ST. CHARLES SINCE 1834	**PLAN COMMISSION AGENDA ITEM EXECUTIVE SUMMARY**			
	Project Title/Address:	McGrath Business Center		
	City Staff:	Russell Colby, Assistant Director of Community & Economic Development		
	PUBLIC HEARING 2/2/21	X	**MEETING 2/2/21**	X
APPLICATIONS:		Special Use for PUD, PUD Preliminary Plan		
ATTACHMENTS AND SUPPORTING DOCUMENTS:				
Staff Report		Applications & Plans		

SUMMARY:

The applicant is 4075 E Main, LLC, represented by Gary McGrath. The subject property is the former Pheasant Run Mega Center and maintenance facility to the east. The proposal is to develop the property into 1 or more motor vehicle sales dealerships and/or other commercial uses in a coordinated manner with shared access and site layout. A similar Concept Plan for the project was presented in January 2021.

The following Zoning Applications have been filed:

- Special Use for PUD: For approval of a PUD with unique zoning standards to accommodate the project, including required PUD deviations. The PUD is being requested for the entire 21-acre subject property as shown on the "PUD Exhibit".

- PUD Preliminary Plan: Preliminary level development plans for conversion and expansion of the Mega Center for McGrath Honda (including architectural elevations, site engineering and landscape plans for Lot 1 of the Pheasant Run Resort Subdivision, 12 acres.).

SUGGESTED ACTION:

Conduct the public hearing on Special Use and close if all testimony has been taken.

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

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

INFO / PROCEDURE ON APPLICATIONS

SPECIAL USE FOR PUD:

- Approval of development project with specific deviations from the Zoning Ordinance standards. (Establishes a PUD ordinance with unique zoning or subdivision standards that apply to a single development site)
- Public hearing is required, with a mailed notice to surrounding property owners.
- Single finding – Is the PUD in the public interest? Criteria are considered in reaching a decision. Responses to the criteria need not be in the affirmative to recommend approval of a PUD or PUD Amendment.
- The Plan Commission may recommend conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the PUD as deemed necessary to secure compliance with the standards specified in the Zoning Ordinance.
- The Plan Commission may recommend exceptions and deviations from the requirements of the Zoning and Subdivision Codes requested by the applicant, to the extent that it finds such exceptions and deviations are supportive of the standards and purposes for PUDs.

PUD PRELIMINARY PLAN

- Approval of plans for development of property within a PUD- includes site, landscape, and engineering plans. (Application may also involve a subdivision of land.)
- Recommendation is based on compliance with the previously (or concurrently) approved Special Use for PUD standards and other city code requirements (including Zoning and Subdivision codes).

Community & Economic Development
630-377-4443

CITY OF ST. CHARLES
ILLINOIS • 1834

Staff Report

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

FROM: Russell Colby
Assistant Director of Community & Economic Development

RE: McGrath Business Center

DATE: January 29, 2021

I. APPLICATION INFORMATION:

Project Name: McGrath Business Center

Applicant: 4075 E Main, LLC (Gary McGrath)

Purpose: PUD for Auto dealerships and commercial development

General Information:

Site Information	
Location	Former Pheasant Run Mega center (4075 E. Main St.) and Maintenance Facility
Acres	21 acres

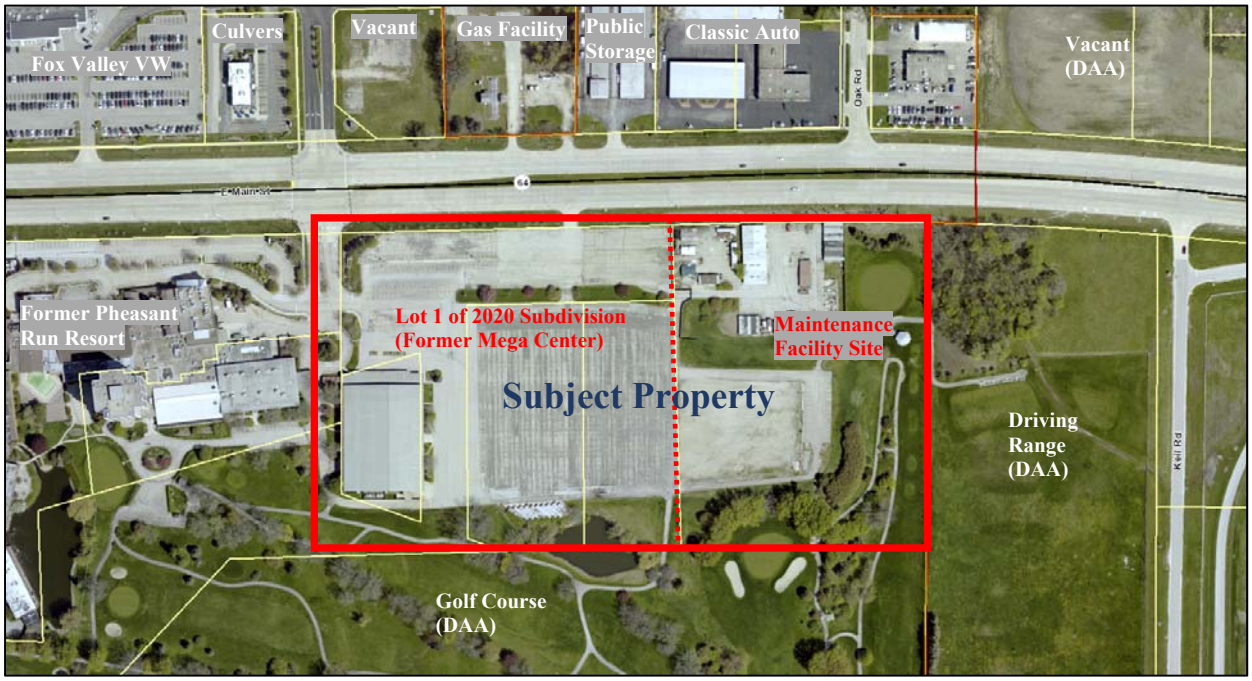
Application:	Concept Plan
Applicable City Code Sections	Title 17, Chapter 17.04 - Concept Plan Review Title 17, Chapter 17.14 - Business and Mixed Use Districts

Existing Conditions	
Land Use	Former exposition center and resort/golf course maintenance facility
Zoning	BR Regional Business District, Special Use for Golf Course

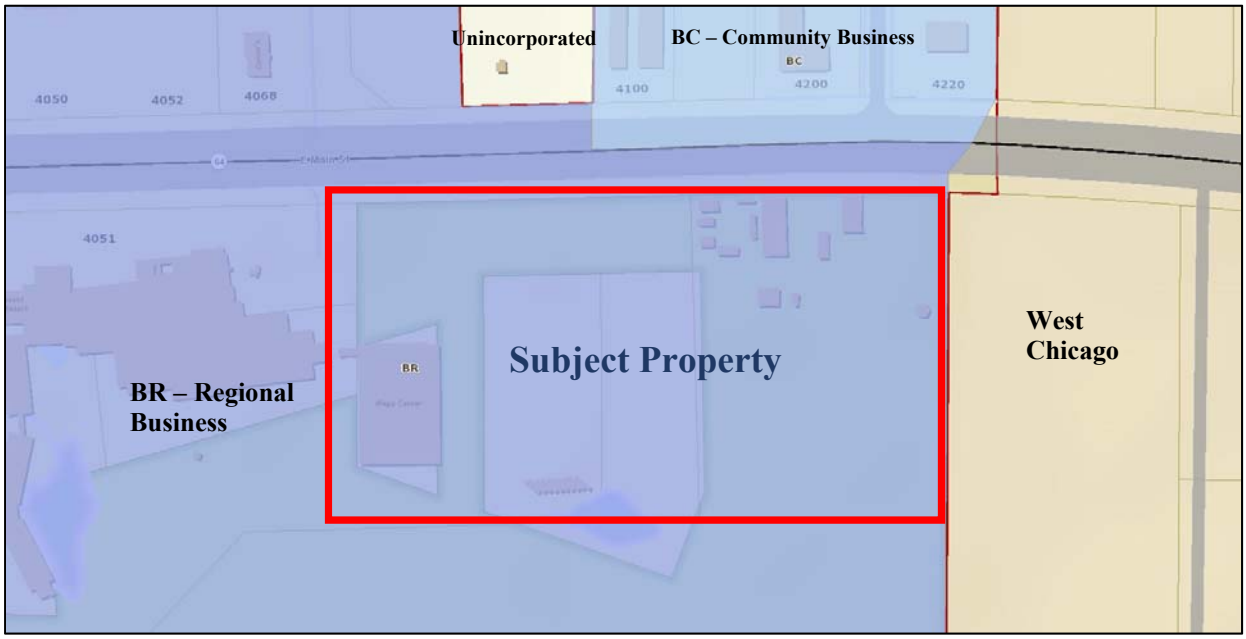
Zoning Summary		
North	BR Regional Business District	Vacant lot, Natural Gas Pipeline facility, Public Storage, Classics and Custom Auto
East	City of West Chicago (DuPage Airport Authority)	Golf driving range and Airport
South	BR Regional Business District (DuPage Airport Authority)	Golf Course
West	BR Regional Business District	Former Pheasant Run resort complex

Comprehensive Plan Designation
Corridor and Regional Commercial and Open Space (Golf Course property)

Aerial Photograph



Zoning Map



II. PROJECT OVERVIEW:

BACKGROUND

The subject property is a portion of the former Pheasant Run Resort complex that includes the Mega Center building, large parking field east of the Mega Center, and the resort/golf course maintenance facility at the far east end of the property. The Subject Property comprises nearly 21 acres and is made up of two parcels:

- Lot 1 of the Pheasant Run Resort Subdivision (approved/subdivided in 2020), 12 acres
- Maintenance facility, 8 acres

The applicant is 4075 E Main, LLC, represented by Gary McGrath. McGrath owns Lot 1 (Mega Center) and is under contract to purchase the maintenance facility from the DuPage Airport Authority, which owns the golf course property. (The remainder of the resort complex to the west is under separate ownership.)

A similar Concept Plan for the project was presented in January 2021.

The proposal is to develop the property into 1 or more motor vehicle sales dealerships and/or other commercial uses in a coordinated manner with shared access and site layout. Three development components are anticipated:

- Parcel 1: Expand and renovate the Mega Center and adjacent parking field for McGrath Honda of St. Charles (relocating from 1411 E. Main St.)
- Parcel 2: Additional auto dealership
- Parcel 3: Additional auto dealership or other commercial use

APPLICATIONS

The following Zoning Applications have been filed:

- Special Use for PUD: For approval of a PUD ordinance with unique zoning bulk standards to accommodate the project, including required PUD deviations. The PUD is being requested for the entire subject property as shown on the "PUD Exhibit".

- PUD Preliminary Plan: Preliminary level development plans for existing Lot 1 of the Pheasant Run Resort Subdivision, including architectural elevations, site engineering and landscape plans (Conversion and expansion of Mega Center for McGrath Honda).

PUD Preliminary Plans are required for at least 1/3 of the property at the time of establishment of a new PUD. The filed Preliminary Plan meets the requirement. The "PUD Exhibit", has been provided to depict the anticipated layout of the remainder of the site.

III. ANALYSIS OF PLANS

COMPREHENSIVE PLAN

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

Corridor/Regional Business land use is described as follows:

> *"Areas designated as corridor/regional commercial are intended to accommodates larger shopping centers and developments that serve a more regional function, drawing on customer base that extends beyond City limits. These areas often have a mix of "big box" stores, national retailers, and a "critical mass" of multiple stores and large shared parking areas. Areas designated for corridor/ regional commercial are located primarily in larger consolidated areas along the City's heavily traveled corridors and intersections. Commercial service uses can also have an appropriate place in corridor/regional commercial areas, but must be compatible with adjacent and nearby retail and commercial shopping areas and be located as to not occupy prime retail locations."* (pg. 39)

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

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

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

Subarea Objectives

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

ZONING

The property is located in the BR Regional Business zoning district. The purpose statement of the BR District:

> *"The purpose of the BR Regional Business District is to provide locations along Strategic Regional Arterial corridors for shopping centers and business uses that draw patrons from St. Charles, surrounding communities and the broader region. The BR District consists primarily of large-scale development that has the potential to generate significant automobile traffic. It should be designed in a coordinated manner with an interconnected street network that is consistent with the City's Comprehensive Plan. Uncoordinated, piecemeal development of small parcels that do not fit into a larger context are discouraged in the BR District. Compatible land uses, access, traffic circulation, stormwater management and natural features, all should be integrated into an overall development plan. Because this district is primarily at high visibility locations, quality building architecture, landscaping and other site improvements are required to ensure superior aesthetic and functional quality."*

BR Regional Business District is the most intensive business district in the City and permits all motor vehicle related uses, including Motor Vehicle Sales and Leasing Establishments, and a wide range of other retail and service uses.

BULK STANDARDS

The table below compares the submitted plans vs. the requirements of the BR zoning district. Deviations from the zoning district requirements that are required per the plans are indicated in ***bold italics***. The most significant deviations include:

- Main Street/Rt. 64 front yard setback for parking/paving/vehicle display
- Reduced rear yard setback for the storage outbuilding behind the Honda dealership (due to limitation on the buildable area resulting from high pressure gas main easements crossing the site running north-south, immediately east of the existing building)

Category	Zoning Standard (BR district)	Proposed PUD
Minimum Lot Area	1 acre	6+ acres (approximate)
Maximum Building Coverage	30%	17% (approximate- Phase 2)
Maximum Building Height	40 ft.	35 ft.
Front Yard (north/Main St.)	20 ft. building 20 ft. new parking or 10 ft. for repaving non-conforming	200+ ft. building ***15 ft. parking*** ***0 ft. for Display Areas per plan***
Interior Side Yard (east)	15 ft. building 0 ft. parking	15+ ft. 0 ft.
Exterior Side Yard (west/Access Drive*)	20 ft. building 20 ft. parking	***15 ft. building**** 25 ft. parking
Minimum Rear Yard (south)	30 ft. building 0 ft. parking	***10 ft. for storage outbuilding*** 20+ ft. to paving

**Note- the west lot line is currently an Interior Side Yard, but could potentially be converted to a public or private street at some point in the future. This PUD deviation would allow the building to remain conforming per the PUD approval regardless of the designation of the access drive.*

LANDSCAPING

A landscape plan has been submitted for Lot 1. The table below compares the submitted plan to the requirements of **Ch. 17.26 Landscaping and Screening**. Deviations from the zoning ordinance standards that would be required to accommodate the development as proposed are denoted in ***bold italics***.

Staff Comments:

- As discussed during the Concept Plan review, a number of landscape deviations are requested to accommodate requirements specific to a large auto dealership facility, including street frontage/screening and internal parking lot landscaping.
- For purpose of the PUD review, the current landscaping requirements that apply to new developments are listed in the table. Note that the existing Mega Center building and parking lot are substantially deficient in meeting the landscaping requirements. The current landscaping requirements would not typically be triggered upon a simple renovation of a building or repaving of a parking lot.
- Around the building, opportunities exist for landscape enhancements in place of areas shown as sodded lawn, including along the north/front elevation wall and near the front corners of the building.
- Along the Main Street frontage, additional plantings could be added to supplement the proposed evergreen shrubs. Alternately, different shrub species or perennials could be utilized for more variety and visual interest.

Category	**Zoning Ordinance Standard (with modifications specific to Motor Vehicle Service and Leasing Establishments- assumes a new building and site development)**	**Proposed**
% Overall Landscaped Area	15%; 20% for lots with on-site stormwater storage	***15-20% approximately***
Public Street Frontage Landscaping	• Planting beds along 75% of lot frontage, excluding driveways • Naturally appearing groupings, visual interest by varying heights and widths • 1 tree per 50 ft.	• Planting beds at 100%, except for Display areas • ***Plantings in a linear fashion, limited variety*** • ***9 trees along frontage (15 required)***
Parking Lot Landscaping (Motor Vehicle Sales and Leasing Establishments)	• Screening at 30" height over 50% of frontage, excluding driveways. • Internal Parking Lot Landscaping may be relocated to the perimeter of the Display area in a location visible from streets adjoining the lot • Landscape islands shall be required at the end of all vehicle display rows.	• ***Row of Junipers at 18" high at time of planting*** • ***Internal parking lot landscaping relocated to perimeter (appears deficient in quantity)*** • ***Landscape islands not provided at ends of rows.***

Building Foundation Landscaping (Motor Vehicle Sales and Leasing Establishments)	• Planting beds along 50% combined length of all walls excluding doors. • Planting beds along not less than 50% of front/street facing wall. • Plant requirement: Based on combined length of all walls, 2 trees and 20 shrubs per 50 ft. Where a Motor Vehicle Display area adjoins a building wall containing showroom display windows, Building Foundation Landscaping may be relocated when: 1. An equivalent amount of Building Foundation Landscaping is provided at an alternate location between the building wall and the street, at a location not more than 125 feet from the building wall. 2. The vehicle display area adjacent to the building wall is constructed as a concrete-curbed platform, paved with decorative concrete or masonry. 3. Building Foundation Landscaping is provided adjacent to or within 16 ft. of all exterior corners of the building wall.	• ***No plantings along side or rear walls.*** • Plantings are provided along the showroom display windows on the north elevation (70% of the elevation) • The entry walkway is shown as Precast Pavers. • Landscaping is provided at both the northeast and northwest corners. Additional landscaping could be added in the sodded lawn areas at the building corners.

BUILDING DESIGN

Building elevations have been submitted for the McGrath Honda building.

The table below compares the submitted plans to the design requirements of **Section 17.06.030 Standards and Guidelines – BL, BC, BR, & O/R Districts**. Deviations from the zoning ordinance standards that would be required to accommodate the building design as proposed are denoted in ***bold italics***.

Staff Comments

- The existing former Mega Center building is primarily vertical metal panel siding, which is not a permitted material for new buildings.
- Large portions of the building addition and a section of the existing building are proposed to be sided with EIFS material (exterior insulated finishing system). The Design Standards limit the location and extent of EIFS material. A PUD deviation is required for the plans as proposed. This deviation could be eliminated or reduced by replacing EIFS with metal composite panels. Alternately, a masonry material could be used at the lower sections of walls where EIFS material could be more easily damaged.

Category	Zoning Ordinance Standard	Proposed McGrath Honda
Building Articulation	3 ft. wall projections/recesses over 20% of façades over 100 ft.	Meets standard
% of Architectural Features	50% of façade comprised of architectural features	Meets standard
# of Architectural Features	Street-facing facades must have 2 of 4 architectural features: change in wall plane of 2 ft.; change in wall texture/masonry patterns; transparent windows; columns/pilasters projecting 6 in.	Meets standard
Public Entrance	Public entrance must face primary street frontage	Meets standard
Entrance Articulation	Public entrances must be articulated from building	Meets standard
Building Materials	• Brick, Architectural Metal, Metal Composite Panels permitted • Pre-fabricated steel panels not permitted • EIFS may not be used in the lower 10 ft. of the wall and not cover more than 10% of any building wall	• Brick, Architectural Metal, Metal Composite Panels • ***Vertical steel panels are an existing material*** • ***EIFS does not meet standard, used on lower 10 ft. of wall and over 10% of front and side elevations***

SIGNAGE

A freestanding sign drawing has been submitted for the McGrath Honda site. Wall signs are shown on the building elevations.

The table below compares the submitted plans to the applicable requirements of **Chapter 17.28 "Signs",** for the BR zoning district. Deviations from the zoning ordinance standards that would be required to accommodate the building design as proposed are denoted in ***bold italics***.

Staff Comments

- The proposed freestanding sign is 20 ft. tall, which is 5 ft. higher than allowed by code. (Note that Shopping Centers, per the definition in the code, are permitted to have signs up to 30 ft. tall)
- Sign deviations would be granted for the entire PUD, as each lot is expected to be developed in a similar manner per the PUD Exhibit.
- During the Concept Plan review, as a potential public benefit to off-set the request for additional sign height, the applicant suggested allowing the City to utilize the message board sign at certain times for community purposes, or a "Welcome to St. Charles" sign.
- During the Concept Plan review, there was discussion of a future gateway feature at the northeast corner of Phase 3. This should depicted on the PUD Exhibit. The City has been interested in establishing signage and potentially other gateway elements in the general area as the main entrance into St. Charles from the east. The PUD would provide flexibility to consider a unique design with community signage.

Category	Zoning Ordinance Standard	Proposed
Freestanding Signs	• 10 ft. setback from right-of-way • 100 ft. separation between signs • 1 sign per lot, 100 sf. face area, 15 ft. in height • Shopping Center signs: 225 sf. face area, 30 ft. in height (Two or more retail stores and/or service establishments located on a parcel of four acres or more sharing customer parking areas, regardless of whether said stores and/or establishments occupy separate structures or are under separate ownership.)	• 10 ft. setback • Separation with future dealership sign exceeds 100 ft. • 96 square foot face area (64 sf. sign face + 32 sf electronic changeable copy sign) • ***20 ft. in height***
Electronic Changeable Copy Signs	• Size- Max. of 50% of the total sign area of the sign on which it is located, or 50 square feet, whichever is less. • Sign images shall change no more frequently than once every 15 seconds. • May display both text and images, but the display shall remain static. The duration of the change of image, copy or illustration shall not exceed one second. Use of moving images or transitions between static images are prohibited.	• 33% of sign face, 32 sf • To comply with restrictions on image changes and moving images.
Wall Signs	1 per street frontage, 1.5 sf x linear length of wall	***3 signs on north elevation*** Other informational walls signs on sides of building

SITE LIGHTING

A photometric plan has been submitted showing building and parking lot lighting. Poles are 26 ft. in height.

Per **Section 17.22.040 Site Lighting**, the maximum allowable average footcandle lighting level at the property line is 2.0 footcandles. For Motor Vehicle display lots abutting right-of-way, the average can be increased up to 15.0 footcandles.

The photometric plan shows average footcandles that fall within the maximum limitations. The east lot line may exceed the 2.0 average, however this is expected to be a common lot line with an additional dealership, and can be noted as a PUD Deviation.

A uniformity ratio calculation should be provided for the overall parking lot and the entire Lot 1.

During the Concept Plan review, there was a comment regarding use of cut-off lighting fixtures to block the view of the light source from Main Street. The fixtures proposed do not show a cut-off element.

SITE ACCESS

Access to the property is provided from IL Route 64/Main St. IL Route 64 is under the jurisdiction of the Illinois Department of Transportation.

- Full access is limited to the signalized intersection at the northwest corner of the property. This intersection serves as the main entrance to the entire Pheasant Run Resort subdivision.

- A private north-south roadway is planned to extend from the signalized intersection south along the west property line of the Mega Center. This roadway would provide a future access for the golf course property to the south.

- Cross access is shown across the property.

- A Right-in/Right-out access exists on Lot 1. A new additional Right-in/Right-out access point is proposed further to the east (access to Parcel 3).

- IDOT will need to review any changes to Rt. 64 access and sign any Plat of Subdivision of the property.

This property is at the east end of the City's pedestrian circulation system. No new public sidewalks are shown. A connection could be provided from the building to the existing crosswalk at the Rt. 64 signalized intersection. This would likely connect to any future sidewalk connections to the west across the resort property. Property to the east is part of the DuPage Airport and no sidewalks exist.

UTILITY SYSTEM

The former Pheasant Run Resort complex is served by a mix of private and public utilities. Most of the on-site utility systems are private and outdated and require upgrade or replacement to service multiple building lots.

Utility systems upgrades are planned to commence in 2021 in connection with the Pheasant Run Resort Subdivision improvements and the utilities necessary to serve the planned McGrath Honda dealership. These include:

- A new electric distribution system extension from a pipe crossing under Route 64 midway along the site frontage.
- Watermain extensions east along the Route 64 frontage and south along the new private roadway.
- A new publicly-owned lift station to provide sanitary sewer service to the Pheasant Run Resort subdivision. A financial guarantee is posted for this subdivision improvement.

City staff has reviewed utility system improvements in connection with the renovation and expansion of Mega Center building for the relocated McGrath Honda dealership.

Additional utility modeling and analysis will likely be needed to determine the extent of improvements necessary for serving the entire development shown on the PUD Exhibit, including the Phase 2 and Phase 3 buildings. This may require additional service capacity or main looping.

STORMWATER MANAGEMENT

The PUD Exhibit identifies an area along rear of the development for stormwater management.

The existing Mega Center development was built prior to modern stormwater management regulations. A majority of the lot is covered with impervious surface such as parking lots and building. The Kane County Stormwater Management Ordinance allows redevelopment projects to take credit for existing impervious area. The redevelopment will provide stormwater management in the form of best management practices for the small net increase in impervious surface.

Stormwater Management will need to be considered with future development phases, and requirements will be dependent on the extent of site disturbance and changes to impervious surface area.

IV. SUGGESTED ACTION

Conduct the public hearing on the Special Use for PUD application and close if all testimony has been taken. The applicant has provided responses to the Criteria for PUDs to be used to determine whether the PUD is in the public interest.

Plan Commission may vote on this item should the Commission feel that they have enough information to make a recommendation.

Staff recommends that any recommendation include a condition requiring resolution of all staff comments prior to City Council action.

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

SPECIAL USE APPLICATION

(To request a Special Use or Amendment, or a Special Use for PUD or Amendment)

For City Use
Project Name: McGrath Business Center
Project Number: 2020 -PR- 019
Application Number: PLSU 2021000002

Received Date
RECEIVED
St. Charles, IL
JAN 14 2021
CDD
Planning Division

To request a Special Use for a property, or to request to amend an existing Special Use Ordinance 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 public hearing date for an application.

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: South of IL Route 64; former St. Charles Mega Center Parcel and East	
	Parcel Number (s): 01-30-300-016; 01-30-300-017; 01-30-300-018; 01-30-300-019 and 01-30-400-005	
	Proposed Name: McGrath Business Center	
2. Applicant Information:	Name 4075 E. Main, LLC	Phone (630) 721-9500
	Address 2020 N Randall Road Elgin, IL 60123	Fax (630) 524-9111
		Email gmcgrath@gmail.com
3. Record Owner Information: For Parcels 1 & 2	Name Same as Applicant	Phone
	Address	Fax
		Email

4. **Record Owner Information: For Parcel 3**	Name DuPage Airport Authority	Phone 630-584-2211
	Address 2700 International Drive West Chicago, IL 60185	Fax 630-584-3022
		Email Business@dupageairport.com

Please check the type of application:

- ☐ **XX Special Use for Planned Unit Development - PUD Name: Prairie McGrath Business Center**
  - ☐ **XX** New PUD
  - ☐ Amendment to existing PUD- Ordinance #: _____
  - ☐ **XX** PUD Preliminary Plan filed concurrently **(Parcel 1 only)**

- ☐ **XX Other Special Use (from list in the Zoning Ordinance):** _____
  - ☐ **XX** Newly established Special Use
  - ☐ Amendment to an existing Special Use Ordinance #: _____

Information Regarding Special Use:

Comprehensive Plan designation of the property: East Gateway Sub-Area and Main Street Sub-Area

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

What is the property's current zoning? BR

What is the property currently used for? Parcel 1: Former St. Charles Mega Center; Parcel 2: Vacant; Parcel 3: Abandoned DuPage Airport Authority maintenance facility

If the proposed Special Use is approved, what improvements or construction are planned?

Relocated McGrath Honda of St. Charles Dealership on Parcel 1; Possible additional dealerships on Parcels 2 and 3 and/or any other commercial use permitted by the underlying zoning district.

For Special Use Amendments only:

Why is the proposed change necessary?

A PUD requires a Special Use.

What are the proposed amendments? (Attach proposed language if necessary) A proposed special use for planned unit development

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist:

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

☑ **APPLICATION FEE:**

Application fee in accordance with Appendix B of the Zoning Ordinance. (Special Use for PUD $1,000; all other Special Use requests $750)

☑ **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 1/2 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.

☑ **FINDINGS OF FACT:**

Fill out the attached forms or submit responses on a separate sheet (*Submit "Criteria for PUD" for any PUD application; "Findings for Special Use" for all other Special Use applications.)*

☑ **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://dnr.illinois.gov/EcoPublic/

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

☐ **TRAFFIC STUDY:** If requested by the Director of Community Development.

Staff will advise you whether a traffic study is recommended based on the project. Regardless, the Plan Commission or City Council may request a traffic study as a part of the review process.

☑ **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.

☑ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use

14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance
17. Angle of parking spaces
18. Parking space dimensions and aisle widths
19. Driveway radii at the street curb line
20. Width of driveways at sidewalk and street curb line
21. Provision of handicapped parking spaces
22. Dimensions of handicapped parking spaces
23. Depressed ramps available to handicapped parking spaces
24. Location, dimensions and elevations of freestanding signs
25. Location and elevations of trash enclosures
26. Provision for required screening, if applicable
27. Exterior lighting plans showing:
    a. Location, height, intensity and fixture type of all proposed exterior lighting
    b. Photometric information pertaining to locations of proposed lighting fixtures

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

4075 E. Main, LLV

By: _____ January 13, 2021
Name: Gary D. McGrath, Manager Date

DUPAGE AIRPORT AUTHORITY
CONSENT

The undersigned, DuPage Airport Authority, an Illinois special district (the "DAA"), being the owner of record of the land described on Exhibit 1 attached hereto, which is under contract to be sold to 4075 E Main, LLC ("McGrath"), and which is described in McGrath's Special Use for PUD Application as "Parcel 3", hereby consents to the City of St. Charles administratively processing the said Special Use Application, provided that no ordinances or resolutions which are binding upon said Parcel 3 shall be enacted or adopted by the City unless and until McGrath takes title to said Parcel; 3.

Dated: January 12, 2021

DUPAGE AIRPORT AUTHORITY, an Illinois Special District

By: _____
Name: Phillip A. Luetkehans
Title: Counsel

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

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

Gary D. McGrath or his living trust, as to 100%

By: _____, the Manager
Gary D. McGrath

Subscribed and Sworn to before me this ___ day of January, 2021.

_____
Notary Public

CRITERIA FOR PLANNED UNIT DEVELOPMENTS (PUDS)

FOR SPECIAL USE FOR PUD OR PUD AMENDMENT APPLICATIONS.*

THE ST. CHARLES ZONING ORDINANCE REQUIRES THE PLAN COMMISSION TO CONSIDER THE CRITERIA LISTED BELOW IN MAKING A RECOMMENDATION TO THE CITY COUNCIL ON WHETHER A PROPOSED PLANNED UNIT DEVELOPMENT IS IN THE PUBLIC INTEREST.

