



PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY

Project Title/Address:	Parkside Reserves, 1337 Geneva Rd.		
City Staff:	Ellen Johnson, Planner		
PUBLIC HEARING 9/19/17	X	MEETING 9/19/17	X

APPLICATIONS: Map Amendment
Final Plat of Subdivision

ATTACHMENTS AND SUPPORTING DOCUMENTS:

Staff Report	Plans; revised plans received 8/18/17
Applications, received 1/20/16	

SUMMARY:

The subject property is a vacant half-acre parcel near the St. Charles/Geneva border.

Grandview Capital LLC, applicant and property owner, has filed applications for Map Amendment and Preliminary/Final Plat of Subdivision to allow construction of a three-unit townhome building on the property. Details are as follows:

- Rezone the property from RS-3 Suburban Single-Family Residential to RM-1 Mixed Medium Density Residential.
- Subdivide the property into three lots, one for each unit, and a common area outlot.
- The units will front on Geneva Rd. and each will have a two-car, front-loaded garage.
- The existing access point off of Geneva Rd. will be utilized and widened.

The proposal is similar to a Concept Plan reviewed for the property in March of 2015.

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the subject property as “Single-Family Detached Residential”.

SUGGESTED ACTION:

Conduct the public hearing on the Map Amendment and close if all the testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the Map Amendment and Final Plat of Subdivision on the meeting portion of the agenda should the Plan Commission determine there is adequate information to make a recommendation to City Council.

Staff has found the application materials to be complete. A recommendation for approval should be conditional upon resolution of outstanding staff comments prior to City Council action.

INFO / PROCEDURE ON APPLICATIONS:

- MAP AMENDMENT
- Revision to the zoning map to change the zoning district of a specific property.
 - Public hearing is required, with a mailed notice to surrounding property owners.
 - All findings need not be in the affirmative to recommend approval – recommendation based on the preponderance of evidence.
- FINAL PLAT OF SUBDIVISION
- Final Plat is the actual plat document that will be recorded with the County to formally create new lots, dedicate streets, and provide easements, etc.
 - Recommendation is based on compliance with all code requirements (including Zoning & Subdivision Codes).
 - A public hearing is not required for this type of application.
 - No findings of fact are applicable to this application.

Community & Economic Development
 Planning Division

Phone: (630) 377-4443
 Fax: (630) 377-4062



Staff Report

TO: Chairman Todd Wallace
 And the Members of the Plan Commission

FROM: Ellen Johnson, Planner

RE: Parkside Reserves – 1337 Geneva Rd.

DATE: September 15, 2017

I. APPLICATION INFORMATION:

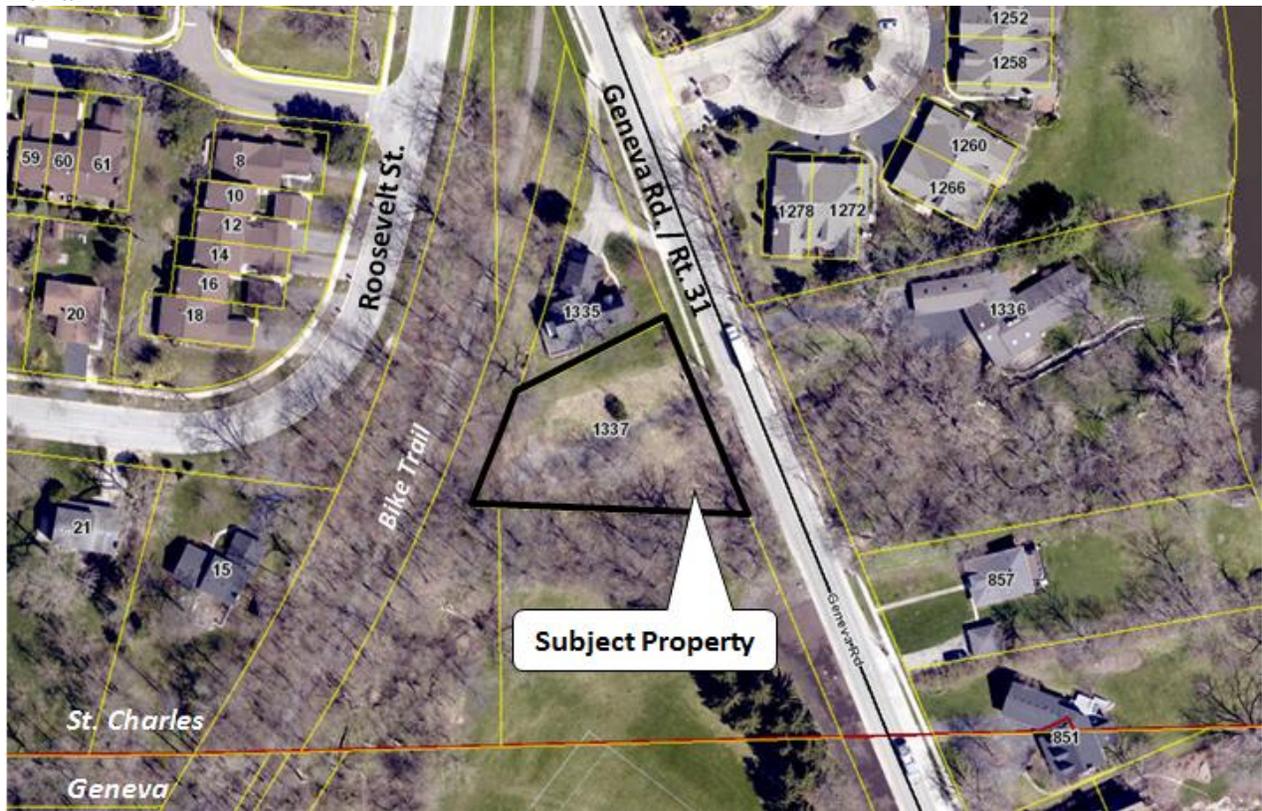
Project Name: Parkside Reserves

Applicant: Grandview Capital, LLC

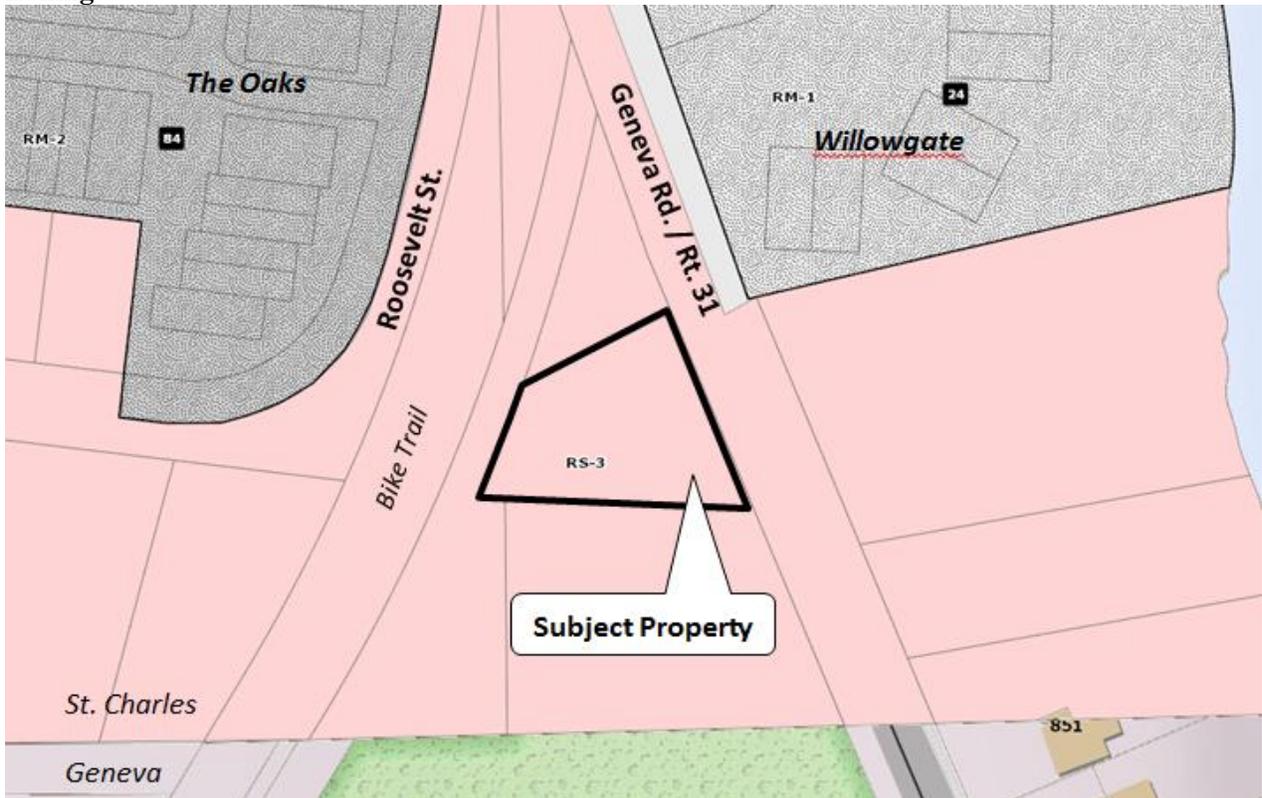
Purpose: Develop a three-unit townhome building

General Information:		
Site Information		
Location	1337 Geneva Rd.	
Acres	21,950 square feet (0.504 acres)	
Applications:	Map Amendment Final Plat of Subdivision	
Applicable City Code Sections	Title 17, Ch. 17.06 Design Review Standards & Guidelines Title 17, Ch. 17.12 Residential Districts Title 16 Subdivisions and Land Improvement	
Existing Conditions		
Land Use	Vacant (contains a 96 sf shed)	
Zoning	RS-3 Suburban Single-Family Residential	
Zoning Summary		
North	RS-3 Suburban Single-Family Residential	Single-family home
East	RS-3 Suburban Single-Family Residential & RM-1 Mixed Medium Density Residential (PUD)	Single-family homes & townhomes (Willowgate)
South	RS-3 Suburban Single-Family Residential	Open space
West	RS-3 Suburban Single-Family Residential	Open space & trail
Comprehensive Plan Designation		
Single Family Detached Residential		

Aerial



Zoning



II. BACKGROUND

A. PROPERTY HISTORY

The subject property is a half-acre parcel that is vacant except for a small shed. The property was previously developed with a single-family home which was demolished in 2002.

In March of 2015, Plan Commission reviewed a Concept Plan submitted by the property owner, Grandview Capital, LLC. The Concept Plan proposed development of a three-unit townhome building on the property. Rezoning to the RM-1 Mixed Medium Density Residential zoning district was also contemplated to allow for the change in land use from single-family to townhome. It was identified that deviations from certain zoning standards would need to be granted through a Planned Unit Development to permit the development as proposed at that time. Building coverage and building height exceeded that permitted in the RM-1 district and the side yard setback was less than required.

Plan Commission and Planning & Development Committee provided generally positive feedback on the Concept Plan, including support for the change in land use and building architecture. However, it was expressed that a PUD would not be appropriate since the proposal had the ability to meet all zoning standards with relatively minor adjustments.

B. PROPOSAL

Grandview Capital, LLC has filed applications for Map Amendment and Preliminary/Final Plat of Subdivision to allow construction of a three-unit townhome building on the property. The proposal is similar to the Concept Plan. Details are as follows:

- Rezone the property from RS-3 Suburban Single-Family Residential to RM-1 Mixed Medium Density Residential.
- Subdivide the property into three lots, one for each unit, and a common area outlot.
- The units will front on Geneva Rd. and each will have a two-car, front-loaded garage.
- The existing access point off of Geneva Rd. will be utilized and widened.
- Three guest parking spaces will be provided.

Based on the feedback received during Concept Plan review, a PUD is not being requested. The plans have been modified to comply with all zoning standards.

III. ANALYSIS

A. COMPREHENSIVE PLAN

The Land Use Plan adopted as part of the 2013 Comprehensive Plan identifies the site as “Single-Family Detached Residential.” The Plan states:

“An important objective of the Plan is to continue to protect and enhance the City’s single-family residential neighborhoods. Future development should be respectful and sensitive to the existing homes while allowing reinvestment in the form of rehabilitation, additions, and new construction in existing neighborhoods. Wherever possible, single-

family neighborhoods should be buffered and protected from adjacent incompatible uses...

Single-family residential areas should consist primarily of detached homes on lots subdivided and platted in an organized and planned manner. There are however, existing townhomes and/or duplexes scattered among the areas which are designated in the Plan as single-family detached residential. Within the single-family areas, it is the overall single-family character that serves as the rationale for the Plan's designation. Single-family residential areas must remain flexible and consider context. There may be situations where single-family attached and multi-family uses are considered appropriate within predominately single-family detached areas. For example, street frontage, lot depth, and the presence of neighboring non-residential uses should be considered on a case-by-case basis for other types of compatible residential development.

The Residential Areas Framework Plan provides Land Use Policies on p. 43. A number of the policies are applicable to this project, including:

- ***Preserve the character of the City's existing single family residential neighborhoods:*** *The City's residential areas are composed of a number of unique and distinct neighborhoods. While they may differ in configuration, unit type, and lot size, these neighborhoods are well established and have their own character. Development and reinvestment within these neighborhoods should be context sensitive, and compatible with the established neighborhood character and fabric. Regardless of the location or housing type, residential development or redevelopment should be carefully regulated to ensure compatibility with the scale and character of surrounding and adjacent residential neighborhoods. New infill development, teardown redevelopment, and alterations to existing development should maintain a setback, height, bulk, and orientation similar to its surroundings.*

Other relevant Comprehensive Plan recommendation (p. 122):

- ***Development Character and Urban Design:*** *New neighborhood development or local infill should respect the surrounding context in the design of street networks, infrastructure, housing stock, and other built elements. Infill development should strive to reflect the context in terms of site design, massing and scale, and architectural design...*

B. PROPOSED USE / ZONING

The proposed three-unit building is defined in the Zoning Ordinance as a "Townhouse Dwelling":

A building with three (3) or more dwelling units arranged side-by-side, sharing common fire-resistive walls without openings, where each dwelling unit occupies an exclusive vertical space with no other dwelling unit above or below, and where each dwelling unit has at least one individual exit directly to the outdoors."

The property is currently zoned RS-3 Suburban Single-Family Residential (8,400 sf minimum lot size). Townhomes are not permitted in the RS-3 District.

The applicant has requested rezoning the property to the RM-1 Mixed Medium Density Residential District. Townhomes are permitted in the RM-1 District. The purpose of the RM-1 District as stated in the Zoning Ordinance is as follows:

To accommodate a mix of single-family, two-family and townhouse residential development in the City, at a maximum density of approximately 8 units per acre.

The subject property is predominately surrounded by RS-3 zoning. However, there is precedent for multi-family zoning in the vicinity. The Willowgate townhome development northeast of the subject property is zoned RM-1 while The Oaks townhome development to the west is zoned RM-2.

C. ZONING STANDARDS

The engineering plans submitted as part of the Final Plat of Subdivision have been reviewed for compliance with the bulk standards of the requested RM-1 District. The property was considered one zoning lot for the purposes of determining zoning compliance. All bulk standards have been met, with the exception of building height (see Staff Comment below).

Category	RM-1 District	Proposed
Min. Lot Area	5,445 sf per unit	7,317 sf per unit
Min. Lot Width	24 ft. per unit	54.7 ft. per unit
Density in units per acre	8 du/acre	5.9 du/acre
Max. Building Coverage	30%	29.7%
Max. Building Height	35 ft. or 3 stories	34.83 ft.
Min. Front Yard	30 ft.	49.36 ft.
Min. Side Yard	10 ft.	10.06 ft. (north) 10.12 ft. (south)
Min. Rear Yard	25 ft.	28.42 ft.
Off-Street Parking	2 per unit	2 per unit + 3 guest stalls

Staff Comments:

- Per the Zoning Ordinance, building height is measured as the vertical distance from grade at the midpoint of the required front building setback to the top of the ridge of the highest point of the roof. The building height is marked on the architectural elevations as just under 35 ft. However, grade at the midpoint of the front building setback (30 ft.) is approximately 3 ft. lower than grade at the building foundation, meaning the building height is greater than 35 ft. The building will need to be modified to meet the height limitation.

D. FINAL PLAT OF SUBDIVISION

A Final Plat of Subdivision has been submitted. Combined Preliminary-Final Plat review has been requested. Final Engineering plans have been submitted as required for the Final Plat.

Proposed is division of the property into three lots and an outlot. The lots generally cover the footprint of each unit and the back patio areas. The outlot covers the common area including the access drive, parking area, and open space surrounding the building. A homeowners' association will need to be created to enable maintenance of the outlot.

A blanket public utility and drainage easement is proposed over the outlot. City utilities are located within the blanket easement. Water will be provided from the City of Geneva. A watermain easement to be granted to the City of Geneva is proposed, as is a drainage easement along the property frontage which covers existing Geneva storm sewer. These easements will need to be granted to Geneva under a separate Plat of Easement.

E. ENGINEERING REVIEW

Detailed engineering review comments are being prepared and will be provided to the applicant. Comments are technical in nature and will not substantially impact the site plan. The engineering plans will need to be revised in response to these comments prior to City Council action.

An Intergovernmental Agreement (IGA) between the cities of St. Charles and Geneva will need to be entered into to allow the water connection to Geneva's system. A draft IGA has been provided for review by both cities.

The proposed sanitary sewer connection runs north of the property through land owned by the St. Charles and Geneva park districts. A public utility easement will need to be prepared and approved by the City and both park districts. The park districts have stated they are agreeable to granting the easement in exchange for a fee to pay for repaving of the bike path north of the subject property.

