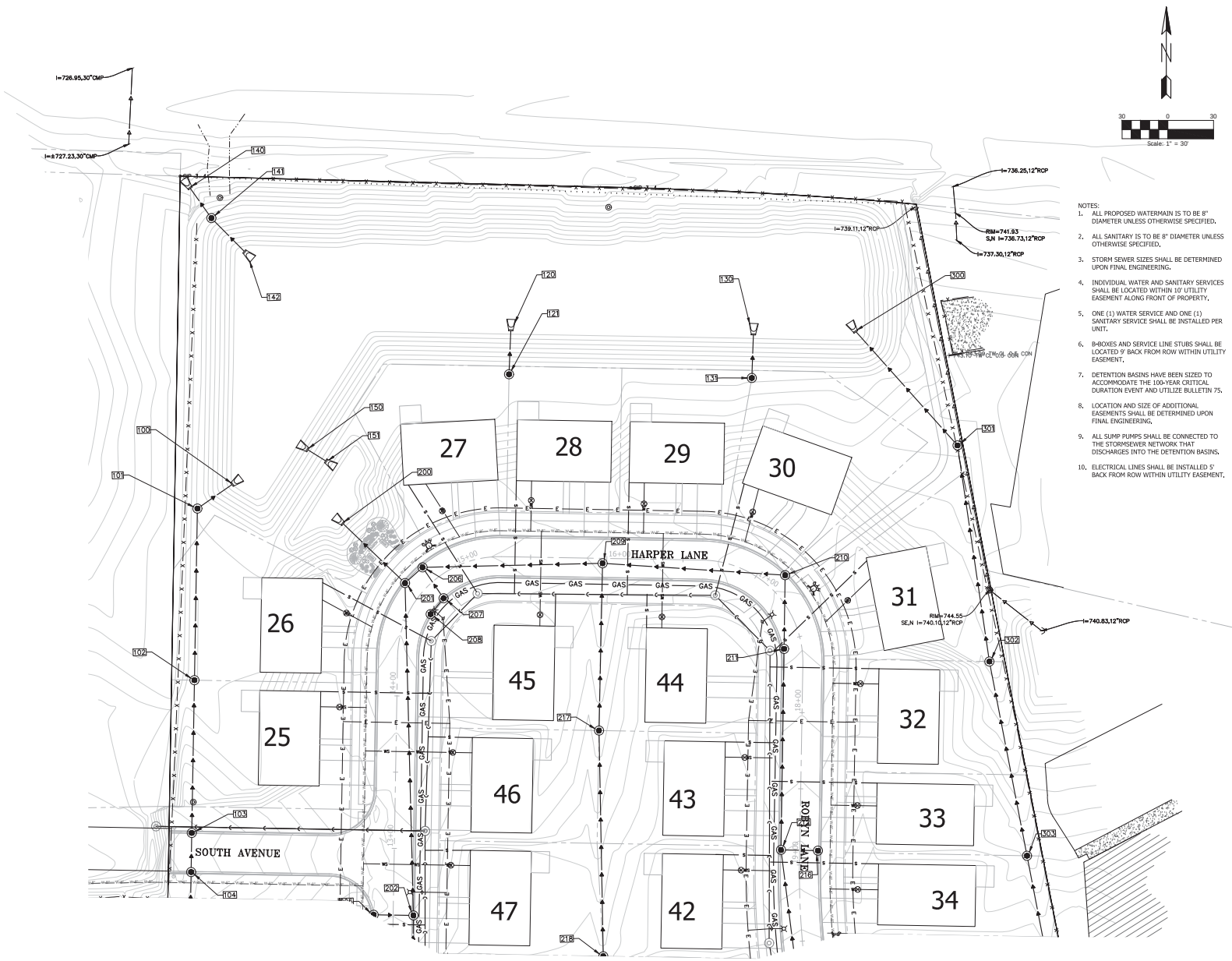

NOTES:

1. ALL PROPOSED WATERMAIN IS TO BE 8" DIAMETER UNLESS OTHERWISE SPECIFIED.
2. ALL SANITARY IS TO BE 8" DIAMETER UNLESS OTHERWISE SPECIFIED.
3. STORM SEWER SIZES SHALL BE DETERMINED UPON FINAL ENGINEERING.
4. INDIVIDUAL WATER AND SANITARY SERVICES SHALL BE LOCATED WITHIN 10' UTILITY EASEMENT ALONG FRONT OF PROPERTY.
5. ONE (1) WATER SERVICE AND ONE (1) SANITARY SERVICE SHALL BE INSTALLED PER UNIT.
6. B-BOXES AND SERVICE LINE STUBS SHALL BE LOCATED 9' BACK FROM ROW WITHIN UTILITY EASEMENT.
7. DETENTION BASINS HAVE BEEN SIZED TO ACCOMMODATE THE 100-YEAR CRITICAL DURATION EVENT AND UTILIZE BULLETIN 75.
8. LOCATION AND SIZE OF ADDITIONAL EASEMENTS SHALL BE DETERMINED UPON FINAL ENGINEERING.
9. ALL SUMP PUMPS SHALL BE CONNECTED TO THE STORMSEWER NETWORK THAT DISCHARGES INTO THE DETENTION BASINS.
10. ELECTRICAL LINES SHALL BE INSTALLED 5' BACK FROM ROW WITHIN UTILITY EASEMENT.

ENGINEERING RESOURCE ASSOCIATES
3275 WEST I ARMUL SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3150
FAX (630) 393-3155
www.eraconsultants.com

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MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 19072S.00

DATE	: 07-24-2020
PROJECT #	: 19072S.00
DESIGNED BY	: TF
DRAWN BY	: TF
CHECKED BY	: MW

DESCRIPTION:

UTILITY PLAN

C-5.0
SHEET

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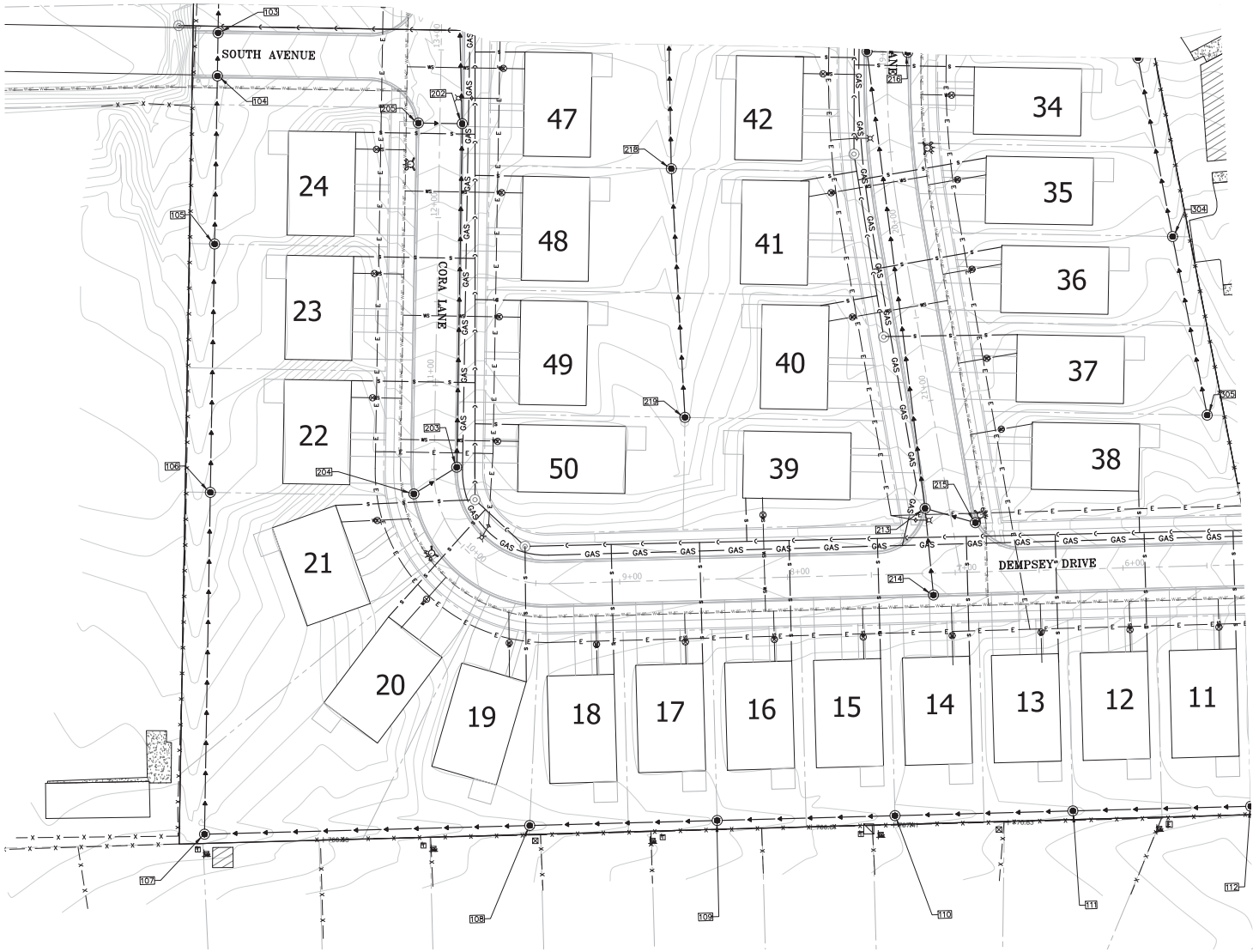

N

30 0 30

Scale: 1" = 30'

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10. ELECTRICAL LINES SHALL BE INSTALLED 5' BACK FROM ROW WITHIN UTILITY EASEMENT.

ENGINEERING
RESOURCE ASSOCIATES
3501 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.enconsultants.com

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MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO.
190726.C0

DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

UTILITY PLAN

C-5.2
SHEET

G:\PROJECTS\Airhart Construction\190726.C0 Munhall St Charles SITE DEV ENG\CADD\SHEET\190726.C0 SHEET C-5.0_Utility.dwg

N

30 0 30

Scale: 1" = 30'

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UTILITY PLAN

C-5.2
SHEET

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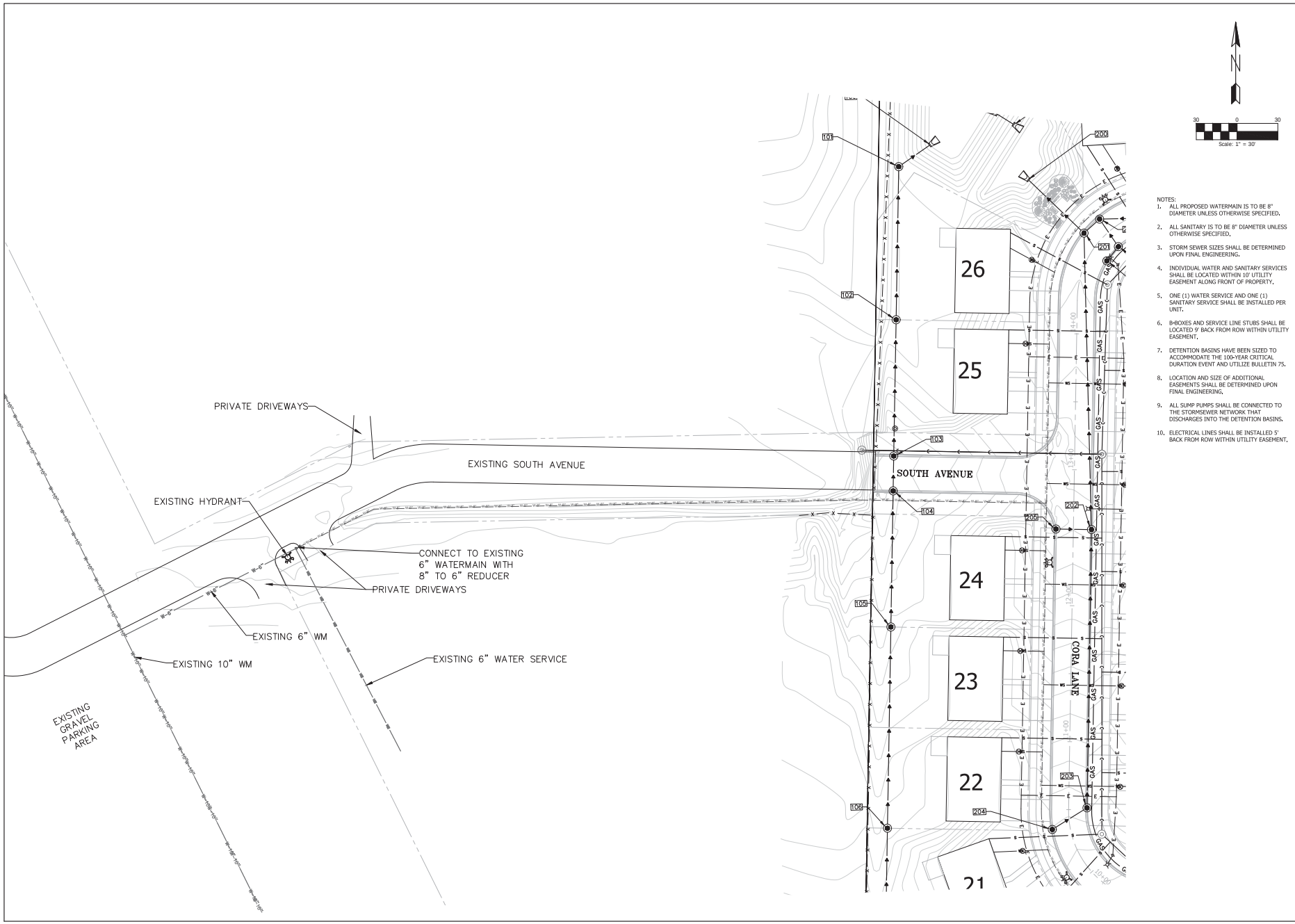

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ENGINEERING
RESOURCE ASSOCIATES
1570 WEST AVENUE, SUITE 101
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-3150
FAX: (630) 393-3155
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AIRHART CONSTRUCTION
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MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO.
19726.00

DESCRIPTION:	DATE	PROJECT #	DESIGNED BY	DRAWN BY	CHECKED BY
	07-24-2020	19726.00	TF	TF	MW

UTILITY PLAN

C-5.3
SHEET

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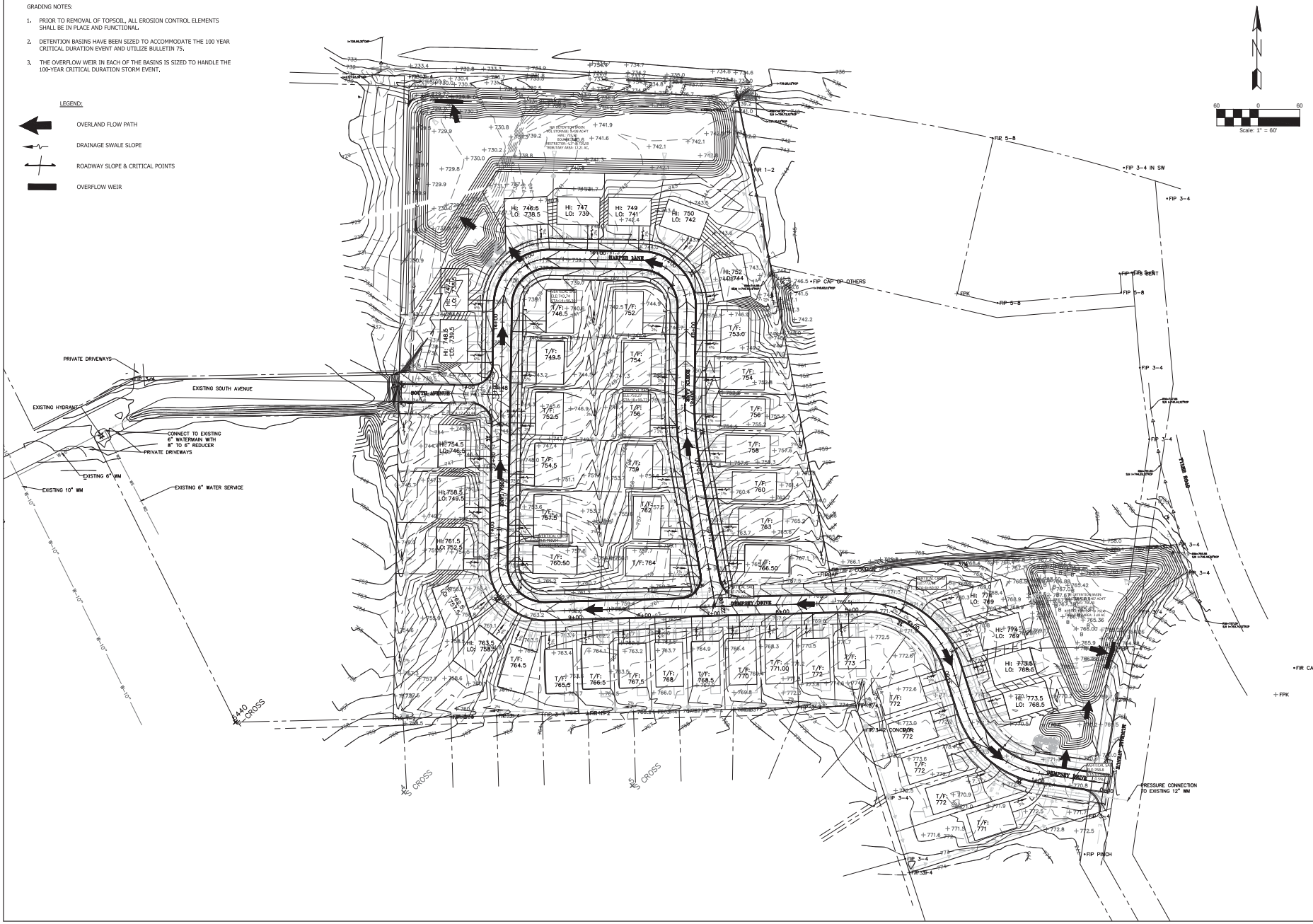
GRADING NOTES:

1. PRIOR TO REMOVAL OF TOPSOIL, ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. DETENTION BASINS HAVE BEEN SIZED TO ACCOMMODATE THE 100 YEAR CRITICAL DURATION EVENT AND UTILIZE BULLETIN 75.
3. THE OVERFLOW WEIR IN EACH OF THE BASINS IS SIZED TO HANDLE THE 100-YEAR CRITICAL DURATION STORM EVENT.

LEGEND:

- OVERLAND FLOW PATH
- DRAINAGE SWALE SLOPE
- ROADWAY SLOPE & CRITICAL POINTS
- OVERFLOW WEIR



ENGINEERING RESOURCE ASSOCIATES
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ERA PROJECT NO. 190726.C0

DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

GRADING PLAN

C-6.0
SHEET

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GRADING NOTES:

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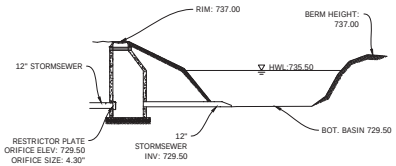
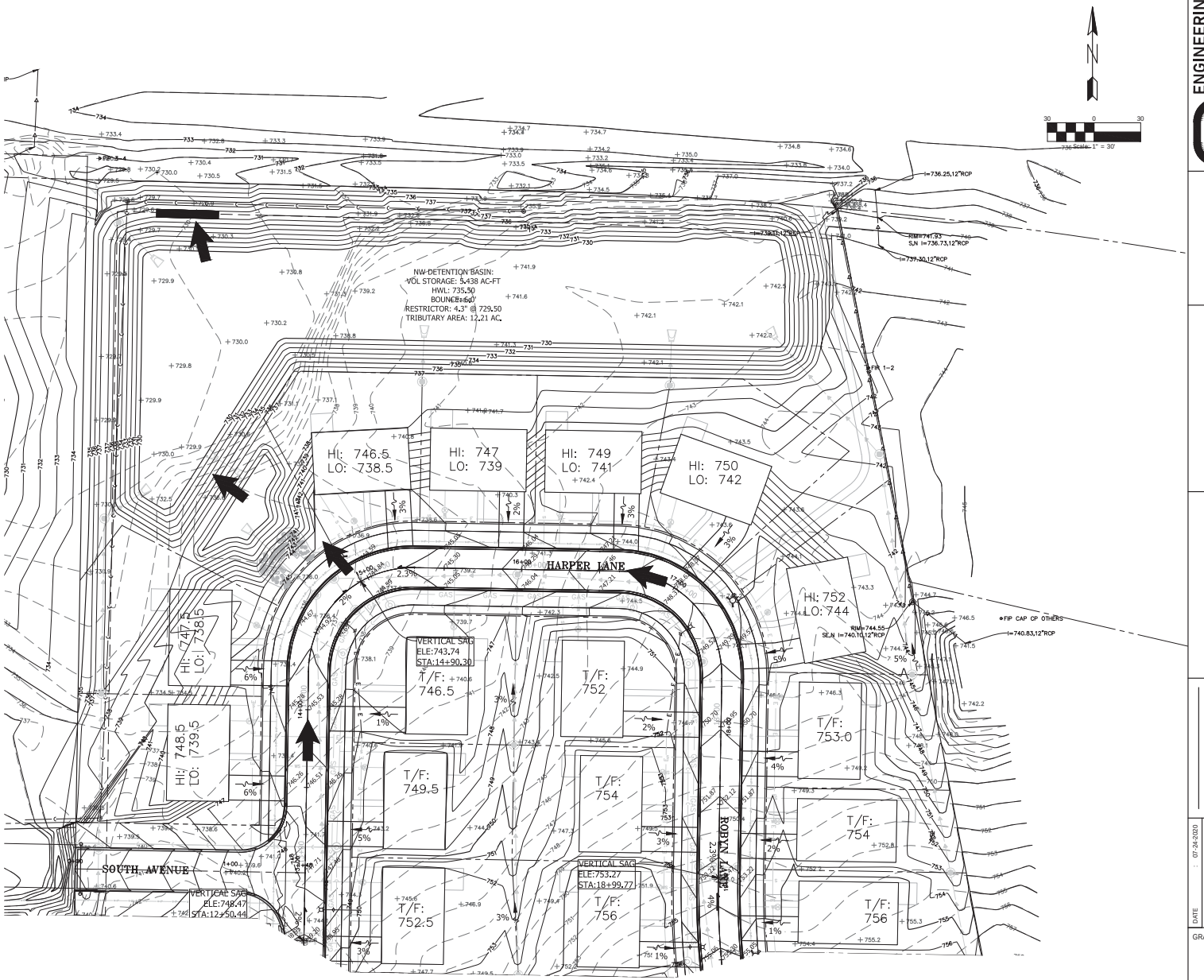
2. DETENTION BASINS HAVE BEEN SIZED TO ACCOMMODATE THE 100 YEAR CRITICAL DURATION EVENT AND UTILIZE BULLETIN 75.
3. THE OVERFLOW WEIR IN EACH OF THE BASINS IS SIZED TO HANDLE THE 100-YEAR CRITICAL DURATION STORM EVENT.

LEGEND:

- OVERLAND FLOW PATH
- DRAINAGE SWALE SLOPE
- ROADWAY SLOPE & CRITICAL POINTS
- OVERFLOW WEIR



NORTHWEST DETENTION BASIN CROSS SECTION



ENGINEERING RESOURCE ASSOCIATES
3500 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.erasconsultants.com

AIRHART CONSTRUCTION
"Building A Better Tomorrow"

AIRHART CONSTRUCTION

MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 190726.C0

DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

GRADING PLAN

C-6.1
SHEET

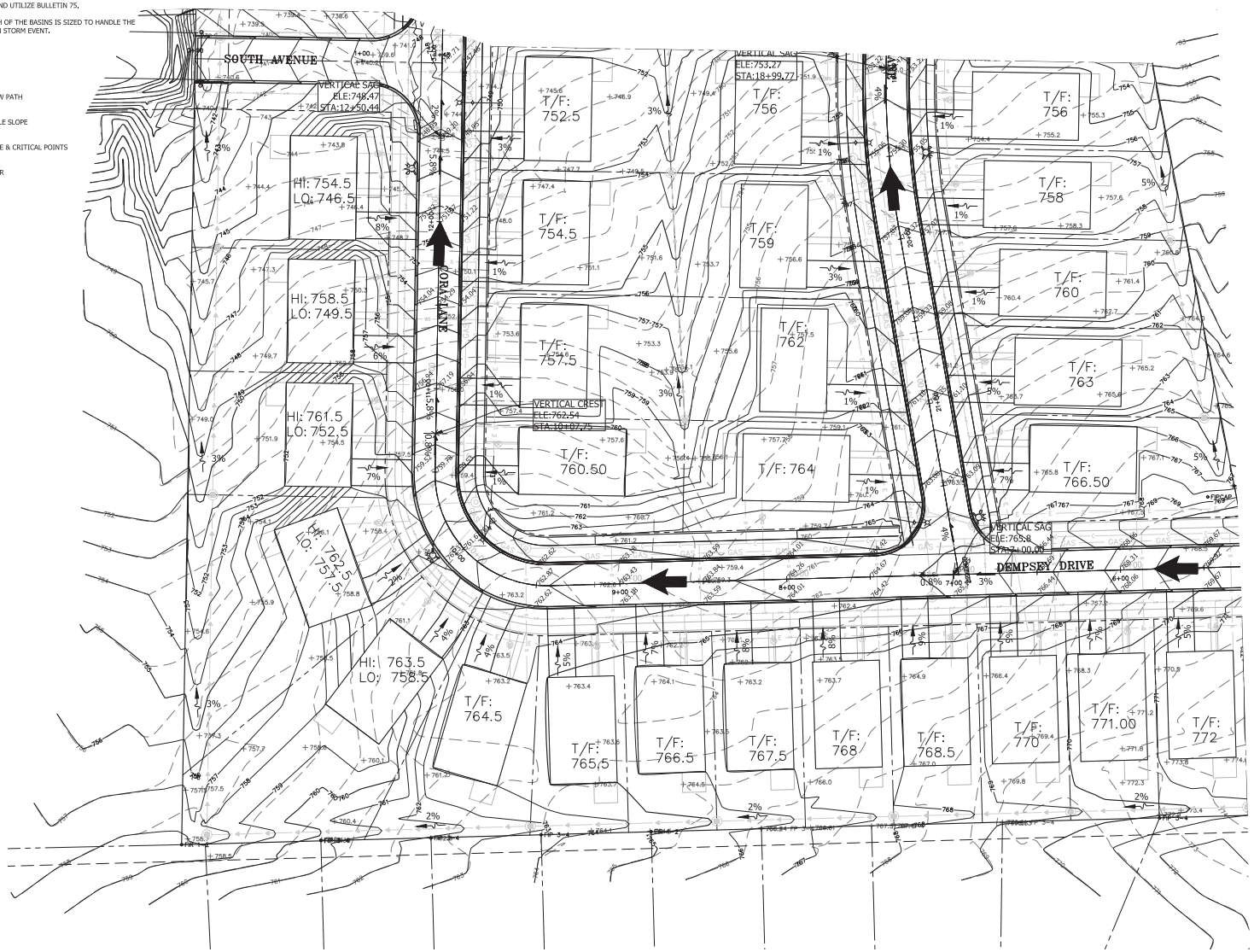
G:\PROJECTS\Airhart Construction\190726.C0 Munhall St Charles SITE DEV ENG\CADD\SHEET\190726.C0 SHEET C-6.0_Grading.dwg

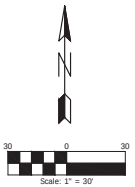
GRADING NOTES:

1. PRIOR TO REMOVAL OF TOPSOIL, ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. DETENTION BASINS HAVE BEEN SIZED TO ACCOMMODATE THE 100 YEAR CRITICAL DURATION EVENT AND UTILIZE BULLETIN 75.
3. THE OVERFLOW WEIR IN EACH OF THE BASINS IS SIZED TO HANDLE THE 100-YEAR CRITICAL DURATION STORM EVENT.

LEGEND:

- OVERLAND FLOW PATH
- DRAINAGE SWALE SLOPE
- ROADWAY SLOPE & CRITICAL POINTS
- OVERFLOW WEIR





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1570 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-3150
FAX: (630) 393-3155
www.eraconsultants.com

AIRHART CONSTRUCTION
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MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 19072X.00

DATE	: 07-24-2020
PROJECT #	: 19072X.00
DESIGNED BY	: TF
DRAWN BY	: TF
CHECKED BY	: MW

DESCRIPTION:

GRADING PLAN

C-6.2
SHEET

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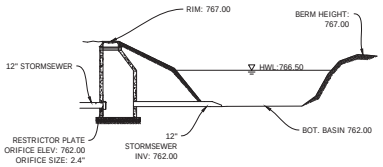
GRADING NOTES:

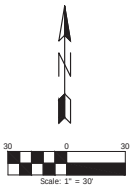
1. PRIOR TO REMOVAL OF TOPSOIL, ALL EROSION CONTROL ELEMENTS SHALL BE IN PLACE AND FUNCTIONAL.
2. DETENTION BASINS HAVE BEEN SIZED TO ACCOMMODATE THE 100 YEAR CRITICAL DURATION EVENT AND UTILIZE BULLETIN 75.
3. THE OVERFLOW WEIR IN EACH OF THE BASINS IS SIZED TO HANDLE THE 100-YEAR CRITICAL DURATION STORM EVENT.

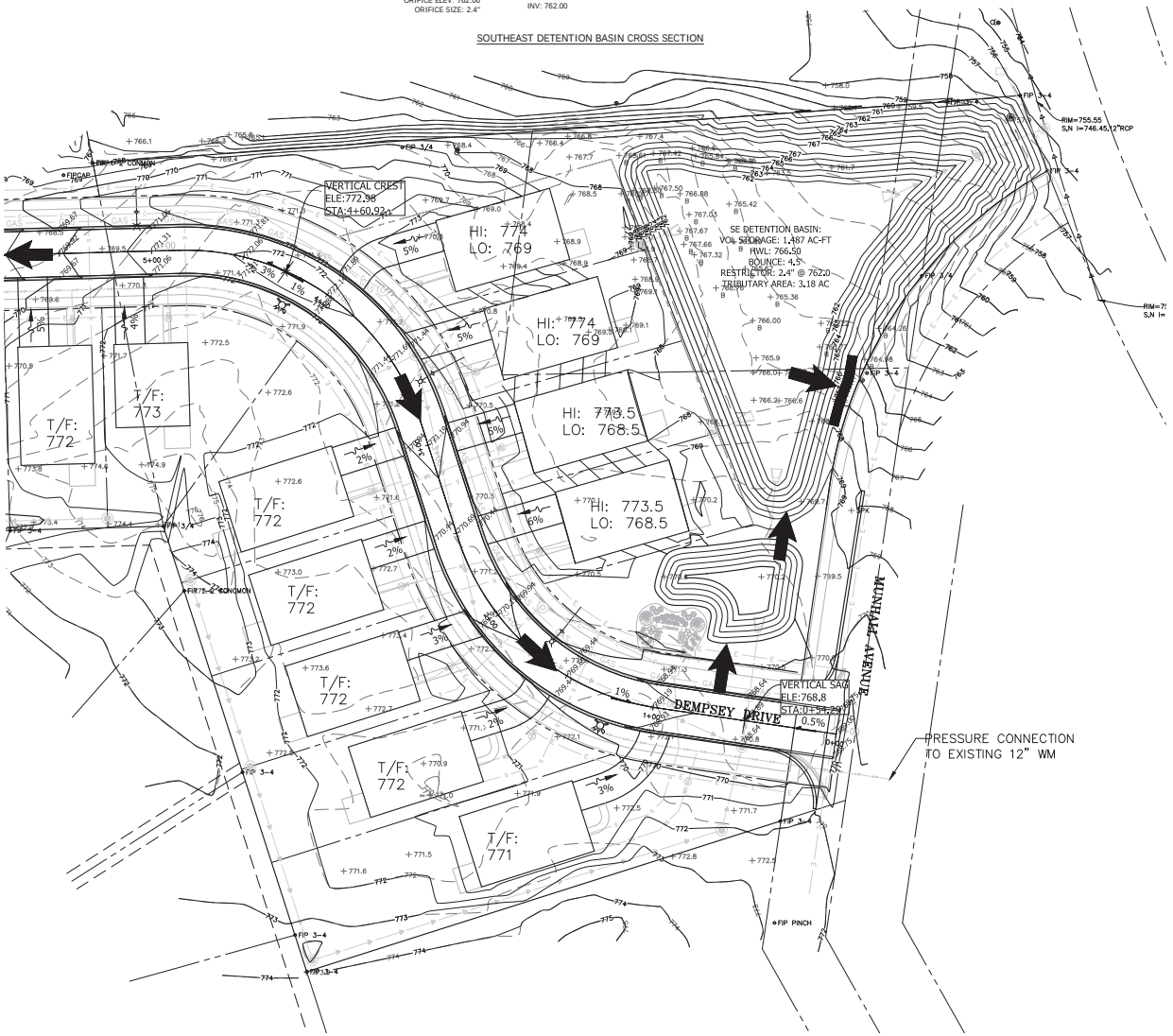
LEGEND:

- OVERLAND FLOW PATH
- DRAINAGE SWALE SLOPE
- ROADWAY SLOPE & CRITICAL POINTS
- OVERFLOW WEIR



SOUTHEAST DETENTION BASIN CROSS SECTION





ENGINEERING RESOURCE ASSOCIATES
3501 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.erasconsultants.com

AIRHART CONSTRUCTION
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AIRHART CONSTRUCTION

MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 190726.C0

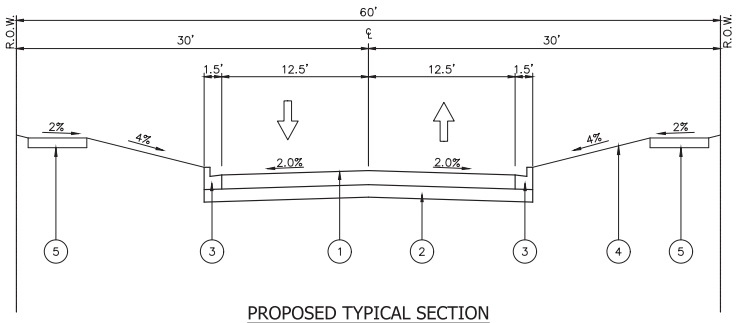
DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

GRADING PLAN

C-6.3
SHEET

G:\PROJECTS\Airhart Construction\190726.C0 Munhall St Charles SITE DEV ENG\CADD\SHEET\190726.C0 SHEET C-6.0_Grading.dwg



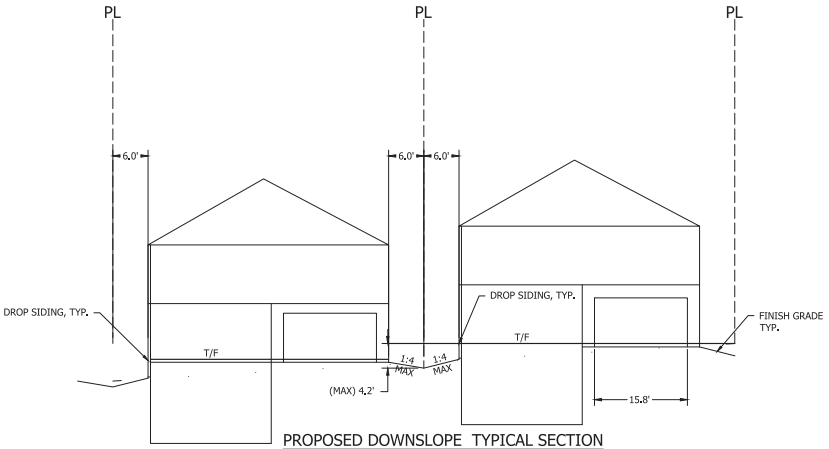
PROPOSED TYPICAL SECTION

PROPOSED LEGEND

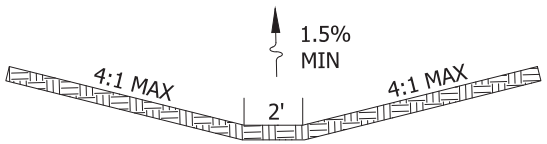
1. HMA PAVEMENT MIX C, N50
2. SUB-GRADE (SEE MIX TABLE)
3. COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.12
4. SEEDING, CLASS 2A, TOPSOIL 6"
5. PORTLAND CEMENT CONCRETE SIDEWALK (5')
   SUBBASE GRANULAR MATERIAL, TYPE B 4"

MIX TABLE:

1.5" HMA SURFACE COURSE - MIX C, N50
4.5" HMA BINDER COURSE - IL 19, N50
8" AGGREGATE BASE COURSE (CA-6)



PROPOSED DOWNSLOPE TYPICAL SECTION



BACKYARD SWALES

N.T.S.