AS THE APPLICANT, THE "BURDEN OF PROOF" IS ON YOU TO PROVIDE INFORMATION THAT ADDRESSES THE CRITERIA BELOW IN ORDER TO DEMONSTRATE THAT THE PROJECT IS IN THE PUBLIC INTEREST.

(YOU MAY UTILIZE THIS FORM OR PROVIDE THE RESPONSES ON ANOTHER SHEET.)

McGrath Business Center	January _____, 2021
PUD Name	*Date*

From the St. Charles Zoning Ordinance, Section 17.04.410.3:
The Plan Commission shall not favorably recommend, and the City Council shall not approve, a Special Use for a PUD or an amendment to a Special Use for a PUD unless they each make findings of fact based on the application and the evidence presented at the public hearing that the PUD is in the public interest, based on the following criteria:

i. The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:

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

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

a. The proposed McGrath Commerce Center PUD will promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.

b. **The proposed McGrath Commerce Center PUD will promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**
c. **The proposed McGrath Commerce Center PUD will encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where conforming to the requirements would inhibit creative design that serves community goals, and / or where conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

F. Conformance with Codes: That the proposed Special Use conforms to all existing Federal, State and local legislation and regulation and meets or exceeds all applicable provisions of this Title, except as may be varied pursuant to a Special Use for Planned Unit Development.

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

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

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

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

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

PUD PRELIMINARY PLAN APPLICATION

For City Use	
Project Name:	McGrath Business Center
Project Number:	2020 -PR- 019
Application Number:	PLPUD 202100003

RECEIVED
St. Charles, IL
JAN 14 2021
CDD
Planning Division

Received Date

To request approval of a PUD Preliminary Plan, complete this application and submit it with all required plans and attachments to the Planning Division. Normally this application will track with an application for Special Use for a PUD, unless a Special Use for a PUD has previously been granted and no amendment is necessary.

When the application is complete 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 PUD Preliminary Plan on a Plan Commission meeting agenda.

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: 4075 E. Main Street, St. Charles, IL (Former half of Mega Center Parcel): Parcel 1 only	
	Parcel Number (s): West parts of 01-30-300-016; 01-30-300-017; 01-30-300-018; 01-30-300-019 and 01-30-400-005	
	Proposed PUD Name: McGrath Business Center	
2. Applicant Information:	Name 4075 E. Main, LLC	Phone (630) 721-9500
	Address 2020 N Randall Road Elgin, IL 60123	Fax (630) 524-9111
		Email gmcgrath@gmail.com
3. Record Owner Information:	Name Same as Applicant	Phone
	Address	Fax

Please check the type of application:

- ☐ **XX New proposed PUD- Planned Unit Development** (Special Use Application filed concurrently)
- ☐ **Existing PUD-Planned Unit Development**
  - ☐ PUD Amendment Required for proposed plan (Special Use Application filed concurrently)

Subdivision of land:

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

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.

Note: The City Staff, Plan Commission, or City Council, may request other pertinent information during the review process.

☑ **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.

☐ **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://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 for non-residential projects OR Twelve (12) full size copies for residential projects; 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.

☑ **SITE/ENGINEERING PLAN:**

PRELIMINARY ENGINNERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:

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

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose

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

- Photometric information pertaining to locations of proposed lighting fixtures

37. Typical construction details and specifications
38. Certification of site engineering plans by a registered professional engineer
39. Proof of application for Stormwater Management Permit

☑ **SKETCH PLAN FOR LATER PHASES OF PUD:**

For phased PUD's, where a sketch plan is permitted, it shall include, at minimum, the following:

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

☑ **ARCHITECTURAL PLANS:**

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

☐ **TREE PRESERVATION PLAN:**

Tree Preservation Plan when required in accordance with Chapter 8.30 of the St. Charles Municipal Code. The information required for this plan may be included as part of the Landscape Plan set. See attachment, "Tree Preservation Requirements for Preliminary Plans".

☑ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

☑ **STORMWATER MANAGEMENT:**

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

☐ **SUBDIVISION PLAT DRAWING REQUIREMENTS/CHECKLIST:**

If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Plat Drawing Requirements Checklist must be submitted.

☐ **PUBLIC BENEFITS, DEPARTURES FROM CODE:**

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

☑ **SCHEDULE:** Construction schedule indicating:

a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.

b. Approximate dates for beginning and completion of each phase.

c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

☐ **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.

☐ **INCLUSIONARY HOUSING SUMMARY**

For residential developments, submit information describing how the development will comply with the requirements of Title 19, "Inclusionary Housing" of the St. Charles Municipal Code.

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

4075 E. Main, LLC

By: _____ January 13, 2021

Name: Gary D. McGrath, Manager

NARRATIVE DESCRIPTION OF PROPOSED MCGRATH PUD DEVELOPMENT

PROPOSED PUD FOR MCGRATH COMMERCE CENTER

4075 E Main, LLC, an Illinois limited liability company owned by Gary D. McGrath ("**McGrath**") has recently purchased Lot 1 in Pheasant Run Subdivision. Lot 1 is an approximate 12 acre site previously known as the "St. Charles Mega Center Site".

McGrath, or an affiliate, also has under contract for purchase an additional approximate 8.6 acres of land immediately east of Lot 1, which it is purchasing from the DuPage Airport Authority (the "**DAA Site**"). Lot 1 and the DAA Site are contiguous and, collectively, comprise approximately 21 acres.

Please see the attached PUD Site Plan which identifies (i) the soon-to-be-constructed relocated Honda facility on the approximate west 6 acres of Lot 1 ("**Parcel 1**"), (ii) the site for the second intended dealership on the approximate east 6 acres of Lot 1 ("**Parcel 2**"), and (iii) a third dealership or commercial development site (currently owned by the DuPage Airport Authority, but under contract for purchase by McGrath) on the eastern-most 8.6 acres ("**Parcel 3**").

Please also see the attached Preliminary PUD Plan for Parcel 1 (being the west 6 acres of Lot 1).

McGrath is planning to commence in early 2021 the construction of its relocated "McGrath Honda of St. Charles" facility on Parcel 1. This will leave Parcels 2 and 3 available for further development.

While there can be no assurance of if or when additional dealership can be brought to Parcels 2 and 3, nevertheless, given McGrath's success in the automotive business, and its ownership of multiple dealerships in Illinois and elsewhere, planning for additional dealerships or other commercial development upon the Subject Property is advisable.

Through this Application, Applicant seeks a special use for PUD over Parcels 1, 2 and 3, and Preliminary PUD approval for only Parcel 1. For the avoidance of doubt, for both efficiencies and appearances, McGrath will also pave, light, and landscape the frontage of Parcel 2 at the same time the Preliminary PUD for Parcel 1 is approved (even though no preliminary PUD approval for said Parcel 2 is being requested at this time).

Statement of Planning Objectives to be Achieved – PUD

Parcels 1 and 2 are currently owned by McGrath, and it is anticipated that McGrath will be taking title to Parcel 3 in early 2021. As such, Parcels 1, 2 and 3 (collectively, the "Subject Parcels") are and will be under common ownership. The Subject Parcels and development which, together constitute approximately 21 acres (the "Subject Property") are or will be under a single ownership / unified control by Owner.

The contemplated planned unit development (the "McGrath PUD") contemplates the unified development of a multi-dealership auto mall or other commercial uses with some degree of

shared access and detention. Planning for the unified development of these three Parcels is advantageous to the City as well as the Owner (the "**McGrath PUD Project**").

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

(a) Presenting a unified image and identity for St. Charles, but recognizing the individual character of the areas through which it passes.
(b) Providing optimal access to uses and destinations throughout the full length the City.
(c) Revitalization of the Subarea's retail areas that maximizes the locational assets within this area of the City.
(d) Improving community and corridor character through the use of gateways, streetscaping improvements, landscaping, and other element
(e) Providing a mix of uses that that help diversify the City's economy and provide places to live, work, and shop
(f) Improving the appearance of the Kirk Road and Main Street Corridors to assist in strengthening the community's identity and appearance through installation of streetscaping, wayfinding and gateway elements. » Use landscaping appropriately to enhance commercial areas, screen unsightly areas, and provide an attractive streetscape and overall setting for the area. » Improve the overall connectivity and mobility within the Subarea through both public streets and internal connection to provide a predictable and navigable environment.
(g) Creating market-responsive development parcels that can accommodate projects of an appropriate scale and phasing over time. » Take advantage of proximity to DuPage Airport and Pheasant Run as activity generators.
(h) Enhancing the character of both existing and new development through site improvements, facade enhancements, consistent signage regulation, and attractive building design and materials.
(i) Establishing, at the north-east corner of Parcel 3, a place for the City to install and maintain a "Welcome to St. Charles" gateway feature.

The McGrath PUD Project will also satisfy the purposes for which the use of Planned Unit Developments are to be allowed under Chapter 17.04.400 of the City's Municipal Code:

1. To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.
2. To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.
3. To encourage a harmonious mix of land uses and a variety of housing types and prices.
4. To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.

5. To promote the economic development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.
6. To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.
7. To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies, and the community.

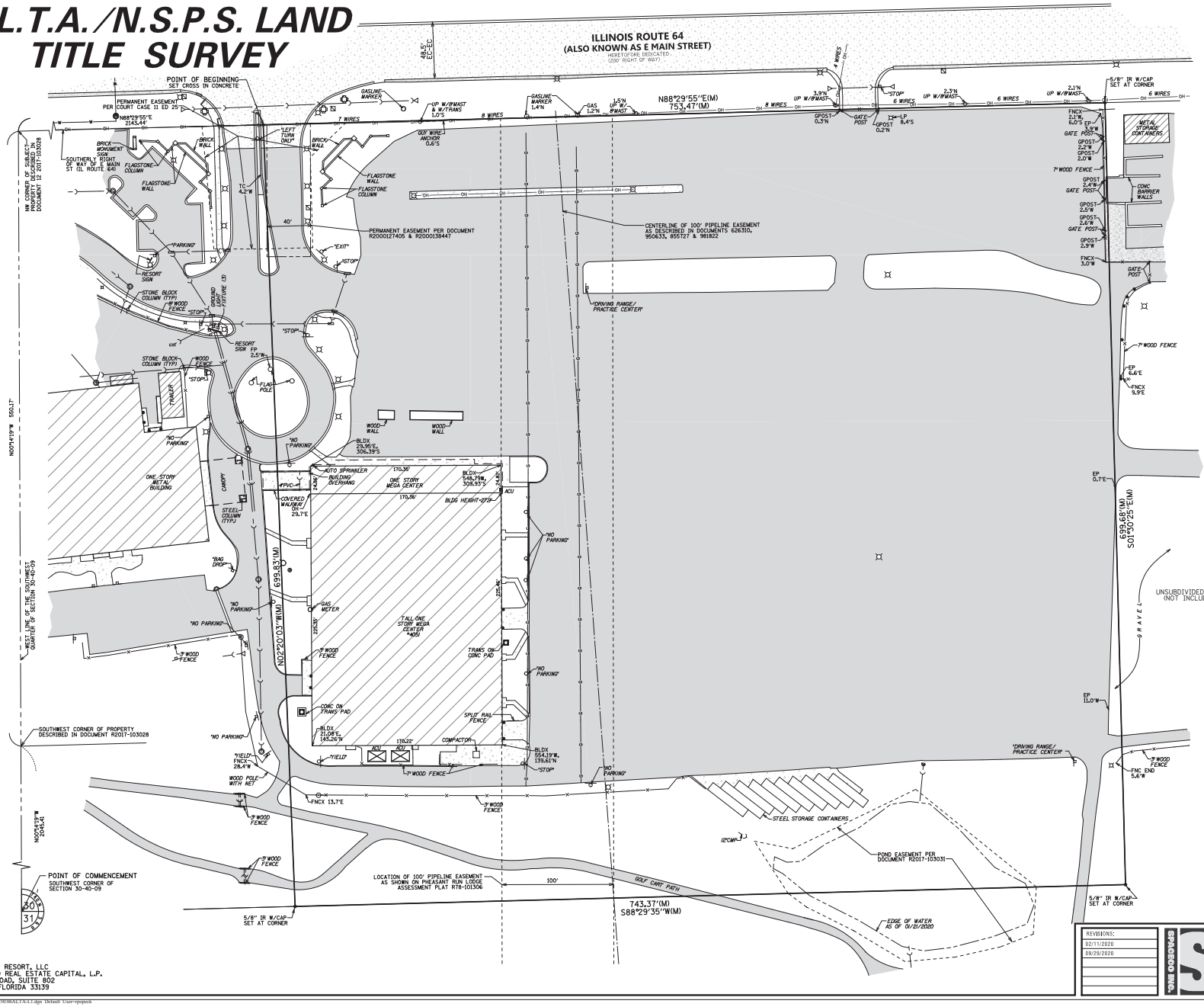
The McGrath PUD Project will generally conform to applicable codes and regulations of the underlying zoning districts, with certain exceptions or departures to be reviewed and approved through the PUD review process and as set out on the attached Zoning Compliance tables. The City's Municipal Code recognizes the legitimacy of the use of a PUD to depart from the strict application of the regulations of the underlying zoning district where such strict application would inhibit creative design that serves community goals, or would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements. The McGrath PUD contemplates, among others, certain reasonable departures as to: (i) reduce parking set-back along Main Street to permit an effective display of vehicles for sale along this wide, high-speed, and median divided right of way (Main Street); (ii) reducing the rear-yard building set-back on Parcel 1 given the building constraints created by the 100 ft. wide pipeline easement that bisects Parcel 1; (iii) the re-orientation of landscaping so as to accommodate the unique needs of automobile retailers as to their unique need to efficiently provide for the unexpected need to move vehicular inventory for snow plowing purposes; and (iv) an increase in the size of free-standing signage (including increased electronic message board for vehicular sales advertising) and wall signage to accommodate the enhanced width and traffic speed on Main Street..

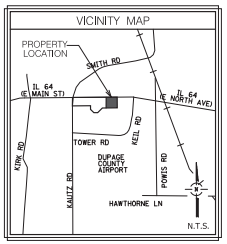
CONCLUSION

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

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

A.L.T.A./N.S.P.S. LAND TITLE SURVEY





NOTE: SNOW CONDITIONS EXISTED OVER THE SITE AT THE TIME OF FIELD WORK. ADDITIONAL IMPROVEMENTS MAY EXIST, BUT WERE NOT VISIBLE AT THE TIME OF SURVEY DUE TO SNOW.

SCALE 1" = 40'

0 40 80

BASIS OF BEARINGS: TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

NOTE: ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD
BLDX = BUILDING CORNER
ECX = EDGE OF CONCRETE CORNER
EP = EDGE OF PAVEMENT
FNCX = FENCE CORNER
FP = FLAG POLE
GAS = GAS MARKER
GPOST = GATE POST
GUY = GUY WIRE ANCHOR
LP = LIGHT POLE
OH = OVERHANG
SIGN = SIGN
TC = TOP OF CURB

LEGEND

STORM SEWER
SANITARY SEWER
COMBINED SEWER
WATER MAIN
GAS MAIN
UNDERGROUND TELEPHONE LINE
UNDERGROUND ELECTRIC LINE
UNDERGROUND CATV LINE
OVERHEAD WIRE(S) ON UTILITY POLES
FIBER OPTIC LINE
RAILROAD
FENCE
GUARDRAIL
EDGE OF WATER
WETLAND LIMITS
SANITARY MANHOLE
STORM MANHOLE
CATCH BASIN
INLET
FLARED END SECTION
ELECTRIC MANHOLE
TELEPHONE MANHOLE
TELEPHONE UPRIGHT
ELECTRIC UPRIGHT
CABLE TV UPRIGHT
FIRE HYDRANT
VALVE AND VAULT
WATER VALVE
B BOX
AUXILIARY VALVE
WELL
GAS VALVE
HAND HOLE
STREET LIGHT
UTILITY POLE
TRAFFIC SIGNAL
TRAFFIC SIGNAL BOX
SPRINKLER HEAD
BOLLARD
BARLOCK
SIGN
UNDERVERTED MANHOLE
CONTOUR
SPOT ELEVATION
INVERT OF PIPE MEASURED
DISC
IRON / STEEL ROD
IRON PIPE
CUT CROSS
PK / NAIL NAIL
PINCHED SPIKE
SOIL BORING
TREE WITH SIZE
FIR TREE WITH SIZE
BUSH
ASPHALT
CONCRETE
GRAVEL

NOTE:

UNDERGROUND UTILITIES LINES ARE SHOWN HEREON BASED ON A PLAT OF TOPOGRAPHY PREPARED BY MACKIE CONSULTANTS, LLC UNDER PROJECT NUMBER 2741 AND SIGNED AUGUST 27, 2015.

LAST DATE OF FIELD WORK: JANUARY 21, 2020.

PREPARED FOR:
SAINT CHARLES RESORT, LLC
c/o EIGHTFOLD REAL ESTATE CAPITAL, L.P.
1111 LINCOLN ROAD, SUITE 802
MIAMI BEACH, FLORIDA 33139

REVISIONS:
02/11/2020
09/29/2020

SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:	02/07/2020
JOB NO:	9350.06
FILENAME:	9350.06ALTA-L1
SHEET	1 OF 2

X:\Projects\9350\SURVEY\9350.06ALTA-L1.dgn Default User=jpopeck

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

EXHIBIT A - FOR DOCUMENT #1986-140509

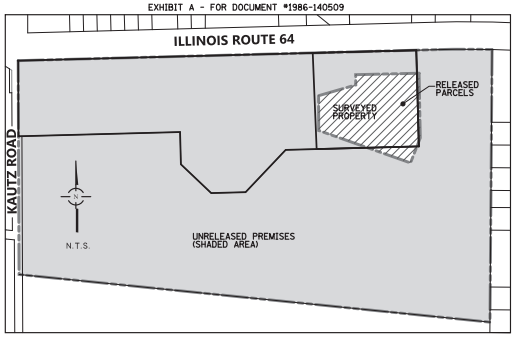


EXHIBIT B - FOR DOCUMENT #R2017-103032

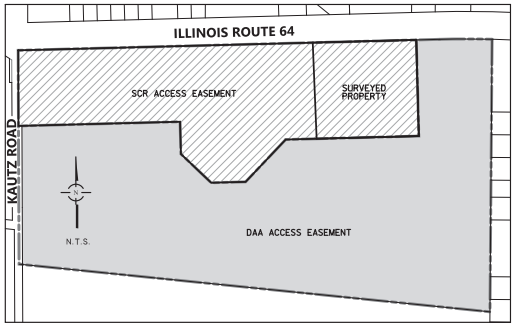
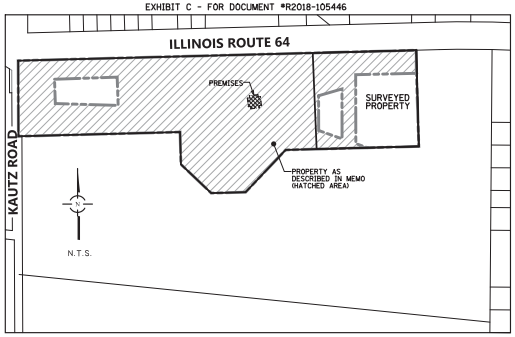


EXHIBIT C - FOR DOCUMENT #R2018-105446



PROPERTY DESCRIPTION:

THAT PART OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 30; THENCE NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST (BEARINGS BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEIOD 12B) ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, A DISTANCE OF 2,045.41 FEET TO THE SOUTHWEST CORNER OF PROPERTY DESCRIBED IN AMENDED ORDER VESTING TITLE AND SATISFACTION OF JUDGEMENT RECORDED OCTOBER 5, 2017 AS DOCUMENT R2017-103029; THENCE CONTINUING NORTH 00 DEGREES 14 MINUTES 19 SECONDS WEST ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION, 550.17 FEET TO THE NORTHWESTERLY CORNER OF SAID JUDGEMENT PROPERTY, ALSO BEING A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF NORTH AVENUE (ILLINOIS ROUTE NO. 64); THENCE NORTH 88 DEGREES 29 MINUTES 55 SECONDS EAST ON THE SAID SOUTHERLY RIGHT-OF-WAY, 2143.44 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 29 MINUTES 55 SECONDS EAST ON THE SAID SOUTHERLY RIGHT-OF-WAY, 753.47 FEET TO THE NORTHEAST CORNER OF SAID JUDGEMENT PROPERTY; THENCE SOUTH 01 DEGREES 30 MINUTES 25 SECONDS EAST, ALONG THE EAST LINE OF SAID JUDGEMENT PROPERTY, 699.68 FEET TO THE SOUTHEAST CORNER OF SAID JUDGEMENT PROPERTY; THENCE SOUTH 88 DEGREES 29 MINUTES 35 SECONDS WEST, ALONG THE SOUTH LINE OF SAID JUDGEMENT PROPERTY, 743.37 FEET; THENCE NORTH 02 DEGREES 20 MINUTES 03 SECONDS WEST, 699.83 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

NOTES:

THIS SURVEY REFLECTS MATTERS OF TITLE AS LISTED ON A COMMITMENT FOR TITLE INSURANCE BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 20001748GV WITH AN EFFECTIVE DATE OF JANUARY 17, 2020.

BEARINGS SHOWN HEREON ARE BASED ON NAD83 ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (2011 ADJUSTMENT) AND NAVD88 (GEIOD 12B) UTILIZING GNSS EQUIPMENT AND REIL-NET CORS RTK NETWORK.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

TAX P.I.N.S:
01-30-300-016 (PART OF)
01-30-300-017 (PART OF)
01-30-300-050 (PART OF)
01-30-300-018
01-30-300-019
01-30-400-005

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN ADDITION TO THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.

SPACECO, INC IS AN ILLINOIS PROFESSIONAL DESIGN FIRM REGISTERED UNDER LICENSE NUMBER 184-001157.

MONUMENTS FOUND AND SET ARE SHOWN HEREON. (TABLE A ITEM 1)

BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL/MAP NUMBER 17043C0017J DATED AUGUST 1, 2019, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES IN "ZONE X (UNSHADED)" AS IDENTIFIED BY SAID F.I.R.M. MAP. (TABLE A, ITEM 3)

SURVEYED PROPERTY CONTAINS:
GROSS AREA: 523,683 SQUARE FEET, OR 12.022 ACRES, MORE OR LESS.
SHARED ACCESS: 11,045 SQUARE FEET, OR 0.253 ACRES, MORE OR LESS.
NET AREA: 512,638 SQUARE FEET, OR 11.769 ACRES, MORE OR LESS.
(TABLE A, ITEM 4)

THE EXTERIOR DIMENSIONS OF THE BUILDING AT GROUND LEVEL ARE SHOWN HEREON. (TABLE A ITEM 7A)

SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON. (TABLE A ITEM 8)

THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY HAVE BEEN SHOWN HEREON AS DETERMINED BY OBSERVED EVIDENCE, A PLAT OF TOPOGRAPHY PREPARED BY MACKIE CONSULTANTS, LLC UNDER PROJECT NUMBER 2741 AND SIGNED AUGUST 27, 2015 AND EVIDENCE FROM PLANS REQUESTED BY THE SURVEYOR AND OBTAINED FROM UTILITY COMPANIES, MUNICIPALITIES OR PROVIDED BY CLIENT. A JULIE DIG REQUEST FOR THE SITE WAS REJECTED. (TABLE A ITEM 11)

THE NORTHWEST CORNER OF THE SURVEYED PROPERTY IS LOCATED APPROXIMATELY 2140 FEET EAST OF THE INTERSECTION OF KAUTZ ROAD AND IL ROUTE 64 (NORTH AVENUE). (TABLE A ITEM 14)

THERE IS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS. THE SURVEYED PROPERTY IS A NEWLY CONSTRUCTED BUILDING AND ASSOCIATED IMPROVEMENTS. (TABLE A, ITEM 16)

NOTES FROM TITLE COMMITMENT:

M 21. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN GRANT TO TEXAS ILLINOIS NATURAL GAS PIPELINE COMPANY RECORDED JUNE 19, 1951 AS DOCUMENT 626310.
AMENDMENT RECORDED APRIL 22, 1957 AS DOCUMENT 839599 AND RE-RECORDED SEPTEMBER 10, 1957 AS DOCUMENT 855727.
ASSIGNMENT TO PEOPLES GULF COAST NATURAL GAS PIPELINE COMPANY RECORDED DECEMBER 16, 1959 AS DOCUMENT 950633.
FURTHER ASSIGNED TO NATURAL GAS PIPELINE COMPANY OF AMERICA RECORDED OCTOBER 3, 1960 AS DOCUMENT 981822.
(SURVEYOR'S NOTE: SAID GAS PIPELINE EASEMENT BURDENS THE SURVEYED AND OTHER PROPERTY. THE EASEMENT IS A 100-FOOT WIDE RIGHT OF WAY. INFORMATION FOR TWO LOCATION S OF THE EASEMENT HAVE BEEN SHOWN HEREON. THE CENTERLINE AS DESCRIBED IN THE DOCUMENTS AND THE 100' RIGHT OF WAY AS SHOWN ON THE PHEASANT RUN LODGE ASSESSMENT PLAT. THE LOCATION AS DEPICTED ON THE ASSESSMENT PLAT APPEAR S TO COINCIDE WITH THE LOCATION MARKED OUT AS PART OF THE 2015 PLAT OF TOPOGRAPHY PREPARED BY MACKIE CONSULTANTS, LLC UNDER PROJECT NUMBER 2741 AND SIGNED AUGUST 27, 2015.)

F 22. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN DECLARATION OF RECIPROCAL EASEMENTS RECORDED NOVEMBER 7, 1986 AS DOCUMENT R86-140509.
(SURVEYOR'S NOTE: SAID DECLARATION GRANTS THE FOLLOWING EASEMENTS:
UTILITY EASEMENT OVER UNRELEASED PREMISES IN FAVOR OF RELEASED PARCELS
INGRESS AND EGRESS EASEMENT OVER DRIVEWAYS AND PARKING LOTS ON THE UNRELEASED PREMISES IN FAVOR OF RELEASED PARCELS
INGRESS AND EGRESS EASEMENT OVER DRIVEWAYS AND PARKING LOTS ON THE RELEASED PARCELS IN FAVOR OF UNRELEASED PREMISES
MAINTENANCE EASEMENT BENEFITTING THE RELEASED PARCELS AND THE UNRELEASED PREMISES OVER WATER, SEWER, UTILITY SERVICE, DRIVEWAY OR PARKING LOT.
THE LIMITS OF THE RELEASED PARCELS AND THE UNRELEASED PREMISES HAVE BEEN SHOWN HEREON ON EXHIBIT XX.)

G 23. TERMS, CONDITIONS AND PROVISIONS OF A NOTICE OF SUPPLEMENTAL WELL RECORDED NOVEMBER 20, 2002 AS DOCUMENT R2002-318828. (SURVEYOR'S NOTE: SAID NOTICE MAY BURDEN THE SURVEYED PROPERTY. THE PIN AND LEGAL LISTED ON THE NOTICE ARE BOTH NOT VALID. ITS AFFECT, IF ANY, ON THE SURVEYED PROPERTY HAS NOT BEEN DETERMINED.)

H 24. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN A PERMANENT EASEMENT IN FAVOR OF THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION RECORDED AUGUST 17, 2000 AS DOCUMENT R2000-127405 AND RERECORDED SEPTEMBER 6, 2000 AS DOCUMENT R2000-138447. (SURVEYOR'S NOTE: SAID EASEMENT BURDENS THE SURVEYED PROPERTY AND HAS BEEN SHOWN HEREON.)

I 25. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN AN ORDER VESTING TITLE ENTERED FEBRUARY 28, 2012 IN CASE NO. 11 ED 25 GRANTING A PERPETUAL EASEMENT AND A PERMANENT EASEMENT, AND THE TERMS AND PROVISIONS THEREOF. (SURVEYOR'S NOTE: SAID PERMANENT EASEMENT HAS BEEN SHOWN HEREON BASED ON A COPY OF THE FINAL JUDGEMENT ORDER FOR CASE NO 11 ED 25 PROVIDED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION VIA A FOIA REQUEST.)

J 26. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN A DECLARATION OF RESTRICTIVE USE COVENANT RECORDED OCTOBER 5, 2017 AS DOCUMENT R2017-103029. (SURVEYOR'S NOTE: SAID COVENANT BURDENS ALL OF THE SURVEYED PROPERTY BUT CONTAINS NOT PLOTTABLE EASEMENT AND/OR RESTRICTION.)

K 27. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN A RECIPROCAL DRAINAGE AND SEWER EASEMENT AGREEMENT RECORDED OCTOBER 5, 2017 AS DOCUMENT R2017-103031. (SURVEYOR'S NOTE: SAID AGREEMENT GRANTS A POND EASEMENT THAT BURDENS AND BENEFITS THE SURVEYED PROPERTY. IS HAS BEEN SHOWN HEREON.)

L 28. TERMS, CONDITIONS AND PROVISIONS AS CONTAINED IN A RECIPROCAL NON-EXCLUSIVE ACCESS, INGRESS AND EGRESS EASEMENT RECORDED OCTOBER 5, 2017 AS DOCUMENT R2017-103032. (SURVEYOR'S NOTE: SAID EASEMENT BENEFITS AND BURDENS THE SURVEYED PROPERTY. IT IS BLANKET IN NATURE. THE LIMITS OF THE SCR ACCESS EASEMENT AND THE DAA ACCESS EASEMENT HAVE BEEN SHOWN HEREON ON EXHIBIT XX.)

M 29. LEASE MADE BY AND BETWEEN HOSSTMARK INVESTORS, LP, AS AGENT OF ST. CHARLES HOTEL, LLC DBA THE PHEASANT RUN RESORT, LESSOR, AND T-MOBILE CENTRAL LLC, LESSEE, DATED NOVEMBER 18, 2014 AS DISCLOSED BY MEMORANDUM OF LEASE RECORDED APRIL 1, 2015 AS DOCUMENT R2015-032759, AND THE TERMS, PROVISIONS, RESTRICTIONS AND CONDITIONS CONTAINED THEREIN, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE AND SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE.
(SURVEYOR'S NOTE: SAID MEMORANDUM BURDENS ALL OF THE SURVEYED PROPERTY. IT IS BLANKET IN NATURE AND NOT PLOTTABLE.)