F. BUILDING DESIGN

The building is subject to the Design Review Standards and Guidelines applicable to the RM-1 District contained in Section 17.06.050. Building elevations have been submitted to illustrate the intended appearance of the building. However, the building elevations will not be approved until building permit. The following comments related to compliance with the Design Review Standards and Guidelines will need to be addressed at that time:

- Use of uniform exterior building materials is required on all facades. This requirement is not met as shown; brick, shake siding and wood or fiber-cement panels are used on the front elevation and horizontal siding is used on the sides and rear.
- Vinyl and aluminum siding are prohibited. Siding must be wood or fiber-cement.

G. LANDSCAPING

A landscape plan is not required at this time. A landscape plan that conforms to the requirements of Ch. 17.26 will be required at the time of building permit. Building

foundation and public street frontage landscaping in compliance with Ch. 17.26 will need to be provided.

H. INCLUSIONARY HOUSING

The Inclusionary Housing Ordinance was reinstated in March of 2016. At that time, a provision was added to exempt pending developments from the requirement to provide affordable units or pay a fee in-lieu thereof. Any development for which applications for PUD or Preliminary/Final Plat of Subdivision were filed before February 16, 2016 is exempt from the IHO requirements. The Preliminary/Final Plat of Subdivision applications for the subject property were filed in January of 2016. Therefore, there is no requirement to provide affordable units or pay a fee in-lieu.

I. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been submitted. Full cash contributions are proposed. Copies of the worksheets have been forwarded to the School and Park districts for review.

IV. **SUGGESTED ACTION**

Conduct the public hearing on the Map Amendment and close if all testimony has been taken. The applicant has provided Findings of Fact for the Plan Commission to consider.

Staff has placed the Map Amendment and the Final Plat of Subdivision on the meeting portion of the agenda for a vote should the Plan Commission feel that they have enough information to make a recommendation.

Staff has found the application materials to be complete. A recommendation for approval should be conditional upon resolution of outstanding staff comments prior to City Council action.

V. **ATTACHMENTS**

- Application for Map Amendment; received 1/20/16
- Applications for Preliminary & Final Plat of Subdivision; received 1/20/16
- Plat of Subdivision
- Plans

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

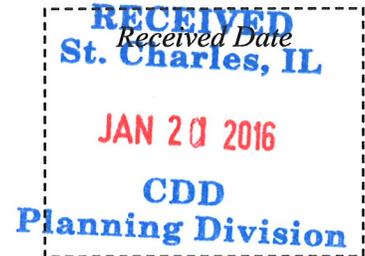


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

ZONING MAP AMENDMENT APPLICATION

CITYVIEW	
Project Name:	<u>1337 Geneva Rd.</u>
Project Number:	<u>2015 -PR- 001</u>
Application Number:	<u>2016 -AP- 001</u>



Instructions:

To request a zoning map amendment (rezoning) for a property, complete this application and submit it with all required attachments to the Planning Division.

City staff will review submittals for completeness and for compliance with applicable requirements prior to establishing a Plan Commission public hearing or meeting date.

The information you provide must be complete and accurate. If you have a question please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	<u>1337 Geneva Rd.</u>	
	Parcel Number (s):	<u>09-34-476-002</u>	
	Proposed PUD Name:	<u>Parkside Reserves</u>	
2. Applicant Information:	Name	<u>Grandview Capital, LLC</u>	Phone <u>630-513-1966</u>
	Address	<u>36w995 Red Gate Rd.</u>	Fax <u>630-377-3812</u>
		<u>St. Charles, IL 60175</u>	Email <u>jessica@greproperty.com</u>
3. Record Owner Information:	Name	<u>Grandview Capital, LLC</u>	Phone <u>630-513-1966</u>
	Address	<u>36w995 Red Gate Rd.</u>	Fax <u>630-377-3812</u>
		<u>St. Charles, IL 60175</u>	Email <u>jessica@greproperty.com</u>

Zoning and Use Information:

Comprehensive Plan Land Use Designation of the property: residential

Current zoning of the property: RS-3 suburban

Is the property a designated Landmark or in a Historic District? NO

Current use of the property: vacant land

Proposed zoning of the property: RM-1

Proposed use of the property: multi-family townhomes

If the proposed Map Amendment is approved, what improvements or construction are planned? (An accurate site plan may be required to establish that the proposed improvement can meet the minimum zoning requirements)

Construction of residential multi-family townhomes.

Attachment Checklist:

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

APPLICATION FEE:

Application fee in accordance with Appendix B of the Zoning Ordinance. (\$500)

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

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

PROOF OF OWNERSHIP and DISCLOSURE:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

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

LEGAL DESCRIPTION: For entire subject property, on 8 ½ x 11 inch paper

PLAT OF SURVEY:

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

SITE PLAN:

Simple site plan drawn to scale to demonstrate that the property can meet the requirements of the proposed zoning district (parking requirements, setbacks, landscaping, etc.)

FINDINGS OF FACT:

Fill out the attached form or submit responses on a separate sheet.

LIST OF PROPERTY OWNERS WITHIN 250 FT.

Fill out the attached form or submit on a separate sheet. The form or the list must be signed and notarized.

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

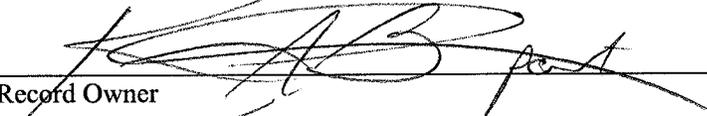
Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

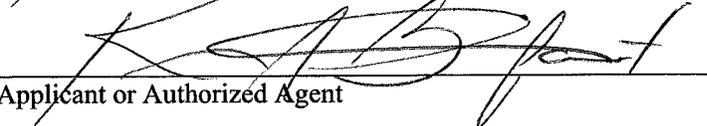
ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

Fill out the online form, print the report and submit with this application.

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

 12-1-15
Record Owner Date

 12-1-15
Applicant or Authorized Agent Date

FINDINGS OF FACT -- MAP AMENDMENT

The St. Charles Zoning Ordinance requires the Plan Commission to consider factors listed below in making a recommendation to the City Council.

As an applicant, the "burden of proof" is on you to show why the proposed zoning is more appropriate than the existing zoning. Therefore, you need to "make your case" by explaining how the following factors support your proposal. If a factor does not apply to the property in question, indicate "not applicable" and explain why it does not apply.



Parkside Reserves
Project Name or Address

116116 (revised address)
Date

From the Charles Zoning Ordinance, Section 17.04.320.D:

In making its recommendation to grant or deny an application for a Zoning Map Amendment, including changes to Zoning District and Overlay boundaries, the Plan Commission shall consider:

1. The existing uses and zoning of nearby property. (Relate the proposed land use and zoning to the land use and zoning of other properties in the area)

The property to the west and east are multi-family.
The property to the south is Wheeler Park. The property
to the north is a single-family residence.

2. The extent to which property values are diminished by the existing zoning restrictions. (Compare the value of the subject property and nearby properties under the current zoning to their potential value under the proposed zoning.)

The proposed zoning will be consistent with the
existing townhome developments to the west
and east. Our townhomes plan to be built at a
higher value than those of similar size in the area.
This would bring up the value and desirability of
the community.

3. The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public. (If the existing zoning decreases the value of the subject realty, does it also produce any perceptible public benefits?)

The proposed use is consistent with the trend of
development in the neighborhood. As the property is
currently zoned, the costs of bringing in utilities
would be too costly. Dividing the costs among
three (3) homes, would alleviate this issue.

4. The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification. (Can the subject property reasonably be used for any of the uses currently permitted? Physical and market conditions may be considered.)

The property contains a drainage easement to a box culvert beneath IL Route 31. The site contains a guardrail along the frontage along the 100' right-of-way due to the drainage easement. This would make the property less valuable and not desirable as a single-family residence.

5. The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located. (If a property has been vacant longer than other similar properties in the area, it may be an indicator that the existing zoning is inappropriate.)

It is our understanding that the property has been vacant for over 15 years (approx.)

6. The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district. (Development trends, market forces, and the Comprehensive Plan may be considered.)

There is a demand for single-family attached housing based on development trends in the area and the proximity to the river and downtown St. Charles.

7. The consistency of the proposed amendment with the City's Comprehensive Plan.

The proposed development is consistent with the trend of development in the area. Townhomes are currently to the north, east, south

8. Whether the proposed amendment corrects an error or omission in the Zoning Map.

The proposed development is consistent with the trend of development in the area and the nature of any errors or omissions on this property.

9. The extent to which the proposed amendment creates nonconformities. (Generally it is not appropriate to rezone a property unless it can comply with the requirements of the new zoning.)

The proposed development does not require any variance from the proposed multi-family use zoning requested.

10. The trend of development, if any, in the general area of the property in question. (New development, redevelopment, changes in use, or other changes in the area may help to justify a change in zoning.)

The proposed development is consistent with the trend of development including the existing multi-family developments located to the east and west of the property.

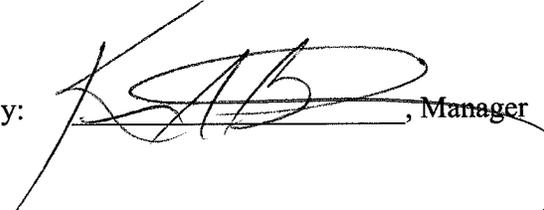
Plan Commission recommendation shall be based upon the preponderance of the evidence presented and the Commission shall not be required to find each Finding of Fact in the affirmative to recommend approval of an application for Map Amendment.

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

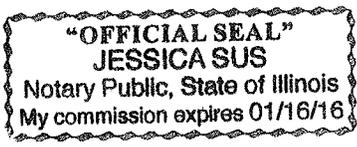
I, Kenneth A. Bernhard, being first duly sworn on oath depose and say that I am
Manager of Grandview Capital, LLC, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- | | |
|----------------------------|-------|
| <u>Thomas M. Detelich</u> | _____ |
| <u>Kenneth A. Bernhard</u> | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |
| _____ | _____ |

By: , Manager

Subscribed and Sworn before me this 1 day of
December, 2015.


Notary Public





JUDICIAL SALE DEED

THE GRANTOR, PATRICK B. PEREZ
SHERIFF OF KANE COUNTY, ILLINOIS,
pursuant to and under authority conferred by the
provisions of a Judgment of Foreclosure and Sale
entered by the Circuit Court of Kane, Illinois on
July 16, 2012 in Case No. 11 CH 1021 entitled
BMO HARRIS BANK N.A. f/k/a HARRIS N.A.
VS. RICHARD J. SCHULTZ, BMO HARRIS
BANK N.A. f/k/a HARRIS N.A. AS TRUSTEE
U/T/A NO. HTN-3201 DATED JULY 1, 2005,
UNKNOWN OWNERS, NON-RECORD
CLAIMANTS, UNKNOWN TENANTS,
OCCUPANTS and LEASEHOLDS. and pursuant to
which the mortgaged real estate herein after described
was sold at public venue by said grantor on January
24, 2013, does hereby grant, transfer and convey to
GRANDVIEW CAPITAL, LLC, the following
described real estate situated in the County of Kane,
State of Illinois, to have and to hold forever:

2013K014417
SANDY WEGMAN
RECORDER - KANE COUNTY, IL

RECORDED: 2/22/2013 1:13 PM
REC FEE: 32.00 RHSPS FEE: 10.00
STATE TAX: 43.50
COUNTY TAX: 21.75
PAGES: 2

THAT PART OF THE SOUTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8
EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF MEDIAPOLIS ADDITION TO ST.
CHARLES AND GENEVA, ILLINOIS; THENCE SOUTH 82 DEGREES 17 MINUTES EAST
ALONG THE NORTHERLY LINE OF SAID MEDIAPOLIS ADDITION PRODUCED
EASTERLY 104.1 FEET TO AN IRON PIPE IN THE EASTERLY RIGHT OF WAY LINE OF
THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY FOR THE POINT OF
BEGINNING; THENCE NORTH 21 DEGREES 03 MINUTES EAST ALONG SAID
EASTERLY RIGHT OF WAY LINE 59.5 FEET TO AN IRON PIPE; THENCE NORTH 75
DEGREES 25 MINUTES EAST 140.7 FEET TO AN IRON BOLT IN THE WESTERLY LINE
OF ILLINOIS HIGHWAY 31 (ALSO KNOWN AS THE WEST ST. CHARLES AND
GENEVA ROAD); THENCE SOUTH 20 DEGREES 46 MINUTES EAST ALONG SAID
WESTERLY LINE OF ILLINOIS HIGHWAY ROUTE 31, 164.2 FEET TO AN IRON PIN;
THENCE NORTH 82 DEGREES 17 MINUTES WEST PARALLEL TO SAID NORTHERLY
LINE OF MEDIAPOLIS ADDITION AND ITS EXTENSION EASTERLY 231.6 FEET TO
AN IRON PIN IN THE EASTERLY RIGHT OF WAY LINE OF SAID CHICAGO AND
NORTHWESTERN RAILWAY COMPANY; THENCE NORTH 23 DEGREES 58 MINUTES
EAST ALONG THE SAID EASTERLY RIGHT OF WAY LINE 34.3 FEET TO THE POINT
OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

Permanent Index Number: 09-34-476-002-000

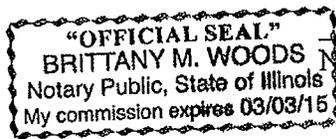
Commonly Known as: 1337 Geneva Road, St. Charles, IL 60175

11CH1021

In Witness Whereof, said Grantor has caused its name to be signed to these presents Patrick B. Perez, Sheriff of Kane County on this February 11th, 2013.

Pat. B. Perez Feb 11, 2013
Patrick B. Perez, Sheriff of Kane County

State of Illinois, County of Kane ss, This instrument was acknowledged before me on February 11, 2013, by Patrick E. Perez.



Brittany M. Woods
Notary Public

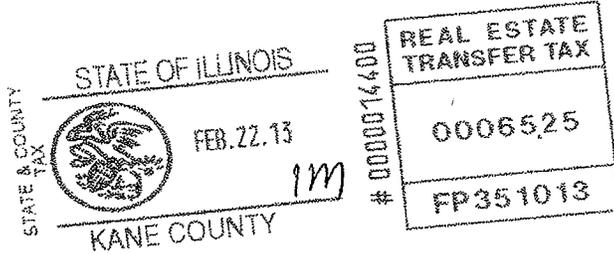
Prepared by Gary E. Green, 150 N. Michigan Avenue, Suite 2700, Chicago, IL 60601.

Exempt from tax under 35 ILCS 200/31-45 (1) _____, February _____, 2013.

Return To: Grandview Capital, LLC, 36W995 Red Gate Road, St. Charles, IL 60175

Tax Notices: Grandview Capital, LLC, 36W995 Red Gate Road, St. Charles, IL 60175

Grantor Address: Grandview Capital, LLC 36W995 Red Gate rd St. Charles, IL 60175



RESIDENTIAL ZONING COMPLIANCE TABLE

Name of Development: Parkside Bererves

	Zoning District Requirement	Existing PUD Requirement (if applicable)	Proposed
	District: RM-1	Ordinance #:	
Minimum Lot Area	5445 sf/du		7317 sf/du
Minimum Lot Width	24'		30.1'
Maximum Building Coverage	30%		29.4%
Maximum Building Height	35'		34.83'
Minimum Front Yard	30'		49.36
Interior Side Yard	10'		10.11'
Exterior Side Yard	20'		—
Minimum Rear Yard	25'		28.42'
% Overall Landscape Area	20%		
Building Foundation Landscaping			
% Interior Parking Lot Landscape			
Landscape Buffer Yards ¹	N/A		N/A
# of Parking spaces	2		3

¹ Within the zoning districts specified, a Landscape Buffer Yard shall be provided along any lot line that abuts or is across a street from property in any RE, RS, or RT District. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. See Chapter 17.26 for planting and screening requirements for Landscape Buffers. Landscape Buffer Yards may include or overlap with other required yards.

CITY OF ST. CHARLES

TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

PRELIMINARY PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>1337 Geneva Rd.</u>
Project Number:	<u>2015-PR-001</u>
Application No.	<u>2016-AP-002</u>



To request preliminary approval of a subdivision, complete this application and submit it with all required attachments to the Planning Division.

When the application is complete City staff will distribute the plans to other City departments for review. When the staff has determined that the plans are ready for Plan Commission review, we will place the proposed subdivision on a Plan Commission meeting agenda.

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	<u>1337 Geneva Road</u>	
	Parcel Number (s):	<u>09-34-476-002</u>	
	Proposed Subdivision Name:	<u>Parkside Reserves</u>	
2. Applicant Information:	Name	<u>Grandview Capital, LLC</u>	Phone <u>630-513-1966</u>
	Address	<u>36W995 Red Gate Rd.</u>	Fax <u>630-377-3812</u>
		<u>St. Charles, IL 60175</u>	Email <u>jessica@gvcproperty.com</u>
3. Record Owner Information:	Name	<u>Grandview Capital, LLC</u>	Phone <u>630-513-1966</u>
	Address	<u>36W995 Red Gate Rd.</u>	Fax <u>630-377-3812</u>
		<u>St. Charles, IL 60175</u>	Email <u>jessica@gvcproperty.com</u>

Please check the type of application:

- Preliminary Plat of Subdivision** (Final Plat of Subdivision to be filed later)
- Combined Preliminary-Final Review Process** (Final Plat Application filed concurrently)

This application is not required for:

- **Minor Subdivision** – File only a Minor Subdivision - Final Plat application (Minor Subdivision per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)
- **Planned Unit Developments - PUD** (The PUD Preliminary Plan Application should be filed instead)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. Refer to attached Schedule of Application Fees.

REIMBURSEMENT OF FEES AGREEMENT: *Done previously*

An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Exhibit B of the Zoning Ordinance.

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

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

PROOF OF OWNERSHIP and DISCLOSURE: *Done previously*

Submit one of the following:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, submit the attached Ownership Authorization form to permit the applicant to act on the owner's behalf. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).)