ENGINEERING RESOURCE ASSOCIATES
3501 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.erasconsultants.com

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ERA PROJECT NO. 190726.C0

DESCRIPTION:

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DESIGNED BY	TF
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CHECKED BY	NAV

TYPICAL SECTIONS

C-7.0
SHEET

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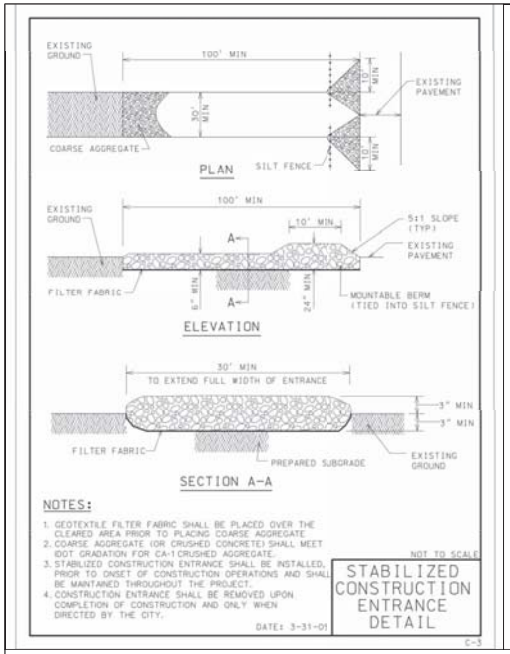

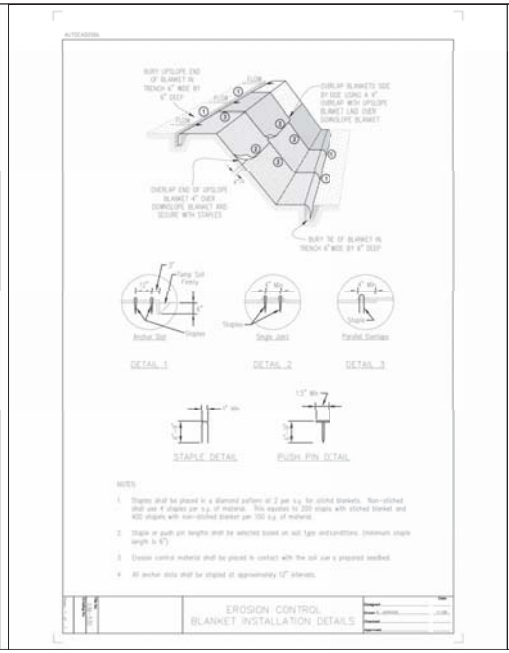

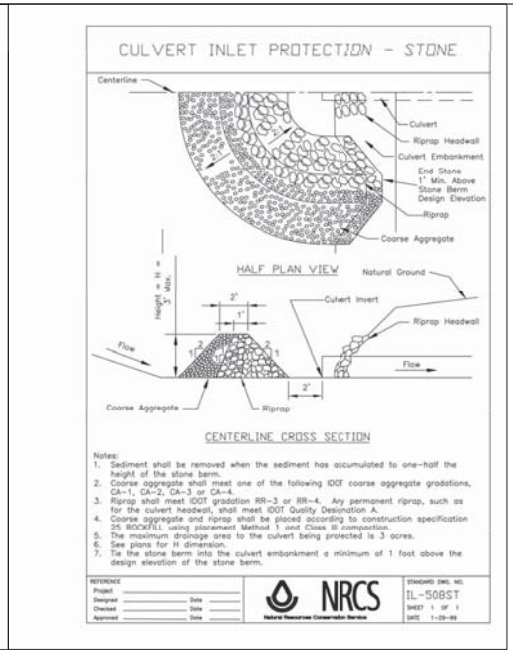

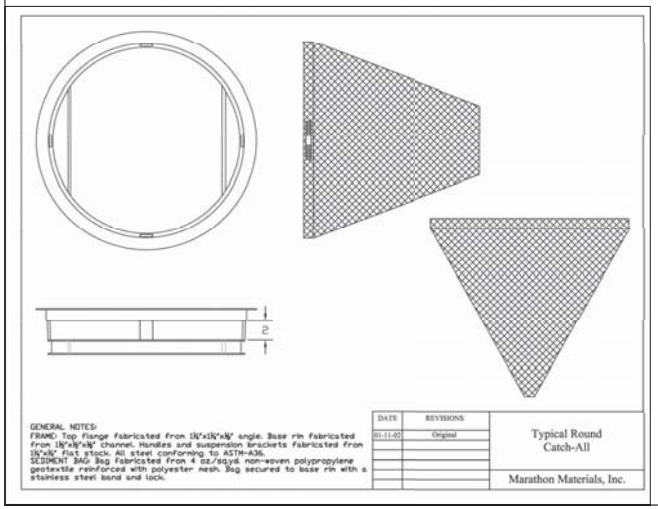

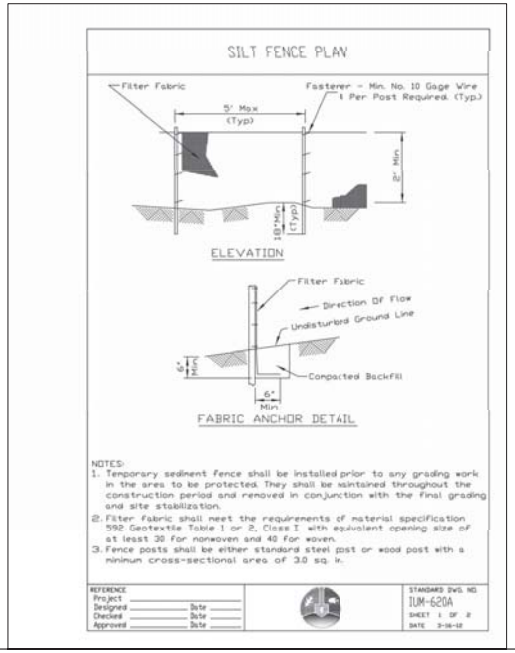

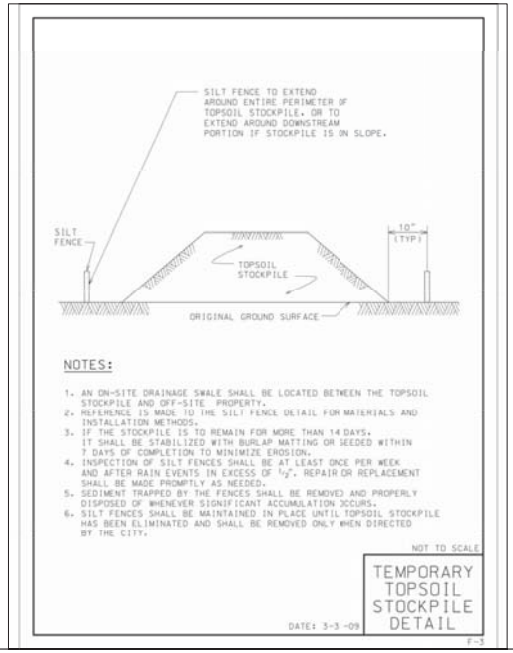

ENGINEERING
RESOURCE ASSOCIATES
3276 WEST AVENUE, SUITE 50
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-3060
FAX: (630) 393-3153
www.eraconsultants.com

AIRHART CONSTRUCTION
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MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 19072S.00

DESCRIPTION:	DATE	PROJECT #	DESIGNED BY	DRAWN BY	CHECKED BY
	07-24-2020	19072S.00	TF	TF	MV

EROSION CONTROL DETAILS

C-8.0
SHEET

G:\PROJECTS\Airhart Construction\19072S.00 Munhall St Charles SITE DEV ENG\CADD\SHEETS\19072S.00 SHEET C-8.0_ErosionControlDetails.dwg

Minimum Restrained Lenghts (in feet) back from both sides of fitting

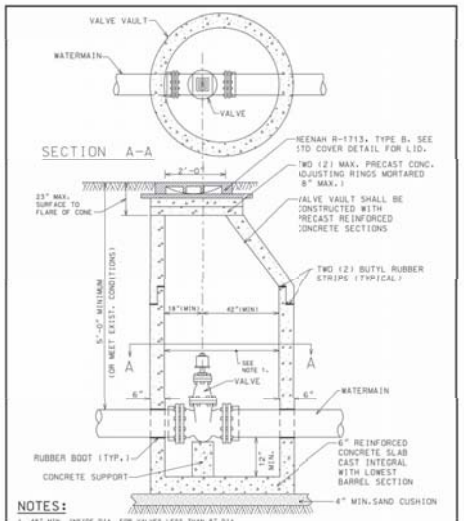
Fitting type/nominal size		4"	6"	8"	10"	12"	16"
90 Degree Bend		17	25	32	38	45	59
45 Degree Bend		7	10	13	16	19	24
22.5 Degree Bend		3	5	6	8	9	12
11.25 Degree Bend		2	2	3	4	4	6
Dead End		39	55	73	87	103	134
Top Side Vertical Offset * (45 Degree)		16	23	30	36	43	55
Bottom Side Vertical Offset * (45 Degree)		4	6	8	10	11	15
Tee Run X Branch **	6" by	1	17				
Tee Run X Branch **	8" by	1	5	34			
Tee Run X Branch **	10" by	1	1	24	49		
Tee Run X Branch **	12" by	1	1	15	41	65	
Tee Run X Branch **	16" by	1	1	1	26	52	95
Reducer ***	6" by	28					
Reducer ***	8" by	52	30				
Reducer ***	10" by	71	54	29			
Reducer ***	12" by	90	75	55	51		
Reducer ***	16" by	123	113	97	94	54	

* Vertical offset with minimum 10'of solid pipe between upper and lower bend.
** Tee with MINIMUM 10' solid pipe on both sides of run.
Number indicates length of branch to be restrained.
*** Length back from Large End of Reducer.

DATE: 3-31-09

WATER MAIN RESTRAINT

C-7



NOTES:

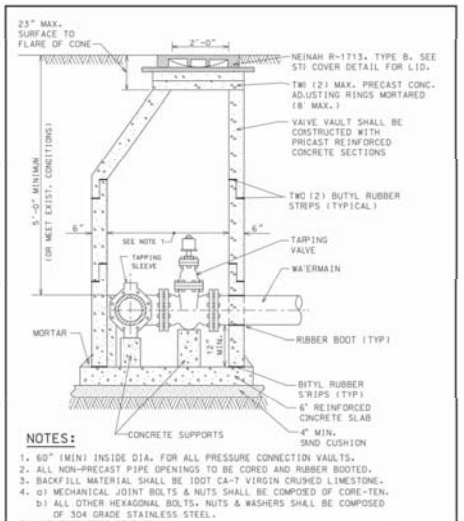
1. 48" MIN. INSIDE DIA. FOR VALVES LESS THAN 8" DIA. 60" MIN. INSIDE DIA. FOR ALL OTHER VALVE VAULTS.
2. VALVE VAULT MUST CONFORM TO ASTM C-478.
3. USE ECCENTRIC CONE ONLY.
4. VAULT SECTIONS TO BE TONGUE AND GROOVED.
5. NON-PRECAST PIPE OPENINGS TO BE CORED AND RUBBER BOOTS INSTALLED.
6. BACKFILL MATERIAL SHALL BE IDOT CA-7 VIRGIN CRUSHED LIMESTONE.
7. a) MECHANICAL JOINT BOLTS, NUTS & WASHERS SHALL BE COMPOSED OF CORE-TEN.
   b) ALL OTHER HEXAGONAL BOLTS, NUTS & WASHERS SHALL BE COMPOSED OF 304 GRADE STAINLESS STEEL.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "S1" MIXTURE.

DATE: 11-12-13

NOT TO SCALE

VALVE VAULT DETAIL

B-1



NOTES:

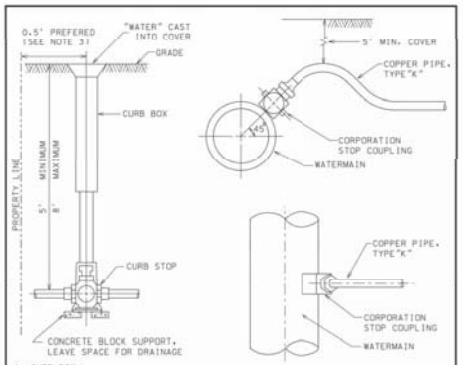
1. 60" (MIN) INSIDE DIA. FOR ALL PRESSURE CONNECTION VAULTS.
2. ALL NON-PRECAST PIPE OPENINGS TO BE CORED AND RUBBER BOOTED.
3. BACKFILL MATERIAL SHALL BE IDOT CA-7 VIRGIN CRUSHED LIMESTONE.
4. a) MECHANICAL JOINT BOLTS & NUTS SHALL BE COMPOSED OF CORE-TEN.
   b) ALL OTHER HEXAGONAL BOLTS, NUTS & WASHERS SHALL BE COMPOSED OF 304 GRADE STAINLESS STEEL.
5. USE ECCENTRIC CONE ONLY.
6. VALVE VAULT MUST CONFORM TO ASTM C-478.
7. ALL SECTIONS TO BE TONGUE AND GROOVED.
8. BLOCKING SHALL NOT INTERFER WITH BOLT MAINTENANCE OR REPLACEMENT.
9. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "S1" MIXTURE.

DATE: 11-12-13

NOT TO SCALE

PRESSURE CONNECTION DETAIL

B-2



A. CURB BOX:

1. MUELLER H-10300 WITH 1-1/4" I.D. UPPER SECTION AND 3" MINEAPOLIS TAPPED BASE.
2. A.Y. MCDONALD 5615 1-1/4"

B. CURB STOP:

MUELLER B-25155-N (1",1½", 2")
FORD B-44-444-Q-NL 1"
B-44-666-Q-NL 1½"
B-44-777-Q-NL 2"
A.Y. McDONALD 76104-Q 1",1½",2"
Q SERIES BRASS

C. CORPORATION STOP:

MUELLER B-25008-N (1",1-1/2", 2")
FORD FB1000 -4-Q-NL 1"
FB 1000-6-Q-NL 1-1/2"
FB 1000-7-Q-NL 2"
A.Y. McDONALD 74701-BQ 1", 1-1/2", 2"
Q SERIES BRASS. WITH 90 SWIVEL ELBOW

NOTES:

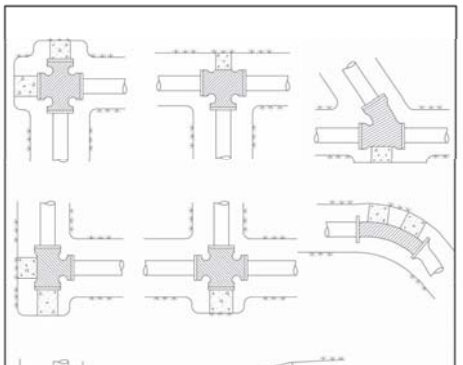
1. PIPE SIZE CAN VARY. BUT 1" MINIMUM. OTHER APPURTENANCES SHALL REFLECT SAME.
2. COPPER PIPE SHALL BE ONE PIECE BETWEEN TAP AND CURB BOX.
3. PLACE BETWEEN SIDEWALK AND PROPERTY LINE. KEEP BOXES OUT OF SIDEWALKS AND DRIVEWAY.
4. MINIMUM OF 3' BETWEEN TAPS AND 3' TO NEAREST JOINT.
5. 1" SERVICE MAY BE DIRECTLY TAPPED INTO 6" OR LARGER MAIN. LARGER SERVICES REQUIRE A SMITH-BLAIR 372 OR APPROVED EQUAL STAINLESS STEEL TAP THROUGH SLEEVE.

NOT TO SCALE

COPPER WATER SERVICE CONNECTION DETAILS

DATE: 11-12-13

A-3



NOTE:

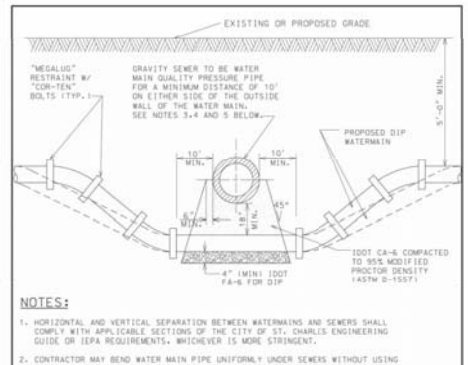
1. ALL BENDS OF 10" AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK PREFORMED CONCRETE BLOCK(S) AGAINST UNDISTURBED VERTICAL EARTH FACE.
2. ALL CONCRETE TO BE MIN. 3,000 PSI.
3. IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, BENDS OVER 10° AND FIRE HYDRANTS SHALL HAVE A "MEGALUG" RESTRAINT, OR AS APPROVED BY THE ENGINEERING DIVISION. BOLTS SHALL BE "COR-TEN".

DATE: 3-2-1

NOT TO SCALE

THRUST BLOCK INSTALLATION DETAILS

A-7



NOTES:

1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CITY OF ST. CHARLES ENGINEERING GUIDE OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 3 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED. OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE CLOW No. F-1058 OR APPROVED EQUAL.
3. ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS OR WATER SERVICES ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE POLYVINYL CHLORIDE PRESSURE PIPE (SDR 26-160 PSI) AND SHALL CONFORM WITH THE LATEST REVISION OF ASTM D- 2241. JOINTS SHALL CONFORM TO ASTM D-3139 AND ELASTOMERIC GASKETS SHALL CONFORM TO ASTM F-477. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
4. ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAINS ARE LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-361, CLASS D-25, WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, OR PVC SDR 26 AS SPECIFIED IN NOTE 3 ABOVE. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENEVER WATER MAIN CROSSES BELOW THE SEWER.
5. FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

DATE: 3-31-09

NOT TO SCALE

WATER MAIN CROSSING DETAIL

E-4

ENGINEERING
RESOURCE ASSOCIATES
3376 WEST AVENUE, SUITE 50
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-3150
FAX: (630) 393-3155
www.eraconsultants.com

AIRHART CONSTRUCTION
"Building A Better Tomorrow"

AIRHART CONSTRUCTION

MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 19072G.00

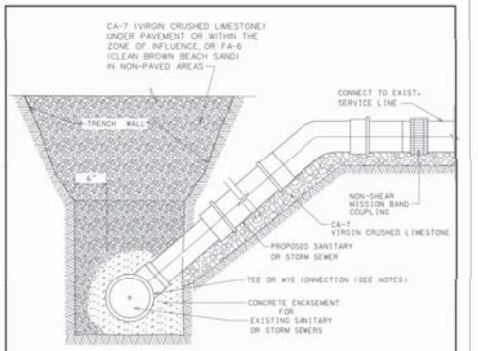
DATE	: 07-24-2020
PROJECT #	: 19072G.00
DESIGNED BY	: TF
DRAWN BY	: TF
CHECKED BY	: MW

DESCRIPTION:

WATER DETAILS

C-9.0
SHEET

Q:\PROJECTS\Airhart Construction\19072G.00 Munhall St Charles SITE DEV ENG\CADD\SHEET\19072G.00 SHEET C-9.0_WaterDetails.dwg



NOTES:

1. FOR PROPOSED STORM SEWER SERVICE ≤ 6" ON RCP PIPE ≥ 15", CORE THE PIPE AND USE A BOOT CONNECTION.
2. FOR PROPOSED STORM SEWER SERVICE ≥ 8", A MANHOLE SHALL BE INSTALLED.
3. FOR CONNECTING SANITARY OR STORM SEWER SERVICE TO AN EXISTING SANITARY OR STORM SEWER ≤ 12", REMOVE A SECTION OF PIPE AND INSTALL A TEE OR WYE CONNECTION.
4. FOR CONNECTING SANITARY SEWER SERVICE TO AN EXISTING SANITARY SEWER ≥ 15", CIRCULAR SAW-CUT AND USE A HUB WYE OR TEE SADDLE CONNECTION.
5. FOR PROPOSED STORM OR SANITARY SEWER SERVICES, ENCASE ALL CONNECTIONS IN LOW STRENGTH CONCRETE TO PREVENT THE FITTINGS FROM ROTATING.
6. FOR TRENCHES WITHIN AN EXISTING PAVED SURFACE AREA, CA-7 (VIRGIN CRUSHED LIMESTONE) BACKFILL SHALL BE USED.
7. FOR PROPOSED 6" STORM SEWER SUMP LINE, INSTALL PLUG AND 2" X 4" POST AT END OF LINE.

NOT TO SCALE

SANITARY AND STORM SERVICE DETAIL

DATE: 12-8-10

C-2

NOTES:

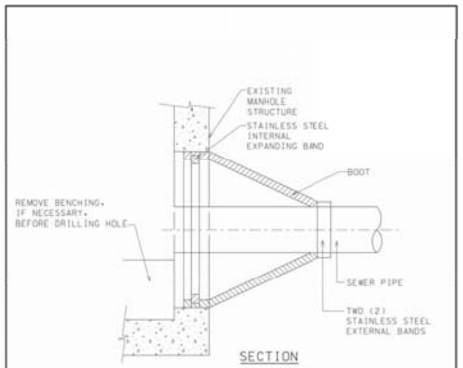
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. PIPE PENETRATIONS TO BE RUBBER BOOTED AND INTERIOR MORTARED.
7. USE ECCENTRIC CONE ONLY.
8. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "S1" MIXTURE.

NOT TO SCALE

SANITARY MANHOLE DETAIL

DATE: 7-27-10

A-2



SECTION

NOTES:

1. CORE-DRILL CIRCULAR OPENING IN MANHOLE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
2. KOR-N SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC. OR AS APPROVED BY THE ENGINEERING DEPARTMENT) SHALL BE USED FOR WATERTIGHT CONNECTION.
3. CUT, SHAPE AND SLOPE NEW INVERT CHANNEL IN THE EXISTING CONCRETE BENCH FOR SMOOTH FLOW FROM NEW SANITARY SEWER CONNECTION.
4. CLEAN EXISTING MANHOLE OF ANY DIRT, CONCRETE OR DEBRIS WHICH MAY ACCUMULATE DURING THE CONSTRUCTION PROCESS.

NOT TO SCALE

SANITARY SEWER CONNECTION TO EXISTING MANHOLE

DATE: 3-31-09

A-4

ENGINEERING RESOURCE ASSOCIATES
3275 W. ARMY TRAIL, SUITE 201
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-3150
FAX: (630) 393-3155
www.eraconsultants.com

AIRHART CONSTRUCTION
"Building A Better Tomorrow"

AIRHART CONSTRUCTION

MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 19072S.00

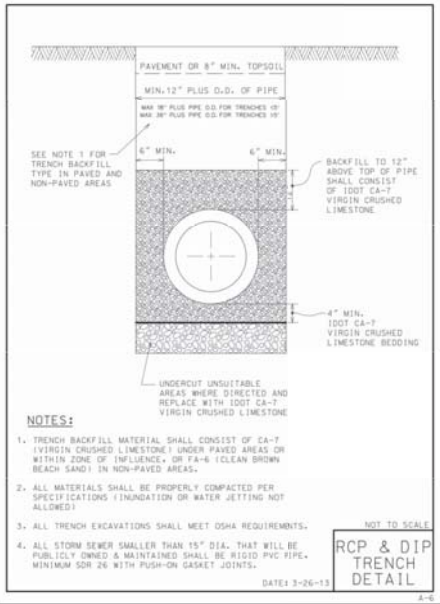
DATE	: 07-24-2020
PROJECT #	: 19072S.00
DESIGNED BY	: TF
DRAWN BY	: TF
CHECKED BY	: MAV

DESCRIPTION:

SANITARY DETAILS

C-10.0
SHEET

G:\PROJECTS\Airhart Construction\19072S.00 Munhall St Charles SITE DEV ENG\CADD\SHEET\19072S.00 SHEET C-10.0_SanitarDetails.dwg



NOTES:

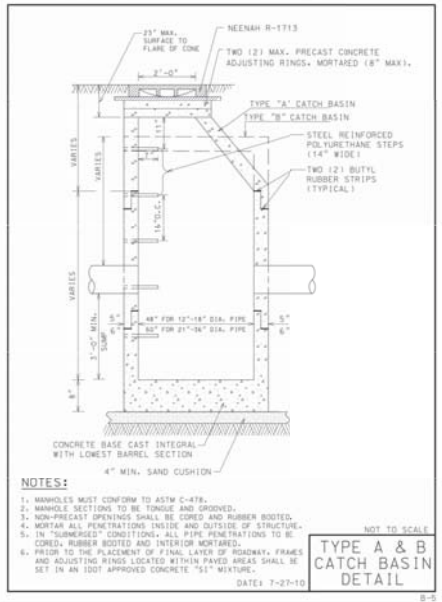
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
4. ALL STORM SEWER SMALLER THAN 15" DIA. THAT WILL BE PUBLICLY OWNED & MAINTAINED SHALL BE RIGID PVC PIPE. MINIMUM SDR 26 WITH PUSH-ON GASKET JOINTS.

NOT TO SCALE

RCP & DIP TRENCH DETAIL

DATE: 3-26-13

A-6



NOTES:

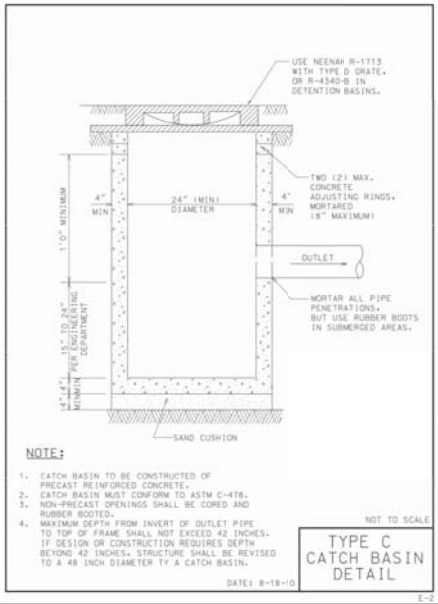
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MORTAR ALL PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
5. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
6. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "S1" MIXTURE.

NOT TO SCALE

TYPE A & B CATCH BASIN DETAIL

DATE: 7-27-10

B-5



NOTE:

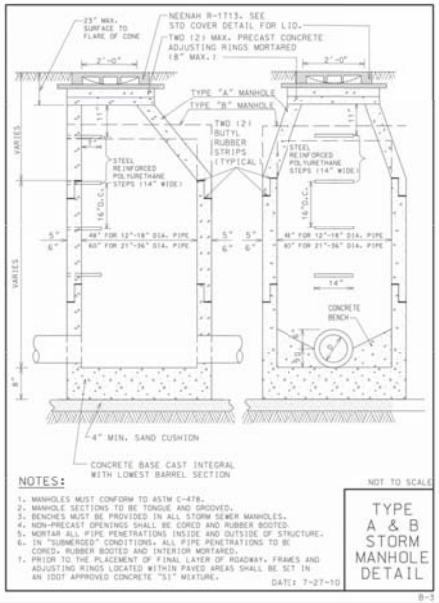
1. CATCH BASIN TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. CATCH BASIN MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER TY A CATCH BASIN.

NOT TO SCALE

TYPE C CATCH BASIN DETAIL

DATE: 8-18-10

E-2



NOTES:

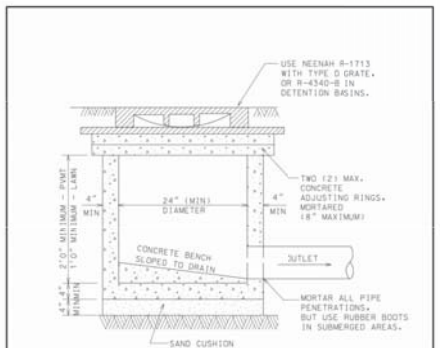
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.
7. PRIOR TO THE PLACEMENT OF FINAL LAYER OF ROADWAY, FRAMES AND ADJUSTING RINGS LOCATED WITHIN PAVED AREAS SHALL BE SET IN AN IDOT APPROVED CONCRETE "S1" MIXTURE.

NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL

DATE: 7-27-10

B-3



NOTE:

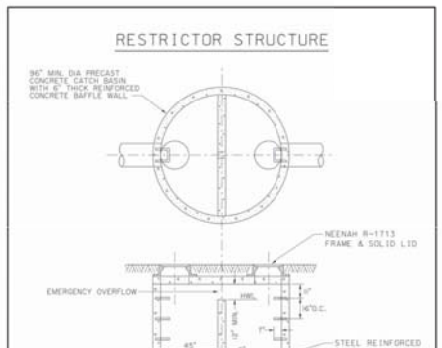
1. INLET TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. INLET MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DESIGN OR CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES, STRUCTURE SHALL BE REVISED TO A 48 INCH DIAMETER TY A MANHOLE.

NOT TO SCALE

TYPE A INLET DETAIL

DATE: 3-31-09

E-1



NOTES:

1. RESTRICTOR SIZE TO BE APPROVED BY THE CITY ENGINEER.
2. MANHOLES MUST CONFORM TO ASTM C-478.
3. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS, ALL PIPE PENETRATIONS TO BE CORED, RUBBER BOOTED AND INTERIOR MORTARED.