N 30. LEASE MADE BY AND BETWEEN SAINT CHARLES RESORT, LLC, LESSOR, AND CHICAGO SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS, LESSEE, DATED OCTOBER 23, 2018 AS DISCLOSED BY MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT RECORDED NOVEMBER 13, 2018 AS R2018-105446, AND THE TERMS, PROVISIONS, RESTRICTIONS AND CONDITIONS CONTAINED THEREIN, AND ALL RIGHTS THEREUNDER OF AND ALL ACTS DONE AND SUFFERED THEREUNDER OF SAID LESSEE OR ANY PARTIES CLAIMING BY, THROUGH OR UNDER SAID LESSEE. (SURVEYOR'S NOTE: PORTIONS OF THE SURVEYED PROPERTY ARE INCLUDED IN THE LEGAL DESCRIPTION PROVIDED IN SAID DOCUMENT. HOWEVER, IT APPEARS THE PREMISES DEPICTED THEREIN AND RELATED APPURTENANTS DO NOT PHYSICALLY BURDEN THE SURVEYED PROPERTY. THE MAIN FACILITIES ARE LOCATED ON THE TOWER OF THE ADJACENT HOTEL BUILDING AND ASSOCIATED LINES RUN TO MAIN STREET WEST OF THE BUILDING TOWER. SEE DOCUMENT FOR PARTICULARS.)

STATE OF ILLINOIS)
} SS
COUNTY OF COOK)

TO: MCGRATH ENTERPRISES, INC.
AND TO: SAINT CHARLES RESORT, LLC, A DELAWARE LIMITED LIABILITY COMPANY
AND TO: CHICAGO TITLE INSURANCE COMPANY
AND TO: 4075 E MAIN, LLC
AND TO: COMERICA BANK, ITS SUCCESSORS AND/ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4 (SPECIFYING THE NET SQUARE FEET, AS HEREIN DEFINED), 7(A), 7(C), 8, 14, 16 AND 20 OF TABLE "A" THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 21, 2020.

GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF SEPTEMBER 2020 IN ROSEMONT, ILLINOIS.

Rebecca Y. Popeck

REBECCA Y. POPECK, LP.L.S. NO. 035-3642
LICENSE EXPIRES: 11-30-2020
RPOPECK@SPACECOINC.COM

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

REBECCA Y. POPECK
3642
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ROSEMONT, ILLINOIS

REVISIONS:
02/11/2020
09/29/2020

SPACECO INC.

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:	02/07/2020
JOB NO:	9350.06
FILENAME:	9350.06ALTA-L1
SHEET	2 OF 2

X:\Projects\9350\SURVEY\9350.06ALTA-L1.dgn SHEET 2 User=rpopeck

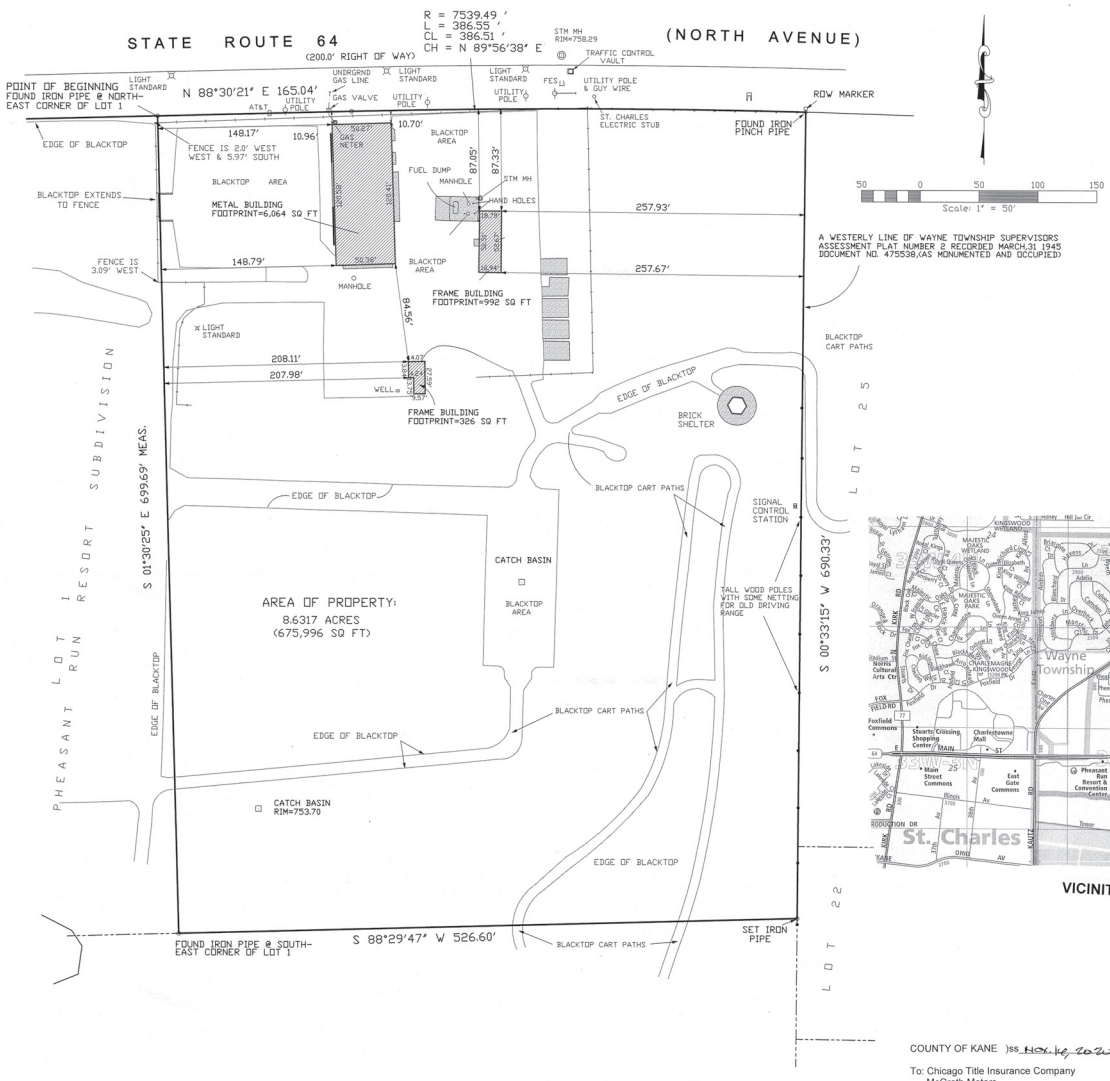
Alan J. Coulson, P.C.
PROFESSIONAL LAND SURVEYORS
PLAT OF SURVEY

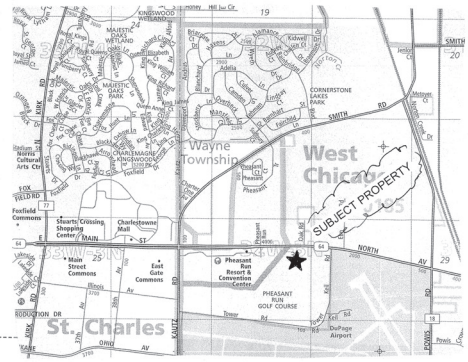
OF PROPERTY DESCRIBED AS FOLLOWS:

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

Beginning at the Northeast corner of Lot 1 of Pheasant Run Resort Subdivision, being a subdivision of part of said South Half of Section 20, according to the plat thereof recorded _____as Document No. _____, (said point being on the Southerly Right of Way of State Route 64,/North Avenue); thence North 88 degrees 30 minutes 21 seconds East along said right of way, 165.04 feet to a point of curve; thence Easterly along said Southerly line, being on a curve to the right having a radius of 7539.49 feet, an arc distance of 365.55 feet, (the chord of the last described curve bearing North 89 degrees 56 minutes 38 seconds East, 386.51 feet), to a West line of the Wayne Township Supervisor's Assessment Plat Number Two, recorded March 31, 1945 as Document No. 475538; thence South 00 degrees 33 minutes 15 seconds West along the West line thereof, 690.38 feet; thence South 88 degrees 29 minutes 47 seconds West, 526.60 feet to the Southeast corner of Lot 1 aforesaid, thence North 01 degrees 30 minutes 25 seconds West along the East line of said lot, 699.68,to the Point of Beginning, containing 8.6317 acres, in DuPage County, Illinois.

ALTA/NSPS LAND TITLE SURVEY





VICINITY MAP

COUNTY OF KANE)ss November 16, 2020

To: Chicago Title Insurance Company
McGrath Motors

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 7(a), (b)(1), 8, 11, 16-18 and 20* of Table A thereof. (*$1,000,000.00)

The field work was completed on 11/13/20.

Date of Plat of Map: 11/16/20

Charles J. Hill
I. P.L.S. #2700
My license expires on November 30, 2022

There is no evidence of the site used as a solid waste dump, sump or sanitary landfill.
No utility maps or atlases were provided by the client or utility companies
There is no evidence of a cemetery/burial ground
There are no party walls on the property.
There were no wetland stakes observed on the property.
There is no evidence of recent earth moving work, building construction or building additions.
There is no evidence of right of way changes.

SURVEYORS NOTES:

Dimensions shown are given in feet and decimal parts thereof.

We do not certify to underground drain tiles or utilities not visible by surface inspection.

Underground utility lines shown hereon were located by the respective utility companies or their agents. J.U.L.I.E. was called on Oct. 21, 2020
Dig No. X2690272.

Easements and servitudes shown hereon are based on a title commitment issued by Chicago Title Insurance Company as identified by Commitment No.20NW7142752WH and dated September 30, 2020

No part of the subject property falls within the. 100 year flood hazard area as determined by the Federal Emergency Management Agency (FEMA) and as shown on the Flood Insurance Rate Map, Community Panel No. 17043C0017J effective date of Aug 1, 2019 (Zone X- areas of minimal flooding)

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND EXISTING UTILITY MAPS AND RECORDS, IF FURNISHED.WE DO NOT GUARANTEE THAT THE UTILITY LINES SHOWN COMPRISE ALL THE UTILITIES EXISTING IN THE AREA, EITHER IN SERVICE OR ABANDONED. NOR DO WE WARRANT THAT SAID UNDERGROUND UTILITIES ARE IN THE EXACT LOCATION INDICATED, ONLY THAT THE LOCATION MARKINGS, (PROVIDED BY OTHERS), HAVE BEEN FIELD LOCATED. WE HAVE ACCURATELY LOCATED ALL VISIBLE STRUCTURES. WE CANNOT BE RESPONSIBLE FOR ITEMS NOT VISIBLE, SUCH AS STRUCTURES BURIED OR UNDER HEAVY SNOW COVER, NOR ITEMS NOT LOCATED BY THE RESPECTIVE UTILITY COMPANIES OR THEIR AGENTS.

STATE OF ILLINOIS
COUNTY OF KANE } ss November 16, 2020

I hereby certify that I have surveyed the property described in the above caption according to the official record, and that the above plat is a true and correct representation of said survey.

Charles J. Hill, Professional Land Surveyor No. 35-2700
(My License expires Nov. 30. 2022)

Any discrepancy in measurement should be promptly reported to the surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO THE LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

FIELD WORK COMPLETED: Nov. 13, 2020

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL.

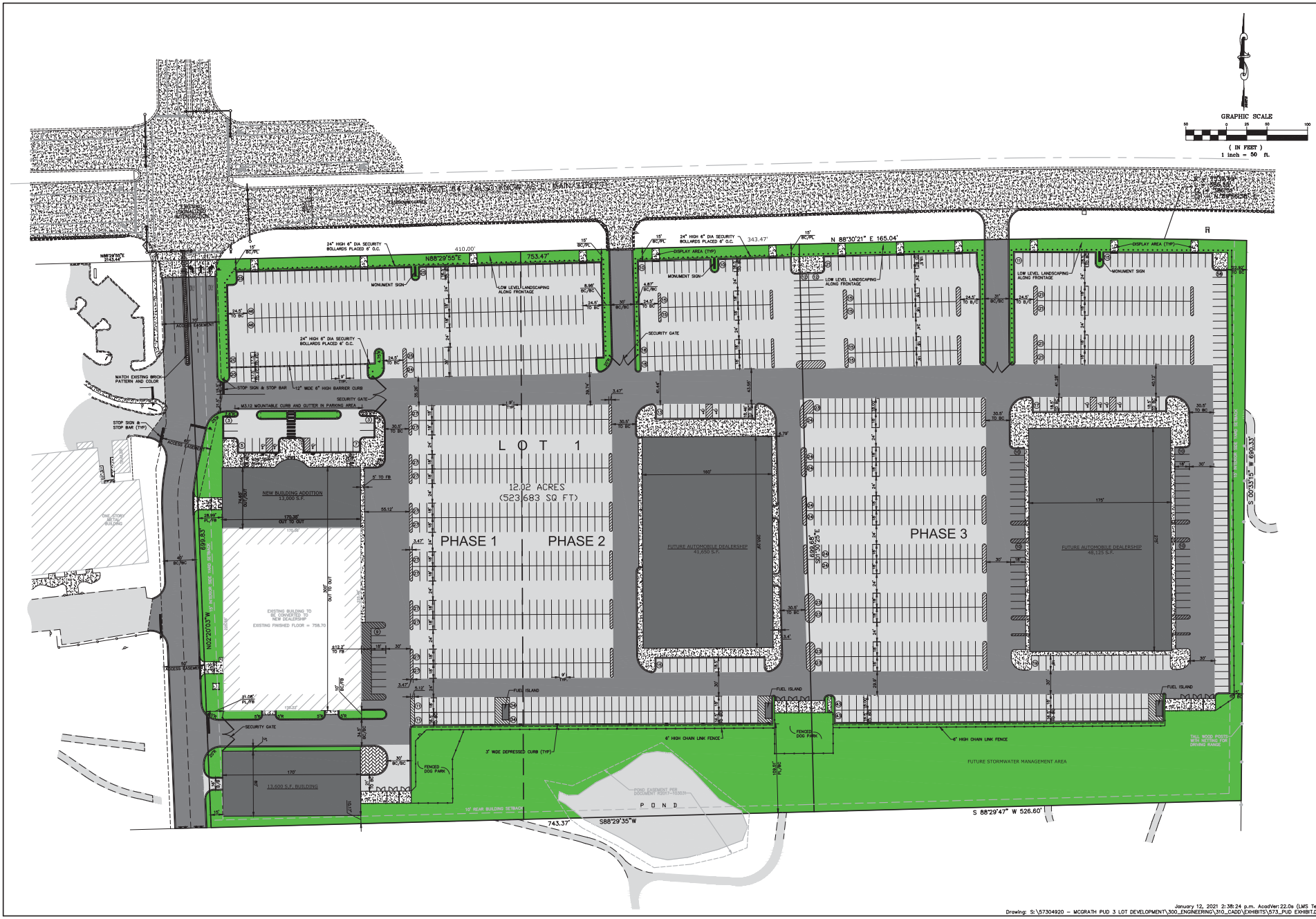
This professional service conforms to the current Illinois minimum standards for a boundary survey.

Professional Design Firm Land Surveying Corporation, License No. 184-002863

Scale:	1"=30'
Ordered:	PB0205
Buyer:	—
Page:	91-30C
Drawn:	
Job:	C-60.135 ALT
City:	ST CHARLES

Alan J. Coulson, P.C.
PROFESSIONAL LAND SURVEYORS
645 S. 8th St.,(Rte. 31) West Dundee,Il. 60118
Phone: (847)- 426-2911 Fax: (847)- 426- 8074
E-MAIL: SIRVAYR@ALANJCOULSON.COM

Compare the description on this plat with deed. Refer to title for easements and building lines.



DRAWN BY

REVISIONS

DATE

McGRATH HONDA DEALERSHIP

ST. CHARLES, ILLINOIS

PUD EXHIBIT

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St., Suite 400
Villa Park, IL 60181
630.480.7889
www.rwg-engineering.com

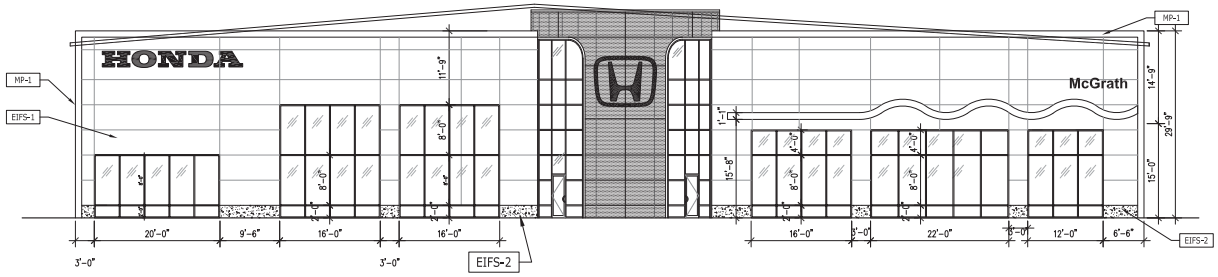
PROJECT NO. 57304920
DATE 01/12/21
SCALE 1"=50'
PROJ. MGR. RWG
PROJ. ASSOC. NEK
DRAWN BY AVS

SHEET

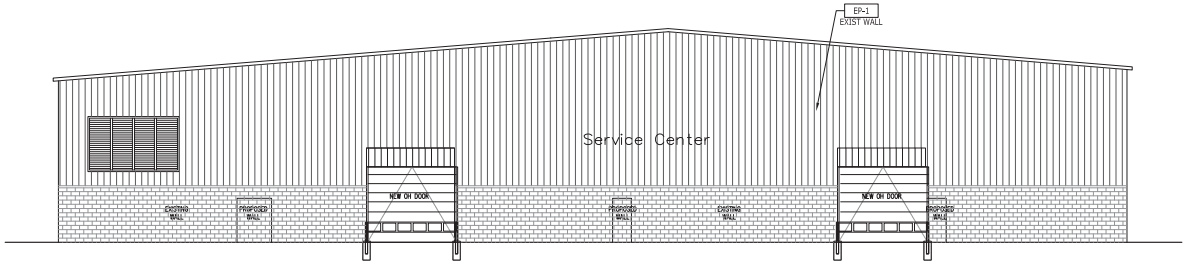
1 OF 1

© COPYRIGHT 2021

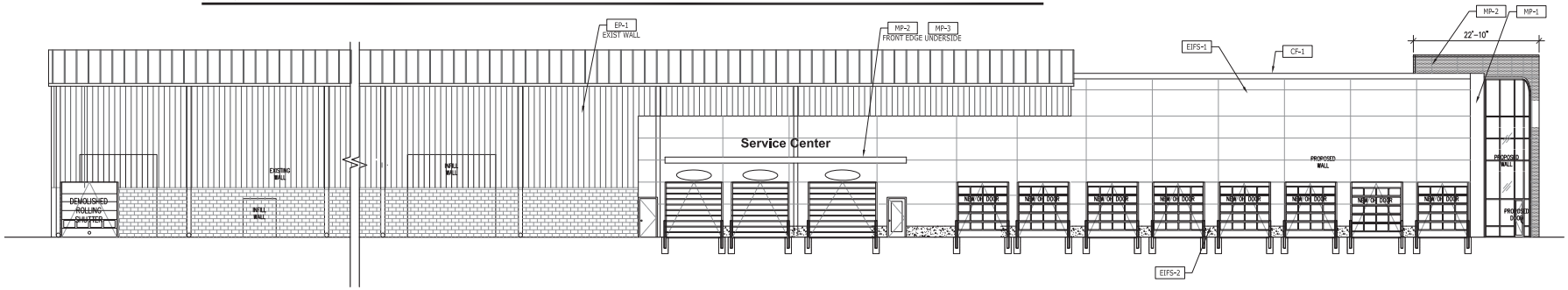
January 12, 2021 2:38:24 p.m. AcadVer:22.0s (LMS Tech)
Drawing: S:\57304920 – MCGRATH PUD 3 LOT DEVELOPMENT\300_ENGINEERING\310_CADD\EXHIBITS\573_PUD EXHIBIT.DWG



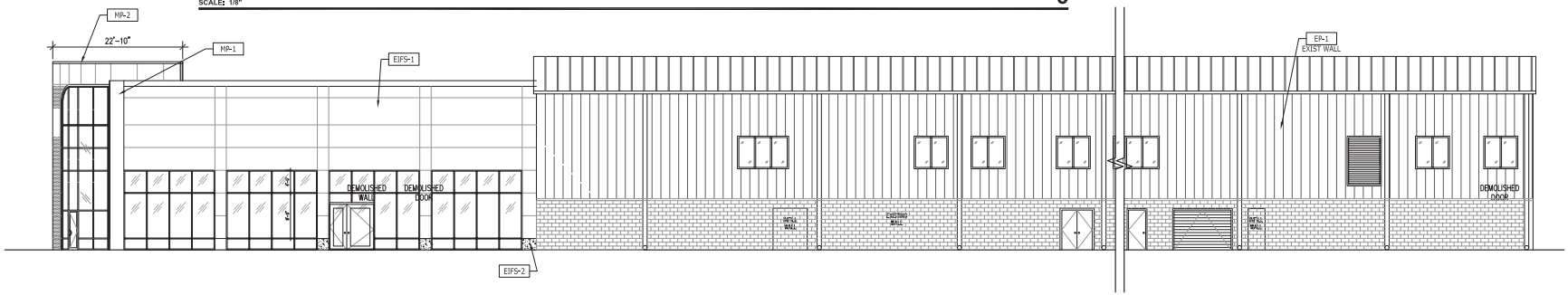
NORTH ELEVATION 1
SCALE: 1/8"



SOUTH ELEVATION 2
SCALE: 1/8"



EAST ELEVATION 3
SCALE: 1/8"



WEST ELEVATION 4
SCALE: 1/8"

DRAWING NOTES

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

PROJECT:

McGrath Honda of St. Charles

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

GENERAL CONTRACTOR:

ARCHITECT:

SIMON DESIGN GROUP, LLC
ARCHITECTURE DESIGN
planning - retail - adaptive

500 Lake Cook Road, Suite 350
Deerfield, IL 60015
Tel: 847-571-3814
attn: Simon Yu

CIVIL:

RWG Civil Engineering
975 E. 22nd Street, Suite 400
Wheaton, IL 60189

Tel: 630.480.7889
Direct: 630.774.3501
Attn: Robert Gudmundson

STRUCTURAL:

Virgilio & Associates, LTD
Structural Engineers
24069 North Echo Lake Road
Lake Zurich, IL 60047

Tel: 847-550-8411
Fax: 847-307-8324
www.virgilioassoc.com

Attn: Paul Virgilio

MECH / PLUMB / ELEC ENGINEER:

ALPHA COMM. ENG.
1363 Shermer Road
Northbrook, IL 60062

Tel: 224-353-8000
Attn: Rogeh Alhammar

PROFESSIONAL SEAL:

1 / 15 / 2021 - ISSUED FOR PERMIT

EXTERIOR ELEVATIONS

A4.01

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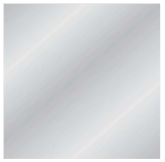
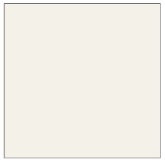
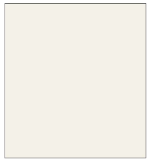


MP-1 Metal Panel,
Exterior Facade, Accent
CF-1 Cap Flash,
General

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



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



EP-1 Exterior Paint,
Exterior Metal Doors
EP-2 Exterior Paint,
Paint For Existing Stucco

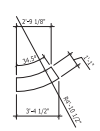
EIFS-1 Exterior Insulation Finishing System,
To Match MP-1 Main Field

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

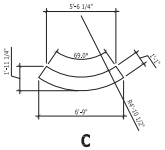
SF-1 Store Front,
Exterior Facade

CC-1 Concrete,
Entry Walkway

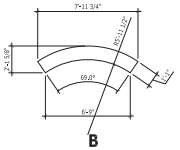
CODE	MATERIAL	MANUFACTURER	DESCRIPTION			LOCATION	ADDITIONAL INFORMATION
			PRODUCT	COLOR	DIMENSION		
CC-1	CONCRETE	PROVIDED BY ARCHITECT OF RECORD		NON-COLORED PLAIN GREY FROM LOCAL BATCH PLANT BROOM FINISH	4'X4' SCORE MARKS	ENTRY WALK WAY, FEATURE VEHICLE PADS	
CF-1	CAP FLASH	PROVIDED BY ARCHITECT OF RECORD		TO MATCH MP-1	4" HEIGHT		CONTACT: DAVID J. KEARNEY AT ALPOLIC (757) 286-1005 CONTACT: KEVIN JUEDEMAN AT ALCOA ARCHITECTURAL PRODUCTS (478) 319-0139
CMU-1	CONCRETE MASONRY UNIT	ANCHOR CONCRETE PRODUCTS (OLDCASTLE ARCHITECTURAL BRAND)	ANCHOR SPLIT FACE BLOCK	SD-36 NOTE: USE WITH LEHIGH MASONRY CEMENT, COLOR SD-33		EXTERIOR FACADE MAIN FIELD	CONTACT: STEVEN EASTER AT ANCHOR CONCRETE PRODUCTS, INC. (908) 415-8445 OR NOTE: FOR PRODUCT SUBSTITUTION REFER TO OLDCASTLE ARCHITECTURAL PRODUCTS. NOTE: REFER TO MANUFACTURERS SALES REPRESENTATIVE FOR APPROPRIATE PRODUCTS, INSTALLATION RECOMMENDATIONS AND PRODUCT SUBSTITUTIONS BASED ON REGION.
D-1	GLASS & ALUMINUM MAN DOOR	KAWNEER OR EQUAL	3070 OR 5070 STANDARD NARROW STILE CENTER HUNG DOOR	MEDIUM STYLE CLEAR ANODIZED FINISH GLASS & ALUMINUM		SHOWROOM EXTERIOR DOORS GENERAL	CONTACT: IVAN RUSS AT KAWNEER COMPANY, INC. (440) 446-6900
D-2	SOLID MAN DOOR	PROVIDED BY ARCHITECT OF RECORD	3070 INTEGRAL VISION PANEL	PAINT: GLIDDEN PROFESSIONAL 850YY 83/029 NATURAL WHITE - SEE EP-1		EXTERIOR BOH	
D-3	ALUMINUM OVERHEAD DOOR (GLASS)	PROVIDED BY ARCHITECT OF RECORD		METAL COLOR TO MATCH SF-1, CLEAR ANODIZED		SERVICE RECEPTION, EXPRESS SERVICE & WASH	
D-4	ALUMINUM OVERHEAD DOOR (PAINTED METAL)	PROVIDED BY ARCHITECT OF RECORD PROVIDE SINGLE BAND OF GLASS	PROVIDE SINGLE BAND OF GLASS	PAINT: GLIDDEN PROFESSIONAL 850YY 83/029 NATURAL WHITE - SEE EP-1	SEE DRAWING FOR SIZE	SERVICE BAYS	
EIFS-1	EXTERIOR INSULATION FINISHING SYSTEM	DRYVIT	DRYVIT SYSTEMS, INC. OUTSULATION PLUS MD EIFS	COLOR: HONDA CHINA WHITE # HOND061021 FINISH: SANDBLAST		MAIN FIELD	CONTACT: BOB DAZEL AT DRYVIT (734) 276-0404
EIFS-2	EXTERIOR INSULATION FINISHING SYSTEM WITH HIGH IMPACT	DRYVIT	DRYVIT SYSTEMS, INC. OUTSULATION PLUS MD EIFS W/ HIGH IMPACT	COLOR:OYSTER SHELL # 456 FINISH: WEATHERLASTIC QUARZPUTZ		LOWER PORTION OF EIFS AREA	CONTACT: BOB DAZEL AT DRYVIT (734) 276-0404
EP-1	EXTERIOR PAINT	BENJAMIN MOORE	PRIMER: SUPER SPEC HP UNIVERSAL ALKYD METAL PRIMER #P07 PAINT: AURA WATERBORNE EXTERIOR PAINT: SEMI-GLOSS FINISH #632	CLASSIC COLORS 1B ALABASTER #676		EXTERIOR METAL DOORS	CONTACT: DOROTHY HAZINSKI AT BENJAMIN MOORE (330) 353-3850: DOROTHY,HAZINSKI@BENJAMINMOORE,COM
EP-2	EXTERIOR PAINT	BENJAMIN MOORE	PRIMER: SURE SEAL LATEX PRIMER SEALER #027 PAINT: AURA WATERBORNE EXTERIOR PAINT: SATIN FINISH #631	CLASSIC COLORS 1B ALABASTER		PAINT OVER EXISTING STUCCO	CONTACT: DOROTHY HAZINSKI AT BENJAMIN MOORE (330) 353-3850: DOROTHY,HAZINSKI@BENJAMINMOORE,COM
MP-1	METAL PANEL OPTION 1	ALPOLIC	DRY JOINT SYSTEM	HONDA SILVER METALLIC 4MM P/N BSX		EXTERIOR FACADE ACCENT	CONTACT: DAVID J. KEARNEY AT ALPOLIC (757) 286-1005
	METAL PANEL OPTION 2	ALCOA ARCHITECTURAL PRODUCTS REYNOBOND	DRY JOINT SYSTEM	RB160PE - BRIGHT SILVER METALLIC OR RB160PE - BRIGHT SILVER METALLIC "ECOCLEAN"			CONTACT: KEVIN JUEDEMAN AT ALCOA ARCHITECTURAL PRODUCTS (478) 319-0139
MP-2	METAL PANEL OPTION 1	ALPOLIC	DRY JOINT SYSTEM	HONDA BLUE 4MM P/N HNB		EDGES OF CANOPIES, ENTRANCE CYLINDER	CONTACT: DAVID J. KEARNEY AT ALPOLIC (757) 286-1005
	METAL PANEL OPTION 2	ALCOA ARCHITECTURAL PRODUCTS REYNOBOND	DRY JOINT SYSTEM	RB160PE - HONDA BLUE OR RB160PE - HONDA BLUE "ECOCLEAN"			CONTACT: KEVIN JUEDEMAN AT ALCOA ARCHITECTURAL PRODUCTS (478) 319-0139
MP-3	METAL PANEL OPTION 1	ALPOLIC	DRY JOINT SYSTEM	HONDA WHITE 4MM P/N BNT		EXTERIOR FACADE MAIN FIELD OPTION, UNDERSIDE OF CANOPIES	CONTACT: DAVID J. KEARNEY AT ALPOLIC (757) 286-1005
	METAL PANEL OPTION 2	ALCOA ARCHITECTURAL PRODUCTS REYNOBOND	DRY JOINT SYSTEM	RB160PE - BONE WHITE OR RB160PE - BONE WHITE "ECOCLEAN"			CONTACT: KEVIN JUEDEMAN AT ALCOA ARCHITECTURAL PRODUCTS (478) 319-0139
SF-1	STORE FRONT	KAWNEER OR EQUAL	PROVIDED BY ARCHITECT OF RECORD	CLEAR ANODIZED FINISH		EXTERIOR FACADE	CONTACT: IVAN RUSS AT KAWNEER COMPANY, INC. (440) 446-6900