NOTE: Private covenants and deed restrictions can limit private property rights with respect to the use of land even though the City's Zoning Ordinance may authorize the use or a less restrictive use. We strongly advise that you perform a title search on the property to determine if there any private covenants containing use restrictions

or other deed restrictions. As those private covenants and deed restrictions may conflict with the City's Zoning Ordinance, it is further recommended that you consult with an attorney to obtain an opinion with respect to whether your intended use is compatible with those restrictions.

LEGAL DESCRIPTION: Done previously

For entire subject property, on 8 1/2 x 11 inch paper

PLAT OF SURVEY: Done previously

A current plat of survey for the Subject Realty showing all existing improvements on the property, prepared by a registered Illinois Professional Land Surveyor.

SOIL AND WATER CONSERVATION DISTRICT APPLICATION: Done previously

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

Submit the application form and fee directly to the Kane-DuPage Soil and Water Conservation District. Provide a copy with this application.

ENDANGERED SPECIES REPORT: Done previously

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnr.illinois.gov/EcoPublic/>

Fill out the online form, print the report and submit with this application.

PLANS:

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

Copies of Plans:

Initial Submittal - Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file (On a CD-ROM or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST: ERA

Complete the attached checklist and ensure that all required information is included on the plat.

PRELIMINARY ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST: ERA

Complete the attached checklist and ensure that all required information is included on the Preliminary Engineering Plans.

STORMWATER MANAGEMENT:

Written information (reports, calculations, etc.) as described in the Stormwater Management Requirements for Preliminary Plans (attached).

SeBern
— CUSTOM HOMES —
36W896 Red Gate Rd
St. Charles, Illinois 60175
www.sebernhomes.com
(630) 377-7767

March 1, 2016

Ellen Johnson
Planning Division
City of St. Charles
2 E. Main St.
St. Charles, IL 60174

Dear Ellen-

In regards to the Tree Preservation Plan, we are requesting that this be waiver based on both instances listed below, as we will be building on the majority of the property.

1. The vegetation is comprised primarily of undesirable species and/or low quality species that do not warrant preservation, and
2. The area of the parcel that will be developed will be substantially modified such that any existing vegetation is unlikely to be successfully preserved.

From the center of the property to the north edge of our property there are no trees.

From the center line of the property to the south edge of our property there is a lot of scrub brush and very small trees less than 6" diameter, there is one 12" diameter Elm in the center of the property that would be in the middle of the foundation. This Elm is on the decline and the trunk has a large split, it will need to be removed.

At the very front of the lot there are some larger trees, 2 Box Elder 1-8" diameter and one 16" diameter we are planning on taking them both down. 1 - 14" diameter American Cherry that will remain. 2 - 14" diameter Mulberrys's that will be coming down. 2- large Oak trees on the far south side that we are saving."

Please let me know if you have any further questions.

Sincerely,



Kenneth A. Bernhard
Managing Partner
SeBern Custom Homes, LLC

TREE PRESERVATION REQUIREMENTS FOR PRELIMINARY PLANS



When is a Tree Preservation Plan required:

- Where trees six inches (6”) or more DBH exist on the property to be developed or redeveloped, a Tree Preservation Plan shall be submitted with the preliminary plan of subdivision or planned unit development. If the preliminary plan stage is omitted or is combined with final engineering plans, the Tree Preservation Plan shall be submitted with the final engineering plans.
- The requirement to provide a Tree Preservation Plan as a part of an initial preliminary plan submittal may be waived by the City Administrator or their designee where:
 - 1) Existing vegetation on the parcel is comprised primarily of undesirable species and/or low quality specimens that do not warrant preservation, or
 - 2) the area of the parcel identified for land development will be substantially modified such that any existing vegetation is unlikely to be successfully preserved.

The City Administrator or their designee may require information demonstrating that a parcel meets the criteria prior to waiving the requirement. Notwithstanding the waiver of the requirement, the Plan Commission or City Council may require a Tree Preservation Plan prior to approval of a preliminary plan.

8.30.070 Requirements for Tree Preservation Plans

1. A proposed Tree Preservation Plan shall include the following written and graphic information:
 - 1.1 A survey of existing trees six inches (6”) or more DBH within the entire site or lot, identifying their locations, size and species, and a plan overlaid on the survey or at the same scale showing proposed Construction Zones and Tree Preservation Zones.
 - 1.2 The proposed Tree Preservation Zone shall encompass all of the property having six inch (6”) DBH or larger trees that will not be disturbed by construction activities. All buildings, structures, parking areas, driveways, stormwater management facilities, utilities, and other site improvements shall be located to minimize tree damage and removal; preference shall be given to tree preservation when reasonable alternatives are available for the location of buildings and other site improvements.
 - 1.3 The proposed Construction Zone shall include only the areas to be directly affected by buildings, site improvements and grading activities related to the approved construction. The Construction Zone shall be as small as possible, considering factors such as the depth of excavation, necessary spoil areas, and space required for access to construction activity.
 - 1.4 The location and description of protective fencing, root pruning, canopy pruning and other protective and conservation measures necessary to protect the trees within the Tree Conservation Zone shall be indicated.
2. Standards: Removal of trees shall be authorized by Tree Preservation Plans only when one or more of the following conditions exist, as determined by the City:
 - 2.1 The tree is diseased, dead or dying.
 - 2.2 The tree is damaged or injured to the extent that it is likely to die or become diseased, or such that it becomes a hazard.
 - 2.3 Removal of the tree is consistent with good forestry practices, that is, consideration is given to the species of the tree, location, conditions, age, safety, and the historic and aesthetic value of the tree to be removed.
 - 2.4 Removal of the tree will enhance the health of remaining trees within the immediate vicinity.
 - 2.5 Removal of the tree is required to repair a sewer line or water main, or excavation for such repair will damage the tree to the extent that it is likely to die or become diseased.
 - 2.6 All reasonable efforts have been undertaken in the land planning, architectural and engineering design of the proposed building, building addition, development or site improvement to minimize tree damage and/or removal, and the tree or trees must be removed to provide adequate space for the permitted construction.

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development Parkside Reserves

Date Submitted: 11/30/15

Prepared by: Sebern Custom Homes



ST. CHARLES
SINCE 1834

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
> 3 Bedroom	---	DU x 2.899	= ---
> 4 Bedroom	---	DU x 3.764	= ---
> 5 Bedroom	---	DU x 3.770	= ---
Attached Single Family			
> 1 Bedroom	-	DU x 1.193	= -
> 2 Bedroom	-	DU x 1.990	= -
> 3 Bedroom	1	DU x 2.392	= 2.392
> 4 Bedroom	2	DU x 3.145	= 6.290
Apartments			
> Efficiency	-	DU x 1.294	= -
> 1 Bedroom	-	DU x 1.758	= -
> 2 Bedroom	-	DU x 1.914	= -
> 3 Bedroom	-	DU x 3.053	= -

Totals 3 Total Dwelling Units 8.682 Estimated Total Population

Park Site Requirements

Estimated Total Population 8.682 x .010 Acres per capita = .08682 Acres

Cash in lieu of requirements -

Total Site Acres .08682 x \$240,500 (Fair Market Value per Improved Land) = \$ 20,683.00

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development
Date Submitted:
Prepared by:

Parkside Reserves
1/30/15
Sebern Custom Homes



Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
Detached Single Family				
> 3 Bedroom	-	DU x .369 = -	DU x .173 =	DU x .184 =
> 4 Bedroom	-	DU x .530 = -	DU x .298 =	DU x .360 =
> 5 Bedroom	-	DU x .345 = -	DU x .248 =	DU x .300 =
Attached Single Family				
> 1 Bedroom	-	DU x .000 = -	DU x .000 =	DU x .000 =
> 2 Bedroom	-	DU x .088 = -	DU x .048 =	DU x .038 =
> 3 Bedroom	1	DU x .234 = .234	DU x .058 = .058	DU x .059 = .059
> 4 Bedroom	2	DU x .322 = .644	DU x .154 = .308	DU x .173 = .346
Apartments				
> Efficiency	-	DU x .000 = -	DU x .000 =	DU x .000 =
> 1 Bedroom	-	DU x .002 = -	DU x .001 =	DU x .001 =
> 2 Bedroom	-	DU x .086 = -	DU x .042 =	DU x .046 =
> 3 Bedroom	-	DU x .234 = -	DU x .123 =	DU x .118 =

Totals

3 TDU

.878 TE

.366 TM

.405 TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	.878	x .025	= .02195
Middle (TM)	.366	x .0389	= .0142374
High (TH)	.405	x .072	= .02916

Total Site Acres

.0653474

Cash in lieu of requirements -

.0653474 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 15,716.05

CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984

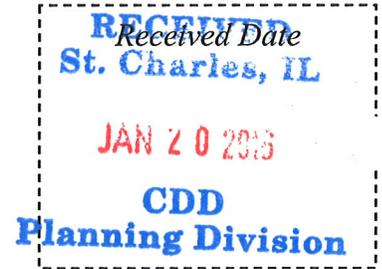


COMMUNITY & ECONOMIC DEV./PLANNING DIVISION

PHONE: (630) 377-4443 FAX: (630) 377-4062

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	<u>1337 Geneva Rd.</u>
Project Number:	<u>2015 -PR- 001</u>
Application Number:	<u>2016 -AP- 003</u>



To request approval of Final Plat for a Subdivision, complete this application and submit it with all required attachments to the Planning Division.

When this application is complete and the plans are substantially in compliance with requirements, the Final Plat will be placed on a Plan Commission agenda for review.

The information you provide must be complete and accurate. If you have any questions, please call the Planning Division and we will be happy to assist you.

1. Property Information:	Location:	<u>1337 Geneva Rd.</u>	
	Parcel Number (s):	<u>09-34-476-002</u>	
	Proposed Subdivision Name:	<u>Parkside Reserves</u>	
2. Applicant Information:	Name	<u>Grandview Capital, LLC</u>	Phone <u>630-513-1966</u>
	Address	<u>360995 Red Gate Rd.</u>	Fax <u>630-377-3812</u>
		<u>St. Charles, IL 60175</u>	Email <u>jessica@gvcproperty.com</u>
3. Record Owner Information:	Name	<u>Grandview Capital, LLC</u>	Phone <u>630-513-1966</u>
	Address	<u>360995 Red Gate Rd.</u>	Fax <u>630-377-3812</u>
		<u>St. Charles, IL 60175</u>	Email <u>jessica@gvcproperty.com</u>

Please check the type of application:

Subdivision:

- Preliminary Subdivision Plat was previously approved by the City
- Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)

Planned Unit Development (PUD):

- PUD Preliminary Plan was previously approved by the City
- Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
- PUD Final Plan application filed concurrently

This application is not required for a Minor Subdivision (Per City Code Section 16.04.040: Meets all subdivision design standards, no more than 4 lots, no utility extensions or new streets, no stormwater detention required, lots meet minimum zoning standards)

Attachment Checklist:

For Combined Preliminary-Final Review or where multiple applications have been submitted concurrently, do not submit duplicate checklist items or plans. Fee must be paid for each application.

APPLICATION FEE:

Application fee in accordance with Appendix A of the Subdivision Code. (\$300)

REIMBURSEMENT OF FEES AGREEMENT: *Done previously*

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

Deposit of funds in escrow with the City. Required deposit is based on review items (number of applications filed) and the size of the site:

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

PROOF OF OWNERSHIP and DISCLOSURE: *Done previously*

Submit one of the following:

- a) A current title policy report; or
- b) A deed and a current title search.

If the owner is not the applicant, an original letter of authorization from the owner permitting the applicant to act on his/her behalf is required. If the owner or applicant is a Trust, a disclosure of all beneficiaries; if the owner or applicant is a Partnership, a disclosure of all partners; if the owner or applicant is a Corporation, a disclosure of all owners with an interest of at least ten percent (10%).

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

PLANS:

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

Copies of Plans:

Ten (10) full size copies, Three (3) 11" by 17", and a PDF electronic file ~~(On a CD-ROM~~ or may be emailed to the Project Manager). For subsequent submittals, please contact the Project Manager to determine how many copies are required.

SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST: ERA

Complete the attached checklist and ensure that all required information is included on the plat.

FINAL ENGINEERING PLANS – DRAWING REQUIREMENTS/CHECKLIST: ERA

Complete the attached checklist and ensure that all required information is included on the Final Engineering Plans.

ENGINEER'S COST ESTIMATE SPREADSHEET:

See attached form.

STORMWATER MANAGEMENT PERMIT APPLICATION (if not already filed)

STORMWATER REPORT ERA

FINANCIAL GUARANTEE & LAND IMPROVEMENT AGREEMENT

When submitting the application, provide a draft or description of the proposed guarantee for the payment and completion of Land Improvements (consisting of proposed form, amount and provider of completion guarantee collateral -/bond/ cash, or letter of credit).

- For Letter of Credit form, see City Code Title 16, Appendix C. Bank
- For Land Improvement Agreement, see City Code Title 16, Appendix D. JS

A Financial Guarantee and Land Improvement Agreement must be provided prior to the City signing the Final Plat of Subdivision and recording the plat.

COPIES OF THIRD PARTY PERMIT/APPROVALS

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension

- Illinois EPA Division of Public Water Supplies Permit for water mains
- Notice of Intent (NOI) letter/permit for NPDES Stormwater Discharge for sites 5 acres and larger N/A
- IDNR Office of Water Resources Permit (for work in flood plain)
- Wetlands Permit from Army Corps of Engineers
- Kane County DOT and/or IDOT signature on Final Plat (if applicable)
- Offsite easements and right of way necessary to construct the required Land Improvements

✶ WORKSHEETS (Residential Development only)

- PARK AND SCHOOL LAND/CASH WORKSHEETS: For residential developments, Park and School land/cash worksheets in accordance with Title 16 of the St. Charles Municipal Code with population projections establishing anticipated population and student yields. *Done previously*
- INCLUSIONARY HOUSING WORKSHEET *Done previously*

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

KAB

 Record Owner 1/12/16
Date

Kenneth A. Bernhard

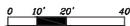
 Applicant or Authorized Agent 1/12/16
Date

TAX I.D.
09-34-476-002-000

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME - ST. CHARLES CITY CLERK
ADDRESS - 2 EAST MAIN STREET
ST. CHARLES, IL
60174-1094

FINAL PLAT OF SUBDIVISION PARKSIDE RESERVES

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.



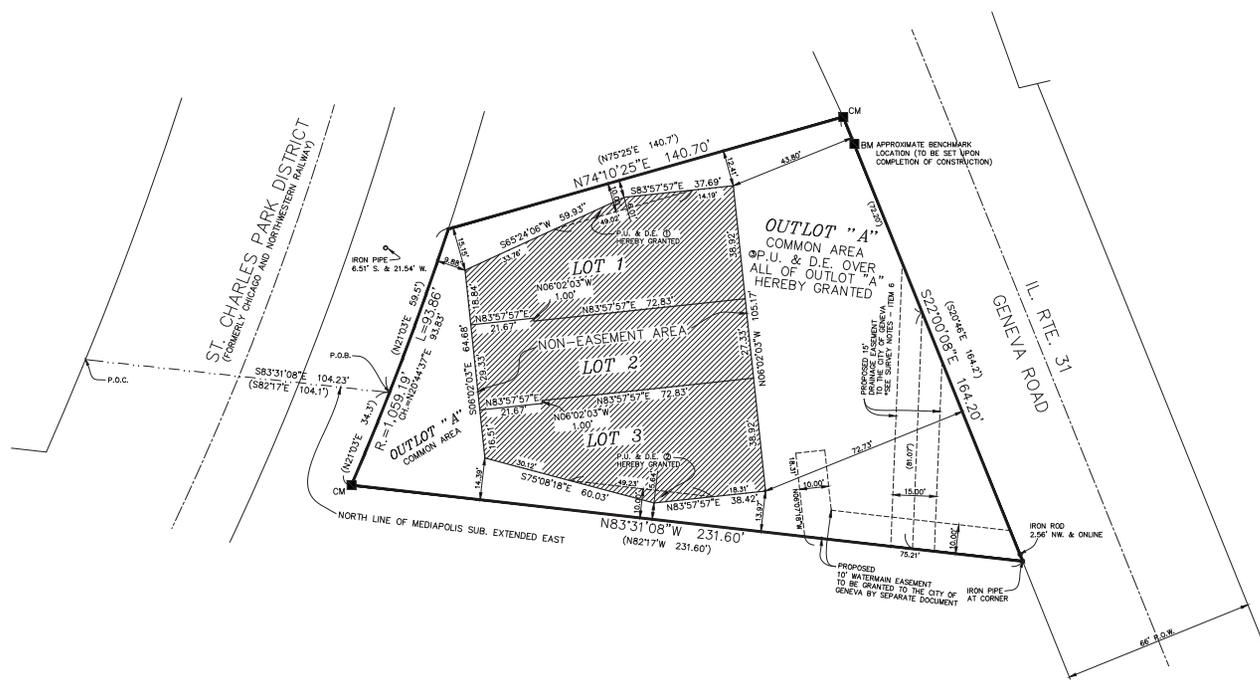
Scale 1" = 20'

SURVEY NOTES

1. BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT ARE BASED ON ILLINOIS STATE PLANE EAST ZONE 140 83
2. LOCATIONS BASED ON FIELD SURVEY BY ENGINEERING RESOURCE ASSOCIATES, INC. ON JANUARY 29, 2015.
3/4" IRON PIPES SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHOWN THUS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90° 00' 00" INDICATES DEGREES, MINUTES AND SECONDS. DIMENSIONS SHOWN IN PARENTHESES ARE RECORD.
4. ZONING DESIGNATION IS RM-1 (PROPOSED ZONING).
5. THE ENTIRE PROPERTY IS TO BE CONSIDERED ONE ZONING LOT FOR THE PURPOSES OF DETERMINING ZONING COMPLIANCE AND BUILDING SETBACKS SHALL BE MEASURED FROM THE BOUNDARY OF THE SUBDIVISION.
6. THE PROPOSED 15' DRAINAGE EASEMENT TO THE CITY OF GENEVA SHOWN HEREON IS BASED UPON THE FOLLOWING INFORMATION PROVIDED BY THE CLIENT:

"EXHIBIT A", PLAT OF EASEMENT FOR DRAINAGE PURPOSES, PREPARED BY WILLIAM E. HANNA SURVEYORS, DATED MARCH 25, 2003 (FOR REMPJE SHARP - JOB NO. MES8961A).