NOT TO SCALE

RESTRICTOR STRUCTURE

DATE: 10-25-11

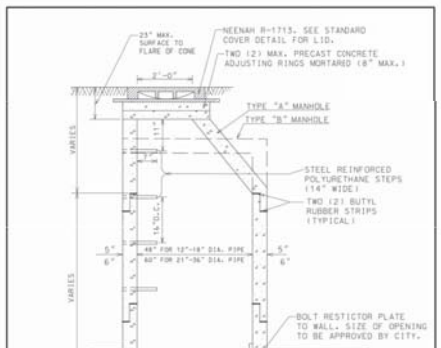
B-8

NOT TO SCALE

STANDARD COVER DETAIL

DATE: 11-11-09

D-7



NOTES:

1. RESTRICTOR SIZE TO BE APPROVED BY THE CITY ENGINEER. MINIMUM RESTRICTOR DIAMETER IS 3".
2. MANHOLES MUST CONFORM TO ASTM C-478.
3. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
4. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
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NOT TO SCALE

TYPE A & B STORM MANHOLE WITH RESTRICTOR

DATE: 7-27-10

B-4

ENGINEERING RESOURCE ASSOCIATES
1570 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-3150
FAX: (630) 393-3155
www.eraconsultants.com

AIRHART CONSTRUCTION
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MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 19072S.00

DATE	: 07-24-2020
PROJECT #	: 19072S.00
DESIGNED BY	: TF
DRAWN BY	: TF
CHECKED BY	: MAV

DESCRIPTION:

CONSTRUCTION DETAILS

C-11.0
SHEET

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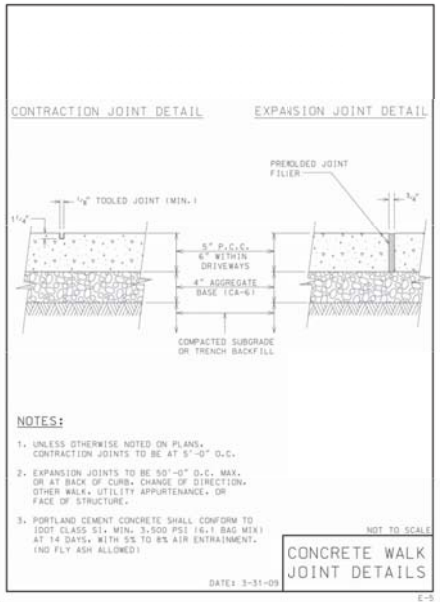

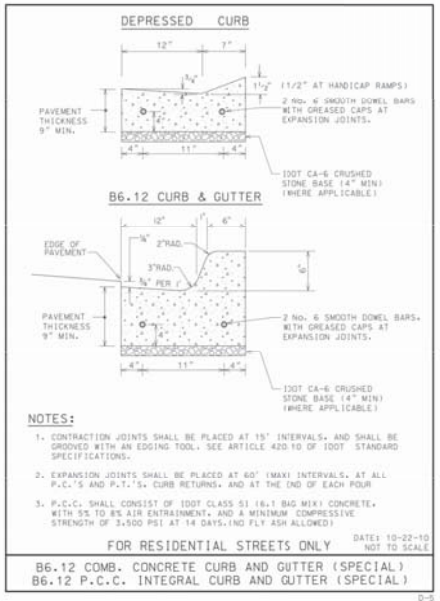

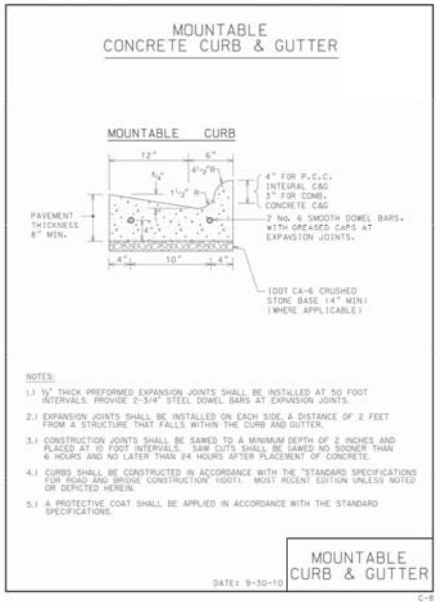

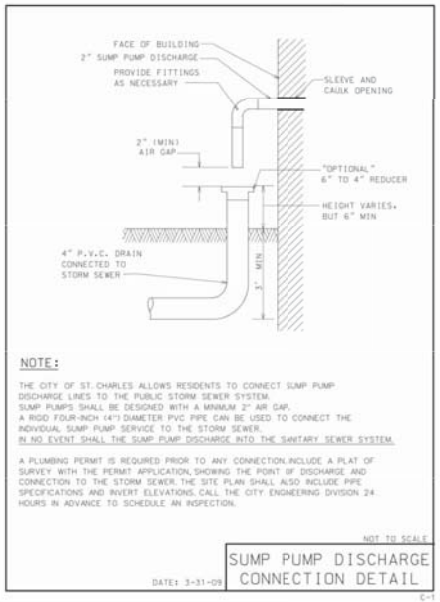

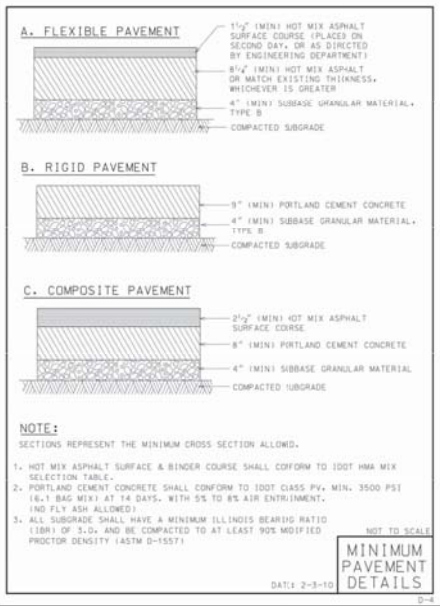

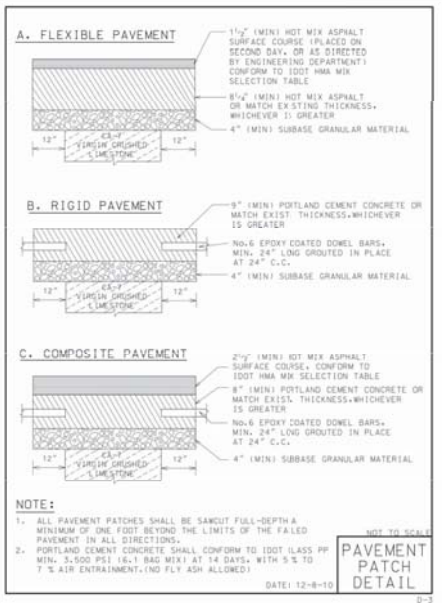

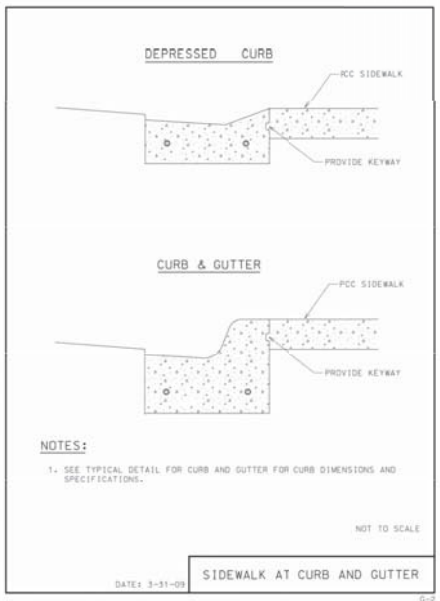

ENGINEERING RESOURCE ASSOCIATES
3276 WEST AVENUE, SUITE 50
WARRENVILLE, ILLINOIS 60555
PHONE: 630.393.3150
FAX: 630.393.3155
www.eraconsultants.com

AIRHART CONSTRUCTION
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AIRHART CONSTRUCTION

MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 19072S.00

DATE	: 07-24-2020
PROJECT #	: 19072S.00
DESIGNED BY	: TF
DRAWN BY	: TF
CHECKED BY	: NAV

DESCRIPTION:

CONSTRUCTION DETAILS

C-11.1
SHEET

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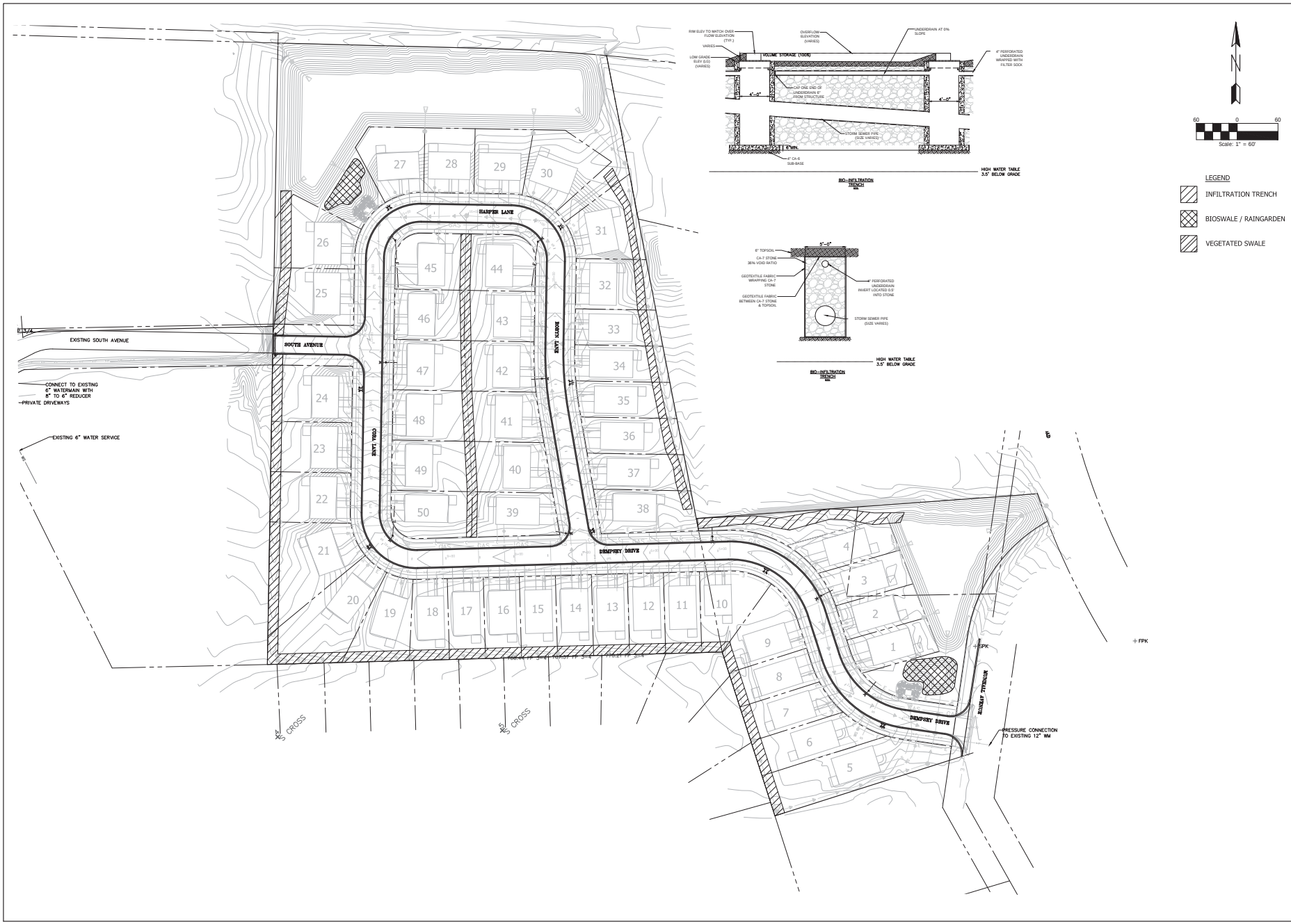

ENGINEERING RESOURCE ASSOCIATES
3500 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.erasconsultants.com

AIRHART CONSTRUCTION
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AIRHART CONSTRUCTION

MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 190726.C0

DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

BMP LOCATIONS

C-12.0
SHEET

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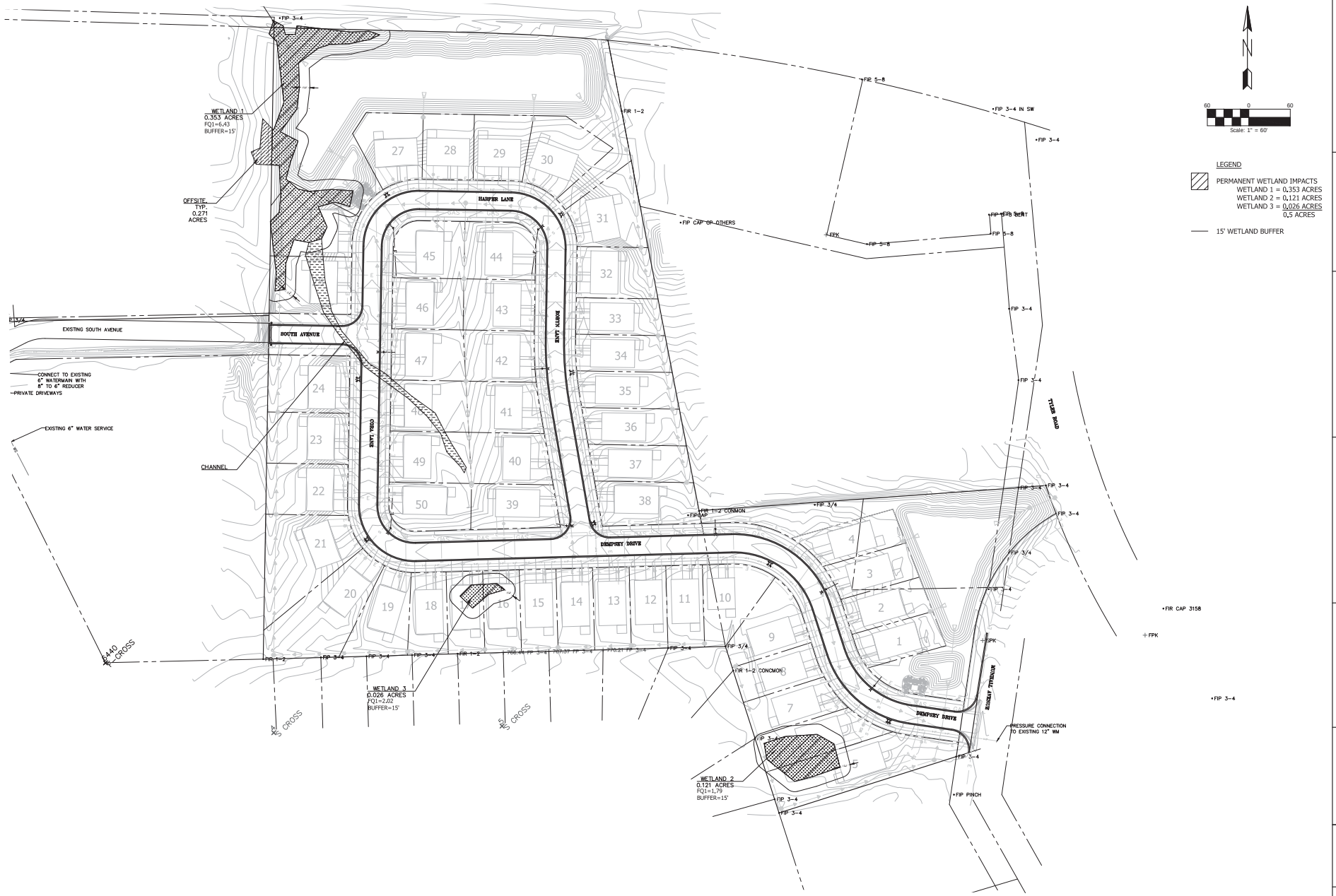

ENGINEERING RESOURCE ASSOCIATES
3500 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
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AIRHART CONSTRUCTION

MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO.
190726.C0

DESCRIPTION:

DATE	07-24-2020
PROJECT #	190726.C0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

WETLAND IMPACT PLAN

C-13.0
SHEET

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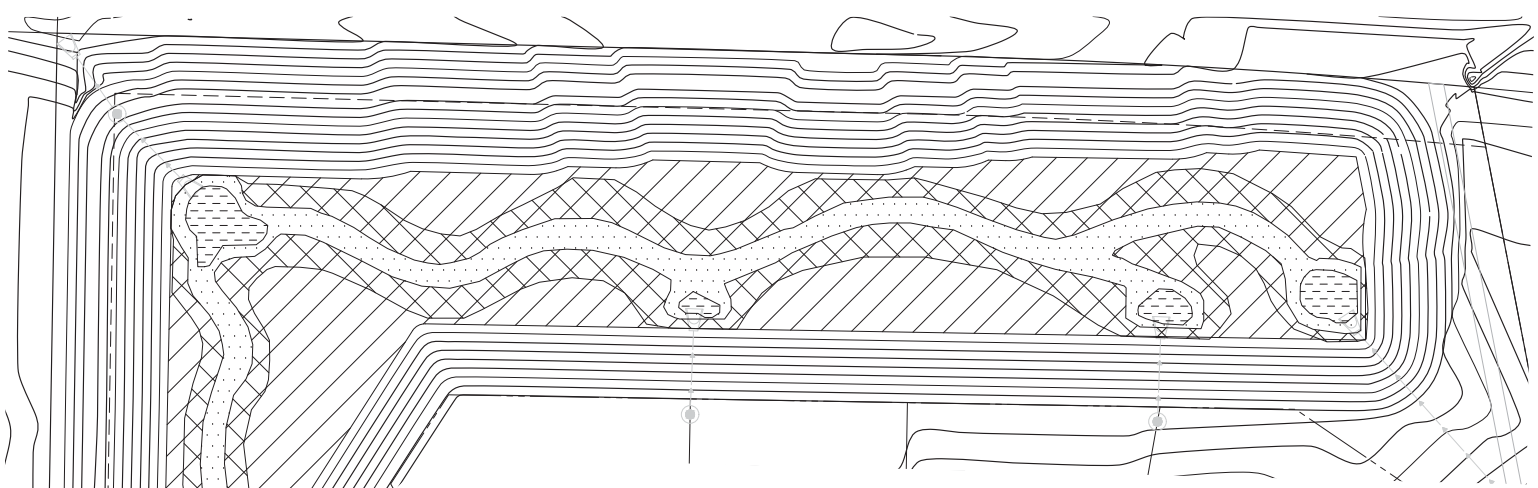

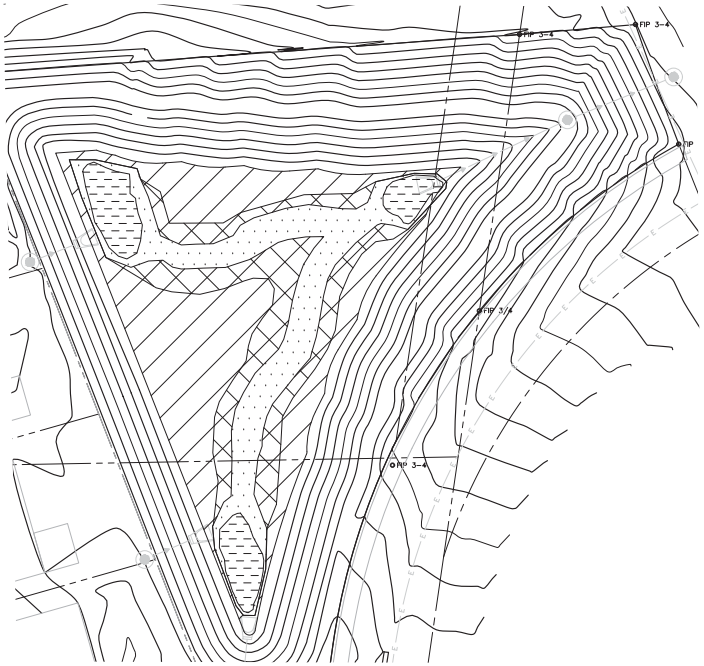

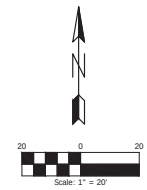

LEGEND

- MICROPOOL / FOREBAY
- LOW FLOW MEANDER / DEEP EMERGENT (0.19 ACRES)
- WET MEADOW (0.38 ACRES)
- EMERGENT (0.26 ACRES)

ENGINEERING RESOURCE ASSOCIATES
3570L WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-3060
FAX: (630) 393-3152
www.eraconsultants.com

AIRHART CONSTRUCTION
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AIRHART CONSTRUCTION

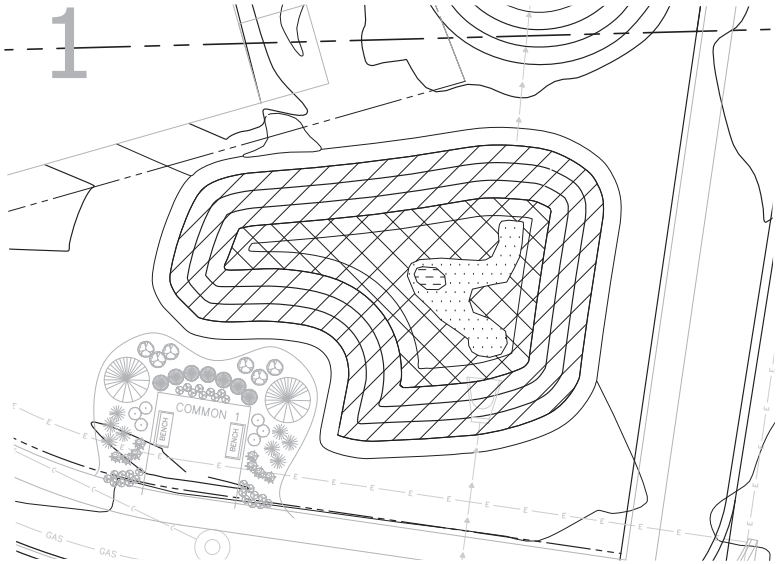
MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO. 190726.C0

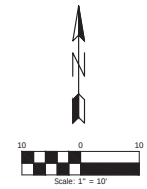
DESCRIPTION:

DATE	: 07-24-2020
PROJECT #	: 190726.C0
DESIGNED BY	: TF
DRAWN BY	: TF
CHECKED BY	: NAV

WETLAND MITIGATION PLAN

C-14.0
SHEET





LEGEND

- OPEN WATER
- EMERGENT PLANT COMMUNITY (0.012 ACRES)
- MESIC PRAIRIE BUFFER (0.052 ACRES)
- WET PRAIRIE / SEDGE MEADOW (0.045 ACRES)

ENGINEERING
RESOURCE ASSOCIATES
3701 WEST AVENUE, SUITE 150
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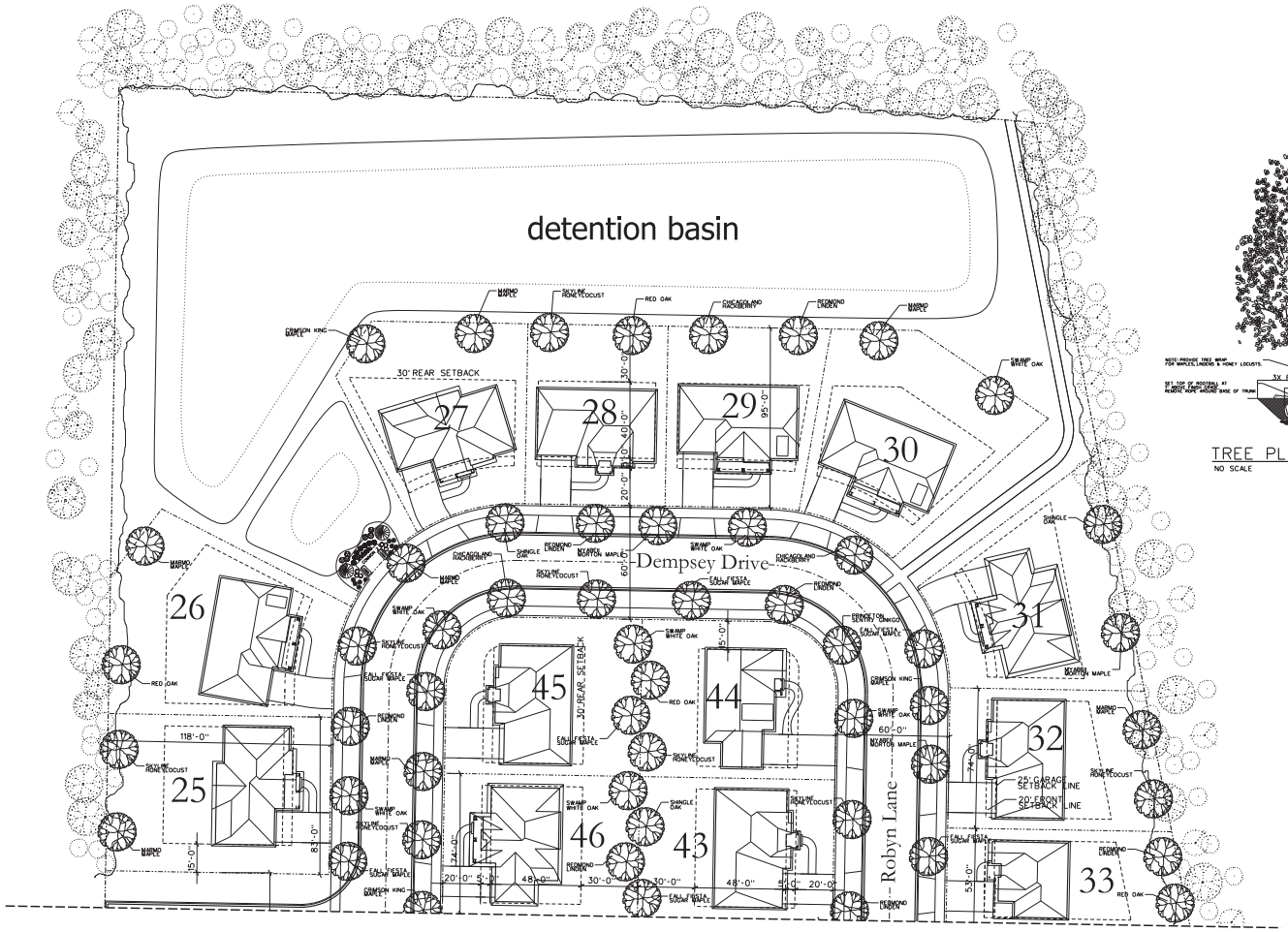
MUNHALL GLEN
ST. CHARLES, IL
ERA PROJECT NO.
190726.C0

DESCRIPTION:

DATE	: 07-24-2020
PROJECT #	: 190726.C0
DESIGNED BY	: TF
DRAWN BY	: TF
CHECKED BY	: NAV

RAIN GARDEN PLAN

C-15.0
SHEET



MATCH LINE

PLANT MATERIAL LIST

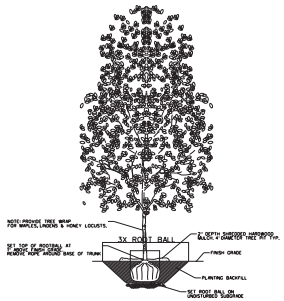
STREET AND BORDER TREES

7	ACER FREEMANII 'MARMO'	MARMO MAPLE	2 1/2"
7	ACER S. 'FALL FIESTA'	FALL FIESTA SUGAR MAPLE	2 1/2"
3	ACER MYABEI 'MORTON'	MYABEI MORTON MAPLE	2 1/2"
3	ACER P. 'CRIMSON KING'	CRIMSON KING MAPLE	2 1/2"
3	CELTIS O. 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2 1/2"
1	GINKGO B. 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2 1/2"
8	GLEDITSIA T. 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"
7	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2"
3	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2"
4	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2"
7	TILIA E. 'REDMOND'	REDMOND LINDEN	2 1/2"

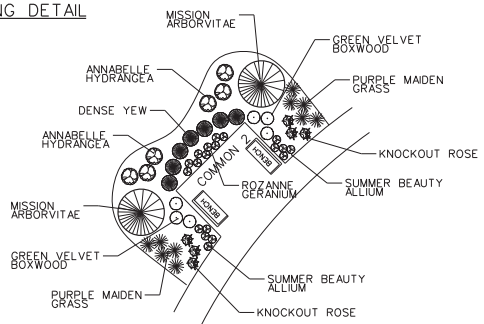
COMMON AREA 2

2	THUJA O. 'TECHNY'	MISSION ARBORVITAE	4'
7	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	18"
6	BUXUS M. 'GREEN VELVET'	GREEN VELVET BOXWOOD	15"
6	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL.
6	ROSA X. 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL.
10	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	1 GAL.
9	GERANIUM S. 'ROZANNE'	ROZANNE GERANIUM	1 GAL.
10	MISCANTHUS 'PURPURESCENS'	PURPLE MAIDEN GRASS	1 GAL.

NOTES:
- SOD AREAS AS NOTED.
- PREPARE PERENNIAL AND GROUNDCOVER BEDS W/ 1 CY. GARDEN COMPOST PER 100 SF, ROTOTILLED TO 8" DEPTH (APPROX 2 CU.YD).
- MULCH ALL TREE AND SHRUB PLANTINGS TO MAX. 3" & 2" MIN. DEPTH SHREADED HARDWOOD MULCH (APPROX. 25 CU. YD.)
- MULCH SHOULD NOT BE PILED UP AGAINST TRUNKS OF TREES OR SHRUBS.
- A COVER OF AT LEAST 6" OF TOPSOIL SHALL BE PROVIDED IN ALL TURF AREAS.
- A COVER OF AT LEAST 9" OF TOPSOIL SHALL BE PROVIDED IN ALL PLANTING BEDS.



TREE PLANTING DETAIL
NO SCALE

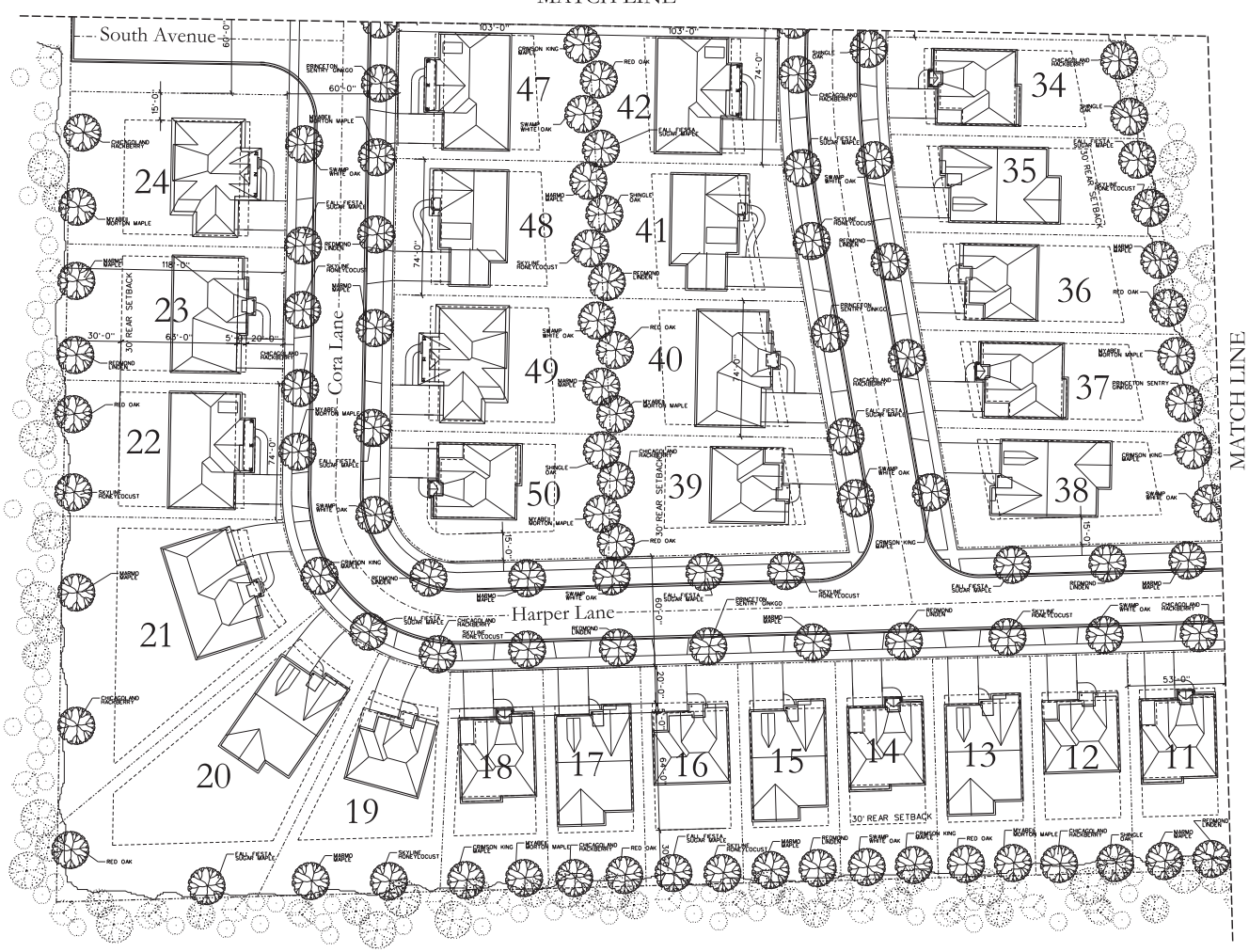


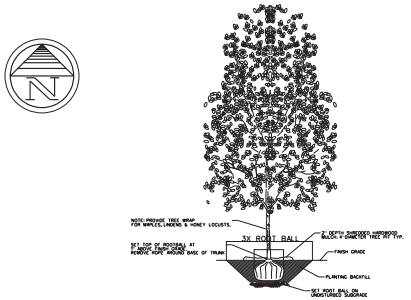
Common Area 2

LANDSCAPE PLAN 1"= 10'-0"

AIRHART CONSTRUCTION
690 E. ROOSEVELT RD. WEST CHICAGO, IL 60185 (630) 293-2000

SCALE: 1" = 30'-0"	APPROVED BY:	DRAWN BY: JCK
DATE: 7-23-20	REVISED:	
Munhall Glen		
ST. CHARLES, IL		
Landscape Master Plan		DRAWING NUMBER: L-1





TREE PLANTING DETAIL

NO SCALE

PLANT MATERIAL LIST

STREET AND BORDER TREES

12	ACER FREEMANII 'MARMO'	MARMO MAPLE	2 1/2"
11	ACER S. 'FALL FIESTA'	FALL FIESTA SUGAR MAPLE	2 1/2"
8	ACER MYABEI 'MORTON'	MYABEI MORTON MAPLE	2 1/2"
6	ACER P. 'CRIMSON KING'	CRIMSON KING MAPLE	2 1/2"
11	CELTIS O. 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2 1/2"
3	GINKGO B. 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2 1/2"
10	GLEDITSIA T. 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"
10	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2"
4	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2"
8	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2"
10	TILIA E. 'REDMOND'	REDMOND LINDEN	2 1/2"

NOTES:
- SOD AREAS AS NOTED.
- PREPARE PERENNIAL AND GROUNDCOVER BEDS W/ 1 CY. GARDEN COMPOST PER 100 SF, ROTOTILLED TO 8" DEPTH (APPROX 2 CU.YD).
- MULCH ALL TREE AND SHRUB PLANTINGS TO MAX. 3" & 2" MIN. DEPTH SHREADED HARDWOOD MULCH (APPROX. 35 CU. YD.)
- MULCH SHOULD NOT BE PILED UP AGAINST TRUNKS OF TREES OR SHRUBS.
- A COVER OF AT LEAST 6" OF TOPSOIL SHALL BE PROVIDED IN ALL TURF AREAS.
- A COVER OF AT LEAST 9" OF TOPSOIL SHALL BE PROVIDED IN ALL PLANTING BEDS.