D
TYPICAL STARTING SEGMENT



C
TYPICAL MID SEGMENT - INVERTED



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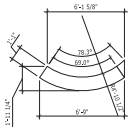
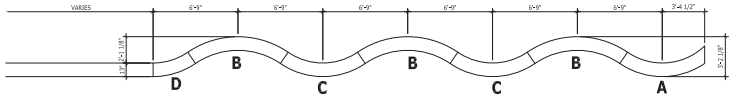
TYPICAL MID SEGMENT



A
TYPICAL END SEGMENT



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MATERIALS

A4.02

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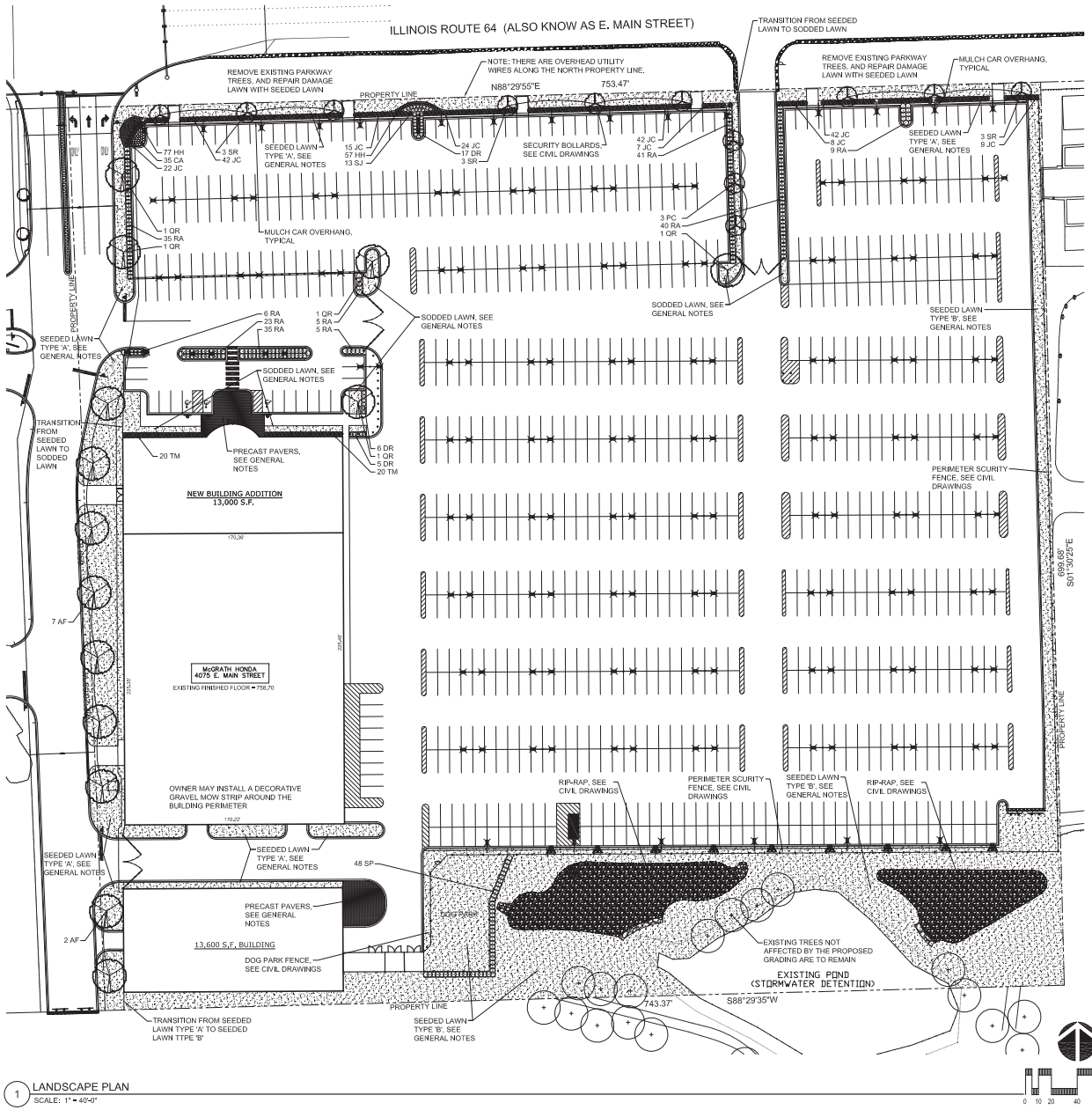
EXTERIOR

Being interruptive from the curb is becoming more important than ever. The Honda cylinder has always been a unique element on automotive row. The new cylinder incorporates more glass and splits the entry with the familiar Honda blue. The building is clean and simple, with a lot of visual access to the interior from outside. The recognizable wave has been reduced in depth, but is still being leveraged to call attention to our facility.

ENTRY

The Honda Entry now carries the cylinder shape into the interior of the showroom. The cylinder's volume of space is visually continued through the use of arcing soffits and entry flooring. A slightly curved greeter desk with a medium-height brand wall is conveniently positioned between the sales and service areas creating a welcoming point of contact.

4075 E Main St - Proposed Honda Factory Sign



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

GENERAL NOTES

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

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53 W. Jackson Blvd.
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Chicago, IL 60604
312 427-2888
www.dwpltd.com

STATE OF ILLINOIS
WILLIAM J. FERGUSON
No. 157.000126
Exp. 06-31-2021
REGISTERED LANDSCAPE ARCHITECT

Revisions

8.
7.
6.
5.
4.
3.
2. ISSUED FOR VILLAGE APPROVAL 01/15/21
1. ISSUED FOR OWNER REVIEW 01/12/21

Project

McGRATH HONDA

ROUTE 64
ST. CHARLES, ILLINOIS

Sheet Title

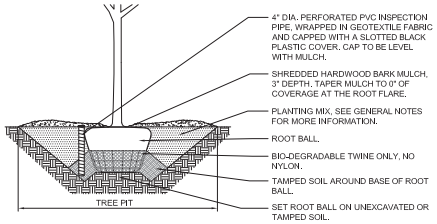
LANDSCAPE PLAN

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

PLANT LIST

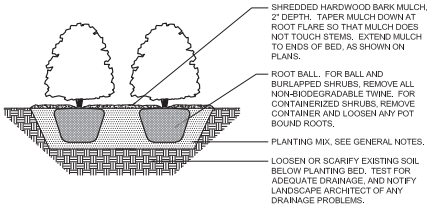
CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	ADDITIONAL NOTES
	DECIDUOUS TREES				
AF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	3" CALIPER	9	BRANCHED UP 6'
PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	3" CALIPER	3	BRANCHED UP 6'
QR	QUERCUS x WAREI 'LONG'	REGAL PRINCE OAK	3" CALIPER	5	BRANCHED UP 6'
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	3" CALIPER	9	BRANCHED UP 6'
	DECIDUOUS SHRUBS				
DR	DIERVILLA RIVULARIS 'KODIAK RED'	KODIAK RED BUSH-HONEYSUCKLE	18" HT x 24" W	28	
RA	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	12" HT x 24" W	155	
SJ	SPIRAEA JAPONICA 'WALBUMA'	MAGIC CARPET SPIREA	12" HT x 24" W	13	
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	30" HT x 30" W	48	
	EVERGREEN SHRUBS				
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	18" HT x 24" W	211	
TM	TAXUS x MEDIA 'TAUNTONII'	TAUNTON DENSE YEW	18" HT x 24" W	40	
	PERENNIALS AND ORNAMENTAL GRASSES				
CA	CALAMAGROSTIS ACUT. 'KARL FOERSTER'	FEATHER REED GRASS	1 GALLON	35	SPACED 24" O.C.
HR	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GALLON	134	SPACED 18" O.C.

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



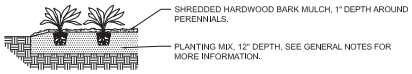
1 DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE

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



2 SHRUB PLANTING DETAIL
NOT TO SCALE

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



3 PERENNIAL AND ORNAMENTAL GRASS PLANTING DETAIL
NOT TO SCALE

DANIEL WEINBACH & PARTNERS, LTD.
Landscape Architects
53 W. Jackson Blvd.
Suite 250
Chicago, IL 60604
312 427-2888
www.dwpltd.com

STATE OF ILLINOIS
WILLIAM J. FERGUSON
No. 157.000126
Exp. 06-31-2021
REGISTERED LANDSCAPE ARCHITECT

Revisions

8.
7.
6.
5.
4.
3.
2. ISSUED FOR VILLAGE APPROVAL 01/15/21
1. ISSUED FOR OWNER REVIEW 01/12/21

Project

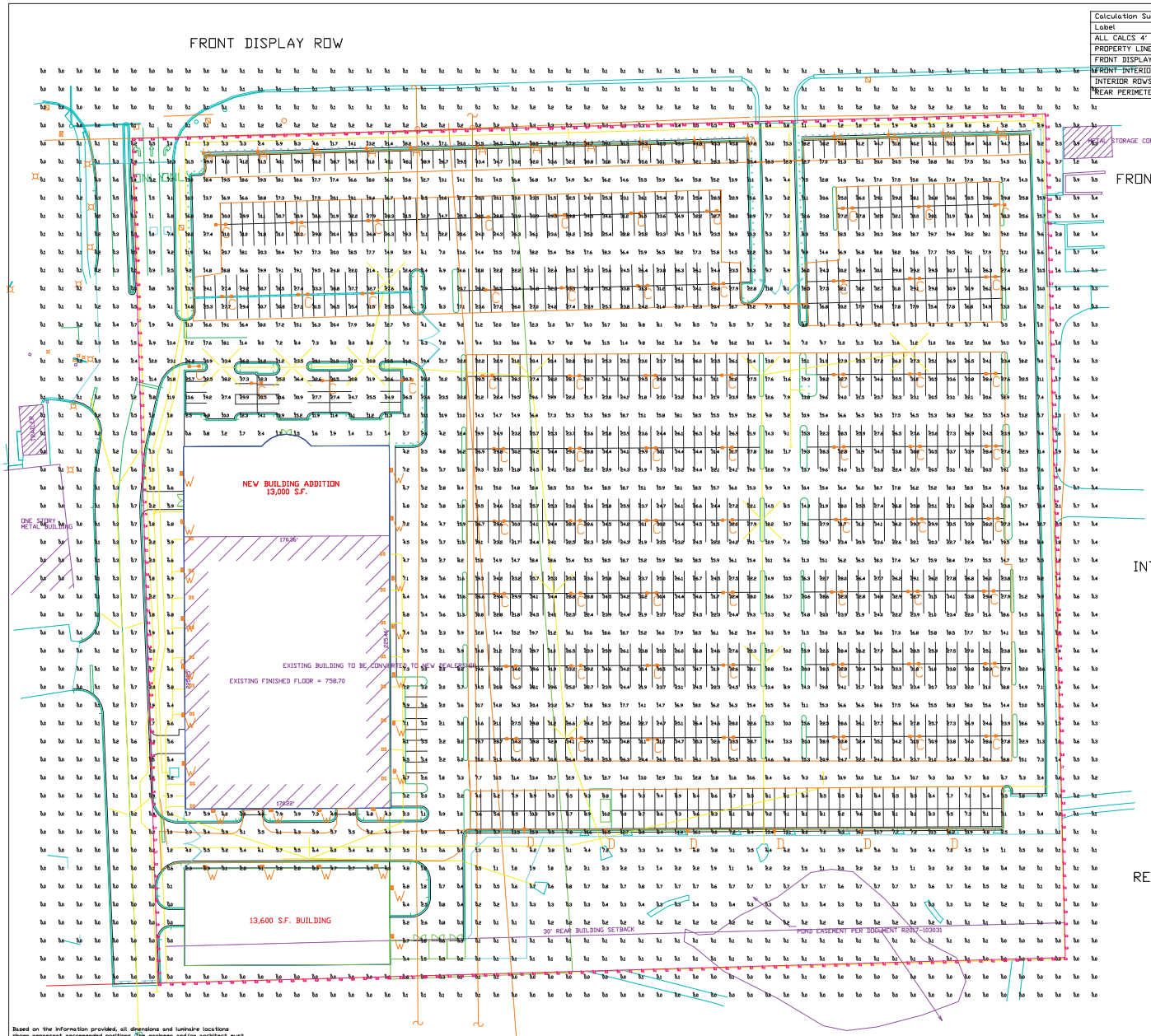
McGRATH HONDA

ROUTE 64
ST. CHARLES, ILLINOIS

Sheet Title

LANDSCAPE DETILS

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



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS 4' ABOVE GRADE	Illuminance	Fc	11.78	51.8	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	1.54	11.2	0.0	N.A.	N.A.
FRONT DISPLAY ROW	Illuminance	Fc	37.79	51.8	17.0	2.22	3.05
FRONT INTERIOR DISPLAY	Illuminance	Fc	23.73	38.8	3.7	6.41	10.49
INTERIOR ROWS	Illuminance	Fc	23.15	42.4	4.9	4.72	8.65
REAR PERIMETER	Illuminance	Fc	7.06	10.3	0.6	11.77	17.17

Total Project Watts_1
Total Watts = 64933.29

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

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	LLD	UDF	LLF	Arr. Lum. Lumens	Arr. Watts
	15	A	SINGLE	MRL-LED-65L-SIL-FTA-50-70CRI-IL-SINGLE-26' MH	1.000	1.000	1.000	49999	592
	66	C	D180°	MRM-LED-42L-SIL-AM-50-70CRI-D180-26' MH	1.000	1.000	1.000	93864	786.2
	6	D	SINGLE	MRM-LED-42L-SIL-FT-50-70CRI-SINGLE-26' MH	1.000	1.000	1.000	45192	390
	24	W	SINGLE	XWM-FT-LED-08-50-16' MH	1.000	1.000	1.000	8654	76

LIGHTING PROPOSAL LD-152871-2

MCGRATH HONDA
ILLINOIS RT 64
ST CHARLES, IL

BY:MWK | DATE:11/19/20 | REV:02/17/20 | SHEET 1 OF 1

SCALE: 1"=40'

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

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

FINAL ENGINEERING PLANS
FOR
McGRATH HONDA DEALERSHIP
4075 E. MAIN STREET
ST. CHARLES, IL

PLANS PREPARED FOR
4075 E MAIN LLC
2020 RANDALL ROAD
ELGIN, IL 60123
630-721-9500

LEGEND

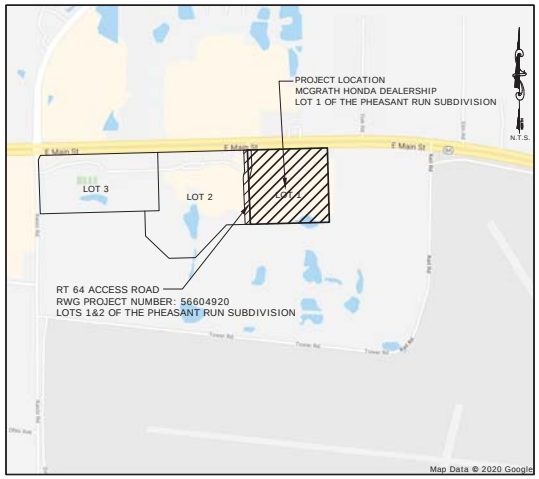
	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
WATER MAIN		
CONSTRUCT WATER MAIN UNDER SEWER		
GRANULAR TRENCH BACKFILL		
STREET LIGHT		
ELECTRICAL CABLE	E	E
2" CONDUIT ENCASEMENT		
ELECTRICAL TRANSFORMER OR PEDESTAL		
POWER POLE		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, WIRE OR SILT		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

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

811 Know what's below. Call before you dig.
Formerly JULIE 1-800-892-0123

LOCATION MAP



INDEX OF SHEETS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN (1"=40')
3. DEMOLITION PLAN (1"=40')
4. SITE GEOMETRIC AND PAVING PLAN (1"=40')
5. SOIL EROSION AND SEDIMENT CONTROL PLAN (1"=40')
6. S.E.S.C. DETAILS AND SCHEDULES
7. GRADING PLAN (1"=40')
8. UTILITY PLAN (1"=40')
9. UTILITY PROFILES – SANITARY AND GAS MAIN CROSSINGS (1"=40')
10. UTILITY PROFILES – RT 64 WATERMAIN/ELECTRIC (1"=40')
11. MISCELLANEOUS DETAILS
12. PROJECT NOTES AND SPECIFICATIONS
13. CONSTRUCTION STANDARDS AND DETAILS
14. CONSTRUCTION STANDARDS AND DETAILS

NOTES TO CONTRACTORS:

1. THIS PLAN SET IS INTENDED TO FOCUS ON CONSTRUCTION AND COST ITEMS SPECIFICALLY RELATED TO IMPROVEMENTS RELATED TO THE MCGRATH HONDA DEALERSHIP REDEVELOPMENT ON LOT 1 OF THE PHEASANT RUN SUBDIVISION. CONTRACTORS TO PAY SPECIAL ATTENTION TO THE FACT THAT NUMEROUS ITEMS OF CONSTRUCTION (DEMOLITION, EXCAVATION AND GRADING, SANITARY SEWER MAINLINES BY OTHERS, STORM SEWERS, CURBS, PAVEMENT, ETC) THAT ARE REFLECTED ON THE PLANS FOR THE ACCESS ROAD ON LOTS 1 AND 2 MUST BE COORDINATED AND CONSTRUCTED IN CONJUNCTION WITH AND/OR PRECEDING THE CONSTRUCTION OF THE IMPROVEMENTS REFLECTED IN THESE PLANS.
2. THE CONTRACTOR IS HEREBY ADVISED THAT SOME OF THE IMPROVEMENTS REFLECTED ON THESE PLANS (SPECIFICALLY THE 12" DIA WATERMAIN ALONG RT 64, THE 8" WATERMAIN ALONG THE WEST SIDE OF THE SITE EXTENDING FROM RT 64 TO THE SOUTH PROPERTY LINE, AND THE TWIN 5" DIA CONCRETE ENCASED PVC CONDUIT FOR CITY ELECTRIC SERVICE) WILL INVOLVE COST PARTICIPATION WITH PUBLIC FUNDING. AS SUCH, ALL WORK AND EXPENSE RELATED TO THESE SPECIFIC IMPROVEMENTS MUST BE ACCOMPLISHED AND DOCUMENTED PER THE REQUIREMENTS AND REGULATIONS OF THE PREVAILING WAGE ACT.
3. THERE IS THE POTENTIAL THAT THE ADJOINING PROPERTY OWNER TO THE SOUTH MAY WANT TO UPSIZE THE PROPOSED 8" DIA WATERMAIN ALONG THE WEST SIDE OF THE SITE EXTENDING FROM RT 64 TO THE SOUTH PROPERTY LINE TO A 10" OR A 12" DIA WATERMAIN. THE CONTRACTOR SHALL PROVIDE A SEPARATE, DELINEATED QUOTE TO ACCOMMODATE THIS POTENTIAL CHANGE. SAID QUOTE SHALL BE INCLUSIVE OF ALL UPCHARGES RELATED TO THIS POTENTIAL (PIPE SIZE, VALVES, VALVE VAULTS, FITTINGS, ETC). A FINAL DETERMINATION WILL BE MADE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

GENERAL NOTES

1. The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
   - City of St. Charles Public Works Department (630-377-4405)
2. The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
3. Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
4. Elevations shown herein reflect NAVD 1988 datum.
5. The boundary survey data for this project is based on a subdivision plat prepared by SPACECO Inc. job No. 9350 & dated September 11, 2020. The topographic survey data for this project is based on a field survey prepared by Alan J. Coulson, P.C., dated February 5, 2020. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
6. RWG Engineering, LLC, it's employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.
7. Except where modified by the contract documents, all work proposed hereon shall be in accordance with the following specifications, which are hereby made a part hereof:
   A. "Standard Specifications for Road and Bridge Construction in Illinois," as prepared by I.D.O.T. latest edition.
   B. "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition.
   C. "Illinois Recommended Standards for Sewage Works," as published by the I.E.P.A., latest edition.
   D. The subdivision and development codes and standards of the City of St. Charles, as published by the Municipality.
   E. "Illinois Accessibility Code" as published by the State of Illinois Capital Development Board, effective October 23, 2018.
   F. The National Electric Code.
   G. "Illinois Urban Manual" as prepared by the U.S. Dept. of Agriculture latest edition.
8. City of St. Charles Development Ordinance shall take precedence if a conflict in project specifications occurs.

BENCHMARKS

REFERENCE BENCHMARKS:

SITE BENCHMARK #1
CROSS NOTCH IN CONCRETE PAVEMENT ON WEST SIDE OF NORTHBOUND LEFT TURN LANE AT MAIN ENTRANCE
ELEVATION = 762.50 (NAVD 88)

SITE BENCHMARK #2
CROSS NOTCH IN WEST CURB LINE ON DRIVE WEST OF EXISTING MEGA CENTER.
ELEVATION = 758.92 (NAVD 88)

SITE BENCHMARK #3
EXISTING FINISHED FLOOR ELEVATION OF EXISTING MEGA CENTER BUILDING.
ELEVATION = 758.70 (NAVD 88)

SITE BENCHMARK #4
CAPPED IRON ROD LOCATED AT NORTHEAST PROPERTY BOUNDARY.
ELEVATION = 757.59 (NAVD 88)

ROBERT W. GUDMUNDSEN 38423 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS
EXPIRATION DATE: 11/30/21

DATE | REVISIONS | DRAWN BY

McGRATH HONDA DEALERSHIP
ST. CHARLES, IL
TITLE SHEET

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Lombard, IL 60148
630.480.7899
www.rwg-engineering.com

PROJECT NO. 49704919
DATE 01/15/21
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. RWG
DRAWN BY AVS

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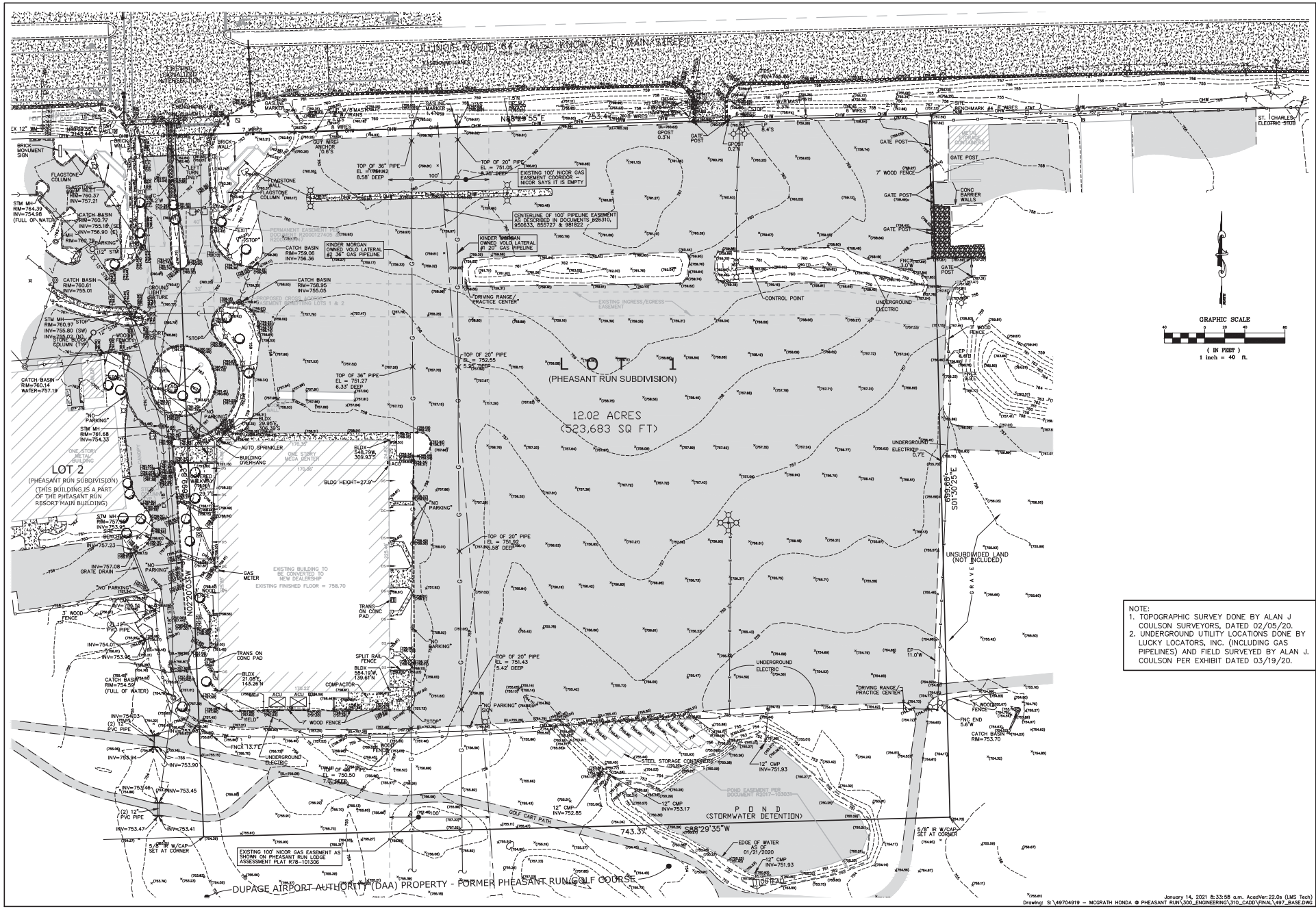

NOTE:
1. TOPOGRAPHIC SURVEY DONE BY ALAN J COULSON SURVEYORS, DATED 02/05/20.
2. UNDERGROUND UTILITY LOCATIONS DONE BY LUCKY LOCATORS, INC. (INCLUDING GAS PIPELINES) AND FIELD SURVEYED BY ALAN J. COULSON PER EXHIBIT DATED 03/19/20.

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DRAWN BY

REVISIONS

DATE

McGRATH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS
EXISTING CONDITIONS PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Lombard, IL 60148
630.480.7899
www.rwg-engineering.com

PROJECT NO. 49704919
DATE 01/15/21
SCALE 1"=40'
PROJ. MGR. RWG
PROJ. ASSOC. NEK
DRAWN BY AVS

January 14, 2021 8:33:58 a.m. AcadVer:22.0s (LMS Tech)
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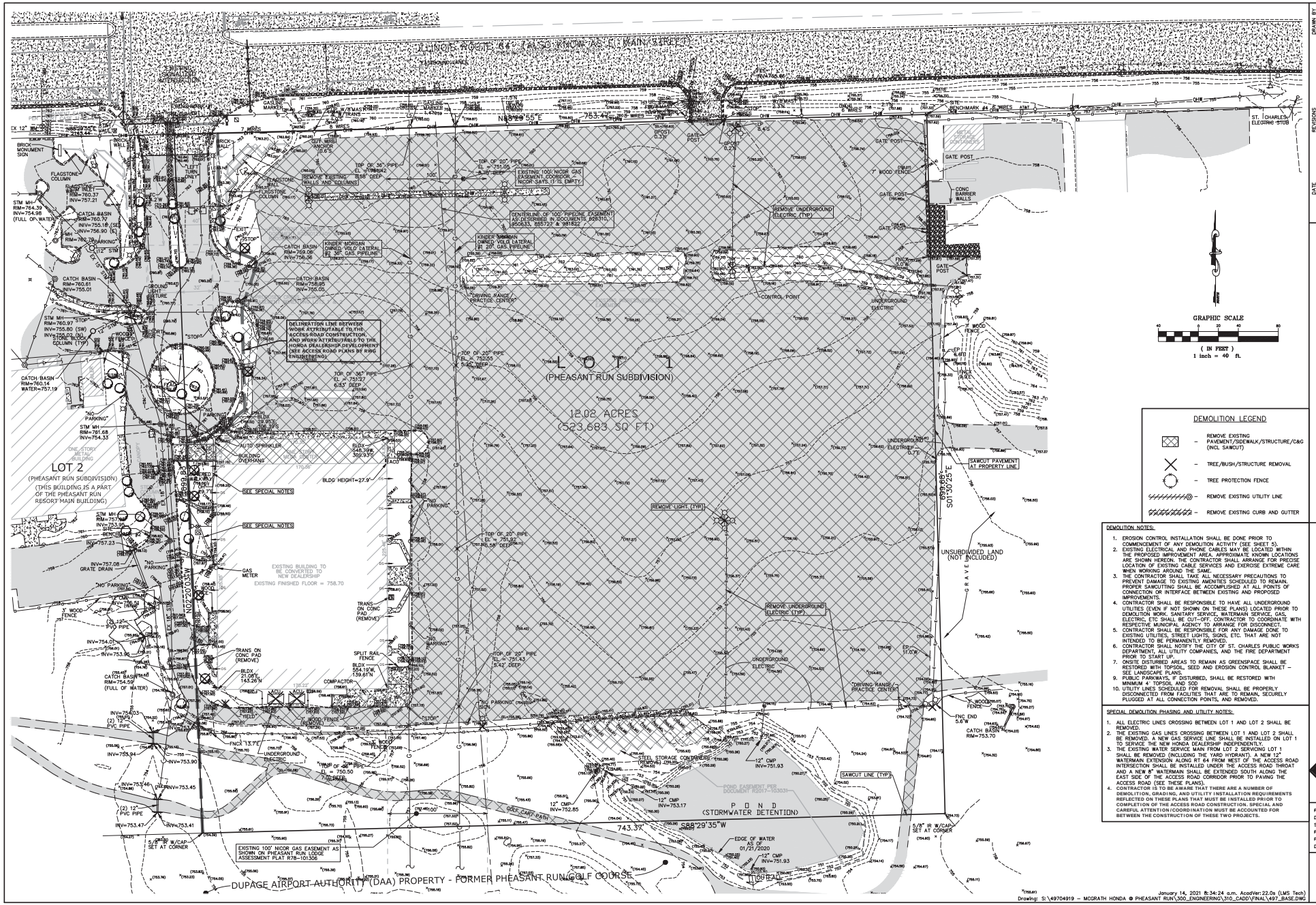

DEMOLITION LEGEND

- REMOVE EXISTING PAVEMENT/SIDEWALK/STRUCTURE/C&G (INCL SAWCUT)
- TREE/BUSH/STRUCTURE REMOVAL
- TREE PROTECTION FENCE
- REMOVE EXISTING UTILITY LINE
- REMOVE EXISTING CURB AND GUTTER

DEMOLITION NOTES:

1. EROSION CONTROL INSTALLATION SHALL BE DONE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY (SEE SHEET 5).
2. EXISTING ELECTRICAL AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. APPROXIMATE KNOWN LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND THE SAME.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING AMENITIES SCHEDULED TO REMAIN. PROPER SAWCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY SERVICE, WATERMAIN SERVICE, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
6. CONTRACTOR SHALL NOTIFY THE CITY OF ST. CHARLES PUBLIC WORKS DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.
7. ONSITE DISTURBED AREAS TO REMAIN AS GREENSPACE SHALL BE RESTORED WITH TOPSOIL, SEED AND EROSION CONTROL BLANKET – SEE LANDSCAPE PLANS.
9. PUBLIC PARKWAYS, IF DISTURBED, SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SOD
10. UTILITY LINES SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISCONNECTED FROM FACILITIES THAT ARE TO REMAIN, SECURELY PLUGGED AT ALL CONNECTION POINTS, AND REMOVED.