ENGINEERING RESOURCE ASSOCIATES, INC. WAS NOT PROVIDED WITH RECORDING INFORMATION, IF ANY, FOR SAID EASEMENT.



ABBREVIATION TABLE

DOC.	DOCUMENT
SQ. FT.	SQUARE FEET
R.O.W.	RIGHT-OF-WAY
FIP	FOUND IRON PIPE
FIR	FOUND IRON ROD
P.O.C.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCING
P.U. & D.E.	PUBLIC UTILITY AND DRAINAGE EASEMENT
SIP	SET 3/4" IRON PIPE

LEGEND

■ CM	SET CONCRETE MONUMENT
■ BM	PERMANENT BENCHMARK TO BE SET PER CITY OF ST. CHARLES STANDARDS
---	RIGHT-OF-WAY LINE
---	LOT LINE
---	BOUNDARY LINE
---	EASEMENT LINE

A 2ND ORDER CLASS II BERNSTEIN PERMANENT BENCHMARK TO BE INSTALLED SOUTHEASTERLY OF THE NORTHEAST PROPERTY CORNER AS SHOWN SHALL INCLUDE:

1. 6 INCH X 3 FOOT SCHEDULE 40 PVC ACCESS COVER - SREW LOCK
2. 3/4" ALUMINUM ROD - DRIVEN TILL REFUSAL
3. 3 FOOT TOP SECURITY SLEEVE
4. ROD MAGNET
5. SPIRAL POINT
6. BENCHMARK CAP PROVIDED BY THE CITY OF ST. CHARLES
7. BENCHMARK CAP PROVIDED BY THE CITY OF ST. CHARLES
8. COMPLETION AND SUBMITTAL OF CITY OF ST. CHARLES DATA SHEET

AREA SUMMARY

OUTLOT "A"	=	13,153 SQ. FT. (0.302 AC.)±
LOT 1	=	3,114 SQ. FT. (0.071 AC.)±
LOT 2	=	2,627 SQ. FT. (0.060 AC.)±
LOT 3	=	3,056 SQ. FT. (0.071 AC.)±
TOTAL SUBDIVIDED AREA	=	21,950 SQ. FT. (0.504 AC.)±

EASEMENT AREA SUMMARY

① LOT 1 (P.U. & D.E.)	=	98 SQ. FT. (0.002 AC.)±
② LOT 3 (P.U. & D.E.)	=	99 SQ. FT. (0.002 AC.)±
③ OUTLOT "A" (P.U. & D.E.)	=	13,153 SQ. FT. (0.302 AC.)±
TOTAL P.U. & D.E.	=	13,350 SQ. FT. (0.306 AC.)±

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
8/24/16	T.M.	CITY COMMENTS			
9/15/17	T.M.	CITY COMMENTS			

DRAWN BY: T.M.
CHECKED BY: J.G.
APPROVED BY: T.M.



ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3660
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 1800
CHICAGO, ILLINOIS 60606
PHONE (312) 683-0110
FAX (312) 474-6999

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61822
PHONE (217) 351-6268
FAX (217) 355-1902

CLIENT: GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL

TITLE: FINAL PLAT OF SUBDIVISION
PARKSIDE RESERVES
ST. CHARLES, IL

SCALE: 1"=20'
DATE: AUGUST 15, 2017
JOB NO: 130209.00
SHEET: 1 OF 2

© V.P.0213 09/2016
C:\Users\jg\OneDrive\Public\130209.00_ParksideReserve\130209.00_Plat of Subdivision.dwg Updated by: jg 8/10/2017

FINAL PLAT OF SUBDIVISION PARKSIDE RESERVES

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: ST. CHARLES CITY CLERK
ADDRESS: 2 EAST MAIN STREET
ST. CHARLES, IL
60748-1084

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) ss.

This is to certify that the undersigned is the owner of the land described in the annexed plat, and that he has caused the same to be surveyed and subdivided as indicated thereon, for the uses and purposes therein set forth, and does hereby acknowledge and adopt the same under the style and title therein 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 CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) ss.

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

ILLINOIS DEPARTMENT OF TRANSPORTATION

STATE OF ILLINOIS)
CITY OF ST. CHARLES) ss.

This plat has been approved by the Illinois Department of Transportation with respect to roadway access pursuant to Section 2 of "An Act to revise the law in relation to plats," as amended. A Plan that meets the requirements contained in the Department's Policy on Permits for Access Driveways to State Highways will be required by the Department.

Dated this ____ day of _____, 20 ____

By: _____

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) ss.

I, _____, do hereby certify that the REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE BOND HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED LAND IMPROVEMENTS.

DIRECTOR OF COMMUNITY DEVELOPMENT

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

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF KANE) ss.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SURFACE WATERS INTO OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS ____ DAY OF _____, A.D., 20____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER

REGISTRATION EXPIRATION / RENEWAL DATE

OWNER: _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) ss.

APPROVED AND ACCEPTED THIS ____ DAY OF _____, A.D., 20____

CITY COUNCIL OF THE CITY OF ST. CHARLES, ILLINOIS

BY: _____

MAYOR

ATTEST: _____

CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) ss.

APPROVED THIS ____ DAY OF _____, A.D., 20____

CITY OF ST. CHARLES PLAN COMMISSION

CHAIRMAN

COLLECTOR OF SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) ss.

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

COLLECTOR OF SPECIAL ASSESSMENTS

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

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) ss.

I, _____ County Clerk of Kane County, Illinois, do hereby certify that there are no delinquent general taxes, no unpaid forfeited taxes and no redeemable tax sales against any of the land included in the annexed plat.

I further certify that I have received all statutory fees in connection with the annexed plat.

Given under my hand and seal at _____ Illinois, this ____ day of _____, A.D., 20____

County Clerk

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) ss.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS,

ON THE ____ DAY OF _____, A.D., 20____

AT _____ O'CLOCK ____ M.

KANE COUNTY RECORDER OF DEEDS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss.

I, TIMOTHY B. MARTINEK, ILLINOIS PROFESSIONAL LAND SURVEYOR, NO. 35-003782, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER, THEREOF, I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF MEDIAPOLIS ADDITION TO ST. CHARLES AND GENEVA, ILLINOIS; THENCE SOUTH 82 DEGREES 17 MINUTES EAST ALONG THE NORTHERLY LINE OF SAID MEDIAPOLIS ADDITION PRODUCED EASTERLY 1041 FEET TO AN IRON PIPE IN THE EASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY FOR THE POINT OF BEGINNING; THENCE NORTH 21 DEGREES 03 MINUTES EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 59.5 FEET TO A 1/2" IRON PIPE; THENCE NORTH 75 DEGREES 25 MINUTES EAST, 140.7 FEET TO AN IRON BOLT IN THE WESTERLY LINE OF ILLINOIS HIGHWAY 31 (ALSO KNOWN AS THE WEST ST. CHARLES AND GENEVA ROAD); THENCE SOUTH 20 DEGREES 46 MINUTES EAST ALONG SAID WESTERLY LINE OF ILLINOIS HIGHWAY ROUTE 31, A DISTANCE OF 164.2 FEET TO AN IRON PIN; THENCE NORTH 82 DEGREES 17 MINUTES WEST PARALLEL TO SAID NORTHERLY LINE OF MEDIAPOLIS ADDITION AND ITS EXTENSION EASTERLY 231.6 FEET TO AN IRON PIN IN THE EASTERLY RIGHT OF WAY OF SAID CHICAGO AND NORTHWESTERN RAILWAY COMPANY; THENCE NORTH 23 DEGREES 58 MINUTES EAST ALONG THE SAID EASTERLY RIGHT OF WAY LINE 34.5 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

CONTAINING 21,950 SQUARE FEET OR 0.504 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAIN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION WHICH WAS PREPARED IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAIN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF ST. CHARLES, ILLINOIS WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NUMBER 170800208H, WITH AN EFFECTIVE DATE OF AUGUST 3, 2009, THIS SITE APPEARS TO BE LOCATED IN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% CHANCE ANNUAL FLOOD) TO THE BEST OF MY KNOWLEDGE AND BELIEF.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ IN THE YEAR 20____



FOR REVIEW ONLY

ENGINEERING RESOURCE ASSOCIATES, INC.
TIMOTHY B. MARTINEK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003782
MY LICENSE EXPIRES: NOVEMBER 30, 2018

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
8/24/16	T.M.	CITY COMMENTS			
9/15/17	T.M.	CITY COMMENTS			

DRAWN BY: T.M.
CHECKED BY: J.G.
APPROVED BY: T.M.



ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-3060
FAX: (630) 393-2152

2410 GALEN DRIVE
CHICAGO, ILLINOIS 60606
PHONE: (312) 483-0110
FAX: (312) 474-6099

CLIENT: GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL

TITLE: FINAL PLAT OF SUBDIVISION
PARKSIDE RESERVES
ST. CHARLES, IL
SCALE: 1"=20'
DATE: AUGUST 15, 2017
JOB NO: 130209.00
SHEET: 2 OF 2

FINAL ENGINEERING IMPROVEMENT PLANS

PARKSIDE RESERVES

ST. CHARLES, ILLINOIS

INDEX TO DRAWINGS

1. COVER SHEET
2. EXISTING CONDITIONS
3. UTILITY & GEOMETRY PLAN
4. GRADING & EROSION CONTROL PLAN
5. STORMWATER POLLUTION PREVENTION PLAN
6. GENERAL NOTES
7. GENERAL NOTES
8. DETAILS
9. DETAILS

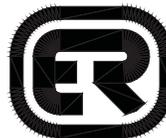


LOCATION MAP
WTA

PREPARED FOR:

GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL 60174
PH: (630) 513-1966
FAX: (630) 377-3812

EXISTING		PROPOSED	
CURB & GUTTER	=====	CURB & GUTTER	=====
WATER	—W—	WATER	—W—
ELECTRIC	—E—	ELECTRIC	—E—
GAS	—G—	GAS	—G—
SANITARY SEWER	—S—	SANITARY SEWER	—S—
STORM SEWER	—ST—	STORM SEWER	—ST—
OVERHEAD WIRES	—OW—	OVERHEAD WIRES	—OW—
MANHOLE	⊙	MANHOLE	⊙
CATCH BASIN	⊙	CATCH BASIN	⊙
INLET	⊙	INLET	⊙
VALVE VAULT	⊙	VALVE VAULT	⊙
VALVE & BOX	⊙	VALVE & BOX	⊙
BUFFALO BOX	⊙	BUFFALO BOX	⊙
GAS VALVE	⊙	GAS VALVE	⊙
HYDRANT	⊙	HYDRANT	⊙
HANDICAPPED RAMP	⊙	HANDICAPPED RAMP	⊙
FILL STRUCTURE	⊙	FILL STRUCTURE	⊙
ADJUST STRUCTURE	⊙	ADJUST STRUCTURE	⊙
ELEVATION	⊙	ELEVATION	⊙
CONTOUR	---XXX---	CONTOUR	---XXX---
FLOW	→	FLOW	→
OVERFLOW ROUTE	→	OVERFLOW ROUTE	→
F.P.D.C.C.		F.P.D.C.C.	
FOREST PRESERVE DISTRICT OF KANE COUNTY		FOREST PRESERVE DISTRICT OF KANE COUNTY	
		INLET PROTECTION	⊙
		SILT FENCE	---XX---
		EGG-PAVERS (BY OTHERS)	⊙
		CONSTRUCTION ENTRANCE	⊙



ENGINEERING RESOURCE ASSOCIATES, INC.
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

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

35701 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

REVISED DATE: AUGUST 15, 2017
 REVISED DATE: AUGUST 4, 2016
 ORIGINAL SUBMITTAL: FEBRUARY 5, 2016

Jon P. Green, P.E.
 IL. P.E. NO. 062-052108
 Expires November 30, 2017

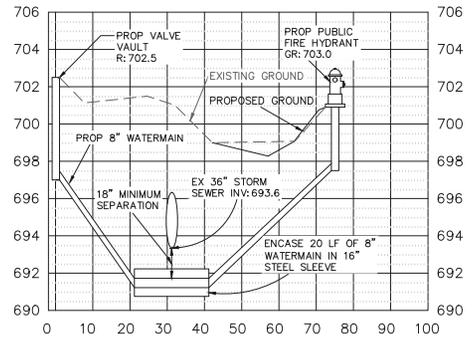
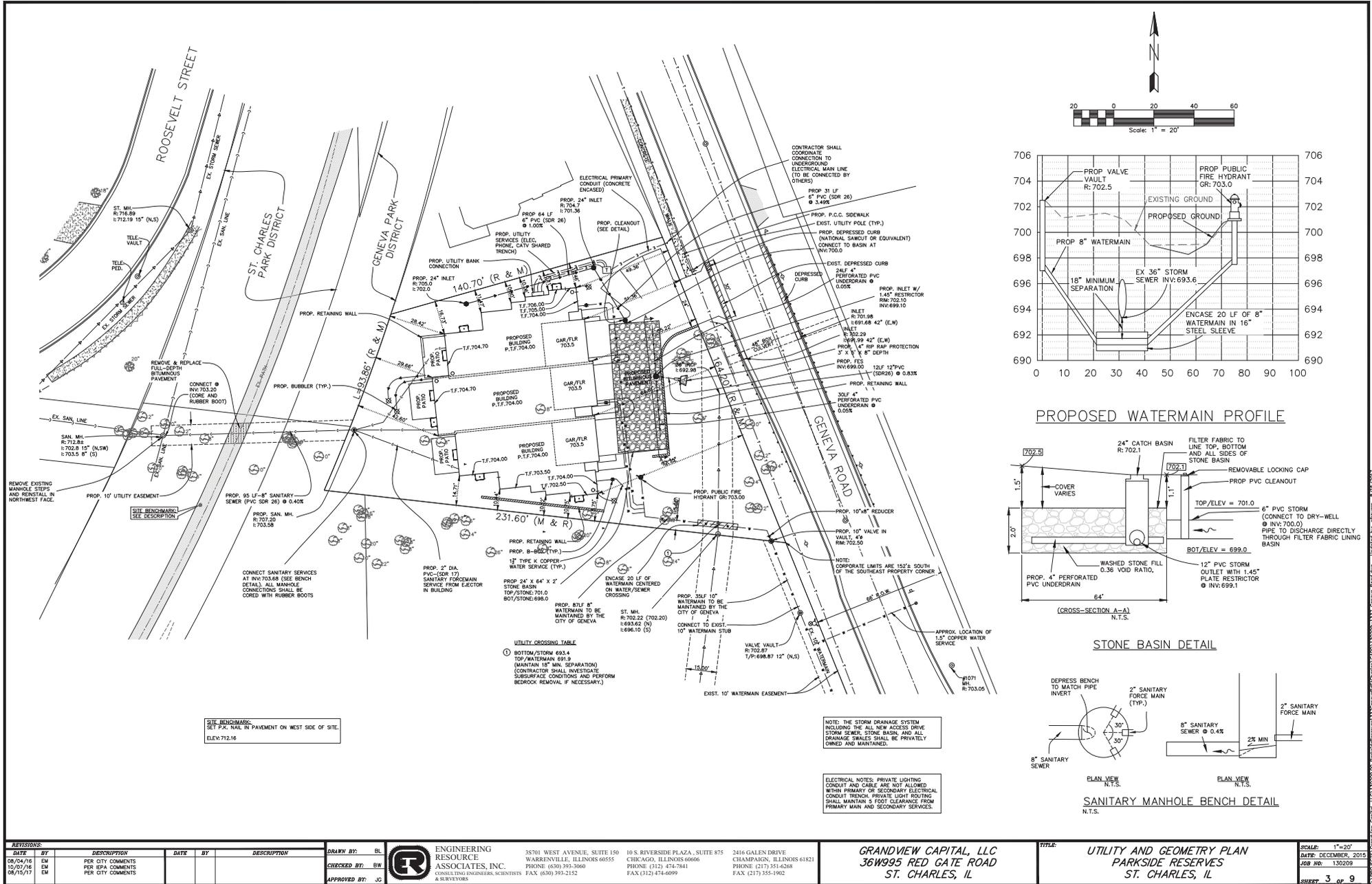
ERA JOB NO: 130209

PROFESSIONAL DESIGN FIRM NUMBER: 184.001166

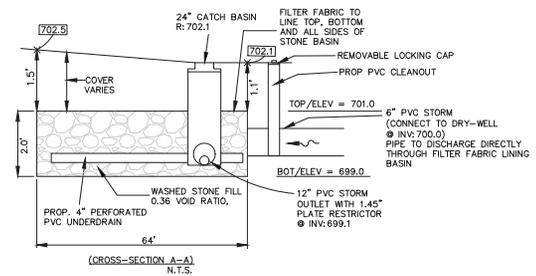
It's smart It's free It's the law

Call before you dig
800.892.0123

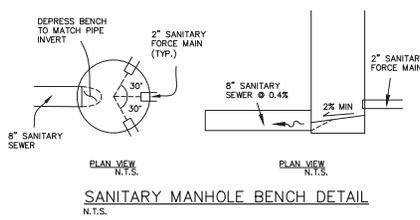
C:\Users\jgreen\OneDrive\Documents\130209\130209.dwg Updated by: jgreenp 8/17/2017



PROPOSED WATERMAIN PROFILE



STONE BASIN DETAIL



SANITARY MANHOLE BENCH DETAIL

UTILITY CROSSING TABLE

① BOTTOM/STORM	693.4
TOP/WATERMAIN	691.9
(MAINTAIN 18" MIN. SEPARATION)	
(CONTRACTOR SHALL INVESTIGATE SUBSURFACE CONDITIONS AND PERFORM BEDROCK REMOVAL, IF NECESSARY.)	