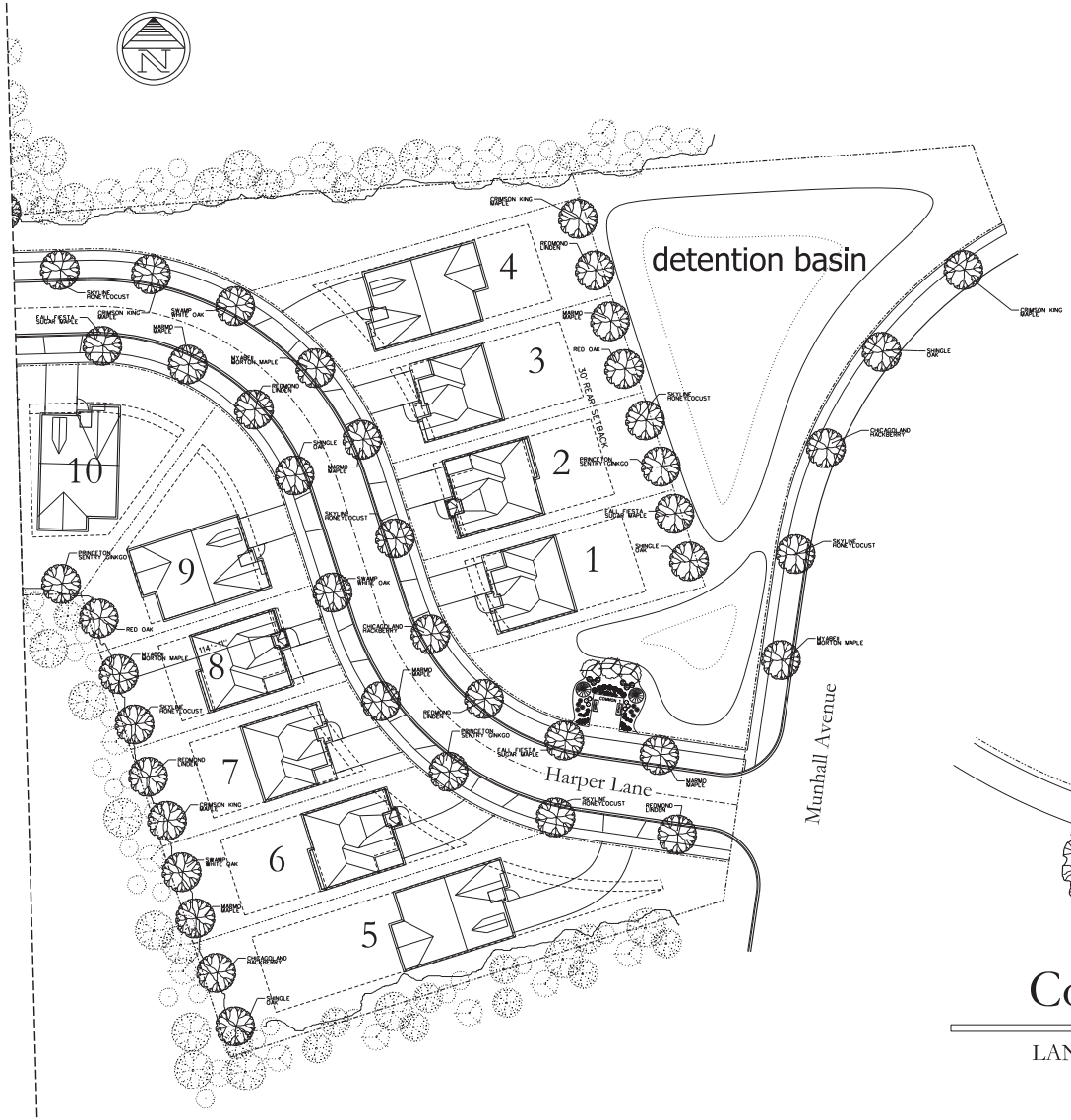
AIRHART CONSTRUCTION
800 E. ROOSEVELT RD. WEST CHICAGO, IL 60185 (630) 293-2800

SCALE: 1" = 30'-0"	APPROVED BY:
DATE: 7-23-20	REVISED:
DRAWN BY: JCK	

Munhall Glen
ST. CHARLES, IL

Landscape Master Plan

DRAWING NUMBER: L-2



PLANT MATERIAL LIST

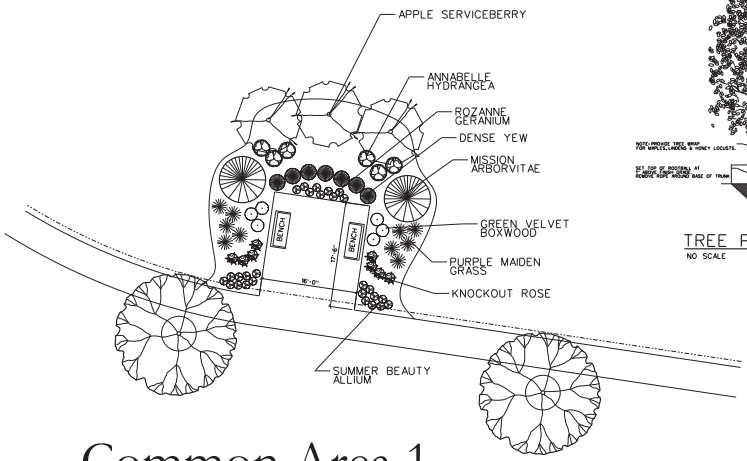
STREET AND BORDER TREES

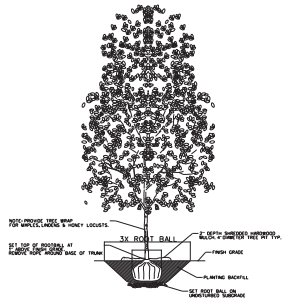
6	ACER FREEMANII 'MARMO'	MARMO MAPLE	2 1/2"
3	ACER S. 'FALL FIESTA'	FALL FIESTA SUGAR MAPLE	2 1/2"
3	ACER MYABEI 'MORTON'	MYABEI MORTON MAPLE	2 1/2"
4	ACER P. 'CRIMSON KING'	CRIMSON KING MAPLE	2 1/2"
3	CELTIS O. 'CHICAGOLAND'	CHICAGOLAND HACKBERRY	2 1/2"
3	GINKGO B. 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	2 1/2"
6	GLEDITSIA T. 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"
3	QUERCUS BICOLOR	SWAMP WHITE OAK	2 1/2"
4	QUERCUS IMBRICARIA	SHINGLE OAK	2 1/2"
2	QUERCUS RUBRA	NORTHERN RED OAK	2 1/2"
5	TILIA E. 'REDMOND'	REDMOND LINDEN	2 1/2"

COMMON AREA 1

3	AMELANCHIER GRANDIFLORA	APPLE SERVICEBERRY	6'
2	THUJA O. 'TECHNY'	MISSION ARBORVITAE	4'
7	TAXUS MEDIA 'DENSIFORMS'	DENSE YEW	18"
6	BUXUS M. 'GREEN VELVET'	GREEN VELVET BOXWOOD	15"
6	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL.
8	ROSA X. 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL.
18	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	1 GAL.
9	GERANIUM S. 'ROZANNE'	ROZANNE GERANIUM	1 GAL.
10	MISCANTHUS 'PURPURESCENS'	PURPLE MAIDEN GRASS	1 GAL.

NOTES:
- SOD AREAS AS NOTED.
- PREPARE PERENNIAL AND GROUNDCOVER BEDS W/ 1 CY. GARDEN COMPOST PER 100 SF ROTOTILLED TO 8" DEPTH (APPROX 2 CU.YD).
- MULCH ALL TREE AND SHRUB PLANTINGS TO MAX. 3" & 2" MIN. DEPTH SHREADED HARDWOOD MULCH (APPROX 20 CU. YD.)
- MULCH SHOULD NOT BE PILED UP AGAINST TRUNKS OF TREES OR SHRUBS.
- A COVER OF AT LEAST 6" OF TOPSOIL SHALL BE PROVIDED IN ALL TURF AREAS.
- A COVER OF AT LEAST 9" OF TOPSOIL SHALL BE PROVIDED IN ALL PLANTING BEDS.





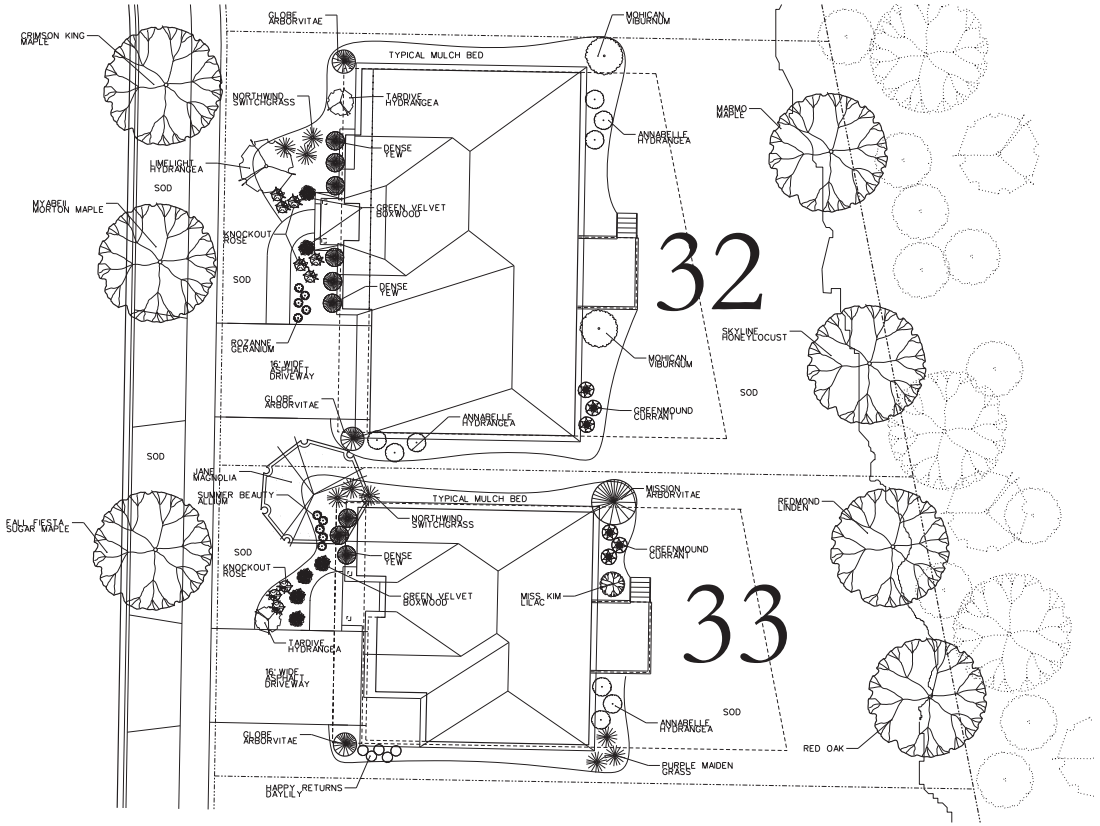
TREE PLANTING DETAIL
NO SCALE

Common Area 1

LANDSCAPE PLAN 1"= 10'-0"

AIRHART CONSTRUCTION
600 E. ROOSEVELT RD. WEST CHICAGO, IL 60185 (630) 293-3000

SCALE: 1" - 30'-0"	APPROVED BY:	DRAWN BY: JCK
DATE: 7-23-20	REVISED:	
Munhall Glen		
ST. CHARLES, IL		
Landscape Master Plan		DRAWING NUMBER: L-3



PLANT MATERIAL LIST

1	ACER P. 'CRIMSON KING'	CRIMSON KING MAPLE	2 1/2"
1	ACER X. 'MARMO'	MARMO MAPLE	2 1/2"
1	GLEDITSIA T. 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"
1	ACER X. 'MYABEII MORTON'	MYABEII MORTON MAPLE	2 1/2"
1	HYDRANGEA P. 'LIMELIGHT'	TARDIVE HYDRANGEA	15 GAL. (TREE)
2	THUJA O. 'WOODWARDII'	GLOBE ARBORVITAE	5 GAL.
6	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	18"
2	BUXUS M. 'GREEN VELVET'	GREEN VELVET BOXWOOD	15"
6	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL.
1	HYDRANGEA P. 'TARDIVA'	TARDIVE HYDRANGEA	5 GAL.
3	RIBES A. 'GREENMOUND'	GREENMOUND CURRANT	5 GAL.
6	ROSA X 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL.
2	VIBURNUM L. 'MOHICAN'	MOHICAN VIBURNUM	5 GAL.
5	GERANIUM S. 'ROZANNE'	ROZANNE GERANIUM	1 GAL.
3	PANICUM S. 'NORTHWIND'	NORTHWIND SWITCHGRASS	1 GAL.

NOTE:
PROVIDE 2 YD. GARDEN MIX &
9.5 YD. SHREADED HARDWOOD MULCH

LOT 32 SHALLOW HOUSE DESIGN

PLANT MATERIAL LIST

1	ACER S. 'FALL FIESTA'	FALL FIESTA MAPLE	2 1/2"
1	QUERCUS RUBRA	RED OAK	2 1/2"
1	TILIA A. 'REDMOND'	REDMOND LINDEN	2 1/2"
1	MAGNOLIA S. 'JANE'	JANE MAGNOLIA	6'
1	THUJA O. 'TECHNY'	MISSION ARBORVITAE	48"
1	THUJA O. 'WOODWARDII'	GLOBE ARBORVITAE	5 GAL.
3	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	18"
4	BUXUS M. 'GREEN VELVET'	GREEN VELVET BOXWOOD	15"
3	HYDRANGEA A. 'ANNABELLE'	ANNABELLE HYDRANGEA	5 GAL.
1	HYDRANGEA P. 'TARDIVA'	TARDIVE HYDRANGEA	5 GAL.
3	RIBES A. 'GREENMOUND'	GREENMOUND CURRANT	5 GAL.
3	ROSA X 'KNOCKOUT'	KNOCKOUT ROSE	3 GAL.
1	SYRINGA P. 'MISS KIM'	MISS. KIM LILAC	5 GAL.
3	PANICUM S. 'NORTHWIND'	NORTHWIND SWITCHGRASS	1 GAL.
3	MISCANTHUS 'PURPURESCENS'	PURPLE MAIDEN GRASS	1 GAL.
5	ALLIUM 'SUMMER BEAUTY'	SUMMER BEAUTY ALLIUM	1 GAL.
5	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.

NOTE:
PROVIDE 2 YD. GARDEN MIX &
9.5 YD. SHREADED HARDWOOD MULCH

LOT 33 NARROW HOUSE DESIGN

AIRHART CONSTRUCTION
600 E. ROOSEVELT RD. WEST CHICAGO, IL 60185 (630) 293-3000

SCALE: 1" = 10'-0"	REVISED:	DRAWN BY: JCK
DATE: 7-23-20		

Munhall Glen
ST. CHARLES, IL

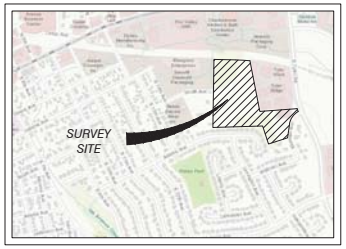
Typical Unit Landscaping

DRAWING NUMBER: L-4

P.I.N.:
09-26-376-003 (PARCEL 1)
09-26-376-001 (PARCEL 2)
09-26-376-005 (PARCEL 3)
09-35-126-010 (PARCEL 4)
09-26-377-004 (PARCEL 5)

PRELIMINARY PLAT OF SUBDIVISION
OF
MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



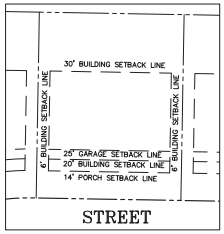
LOCATION MAP
NOT TO SCALE

AREA SUMMARY

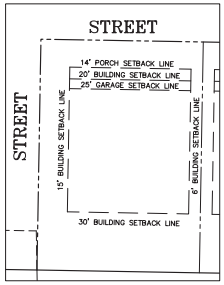
LOTS 1-50:	407,725 SQUARE FEET (9.360 ACRES±)
OUTLOTS A & B:	126,542 SQUARE FEET (2.905 ACRES±)
RIGHT-OF-WAY:	136,130 SQUARE FEET (3.125 ACRES±)
TOTAL:	670,397 SQUARE FEET (15.390 ACRES±)

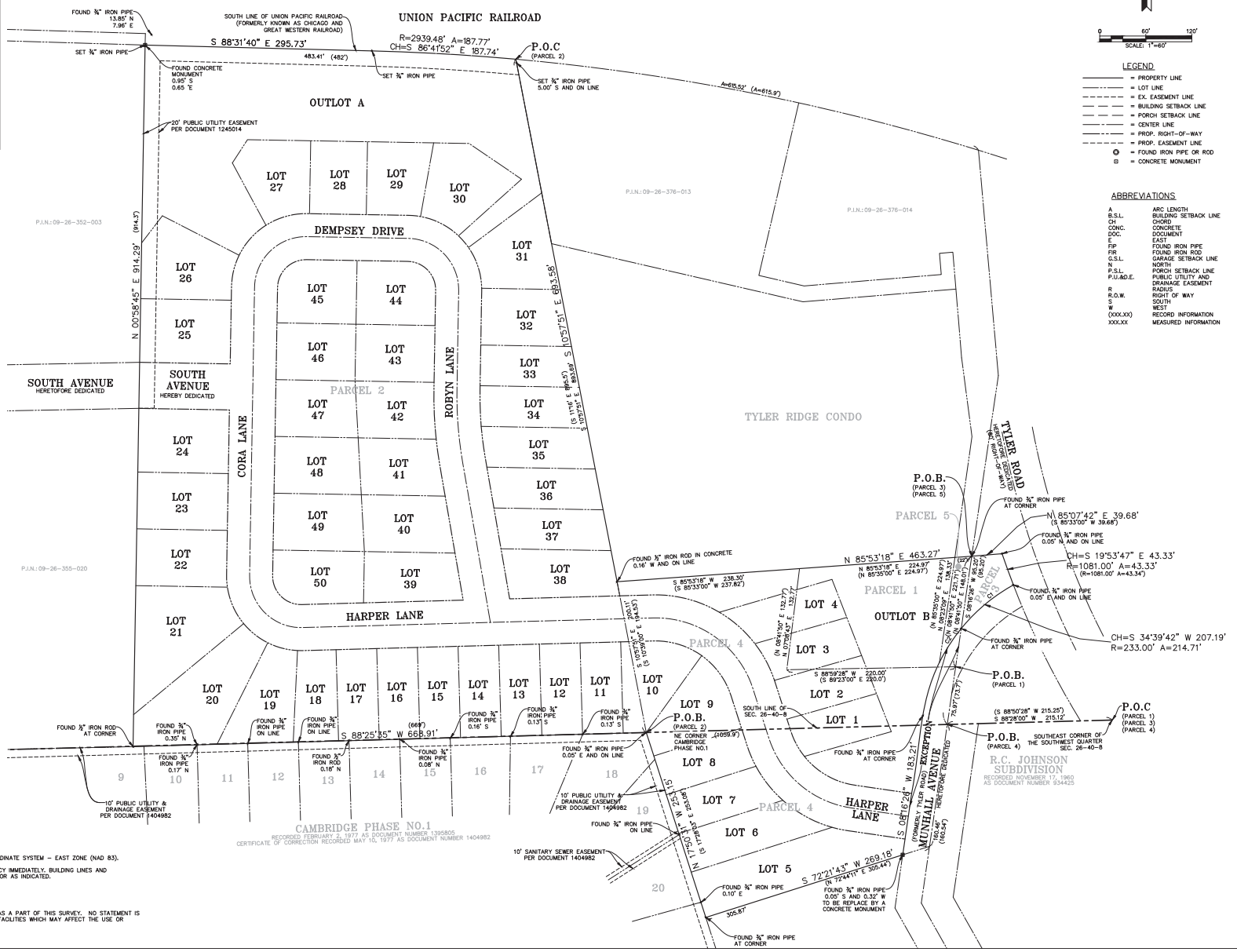
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	233.00'	89.14'	N50°06'00"E	88.60'
	(233.00')	(89.15')		
C2	233.00'	52.64'	S32°40'05"W	52.52'
	(233.00')	(52.64')		

TYPICAL SETBACK DETAIL



TYPICAL SETBACK DETAIL
LOTS 24-25, 39-40, 45-46 AND 51





N

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

LEGEND
= PROPERTY LINE
= LOT LINE
= EX. EASEMENT LINE
= BUILDING SETBACK LINE
= PORCH SETBACK LINE
= CENTER LINE
= PROP. RIGHT-OF-WAY
= PROP. EASEMENT LINE
= FOUND IRON PIPE OR ROD
= CONCRETE MONUMENT

ABBREVIATIONS

A	ARC LENGTH
B.S.L.	BUILDING SETBACK LINE
CH	CHORD
CONC.	CONCRETE
DOC.	DOCUMENT
E	EAST
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
G.S.L.	GARAGE SETBACK LINE
N	NORTH
P.S.L.	PORCH SETBACK LINE
P.U.&D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
R	RADIUS
R.O.W.	RIGHT OF WAY
S	SOUTH
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

GENERAL NOTES

1. THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
2. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY IMMEDIATELY. BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION OR AS INDICATED.
3. ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
4. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

ENGINEERING RESOURCE ASSOCIATES
1550 NORTH KIRK ROAD, SUITE 200
BATAVIA, ILLINOIS 60510
PH (630) 232-1552
FX (630) 232-1556
WWW.ERSCONSULTANTS.COM

AIRHART CONSTRUCTION
"Building A Better Tomorrow"

PREPARED FOR: AIRHART CONSTRUCTION

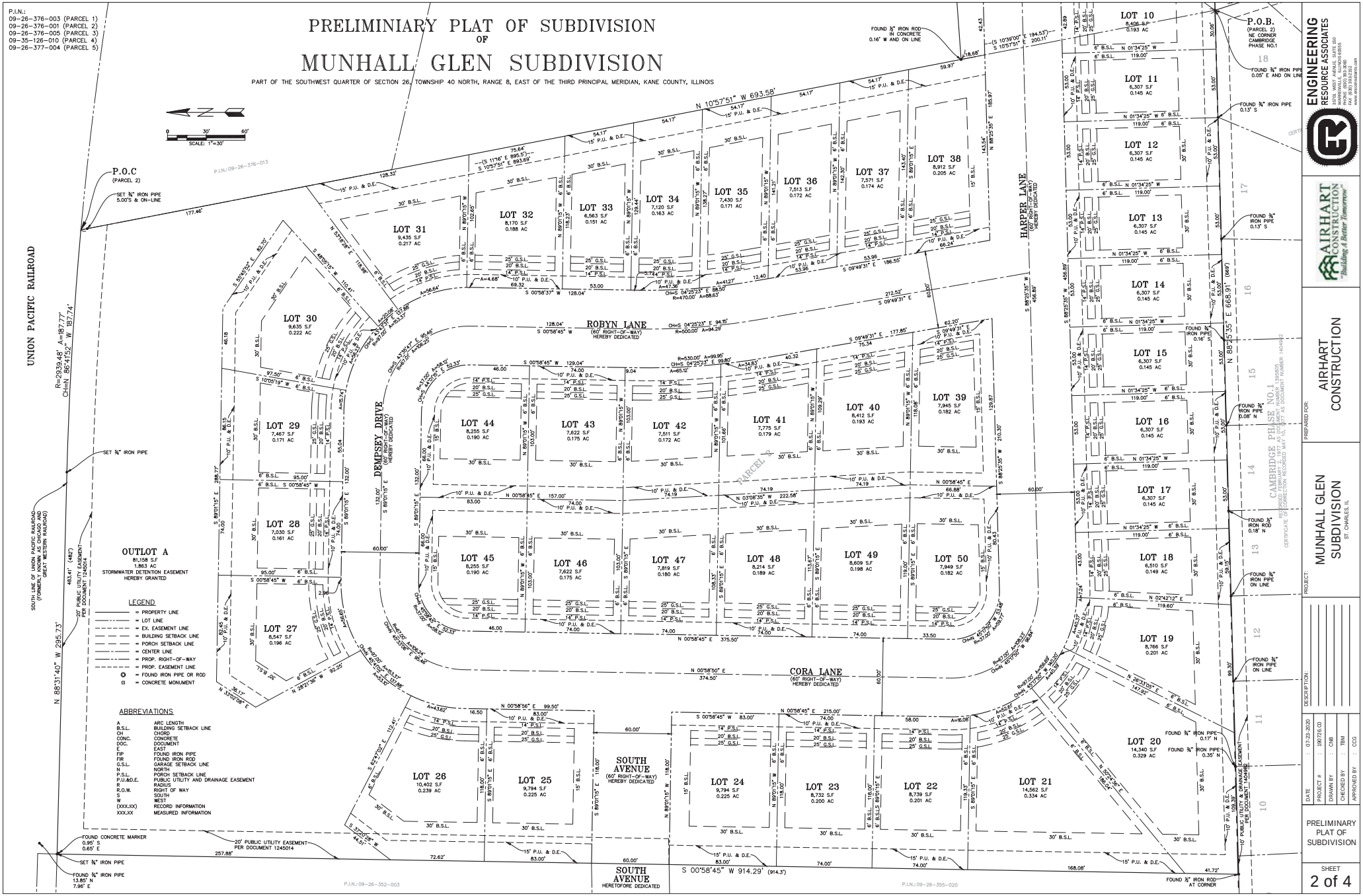
PROJECT: MUNHALL GLEN SUBDIVISION
ST. CHARLES, IL

DESCRIPTION:

DATE	: 07-23-2020
PROJECT #	: 19072S.00
DRAWN BY	: CMB
CHECKED BY	: TBM
APPROVED BY	: CCG

PRELIMINARY PLAT OF SUBDIVISION

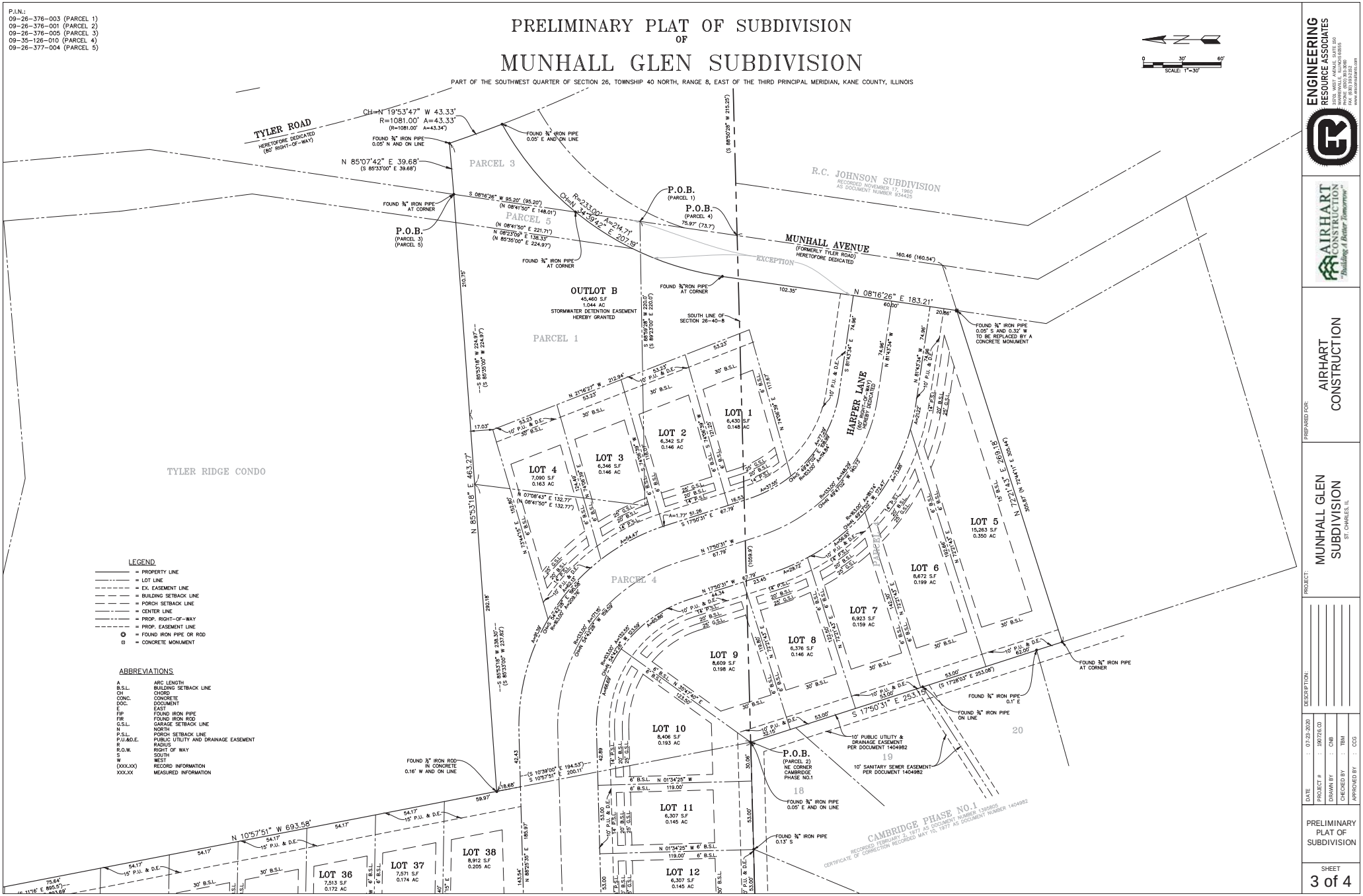
SHEET
1 of 4


P.I.N.:
09-26-376-003 (PARCEL 1)
09-26-376-001 (PARCEL 2)
09-26-376-005 (PARCEL 3)
09-35-126-010 (PARCEL 4)
09-26-377-004 (PARCEL 5)
PRELIMINARY PLAT OF SUBDIVISION
OF
MUNHALL GLEN SUBDIVISION
PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS
SCALE: 1"=30'
P.O.C
(PARCEL 2)
SET ¾" IRON PIPE
5.00'S & ON-LINE
P.O.B.
(PARCEL 2)
NE CORNER
CAMBRIDGE
PHASE NO.1
UNION PACIFIC RAILROAD
SOUTH LINE OF UNION PACIFIC RAILROAD
(FORMERLY CHICAGO & NORTH WESTERN RAILROAD)
(GREAT WESTERN RAILROAD)
ROBYN LANE
(60' RIGHT-OF-WAY)
HEREBY DEDICATED
DEMPSEY DRIVE
(60' RIGHT-OF-WAY)
HEREBY DEDICATED
HARPER LANE
(60' RIGHT-OF-WAY)
HEREBY DEDICATED
CORA LANE
(60' RIGHT-OF-WAY)
HEREBY DEDICATED
SOUTH AVENUE
(60' RIGHT-OF-WAY)
HEREBY DEDICATED
SOUTH AVENUE
HERETOFORE DEDICATED
LOT 10 8,406 S.F 0.193 AC
LOT 11 6,307 S.F 0.145 AC
LOT 12 6,307 S.F 0.145 AC
LOT 13 6,307 S.F 0.145 AC
LOT 14 6,307 S.F 0.145 AC
LOT 15 6,307 S.F 0.145 AC
LOT 16 6,307 S.F 0.145 AC
LOT 17 6,307 S.F 0.145 AC
LOT 18 6,510 S.F 0.149 AC
LOT 19 8,766 S.F 0.201 AC
LOT 20 14,340 S.F 0.329 AC
LOT 21 14,562 S.F 0.334 AC
LOT 22 8,739 S.F 0.201 AC
LOT 23 8,732 S.F 0.200 AC
LOT 24 9,794 S.F 0.225 AC
LOT 25 9,794 S.F 0.225 AC
LOT 26 10,402 S.F 0.239 AC
LOT 27 8,547 S.F 0.196 AC
LOT 28 7,030 S.F 0.161 AC
LOT 29 7,467 S.F 0.171 AC
LOT 30 9,635 S.F 0.222 AC
LOT 31 9,435 S.F 0.217 AC
LOT 32 8,170 S.F 0.188 AC
LOT 33 6,563 S.F 0.151 AC
LOT 34 7,120 S.F 0.163 AC
LOT 35 7,430 S.F 0.171 AC
LOT 36 7,513 S.F 0.172 AC
LOT 37 7,571 S.F 0.174 AC
LOT 38 8,912 S.F 0.205 AC
LOT 39 7,945 S.F 0.182 AC
LOT 40 8,412 S.F 0.193 AC
LOT 41 7,775 S.F 0.179 AC
LOT 42 7,511 S.F 0.172 AC
LOT 43 7,622 S.F 0.175 AC
LOT 44 8,255 S.F 0.190 AC
LOT 45 8,255 S.F 0.190 AC
LOT 46 7,622 S.F 0.175 AC
LOT 47 7,819 S.F 0.180 AC
LOT 48 8,214 S.F 0.189 AC
LOT 49 8,609 S.F 0.198 AC
LOT 50 7,949 S.F 0.182 AC
OUTLOT A
81,158 S.F
1.863 AC
STORMWATER DETENTION EASEMENT
HEREBY GRANTED
PARCEL 2
CAMBRIDGE PHASE NO.1
DOCUMENT NUMBER 1395805
CERTIFICATE OF CORRECTION RECORDED MAY 10, 1977 AS DOCUMENT NUMBER 1404468
LEGEND
= PROPERTY LINE
= LOT LINE
= EX. EASEMENT LINE
= BUILDING SETBACK LINE
= PORCH SETBACK LINE
= CENTER LINE
= PROP. RIGHT-OF-WAY
= PROP. EASEMENT LINE
= FOUND IRON PIPE OR ROD
= CONCRETE MONUMENT
ABBREVIATIONS
A ARC LENGTH
B.S.L. BUILDING SETBACK LINE
CH CHORD
CONC. CONCRETE
DOC. DOCUMENT
E EAST
FIP FOUND IRON PIPE
FIR FOUND IRON ROD
G.S.L. GARAGE SETBACK LINE
N NORTH
P.S.L. PORCH SETBACK LINE
P.U.&D.E. PUBLIC UTILITY AND DRAINAGE EASEMENT
R RADIUS
R.O.W. RIGHT OF WAY
S SOUTH
W WEST
(XXX.XX) RECORD INFORMATION
XXX.XX MEASURED INFORMATION
20' PUBLIC UTILITY EASEMENT PER DOCUMENT 1245014
FOUND CONCRETE MARKER 0.95' S 0.65' E
SET ¾" IRON PIPE
FOUND ¾" IRON PIPE 13.85' N 7.96' E
S 00°58'45" W 914.29' (914.3')
FOUND ¾" IRON ROD AT CORNER
P.I.N.:09-26-376-013
P.I.N.:09-26-352-003
P.I.N.:09-26-355-020
ENGINEERING
RESOURCE ASSOCIATES
AIRHART CONSTRUCTION
PREPARED FOR:
AIRHART CONSTRUCTION
PROJECT:
MUNHALL GLEN SUBDIVISION
ST. CHARLES, IL
DESCRIPTION:
DATE : 07.23.2020
PROJECT # : 19072S.00
DRAWN BY : CNB
CHECKED BY : TBM
APPROVED BY : CCG
PRELIMINARY PLAT OF SUBDIVISION
SHEET
2 of 4