SPECIAL DEMOLITION PHASING AND UTILITY NOTES:

1. ALL ELECTRIC LINES CROSSING BETWEEN LOT 1 AND LOT 2 SHALL BE REMOVED.
2. THE EXISTING GAS LINES CROSSING BETWEEN LOT 1 AND LOT 2 SHALL BE REMOVED. A NEW GAS SERVICE LINE SHALL BE INSTALLED ON LOT 1 TO SERVICE THE NEW HONDA DEALERSHIP INDEPENDENTLY.
3. THE EXISTING WATER SERVICE MAIN FROM LOT 2 SERVICING LOT 1 SHALL BE REMOVED (INCLUDING THE YARD HYDRANT). A NEW 12" WATERMAIN EXTENSION ALONG RT 64 FROM WEST OF THE ACCESS ROAD INTERSECTION SHALL BE INSTALLED UNDER THE ACCESS ROAD THROAT AND A NEW 8" WATERMAIN SHALL BE EXTENDED SOUTH ALONG THE EAST SIDE OF THE ACCESS ROAD CORRIDOR PRIOR TO PAVING THE ACCESS ROAD (SEE THESE PLANS).
4. CONTRACTOR IS TO BE AWARE THAT THERE ARE A NUMBER OF DEMOLITION, GRADING, AND UTILITY INSTALLATION REQUIREMENTS REFLECTED ON THESE PLANS THAT MUST BE INSTALLED PRIOR TO COMPLETION OF THE ACCESS ROAD CONSTRUCTION. SPECIAL AND CAREFUL ATTENTION/COORDINATION MUST BE ACCOUNTED FOR BETWEEN THE CONSTRUCTION OF THESE TWO PROJECTS.

McGRATH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS
DEMOLITION PLAN

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St, Suite 400
Lombard, IL 60148
630.480.7899
www.rwg-engineering.com

PROJECT NO.	49704919
DATE	01/15/21
SCALE	1"=40'
PROJ. MGR.	RWG
PROJ. ASSOC.	NEK
DRAWN BY	AVS

SHEET 3 OF 14

DATE | REVISIONS | DRAWN BY

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January 14, 2021 8:34:24 a.m. AcadVer:22.0s (LMS Tech)
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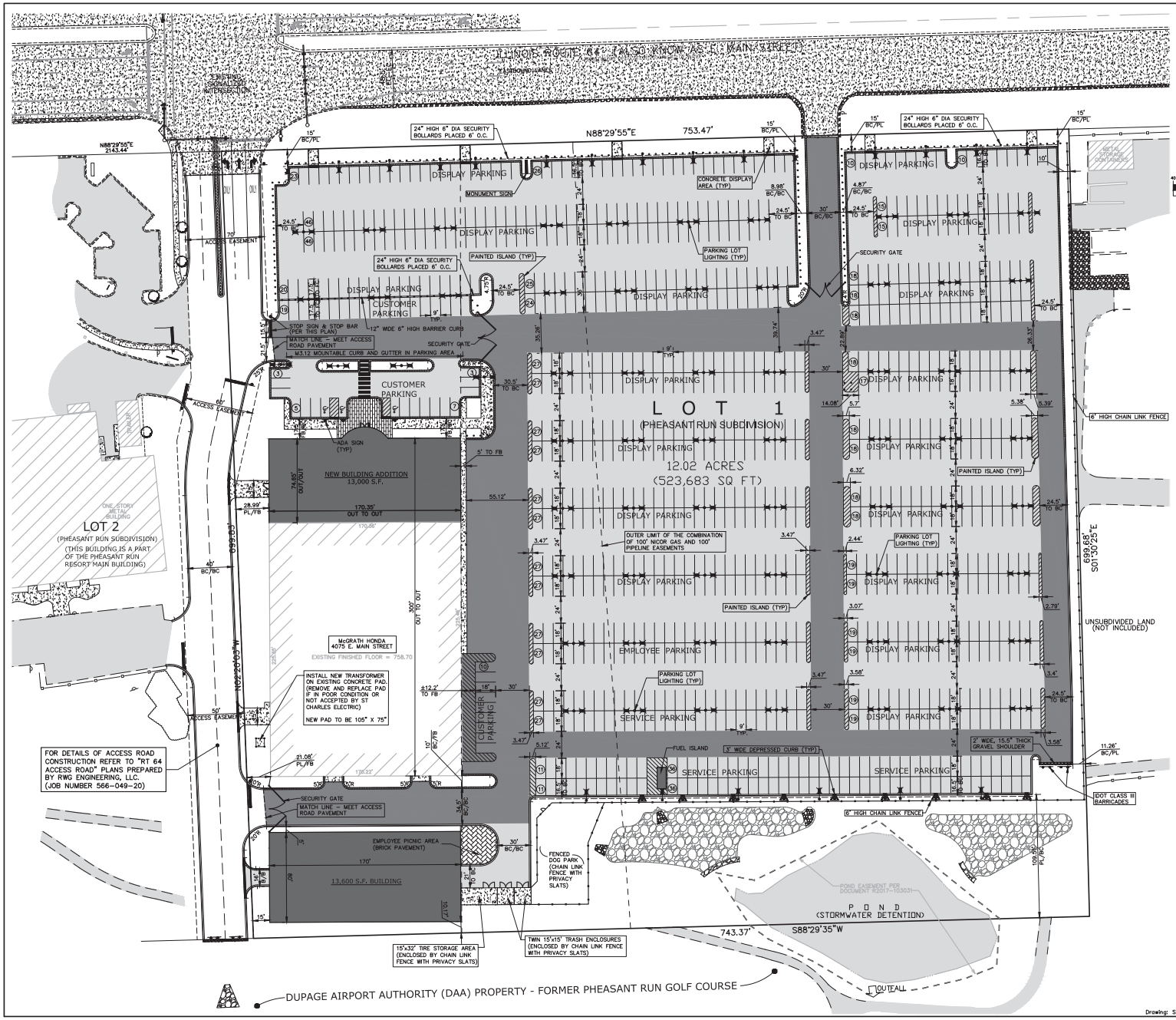

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

ABBREVIATIONS LEGEND:

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

SURFACE IMPROVEMENT LEGEND:

NEW ASPHALT PAVEMENT-STANDARD (SN=2.63)
1.5"- HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT (0.05 GAL/SY)
3" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
8" AGGREGATE BASE COURSE CA-6, TYPE B

ASPHALT PAVEMENT-HEAVY DUTY (ONSITE) (SN=3.22)
1.5"- HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50
BITUMINOUS TACK COAT (0.05 GAL/SY)
4" HOT-MIX ASPHALT BINDER COURSE, IL-19, N50
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
10" AGGREGATE BASE COURSE CA-6, TYPE B

CONCRETE SLABS
8" PORTLAND CEMENT CONCRETE (4,000 PSI)
W/ 6"x6" No. 6 WELDED WIRE MESH
6" AGGREGATE BASE COURSE CA-6, TYPE B

BRICK PAVERS
4" STANDARD BRICK PAVER
9" AGGREGATE BASE COURSE CA-6, TYPE B

PROPOSED B6.12 CONCRETE CURB AND GUTTER
PROPOSED B6.12 DEPRESSED CURB
PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
EXISTING CURB AND GUTTER
EXISTING DEPRESSED CURB AND GUTTER
(22) NUMBER OF PARKING (OR PRODUCT) STALLS PER AISLE

SITE DATA:

TOTAL SITE SIZE = 523,683 S.F. (12.02 AC)

EXISTING SITE CONDITIONS:
- EXISTING BUILDING FOOTPRINT = 42,616 S.F. (8.14%)
- EXISTING PAVT./SIDEWALK = 378,473 S.F. (72.27%)
- EXISTING GREENSPACE = 102,594 S.F. (19.59%)

EXISTING CONDITIONS IMPERVIOUS AREA = 421,089 S.F. (9.67 AC)

PROPOSED SITE CONDITIONS:
- PROPOSED COMBINED BUILDING FOOTPRINT = 64,984 S.F. (12.41%)
- PROPOSED ASPHALT/CONC PAVT., WALK = 374,654 S.F. (71.54%)
- PROPOSED GREENSPACE = 84,045 S.F. (16.05%)

PROPOSED CONDITIONS IMPERVIOUS AREA = 439,638 S.F. (10.09 AC)

PROPOSED PARKING SUMMARY:
- CUSTOMER PARKING (STANDARD STALL 9'x18') = 44
- CUSTOMER PARKING (ADA STALL 8'x18') = 3
- DISPLAY PARKING (9'x18') = 751
- EMPLOYEE PARKING (9'x18') = 54
- SERVICE PARKING (9'x18') = 148
- TOTAL SITE PARKING =1000

SITE GEOMETRIC AND PAVING NOTES:

1. SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
2. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
3. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.)
4. UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB.
5. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION PLAT PREPARED BY SPACECO INC. AND DATED SEPTEMBER 11, 2020.
6. BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE BASE DATE OF THIS PLAN PREPARATION. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
7. IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY- REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
8. THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS. CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
9. ALL STRUCTURAL AND ARCHITECTURAL DESIGN DATA FOR THE MASONRY WALLED TRASH ENCLOSURES ARE THE RESPONSIBILITY OF THE PROJECT ARCHITECT. REFER TO THE ARCHITECTURAL PLANS FOR ALL DETAILS PERTAINING TO SAME.
10. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HC) MARKING COLOR IS WHITE. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.

January 14, 2021 2:27:18 p.m. AcadVer:22.0s (LMS Tech)
Drawing: S:\49704919 – MCGRATH HONDA @ PHEASANT RUN\300_ENGINEERING\310_CADD\FINAL\497_BASE.DWG

DATE	REVISIONS	DRAWN BY

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McGRATH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN

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Lombard, IL 60148
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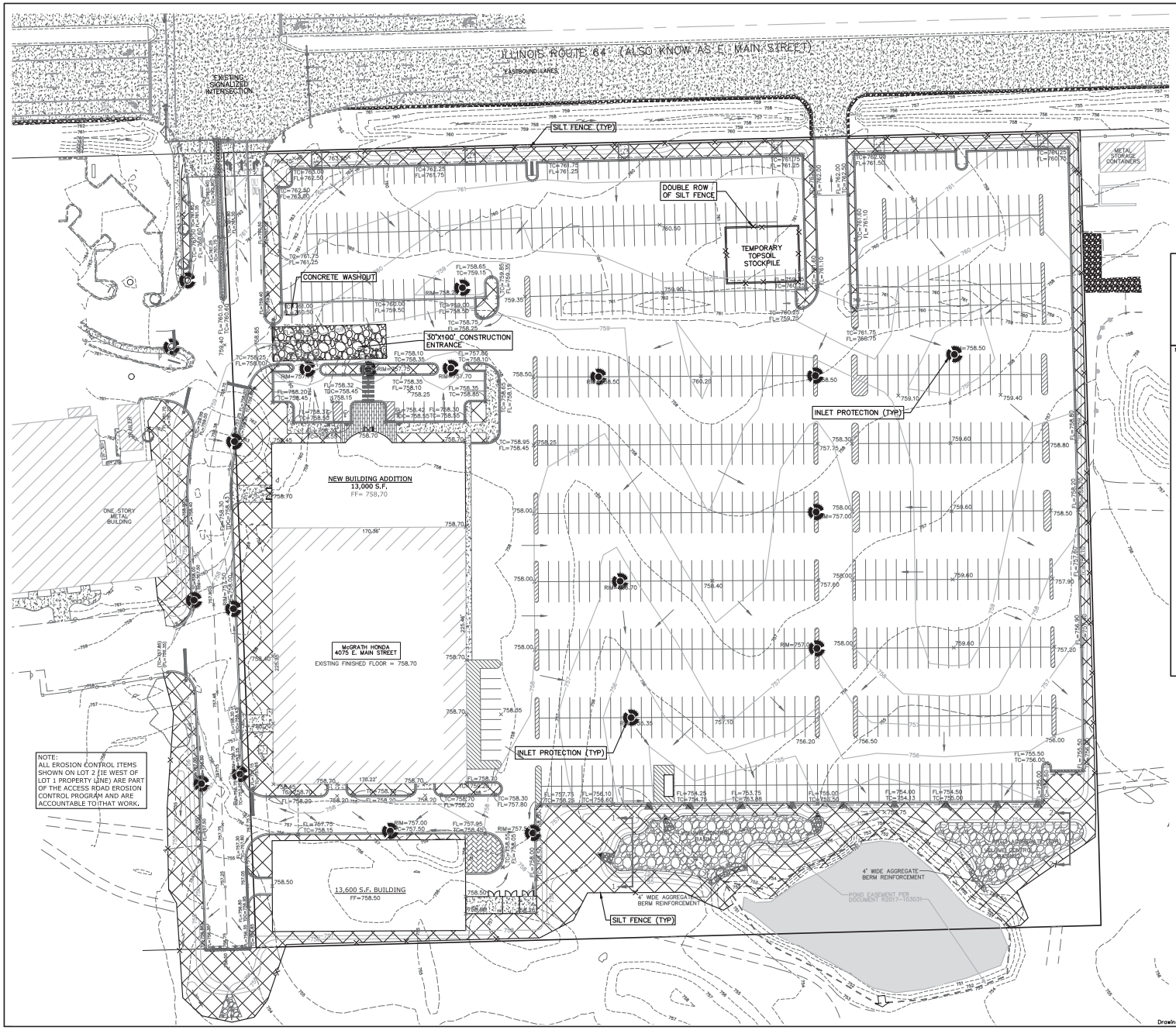
www.rwg-engineering.com

PROJECT NO. 49704919
DATE 01/15/21
SCALE 1"=40'
PROJ. MGR. RWG
PROJ. ASSOC. NEK
DRAWN BY AVS



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

LEGEND

- STORM DRAINAGE STRUCTURE
- INLET PROTECTION
- DITCH CHECK
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SEEDING AND EROSION CONTROL BLANKET

NOTES:

1. THE CONTRACTOR AND OWNER/DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF NPDES PERMIT ILR10. A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ONSITE AND MAINTAINED CURRENT.
2. VEGETATIVE AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SPECIFICATIONS AS OUTLINED IN THE "ILLINOIS URBAN MANUAL".
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND FUNCTIONAL THROUGHOUT THE CONSTRUCTION PROJECT (MAINTENANCE AND/OR REPLACEMENT COST IN INCIDENTAL).
4. PERIMETER SILT FENCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CLEARING, OR GRADING OPERATIONS.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT COMPLIANCE WITH CONSTRUCTION SEQUENCE (SEE SCHEDULE).
6. ALL STORM WATER RUNOFF SHALL BE DIVERTED INTO SEDIMENT BASINS AND/OR DRAINAGE DITCHES WHICH SHALL BE CONSTRUCTED AT THE ONSET OF GRADING OPERATIONS. ALL SITE RUNOFF SHALL BE ROUTED THROUGH SAID TRAPS AND SILTATION CONTROL DEVICES PRIOR TO DISCHARGE DOWNSTREAM/OFFSITE.
7. DISTURBED AREAS SHALL BE STABILIZED VIA SEEDING WITHIN SEVEN (7) DAYS OF COMPLETION OF DISTURBANCE UNLESS THE DISTURBANCE WILL COMMENCE AGAIN WITHIN FOURTEEN (14) DAYS. THE TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 64 LB/AC.
8. TOPSOIL STOCKPILES SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS AND SHALL BE SEEDED WITHIN THREE (3) DAYS OF COMPLETION AND SURROUNDED WITH SILT FENCE FOR EROSION CONTROL.
9. INLET PROTECTION FILTER BASKETS SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. ALL DEWATERING OPERATIONS SHALL BE DISCHARGED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DISCHARGE DIRECTLY INTO FIELD TILE OR STORM SEWER IS PROHIBITED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING EQUIPMENT SPECIFICALLY DESIGNED FOR THAT PURPOSE.
12. GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN OPERATING CONDITION THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT AND DEBRIS FROM BEING TRACKED ONTO PUBLIC ROADWAYS. SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED ON A DAILY BASIS.
13. LOOSE MATERIAL DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE DITCH SHALL BE REMOVED ON A DAILY BASIS.
14. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES OR GREATER (OR THE EQUIVALENT SNOWFALL). REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE IMMEDIATE.
15. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
16. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED.
17. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT CONTROL MEASURE, SEDIMENT TRAP, OR SEDIMENT BASIN EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
18. THE APPLICANT SHALL PROVIDE ADEQUATE RECEPTACLES FOR DEPOSITION OF ALL CONSTRUCTION DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE, OR PERMIT, THE DUMPING, DEPOSITION, DROPPING, THROWING, BLOWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL, POND, LAKE, WETLAND, BUFFER, OR WATERS OF DUPAGE COUNTY. THE APPLICANT SHALL MAINTAIN THE DEVELOPMENT SITE FREE OF UNCONTROLLED CONSTRUCTION DEBRIS. CONSTRUCTION SITE OPERATORS SHALL IMPLEMENT APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL, AND CONTROL WASTE SUCH AS, DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

SOIL EROSION CONTROL CONSTRUCTION SCHEDULE

1. INSTALL SEDIMENT CONTROL MEASURES
   STABILIZED CONSTRUCTION ENTRANCE IF REQUIRED
   BARRIER FILTERS AS DIRECTED
2. DEMOLITION WORK AS INDICATED ON PLAN
3. REMOVE EXISTING VEGETATION AS REQUIRED
4. GRADE SITE/STOCKPILE TOPSOIL ——— THESE ITEMS ARE TO BE COMPLETED CONCURRENTLY
   BERM AROUND STOCKPILE
5. INSTALL STORM WATER MANAGEMENT MEASURES
   INSTALL PIPE
   BARRIER FILTER AROUND INLETS (STRAW)
6. TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES
7. SITE CONSTRUCTION WORK
   UTILITIES
   CURB & GUTTER
   PAVING
8. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS
   RESPREAD TOPSOIL
   SEEDING
   SODDING
9. INSTALL PERMANENT LANDSCAPING
10. PERFORM CONTINUING MAINTENANCE

INSPECTION SCHEDULE

1. DIVERSION AND STRUCTURAL MEASURES – WILL BE INSPECTED AT 7 DAY INTERVALS AND AFTER EVERY 1/2" RAIN OR RANDOM PROCEDURE THEREAFTER.
2. SEDIMENT BASINS AND PONDS – WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.
3. VEGETATIVE PLANTINGS – SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
4. REPAIRS – ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 15 DAYS. OR EARLIER IF POSSIBLE BASE ON FIELD CONDITIONS.
5. MOWING – DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNATED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
6. FERTILIZATION – SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED IF NECESSARY.

SOIL EROSION CONTROL SCHEDULES

DRAWN BY | REVISIONS | DATE

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McGRATH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN

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PROJECT NO. 49704919
DATE 01/15/21
SCALE 1"=40'
PROJ. MGR. RWG
PROJ. ASSOC. NEK
DRAWN BY AVS

January 14, 2021 2:27:55 p.m. AcadVer:22.0s (LMS Tech)
Drawing: S:\49704919 – MCGRATH HONDA @ PHEASANT RUN\300_ENGINEERING\310_CADD\FINAL\497_BASE.DWG

EROSION CONTROL BLANKET:

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

INLET PROTECTION:

STANDARD	DESCRIPTION
IL-555	EXCAVATED DRAIN
IL-560	FABRIC DROP
IL-562	SOD FILTER
IUM-561C	FILTER BAG
IUM-561D	SEDIMENT BAG/FILTER

END SECTION (INLET PROTECTION):

STANDARD	DESCRIPTION
IL-509SF	CULVERT (INLET PROTECTION - SILT FENCE
IL-509ST	CULVERT (INLET PROTECTION - STONE

DITCH CHECK:

STANDARD	DESCRIPTION
IUM-514PC	PLASTIC PERMEABLE
IUM-514RC	ROLLED EROSION CONTROL
IUM-514SC	SYNTHETIC POROUS CONTROL
IUM-514UF	URETHANE FOAM GEOTEXTILES
IUM-514VC	VEGETATED EROSION CONTROL
IL-605CA	ROCK CHECK DAM - COARSE AGGREGATE
IL-605R	ROCK CHECK DAM - RIPRAP

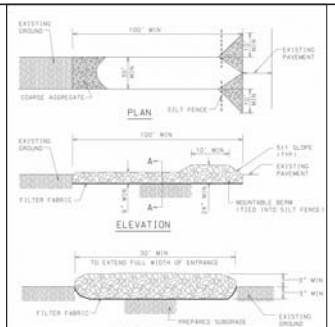
SILT FENCE:

STANDARD	DESCRIPTION
IUM-620A	SILT FENCE
IUM-620AW	SILT FENCE WITH WIRE SUPPORT
IUM-620BW	SILT FENCE SPLICING

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

DATE: 4-2-13

EROSION CONTROL

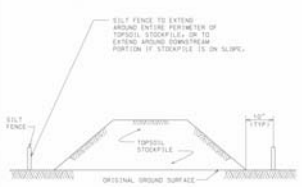


NOTES:
1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1(CRUSHED AGGREGATE
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY THE CITY.

NOT TO SCALE

STABILIZED CONSTRUCTION ENTRANCE DETAIL

DATE: 3-31-08



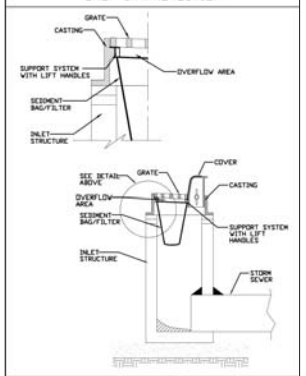
NOTES:
1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE CITY.

NOT TO SCALE

TEMPORARY TOPSOIL STOCKPILE DETAIL

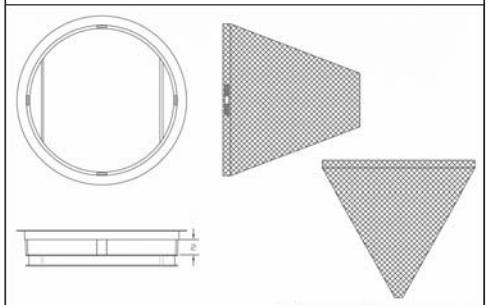
DATE: 3-31-08

INLET PROTECTION - PAVED AREAS
DROP-IN PROTECTION



REFERENCE
Project
Designed Date
Checked Date
Approved Date

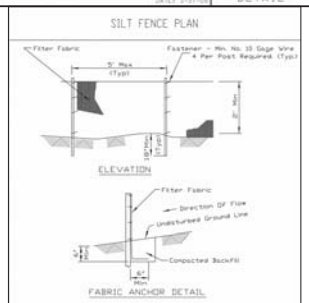
STANDARD DWG. NO. IUM-561D
SHEET 1 OF 1
DATE 06-01-10



GENERAL NOTES:
FRAME: Top flange fabricated from 1¾"x1¾"x⅛" angle. Base rim fabricated from 1¾"x1¾"x⅛" channel. Handles and suspension brackets fabricated from 1¾"x⅛" flat stock. All steel conforming to ASTM-A36.
SEDIMENT BAG: Bag fabricated from 4 oz./sq.yd. non-woven polypropylene geotextile reinforced with polyester mesh. Bag secured to base rim with a stainless steel band and lock.

DATE	REVISIONS	
01-11-02	Original	Typical Round Catch-All
		Marathon Materials, Inc.

SILT FENCE PLAN

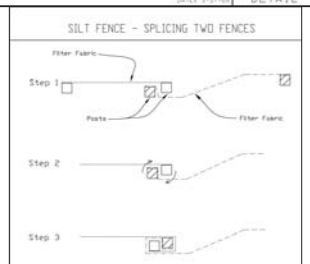


NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2. Class 1 with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-620A
SHEET 1 OF 2
DATE 3-26-08

SILT FENCE - SPLICING TWO FENCES

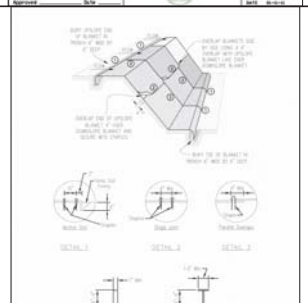


ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accomodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

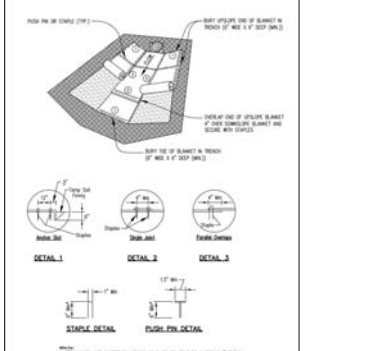
REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-620BW
SHEET 1 OF 1
DATE 3-26-2012



EROSION CONTROL BLANKET INSTALLATION DETAILS

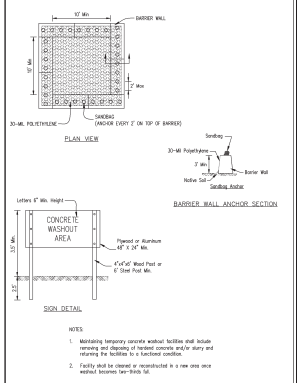
EROSION CONTROL BLANKET - TURF REINFORCEMENT MAT (TRM)



NOTE:
1. For sandy soil conditions, shape or push pin shall be a minimum 8 inches.