NOTE: THE STORM DRAINAGE SYSTEM INCLUDING ALL NEW ACCESS DRIVE STORM SEWER, STONE BASIN, AND ALL DRAINAGE SWALES SHALL BE PRIVATELY OWNED AND MAINTAINED.

ELECTRICAL NOTES: PRIVATE LIGHTING CONDUIT AND CABLE ARE NOT ALLOWED WITHIN PRIMARY OR SECONDARY ELECTRICAL CONDUIT TRENCH. PRIVATE LIGHT ROUTING SHALL MAINTAIN 5 FOOT CLEARANCE FROM PRIMARY MAIN AND SECONDARY SERVICES.

REVISIONS	DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
08/04/16	EM	PER CITY COMMENTS				
11/07/16	EM	PER BPA COMMENTS				
08/15/17	EM	PER CITY COMMENTS				

DRAWN BY: BL
 CHECKED BY: BW
 APPROVED BY: JC

ENGINEERING RESOURCE ASSOCIATES, INC.
 CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
 35701 WEST AVENUE, SUITE 150
 WILMINGTON, ILLINOIS 60555
 PHONE: (630) 393-3660
 FAX: (630) 393-2152

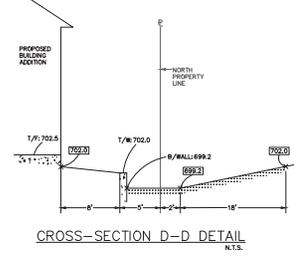
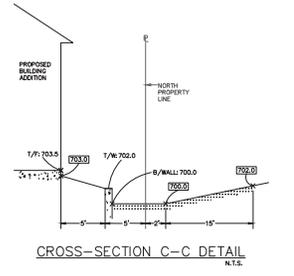
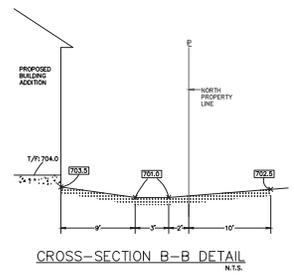
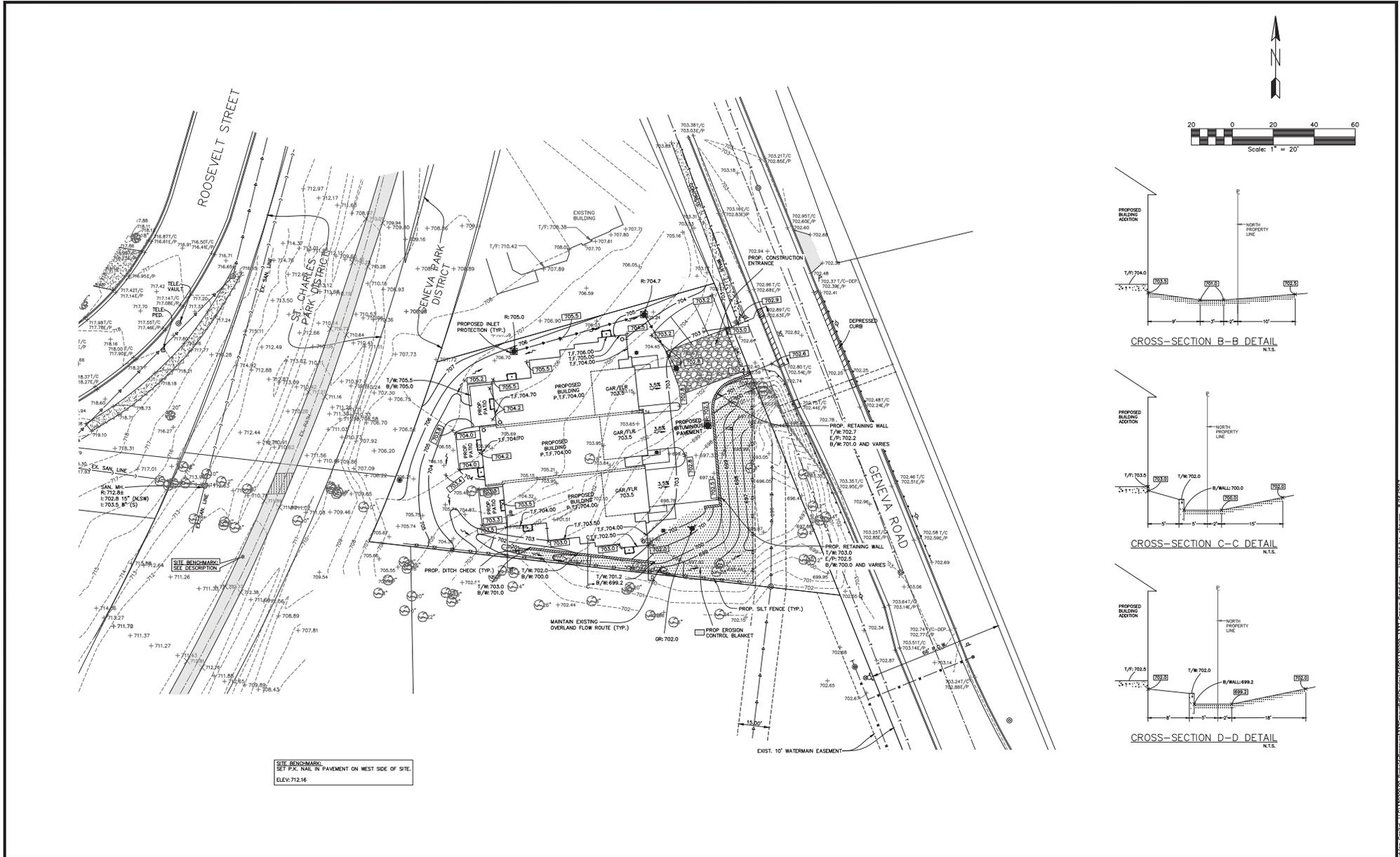
10 S. RIVERSIDE PLAZA, SUITE 875
 CHICAGO, ILLINOIS 60606
 PHONE: (312) 474-7841
 FAX: (312) 474-6999

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

GRANDVIEW CAPITAL, LLC
 36W995 RED GATE ROAD
 ST. CHARLES, IL

TITLE: **UTILITY AND GEOMETRY PLAN**
PARKSIDE RESERVES
ST. CHARLES, IL

SCALE: 1"=20'
 DATE: DECEMBER, 2015
 JOB NO: 130209
 SHEET 3 OF 9



SITE BENCHMARK
SET P.K. NAIL IN PAVEMENT ON WEST SIDE OF SITE.
ELEV: 712.16

REVISIONS:			DATE			BY			DESCRIPTION		
08/04/16	EM	PER CITY COMMENTS									
11/07/16	EM	PER EPA COMMENTS									
06/15/17	EM	PER CITY COMMENTS									

DRAWN BY: BL
CHECKED BY: BW
APPROVED BY: JC



ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-3660
FAX: (630) 393-2152
10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE: (312) 474-7841
FAX: (312) 474-6999
2416 GALEN DRIVE
CHAMPAGNE, ILLINOIS 61821
PHONE: (217) 351-6268
FAX: (217) 355-1902

GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL

TITLE: GRADING AND EROSION CONTROL PLAN
PARKSIDE RESERVES
ST. CHARLES, IL
SCALE: 1"=20'
DATE: DECEMBER, 2015
JOB NO: 130209
SUBSET 4 OF 9

GENERAL NOTES:

- AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF ALL PHASES OF WORK, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING:
CITY OF ST. CHARLES DEPARTMENT OF PUBLIC WORKS, 1000 N. WASHINGTON ST., ST. CHARLES, ILL. 62225
ENGINEERING RESOURCE ASSOC., (630) 393-3060
NAME-DUPAGE SWDC (630) 584-7961 X3
- UTILITY INFORMATION IS BASED ON RECORD FIELD MEASUREMENTS AND BEST AVAILABLE RECORDS. FIELD DATA IS LIMITED TO THAT WHICH IS LISTED AND CAN BE MEASURED. THIS DOES NOT PRECLUDE THE EXISTENCE OF OTHER UTILITIES NOT SHOWN ON RECORDS.
- THE CONTRACTOR SHALL NOTIFY JULLICE (1-800-860-4123) 48 HOURS PRIOR TO ANY EXCAVATION WORK TO DETERMINE THE EXACT LOCATION OF EXISTING UTILITIES.
- 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.
"PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION CONTROL AND SEDIMENTATION CONTROL IN ILLINOIS", NORTHEASTERN ILLINOIS SOIL EROSION AND SEDIMENTATION CONTROL, STEERING COMMITTEE AND DUPAGE COUNTY STORM WATER CONTROL, LATEST EDITION.
"CITY OF ST. CHARLES SUBDIVISION DESIGN STANDARDS & SPECIFICATIONS", CITY OF ST. CHARLES ENGINEERING DESIGN & INSPECTION POLICY MANUAL.
- 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 URBAN 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.
- UNLESS WRITTEN AUTHORIZATION IS OBTAINED FROM THE CITY ENGINEER, ALL OPENINGS IN ANY PAVEMENT OR TRAVELED WAY SHALL BE BACKFILLED PRIOR TO THE END OF THE WORKING DAY.
- THE CONTRACTOR SHALL ESTABLISH THE NECESSARY PERFORMANCE BONDS REQUIRED. BONDS SHALL BE OBTAINED FROM ALL OUTSIDE GOVERNMENTAL AGENCIES HAVING JURISDICTION PRIOR TO INITIATION OF CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING THE MOST RECENT SET OF THE "APPROVED" FINAL ENGINEERING PLANS WITH THE LATEST REVISION DATA ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION.
- THE CONTRACTOR IS TO VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION AND TO BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
- CONTRACTOR SHALL RESTORE OFF-SITE SURFACES TO ORIGINAL CONDITION IF DAMAGED BY CONSTRUCTION.
- THE OWNER IS TO PROVIDE THE CITY ENGINEER WITH RECORD DRAWINGS OF ALL UTILITIES SHOWING LOCATIONS OF ALL SEWER PIPES, MANHOLE SERVICES, AND STRUCTURES.
- THE ENGINEER WILL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION, OR THE SAFETY PRECAUTIONS AND PROTECTIVE INCIDENTS FOR THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO PERFORM OR FURNISH THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
- 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/ENGINEER'S RESPONSIBILITY TO ASCERTAIN THE EXACT NATURE OF SUBSURFACE CONDITIONS PRIOR TO THE CONSTRUCTION OF THE IMPROVEMENT.
- ALL TRENCHES CAUSED BY THE CONSTRUCTION OF SEWERS, WATERMANS, WATER SERVICE PIPES AND IN EXCAVATIONS AROUND CATCH BASINS, MANHOLES, INLETS, AND OTHER APPURTENANCES WHICH EXCEED MORE THAN TWO FEET OF THE LIMITS OF EXISTING AND PROPOSED IMPROVEMENTS, SIDEWALKS, AND CURBS AND GUTTERS SHALL BE BACKFILLED WITH TRENCH BACKFILL (AS DEFINED IN SECTION ONE OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.) USE C-8-8 CRUSHED LIMESTONE ONLY; NO RECYCLED OR FINE AGGREGATE SAND.
- AS NECESSARY, STREET SIGNS SHALL BE ERECTED AT EACH STREET INTERSECTION. THE TYPE OF SIGN AND LOCATION THEREOF SHALL BE SUBJECT TO THE APPROVAL AND DIRECTION OF THE CITY OF ST. CHARLES DEPARTMENT OF PUBLIC WORKS.
- CITY OF ST. CHARLES ENGINEERING DESIGN AND INSPECTION POLICY MANUAL SHALL GOVERN ALL DESIGN STANDARDS.

WATERMAIN:

- WATER SYSTEM CONSTRUCTION SHALL, IN ALL RESPECTS, BE IN ACCORDANCE WITH THE REGULATIONS OF THE ENVIRONMENTAL PROTECTION AGENCY OF THE STATE OF ILLINOIS. NO CONSTRUCTION SHALL COMMENCE UNTIL A COPY OF A PERMIT FROM THIS AGENCY IS FILED WITH THE CITY AND CITY ENGINEER.
- ALL WATERMAIN SHALL BE DUCTILE IRON MECHANICAL JOINT, CLASS 52, CEMENT-LINED, CONFORMING TO ANWW-C101, OR AS REQUIRED BY ANWW C-150 FOR VARIOUS DEPTHS. JOINTS SHALL BE PUSH-ON AND MECHANICAL, CONFORMING TO ANWW C-111. FITTINGS SHALL BE CAST OR DUCTILE IRON CONFORMING TO ANWW C-115 AND ANWW C-111.
- AS WATERMAIN IS CONSTRUCTED, CONTRACTOR SHALL INSTALL 2" WIDE BLUE PLASTIC WARNING TAPE, BURIED IN THE BACKFILL DIRECTLY ABOVE THE WATERMAIN AT A DEPTH BETWEEN ONE AND TWO FEET. ALONG WITH TAPE, CONTRACTOR SHALL BURY NO. 8 (SOLID BLUE INSULATED) TRACER WIRE. THE WIRE SHALL BE CONTINUOUS & CONNECTED TO VARIOUS WATERMAIN COMPONENTS PER CITY REQUIREMENTS.
- THE MINIMUM DEPTH OF WATERMAIN FROM THE TOP OF THE PIPE TO THE FINISHED GRADE SHALL BE FIVE AND A HALF (5.5) FEET.
- VALVES THAT ARE 12 INCHES AND SMALLER SHALL BE IRON BODY, BRONZE MOUNTED, DOUBLE DISC, PARALLEL SEAT, NON-RISING STEEL GATE VALVES, COUNTER-CLOCKWISE TO OPEN, IN FULL CONFORMANCE WITH ANWW C-500 WITH MECHANICAL JOINT ENDS (ANWW C-111).
- ALL VALVES SIX (6) INCHES AND LARGER MUST BE INSTALLED IN VALVE VAULTS. VALVE VAULTS MUST BE PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478 AND ASTM C-443. VALVE VAULTS SHALL HAVE A 48" INSIDE DIAMETER FOR 6" AND 8" DIAMETER VALVES. VALVE VAULTS SHALL HAVE A 60" INSIDE DIAMETER FOR 10" AND LARGER DIAMETER VALVES. ALL PRESSURE CONNECTIONS SHALL ALSO BE INSTALLED IN 60" INSIDE DIAMETER VAULTS.
- VALVE VAULTS REQUIRING OFFSET CONES SHALL BE POSITIONED SO THAT NEITHER THE INSIDE OF THE CONE NOR THE MANHOLE STEPS WILL INTERFERE WITH THE OPERATION OF THE VALVE. ALL WATER VAULTS SHALL BE WATER-PROOFED & SEALED.
- VALVE VAULTS SHALL NOT HAVE MORE THAN TWO (2) PRECAST ADJUSTING RINGS WITH AN 8 INCH MINIMUM TOTAL HEIGHT ADJUSTMENT.
- CASTINGS SHALL HAVE "MARKET" AND "CITY OF ST. CHARLES" EMBOSSED ON THE LIDS. CASTINGS SHALL BE NENAH R-1713, TYPE B.
- WATERMAIN BEDDING SHALL BE 4 INCHES OF CRUSHED GRAVEL OR CRUSHED STONE SPRINGLE OF THE PIPE.
- ELEVATIONS SHOWN AT FIVE HYDRANTS ARE GROUND ELEVATIONS.
- ALL DOMESTIC WATER SERVICES SHALL BE CONSTRUCTED OF TYPE K COPPER PIPE (ASTM B-88), HAVING A MINIMUM THICKNESS OF 1/8" (UNLESS OTHERWISE NOTED). SUCH SERVICES SHALL BE EQUIPPED WITH A CORPORATION STOP, CURB STOPS AND OTHER NECESSARY DEVICES. THE CORPORATION STOP SHALL BE INSTALLED AT THE PUBLIC RIGHT-OF-WAY LINE (PER CITY) FOR EACH LOT. WATER SERVICE SHALL BE LOCATED AT THE APPROPRIATE CENTER OF EACH LOT AT A MINIMUM DEPTH OF FIVE FEET. THE END OF THE SERVICE LINE SHALL BE MARKED WITH A 4 FOOT X 4 FOOT ROOSTER STAKE PAINTED BLUE.
- CONCRETE THURST RESTRAINTS SHALL BE PRECAST OR POWDER CLASS 5 CONCRETE AND PROVIDED AT ALL TEES, PLUGGED ENDS, HYDRANTS AND BENDS BETWEEN 11.75 DEGREES AND 90 DEGREES. CARE SHOULD BE TAKEN WHEN POURING CONCRETE SO THAT THE MIX WILL NOT INTERFERE WITH ACCESS TO JOINTS OR WITH HYDRANT DRAINAGE.
- CASING PIPES SHALL BE STEEL, CONFORMING TO ASTM A-120 WITH 0.375 INCH MINIMUM THICKNESS.