P.I.N.:
09-26-376-003 (PARCEL 1)
09-26-376-001 (PARCEL 2)
09-26-376-005 (PARCEL 3)
09-35-126-010 (PARCEL 4)
09-26-377-004 (PARCEL 5)

PRELIMINARY PLAT OF SUBDIVISION
OF
MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



LEGEND

———	= PROPERTY LINE
—·—·—	= LOT LINE
– – – –	= EX. EASEMENT LINE
— — — —	= BUILDING SETBACK LINE
— — — —	= PORCH SETBACK LINE
——·—·——	= CENTER LINE
——·—·——	= PROP. RIGHT-OF-WAY
– – – –	= PROP. EASEMENT LINE
⊙	= FOUND IRON PIPE OR ROD
⊡	= CONCRETE MONUMENT

ABBREVIATIONS

A	ARC LENGTH
B.S.L.	BUILDING SETBACK LINE
CH	CHORD
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DOC.	DOCUMENT
E	EAST
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
G.S.L.	GARAGE SETBACK LINE
N	NORTH
P.S.L.	PORCH SETBACK LINE
P.U.&D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
R	RADIUS
R.O.W.	RIGHT OF WAY
S	SOUTH
W	WEST
(XXX.XX)	RECORD INFORMATION
XXX.XX	MEASURED INFORMATION

ENGINEERING RESOURCE ASSOCIATES
1702 NORTH WEST AVENUE, SUITE 200
WAUKEGAN, ILLINOIS 60085
PH (630) 393-3060
FX (630) 393-3083
www.eraconsultants.com

AIRHART CONSTRUCTION
Building A Better Tomorrow

PREPARED FOR: AIRHART CONSTRUCTION

PROJECT: MUNHALL GLEN SUBDIVISION
ST. CHARLES, IL

DESCRIPTION:

DATE	07-23-2020
PROJECT #	19072600
DRAWN BY	CMB
CHECKED BY	TBM
APPROVED BY	CCG

PRELIMINARY PLAT OF SUBDIVISION

SHEET
3 of 4

P.I.N.:
09–26–376–003 (PARCEL 1)
09–26–376–001 (PARCEL 2)
09–26–376–005 (PARCEL 3)
09–35–126–010 (PARCEL 4)
09–26–377–004 (PARCEL 5)

PRELIMINARY PLAT OF SUBDIVISION
OF
MUNHALL GLEN SUBDIVISION

PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS

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

PLEASE MAIL A COPY OF THE
RECORDED PLAT TO:
ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555

OWNER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

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

__________ ____________________

__________ ____________________

DATED THIS ________ DAY OF ________________, A.D. 20___.

NOTARY'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, ________________________________, A NOTARY PUBLIC, IN AND FOR SAID COUNTY,

IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT ____________________________, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF ________, A.D. 20___,

AT ________, ILLINOIS.

__________ ____________________
NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, ______________________________ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT ________, ILLINOIS, THIS _____ DAY OF ________, A.D. 20___.

____
COUNTY CLERK

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

I, ______________________________, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

__________ ______________________
DIRECTOR OF COMMUNITY DEVELOPMENT

DATED AT ________, ILLINOIS, THIS _____ DAY OF ________, A.D. 20___.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED THIS ______ DAY OF ________________, A.D. 20___.
CITY OF ST. CHARLES PLAN COMMISSION

__________ ____________________________
CHAIRMAN

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS } SS
COUNTY OF KANE }

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

__________ ___________________
COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT ____________, ILLINOIS, THIS _____ DAY OF ________, A.D. 20___.

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

THIS PLAT HAS BEEN APPROVED BY THE KANE COUNTY ENGINEER WITH RESPECT TO

ROADWAY ACCESS TO____________ PURSUANT TO ILCS CHAPTER 765 PARAGRAPH 205/2.

DATED THIS__________ DAY OF __________, A.D. 20___.

____
COUNTY ENGINEER

DATED AT ____________, ILLINOIS, THIS _____ DAY OF ________, A.D. 20___.

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

ACCEPTED AND APPROVED BY____________, AS MORTGAGEE.

DATED AT__________ , ILLINOIS, THIS_____ DAY OF , A.D., 20___.

BY:______________________________

ATTEST: ______________________________

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF KANE }

APPROVED AND ACCEPTED THIS _____ DAY OF ________, A.D. 20___.
CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

__________ ____________________
MAYOR

ATTEST: ______________________________
CITY CLERK

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON–EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON–EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.

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

FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.APPENDIX B 7

STORMWATER DETENTION EASEMENT PROVISIONS

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

PUBLIC ACCESS

PERMANENT NON–EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC ACCESS EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN, FOR THE PURPOSE OF ACCESS TO CITY OWNED UTILITIES AND OTHER GRANTED EASEMENTS, AS DEEMED NECESSARY BY THE CITY OF ST. CHARLES. THE RIGHT IS ALSO HEREBY GRANTED TO SAID CITY TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY OR EASEMENT. NO PERMANENT BUILDINGS SHALL BE PLACED IN SAID EASEMENT, BUT SAME MAY BE USED FOR SHRUBS, LANDSCAPING, AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS.

STORMWATER DETENTION EASEMENT PROVISIONS

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

DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS

ALL OF THE PROPERTY INCLUDED IN THIS SUBDIVISION SHALL BE HELD, TRANSFERRED AND CONVEYED SUBJECT TO THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR THE MUNHALL GLEN SUBDIVISION.

SPECIAL FLOOD HAZARD AREA CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, COUNTY OF KANE, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO.17089C0266H DATED AUGUST 3, 2009.

FOR REVIEW ONLY
____
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035–004022
LICENSE EXPIRES: NOVEMBER 30, 2020

COLLIN C. GRAVES 4022 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WARRENVILLE, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

THIS IS TO CERTIFY THAT I, COLLIN C. GRAVES, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035–004022, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTH WEST QUARTER, 215.25 FEET TO THE CENTER LINE OF TYLER ROAD; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID CENTER LINE, 73.7 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 222.0 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST PARALLEL WITH THE CENTER LINE OF SAID TYLER ROAD, 132.77 FEET; THENCE NORTH 85 DEGREES 33 MINUTES 00 SECONDS EAST 224.97 FEET TO THE CENTER LINE OF SAID TYLER ROAD; THENCE SOUTH 08 DEGREES 41 MINUTES 50 SECONDS WEST ALONG SAID CENTER LINE, 148.01 FEET TO THE POINT OF BEGINNING, (EXCEPT ANY PART LYING IN TYLER ROAD OR MUNHALL AVENUE) IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING ON THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY AT A POINT 615.9 FEET WESTERLY FROM THE CENTER LINE OF A NORTH AND SOUTH ROAD IN SAID SOUTHWEST QUARTER, KNOWN AS TYLER'S ROAD, MEASURED ALONG THE SOUTHERLY LINE OF SAID RAILROAD RIGHT OF WAY; THENCE SOUTH 11 DEGREES 16 MINUTES EAST 895.5 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER FOR A POINT OF BEGINNING; THENCE NORTH 11 DEGREES 16 MINUTES WEST 895.5 FEET TO THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID RIGHT OF WAY 482 FEET; THENCE SOUTHERLY 914.3 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1059.9 FEET WEST OF THE CENTER LINE OF SAID TYLER ROAD; THENCE EAST ALONG SAID SOUTH LINE 669 FEET TO THE POINT OF BEGINNING, IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER 215.25 FEET TO THE ORIGINAL CENTER LINE OF MUNHALL AVENUE (FORMERLY TYLER ROAD); THENCE NORTH 8 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID ORIGINAL CENTER LINE 221.71 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 8 DEGREES 41 MINUTES 50 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE 95.20 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 233.0 FEET TANGENT TO A LINE DRAWN NORTH 39 DEGREES 33 MINUTES 44 SECONDS EAST FROM THE LAST DESCRIBED POINT 89.15 FEET TO A LINE DRAWN CONCENTRIC WITH AND 40.0 FEET SOUTHWESTERLY OF THE PRESENT CENTER LINE OF TYLER ROAD; THENCE NORTHWESTERLY ALONG SAID CONCENTRIC LINE, BEING A CURVE TO THE RIGHT HAVE A RADIUS OF 1081.0 FEET; 43.34 FEET TO A LINE DRAWN NORTH 85 DEGREES 33 MINUTES 0 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 33 MINUTES 0 SECONDS WEST 39.68 FEET TO THE POINT OF BEGINNING, (EXCEPT ANY PART LYING IN TYLER ROAD OR MUNHALL AVENUE) IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 4:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 215.25 FEET TO THE CENTER LINE OF TYLER ROAD FOR THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID CENTER LINE, 73.7 FEET; THENCE SOUTH 89 DEGREES 23 MINUTES 00 SECONDS WEST 222.0 FEET; THENCE NORTH 08 DEGREES 41 MINUTES 50 SECONDS EAST PARALLEL WITH THE CENTER LINE OF SAID TYLER ROAD, 132.77 FEET; THENCE SOUTH 85 DEGREES 33 MINUTES 00 SECONDS WEST 237.82 FEET; THENCE SOUTH 10 DEGREES 39 MINUTES 00 SECONDS EAST 194.53 FEET TO THE NORTH EAST CORNER OF PHASE NO. 1 CAMBRIDGE, SAINT CHARLES, KANE COUNTY, ILLINOIS; THENCE SOUTH 17 DEGREES 28 MINUTES 03 SECONDS EAST ALONG A NORTHEASTERLY LINE OF SAID PHASE NO. 1, 253.08 FEET; THENCE NORTH 72 DEGREES 44 MINUTES 11 SECONDS EAST 305.44 FEET TO THE CENTER LINE OF SAID TYLER ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE 160.54 FEET TO THE POINT OF BEGINNING (EXCEPT ANY PART LYING IN TYLER ROAD OR MUNHALL AVENUE) IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

PARCEL 5:
THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER; THENCE SOUTH 88 DEGREES 50 MINUTES 28 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER 215.25 FEET TO THE ORIGINAL CENTER LINE OF MUNHALL AVENUE (FORMERLY TYLER ROAD); THENCE NORTH 8 DEGREES 41 MINUTES 50 SECONDS EAST ALONG SAID ORIGINAL CENTER LINE 221.71 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 08 DEGREES 41 MINUTES 50 SECONDS WEST ALONG SAID ORIGINAL CENTER LINE 95.20 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 233.00 FEET TANGENT TO A LINE DRAWN SOUTH 39 DEGREES 33 MINUTES 44 SECONDS WEST FROM THE LAST DESCRIBED POINT 52.64 FEET; THENCE NORTH 08 DEGREES 48 MINUTES 33 SECONDS EAST 138.04 FEET TO A LINE DRAWN SOUTH 85 DEGREES 33 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 85 DEGREES 33 MINUTES 00 SECONDS EAST 22.0 FEET TO THE POINT OF BEGINNING, (EXCEPT ANY PART LYING IN TYLER ROAD OR MUNHALL AVENUE) IN THE CITY OF SAINT CHARLES, KANE COUNTY, ILLINOIS.

I HEREBY GRANT PERMISSION TO THE CITY OF ST. CHARLES CLERK OR AN EMPLOYEE OF THE CITY CLERK'S OFFICE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THE SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT ____________, ILLINOIS,

THIS ________ DAY OF ________________, A.D. 20___.

FOR REVIEW ONLY
____
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035–004022
LICENSE EXPIRES: NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL LICENSE NO. 184.001186
LICENSE EXPIRES: APRIL 30, 2021

COLLIN C. GRAVES 4022 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WARRENVILLE, ILLINOIS

ENGINEERING RESOURCE ASSOCIATES
3S701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152
www.eraconsultants.com

AIRHART CONSTRUCTION "Building A Better Tomorrow"

PREPARED FOR: AIRHART CONSTRUCTION

PROJECT: MUNHALL GLEN SUBDIVISION
ST. CHARLES, IL

DESCRIPTION:

DATE : 07-23-2020
PROJECT # : 190726.CO
DRAWN BY : CNB
CHECKED BY : TBM
APPROVED BY : CCG

PRELIMINARY PLAT OF SUBDIVISION

SHEET
4 of 4

Floor Plans
GARDEN SERIES

AIRHART CONSTRUCTION

"Building a Better Tomorrow"

AIRHART CONSTRUCTION
"Building a Better Tomorrow"

The Hemsley Ranch

The Hemsley Ranch

Garden series - 1664

The Hemsley's charming exterior welcomes you to this home through a covered entry. Entering through the foyer into the expansive great room, the open floor plan allows for easy entertaining. The kitchen and breakfast area open to the rear yard and are located close to the rear entry. This entry includes space for a drop zone as well as a "Costco" sized storage room.

FEATURES:

- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: This room is bathed in natural light through three large windows, includes oak flooring and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes an expansive island, oak flooring, custom cabinetry, stainless steel appliances, pantry, granite counter tops with a stainless steel sink overlooking the rear yard, and space for a breakfast table.
- Rear Entry: Includes an expansive walk in closet for coats and "Costco" purchases, a perfect spot for a drop zone and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls with a high set window
- Bathroom 2: Full bathroom located discretely near bedroom 2
- Bedroom 2/Flex: This room includes a large closet, double windows overlooking the front yard and could be used as a home office
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Nine foot ceilings throughout the main level
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Optional 2nd floor available which includes loft, bathroom, and 2 additional bedrooms
- Artist renderings and floor plans are for illustration purposes, changes or modifications may occur without notice.

1964 AIRHART CONSTRUCTION 50 Years 2014

NIHBA Northern Illinois Home Builders Association

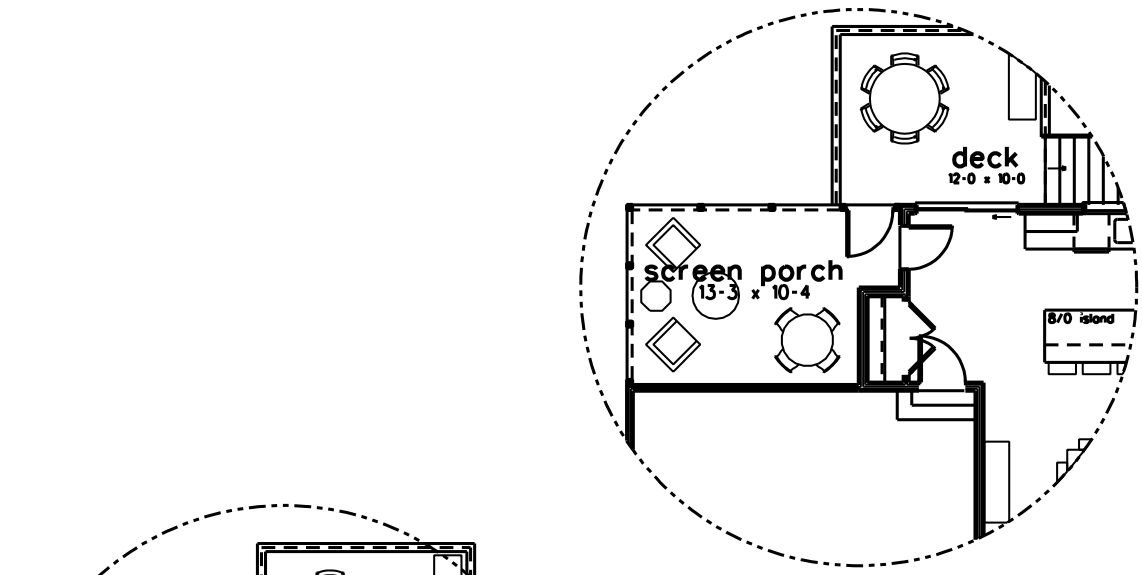
EQUAL HOUSING OPPORTUNITY

(630) 293-3000
www.AirhartConstruction.com

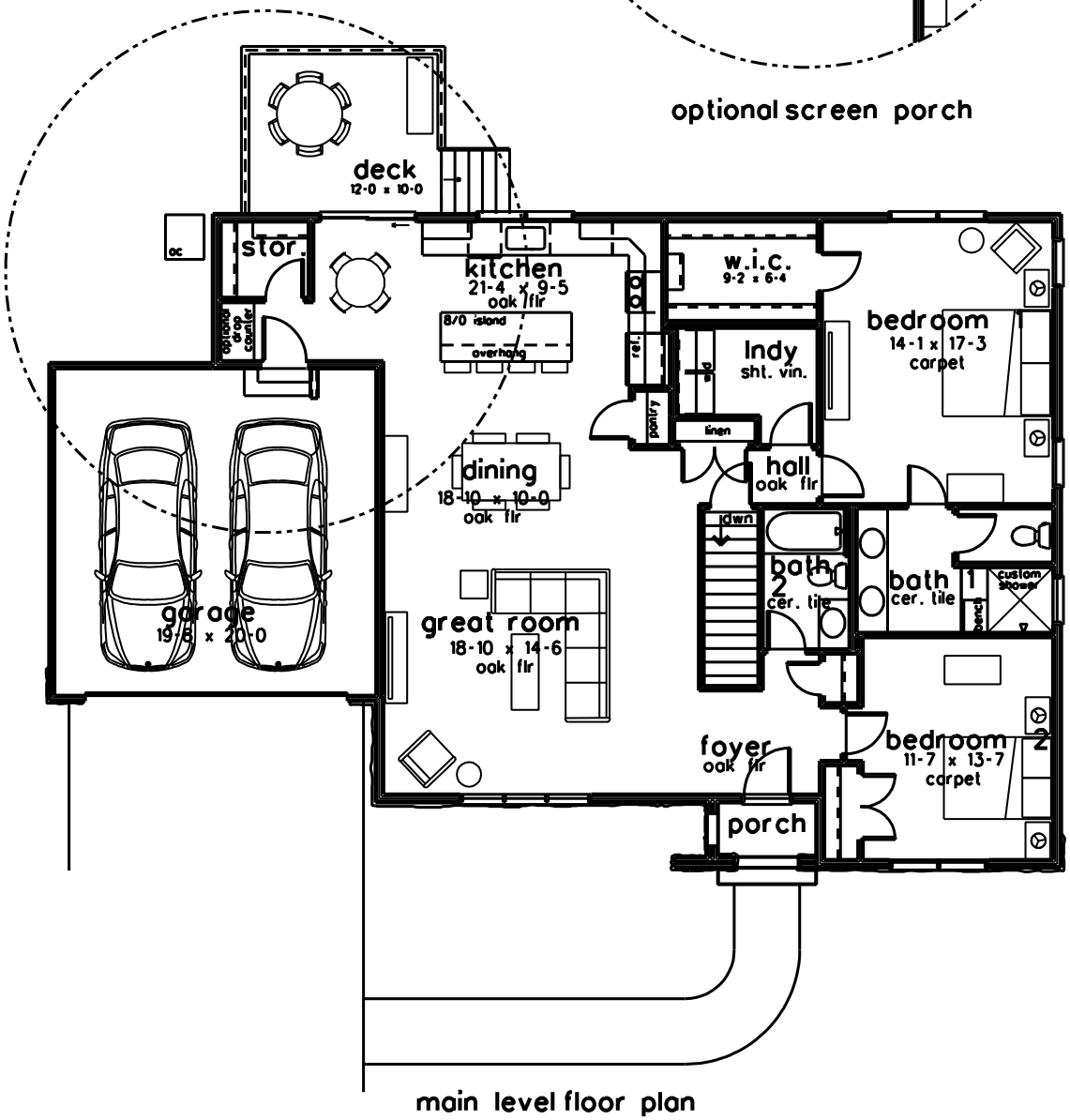
AIRHART CONSTRUCTION

"Building a Better Tomorrow"

The Hemsley Ranch



optional screen porch



main level floor plan

AIRHART CONSTRUCTION
"Building a Better Tomorrow"

The Hemsley - 2 Story

The Hemsley - 2 Story

Garden series - 2556

The Hemsley's charming exterior welcomes you to this home through a covered entry. Entering through the foyer into the expansive great room, the open floor plan allows for easy entertaining. The kitchen and breakfast area open to the rear yard and are located close to the rear entry. This entry includes space for a drop zone as well as a "Costco" sized storage room. The upper level includes a spacious loft as well as 2 additional bedrooms and full bathroom.

FEATURES:

- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: This room is bathed in natural light through three large windows, includes oak flooring and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes an expansive island, oak flooring, custom cabinetry, stainless steel appliances, pantry, granite counter tops with a stainless steel sink overlooking the rear yard, and space for a breakfast table.
- Rear Entry: Includes an expansive walk in closet for coats and "Costco" purchases, a perfect spot for a drop zone and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls with a high set window
- Powder Room: Located discretely or rear hall with pedestal vanity
- Office/Flex: This multi-use room can be used as home office, overflow bedroom, TV room, etc.
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Nine foot ceilings throughout the main level
- Loft: This open space offers a lot of options, such as a great art studio, computer room, craft space, game room, etc. Includes large linen closet for storage. This space also could be turned into a 4th bedroom!
- Bedroom 2: Includes walk-in closet and large sitting area overlooking front yard through 2 large windows
- Bedroom 3: Includes large closet and window overlooking front yard
- Bath 2: Full bath with easy access from bedrooms 2, 3 and loft
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Artist renderings and floor plans are for illustration purposes, changes or modifications may occur without notice.

1964 AIRHART CONSTRUCTION 50 Years 2014

NHBA Northern Illinois Home Builders Association

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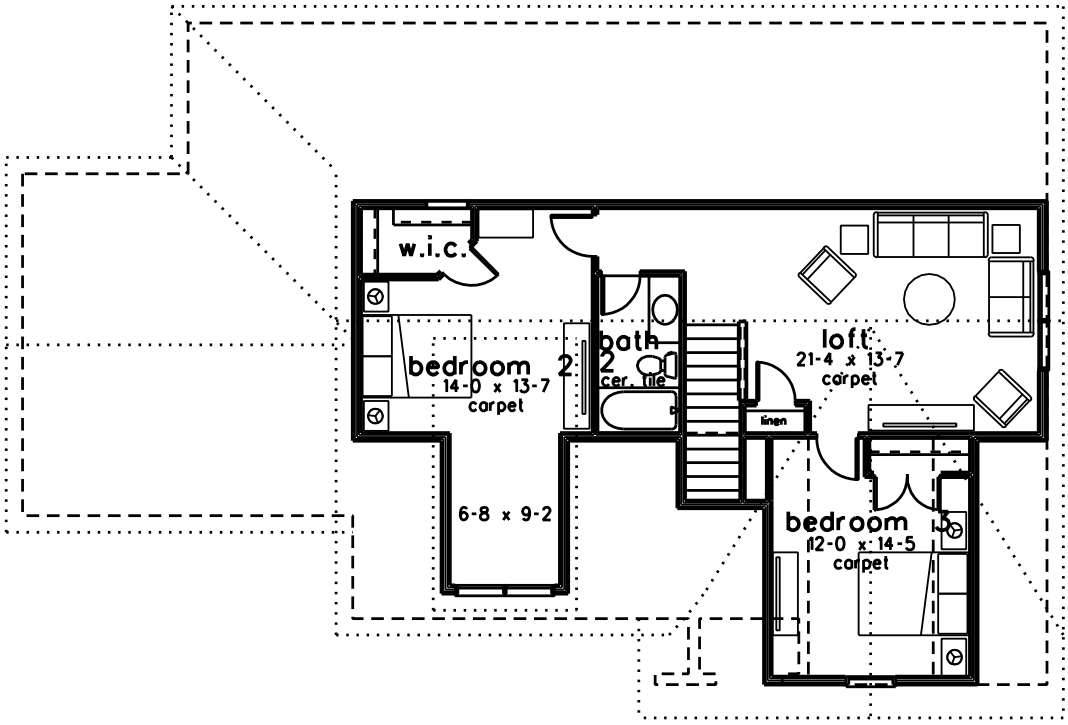
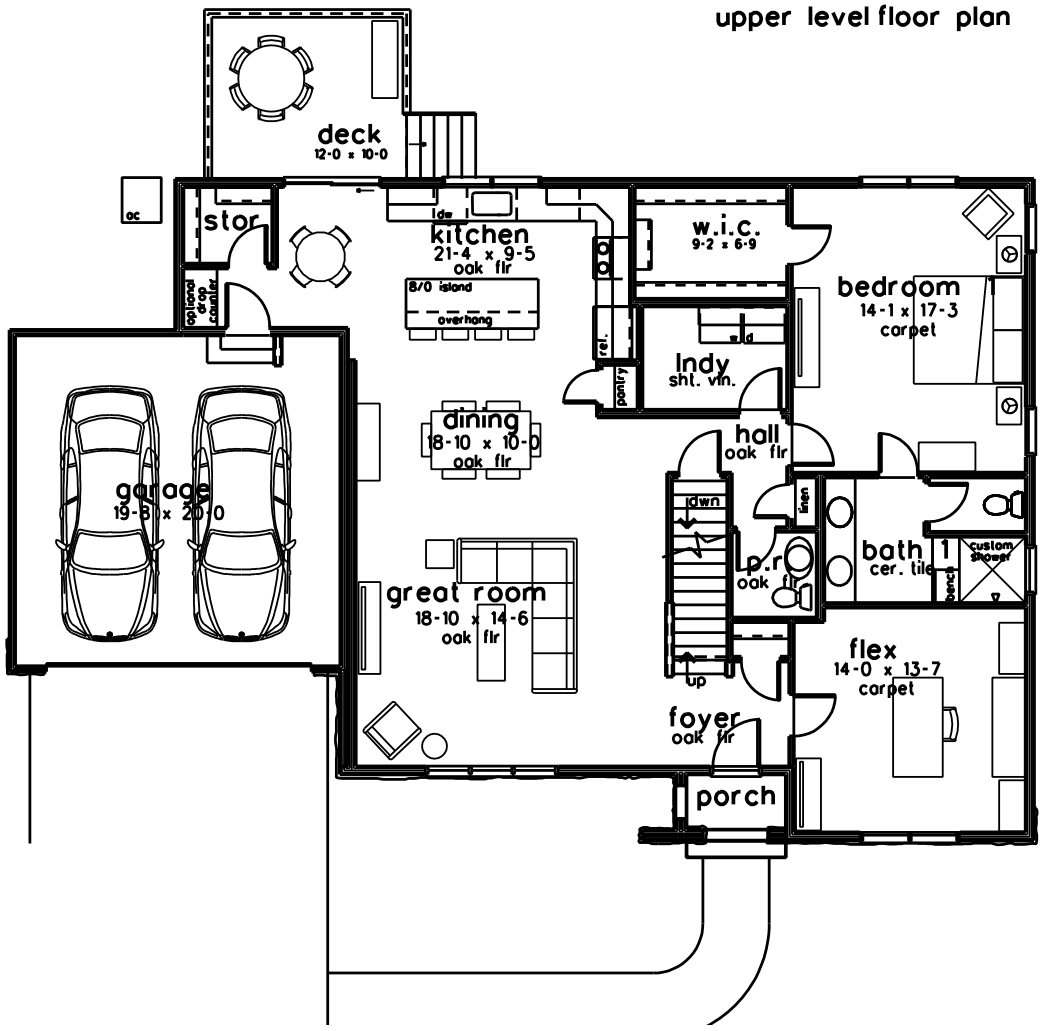
The Hemsley - 2 Story
First Floor Master



upper level floor plan



AIRHART CONSTRUCTION

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The St. James Ranch

The St. James

Garden series - 1915

The St. James delivers ample amenities within a very comfortable floor plan. Entering from the porch, the foyer welcomes you, and provides views into the den which is large enough to hold a piano, or can function as an office away from the household business. The rear of the home provides plenty of light filled living space. The kitchen, dining, and great room are open to each other, all with views of the rear yard. The master bedroom suite is expansive and has all the features you would want. Two additional bedrooms and a full bathroom complete this home.