REFERENCE
Project
Designed Date
Checked Date
Approved Date

STANDARD DWG. NO. IUM-531
SHEET 1 OF 1
DATE 04-02-12



NOTES
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

REVISIONS	DATE	DRAWN BY

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

Project
Date: 1.15.2021
Scale: N/A
Drawn: AVS
Approved

Practice	Accessibility (Installation and maintenance)				Inspection (Inspector designation by Permittee)							Testing							Maintenance
	Adjacent to Paved Roadway	Adjacent to Occupied Building	Adjacent to Occupied Residence	Adjacent to Other Occupied Structure	Prior to Land Disturbance	Weekly	After Significant Rainfall	Daily During Prolonged Rainfall	Prior to Anticipated Rainfall	Prior to Concrete Pour	Prior to Paving	Concrete Washout	Sediment Control	Stabilized Construction Entrance	Inlet Protection	Erosion Control Blanket	Turf Reinforcement Mat	Other	
Earthwork																			
Double Staked			x		x			x										x	Maintain diagonal support.
Fence Posts			x			x		x											Remove posts, pickets, and wire when fence is no longer needed. Repair damaged posts.
Wire-Reinforced Coated Fabric	x		x					x				x							Remove fence when fabric reaches 50% of its effective life. Remove fence when it is no longer needed.
Maintenance Inspections			x			x		x										x	Repair damaged fence. Remove sediment when it reaches 25% of fence height.
Stabilized Construction Entrance	x									x									
Sediment Retaining Structure Is Working	x						x	x				x							
Proper Maintenance Performed	x					x						x						x	Remove stones and soil accumulation.
Sediment Accumulation	x											x							
Silt Accumulation Reduces Capacity	x							x				x							Clean sediment in trapping every 2-10 years, when pipe gets dirty.
Sediment Trap Is Functional			x					x										x	Remove soil accumulation.
Trash Accumulation		x			x			x						x					Remove trash and debris.
Stabilized Outlet		x				x								x					Remove soil, mulch, trash, and debris. Repair damaged outlet structure.
Water Inside Trap								x						x					Remove water, mulch, sediment, and debris.
Structural Practice																			
Inlet Protection	x				x							x							Replace or clean aggregate, remove sediment.
Inlet Protection - Gravel Bags	x				x		x					x							Replace damaged bags and clean inlet.
Inlet Protection - Fabric Drop	x				x		x					x							Replace damaged fabric and clean inlet.
Inlet Protection - Block Sediment Trap	x				x	x						x							Remove sediment when it has accumulated to 1/2 height. Repair or replace damaged block.
Inlet Protection - Sediment Basin	x				x							x							Remove sediment when it has accumulated to 1/2 height. Repair or replace damaged basin.
Temporary Sediment Trap	x				x		x					x							Remove sediment when it has accumulated to 1/2 height. Repair or replace damaged trap.
Temporary Stone Dam					x		x					x							Remove sediment when it has accumulated to 1/2 of maximum depth. Remove sediment when it reaches 25% of fence height. Remove accumulated sediment and debris.
Temporary Silt Fence					x							x							Remove sediment when it has accumulated to 1/2 of maximum depth. Remove sediment when it reaches 25% of fence height.
Temporary Swale	x				x							x							Remove sediment and trash and repair damaged lining.
Rockfill Protection	x				x							x							Remove sediment, remove displaced stones.
Rockfill Protection - Filter Fabric	x				x									x					Remove sediment, remove displaced stones. Replace 5' of fabric.
Inlet Protection - Fabric					x									x					Remove sediment, replace, replace 5' of fabric.
Inlet Protection - Block Sediment Trap					x									x					Remove sediment, remove displaced blocks.
Inlet Protection - Inlet Sediment Trap					x									x					Remove sediment, remove displaced stones. Remove sediment when it has accumulated to 1/2 height. Repair damaged trap.
Turbidity Curtain	x				x					x				x					Remove sediment, remove damaged curtain. Remove floating debris.
Temporary Silt Dike	x				x							x							Remove sediment, remove aggregate, remove displaced stone. Remove sediment when it has accumulated to 1/2 dike height.
Other Practice																			
Soil Compaction	x				x							x		x		x		x	Remove compaction by tilling.
Topsoil Stockpile	x				x														Remove stockpiled soil material.
Temporary Construction Entrance	x				x							x		x					Add new aggregate as needed.
Trash Wash Area	x							x				x							Remove trash and debris, remove soil.
Tree Protection	x							x				x							Remove trash and debris, remove soil. Remove damaged tree protection.
Concrete Wash out Pit		x						x										x	Remove hardened concrete.
Temporary Stone Entrance	x				x							x							Replenish stone as needed.
Stabilized Construction Entrance	x				x							x							Remove mud and soil, remove stone.
Tire Wash Operation	x				x							x							Add aggregate as needed. Remove tire wash when wash water

Inspection Notes:
D1-during grade
D2-when established
D3-during work with the soil
D4-during fall year

X3-seasonally
X4-2 times per year
X5-every 7 days during construction
X6-weekly, and after rain events
X7-2 times a month
X8-2 times a month

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McGRATH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS
SESC DETAILS AND SCHEDULES

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PROJECT NO. 49704919
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PROJ. MGR. RBG
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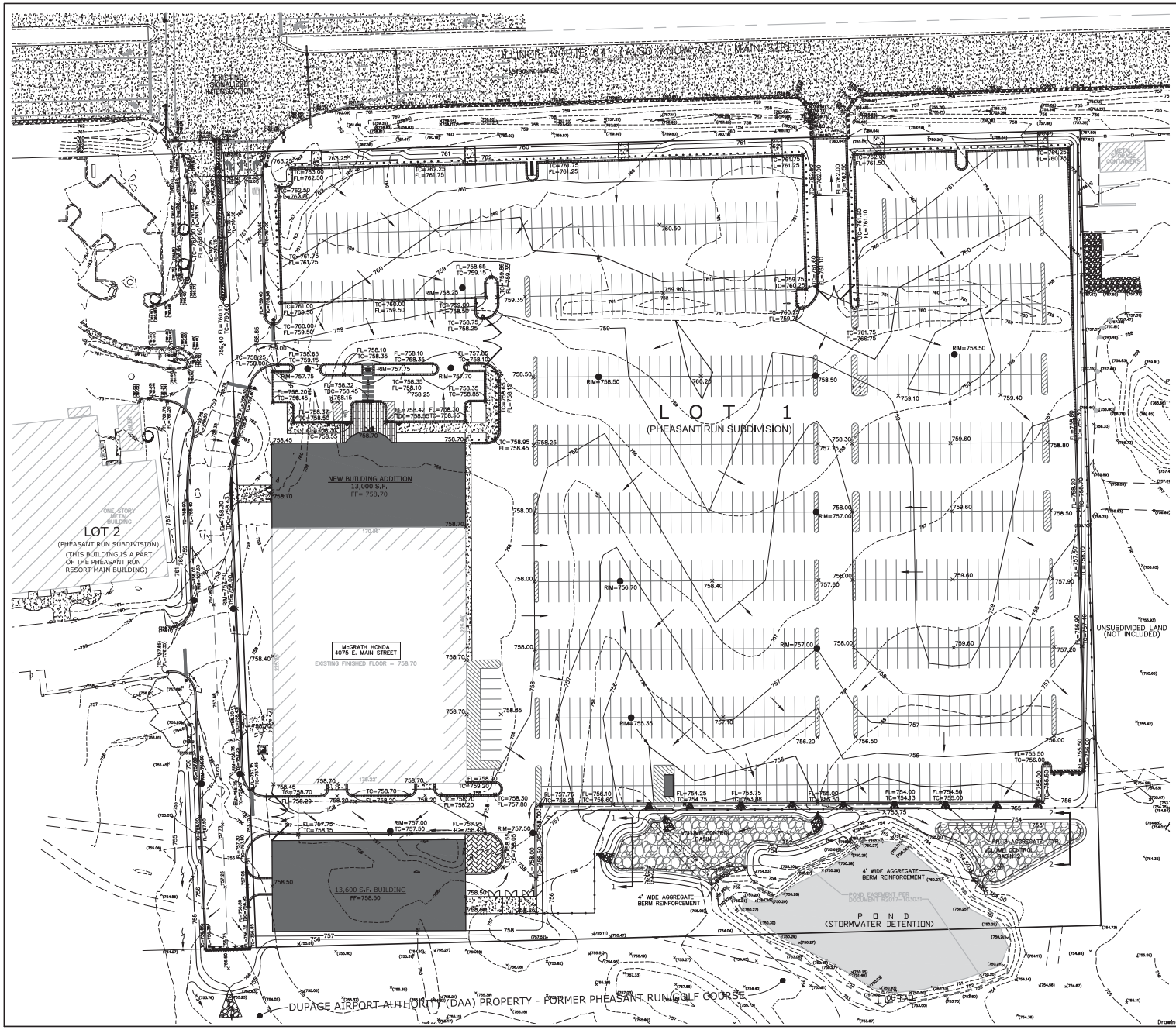
DRAWN BY AVS

SHEET
6 OF 14



GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

PLAN ABBREVIATION LEGEND
(IN ADDITION TO TITLE SHEET)

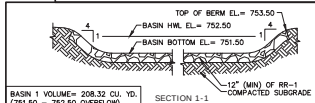
P = PAVEMENT
R = RIM (OR RADIUS)
TC = TOP OF CURB
SW = WALK (OR TOP OF WALK)
FF = FINISHED FLOOR
EP = EDGE OF PAVEMENT
FL = FLOW LINE
TW = TOP OF WALL ELEV
BW = BOTTOM OF WALL (GRADE) ELEV
TDC = TOP OF DEPRESSED CURB

GRADING LEGEND

	EXISTING	PROPOSED
CONCRETE HEADWALL		
PRECAST FLARED END SECTION		
STORM DRAINAGE STRUCTURE		
RETAINING WALL		
CONTOUR	758	758
5' CONTOUR	760	760
SPOT ELEVATION	x(750.00)	x750.00
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		

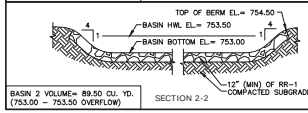
GRADING NOTES:

1. PAVEMENT SLOPES WITHIN HANDICAP ACCESSIBLE PARKING AREAS SHALL NOT EXCEED 2.00% IN ANY DIRECTION.
2. HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A CROSS SLOPE NOT TO EXCEED 2.00%
3. UNLESS SPECIFICALLY INDICATED OTHERWISE, EXISTING GRADES ARE TO BE MET AT PROJECT PERIMETER PROPERTY LINES.
4. THE CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLANS AND DETAILS (AND SWPPP DOCUMENTS IF APPLICABLE) FOR THE INSTALLATION OF EROSION CONTROL MEASURES PRIOR TO BEGINNING GRADING OPERATIONS.
5. UNLESS OTHERWISE NOTED, SPOT ELEVATIONS AND PROPOSED CONTOURS REFLECT THE FINISHED PAVEMENT SURFACE GRADE, TOP OF CURB GRADE, OR FINISHED GROUND ELEVATION AS APPLICABLE.
6. RIM GRADES FOR DRAINAGE STRUCTURES REFLECT THE FLOW LINE ELEVATION OF THE GUTTER, PAVEMENT OR DRAINAGE SWALE (AS APPLICABLE).
7. WHEREVER THE DESIGN FOR SURFACE FLOW OF DRAINAGE IS DIRECTED AWAY FROM A CURB, THE CONTRACTOR SHALL INSTALL REVERSE GUTTER PITCH.
8. CONTRACTOR TO REFER TO THE LANDSCAPE PLANS TO DETERMINE TOPSOIL REPLACEMENT DEPTH IN ALL DISTURBED GREENSPACE AREAS.



BASIN 1 VOLUME= 208.32 CU. YD.
(751.50 – 752.50 OVERFLOW)

SECTION 1-1



BASIN 2 VOLUME= 89.50 CU. YD.
(753.00 – 753.50 OVERFLOW)

SECTION 2-2

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PROJECT NO. 49704919
DATE 01/15/21
SCALE 1"=40'
PROJ. MGR. RWG
PROJ. ASSOC. NEK
DRAWN BY AVS

SHEET
7 OF 14

January 14, 2021 2:28:11 p.m. AcadVer:22.0s (LMS Tech)
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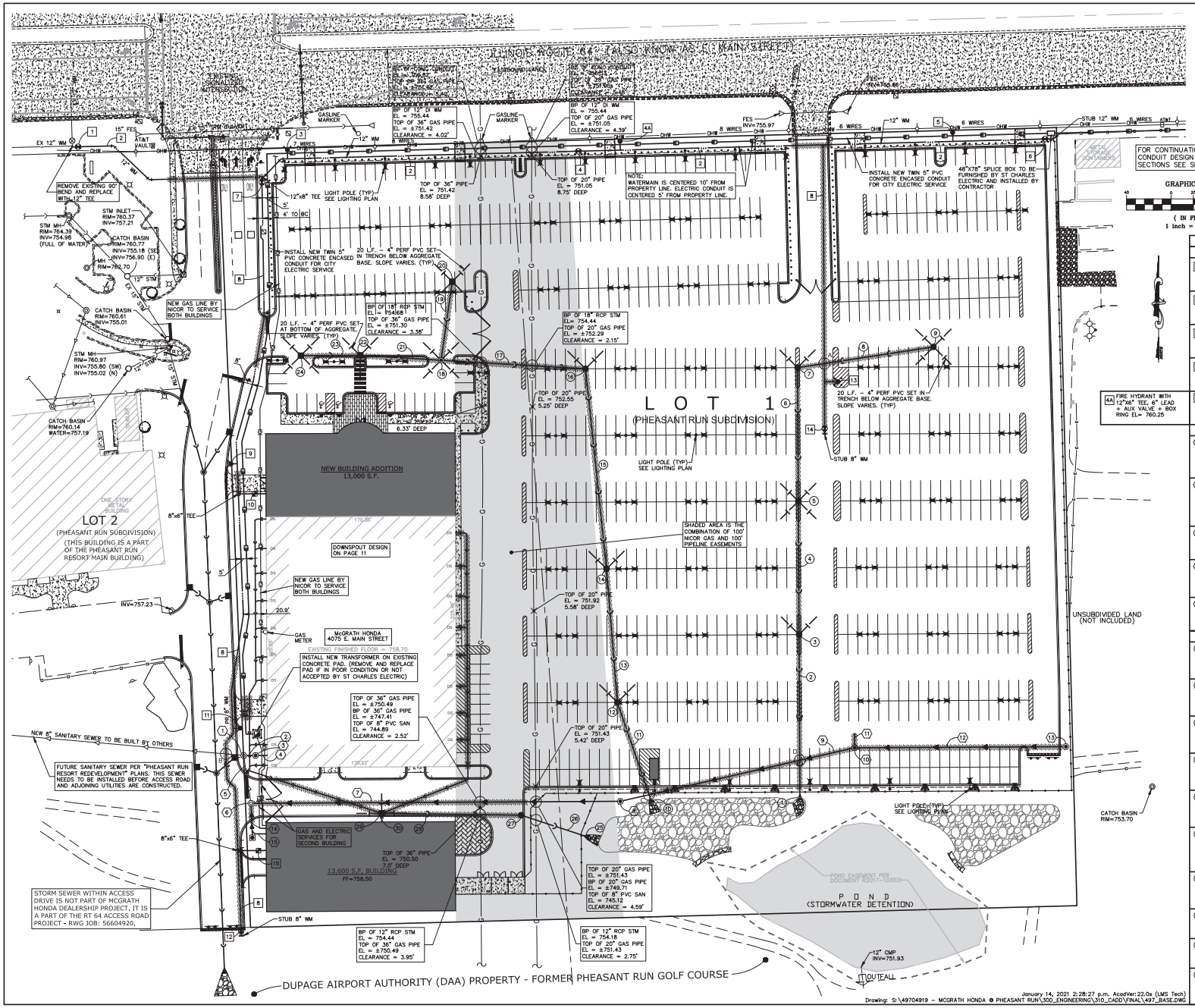

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(2)	SANITARY STRUCTURE NUMBER
(11)	STORM STRUCTURE NUMBER
(5)	WATERMAIN STRUCTURE NUMBER

STORM SEWER DRAINAGE STRUCTURE LEGEND

EXISTING	PROPOSED	
☐	■	STORM INLET – OPEN GRATE
○	●	STORM CATCH BASIN – OPEN GRATE
◎	◉	STORM MANHOLE – CLOSED LID (TYP)

UTILITY CROSSING SCHEDULE

CROSSING	SIZE (IN.)	MATERIAL	UTILITY	BOTTOM OF PIPE	TOP OF PIPE	CLEARANCE
A	18	RCP	STM	754.85		1.50' MIN DEPRESS WM
	8	DI	WM		753.35	
B	8	DI	WM	750.67		7.44'
	8	PVC	SAN		743.23	
C	24	RCP	STM	751.45		6.14'
	8	PVC	SAN		745.31	
D	24	RCP	STM	751.18		5.24'
	8	PVC	SAN		745.94	

PROPOSED UTILITY SCHEDULE

WATERMAIN

1 12" VALVE IN 60" DIA VAULT RIM= 763.50	2 12" DUCTILE IRON WATERMAIN CL 52 WITH POLYETHYLENE WRAP AND MEGALUG JOINTS (OR APPROVED EQUAL)	3 FIRE HYDRANT WITH 12"X6" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 763.50
4 12" VALVE IN 60" DIA VAULT RIM= 762.10	5 FIRE HYDRANT WITH 12"X6" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 759.00	6 12" VALVE IN 60" DIA VAULT RIM= 760.50
7 8" VALVE IN 48" DIA VAULT RIM= 762.75	8 8" DUCTILE IRON WATERMAIN CL 52 WITH POLYETHYLENE WRAP AND MEGALUG JOINTS (OR APPROVED EQUAL)	9 FIRE HYDRANT WITH 8"X6" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 758.85
10 6" VALVE IN BOX RIM= 758.60	11 FIRE HYDRANT WITH 8"X6" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 758.50	12 8" VALVE IN 48" DIA VAULT RIM= 753.75
4A FIRE HYDRANT WITH 12"X6" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 760.25	13 FIRE HYDRANT WITH 8"X6" TEE, 6" LEAD + AUX VALVE + BOX RING EL= 759.00 INSTALL 4 BOLLARDS	14 8" VALVE IN 48" DIA VAULT RIM= 758.23
		15 6" VALVE IN BOX RIM= 758.00

SANITARY SEWER

1 EX. SAN MH RIM= ±757.50 EXTERNAL DROP CONNECTION INV= 750.95 (6" E) INV= 742.58 (8" W,SE)	2 10 L.F. – 6" PVC SAN @ 5.00%	3 SAN MH TYPE A (48" DIA) RIM= 758.00 INV= 753.20 (6" E) INV= 751.45 (6" W)
4 10 L.F. – 6" PVC SAN @ 5.00% INV@BLDG=753.70	5 43 L.F. – 8" PVC SAN @ 0.45% (EXISTING)	6 EX. SAN MH RIM= ±757.65 EXTERNAL DROP CONNECTION FOR 6" PIPE INV= 751.35 (6" S) INV= 743.02 (8" E) INV= 742.77 (8" NW)
7 322 L.F. – 8" PVC SAN @ 0.45%	8 SAN MH TYPE A (48" DIA) RIM= 755.25 INV= 744.50 (8" W,NE)	9 216 L.F. – 8" PVC SAN @ 0.45%
10 SAN MH TYPE A (48" DIA) RIM= 755.50 INV= 747.00 (6" N) INV= 745.25 (8" SW,E)	11 10 L.F. – 6" PVC SAN @ 1.00% PLUG END – INV= 747.10 (STUB FOR FUTURE CONNECTION)	12 184 L.F. – 8" PVC SAN @ 0.45%
13 SAN MH TYPE A (48" DIA) RIM= 755.20 INV= 746.08 (8" W)	14 30 L.F. – 6" PVC SAN @ 5.00% W/CLEANOUT RIM= 757.90	15 13 L.F. – 6" PVC SAN @ 5.00% INV@BLDG= 753.50 INV@WYE= 752.85

STORM SEWER

1 24" STORM F.E.S. WITH GRATING INV= 751.25	2 148 L.F. – 24" RCP CL IV @ 0.50%	3 STORM C.B. TYPE B (48" DIA) RIM= 757.00 INV= 753.51 (24" N) INV= 752.00 (24" S)
4 120 L.F. – 24" RCP CL IV @ 0.50%	5 STORM C.B. TYPE B (48" DIA) 2580–C GRATE RIM= 757.00 INV= 754.11 (24" N,S)	6 120 L.F. – 18" RCP CL IV @ 0.70%
7 STORM C.B. TYPE B (48" DIA) RIM= 758.50 INV= 754.95 (18" E,S)	8 123 L.F. – 18" RCP CL IV W/ASTM C361 JOINTS @ 0.45%	9 STORM C.B. TYPE B (48" DIA) 2580–C GRATE RIM= 758.50 INV= 755.50 (18" W)
10 24" STORM F.E.S. WITH GRATING INV= 751.67	11 96 L.F. – 24" RCP CL IV @ 0.40%	12 STORM C.B. TYPE B (48" DIA) 2580–C GRATE RIM= 755.35 INV= 752.05 (24" N,S)
13 120 L.F. – 24" RCP CL IV @ 1.00%	14 STORM C.B. TYPE B (48" DIA) 2580–C GRATE RIM= 756.70 RIM= 753.25 (24" N,S)	15 180 L.F. – 24" RCP CL IV @ 0.40%
16 STORM C.B. TYPE B (48" DIA) 2580–C GRATE RIM= 758.50 INV= 754.37 (18" W) INV= 753.97 (24" S)	17 130 L.F. – 18" RCP CL IV @ 0.60%	18 STORM M.H. (OPEN LID) TYPE B (30" DIA) RIM= 757.70 INV= 755.27 (15" N) INV= 755.15 (12" W) INV= 755.15 (18" E)
19 70 L.F. – 15" RCP CL IV @ 0.40%	20 STORM C.B. TYPE B (48" DIA) 2580–C GRATE RIM= 758.25 INV= 755.55 (15" S)	21 72 L.F. – 12" RCP CL IV @ 0.50%
22 STORM INLET TYPE A (24" DIA) RIM= 757.75 INV= 755.52 (12" E,W)	23 53 L.F. – 12" RCP CL IV @ 0.44%	24 STORM INLET TYPE A (24" DIA) RIM= 757.75 INV= 755.75 (12" E)
25 12" STORM F.E.S. WITH GRATING INV= 754.15	26 64 L.F. – 12" RCP CL IV @ 0.44%	27 STORM C.B. TYPE B (48" DIA) RIM= 757.50 INV= 754.45 (12" W,SE)
28 125 L.F. – 12" RCP CL IV @ 0.44%	29 STORM INLET TYPE A (24" DIA) RIM= 757.00 INV= 755.00 (8" NW,NE) INV= 755.00 (12" S)	30 6 L.F. – 12" RCP CL IV @ 0.44% INV@BLDG= 755.05

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PROJECT NO. 49704919
DATE 01/15/21
SCALE 1"=40'
PROJ. MGR. RWG
PROJ. ASSOC. NEK
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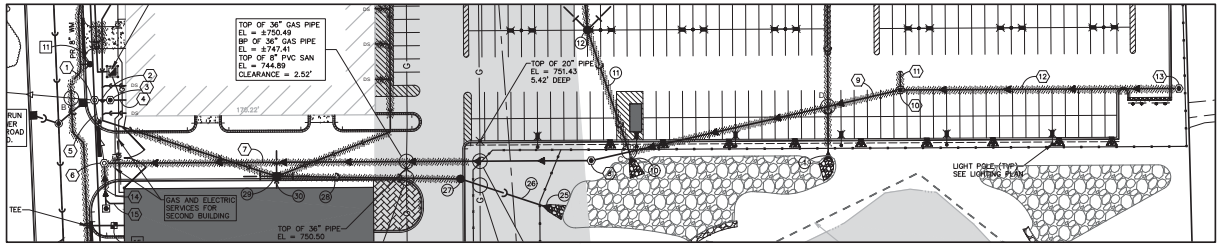
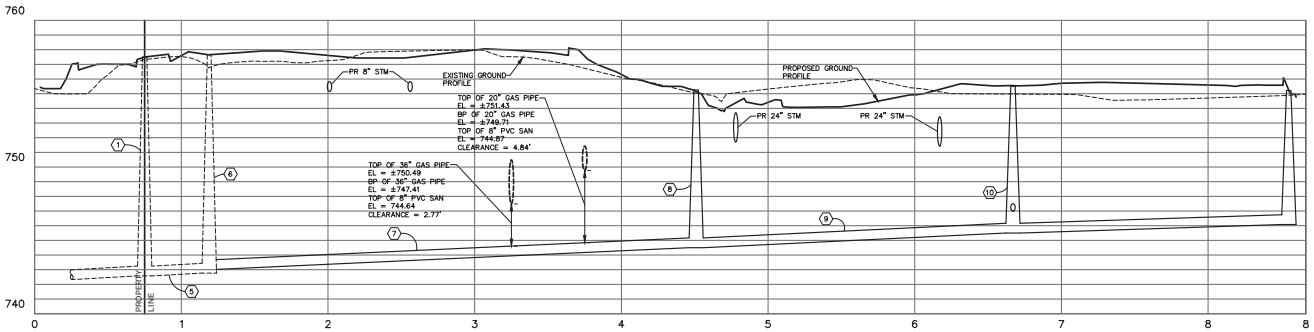


UTILITY NOTES:

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



SANITARY SEWER PROFILE
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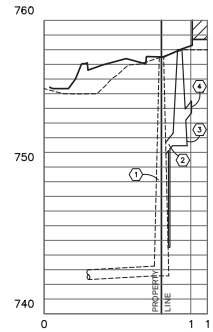

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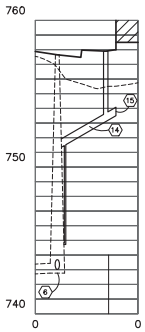

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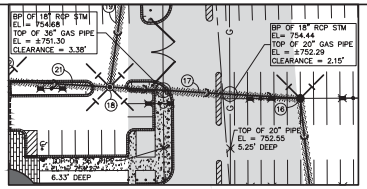
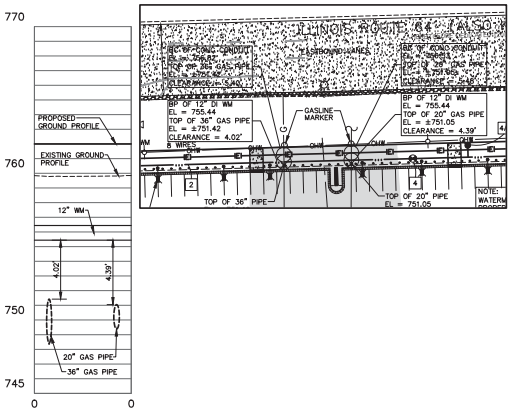
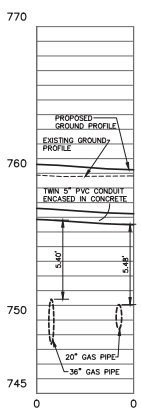




WATERMAIN CROSSING



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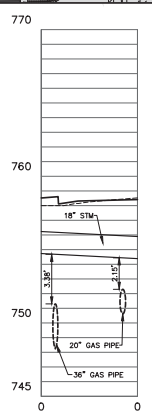
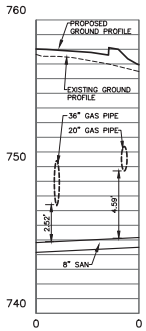


STORM SEWER CROSSING



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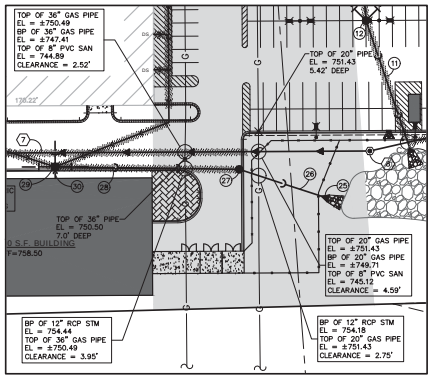

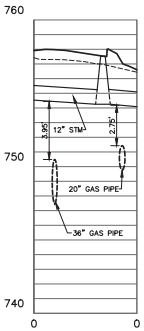

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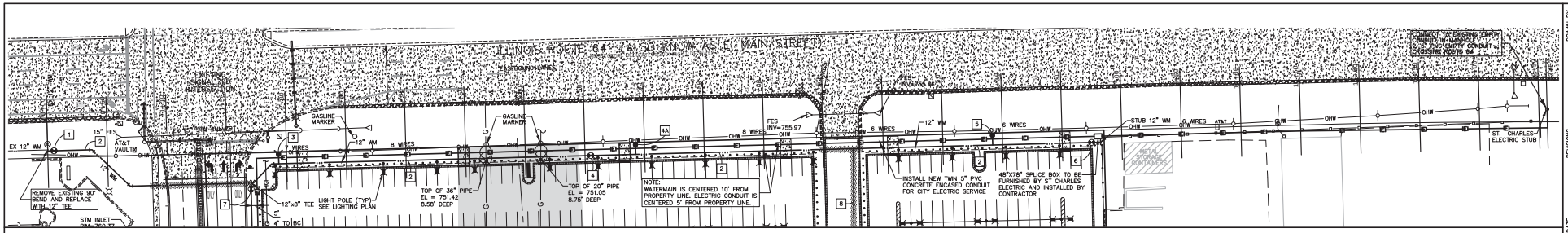

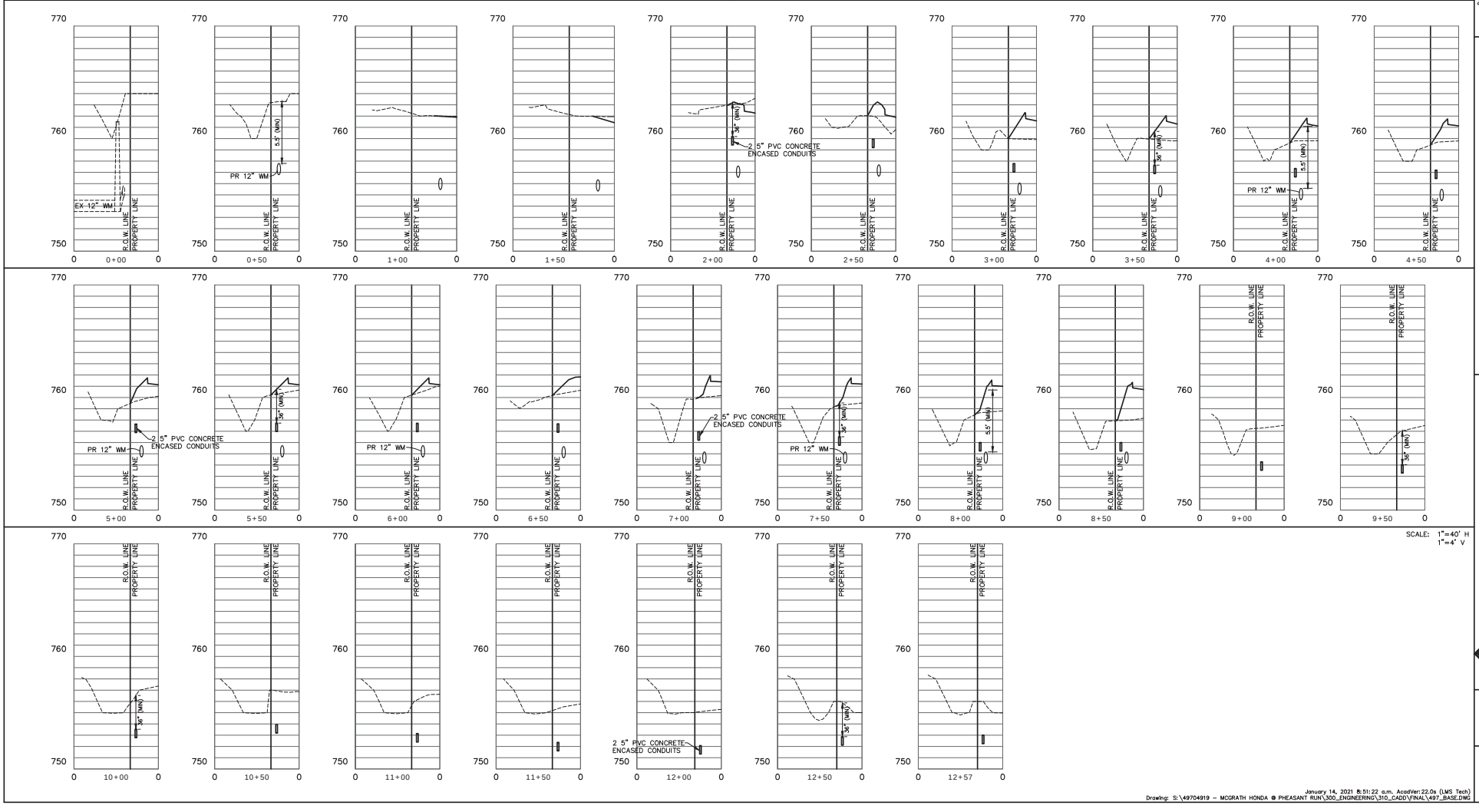

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DATE 01/15/21
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PROJ. ASSOC. NEK
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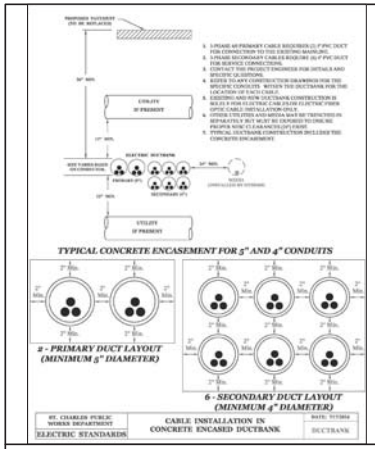
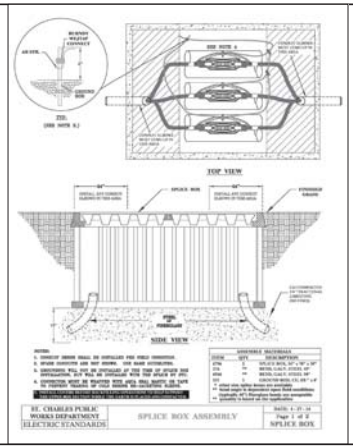
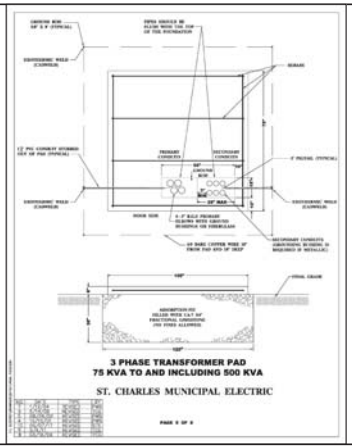
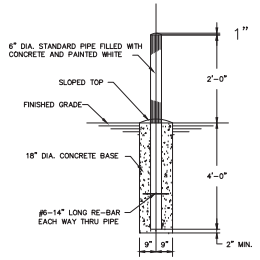
SHEET
10 OF 14