15. HORIZONTAL SEPARATION - WATERMANS AND SEWERS:

- WATERMANS SHALL BE LOCATED AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.
- WATERMANS MAY BE LOCATED CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:
 - LOCAL CONDITIONS PERMIT A LATERAL SEPARATION OF TEN FEET; AND
 - THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
 - THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR THE SAME TRENCH ON AN UNDISTURBED EARTH SURFACE LOCATED TO ONE SIDE OF THE SEWER.
- WHEN IT IS IMPOSSIBLE TO MEET (1) OR (2) ABOVE, BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE. ADJUSTING RINGS SHALL BE USED TO ADJUST THE SEPARATION TO THE MINIMUM EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION. THE DRAIN OR SEWER SHALL BE PRESSURE-TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
- VERTICAL SEPARATION - WATERMANS AND SEWERS:
 - 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 WATERMANS 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 CROSSING. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER TO BE CROSSED WITH JOINTS EQUIDISTANT FROM THE SEWER OR DRAIN.
 - BOTH THE WATERMAIN AND SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:
 - IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (1) ABOVE; OR
 - THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.
 - A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN WHERE A WATERMAIN CROSSES UNDER A SEWER, SHALL SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING OF THE WATERMAIN, AS APPROVED BY THE ENGINEER.
 - 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.
 - INSTALLED WATERMAIN SHALL BE PRESSURE-TESTED IN ACCORDANCE WITH CITY OF ST. CHARLES ENGINEERING DESIGN & INSPECTION POLICY MANUAL, AND THE DEPARTMENT OF PUBLIC WORKS PRIOR TO FINAL ACCEPTANCE.
 - INSTALLED WATERMAIN SHALL BE DISINFECTED AND TESTED ACCORDING TO THE REQUIREMENTS OF THE "STANDARDS FOR DISINFECTING WATERMAIN", 401, AND AS REQUIRED BY CITY CODE. ALL DISINFECTION, AS REQUIRED, SHALL BE PERFORMED BY AN INDEPENDENT TESTING FIRM. THE METHODS AND TECHNIQUES OF THIS OPERATION SHALL BE APPROVED BY THE CITY.
 - FIVE HYDRANTS SHALL MEET THE STANDARDS OF THE ANWW C-502. HYDRANTS SHALL INCLUDE A SIX-INCH (6") BARREL, TWO (2) TWO-AND-ONE-HALF-INCH (2-1/2") AND ONE (1) FOUR-AND-ONE-HALF-INCH (4-1/2") OUTLETS. OUTLET THREADS SHALL BE AMERICAN NATIONAL STANDARD. AN AUXILIARY GATE VALVE SHALL BE PROVIDED ON THE HYDRANT BRANCH LINE—MINIMUM 30-INCH (6") DIAMETER.
 - ALL FIVE HYDRANTS REQUIRE VALVE BOX STABILIZER AND VALVE BOX RFP.
 - ALL WATER SUPPLIES, INCLUDING FIRE HYDRANTS, SHALL BE IN OPERATION PRIOR TO THE START OF CONSTRUCTION OF ANY BUILDING IN ACCORDANCE WITH LOCAL FIRE PROTECTION DISTRICT ORDINANCE.
 - FIVE HYDRANT OUTLETS SHALL BE A MINIMUM OF TWENTY INCHES (20") AND NOT MORE THAN THIRTY-SIX INCHES (36") ABOVE FINISHED GRADE.
 - EACH HYDRANT SHALL HAVE THE PUMPED (STEAMED) CONNECTION FACING THE PRIMARY STREET AND SHALL BE ACCESSIBLE SO THAT A CONNECTION CAN BE MADE BETWEEN THE HYDRANT AND THE APPARATUS LOCATED IN THE STREET WITH TWENTY FEET (20') OF SUCTION HOSE.
 - THE CITY OF ST. CHARLES PUBLIC WORKS DEPT. SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO SCHEDULE ALL FINAL INSPECTIONS.

STORM SEWER:

- REINFORCED CONCRETE PIPE STORM SEWER SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM C-76 CLASS IV. PVC PIPE STORM SEWER (4 INCH AND 6 INCH) SHALL MEET OR EXCEED THE REQUIREMENTS OF ASTM D-3034 (SDR 35). GALVANIZED CORRUGATED STEEL CULVERT PIPE SHALL MEET OR EXCEED THE REQUIREMENTS OF AASHTO M-294, TYPE B, MINIMUM WALL THICKNESS 1/4 GAUGE.
- SEWER PIPE JOINTS SHALL BE "O-RING" TYPE - ASTM C-443 FOR RCP AND SHALL BE PUSH-ON FOR PIPE - ASTM M-3013 FOR PVC.
- MANHOLES AND CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE - ASTM C-478 AND ASTM C-443 CONFORMING TO THE FOLLOWING MINIMUM SIZE CRITERIA UNLESS SPECIFIED OTHERWISE:
 - FOR SEWER EIGHTEEN (18) INCH DIAMETER OR LESS, MANHOLE SHALL HAVE A FORTY-EIGHT (48) INCH INSIDE DIAMETER.
 - FOR SEWER TWENTY-ONE (21) INCH TO THIRTY-SIX (36) INCH IN DIAMETER, MANHOLE SHALL HAVE A SIXTY (60) INCH INSIDE DIAMETER.
 - FOR SEWER GREATER THAN THIRTY-SIX (36) INCH DIAMETER, MANHOLE SHALL HAVE AN OFFSET RISER PIPE OF FORTY-EIGHT (48) INCH INSIDE DIAMETER.
- NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF 8 INCHES SHALL BE ALLOWED.
- STORM SEWER MANHOLE JOINTS SHALL BE SEALED WITH PORTLAND CEMENT MORTAR, "O-RING" GASKETS, OR MASTIC MATERIAL.
- MANHOLE FRAME AND COVER CASTINGS SHALL BE NENAH NO. R-1713 WITH TYPE G OPEN OR CLOSED LID, EMBOSSED WITH "STORM" AND "CITY OF ST. CHARLES". INLET AND CATCH BASIN CASTINGS IN GRASSY AREAS SHALL BE NENAH NO. R-4340. ALL RISE CURB & GUTTER CASTINGS SHALL BE NENAH R-3284 R & R-3278. DEPRESSURED 86.12 CURB & GUTTER CASTINGS SHALL BE NENAH R-3006-AS UNLESS OTHERWISE SPECIFIED.
- INLETS SHALL BE TWENTY-FOUR (24) INCH DIAMETER PRECAST REINFORCED CONCRETE CONFORMING TO ASTM C-478.
- FOUR INCHES OF CRUSHED GRAVEL OR CRUSHED STONE AGGREGATE (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.
- THE CONTRACTOR SHALL INSTALL CEMENT BLOCKS ON ALL STORM SEWER LINES ENTERING THE DETENTION POND. THE BLOCKS SHALL BE PLACED APPROXIMATELY 10-12' OUTSIDE THE POND. THE NUMBER OF BLOCKS TO BE INSTALLED SHALL BE 10 FEET LONG & FULLY COMPACTED FROM THE BOTTOM OF THE TRENCH TO THE CROWN OF THE PIPE.
- RIM GRADES IN CURB AND GUTTER ARE EDGE OF PAVEMENT ELEVATIONS.
- 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 DRAIN PIPES ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER FOR RECORD DRAWINGS. UPON COMPLETION OF THE PROJECT, THE COST OF THIS WORK SHALL BE REIMBURSED IN ACCORDANCE WITH NO ADDITIONAL COMPENSATION WILL BE PROVIDED.
- ALL FOOTING DRAINS AND DOWNSPOUTS SHALL DISCHARGE TO THE STORM SYSTEM.
- ALL PIPE SIZES ON MANHOLES CONTAINING SEDIMENT SHALL BE CLEANED OUT PRIOR TO FINAL ACCEPTANCE.
- ALL WINDOW WELLS, WHERE APPLICABLE, SHALL DISCHARGE TO THE STORM SYSTEM.

SANITARY SEWER:

- ALL SANITARY SEWER AND SERVICE CONNECTION PIPE SHALL BE POLYVINYL CHLORIDE (PVC) PIPE CONFORMING TO ASTM D-3034 FOR SOLV, OR ASTM D-2241 FOR SDR 21 & SDR 17, WITH FIBREGLASS ELASTOMERIC SEAL JOINTS CONFORMING TO ASTM D-3212.
- THE MINIMUM BUILDING SANITARY SEWER SERVICE SIZE SHALL BE SIX (6) INCHES IN DIAMETER. THE SERVICE LATERAL SHALL SLOPE TOWARD THE MAIN AT THE MINIMUM RATE OF ONE (1) INCH PER 100 FEET. THE SERVICE LATERAL SHALL BE TERMINATED EIGHT (8) FEET INTO THE LOT AND ALL SERVICE LATERALS SHALL BE PLUGGED WITH WATER-TIGHT FACTORY MADE PLUG. THE PLUG SHALL BE INSTALLABLE TO WITHSTAND THE SERVICE TEST PRESSURE AND MARKED WITH A 4 X 4 GREEN STAKE.
- 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.
- NO MORE THAN TWO PRECAST ADJUSTING RINGS WITH A MAXIMUM HEIGHT ADJUSTMENT OF TWELVE INCHES SHALL BE ALLOWED.
- ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESISTENT RUBBER WATER-TIGHT PIPE TO MANHOLE SLEEVES OR SEALS PER ASTM C-923.
- MANHOLES SHALL INCLUDE EXTERNAL CHIMNEY SEALS.
- ALL SANITARY SEWER CONSTRUCTION REQUIRES FOUR (4) INCHES OF CRUSHED GRAVEL OR CRUSHED STONE BEDDING UNDER THE PIPE. BEDDING STONE SHALL EXTEND TO A POINT TWELVE INCHES ABOVE THE TOP OF THE PIPE.
- THE INSTALLATION OF SANITARY SEWER AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-242 FOR PVC PIPE AND FITTINGS.
- BACKFILLING OF THE TRENCH SHALL BE ACCOMPLISHED BY CAREFUL REPLACEMENT OF THE EXCAVATED MATERIAL UNDER THE PIPE, BEDDING, AND THE COVER MATERIAL HAVE BEEN INSTALLED. ANY PIPE INSTALLED UNDER OR WITHIN TWO (2) FEET OF A PAVEMENT EDGE, SIDEWALK, OR CURB AND GUTTER SHALL BE BACKFILLED TO THE TOP OF THE TRENCH WITH C-8-M MATERIAL.
- "BAND-SEAL" OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED IN THE CONNECTION OF SEWER PIPE OF DISSIMILAR MATERIALS. ALL CHANGES OF MATERIAL SHALL OCCUR INSIDE A MANHOLE.
- WHEN CONNECTING TO AN EXISTING SEWER MAIN BY MEANS OTHER THAN AN EXISTING RIVE, TEE, OR AN EXISTING MANHOLE, ONE OF THE FOLLOWING METHODS SHOULD BE USED:
 - CIRCULAR SADDLE OF SEWER MAIN BY PROPER TOOLS (2.5 INCHES CONCRETE TOLERANCE SPACES SHALL BE SEALED WITH A COLL-POWERED JOINT INSTALLATION OF HALF-WEY SADDLE OR HUB-TEE ADDER).
 - REMOVE AN ENTIRE SECTION OF PIPE (BREAKING OUT TOP OF ONE BELLIUM REPAIR) AND REPLACE WITH A NEW TEE BRANCH SECTION.
 - WATER SUPPLIES, INCLUDING FIRE HYDRANTS, SHALL BE IN OPERATION PRIOR TO THE START OF CONSTRUCTION OF ANY BUILDING IN ACCORDANCE WITH LOCAL FIRE PROTECTION DISTRICT ORDINANCE.
 - DISRED LENGTH OF PIPE FOR INSERTION OF PROPER FITTING. USING "BAND-SEAL" OR SIMILAR COUPLINGS TO HOLD IT FIRMLY IN PLACE.
- MANHOLE CASTINGS SHALL BE NENAH R-1713 WITH A SELF-SIGNALING LID EMBOSSED WITH "SANITARY SEWER" AND "CITY OF ST. CHARLES".
- ALL FLOOR DRAINS SHALL DISCHARGE TO THE SANITARY SEWER.
- 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 ILLINOIS COUNTY SANITARY CODE REQUIREMENTS, INCLUDING VISUAL, TELEVISION, INFILTRATION, EXFILTRATION, AIR TESTS, AND DEFLECTION TESTS.
- OVERHEAD SEWERS ARE REQUIRED FOR ALL RESIDENCES.

PAVEMENT, SIDEWALK, AND CURB & GUTTER:

- PAVEMENT THICKNESS SHALL COMPLY WITH THE CITY OF ST. CHARLES REQUIREMENTS.
- EXPANSION JOINTS ARE TO BE CONSTRUCTED AT 40' MAXIMUM SPACING, ALL R/C'S AND PITS BE REPAIRED WITH FIBREGLASS (FR-80) AND ALL OTHER SHORT BARS, AND A EACH SIDE OF CURB AND GUTTER FRAMES, TWO NO. 4 REINFORCING BARS SHALL BE PLACED CONTINUOUSLY THROUGH THE JOINTS. JOINTS SHALL BE DOWELED AND SPACED NO MORE THAN SIXTY FEET ON CENTER.
- CONNECTION JOINTS SHALL BE SAWCUT AT 10'-FOOT MAXIMUM INTERVALS TO A DEPTH OF 2.5 INCHES. CONNECTION JOINT SPACES SHALL BE SEALED WITH A COLL-POWERED JOINT COMPOUND. CONCRETE CURING COMPOUND SHALL BE APPLIED AS FINISHING WORK PROCEEDS.
- THE CONTRACTOR SHALL BACKFILL CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF BASE COURSE MATERIALS. THE CURB IS TO BE SAWCUT WITHIN 24 HOURS AFTER CONSTRUCTION. GUTTER PITCH SHALL BE REVERSED WHERE APPROPRIATE FOR DRAINAGE.
- ALL CURBS CONSTRUCTED OVER A UTILITY TRENCH ON THE MAIN DRIVE SHALL BE REINFORCED WITH TWO NO. 4 REBARS FOR A LENGTH OF 20 FEET CENTERED OVER THE TRENCH. SIDEWALKS SHALL BE TREATED IN THE SAME MANNER USING THREE (3) NO. 8 BARS OVER UTILITIES.
- PRIOR TO PLACING ANY PAVEMENT MATERIAL, THE CONTRACTOR IS RESPONSIBLE FOR PROPERLY PREPARING AND COMPACTING THE SUBGRADE. BOTH THE CURB AND GUTTER AND PAVEMENT BASE COURSE SHALL BE PROOF-ROLLED WITH A FULL-CADED DUMP TRUCK. THE ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS BEFORE PROOF-ROLLING. ADDITIONAL PROOF-ROLLS MAY BE NECESSARY TO VERIFY THAT ANY UNACCEPTABLE AREAS HAVE BEEN REPAIRED. NO PAVEMENT MATERIAL IS TO BE PLACED ON A WET OR SOFT SUBGRADE. DEVELOPERS/OWNERS MATERIAL TESTING AGENT SHALL ALSO VERIFY PROCEDURE TO MAKE AND CERTIFY REPAIRS IN WRITING.
- ALL EXISTING MATERIAL ON CONCRETE TO BE REMOVED SHALL BE SAWCUT TO A NEAR EDGE ALONG LIMITS OF PROPOSED REMOVAL BEFORE REMOVAL OPERATIONS BEGON.
- SHORTLY AFTER CURB IS POURED, CONTRACTOR SHALL STAMP IT IN FRONT OF EACH LOT WITH "M" AND "2" TO BE REPRODUCED ON THE "M" WATER SERVICE AND SANITARY SEWER SERVICE LOCATIONS. SOIL EROSION CONTROL PLAN (SEE SHEET 5 OF 8 FOR FULL SWPPP):
 - THE ENTIRE SITE SHALL BE GRADED SO THAT NO STORM WATER RUNOFF AND LICENSED SOIL SEDIMENT CONSTRUCTION PLAN UNRESTRICTED FROM THE SITE.
 - DURING CONSTRUCTION, A SILT FENCE SHALL BE PROVIDED ALONG THE PROPERTY LINES AND THE INTERIOR OF THE SITE. SEDIMENTATION SHALL BE CONTROLLED BY EROSION CONTROL. WHEN FENCING IS USED, THE CONDITION OF THE FENCE SHALL BE CHECKED AT MINIMUM EVERY OTHER WEEK, OR MORE OFTEN AS NECESSARY TO PREVENT PROGRESS RUNOFF. DAMAGED OR DETERIORATED ITEMS SHALL BE REPLACED AND MAINTAINED IN AN EFFECTIVE CONDITION.
 - ANY STORM WATER DRAINAGE STRUCTURES THAT HAVE THE POTENTIAL TO ACCRUE RUNOFF CONTAINING SUSPENDED SOL PARTICLES SHALL BE SURROUNDED WITH STAKED SILT FENCE.

- STOOPLES OF SOIL AND OTHER EROSIONABLE BUILDING MATERIALS TO REMAIN IN PLACE MORE THAN THREE (3) DAYS SHALL BE FURNISHED WITH EROSION AND SEDIMENT CONTROL MEASURES (LA PERMETER SILT FENCE). STOOPLES TO REMAIN IN PLACE FOR 30 DAYS OR MORE SHALL RECEIVE TEMPORARY SEEDING.
- ALL SILT FENCE SHALL REMAIN IN PLACE UNTIL ALL DISTURBED EARTH HAS BEEN PAVED OR VEGETATED, AND SHALL ALSO BE CHECKED AT REGULAR INTERVALS TO MAINTAIN THEIR EFFECTIVENESS IN TERMS OF TOTAL CONTACT WITH THE EARTH BELOW. SILT FENCING CAN REMAIN IN PLACE THROUGH THE CONSTRUCTION OF THE HOUSES/BUILDINGS TO SERVE AS EROSION CONTROL FOR THAT CONSTRUCTION.
- AS EACH PHASE ON THE ENTIRE SITE IS COMPLETED, SILT FENCE IS TO BE REMOVED AND THE ENTIRE AREA EITHER RESEED OR SEEDS AFTER SEEDING HAS BEEN REDISTRIBUTED. IF WEATHER CONDITIONS ARE SUCH THAT SEEDING WOULD NOT BE EFFECTIVE, THEN THE STOCK PILES SHOULD BE EITHER MULCHED OR COVERED AND GRASSED SO THAT SLOPES FROM EROSION WILL BE CONFINED WITHIN THE BOUNDARIES OF THE SITE.
- SEEDING SHALL BE DONE PER "STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY DIVISION OF WATER POLLUTION CONTROL, LATEST EDITION AND DUPAGE COUNTY STORM WATER CONTROL ORDINANCE.
- TO PREVENT SOIL FROM LEAVING THE SITE ON CONSTRUCTION VEHICLE WHEELS, STABILIZED CONSTRUCTION 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.
- THE OWNER SHALL HAVE THE DETENTION POND VOLUME VERIFIED BY A LICENSED ENGINEER OR SURVEYOR PRIOR TO THE INSTALLATION OF TOPSOIL AND SEEDING/SOD. THE COST OF SOIL VERIFICATION SHALL BE BORNE BY THE OWNER.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROPERLY DISPOSE OF ANY EXCESS EXCAVATED MATERIAL.
- DISPOSAL OF DEBRIS EXCAVATION AND PAVEMENT REMOVAL SHALL BE THE CONTRACTOR'S RESPONSIBILITY AND CONSIDERED AS AN INCIDENTAL EXPENSE.