FEATURES:

- Porch: Covered porch welcomes your guests to the home.
- Foyer: Includes coat closet, oak flooring, plenty of light, and opens to the den.
- Den: Provides a welcoming space for a seating area or home office and is large enough for a piano
- Great Room: Includes oak floor, three large windows overlooking the rear yard, and is open to the kitchen and dining room
- Dining Room: Includes oak flooring and overlooks the rear yard though large sliding glass doors which provide easy access to the rear deck
- Kitchen: Includes a spacious island, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking the backyard through 2 windows.
- Laundry Room: Laundry room is centrally located, includes coat closet and provides access to garage.
- Bedroom 1: The large master bedroom suite showcases 2 bright windows overlooking the rear yard and an expansive walk-in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tiled floors and walls and a high set window
- Bathroom 2: Full bathroom located discretely of the hall near bedroom 2 and 3
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Bedroom 3: This bedroom includes a large closet and double windows overlooking the front yard
- Nine foot ceilings throughout
- Optional Deck: 12’0” x 10’0” deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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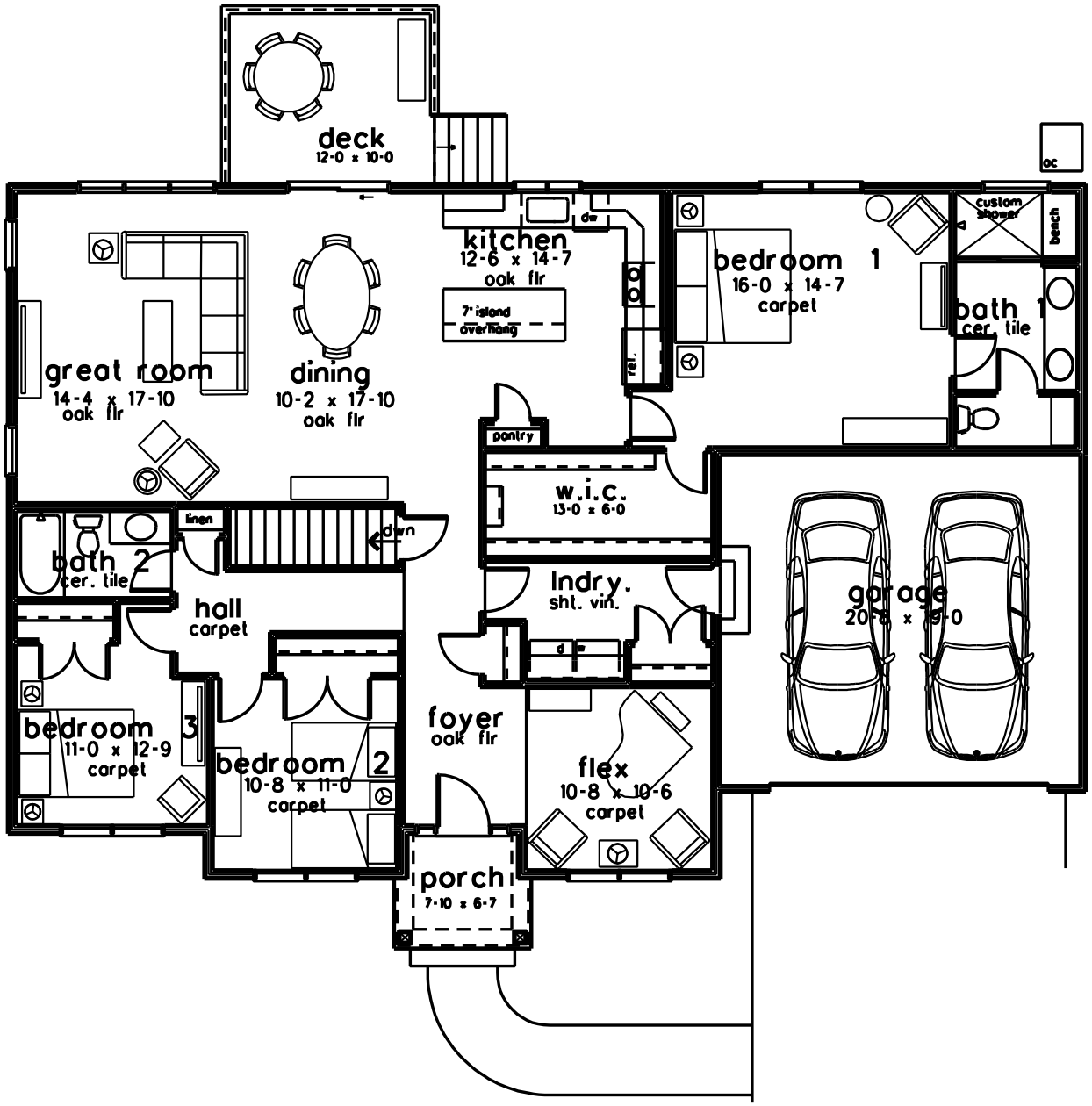
The St. James Ranch



main level floor plan

AIRHART CONSTRUCTION
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The Macrae Ranch

The Macrae Ranch

Garden series - 1635

The Macrae's large front porch adds charm to the striking design of this ranch home. The open floor plan is ideally suited for easy living. With ample storage, great living spaces, and laundry room just in the right location, this home lives large.

FEATURES:

- Porch: The generous covered front porch welcomes you to the home and provides plenty of room for seating
- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: Includes three large windows overlooking the front porch, oak flooring, and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes expansive island with seating on 2 sides, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking rear yard
- Sitting Room: This sunny multi use room, which can be used as a breakfast area, is open to the kitchen and leads to deck overlooking rear yard, includes oak flooring
- Mud Room: Light filled entry from garage includes an expansive walk in closet for coats and "Costco" purchases and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls, and a high set window
- Bathroom 2: Full bathroom located discretely off the hall
- Bedroom 2: This room includes a large closet, double windows overlooking the front yard, and could be used as a home office
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Nine foot ceilings throughout the main level
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
- Optional 2nd floor available which includes loft, bathroom and additional bedroom
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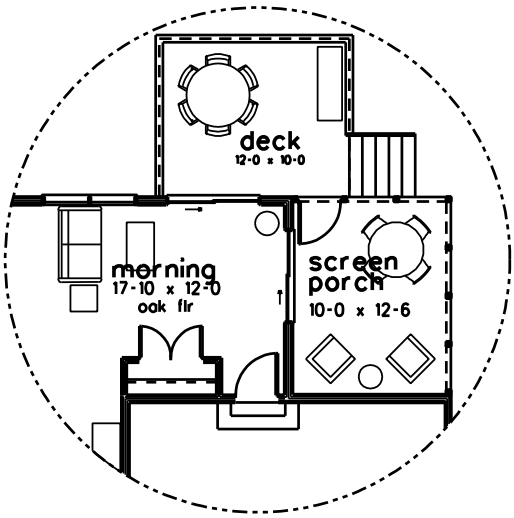
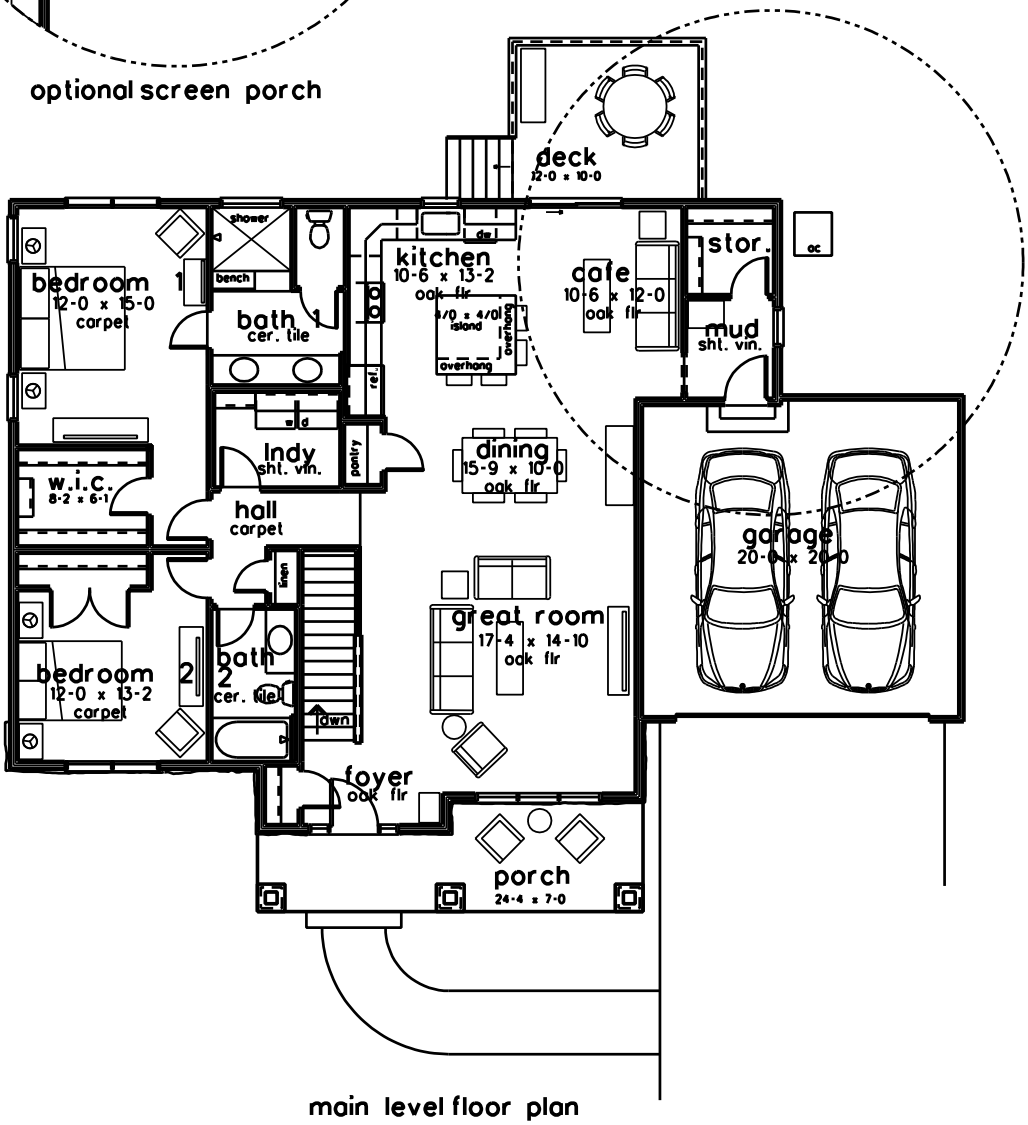
The Macrae Ranch



optional screen porch



main level floor plan

AIRHART CONSTRUCTION
"Building a Better Tomorrow"

The Macrae - 2 Story

The Macrae - 2 Story

Garden series - 2295

The Macrae's large front porch adds charm to the striking design of this ranch home. The open floor plan is ideally suited for easy living. With ample storage, great living spaces, and laundry room just in the right location, this home lives large. The upper level includes an additional bedroom and loft space for home office, art studio, etc.

FEATURES:

- Porch: The generous covered front porch welcomes you to the home and provides plenty of room for seating
- Foyer: Includes a coat closet, oak flooring, and opens to the great room
- Great Room: Includes three large windows overlooking the front porch, oak flooring, and is open to the dining room
- Dining Room: Includes oak flooring and is open to the great room and kitchen
- Kitchen: Includes expansive island with seating on 2 sides, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking rear yard
- Sitting Room: This sunny multi use room, which can be used as a breakfast area, is open to the kitchen and leads to deck overlooking rear yard, includes oak flooring
- Mud Room: Light filled entry from garage includes an expansive walk in closet for coats and "Costco" purchases and is ideally located near kitchen
- Laundry Room: Large centrally located laundry room provides easy access with linen closet located close by in hallway
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tile floors and walls, and a high set window
- Bathroom 2: Full bathroom located discretely off the hall
- Bedroom 2: This room includes a large closet, double windows overlooking the front yard, and could be used as a home office
- Loft: This open space offers a lot of options, such as a great art studio, computer room, craft space, game room, etc. Includes large linen closet for storage. This space also could be turned into a 4th bedroom!
- Bedroom 3: Includes walk-in closet, this bedroom overlooks the rear yard through 2 large windows
- Bath 3: Full bath with easy access from bedroom 3 and loft
- Nine foot ceilings throughout the main level
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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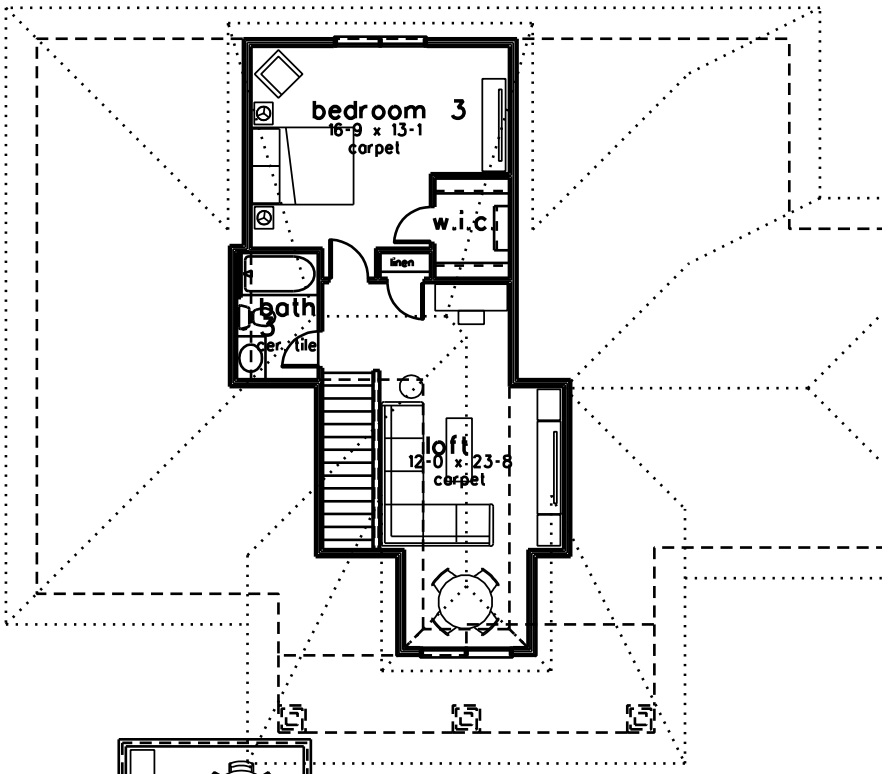
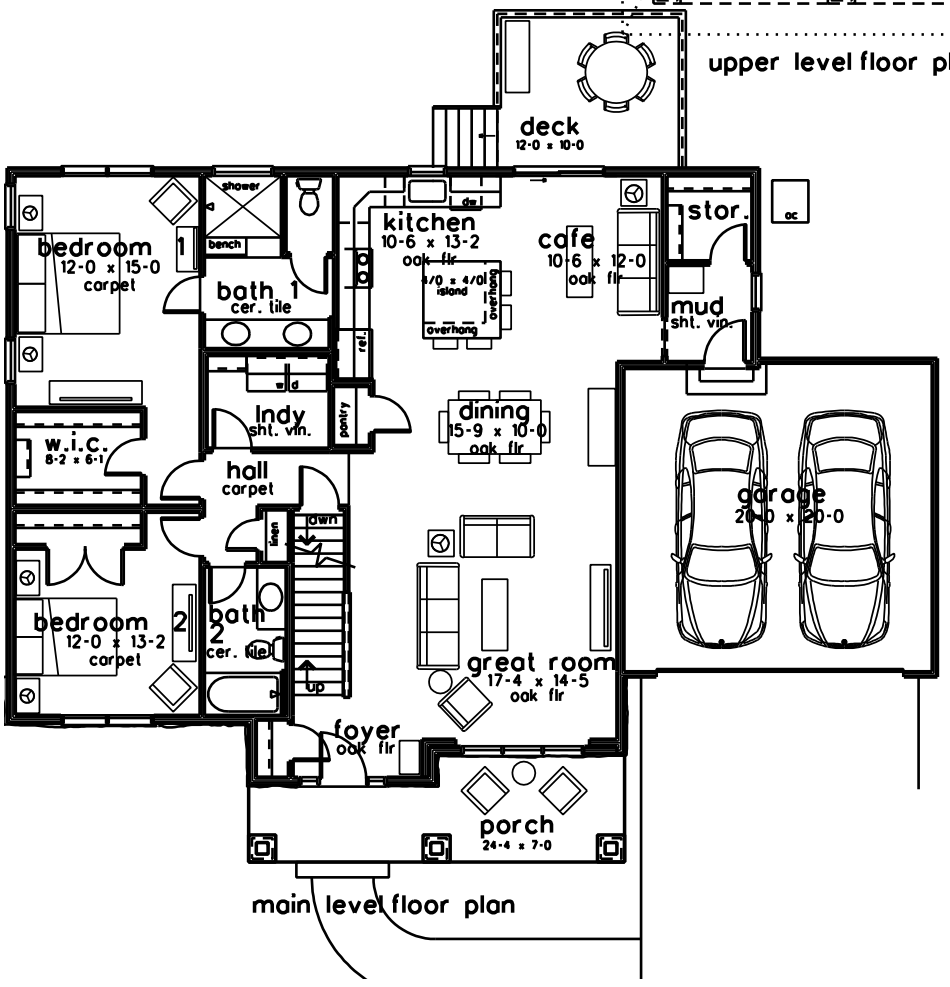
The Macrae-2 Story
First Floor Master



upper level floor plan



main level floor plan

AIRHART CONSTRUCTION
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The Cloverdale

The Cloverdale Ranch

Garden series - 1915

The Cloverdale delivers ample amenities with extra glass and a modern elevation. Entering from the porch, the foyer welcomes you, and provides views into the den which is large enough to hold a piano, or can function as an office away from the household business. The rear of the home provides plenty of light filled living space. The kitchen, dining, and great room are open to each other, all with views of the rear yard. The master bedroom suite is expansive and has all the features you would want. Two additional bedrooms and a full bathroom complete this home.

FEATURES:

- Porch: Covered porch welcomes your guests to the home.
- Foyer: Includes coat closet, oak flooring, plenty of light, and opens to the den.
- Den: Provides a welcoming space for a seating area or home office and is large enough for a piano
- Great Room: Includes oak floor, three large windows overlooking the rear yard, and is open to the kitchen and dining room
- Dining Room: Includes oak flooring and overlooks the rear yard though large sliding glass doors which provide easy access to the rear deck
- Kitchen: Includes a spacious island, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking the backyard through 2 windows.
- Laundry Room: Laundry room is centrally located, includes coat closet and provides access to garage.
- Bedroom 1: The large master bedroom suite showcases 2 bright windows overlooking the rear yard and an expansive walk-in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tiled floors and walls and a high set window
- Bathroom 2: Full bathroom located discretely of the hall near bedroom 2 and 3
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Bedroom 3: This bedroom includes a large closet and double windows overlooking the front yard
- Nine foot ceilings throughout
- Optional Deck: 12’0” x 10’0” deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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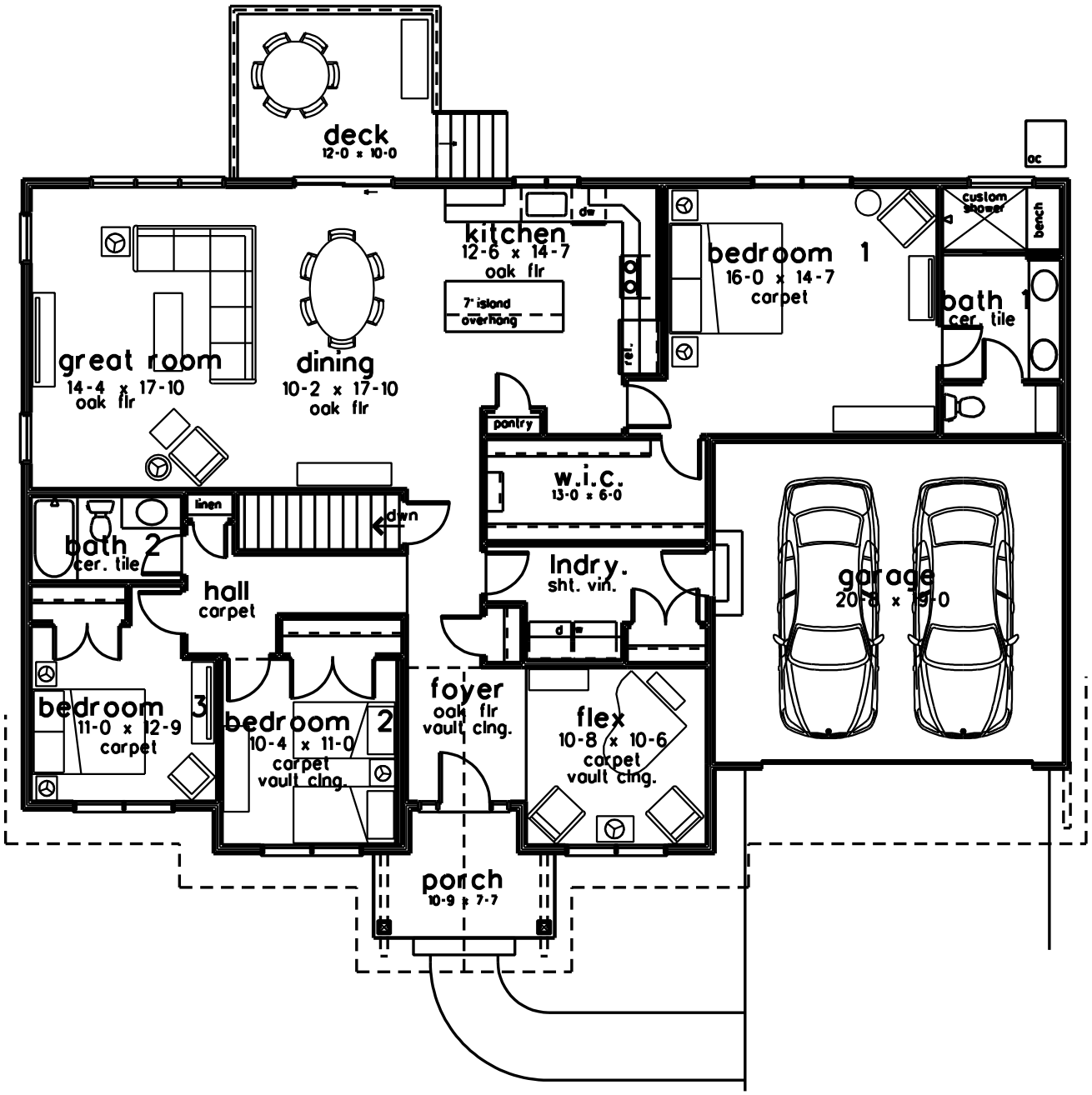
The Cloverdale Ranch



main level floor plan

AIRHART CONSTRUCTION
"Building a Better Tomorrow"

The Leyland Ranch

The Leyland Ranch

Garden series - 1785

The Leyland's single story provides an ease of living with its open floor plan and well designed spaces. The large kitchen is open to the great room and dining room which look out through expansive windows to the back yard. Just off the dining area is ample storage and easy access to the laundry room as well as an innovative pocket office. This inviting floor plan, including master bedroom and 2 additional bedrooms, has everything you need.

FEATURES:

- Porch: The expansive covered porch welcomes you to the home and provides plenty of room for seating
- Foyer: Includes coat closet, oak flooring, plenty of light and open stairs to the lower level
- Great Room: Includes oak floor, two large windows overlooking the rear yard, and open to the kitchen and dining room; perfect for entertaining
- Dining Room: This large space is open to the great room and includes oak flooring with views and access to the rear yard
- Kitchen: Boasts expansive island with sink over-looking the great room, oak flooring, custom cabinetry, stainless steel appliances, large pantry, and granite counter tops with stainless steel sink
- Pocket Office: This clever use of space located off the rear hall provides the perfect area to handle the busyness of life
- Laundry Room: Light filled laundry room off the rear hall is ideally located near kitchen
- Mud Room: Includes an expansive walk in closet for coats and "Costco" purchases and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases 2 bright windows overlooking the rear yard
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity, custom corner shower with tile floors and walls, a high set window, and a large walk in closet
- Bathroom 2: Full bathroom located discretely off the hall near bedroom 2 and the office/flex room
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Office/Flex/Bedroom 3: This space provides plenty of possibilities and can be used as home office, bedroom, TV room, etc.
- Nine foot ceilings throughout
- Optional Deck: 12'0" x 10'0" deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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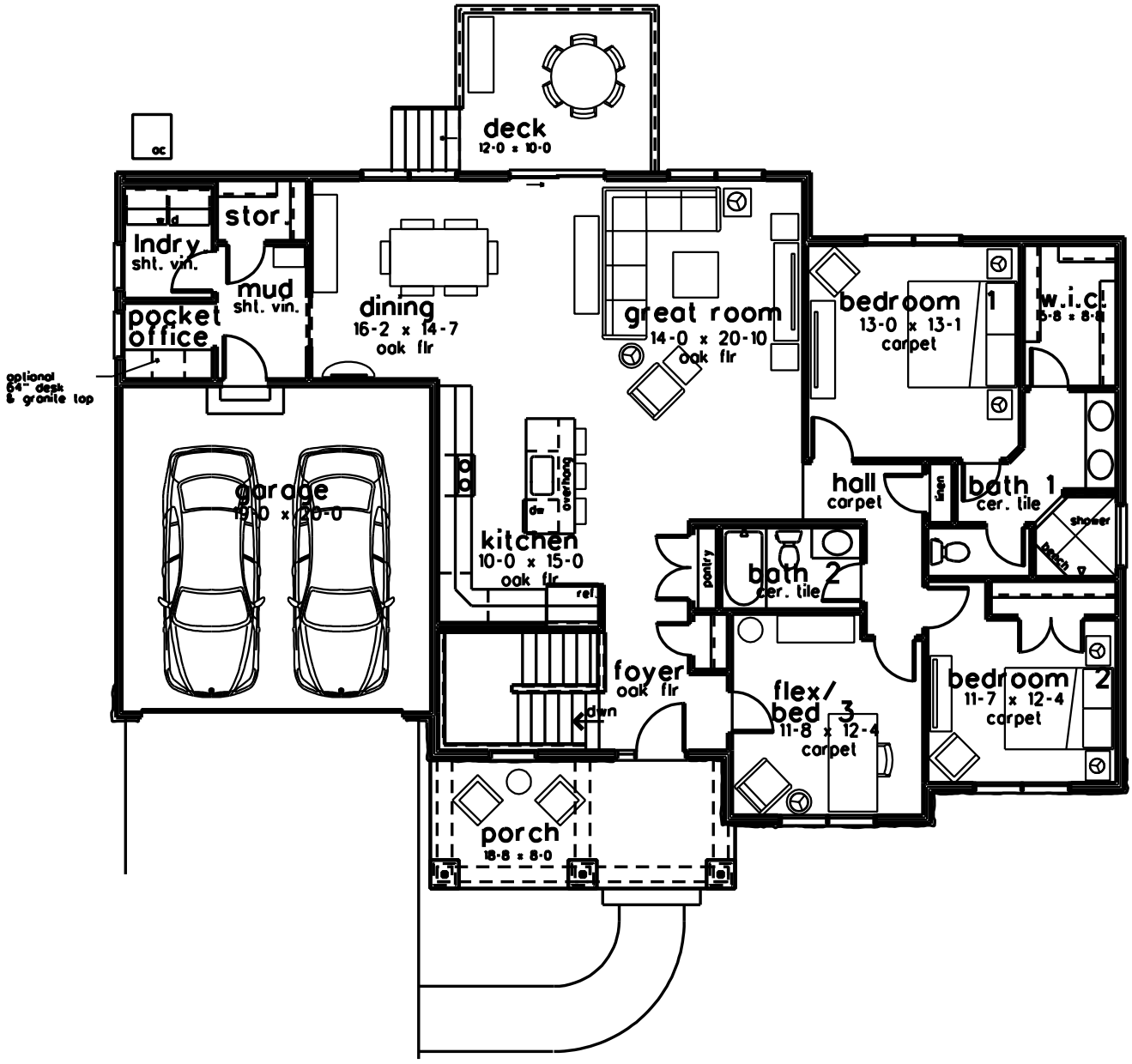
The Leyland Ranch



main level floor plan

AIRHART CONSTRUCTION
"Building a Better Tomorrow"

The Avery

The Avery Ranch

Garden series - 1915

The Avery delivers ample amenities with a traditional brick elevation. Entering from the porch, the foyer welcomes you, and provides views into the den which is large enough to hold a piano, or can function as an office away from the household business. The rear of the home provides plenty of light filled living space. The kitchen, dining, and great room are open to each other, all with views of the rear yard. The master bedroom suite is expansive and has all the features you would want. Two additional bedrooms and a full bathroom complete this home.

FEATURES:

- Porch: Covered porch welcomes your guests to the home.
- Foyer: Includes coat closet, oak flooring, plenty of light, and opens to the den.
- Den: Provides a welcoming space for a seating area or home office and is large enough for a piano
- Great Room: Includes oak floor, three large windows overlooking the rear yard, and is open to the kitchen and dining room
- Dining Room: Includes oak flooring and overlooks the rear yard though large sliding glass doors which provide easy access to the rear deck
- Kitchen: Includes a spacious island, oak flooring, custom cabinetry, stainless steel appliances, pantry, and granite counter tops with stainless steel sink overlooking the backyard through 2 windows.
- Laundry Room: Laundry room is centrally located, includes coat closet and provides access to garage.
- Bedroom 1: The large master bedroom suite showcases 2 bright windows overlooking the rear yard and an expansive walk-in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks in a large vanity and a custom shower with tiled floors and walls and a high set window
- Bathroom 2: Full bathroom located discretely of the hall near bedroom 2 and 3
- Bedroom 2: This bedroom includes a large closet and double windows overlooking the front yard
- Bedroom 3: This bedroom includes a large closet and double windows overlooking the front yard
- Nine foot ceilings throughout
- Optional Deck: 12’0” x 10’0” deck provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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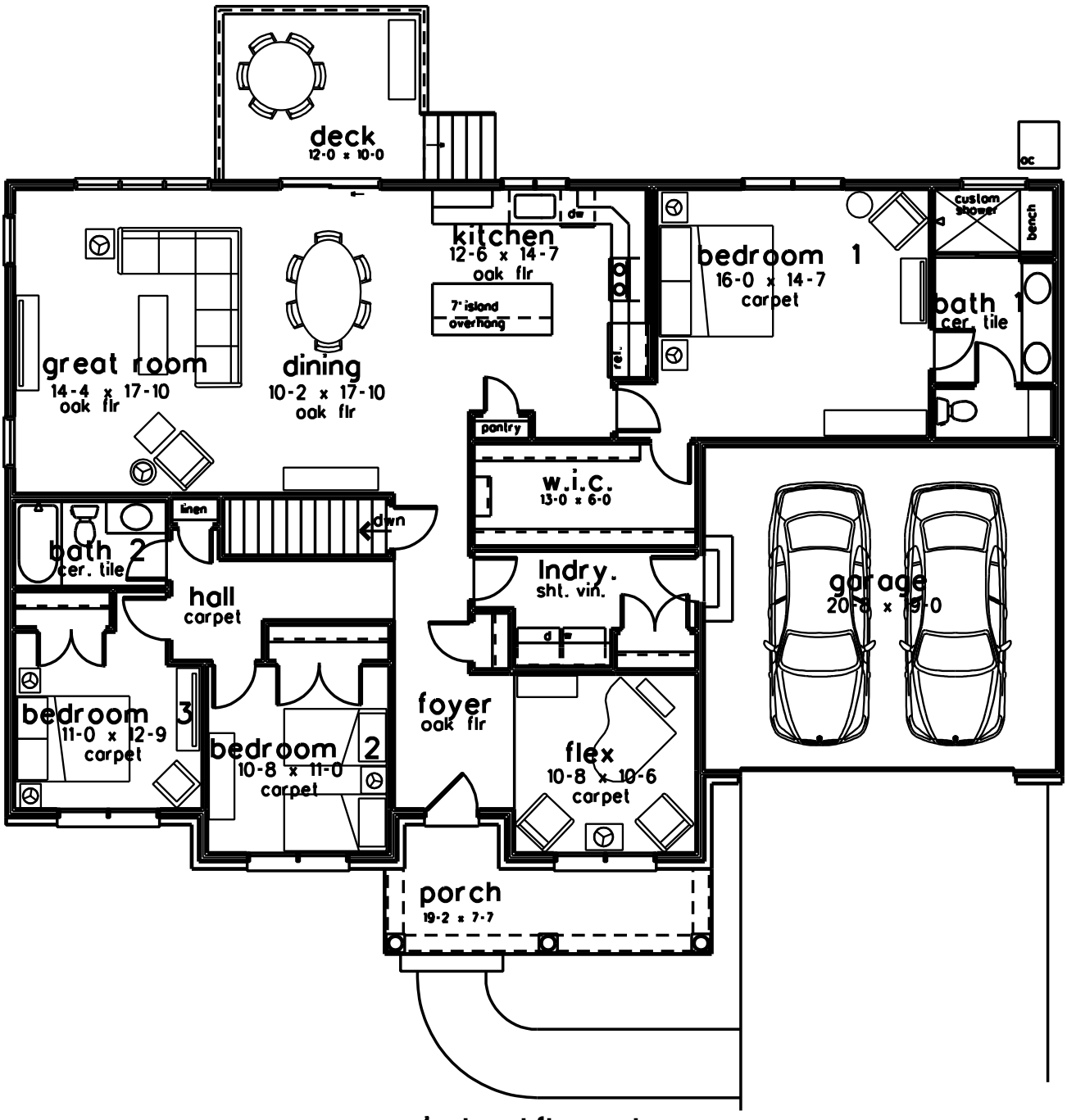
The Avery Ranch



main level floor plan

AIRHART CONSTRUCTION
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The Chestnut Hill

The Chestnut Hill

Garden series - 2751

The Chestnut Hill's large front porch and craftsman exterior invite you into this home. The main level provides plenty of opportunity for entertaining with its wide open floor plan as well as providing cozy, personal spaces. The office provides a private place to get away. The master bedroom and luxurious master bath complete the main floor. The upper level includes a spacious loft as well as 2 additional bedrooms and full bathroom.