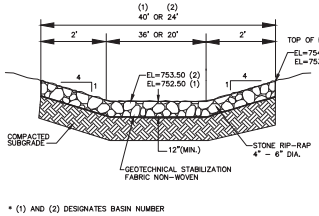




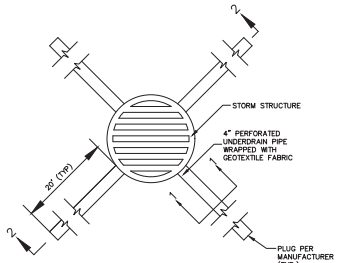


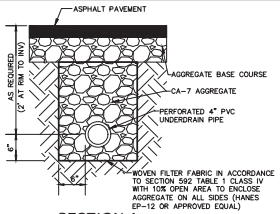


PERIMETER SECURITY BOLLARD

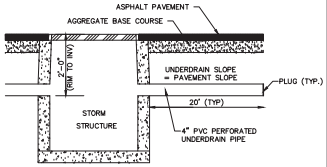


VOLUME CONTROL
OVERFLOW PROTECTION



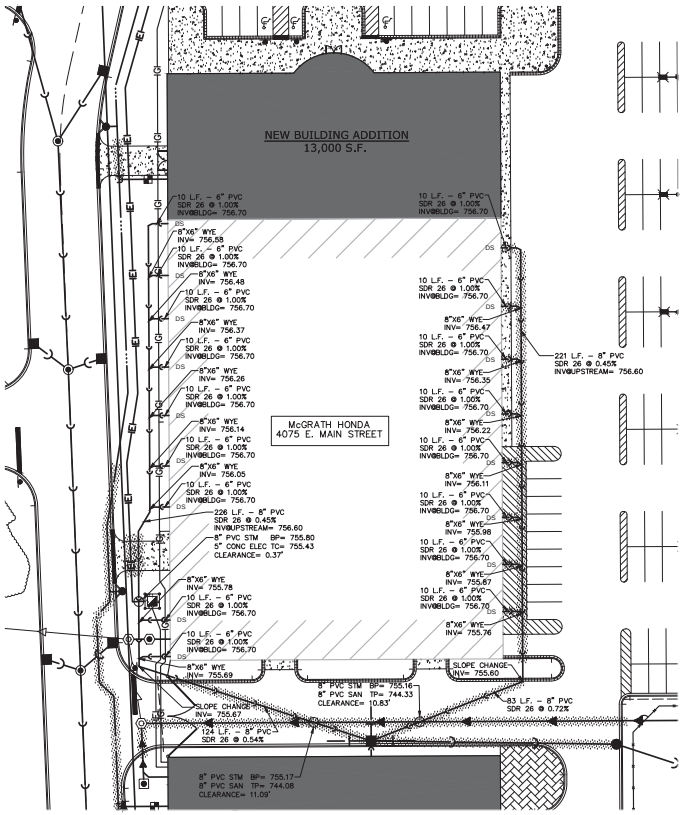


SECTION 1



SECTION 2

PERF PVC PAVEMENT UNDERDRAIN DETAIL
(TO BE USED AT ALL PAV'T DRAINAGE STRUCTURES)



SCALE 1"=30'

DOWNSPOUT ROUTING DETAIL

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DRAWN BY
REVISIONS
DATE

McGRATH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS
MISCELLANEOUS DETAILS

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PROJECT NO. 49704919
DATE 01/15/21
SCALE N/A
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PROJ. ASSOC. NEK
DRAWN BY AVS

SHEET
11 OF 14

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RWG ENGINEERING, LLC
PROJECT SPECIFICATIONS

GENERAL CONDITIONS

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

USE OF IMPROVEMENT PLANS
No Improvement Plans shall be used for construction unless specifically marked "For Construction." Prior to commencement of construction, the contractor shall verify all dimensions and conditions affecting their work with the actual conditions at the job site. If there are discrepancies from what is shown on the construction plans, the contractor shall immediately report same to the engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications, and/or special details, the contractor shall secure written instructions from the engineer prior to proceeding with any part of the work impacted by omissions or discrepancies. Failing to secure such instruction, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question with respect to the true meaning of the construction plans or specifications, the decision of the engineer shall be final and conclusive.

WORKMANSHIP GUARANTEE
All work performed under this contract shall be guaranteed against all defects in material and workmanship of whatever nature by the contractor and his surety for a period of one year from the date of final acceptance of the work by the applicable governmental agencies and the owner.

HIGHWAY/ROADWAY CONSTRUCTION PERMITS
The contractor shall be responsible for obtaining all required permits for construction along or across existing streets or highways, including the use and access to existing streets. The contractor shall make arrangements for proper bracing, shoring, and other required protection of all roadways before construction begins. The contractor shall be responsible for any damage to streets or roadways and associated structures, and shall make repairs as necessary to the satisfaction of the engineer and applicable governmental agency.

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

PROJECT IMPROVEMENTS AND QUANTITIES
The contractor shall review the construction documents and determine all required improvements and verify all quantities as may be provided by the engineer or owner for bidding purposes, and report any discrepancies to the engineer. The contract price submitted by the contractor shall be considered as lump sum for the completed project unless there is a plan revision or written change to the scope of work.

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

MAINTENANCE OF SITE DRAINAGE
During construction operations any loose material that is deposited in the flow line of gutters, drainage structures, ditches, etc. and obstructs the natural drainage flow line shall be removed at the close of each working day by the responsible party. The contractor shall insure positive site drainage at the close of each work day. Drainage may be achieved by ditching, pumping, or any other acceptable method. Failure to provide positive drainage will preclude any possible added compensation requested due to delays or unsuitable materials created as a result thereafter. At the conclusion of construction operations all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.

TRAFFIC CONTROL
The contractor is responsible for the installation and maintenance of adequate signage, traffic control, and warning devices to inform and protect the public during all phases of construction. All barricades and warning signs shall be provided in accordance with the IDOT Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations are performed, or as designated by the engineer or applicable governmental agency. Traffic control items shall be in accordance with the IDOT "Manual on Uniform Traffic Control Devices."

PAVEMENT REMOVAL/REPLACEMENT
Existing permanent type pavement or other permanent improvements which abut or otherwise interfere with proposed improvements and must be removed shall be saw cut full depth prior to removal. Items so removed shall be replaced with similar construction materials to original condition or better. Payment for saw cutting shall be included in the removal cost and replacement will be paid under the respective item in the contract, unless otherwise indicated. Removed pavement, sidewalk, curb, etc. shall be disposed of by the contractor at his own expense at an offsite dump site.

TREE PROTECTION
Existing trees not scheduled for removal shall be protected from damage. Trimming and sealing shall be in accordance with IDOT Standard Specifications.

EXISTING SIGNAGE & MAIL BOXES
Existing signage and mail boxes that interfere with construction shall be removed, stored, and replaced/reset by the contractor in accordance with the IDOT Standard Specifications. Damage to these items shall be repaired/replaced by the contractor at his expense. Temporary mailbox facilities shall be provided as an incidental cost.

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

CONSTRUCTION DEBRIS CLEAN-UP
The contractor is responsible for removal and disposal of all excess material and debris resulting from his construction operations at no expense to the owner.

CONSTRUCTION RECORD
The contractor shall keep a set of approved construction plans on the jobsite, and shall maintain a legible record on said plans of field tile encountered, modifications/alterations to alignment/installation of proposed improvements, etc. Upon completion of the contractor's work, said record documents shall be provided to the engineer. Final payments shall not come due until this information is provided to the engineer.

SAFETY & CONSTRUCTION EXECUTION
The contractor shall comply with the rules and regulations of OSHA and appropriate authorities regarding jobsite safety provisions. The engineer and owner are not responsible for the construction means, methods, techniques, sequences or procedures, time for performance, programs, or for any safety precautions used by the contractor. The contractor is solely responsible for execution of his work in accordance with the contract documents.

PROJECT SPECIFICATIONS

I. SOIL EROSION AND SEDIMENT CONTROL

GENERAL STANDARDS
Unless specifically modified below, all soil erosion and sediment control work shall be done in accordance with NPDES General Permit No. ILR10 and the "Illinois Urban Manual." The contractor shall conform to all requirements of this general permit including maintenance and inspection of erosion control measures and filing applicable certifications and reports. A copy of the notification of coverage letter shall be posted at the site in a prominent place for public viewing. Any control measures in addition to those outlined in these plans which are deemed necessary by the owner, engineer, or applicable governmental agency shall be immediately implemented by the contractor. Maintenance and replacement of erosion control items shall be considered incidental.

SWPPP
A copy of the Stormwater Pollution Prevention Plan (SWPPP) shall be kept onsite with all supplemental material as required per NPDES General Permit No. ILR10. Construction operations shall conform to permit requirements.

SITE PREPARATION
Prior to clearing and grading, perimeter silt fence shall be installed, and onsite sediment control measures shall be constructed and functional per the soil erosion and sediment control plan. The contractor shall construct ditches, swales, sediment traps, and silt/stone control measures to divert surface waters prior to conveyance onto adjacent properties, routing surface flow to onsite treatment facilities.

STABILIZED CONSTRUCTION ENTRANCE
Temporary gravel construction entrances shall be installed and maintained to prevent sediment from being trucked offsite. Sediment reaching a public road shall be removed by shoveling or street sweeping at the end of each work day. Loose material deposited in the flow line of any gutter or drainage structure shall be removed at the end of each work day.

TOPSOIL STOCKPILES
Topsoil stockpiles shall be seeded within seven (7) calendar days of completion for erosion control, unless they will be distributed within fourteen (14) calendar days. Stockpiles shall be encompassed with a silt fence.

DUST CONTROL
Dust control shall be performed on a daily basis using water dispersed from a truck mounted tank with a standard discharge header for uniform application rate.

DE-WATERING
During de-watering operations water shall be pumped into sediment basins or silt traps. De-watering directly into field tile or stormwater structures is not permitted. Water pumped during construction operations shall be filtered.

STABILIZATION
Disturbed areas shall be stabilized by seeding within seven (7) days of completion of disturbance unless the area will be disturbed within fourteen (14) days. Temporary seed mixtures shall be applied at a rate of 64 lbs/acre.

SEDIMENT BASINS
When stormwater is routed through proposed detention basins to allow for settlement of suspended silt and debris, the basins shall be constructed at the start of the project. Basins shall be sufficiently over-excavated to provide appropriate volume for sediment collection.

INLET PROTECTION BASKETS
Inlet protection devices shall be installed in each onsite drainage structure and in offsite structures where so indicated.

DRAINAGE SYSTEM MAINTENANCE
All storm sewers, catch basins, sumps, and detention basins provided with this project shall be cleaned at construction completion and prior to final acceptance. Cleaning may also be required during construction if the traps are not functioning properly.

INSPECTIONS
The contractor shall inspect all erosion control measures at least once every seven (7) calendar days, and within 24 hours of a storm event of 0.5 inches or greater (or equivalent snowfall) and in accordance with NPDES guidelines. Necessary repairs or clean up to maintain the effectiveness of the control measures shall be done immediately.

CLEANUP
All erosion and sediment control measures shall be removed and disposed of in accordance with applicable governmental agency requirements within 30 days of final site stabilization.

II. EXCAVATION AND GRADING - (EARTHWORK)

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

SITE PREPARATIONS
Prior to onset of operations, the contractor shall become familiar with the soil erosion control specifications. The establishment of erosion control procedures and the placement of filter fencing, etc. to protect adjacent property shall occur before mass grading begins, and in accordance with the implementation schedule.

Tree protection fencing shall be placed around any trees designated to be preserved within the construction zone. Fencing shall be placed a circle centered around the tree, such that the entire drip zone (extent of furthest extended branches) shall be within the fence limits. The existing grade within the fenced area shall remain undisturbed.

DEMOLITION
Demolition of existing structures, pavements, curbs, flatwork, utilities, etc. shall be disposed of at an offsite dump site provided by the contractor. Onsite disposal will only be allowed if approved by the owner. Existing wells shall be closed and capped in accordance with the Illinois Water Well Construction Code, as published by the Department of Public Health. Existing septic tanks and grease traps shall have all liquids and solids removed by a licensed waste hauler prior to structure removal or filling by the contractor.

CLEARING AND GRUBBING
Unless noted for preservation, all vegetative growth including trees and tree stumps shall be removed from the construction area. Offsite disposal shall be assumed unless permitted otherwise by owner.

TOPSOIL REMOVAL
Topsoil shall be stripped from all roadway, driveway, parking area, right-of-way, building pad and other designated structural areas. Stockpiling of topsoil for respread shall be at locations as directed by the owner. Topsoil stockpiled for future use shall be free from large roots, sticks, weeds, brush, stones larger than one inch diameter, and other litter or waste products not conducive to plant growth. Failure to properly sequence stockpiling operations shall not constitute a claim for additional compensation. No material shall be stockpiled in front yards, drainage swales, flood routing areas, utility locations, utility easements or right-of-way.

UNSUITABLE MATERIAL
Unsuitable or undesirable material shall be removed from roadway, driveway, parking lot, building pad, and any other designated areas. Obviously soft underlying soil shall be removed from all structural improvement areas, areas to receive clay fill, and wherever else designated on the site. If underlying structural subgrade soils rut deeper than one inch under construction equipment or if the moisture content exceeds that needed for proper compaction, the soil shall be scarified, dried, and recompacted to the required specifications.

EXCAVATION AND EMBANKMENT
Upon completion of topsoil removal, the contractor shall perform excavation and embankment (fill) operations in accordance with the improvement plans.

Structural embankment material shall be placed in level uniform layers so that the compacted thickness is approximately six inches. Each layer shall be thoroughly mixed during spreading to insure uniformity.

Embankment material within roadway, driveway, parking areas, and other structural clay fill areas shall be compacted to a minimum of ninety percent (90%) of maximum density (modified proctor method), or to such other density as determined appropriate by the soils engineer. Embankment for building pads shall be compacted to a minimum of ninety percent (95%) of maximum density (modified proctor method), or to such other density as determined appropriate by the soils engineer.

Embankment material within non-structural fill areas (random fill) shall be compacted to a minimum of eighty-five percent (85%) of maximum density (modified proctor method), or to such other density as determined appropriate by the soils engineer.

All subgrades for proposed street and pavement areas shall be proof-rolled by the contractor and any unstable areas shall be removed and replaced as directed by the soils engineer.

BACKFILLING CURBS, PAVEMENT, ETC.
Curbs, pavements, sidewalks, etc. shall be backfilled by the contractor after installation in accordance with the improvement plans.

TOPSOIL RESPREAD
Except where otherwise noted, the contractor shall respread topsoil on all designated open space, parkway, landscape, and other non-structural areas. Refer to Landscape Plans for specific respread depths in disturbed areas.

EXCESS MATERIAL
Unless otherwise approved by the owner, the contractor shall remove from the site any excess or unsuitable earth material.

SEEDING
Upon completion of topsoil respread, the contractor shall install seed and fertilizer as indicated on these improvement plans or per owner provided landscape plans.

INSPECTION BY THE SOILS ENGINEER
The owner provided soils engineer shall closely supervise and inspect the grading operations, particularly during the removal of unsuitable material and the construction of embankments or building pads. All testing, inspection and supervision of embankment quality, unsuitable removal and replacement, and other soils related operations shall be entirely the responsibility of the soils engineer.

POND EXCAVATION INSPECTION
If included on the plans, a qualified soils engineer shall regularly inspect the excavation for any open water pond areas to insure they will be capable of maintaining design normal water levels. Gravel or sand seams or other conditions encountered which might tend to de-water these areas shall be remedied as directed by the soils engineer (liner, clay blanket, bentonite, etc.).

GRADING TOLERANCE
Building pad elevations, subgrades for pavement, driveways and sidewalks, and all yard/open space areas shall be completed within a tolerance of plus or minus 0.1 foot of design subgrade elevations.

UTILITY INSTALLATION PREPARATION
Prior to utility construction, proposed pavement areas, building pads, driveway and sidewalk areas, and yard/open space areas shall be rough graded to plus or minus one foot of design subgrade elevations.

NOTE REGARDING PLAN GRADES
Grade elevations shown on the improvement plans are finished grades. Pavement and/or topsoil respread thicknesses must be subtracted to determine subgrade elevations.

SITE DRAINAGE MAINTENANCE
Grading and site improvement construction shall not cause ponding of stormwater. All areas adjacent to improvements shall be graded to provide positive site drainage.

RIP RAP MATERIAL
Stone Rip-Rap material provided shall conform to IDOT specification criteria.

III. UNDERGROUND UTILITIES - UNIVERSAL

GENERAL STANDARDS
All sewer and water main improvements shall be constructed in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois," Latest Edition, and the applicable sections of the "Standard Specifications for Road and Bridge Construction in Illinois" as published by IDOT, Latest Edition, and the construction details and specifications of the applicable governmental agency.

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

GRADE PREPARATION
Rough grading to within one foot of finished subgrade shall be completed by the earthwork contractor prior to commencement of underground utility construction.

DE-WATERING
The contractor is responsible for dewatering any excavation for the installation of sewer or water systems. Dewatering will be considered incidental to the respective underground utility construction.

SHEETING AND BRACING
Any anticipated costs for sheeting and bracing shall be reflected in the contract amounts. Additional costs for sheeting and bracing will not be allowed.

SELECT GRANULAR BACKFILL
All utility trenches beneath existing or proposed pavement, driveways and sidewalks, and existing or proposed utilities (ie. crossings), and for a distance of two (2) feet either side of same (or more for deeper utilities as noted on the plans), and/or wherever else shown on the plans shall be backfilled with select granular material and firmly compacted in accordance with the construction standard details.

EXCESS TRENCH MATERIAL
The contractor shall spread excess excavated trench material adjacent to the trenches in an orderly fashion so as not to create a hazard or obstruction, and to maintain the site in a workable condition.

DISSIMILAR MATERIALS/PIPE CONNECTIONS
"Band-Seal" or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connection to an existing sewer main by means other than an existing wye, tee, or an existing structure, one of the following methods shall be used:
- Circular coring of sewer main with proper tools ("Shewer-Tap" machine or similar) and installation of hub-eye or hub-tee saddle
- Remove entire section of pipe (breaking only the top of one bell) and replace with precast wye or tee branch section
- Using a pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using a non-shear mission coupling to hold assembly firmly in place

UTILITY STRUCTURE SELECT BACKFILL
Where select granular bedding and backfill is required around utility structures, the cost for same shall be merged into the structure cost.

STRUCTURE CASTINGS
Frames and lids (or grates) for sanitary, water main and storm sewer structures shall be as indicated on the plans, and the cost of same shall be integrated into the respective structure cost.

ADJUSTING RINGS
All structures shall incorporate a minimum of three (3) inches and a maximum of eight (8) inches of adjusting rings (two (2) rings maximum).

STRUCTURE ADJUSTMENT
All tops of frames for utility structures (including B-Boxes) shall be adjusted to meet final finished grade upon completion of finished grading and final inspection (cost incidental). The contractor shall insure that roadway, curb, and pavement inlets or structures (frames and grates) are at finished grade.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS
Horizontal and vertical separation between water and sewer mains shall be maintained in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois and said specifications standard drawings 16, 19, 20, 21, 22, 23, and 24.

FLOOR DRAINS AND FOOTING DRAINS
All floor drains and floor drain sump pumps shall discharge into the sanitary sewer. All downspouts, footing drains and subsurface stormwaters shall discharge into the storm sewer or onto the ground - not into the sanitary sewer.

RIP RAP MATERIAL
Rip Rap material provided in conjunction with underground utility improvements shall conform to IDOT specifications.

CONSTRUCTION RECORD
The contractor shall maintain a legible record on a set of construction plans information concerning all manholes, eyes and services, valve boxes, curb boxes, etc. such that they can be field located in a manner acceptable to the applicable governmental agency.

IV UNDERGROUND UTILITIES - SANITARY SEWER

SANITARY SEWER PIPE
Sanitary sewers and services (or combined sewers in combined sewer areas) shall be constructed of one or more of the following materials as specified on the plans:

- PVC gravity sewer pipe conforming to ASTM D-3034 for pipe diameters of 4 inch to 15 inch, or conforming to ASTM F-679 for pipe diameters of 18 inch to 48 inch, with minimum SDR of 26, and with Elastomeric gasket joints conforming to ASTM D-3212. The gasket shall comply with ASTM F-477. Sanitary service shall conform to ASTM D-2680 and D-2751 with solvent cement welded joints conforming to same.
- Cement-lined ductile iron pipe class 52, conforming to AWWA C-151 (ANSI A21.51) with push-on joints conforming to AWWA C-111 (ANSI A21.11).

SANITARY SEWER BEDDING
Sanitary sewers shall be installed on compacted granular crushed stone bedding, 1/4 inch to 3/4 inch in size (IDOT gradation CA-7), with a minimum thickness of one fourth of the outside pipe diameter, but not less than 4 inches nor more than 8 inches. Bedding shall extend to one foot over the top of pipe for all sanitary sewer and services. Cost for bedding shall be merged into lineal footage cost for the respective sewer pipe.

SANITARY SEWER MANHOLES
Manholes shall be 4 foot diameter precast reinforced concrete structures with eccentric cones. Cone openings shall be centered parallel to machine flow. Structure sections and adjusting rings shall be securely sealed to each other using resilient, flexible, non-hardening, preformed bituminous mastic (Ram-Nek or approved equal). Mastic shall be applied such that no surface or ground water inflow can enter the structure. All structures shall be equipped with appropriate steps, frame and lid, and if indicated shall include an internal or external chimney seal (see construction standard details). Manhole frames and lids shall be watertight with concealed pick-holes.

SANITARY PIPE MANHOLE CONNECTIONS
Sanitary sewer manhole connections shall be made with a flexible water-tight boot precast into the structure (see construction standard detail). Refer to ASTM C-923.

SANITARY SERVICES
Services shall be laid to a minimum grade of 1.0 percent. The end of the service shall be sealed with a watertight plug.

SERVICE RISERS
Service risers shall be used whenever the mainline sewer exceeds a depth of 12 feet (see plans).

SERVICE LOCATIONS
Sanitary services shall be installed in a separate trench from water services, with a minimum horizontal separation of 10 feet.

TESTING
Sanitary sewers including manholes and service lines shall be subjected to either an infiltration test or air test (and deflection test for flexible pipe) by the contractor. Infiltration shall not exceed 200 gallons per inch diameter of pipe per mile per day. Vacuum testing of manholes shall be in accordance with ASTM C-1244. Testing procedures shall be in accordance with the Specifications for Water and Sewer Main Construction in Illinois. The contractor shall coordinate the testing with all applicable governmental agencies.

TELEVISING
Main line sanitary sewer shall be televised prior to acceptance and a DVD shall be provided to applicable governmental agencies. Corrective work required shall be done immediately. Cost for televising shall be merged into the unit price for the sewer pipe.

V. UNDERGROUND UTILITIES - WATER MAIN

WATER MAIN PIPE
Water main shall be cement-lined ductile iron pipe class 52 conforming to AWWA C-151 (ANSI A21.51). Rubber gasket joints shall conform to AWWA C-111 (ANSI A21.11). Ductile iron fittings shall conform to AWWA C-110 (ANSI A21.10). Cement lining shall conform to AWWA C-104 (ANSI A21.4). If protective wrapping is indicated on the plan or details, it shall conform to AWWA C105-99, minimum thickness 8 mil polyethylene tube such as Class type F-19 or equal, and shall completely encase and seal the main, fittings, and accessories per manufacturer's directions.

FITTINGS
Water main fittings (bends, elbow, tees, increasers, reducers, etc.) may or may not be specifically referenced on the plans and quantities - if not, they shall be considered incidental and included in the lineal footage cost for the water main.

DEPTH OF COVER - MAIN AND SERVICES
Minimum depth of cover from finished grade to top of water main or water service pipe shall be five and one-half (5.5) feet.

THRUST BLOCKING
Thrust blocking shall be installed with water mains at all bends, tees, elbows, etc. (see construction standard detail). Retainer glands or mega-lug fittings may be substituted if permitted by the applicable governmental agency. Cost of either to be merged into lineal footage cost for the water main.

WATER MAIN BEDDING
Water main shall be installed on compacted granular crushed stone bedding, 1/4 inch to 3/4 inch in size (IDOT gradation CA-6), a minimum of 4 inches below the bottom of the pipe and extending upward to the springline (1/2 the pipe diameter). Cost for bedding shall be merged into lineal footage cost for the water main.

WATER VALVES
Unless specifically noted otherwise, gate valves in accordance with the applicable governmental standard shall be used wherever valves are called for. Valves shall be iron body, bronze mounted, parallel resilient seat valves per AWA C-509. Valves shall be rated for 200 psi test pressure and 200 psi working pressure.

VALVE VAULTS
Valve vaults shall be used at all valve locations. Vaults shall be precast reinforced concrete structures, diameter as noted on the plans. Vaults shall include appropriate frames and lids (see construction standard details).

PRESSURE TAPS
Where indicated on the plan, pressure tap operations shall be done while maintaining system pressure in the existing main. The existing main shall be cleaned prior to installation of the tapping sleeve. Tapping valve shall conform to AWWA C-500. Vault, supporting frame, and lid shall conform to the construction standard detail.

FIRE HYDRANTS
Hydrants shall be of the manufacture and equipped with auxiliary valves and valve boxes in accordance with the applicable governmental agency's standard. Hydrants shall be equipped with two 2 1/2 inch hose nozzle connections and one 4 1/2 inch pumper port. Hose threads shall be the standard of the applicable governmental agency. Hydrants shall open left (counter-clockwise). Hydrants shall generally be located three (3) feet clear of the back of curb.

SERVICE LINES
Water services shall be installed in a separate trench from sanitary (or storm) services, with a minimum horizontal separation of 10 feet.

TESTING AND DISINFECTION
Water mains shall be subject to a pressure test by the contractor. Hydrostatic pressure test and leakage shall be based on 150 psi for 2 hours. Chlorination for disinfection shall be in accordance with the Standard Specifications. Testing and chlorination of existing water mains (where connections are indicated on the plans) shall be considered incidental. In the event that pressure testing of existing mains fail, and such failures are attributable to pre-existing conditions not under the contractor's control, the contractor is entitled to additional payment to correct the deficiencies in the existing system.

VI. UNDERGROUND UTILITIES - STORM SEWER

STORM SEWER PIPE
Storm sewers and services shall be constructed of one or more of the following materials as specified on the plans:

- Reinforced concrete pipe of the class as indicated on the plans, conforming to ASTM C-76 with trowel applied bituminous mastic compound per ASTM C-76. Where noted on the plan the joints and pipe shall incorporate flexible gaskets conforming to ASTM C-443 or ASTM C-361 in lieu of mastic (typically at water main crossings).
- Cement-lined ductile iron pipe class 52, conforming to AWWA C-151 (ANSI A21.51) with push-on joints conforming to AWWA C-111 (ANSI A21.11).
- PVC gravity sewer pipe conforming to ASTM D-3034 (for pipe diameters of 4 inch to 15 inch) or conforming to ASTM F-679 (for pipe diameters of 18 inch to 48 inch). All pipe shall be SDR 35 or stronger, with elastomeric gasket joints conforming to ASTM D-3212.

STORM SEWER BEDDING
Storm sewers shall be installed on compacted granular crushed stone bedding, 1/4 inch to 3/4 inch in size (IDOT gradation CA-6, with a minimum thickness of one fourth of the outside pipe diameter, but not less than 4 inches nor more than 8 inches. Bedding shall extend upward to the springline of the pipe for concrete and ductile iron pipe, and one foot over the top of the pipe for PVC pipe and CMP pipe. Cost for bedding shall be merged into lineal footage cost for the respective sewer pipe.

INLETS, CATCH BASINS, AND MANHOLES
All structures shall be pre-cast reinforced concrete (see construction standard details). Structure sections and adjusting rings shall be securely sealed to each other with flexible bituminous mastic. Gaps at pipe connections shall be filled and securely sealed with non-shrink hydraulic cement mortar. Frames and grates (or lids) shall be as noted on the plans and shall be securely grouted with non-shrink hydraulic cement mortar.

FLARED END SECTIONS
End sections shall be pre-cast reinforced concrete flared end sections with an end block footing in accordance with the construction standard details (or CMP metal end section as appropriate). Flared end sections for sewers 18 inches or greater shall include a safety grating per the construction standard details.

SPECIAL STRUCTURES
If called for on the plans, special structures (headwalls, boxes, etc.) shall be in accordance with the construction standard details.