SITE GRADING:

- EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS MAY REQUIRE EARTH EXCAVATION AND COMPACTED EARTH FILL MATERIAL IN ORDER TO ACHIEVE THE PLAIN SURFACE ELEVATIONS.
- PLACEMENT OF THE EXCAVATED MATERIAL SHALL BE IN AREAS DESIGNATED BY THE OWNER FOR FUTURE USE. WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL, THE EXCAVATED MATERIAL PLACED IN AREAS NOT REQUIRING STRUCTURAL FILL SHALL BE MODERATE.
- 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.
- EXCAVATION OF EARTH AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL, THE EXCAVATION SHALL BE WITHIN A TOLERANCE OF 0.3" +/- OF THE PLAIN SURFACE ELEVATIONS. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE 0.175" OR SUCH THAT THE EARTH MATERIAL SHALL BE BALANCE AS PART OF THE FINE GRADING OPERATION.
- PLACEMENT AND COMPACTON OF MATERIALS SHALL CONFORM TO I.D.O.T. SPECIFICATIONS.
- 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.
- PAVEMENT FOR THE REMOVAL OF UNSUITABLE MATERIAL (EXCLUDING TOPSOIL EXCAVATION) SHALL BE BASED ON THE QUANTITIES AS FIELD MEASURED BY THE ENGINEER. THE CONTRACTOR SHALL REPLACE AS PART OF HIS BID A UNIT PRICE PER CUBIC YARD FOR THE REMOVAL OF UNSUITABLE MATERIAL. S&B UNIT PRICE SHALL INCLUDE THE COMPLETE REMOVAL OF THE MATERIAL, REINFORCEMENT WITH A SUITABLE MATERIAL OBTAINED BY THE CONTRACTOR FROM A BORROW SOURCE, AND COMPACTON TO THE REQUIRED SPECIFICATION OF THE CITY.

REVISIONS:		DATE		BY		DESCRIPTION	
08/04/16	EM						PER CITY COMMENTS

DRAWN BY: AJ
CHECKED BY: AK
APPROVED BY: JC



ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS
35701 WEST AVENUE, SUITE 150
CHICAGO, ILLINOIS 60666
PHONE (630) 393-3660
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6999

GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL

TITLE: GENERAL NOTES
PARKSIDE RESERVES
ST. CHARLES, IL

SCALE: NONE
DATE: DECEMBER, 2015
JOB NO.: 130209
SHEET: 6 of 9

B: Materials:

- Drop Connections:** Drop connections shall be constructed of Ductile Iron Pipe, Class 52 or PVC SDR 26, per manufacturers specifications. All drop manhole piping shall be encased in concrete (refer to standard drop manhole detail).
- Frame & Lid:** Frame: *Neneah R 1713 or R 1916C to Flowplate*
Lid: *Neneah R 1713 or R 1916C Type "B" with the words "City of St. Charles - SANITARY" cast into surface.*
- Joints:** All joints shall conform to ASTM D-3212 for PVC pipe and ASTM A-746 for ductile iron. Both pipe types shall be joined by means of a flexible gasket. Gaskets for PVC joints shall be in conformance with ASTM A 21.11-79 (AWWA C111).
- Manhole:** New sanitary manholes are to be precast reinforced concrete eccentric type with a minimum 48" LD barrel section. One section shall have a 3 inch integrally cast precast concrete collar. Pipe penetrations are to be sealed via the use of a cast in place flexible synthetic rubber pipe sleeve which is to be fastened to the pipe with two stainless steel bands. Barrel sections shall be sealed using (2) butyl rubber strips per tongue and groove section. Chimney seals are to be internal type, manufactured by "Crestex" or approved equal by Public Works. All new or adjusted steps shall be made of steel reinforced plastic, using an approved plastic meeting ASTM D4101, Type II, Grade 49108 over a #3 Grade 60, ASTM A615, reinforcing bar. A maximum of 8" of adjusting rings shall be used (refer to standard sanitary manhole detail).
- Services:** Sanitary services shall be constructed for all build-able lots. Services shall be constructed of PVC SDR 26 pipe, six (6) inch minimum diameter, and shall be extended to the right-of-way limits. All connections to the public main shall be at a manhole or at a "tee" fitting approved by Public Works Division. Once installed all services extending to the City right-of-way limits shall be located utilizing a 2" x 4" wooden stake painted red.
- Sewer Pipe Materials:** Sanitary sewer shall be constructed of the following materials:
 - Depth less than 20': PVC SDR 26 or Ductile Iron Pipe, Class 52
 - Depth greater than 20': Ductile Iron Pipe, Class 52 or PVC SDR 21
 - Force Main: Ductile Iron Pipe, Class 52 or PVC SDR 21
- Thrust Blocks (force main):** Thrust blocking shall be a combination pre-cast masonry blocks and "Mega-Log" brand restrainers.
- Trench Backfill:** All utility and service trenches within (3) feet of paved surfaces, or at a distance specified by the Engineer, shall be backfilled with CA-7 (Virgin Crushed Limestone) FA-6 (clean beach sand) material shall be used in all other unpaved locations. All backfill material shall be properly compacted unless otherwise directed by the appropriate Engineering Division. Backfill under existing pavements, where an open cut of the pavement has been approved, shall be Flowable Fill that meets the IDOT standards of Controlled Low Strength Material (CLSM) Mixture "N". No fly ash will be permitted in this mix (refer to City pipe trench detail).

B: Materials:

- Casing:** Where water main protection is required, encasement shall consist of PVC SDR 26, or steel casing with "Casade type CCR-STD" spacers or approved equal.
- Frame & Grate:**
 - High back: *Neneah R-3291-A or R-3278-1*
 - Depressed: *Neneah R-3506-A2*
 - C.B., "behind the curb type": *Neneah R-3305*
Neneah R 1713 (Refer to Lid Detail)
 - C.B./M.H. Type "D": *Grate: Neneah R 1713 (Refer to Lid Detail)*
Frame: Neneah R 1713
 - C.B., "behind type": *Neneah R-4340-B*
- Manhole:** Manholes shall be reinforced concrete with steps provided 16" on center. All manholes shall have a minimum inside diameter which conforms to the following:
 - 8" storm sewer and smaller: *See City Street Utility Department*
 - 12" to 48" storm sewer: Five (5) foot inside diameter
 - Larger than 48" storm sewer: special design required
- Sewer Pipe Materials:** Main line storm sewer shall be constructed of one of the following:
 - Pre-cast reinforced concrete pipe, with "O-ring" joints.
 - PVC pipe, rigid, (Min. SDR 26, push-on gasket joints).
 - All joints shall conform to ANSI 21.11 for ductile iron pipe.
 - Ductile iron pipe, (Class 52), minimum.
 - HDPE pipes, (Rigid with corrugated exterior and smooth interior meeting AASHTO M-294, Type S. Pipe sections shall be joined with PVC double bell couplers installed on the pipe with O-ring gaskets. Exceeding manhole shaft meet or exceed that of PVC SDR 26 with push-on joints. **FOR PRIVATE USE ONLY. NOT TO BE USED WITHIN PUBLIC RIGHT-OF-WAY OR FOR PUBLICLY OWNED AND MAINTAINED STORM SEWER.**
 - The type of pipe material will be dependent upon the depth of bury, soil conditions, and pipe criteria, and as approved by the City of St. Charles.
 - For RCP/PCSP pipe, lifting holes shall not be allowed on pipes less than 84" in diameter.
 - All storm sewer smaller than 15-inches in diameter that will be publicly owned and maintained shall be PVC pipe, rigid, (Min. SDR 26, push-on gasket joints).
- Flared End Section:** Flared end sections and subsequent riprap material shall be designed and specified per the Illinois Department of Transportation "Standard Specification for Road and Bridge Construction" latest edition. Flared end sections shall be constructed of a concrete material only or approved by the appropriate Engineering Division.

C: Materials:

- Corporation Stops:**
 - Compression fittings.
 - Mueller B-25155-N (1", 1 1/2", 2")
 - Ford
 - FB1000-4-Q-NL 1"
 - FB1000-6-Q-NL 1 1/2"
 - FB 1000-7-Q-NL 2"
 - A. Y. McDonald 4701-BQ (1", 1 1/2", 2")
 - Q Series Brass
- Curb Stops:**
 - Compression fittings.
 - Mueller B-25155-N (1", 1 1/2", 2")
 - Ford
 - B-44-444-Q-NL 1"
 - B44-666-Q-NL 1 1/2"
 - B-44-777-Q-NL 2"
 - A. Y. McDonald 6104-Q (1", 1 1/2", 2")
 - Q Series Brass
- Curb Box:** (Minneapolis pattern, lid marked "WATER")
- Barfalo Type:**
 - For 1" thru 2", Mueller H-10300 Copper service
 - A. Y. McDonald, 5615 1 1/2"
- Fire Hydrant:**
 - Approved Models: (Refer to standard Fire Hydrant Detail)
 - Mueller Super Connection 200
 - Watsons Pacer Model WB-67-250
 - Clow Medallion
 - All hydrants shall have:
 - 6" mechanical joint connection
 - 2 1/2" valve opening
 - 3" cover over hydrant lateral
 - 6" valve on lateral
 - "Hydrfinder" standard hydrant locator, installed
 - Valve box shall have a valve box stabilizer installed *
 - *Valve box adaptor #2 type A, as made by Adaptor, Inc. or approved equal
- Fire Hydrant Paint:** Safety Red, Sherwin Williams "Sheryl" 6403-3192, B668300
- Bolts Placed Underground:** All below grade factory installed bolts and fasteners shall be 304-grade stainless steel.
- Valves:** 4" through 16" diameter Right-hand closing Resilient Wedge gate valves, conforming to AWWA Standard C-509 as manufactured by the Clow Corporation, Waterson Company or approved equal. All below grade factory installed bolts and fasteners shall be 304-grade stainless steel.
- Valve Vaults:** Watertight valve vaults shall be provided for each valve. Barrel sections shall be sealed using a butyl rubber or rubber strip (Refer to City standard valve vault detail):
 - 3" through 6" valves: Min. 4" inside diameter vault minimum
 - 8" and larger valves: Min. 5" inside diameter vault minimum
 - Pressure Taps: Min. 5" inside diameter vault minimum
 - Valve Vault Lid: Neneah R-1712, Type B or approved equal

The word "WATER" shall be cast into the surface of the lid.
f. Vaults are not required for system auxiliary valves except when a pressure tap for a hydrant lateral is in a roadway.
- Watermain Pipes:**
 - Ductile Iron Class 52, conforming to AWWA Standard C-151.
 - Cement Lining, conforming to AWWA Standard C-104.
 - Mechanical or push-on joints shall conform to AWWA Standard C-111.
 - At minimum, Type 3 laying conditions shall be provided, conforming to AWWA Standard C-600 (Attached).
 - All watermains shall be encased in a High Density polyethylene encasement with its material specifications and installation method in accordance with ANSLAWWA C105/A21.5, ASTM A674, using "Method A" installation.

A: Design Requirements:

- Generally:** Street Structures shall be designed to meet the requirements of the applicable jurisdiction e.g., City, IDOT, KDOT, DUDOT, and ST Charles Township. Any proposed street dedication shall be in accordance with the following standards.
- Right-of-way and Pavement Requirements:**

Street Designation	Minimum R.O.W. Width	Minimum Street Width	Minimum Structural Number	Minimum Horizontal Centerline Radius	Minimum Target	
Residential	Entré	66 ft.	26 ft.	2.40	200 ft.	50 ft.
	Local	66 ft.	33 ft.	2.40	200 ft.	50 ft.
	Collector	80 ft.	30 ft.	3.65	300 ft.	100 ft.
	Arterial	100 ft.	52 ft.	See Note 1	500 ft.	200 ft.
Industrial	Local	66 ft.	40 ft.	3.00	200 ft.	50 ft.
	Collector	80 ft.	44 ft.	See Note 1	300 ft.	100 ft.
	Arterial	100 ft.	52 ft.	See Note 1	500 ft.	200 ft.

Note 1: Heavily traveled streets in industrial and residential areas shall be considered mean individual basis and pavement designs shall be based on specific engineering data for each street

Street Designation	Minimum Gradient	Maximum Gradient	Minimum Soil Support (L.B.R.)	Maximum A.D.T.	
Residential	Entré	0.5%	7.0%	3.0	400
	Local	0.5%	7.0%	3.0	1,000
	Collector	0.5%	5.0%	3.0	3,500
	Arterial	0.5%	5.0%	3.0	10,000
Industrial	Local	0.5%	5.0%	3.0	1,000
	Collector	0.5%	5.0%	3.0	3,500
	Arterial	0.5%	5.0%	3.0	10,000
- Pavement Lengths:**
 - Maximum residential curb length shall be per title 16.08.030.
 - Cul-de-sac shall have a maximum length of as defined in Title 12.30.050(B)(4)
- Pavements:** Pavements shall be designed and constructed so as to obtain a minimum twenty (20) year service life with minimal maintenance after acceptance of the pavement by the City of St. Charles. The design engineer should consider such factors as construction and end use traffic loading sub-base IIR, etc., in determining the structural make up of the pavement section.
 - Pavement Materials and Minimum Thickness:** The following two pavement sections are the MINIMUM acceptable to the City. Their use must be supported by calculations to substantiate the use of the minimum pavement section.
 - Rigid Pavement**
 - A minimum of 9" Portland Cement Concrete pavement (PCC) designed in accordance with IDOT standards. All Portland Cement Concrete shall be treated with a protective coat application.
 - Concrete pavements shall be reinforced in accordance with IDOT standards.
 - Concrete pavement shall have a minimum 4-inch of sub-base granular material, Type B. Millod asphalt meeting aggregate sub-grade specifications cannot be used for sub-base granular material, Type B.
 - Portland Cement Concrete shall have minimum 14-day compressive strength of 3500 psi.
 - In cases where an additional cross section may be needed for the sub-grade, the use of 9" of aggregate material meeting aggregate sub-grade gradation (i.e. crushed concrete) and a 3" milled asphalt cap may be used. Milled asphalt or the blending of asphalt millings with crushed concrete or other crushed aggregate material is **not allowed** for use in either the sub-grade or sub-base material.
 - Flexible Base Pavement**
 - Flexible base pavements shall have minimum of four inch (4") Sub-base Granular Material, Type B. Millod asphalt meeting Aggregate Sub-grade specifications cannot be used for Sub-base granular Material Type B.
 - Hot-Mix Asphalt Base Course, 6"
 - Hot-Mix Asphalt Binder Course, 11-19, 19, 20, 21, 22"
 - Hot-Mix Asphalt Surface Course, 1 1/2", 2", 2 1/2", 3", 4", 5", 6", 7", 8", 9", 10", 11", 12", 13", 14", 15", 16", 17", 18", 19", 20", 21", 22", 23", 24", 25", 26", 27", 28", 29", 30", 31", 32", 33", 34", 35", 36", 37", 38", 39", 40", 41", 42", 43", 44", 45", 46", 47", 48", 49", 50", 51", 52", 53", 54", 55", 56", 57", 58", 59", 60", 61", 62", 63", 64", 65", 66", 67", 68", 69", 70", 71", 72", 73", 74", 75", 76", 77", 78", 79", 80", 81", 82", 83", 84", 85", 86", 87", 88", 89", 90", 91", 92", 93", 94", 95", 96", 97", 98", 99", 100"
 - In cases where an additional cross section may be needed for the sub-grade, the use of 9" of Aggregate Material meeting Aggregate Sub-grade gradation 9 (i.e. crushed concrete) and a 3" milled asphalt cap may be used. Milled asphalt or the blending of asphalt millings with crushed concrete or other crushed aggregate material is **not allowed** for use in either the sub-grade or sub-base material.

- Two minor streets: 25'
 - Minor and collector streets: 30'
 - Town collector streets: 40'
 - Truck routes or zoned manufacturing: 45'
- Curb and gutter shall be a B-6.12 barrier type unless otherwise directed by the City of St. Charles appropriate Engineering Division. Curbs shall be constructed of 6.1 bag mix Portland Cement Concrete, 5-8% air entrained, (PCC) with (2), continuous epoxy coated, #4 rebar. A 1" expansion joints shall be placed at 60' intervals, and contraction joints shall be at 15' intervals and all points of curvature. All B-box, sanitary services and storm service locations shall be marked on the curb with a "W", "S", or "ST", as the case may be. All Portland Cement Concrete shall be treated with a protective coat application.
 - 26-foot wide bituminous pavement shall have a 4" crown as measured from the flag of the curb. 26-foot wide concrete pavement shall have a 4" crown as measured from the flow line of the gutter.
- Note:** All pavement patches shall be replaced in kind with the following revisions:
- Flexible Pavement**

Patches shall have a minimum of 6" Hot-Mix Asphalt Base Course, placed over a 4" compacted sub-base of granular material. 2 1/2" of Hot-Mix Asphalt Binder Course, IL-19, 20, N50, and 1 1/2" of Hot-Mix Asphalt Surface Course, Mix "C", N50 shall be laid subsequent to the Base Course. (See details for pavement patching).
 - Rigid Pavement**

Concrete pavements shall be replaced with a minimum of 14 day, 3500 psi, 9" of Portland Cement Concrete mix placed over a 4" compacted granular sub-base. The existing pavement shall have 86 epoxy-coated dowel bars, 2" in length, drilled at 24" on center, grooved in place. All Portland Cement Concrete shall be treated with a protective coat application. (See details for pavement patching). PCC shall be a 6.1 bag mix, 5-8% air entrained.