FEATURES:

- Covered Front Porch: Welcomes you to the home and provides plenty of room for seating
- Foyer: Expansive foyer includes 2 coat closets and oak flooring
- Great Room: Includes two large windows overlooking the front porch and oak flooring
- Dining Room: Includes oak flooring is open to the great room and kitchen
- Kitchen: Boasts expansive island, oak flooring, custom cabinetry, stainless steel appliances, and granite counter tops with stainless steel sink which overlooks the rear yard through 2 windows.
- Gathering Room: This sunny multi-use room is open to the kitchen, looks out onto the rear yard, and includes oak flooring
- Laundry Room: Light filled laundry room includes rear hall closet and is ideally located near kitchen
- Bedroom 1: The master bedroom suite showcases four bright windows and an expansive walk in closet
- Bathroom 1: Private bath suite boasts a water closet, two sinks on a large vanity, custom shower with tiled floor and walls and a high set window, and a linen closet for extra storage
- Office/Flex: This dual-use space can be used as home office, overflow bedroom, TV room, etc.
- Bathroom 2: Full bathroom located discretely off the rear hall near office/flex room with a large linen closet near by
- Nine foot ceilings throughout the main level
- Loft: This open space provides lots of options from a great art studio, computer room, craft space, game room, etc. includes large linen closet for storage
- Bedroom 2: This bright room includes a walk in closet, 2 sets of double windows, and a fun nook overlooking the front yard
- Bedroom 3: Includes a large double window and a walk-in closet
- Bath 3: Full bath with easy access from bedrooms 2 & 3
- Optional Deck: 12'0" x 10'0" provides enjoyable outdoor space in private back yard
- 2 car attached garage
- Full basement
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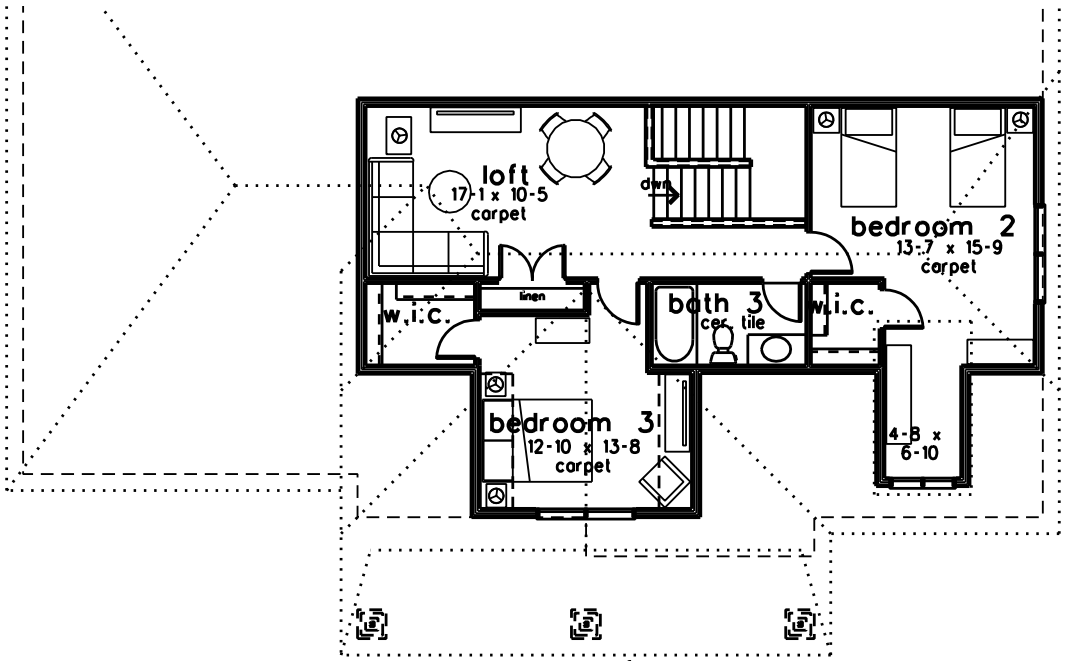
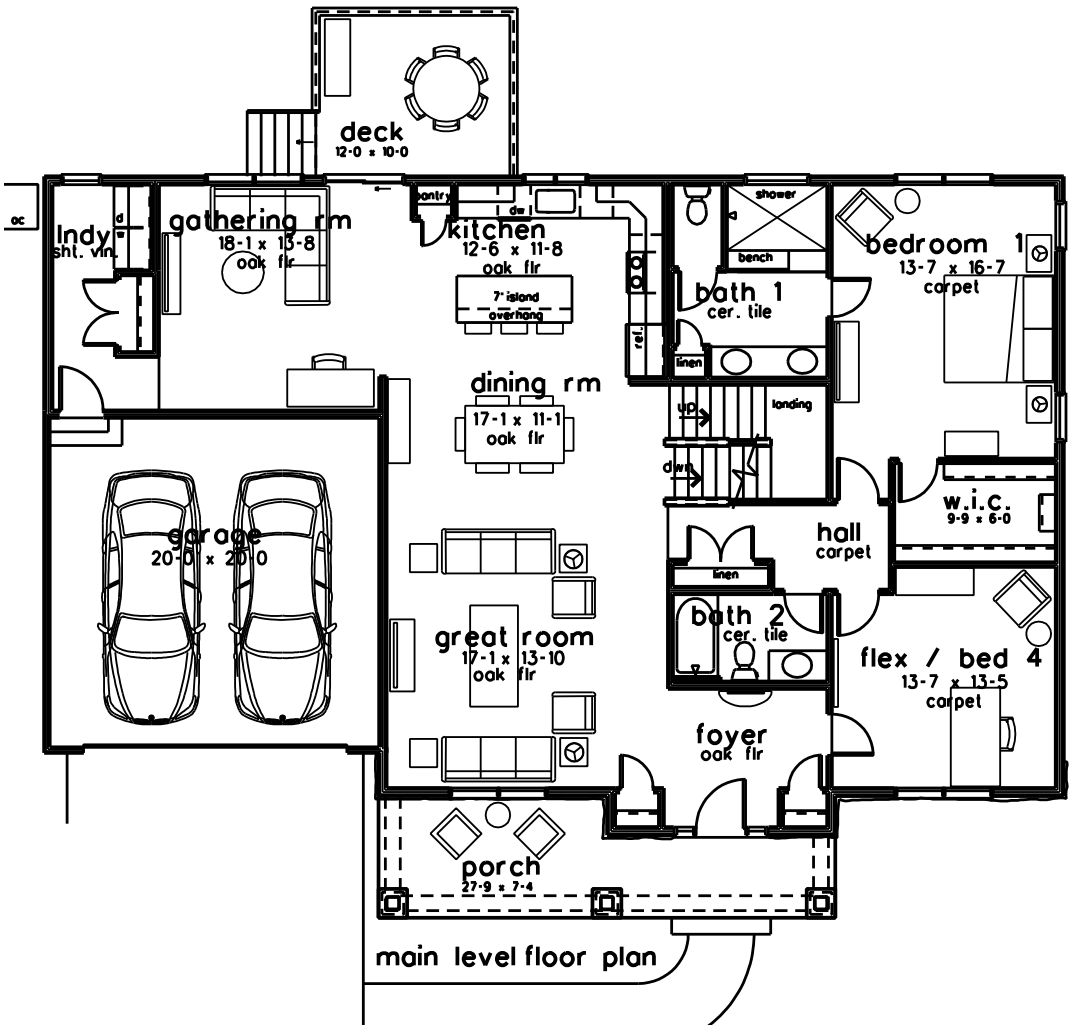


upper level floor plan



main level floor plan

Premier Series Floor Plans

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"Building a Better Tomorrow"

The Carlton

The Carlton

Premier Series—1924

This traditional style home offers exceptional living and entertaining opportunities. The open kitchen serves as an excellent gathering area with easy access to the great room and dining. A covered entry with porch, shown with the stone option, provides a warm and inviting exterior.

FEATURES:

- Foyer: spacious entry with closet and open views to the den
- Den: 11'9' x 10'4" a spacious first floor room with large windows overlooking the front porch
- Great Room: 18' x 18'2" this generous room boasts triple windows, creating a light-filled room
- Kitchen: 9'6" x 15'4" this wonderful family kitchen has an island with eating bar, windows over the sink, spacious walk-in pantry, custom crafted cabinetry and stainless steel appliances
- Breakfast Room: 10'9" x 10'4" convenient access to the rear yard through the patio door
- Powder Room: features a pedestal sink
- Master Bedroom: 12' x 12' houses two large windows and a full bathroom
- Master Bathroom: full bathroom and large 10'4" x 6' walk-in closet
- Bedroom 2: 13'3" x 11' includes a closet and large windows
- Bedroom 3: 10' x 12'1" includes a closet and large windows
- Bedroom 4: 10' x 13'1" includes a closet and a window overlooking the backyard
- Bath 2: full bathroom with a nearby linen closet
- Second floor laundry room
- 9' ceilings on the first floor
- Full basement
- 2 car attached garage (Shown with optional windows in the garage door)
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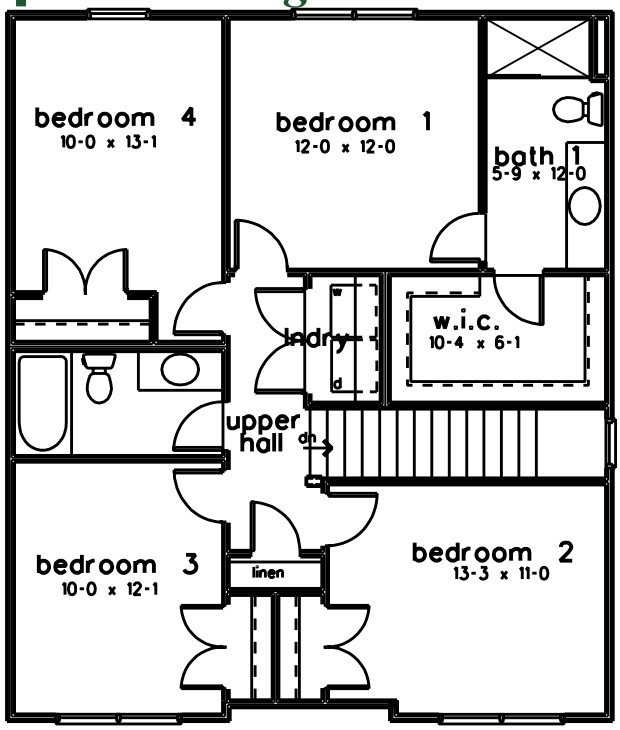
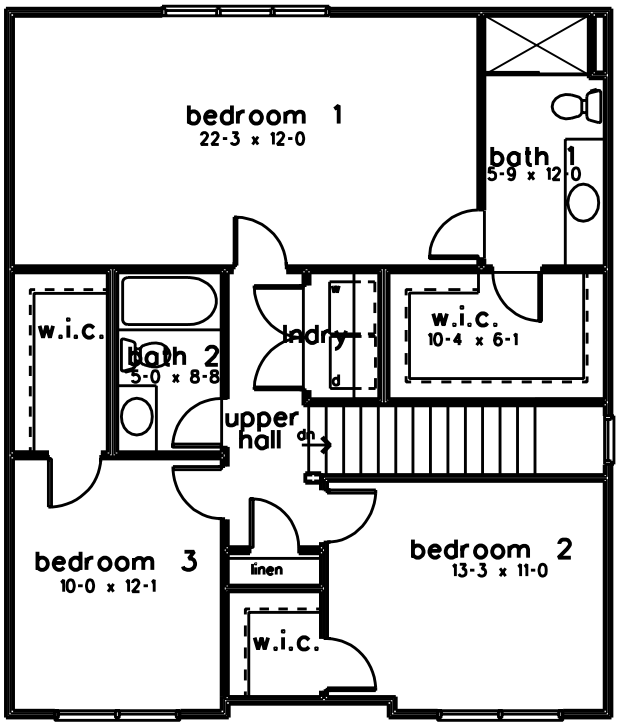
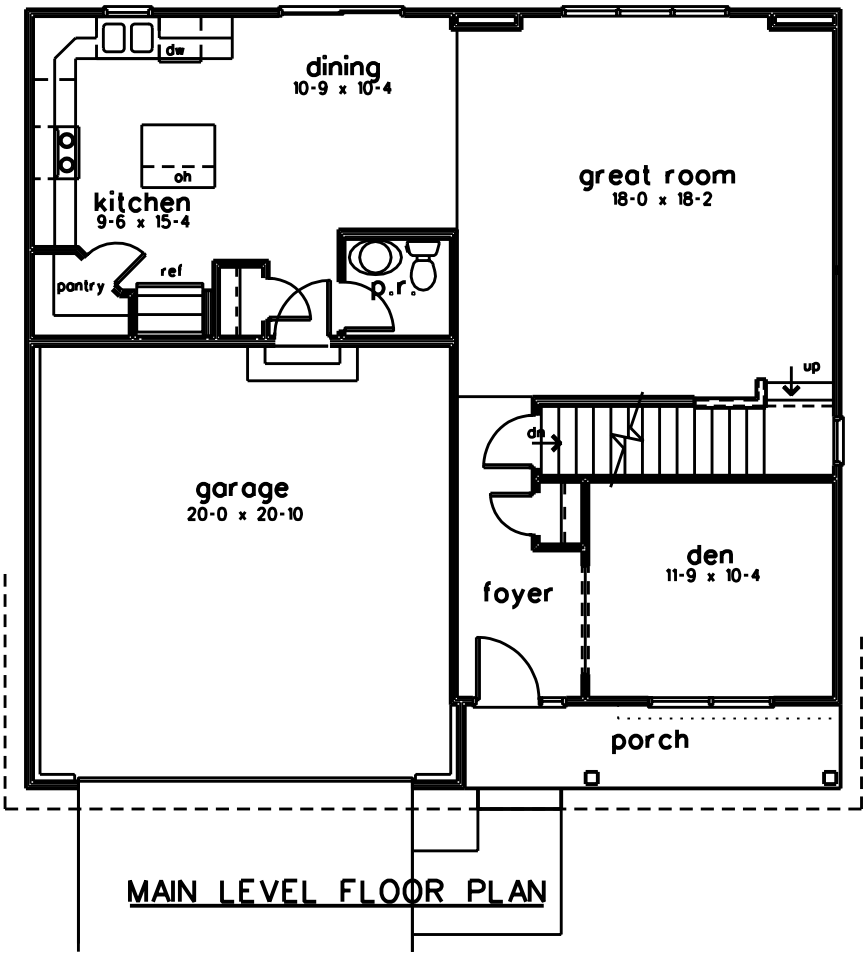
The Carlton



UPPER LEVEL FLOOR PLAN



3 BEDROOM OPTION



MAIN LEVEL FLOOR PLAN

AIRHART CONSTRUCTION
"Building a Better Tomorrow"

The Glen Arbor

The Glen Arbor

Premier Series—1700

This innovative ranch design provides an abundance of bright sunny living areas and flexible multi-purpose rooms set in a dramatic open floor plan.

FEATURES:

- Foyer: spacious and open entry with coat closet and 9’ ceiling
- Bedroom 3: 13’5”x 10’6” features a large sunny windows at the font of the home perfect for a home office
- Bedroom 2: 10’x11’9” quiet and private bedroom retreat with nearby full bathroom
- Bathroom 2: full bathroom near bedroom 2 and bedroom 3
- Great Room: 15’8”x 14’4” bright and airy room with 9’ceilings, and triple windows. This open layout provides plenty of entertainment opportunities.
- Dining room: 9’4” x 13’4” open to the kitchen and great room, may be formal or informal
- Kitchen: 19’3” x 9’5” features oak floors, stainless steel appliances, custom cabinets and a large pantry. The kitchen is open to the great room/dining room and includes a large bar top that is perfect for conversing while cooking
- Bedroom 1: 15’ x 14’2” with 9’ ceiling and views to rear yard
- Master Bathroom: with long vanity, spacious shower, and large walk-in closet
- Main floor laundry room
- Mud room with space for an optional bench and coat closet
- Two car attached garage
- Full basement
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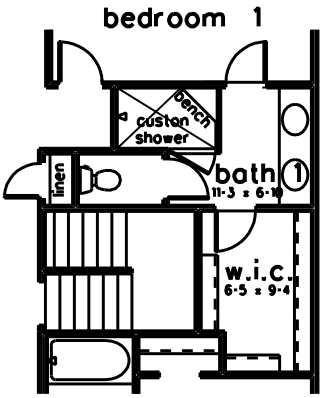
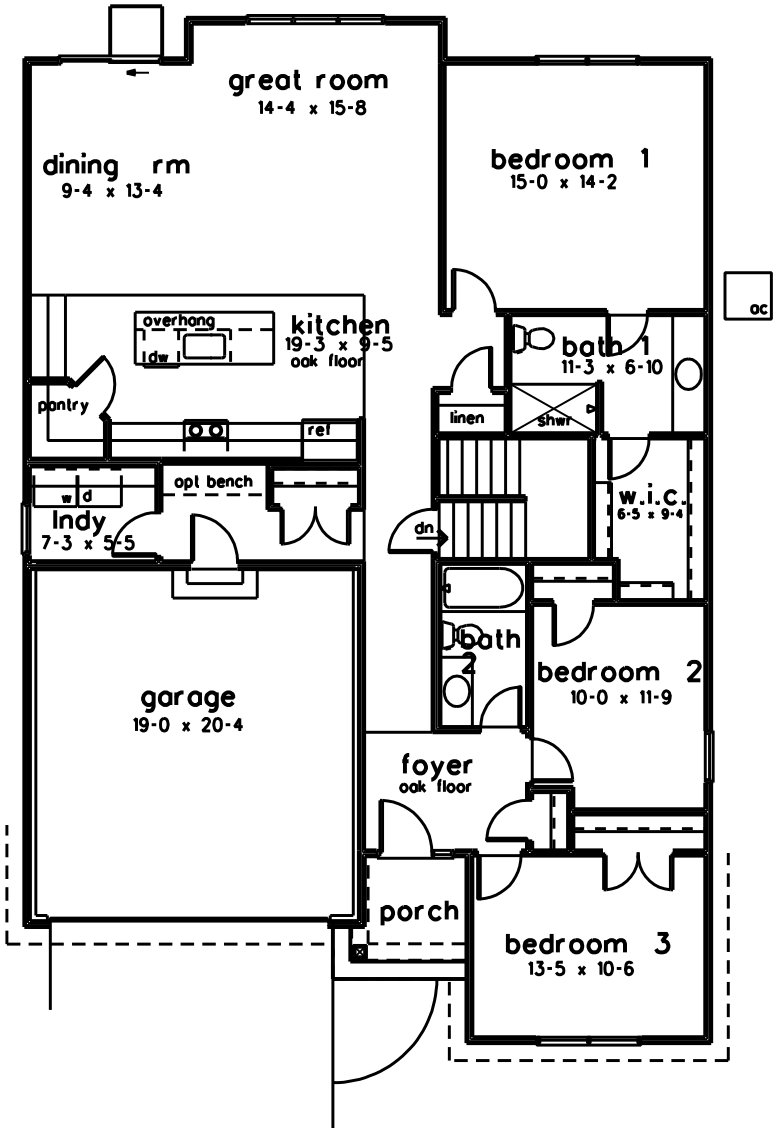
The Glen Arbor



luxury bath option



main level floor plan

AIRHART CONSTRUCTION
"Building a Better Tomorrow"

The Sinclair

The Sinclair

Premier Series—2120

This traditional home offers exceptional living and entertaining opportunities. The spacious kitchen serves as an excellent gathering area with easy access to the great room and breakfast room.

FEATURES:

- Foyer: spacious entry is flooded with light from the soaring two-story ceiling, which holds a bright, large window
- Living Room/Den: 11’6” x 12’ angled entry and large windows overlooking the front yard
- Family Room: 15’ x 15’ generous room boasting triple windows which create a sunny room
- Kitchen/Breakfast Room: 19’2” x 15’ this wonderful kitchen has custom cabinetry, a large center island with eating bar, a walk-in pantry and stainless steel appliances. The spacious breakfast area is perfect for family gatherings, and has large sliding glass door to the backyard.
- Powder Room: features a pedestal sink
- Staircase: features a window and a two-story foyer, which creates a light-filled upper hallway.
- Master Bedroom: 13’8” x 15’ has two large windows, an oversized walk-in closet, and a bathroom
- Master Bathroom: full bathroom with a sunny window
- Bedroom 2: 11’6” x 11’ includes closet and large windows
- Bedroom 3: 15’ x 11’10” includes walk-in closet and large windows
- Bedroom 4: 10’ x 12’7” closet and window overlooking the backyard
- Bath 2: full bathroom with nearby linen closet
- First floor laundry
- 9’ first floor ceilings
- Full basement
- 2 car attached garage (Shown with optional windows in the garage door)
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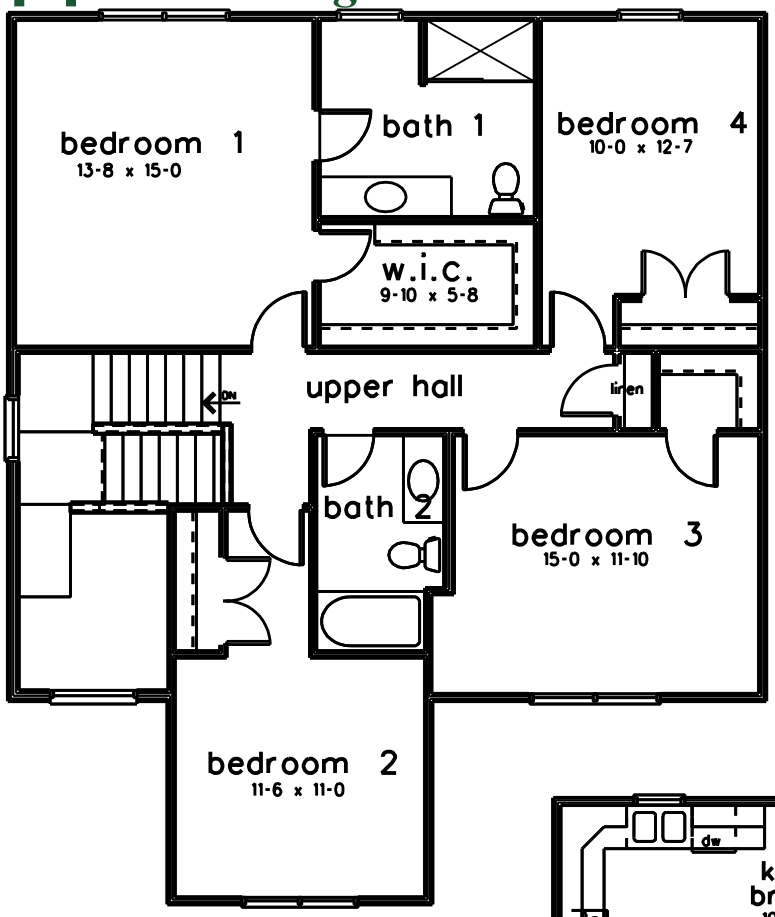
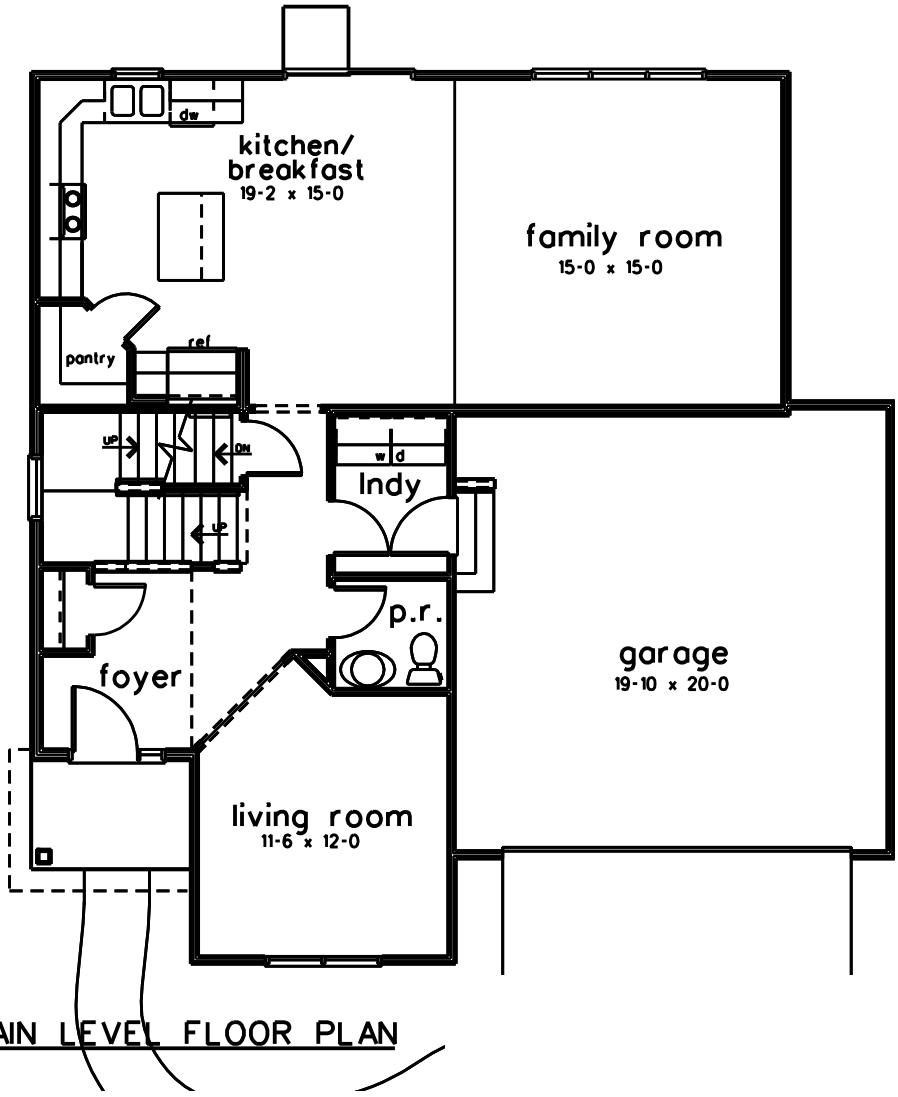
The Sinclair



UPPER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

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The Oakfield

Elevation C

Elevation A

Elevation B

The Oakfield

Premier Series—1871

This well-designed plan provides many amenities that you would expect to find in a ranch home today. The master suite features a wonderful bathroom with a large walk-in closet, and the great room is open to the kitchen, breakfast and dining room, providing a great place to entertain.

FEATURES:

- Foyer: 10’4”x8’10” spacious and open entry with window, coat closet and 9’ ceiling
- Den/Bedroom 3: 12’ x 11’9” large sunny window and large closet
- Bedroom 2: 12’x10’7”
- Bathroom 2: full bathroom
- Dining Room: 12’3”x 12’11” open to great room and kitchen, 9’ceilings, and two large windows. This open layout provides plenty of entertainment opportunities.
- Great Room: 14’3”x15’ triple windows, open to kitchen and dining room
- Kitchen: 11’6” x 14’8” features stainless steel appliances, custom cabinets and a pantry. The kitchen is open to the great room/dining room and includes a large bar top that is perfect for conversing while cooking.
- Breakfast Room: 9’8” x 11’6” open to the great room and features a sliding glass door
- Bedroom 1: 12’10” x 15’ with 9’ ceiling and views to the backyard
- Master Bathroom: has a spacious full bathroom and a large walk-in closet
- Laundry Room: 10’9” x 7’5” located on the main floor
- Two car attached garage (Shown with optional windows in the garage door)
- Full basement
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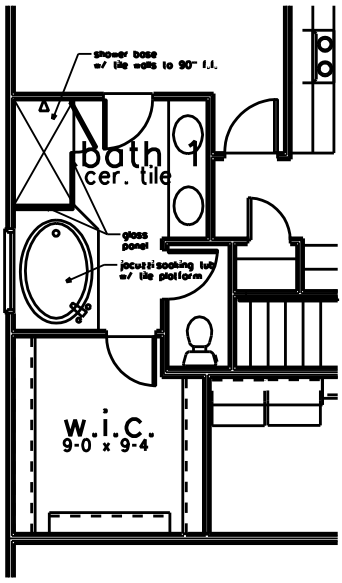
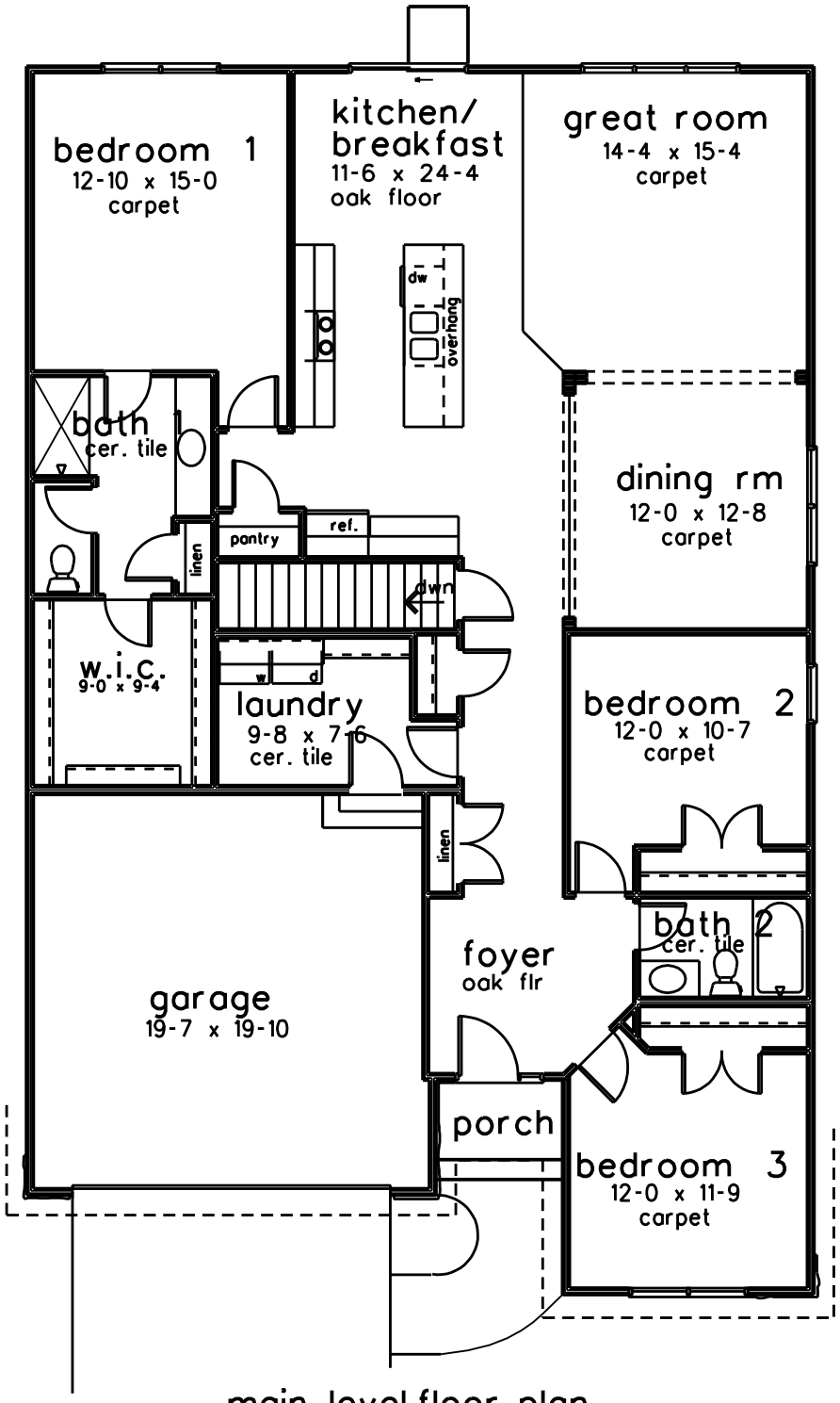
The Oakfield



luxury bath option



main level floor plan

AIRHART CONSTRUCTION
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The Lynford

The Lynford

Premier Series—1707

This innovative ranch design provides an abundance of bright sunny living areas and flexible multi-purpose rooms set in a dramatic open floor plan. The Lynford design features a three car tandem garage.

FEATURES:

- Foyer: spacious and open entry with coat closet and 9’ ceiling
- Bedroom 3: 13’5”x 10’6” features a large sunny windows at the font of the home perfect for a home office
- Bedroom 2: 10’x11’9” quiet and private bedroom retreat with nearby full bathroom
- Bathroom 2: full bathroom near bedroom 2 and bedroom 3
- Great Room: 13’1”x 14’1” bright and airy room with 9’ceilings, and triple windows. This open layout provides plenty of entertainment opportunities.
- Dining room: 9’6” x 13’1” open to the kitchen and great room, may be formal or informal
- Kitchen: 19’3” x 9’5” features oak floors, stainless steel appliances, custom cabinets and a large pantry. The kitchen is open to the great room/dining room and includes a large bar top that is perfect for conversing while cooking
- Bedroom 1: 15’ x 14’2” with 9’ ceiling and views to rear yard
- Master Bathroom: with long vanity, spacious shower, and large walk-in closet
- Main floor laundry room with an extra closet
- Mud room with space for an optional bench and coat closet
- Three car attached garage
- Full basement
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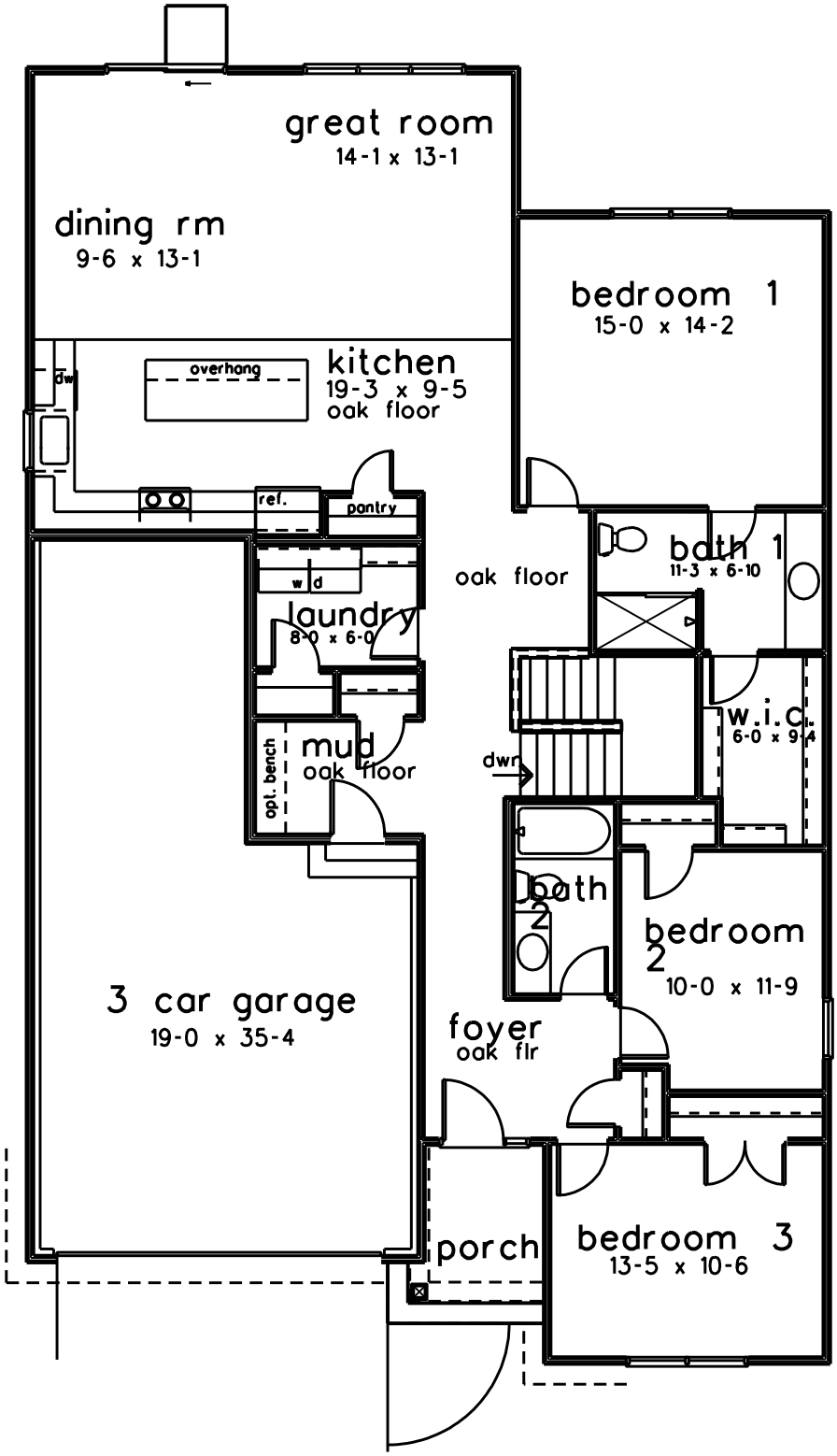
The Lynford



main level floor plan

AIRHART CONSTRUCTION
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The Legacy

The Legacy

Premier Series—2523

The Legacy is a spacious family home which includes 9' first floor ceilings, 4 bedrooms, 2 ½ bathrooms, an expansive kitchen, and a great room. New home design features include a second floor laundry room, first floor mud room, and a kitchen fit for families of any size.

FEATURES:

- Foyer: the beautiful covered entry leads to the open foyer, which features two sidelight windows, a coat closet, and 9' ceiling
- Living Room/Den: 11'x 11' can easily be transformed into a first floor bedroom.
- Great Room: 18'4"x15' three windows, 9' ceiling, open to kitchen and dining area
- Kitchen: 15'3" x 8'4" features island with eating bar, stainless steel appliances, custom cabinets and a walk-in pantry. The kitchen is open to the great room/dining area. Sink is set on an angle under two corner windows.
- Dining Area: 12' x 15'4" open to the great room, features a pepper box bay with a sliding glass door to rear yard. This ample eating area can fit a large family table and hutch.
- Mudroom: located off of the garage entry, this room is perfect for coats and boots. Add optional coat hooks and sitting bench for a creative way to store the kids' backpacks and sports equipment.
- Bedroom 1: 16'6" x 15' spacious bedroom showcasing two windows with views of the backyard
- Master Bathroom: has a long vanity, shower, separate soaking tub, linen closet an oversized 8' x 11'10" walk-in closet.
- Bedroom 2: 13' x 12'7"
- Bedroom 3: 11'x 11'8" features a walk-in closet
- Bedroom 4: 12'x11'7" features a walk-in closet
- Bathroom 2: full bathroom
- Laundry Room: 7'11" x 8'5" second floor laundry
- Two car attached garage (shown with optional windows on garage door)
- Full basement
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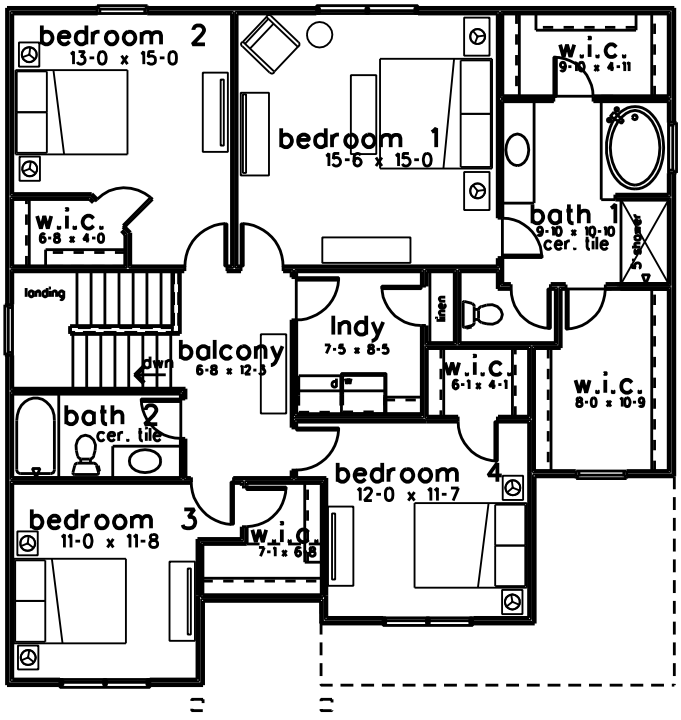
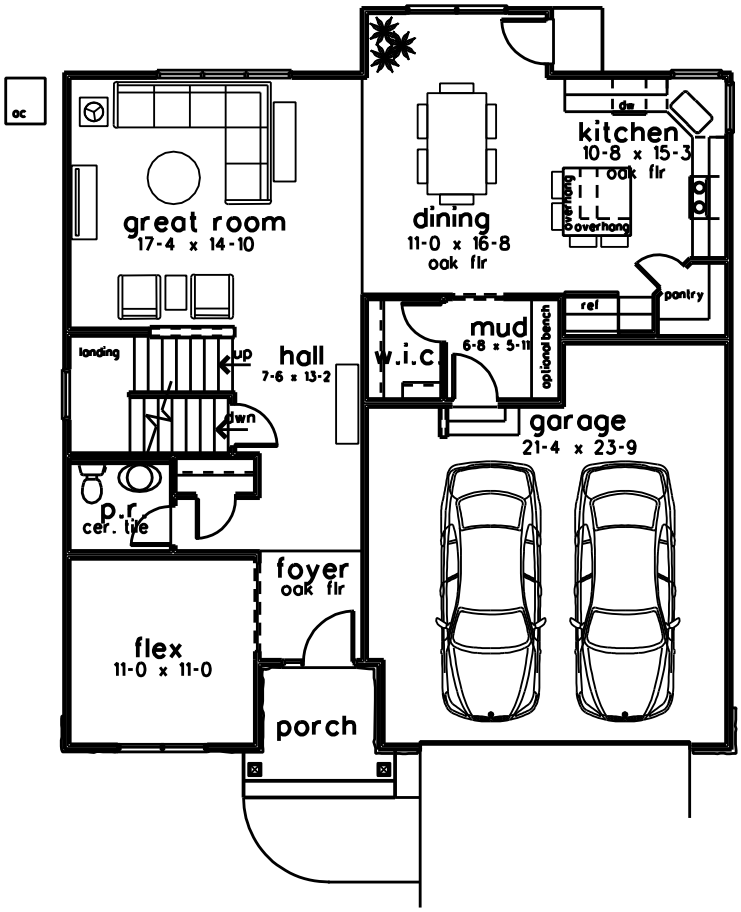
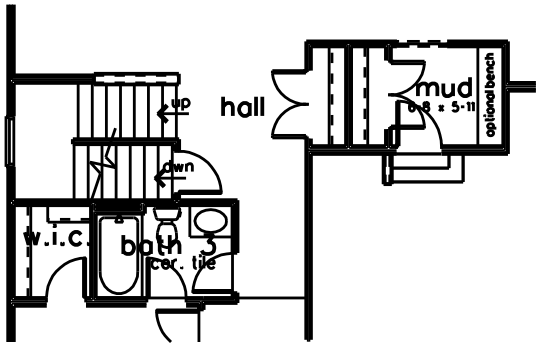
The Legacy



upper level floor plan



main level floor plan



optional bath 3

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The Sandhill

Elevation A

Craftsman Elevation

The Sandhill

Premier Series—2400

The Sandhill plan is open concept living at its best! This fantastic first floor master plan features comfortable open living spaces, 9' first floor ceilings, 4 bedrooms, 3 bathrooms, a spacious second floor loft, a full basement, and a dramatic kitchen dining/great room area. Stone or brick options are available with a spacious porch.

FEATURES:

- Foyer: 9' ceiling,coat closet and a side light window
- Dining Room: open to kitchen and great room. This open layout provides plenty of entertainment opportunities.
- Great Room: bright and open gathering space with triple window and views of breakfast, kitchen and dining rooms
- Kitchen: features an oversized island with eating bar, stainless steel appliances, custom cabinets, granite counters, wood floors and a pantry. The kitchen is open to both the great room and dining room.
- Bedroom 1: Spacious first floor master bedroom
- Master bathroom features a long vanity, shower, linen closet and a large walk-in closet
- Bedroom 2: first floor bedroom may also be used as a home office or flex room
- Bathroom 2: full bathroom with nearby linen closet
- Laundry room on the first floor
- Bedroom 3: generously sized second floor bedroom with a walk-in closet and nearby full bathroom and loft
- Bedroom 4: generously sized bedroom with a sitting/study area, walk-in closet and nearby full bathroom and loft
- Loft: located on the second floor makes a great family room
- Bathroom 3: full bathroom located on the second floor. A generous linen closet is located nearby.
- Full basement
- Two car attached garage
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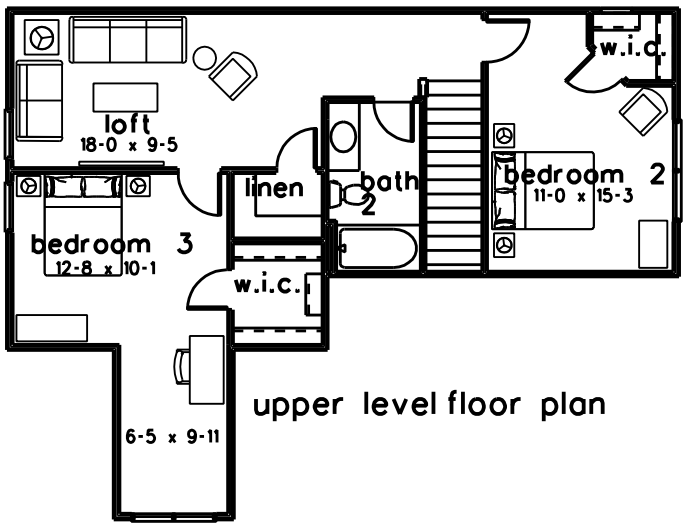
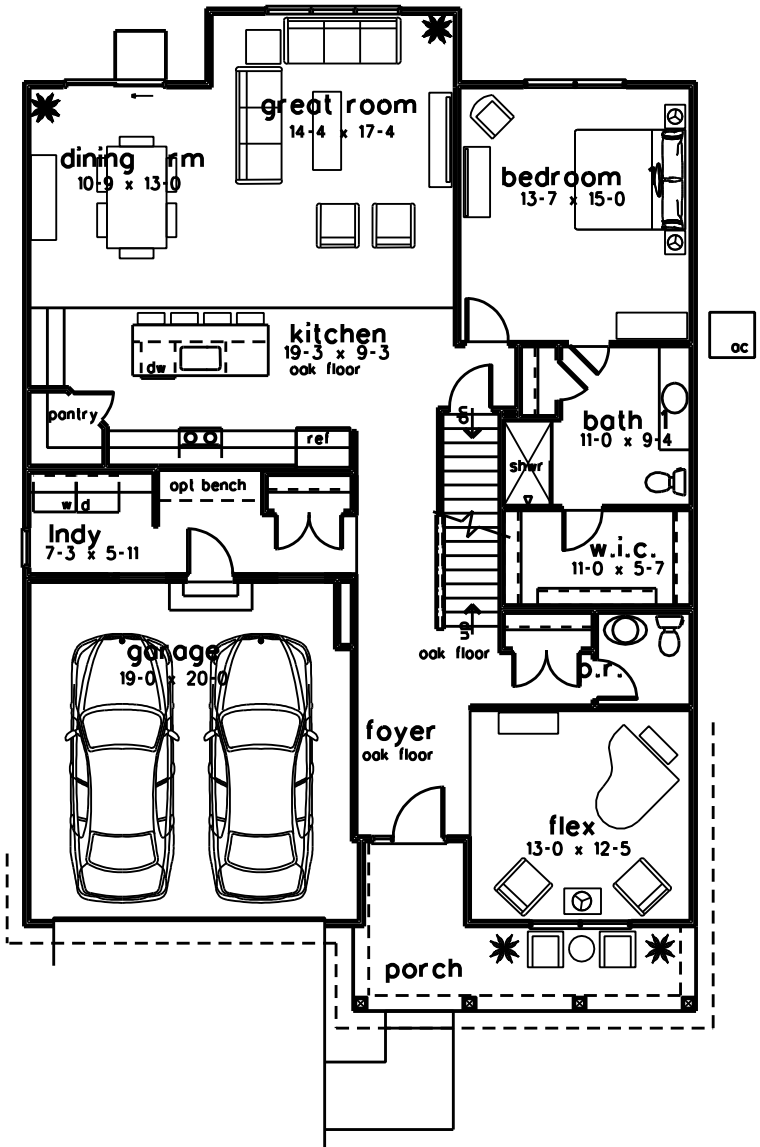
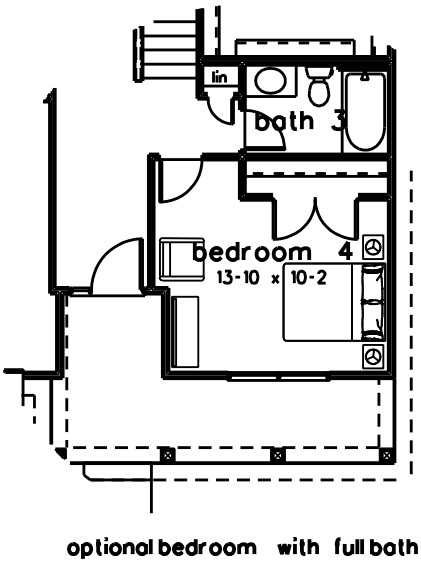
The Sandhill



upper level floor plan



main level floor plan



optional bedroom with full bath

The Rockwell

Premier Series—2541

This striking modern traditional home features a covered front entry, an open floor plan boasting four bedrooms, 2½ bathrooms, a away room and an airy great room with tall windows.

FEATURES:

- Foyer: spacious entry with wood floors
- Away Room: 9'3" x 10'2" off foyer featuring large double windows. Great for piano or home office
- Dining Room: 14'6" x 10'9" features large double windows
- Great Room: 18'4" x 16'2" boasts triple windows, which create a light and airy environment for family gatherings
- Kitchen: 17' 8" x 15'8" luxury kitchen showcases a large pantry, long center island with eating bar, custom crafted cabinetry, stainless steel appliances and oak floors.
- Powder Room: houses a pedestal sink
- Mud room: from garage to kitchen with coat closet
- Master Bedroom: 15'2" x 12'9" spacious bedroom retreat with adjoining private bath.
- Master Bath: includes an expansive walk-in closet, private water closet, soaking tub with a window set above. This allows bright light into the room and a separate shower.
- Bedroom 2: 10'0" x 10'2"
- Bedroom 3: 11'4" x 11'
- Bedroom 4: 14'1" x 11'9" features a walk-in closet
- Bath 2: full bath
- Second floor laundry room
- Full basement
- 2 car attached garage with extra storage area
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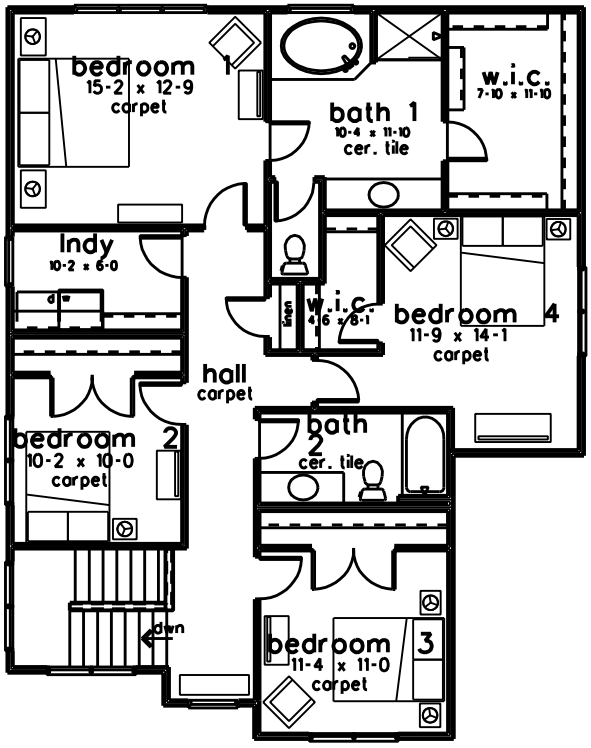
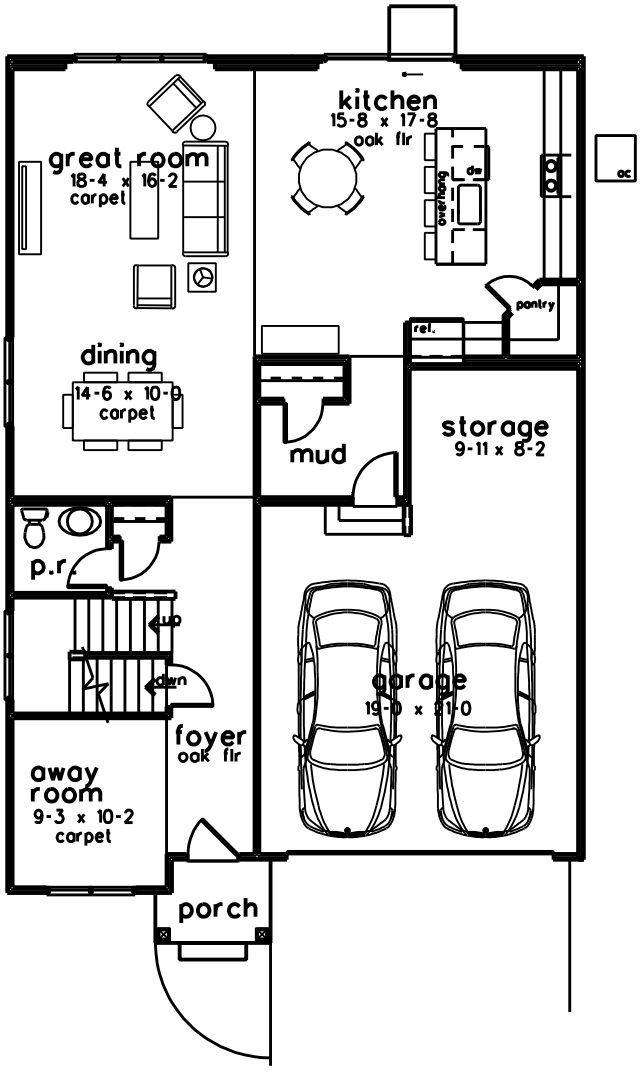
The Rockwell



upper level floor plan



main level floor plan

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The Larkspur

Premier Series—2774

The Larkspur is a spacious family home, including 9' first floor ceilings, 4 bedrooms, 2 ½ bathrooms, an expansive kitchen, and a great room. This home has the option to convert the first-floor study and dining room into a fifth bedroom with a full bathroom.

FEATURES:

- Foyer: covered entry leads to the open foyer, which features two sidelight windows and a 9' ceiling
- Study: 11' x 10' can easily be transformed into a fifth bedroom on the first floor, having a full private bathroom and a walk-in closet to replace the dining room. Bedroom 5 would be 11' x 15'6".
- Dining Room: 14' x 11' can be transformed into a full bathroom and closet if the study is converted into a fifth bedroom. Bedroom 5 would be 11' x 15'6".
- Great Room: 18'4" x 14'10" three windows, 9' ceiling, open to kitchen and breakfast room
- Kitchen: 15'3" x 8'4" features island with eating bar, stainless steel appliances, custom cabinets and a walk-in pantry. The kitchen is open to the great room/ breakfast room. Sink is set on an angle under two corner windows.
- Breakfast Room: 12' x 14'1" open to the great room, features a sliding glass door to rear yard. This ample eating area can fit a large family table and hutch.
- Mudroom: located off of the garage entry, this room is perfect for coats and boots. Add optional coat hooks and sitting bench for a creative way to store the kids' backpacks and sports equipment.
- Powder Room: first floor half-bath near the coat closet
- Bedroom 1: 16'6" x 15' spacious bedroom showcasing two windows with views of the backyard
- Master Bathroom: features a long vanity, shower, separate soaking tub, linen closet, and an oversized walk-in closet
- Bedroom 2: 13' x 12'7"
- Bedroom 3: 11' x 14'8" features a walk-in closet
- Bedroom 4: 12' x 15'7" features a walk-in closet
- Bathroom 2: full bathroom
- Laundry Room: second floor laundry
- Two car attached garage (shown with optional windows on garage door)
- Full basement
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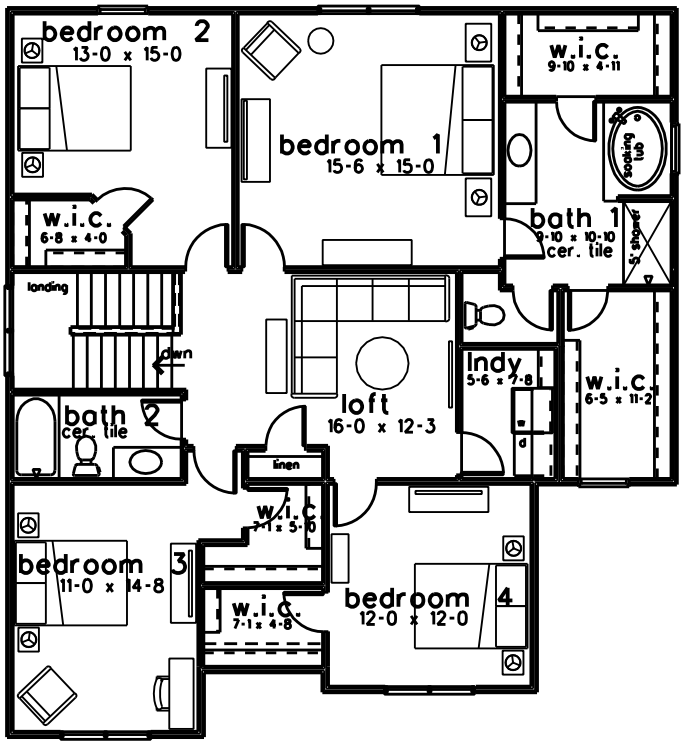
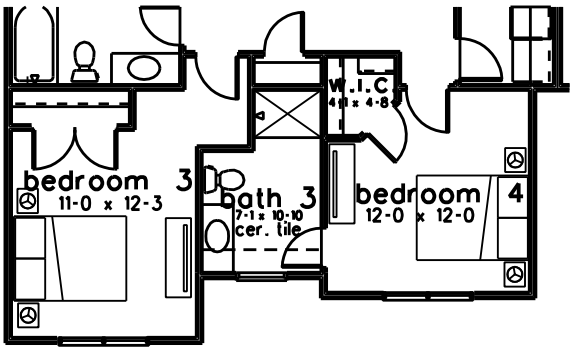
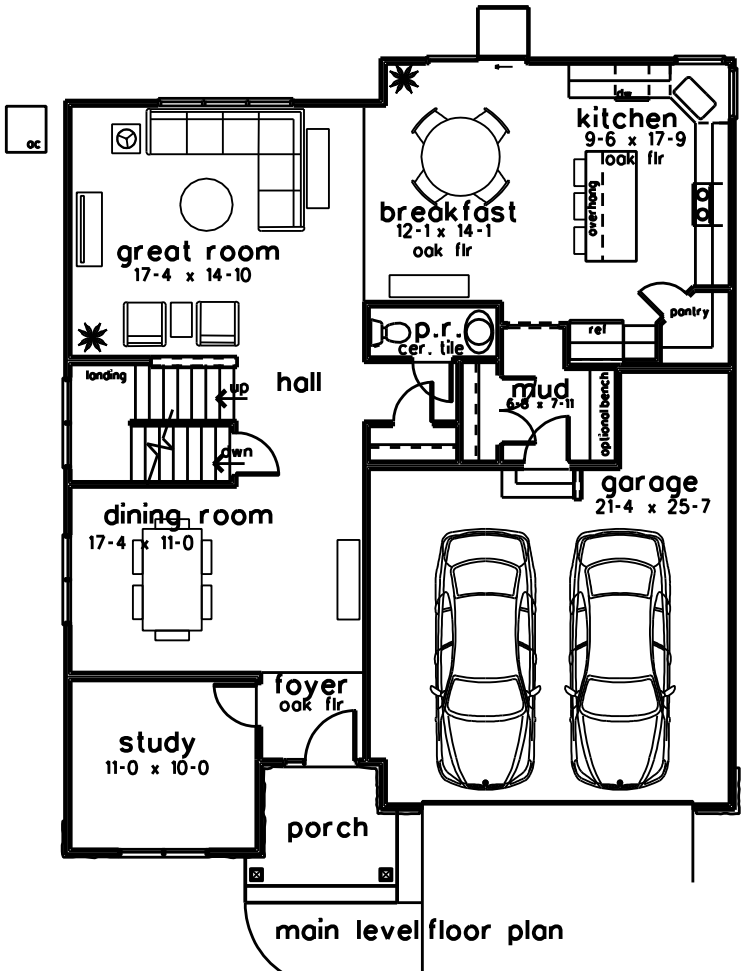
The Larkspur



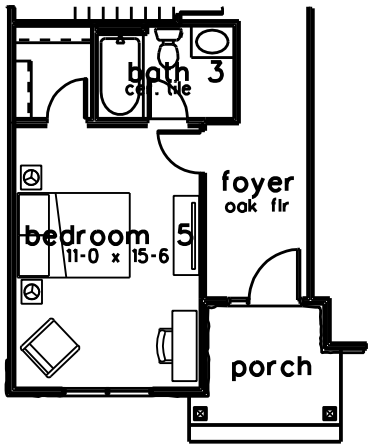
upper level floor plan



optional bath 3



main level floor plan



optional 5 bedroom/3 bath

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The Maple Hill

The Maple Hill

Premier Series—2945

The Maple Hill is a spacious family home, including 9' first floor ceilings, 4 bedrooms, 2 ½ bathrooms, an expansive kitchen, and a great room. This home has the option to convert the first-floor flex and powder room into a fifth bedroom with a full bathroom and walk-in closet.

FEATURES:

- Foyer: covered entry leads to the open foyer, which features two sidelight windows and a 9' ceiling
- Flex: 11' x 11' can be used as a study or living room or transformed into a fifth bedroom on the first floor, having a full private bathroom and a walk-in closet. Bedroom 5 would be 11' x 11'.
- Great Room: 18'4" x 15' three tall windows, 9' ceiling, open to the kitchen and dining room
- Kitchen: 15'2" x 15' features long island with eating bar, stainless steel appliances, custom cabinets and a spacious walk-in pantry 6' x 7'3". The kitchen is open to the great room/dining room.
- Dining Room: 14' x 10' open to the great room, features three windows and a swing door to the rear yard. This ample eating area can fit a large table and hutch.
- Mudroom: located off of the garage entry, this room is perfect for coats and boots. Add optional coat hooks, sitting bench, or countertops for a creative way to store the kids' backpacks, sports equipment, or add hobby center.
- Powder Room: first floor half-bath near the coat closet
- Bedroom 1: 15'6" x 15' spacious bedroom showcasing two windows with views of the backyard
- Master Bathroom: features a long vanity, shower, separate soaking tub, linen closet, and an oversized 9'10" x 8'10" walk-in closet
- Bedroom 2: 13' x 15' features a walk-in closet
- Bedroom 3: 11' x 11'8" features a walk-in closet
- Bedroom 4: 12' x 11' features a walk-in closet and an optional private bath
- Bathroom 2: full bathroom
- Loft: 16'5" x 12'3" makes a great study or TV area for the family
- Laundry Room: second floor laundry
- Two car attached garage (shown with optional windows on garage door)
- Full basement
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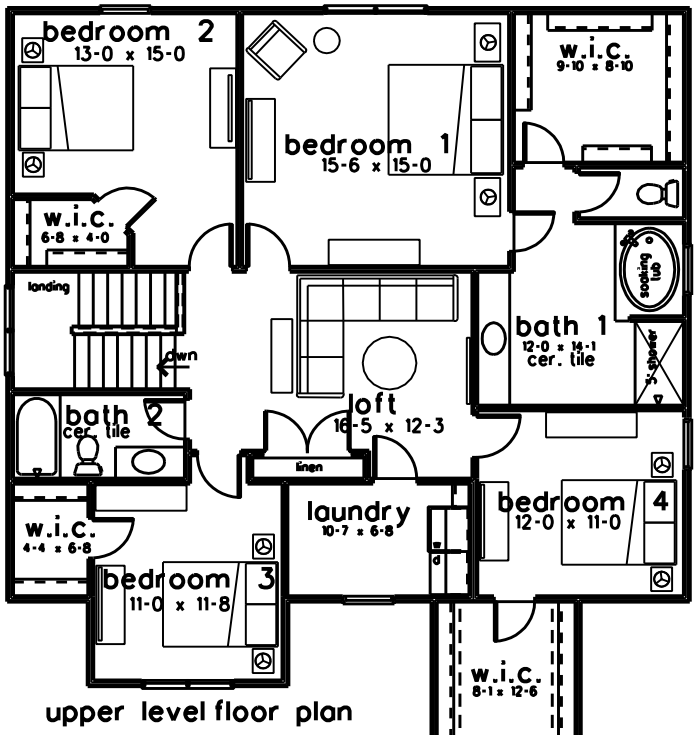
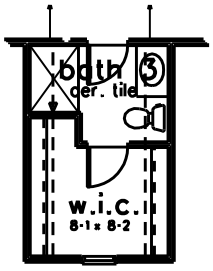
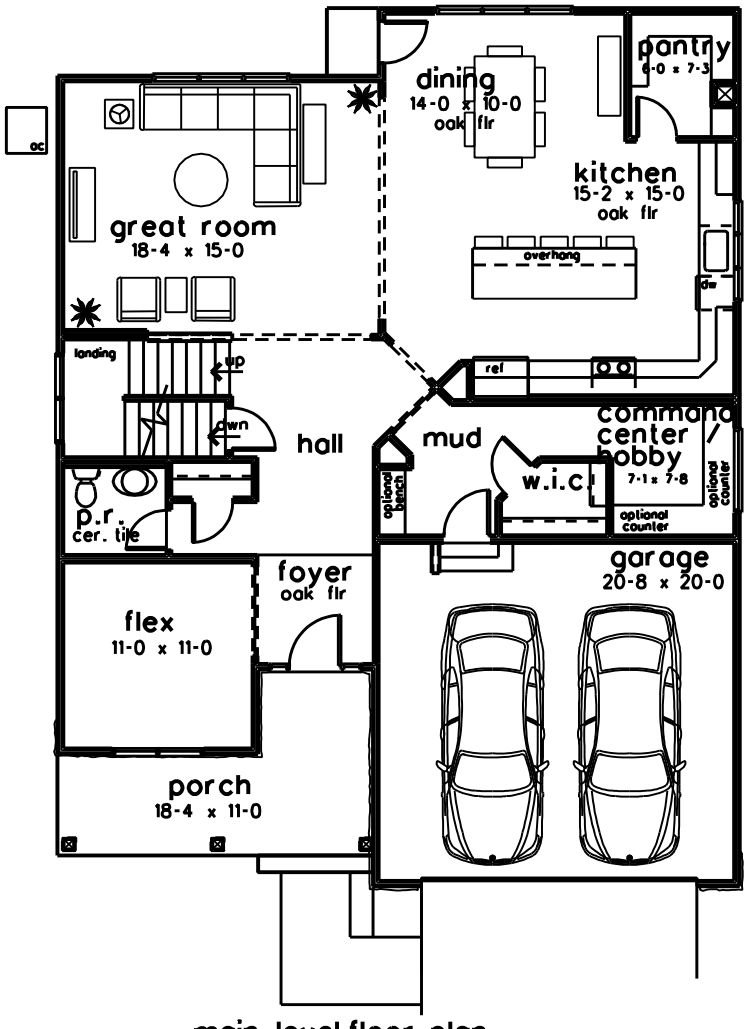
The Maple Hill



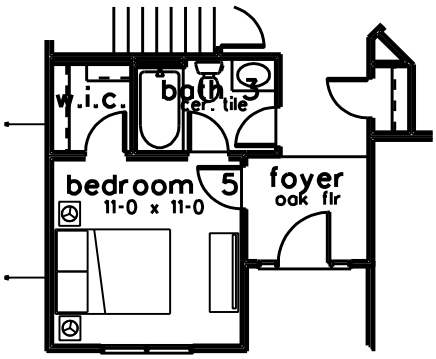
upper level floor plan



optional bath 3



main level floor plan



optional bath 3