Composite Pavement

For pavements with a concrete base and asphalt surface, the concrete shall be placed at the same thickness as the existing pavement, but shall be a minimum of 8" thick. 86 Epoxy-coated dowel bars, 2" in length, shall be placed at 24" on center, grooved in place.

There shall be a minimum of 2 1/2" surface asphalt placed over the concrete. Steel plates shall be placed over all Portland Cement Concrete patches until concrete is cured or a minimum of 3 days. (See details for pavement patching).
 - Storm inlets and catch basins placed within the roadway surface shall be designed to incorporate an uniaxial drain system of perforated PVC pipe in accordance with the attached detail.
- Sidewalks:**
 - Public Sidewalks are to be constructed of a minimum of five (5) inch thick by five (5) foot wide, 6.1 bag mix Portland Cement Concrete (PCC) with (5-8%) air entrainment. All Portland Cement Concrete shall be treated with a protective coat application.
 - Public walks that cross driveways are to be thickened to a minimum of (6) inches or the thickness of the driveway.
 - Sidewalks shall be constructed of one (1) foot off the street R.O.W. line unless otherwise directed by the appropriate Engineering Division.
 - Sidewalks shall be continuous through driveways.
 - All utility service locations shall be marked on the curb with a "W", "S", and "ST".
 - A 1" expansion joint shall be provided at 50' intervals, and contraction joints shall be at 5-foot intervals.
 - Ramping and sloping of sidewalks at intersections shall be in accordance with the specifications and standards as set forth by the Illinois Department of Transportation, the American Disabilities Act (ADA), and the Illinois Disability Code.
- Note:** All concrete shall be treated with a protective coat application of linseed oil or curing compound equivalent for temperatures over 40 degrees.

less than 3.0 shall be removed and replaced with a suitable fill material, or the pavement must be designed to compensate for the soil condition. The soil support IIR values selected for use by the engineer shall represent a minimum value for the soil to be used.

- Pavement Design Shall Include:** In addition to the information provided in the right-of-way and pavement requirements, pavement design shall include the following:
 - Public Alleys shall be constructed of reinforced Portland Cement Concrete (PCC) designed in accordance to specifications listed above for rigid pavements.
 - Maximum allowable pavement grade = 7% and minimum allowable pavement grade = 0.5%;
 - Driveway grades shall have a minimum slope of 1% and a maximum slope of 5%. All driveway grades in excess of 5% shall substantiate that vehicular bottom clearances are met.
 - Vertical curves shall be used when the absolute value of the algebraic difference between the intersecting pavements' centerlines exceed 1.5%. The minimum length of vertical curves shall be one hundred (100) feet for one and one-half (1.5) percent absolute value of the algebraic difference of grade. For each additional (10) percent, or fraction thereof, of absolute value of the algebraic difference in grade over one and one-half (1.5) percent, a fifty-foot increment, or fraction thereof, shall be added to the length of the vertical curve.
 - The minimum intersection curb radius:
 - Two minor streets: 25'
 - Minor and collector streets: 30'
 - Town collector streets: 40'
 - Truck routes or zoned manufacturing: 45'
 - Curb and gutter shall be a B-6.12 barrier type unless otherwise directed by the City of St. Charles appropriate Engineering Division. Curbs shall be constructed of 6.1 bag mix Portland Cement Concrete, 5-8% air entrained, (PCC) with (2), continuous epoxy coated, #4 rebar. A 1" expansion joints shall be placed at 60' intervals, and contraction joints shall be at 15' intervals and all points of curvature. All B-box, sanitary services and storm service locations shall be marked on the curb with a "W", "S", or "ST", as the case may be. All Portland Cement Concrete shall be treated with a protective coat application.
 - 26-foot wide bituminous pavement shall have a 4" crown as measured from the flag of the curb. 26-foot wide concrete pavement shall have a 4" crown as measured from the flow line of the gutter.

REVISIONS:		DATE		BY		DESCRIPTION	
06/04/16	EM					PER CITY COMMENTS	

DRAWN BY:	AJ
CHECKED BY:	AK
APPROVED BY:	JC



ENGINEERING RESOURCE ASSOCIATES, INC.
CONSULTING ENGINEERS, SCIENTISTS & SURVEYORS

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE: (630) 393-3660
FAX: (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE: (312) 474-7841
FAX: (312) 474-6999

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE: (217) 351-0268
FAX: (217) 355-1902

GRANDVIEW CAPITAL, LLC
36W995 RED GATE ROAD
ST. CHARLES, IL

GENERAL NOTES
PARKSIDE RESERVES
ST. CHARLES, IL

SCALE:	NONE
DATE:	DECEMBER, 2015
JOB NO.:	130209
SHEET:	7 of 9



kisara architect, ltd.
 architecture planning design
 100 Illinois, suite 200-2007
 st. charles, illinois 60174
 630-797-2200 fax: 866-648-3980
 www.chicagolandarchitect.com

© copyright 2016
 kisara architect, ltd.
 these drawings are to represent, built or agreed
 to build the entire contract of kisara architect, ltd.

SEAL:

DATE:
 sep. 11-30-16

BUILDER:
SEBERN
 CUSTOM HOMES, LLC
 PH: 630-377-7767
 FAX: 630-377-3812

CLIENT:
 Townhomes
 1337 Geneva Rd.
 St. Charles, Illinois

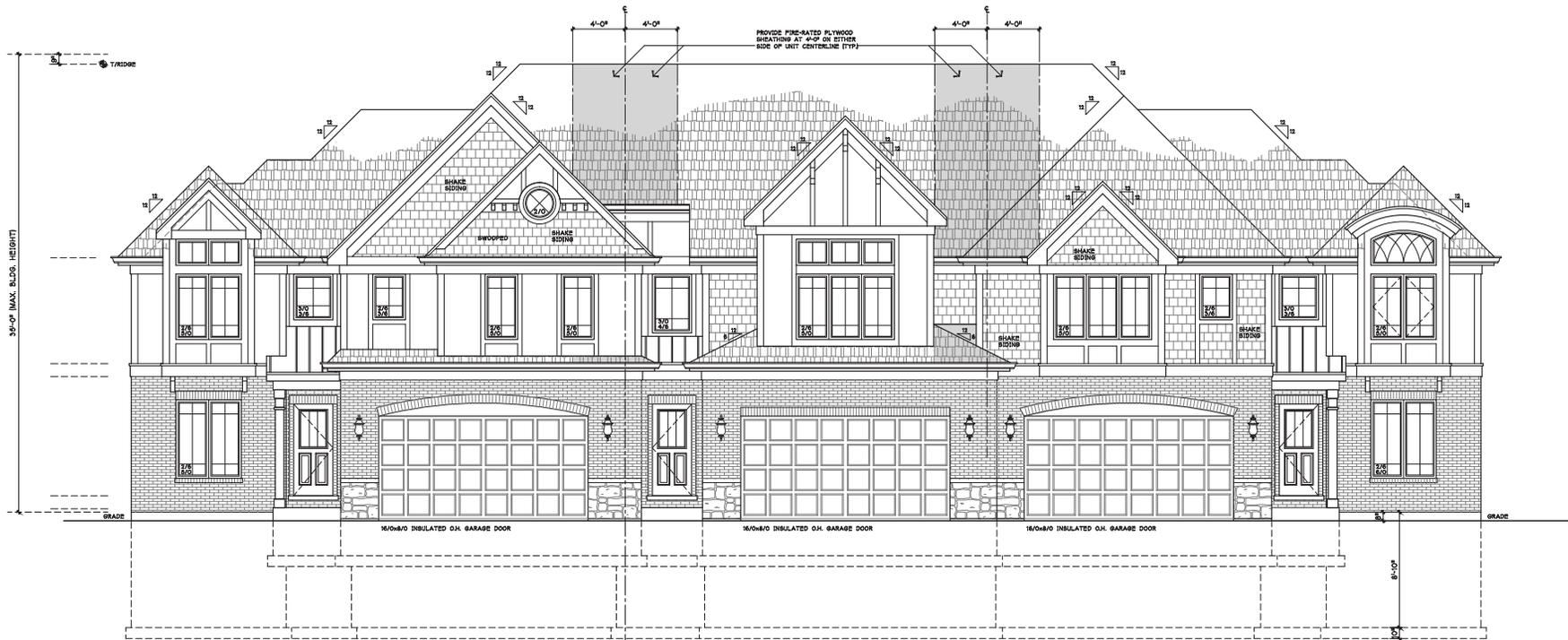
PROJECT NO:
15-081

DATE:

9-8-15	REVIEW
9-29-15	REVIEW
10-15-15	REVIEW
2-22-16	REVIEW

SHEET NO:

A1



FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



kisara architect, ltd.
 architecture planning design
 100 Illinois, suite 200-2007
 st. charles, illinois 60174
 630-797-2200 fax: 866-648-3980
 www.chicagolandarchitect.com

© copyright 2016
 kisara architect, ltd.
 these drawings are to be reproduced, built or copied
 without the written consent of kisara architect, ltd.

SEAL:

DATE:
 sep. 11-30-16

BUILDER:
SEBERN
 CUSTOM HOMES, LLC
 PH: 630-377-7767
 FAX: 630-377-3912

CLIENT:
 Townhomes
 1337 Geneva Rd.
 St. Charles, Illinois

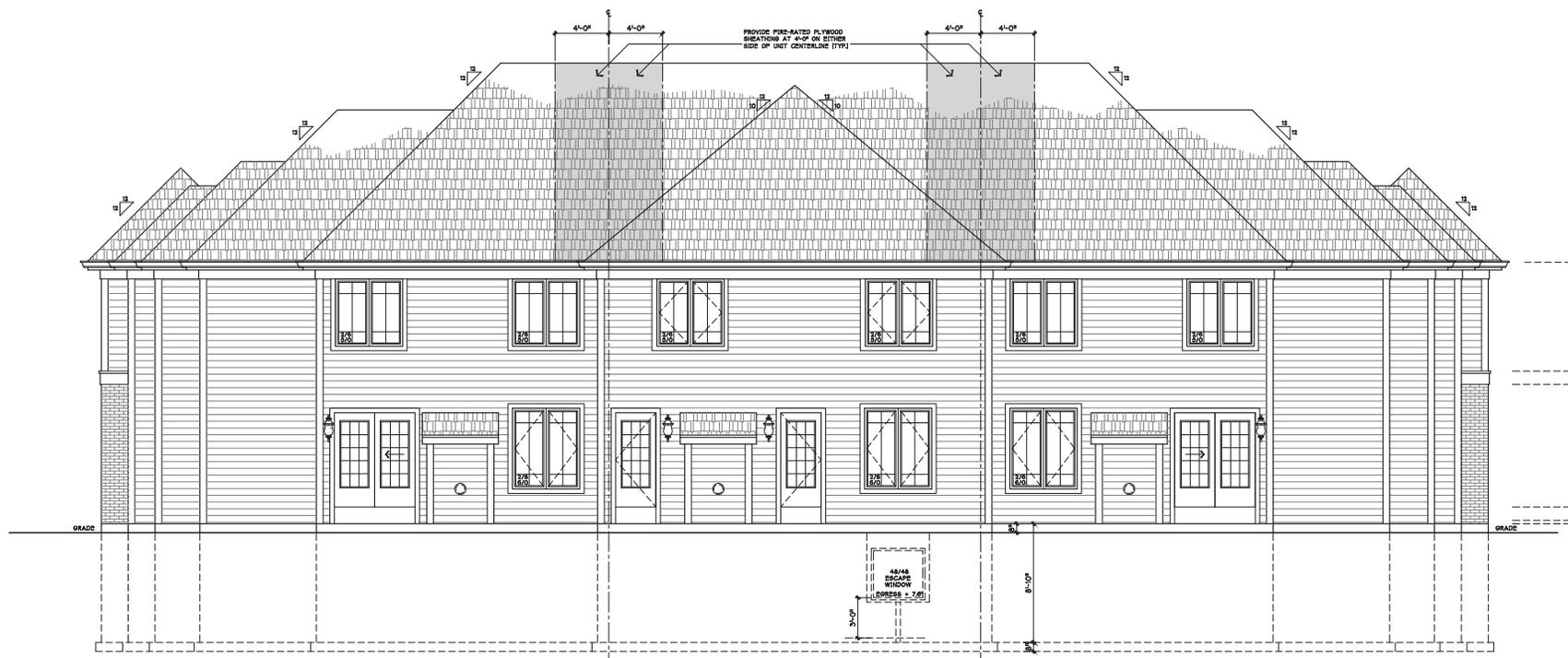
PROJECT NO:
15-081

DATE:

9-8-15	REVIEW
9-29-15	REVIEW
10-15-15	REVIEW
2-22-16	REVIEW

SHEET NO:

A2



REAR ELEVATION
 SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



kisara architect, llc
architecture planning design
100 Illinois, suite 200-2007
st. charles, illinois 60174
630.797.2200 fax: 866-648-3980
www.chicagolandarchitect.com

© copyright 2016
kisara architect, llc
these drawings are to represent, built or agreed
to build the entire contract of kisara architect, llc.

SEAL:

DATE:
exp. 11-30-16

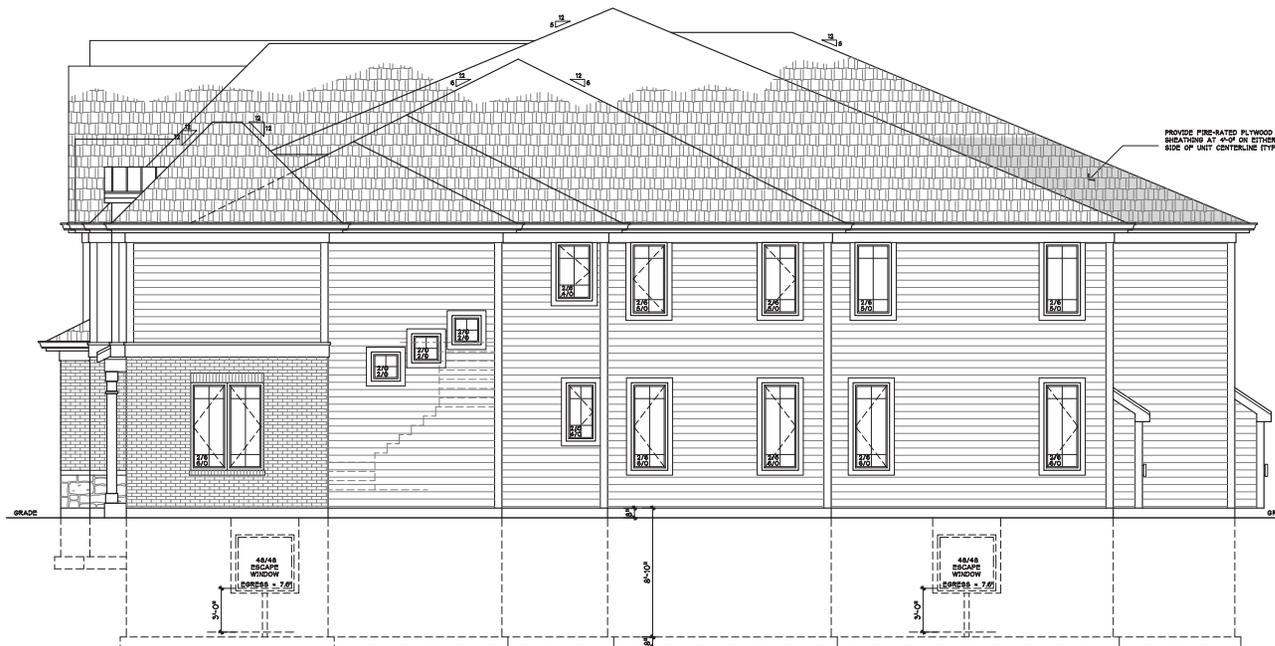
BUILDER:
SEBERN
CUSTOM HOMES, LLC
PH: 630-877-7787
FAX: 630-877-3812

CLIENT:
Townhomes
1337 Geneva Rd.
St. Charles, Illinois

PROJECT NO:
15-081

DATE:
9-8-15 REVIEW
9-29-15 REVIEW
10-15-15 REVIEW
2-22-16 REVIEW

SHEET NO:
A3



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



kisara architect, ltd.
 architecture planning design
 100 Illinois, suite 200-2007
 st. charles, illinois 60174
 630-797-2200 fax: 866-648-3980
 www.chicagolandarchitect.com

© copyright 2016
 kisara architect, ltd.
 these drawings are to represent, built or agreed
 to build the entire contract of kisara architect, ltd.

SEAL:

DATE:
 sep. 11-30-16

BUILDER:
SEBERN
 CUSTOM HOMES, LLC
 PH: 630-377-7767
 FAX: 630-377-3912

CLIENT:
Townhomes
1337 Geneva Rd.
St. Charles, Illinois

PROJECT NO:
15-081

DATE:

9-8-15	REVIEW
9-29-15	REVIEW
10-15-15	REVIEW
2-22-16	REVIEW

SHEET NO:

A4