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ST. CHARLES, ILLINOIS
PROJECT NOTES AND SPECIFICATIONS

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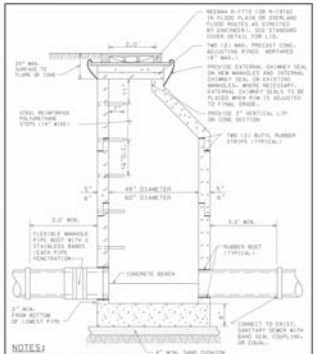
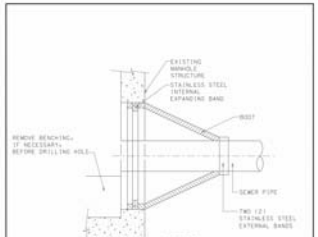


NOTES:
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL SANITARY SEWER MANHOLES.
4. USE EXTERNAL LIFTING "HOLES" ONLY, BUT NOT FULL PENETRATION.
5. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
6. ALL PIPE PENETRATIONS (INSIDE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

NOT TO SCALE

SANITARY MANHOLE DETAIL

A-1

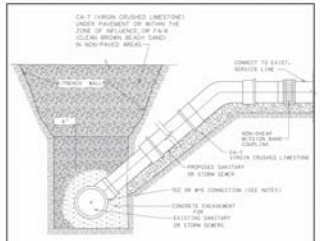


NOTES:
1. CORE-DRILL CIRCULAR OPENING IN MANHOLE WALL OF DIAMETER TO FIT THE REQUIRED BOOT SIZE.
2. KOR-N SEAL FLEXIBLE RUBBER BOOT (MANUFACTURED BY NATIONAL POLLUTION CONTROL SYSTEMS, INC. OR AS APPROVED BY THE ENGINEERING DEPARTMENT) SHALL BE USED FOR WATERTIGHT CONNECTION.
3. CUT, SHAPE AND SLOPE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

NOT TO SCALE

SANITARY SEWER CONNECTION TO EXISTING MANHOLE

A-2

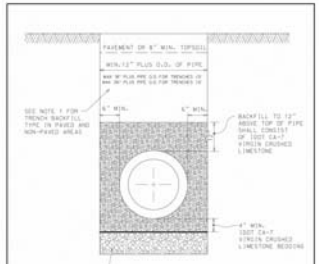


NOTES:
1. FOR PROPOSED STORM SEWER SERVICE ≤ 6" ON RCP PIPE ≥ 15", CORE THE PIPE AND USE A BOOT CONNECTION.
2. FOR PROPOSED STORM SEWER SERVICE ≥ 8", A MANHOLE SHALL BE INSTALLED.
3. FOR CONNECTING SANITARY OR STORM SEWER SERVICE TO AN EXISTING SANITARY OR STORM SEWER ≥ 12", REMOVE A SECTION OF PIPE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

NOT TO SCALE

SANITARY AND STORM SERVICE DETAIL

C-2

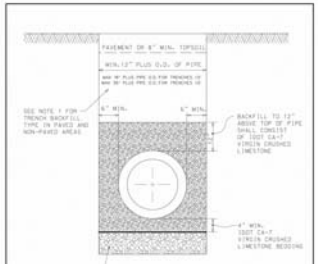


NOTES:
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
4. ALL STORM SEWER SMALLER THAN 15" DIA. THAT WILL BE PUBLICLY OWNED & MAINTAINED SHALL BE R1020 PVC PIPE, MINIMUM SDR 26 WITH PUSH-ON GASKET JOINTS.

NOT TO SCALE

PVC PIPE TRENCH DETAIL

C-3

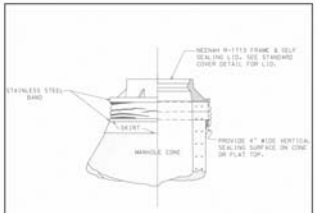


NOTES:
1. TRENCH BACKFILL MATERIAL SHALL CONSIST OF CA-7 (VIRGIN CRUSHED LIMESTONE) UNDER PAVED AREAS OR WITHIN ZONE OF INFLUENCE, OR FA-6 (CLEAN BROWN BEACH SAND) IN NON-PAVED AREAS.
2. ALL MATERIALS SHALL BE PROPERLY COMPACTED PER SPECIFICATIONS (INUNDATION OR WATER JETTING NOT ALLOWED)
3. ALL TRENCH EXCAVATIONS SHALL MEET OSHA REQUIREMENTS.
4. ALL STORM SEWER SMALLER THAN 15" DIA. THAT WILL BE PUBLICLY OWNED & MAINTAINED SHALL BE R1020 PVC PIPE, MINIMUM SDR 26 WITH PUSH-ON GASKET JOINTS.

NOT TO SCALE

RCP & DIP TRENCH DETAIL

C-4



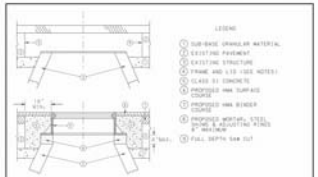
INTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF:	EXTERNAL CHIMNEY SEALS TO SPAN CHIMNEY HEIGHTS OF:
0 - 4½" CHIMNEY SEAL ONLY 4½" TO 9" SEAL + 1" EXTENSION 9" TO 12" SEAL + 1½" EXTENSION OVER 12" SEAL + MULTI. EXTENSIONS	0 - 3" NARROW (6") SEAL ONLY 3 TO 6½" STANDARD (9") SEAL ONLY 6½" TO 12" STD. SEAL + EXTENSION OVER 12" SEAL + MULTI. EXTENSIONS

NOTE:
1. CHIMNEY SEALS SHALL BE INSTALLED ON ALL SANITARY SEWER SYSTEM MANHOLES.
2. "CRETEX" OR APPROVED EQUAL EXTERNAL/INTERNAL SEALS ARE REQUIRED. OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE CITY ENGINEERING DEPARTMENT.
3. IF INTERNAL SEALS ARE USED, THE STRUCTURE, INCLUDING ADJUSTMENT RINGS, MUST BE INSPECTED BY CITY PERSONNEL BEFORE INSTALLATION.
4. CHIMNEY SEALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

NOT TO SCALE

CHIMNEY SEAL DETAIL

A-2



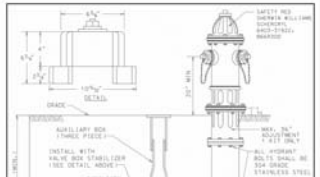
NOTES:
EXISTING FRAMES AND LIDS SHALL BE REMOVED AND RETURNED TO THE CITY OF ST. CHARLES BY THE CONTRACTOR AND SHALL BE REPLACED AS DIRECTED BY THE ENGINEER.
CITY OF ST. CHARLES CASTINGS ARE THE PROPERTY OF THE CITY AND THE CONTRACTOR SHALL NOTIFY THE CITY OF REMOVAL AND DISPOSITION OF THE CASTINGS.
INSTALLATION OF NEW OR ADJUSTMENTS TO EXISTING FRAMES & LIDS WILL NOT BE PAID FOR SEPARATELY, BUT ARE INCLUDED AS PART OF THE COST PER EACH ADJUSTMENT SPECIAL.

CONSTRUCTION PROCEDURES
STAGE 1 (AFTER PAVEMENT MILLING AND PLACEMENT OF HMA BINDER):
A) FULL DEPTH SAW CUT 2' x 2' SQUARE OR DIAMOND AROUND TOP OF FRAME AND LID.
B) REMOVE FRAME, EXISTING PAVEMENT AND AGGREGATE MATERIAL TO A DEPTH OF 3" BELOW THE MANHOLE STRUCTURE BOTTOM OF LOWEST ADJUSTMENT RING.
C) INSTALL NEW FRAME TO MATCH PROPOSED HMA PAVEMENT SURFACE GRADE USING MORTAR, STEEL RINGS EMBEDDED IN MORTAR, AND PRECAST CONCRETE ADJUSTING RINGS.
D) COMPACT EXISTING AGGREGATE STONE BASE.
E) FILL 6" OF SURROUNDING SPACE WITH IDOT APPROVED CLASS SI CONCRETE TO THE SAME ELEVATION OF THE TOP OF THE BINDER COURSE.
F) PAVE SURFACE COURSE OVER 5' x 5' CONCRETE COLLAR.
THE PROCEDURE EXPLAINED ABOVE SHALL CONFORM TO THE APPLICABLE PORTIONS OF SECTIONS 550, 606, 1021 AND 602 OF THE STANDARD SPECIFICATIONS.

NOT TO SCALE

FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

C-6

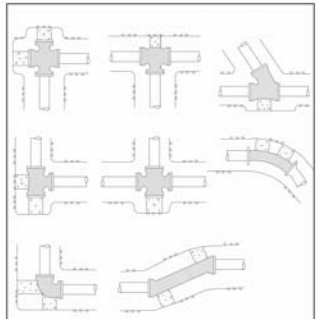


HYDRANT SPECIFICATIONS:
MUELLER SUPER DEMATION 200, WATERGUS PAINT MODEL
A8-67-250, OR GLOW MEGALUGS.
MECHANICAL JOINT SHOE WITH 6" RESILIENT WEDGE AUXILIARY VALVE.
5-1/4" VALVE OPENING.
1 MIN. COVER OVER HYDRANT LATERAL.
"HYDRANTINDICATOR" STANDARD HYDRANT LOCATOR, INSTALLED VALVE BOX STABILIZER (TYPE B) BOX STABILIZER INSTALLED
VALVE BOX ADAPTOR MC TYPE A, AS MADE BY ADAPTOR, INC. OR APPROVED EQUAL.

NOT TO SCALE

HYDRANT INSTALLATION

D-6

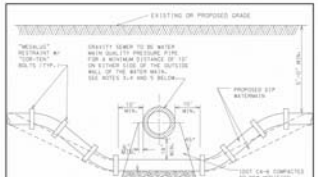


NOTE:
1. ALL BENDS OF 10" AND LARGER SHALL BE BLOCKED WITH AT LEAST 10" THICK PREFORMED CONCRETE BLOCK(S) AGAINST UNDISTURBED VERTICAL EARTH CUT.
2. ALL CONCRETE TO BE MIN. 3,000 PSI.
3. IN ADDITION TO THE ABOVE THRUST BLOCKING: ALL MECHANICAL JOINTS, BENDS OVER 10° AND FIRE HYDRANTS SHALL HAVE A "MEGALUG"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

NOT TO SCALE

THRUST BLOCK INSTALLATION DETAILS

A-7



NOTES:
1. HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATERMAINS AND SEWERS SHALL COMPLY WITH APPLICABLE SECTIONS OF THE CITY OF ST. CHARLES ENGINEERING GUIDE OR IEPA REQUIREMENTS, WHICHEVER IS MORE STRINGENT.
2. CONTRACTOR MAY BEND WATER MAIN PIPE UNIFORMLY UNDER SEWERS WITHOUT USING FITTINGS, PROVIDED THAT JOINT DEFLECTION DOES NOT EXCEED 5 DEGREES PER JOINT FOR PIPE UNDER 14" IN DIAMETER AND 2 DEGREES PER JOINT FOR PIPE 14" AND OVER IN DIAMETER. IF FITTINGS ARE USED, CONTINUOUS STRAPPING WITH RODS, STRAPS, NUTS AND BOLTS BELOW NORMAL WATERMAIN DEPTH ARE REQUIRED. OR RETAINER GLANDS MAY BE USED IN LIEU OF STRAPPING. RETAINER GLANDS TO BE CLOW No. F-1058 OR APPROVED EQUAL.
3. ALL SANITARY SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAIN IS LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED WITH WATER MAIN QUALITY PRESSURE PIPE 6" MIN. EACH SEWER SHALL BE PRESSURE TESTED TO 100 PSI AND SHALL BE DEFLECTED TO MEET THE LATEST REVISION OF ASTM D-2241. JOINTS SHALL CONFORM TO ASTM D-3139 AND LUBRICANT TO ASTM D-4101. THE SAME PIPE AND JOINT MATERIALS SHALL BE USED WHENever WATER MAIN CROSSES BELOW THE SEWER.
4. ALL STORM SEWER (INCLUDING SERVICE) CROSSINGS WHERE THE WATER MAIN IS LESS THAN 18" VERTICALLY ABOVE THE SEWER SHALL BE REINFORCED WITH WATER MAIN QUALITY PIPE WITH BELL AND SPIGOT JOINTS AND RUBBER GASKETS, CONFORMING TO ASTM D-3139 AND LUBRICANT TO ASTM D-4101. THE SAME PIPE AND JOINT MATERIAL SHALL BE USED WHENever WATER MAIN CROSSES BELOW THE SEWER.
5. FOR NEW SEWER INSTALLATIONS CROSSING OVER WATER MAINS, THE ENTIRE RUN OF NEW SEWER SHALL BE WATER MAIN QUALITY PIPE, EXTENDING FROM STRUCTURE TO STRUCTURE ON EACH SIDE OF THE CROSSING.

NOT TO SCALE

WATER MAIN CROSSING DETAIL

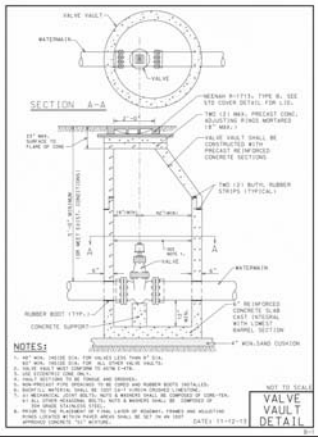
C-8

Minimum Restrained Lenghts (in feet) back from both sides of fitting						
Fitting type/nominal size	4"	6"	8"	10"	12"	16"
90 Degree Bend	17	25	32	38	45	59
45 Degree Bend	7	10	13	16	19	24
22.5 Degree Bend	3	5	6	8	9	12
11.25 Degree Bend	2	2	3	4	4	6
Dead End	35	50	73	67	103	134
Top Side Vertical Offset * (45 Degree)	16	23	30	36	43	56
Bottom Side Vertical Offset * (45 Degree)	4	6	8	10	11	15
Tee Run X Branch **	6" tap	1	17			
Tee Run X Branch **	8" tap	1	3	24		
Tee Run X Branch **	10" tap	1	1	24	49	
Tee Run X Branch **	12" tap	1	1	15	41	65
Tee Run X Branch **	16" tap	1	1	1	26	52
Reducer ***	4" tap	29				
Reducer ***	6" tap	53	30			
Reducer ***	10" tap	11	54	29		
Reducer ***	12" tap	90	76	55	31	
Reducer ***	16" tap	123	113	97	94	54

* Vertical offset with minimum 10'of ductile pipe between upper and lower bends.
** Tee with WATERMAIN 10" SDR26 PVC or 10" DIP.
Number indicates length of branch to be restrained.
*** Length back from large End of Reducer.

WATER MAIN RESTRAINT

C-9

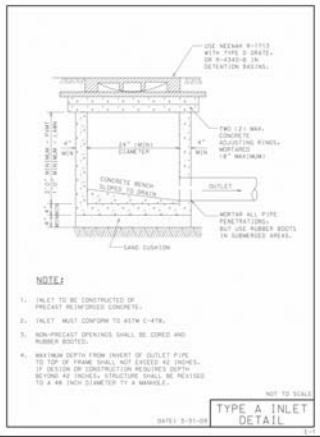


NOTES:
1. 48" MIN. INSIDE DIA. FOR VALVES LESS THAN 8" DIA. 60" MIN. INSIDE DIA. FOR ALL OTHER VALVE VAULTS.
2. VALVE VAULT MUST CONFORM TO ASTM C-478.
3. USE ECCENTRIC CONE ONLY.
4. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
5. NON-PRECAST PIPE OPENINGS TO BE CORED AND RUBBER BOOTS INSTALLED.
6. BUTYL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

NOT TO SCALE

VALVE VAULT DETAIL

D-1

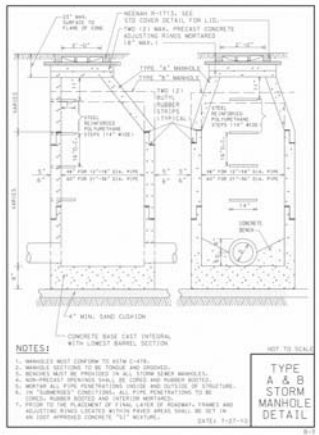


NOTE:
1. INLET TO BE CONSTRUCTED OF PRECAST REINFORCED CONCRETE.
2. INLET MUST CONFORM TO ASTM C-478.
3. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
4. MAXIMUM DEPTH FROM INVERT OF OUTLET PIPE TO TOP OF FRAME SHALL NOT EXCEED 42 INCHES. IF DEPTH OF CONSTRUCTION REQUIRES DEPTH BEYOND 42 INCHES,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

NOT TO SCALE

TYPE A INLET DETAIL

D-1

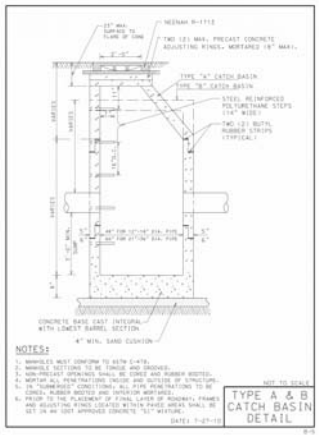


NOTES:
1. MANHOLES MUST CONFORM TO ASTM C-478.
2. MANHOLE SECTIONS TO BE TONGUE AND GROOVED.
3. BENCHES MUST BE PROVIDED IN ALL STORM SEWER MANHOLES.
4. NON-PRECAST OPENINGS SHALL BE CORED AND RUBBER BOOTED.
5. MORTAR ALL PIPE PENETRATIONS (INSIDE AND OUTSIDE OF STRUCTURE.
6. IN "SUBMERGED" CONDITIONS,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

NOT TO SCALE

TYPE A & B STORM MANHOLE DETAIL

D-2



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

NOT TO SCALE

TYPE A & B CATCH BASIN DETAIL

D-3

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DATE	REVISIONS	DRAWN BY

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ST. CHARLES, ILLINOIS
CONSTRUCTION STANDARDS AND DETAILS

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PROJECT NO. 49704919
DATE 01/15/21
SCALE N/A
PROJ. MGR. RBG
PROJ. ASSOC. NEK
DRAWN BY AVS

SHEET
13 OF 14

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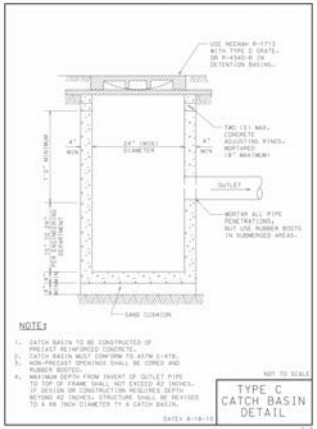
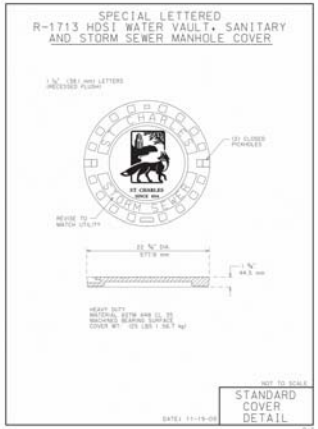
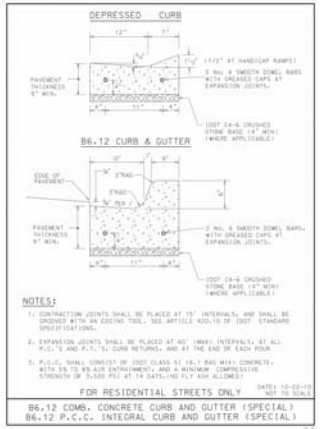
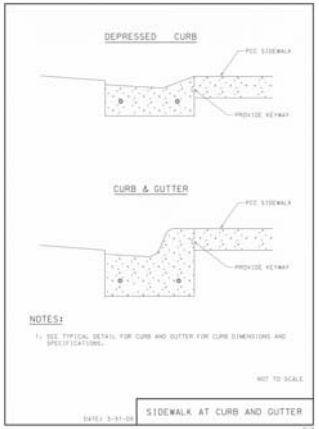
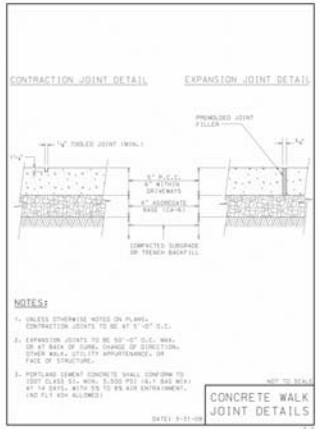
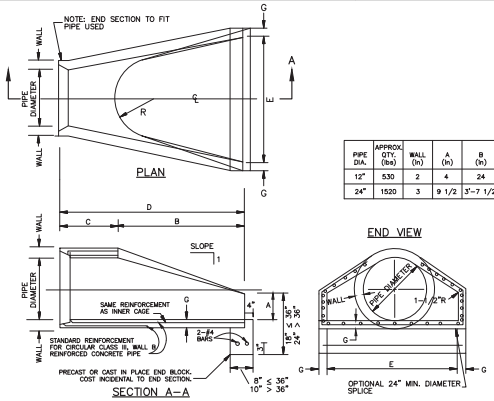












PIPE DIA.	APPROX. QTY. (lbs)	WALL (in)	A (in)	B (in)	C (in)	D (in)	E (in)	G (in)	R (in)	APPROX. SLOPE
12"	530	2	4	24	4'-0 7/8"	6'-0 7/8"	24	2	9	1:2.4
24"	1520	3	9 1/2	3'-7 1/2"	30	6'-1 1/2"	4'-0"	3	14	1:2.5

NOTES

1. PRECAST CONCRETE FLARED END SECTIONS SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF AASHTO M-170 CLASS 3, WALL B REINFORCED CONCRETE PIPE.

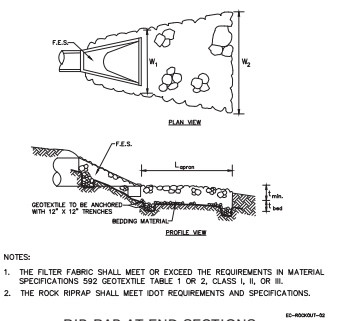
2. PRECAST CONCRETE FLARED END SECTIONS FOR PIPE DIAMETER REQUIRED SHALL BE AS INDICATED ON DETAIL PLAN FOR EACH INDIVIDUAL INSTALLATION.

3. THIS ITEM SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR PRECAST CONCRETE FLARED END SECTION OF THE DIAMETER SPECIFIED WHICH PRICE INCLUDES PROVIDING AND INSTALLATION OF EACH END SECTION SPECIFIED, INCLUDING REQUIRED RIP-RAP.

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

PRECAST REINFORCED CONCRETE FLARED END SECTION

STRUCTURE NUMBER	DIAMETER	IDOT ROCK GRADATION	L_{apron} (ft.)	W_1 (ft.)	W_2 (ft.)	$t_{min.}$ (in.)	t_{bed} (in.) MATERIAL
1	24"	RR-4	20'	6'	26'	16"	6"
10	24"	RR-4	20'	6'	26'	16"	6"
25	12"	RR-3	10'	3'	13'	8"	–

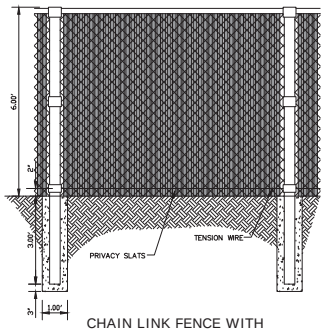


NOTES:

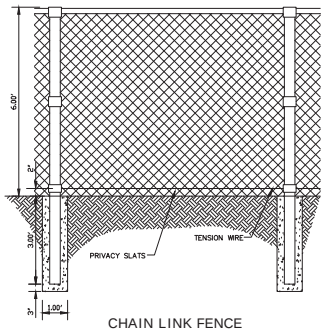
1. THE FILTER FABRIC SHALL MEET OR EXCEED THE REQUIREMENTS IN MATERIAL SPECIFICATIONS 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, II, OR III.
2. THE ROCK RIPRAP SHALL MEET IDOT REQUIREMENTS AND SPECIFICATIONS.

EC-ROCKOUT-02

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



CHAIN LINK FENCE WITH PRIVACY SLATS



CHAIN LINK FENCE

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McGRATH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS
CONSTRUCTION STANDARDS AND DETAILS

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Lombard, IL 60148
630.480.7899
www.rwg-engineering.com

PROJECT NO. 49704919
DATE 01/15/21
SCALE N/A
PROJ. MGR. RBG
PROJ. ASSOC. NEK
DRAWN BY AVS

SHEET
14 OF 14

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

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

FINAL ENGINEERING PLANS

FOR

ROUTE 64 ACCESS ROAD

ST. CHARLES, IL

PLANS PREPARED FOR

4075 E. MAIN LLC

2020 RANDALL ROAD
ELGIN, IL 60123
630-721-9500

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LEGEND

	EXISTING	PROPOSED
SANITARY MANHOLE		
STORM MANHOLE		
CATCH BASIN		
INLET		
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
BUFFALO BOX		
CLEANOUT		
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
WATER MAIN		
CONSTRUCT WATER MAIN UNDER SEWER		
GRANULAR TRENCH BACKFILL		
STREET LIGHT		
ELECTRICAL CABLE	E	E
2" CONDUIT ENCASEMENT		
ELECTRICAL TRANSFORMER OR PEDESTAL	E	
POWER POLE		
STREET SIGN		
GAS MAIN	G	G
TELEPHONE LINE	T	T
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	×750.00
WETLANDS		
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		
TREE WITH TRUNK SIZE		
SOIL BORING		
TOPSOIL PROBE		
FENCE LINE, WIRE OR SILT		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

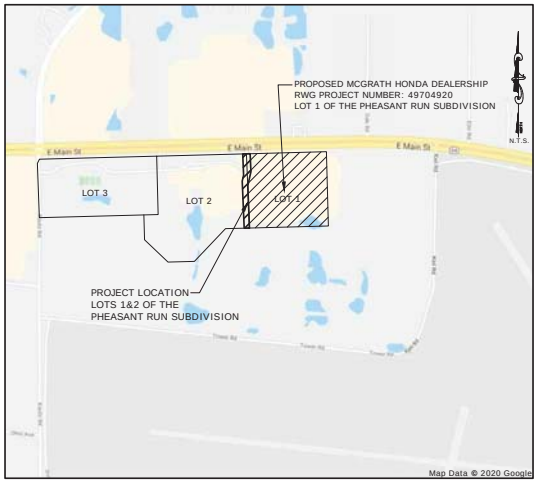
ABBREVIATIONS

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

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

Formerly JULIE 1-800-892-0123

LOCATION MAP



INDEX OF SHEETS

1. TITLE SHEET
2. EXISTING CONDITIONS PLAN/ DEMOLITION PLAN (1"=30')
3. SITE GEOMETRIC AND PAVING PLAN/GRADING PLAN (1"=30')
4. SOIL EROSION AND SEDIMENT CONTROL PLAN (1"=30')
5. UTILITY PLAN/CENTERLINE PROFILE (1"=30')
6. PROJECT NOTES, SPECIFICATIONS & ESTIMATED QUANTITIES
7. CONSTRUCTION STANDARDS AND DETAILS

NOTE TO CONTRACTORS:

THIS PLAN SET IS INTENDED TO FOCUS ON CONSTRUCTION AND COST ITEMS SPECIFICALLY RELATED TO THE INSTALLATION OF THE ACCESS ROAD ON LOTS 1 AND 2 OF THE PHEASANT RUN SUBDIVISION. CONTRACTORS TO PAY SPECIAL ATTENTION TO THE FACT THAT NUMEROUS ITEMS OF CONSTRUCTION (DEMOLITION, WATERMAIN, ELECTRIC CONDUIT, GAS SERVICE LINES, SANITARY SEWER, ETC) THAT ARE REFLECTED ON THE PLANS FOR THE HONDA DEALERSHIP ON LOT 1 (A DEVELOPMENT THAT IS CLOSELY RELATED TO THE ACCESS ROAD) MUST BE COORDINATED AND CONSTRUCTED IN CONJUNCTION WITH AND/OR PRECEDING THE CONSTRUCTION OF THIS ACCESS ROAD.

GENERAL NOTES

1. The contractor shall notify the following governmental agencies at least two working days prior to commencement of construction:
   - City of St. Charles Public Works Department (630-377-4405)
2. The contractor shall notify all utility companies and arrange for their facilities to be located prior to work in any easement, right-of-way, or suspected utility location. Repair of any damage to existing facilities shall be the responsibility of the contractor. Utility locations shown herein are for graphic illustration only and are not to be relied upon.
3. Prior to commencement of any offsite construction, the contractor shall secure written authorization that all offsite easements have been secured, and that permission has been granted to enter onto private property.
4. Elevations shown herein reflect NAVD 1988 datum.
5. The boundary survey data for this project is based on a subdivision plat prepared by SPACECO Inc. Job No. 9350 & dated September 11, 2020. The topographic survey data for this project is based on a field survey prepared by Alan J. Coulson, P.C., dated February 5, 2020. The contractor shall verify existing conditions prior to commencing construction and shall immediately notify the engineer in writing of any differing conditions.
6. RWG Engineering, LLC, it's employees and agents are not responsible for the safety of any party at or on the construction site. Safety is the sole responsibility of the contractor, and any other entity performing work at the site. Neither the owner nor the engineer assumes any responsibility for job site safety or for the means, methods or sequences of construction.
7. Except where modified by the contract documents, all work proposed hereon shall be in accordance with the following specifications, which are hereby made a part hereof:
   A. "Standard Specifications for Road and Bridge Construction in Illinois," as prepared by I.D.O.T. latest edition.
   B. "Standard Specifications for Water and Sewer Main Construction in Illinois," latest edition.
   C. "Illinois Recommended Standards for Sewage Works," as published by the I.E.P.A., latest edition.
   D. The subdivision and development codes and standards of the City of St. Charles, as published by the Municipality.
   E. "Illinois Accessibility Code" as published by the State of Illinois Capital Development Board, effective October 23, 2018.
   F. The National Electric Code.
   G. "Illinois Urban Manual" as prepared by the U.S. Dept. of Agriculture latest edition.
8. City of St. Charles Development Ordinance shall take precedence if a conflict in project specifications occurs.

BENCHMARKS

REFERENCE BENCHMARKS:

SITE BENCHMARK #1
CROSS NOTCH IN CONCRETE PAVEMENT ON WEST SIDE OF NORTHBOUND LEFT TURN LANE AT MAIN ENTRANCE
ELEVATION = 762.50 (NAVD 88)

SITE BENCHMARK #2
CROSS NOTCH IN WEST CURB LINE ON DRIVE WEST OF EXISTING MEGA CENTER.
ELEVATION = 758.92 (NAVD 88)

SITE BENCHMARK #3
EXISTING FINISHED FLOOR ELEVATION OF EXISTING MEGA CENTER BUILDING.
ELEVATION = 758.70 (NAVD 88)

SITE BENCHMARK #4
CAPPED IRON ROD LOCATED AT NORTHEAST PROPERTY BOUNDARY.
ELEVATION = 757.59 (NAVD 88)

ROBERT W. GUNDERSON 38423 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

EXPIRATION DATE: 11/30/21

DATE	REVISIONS	DRAWN BY

ROUTE 64 ACCESS ROAD
ST. CHARLES, IL
TITLE SHEET

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
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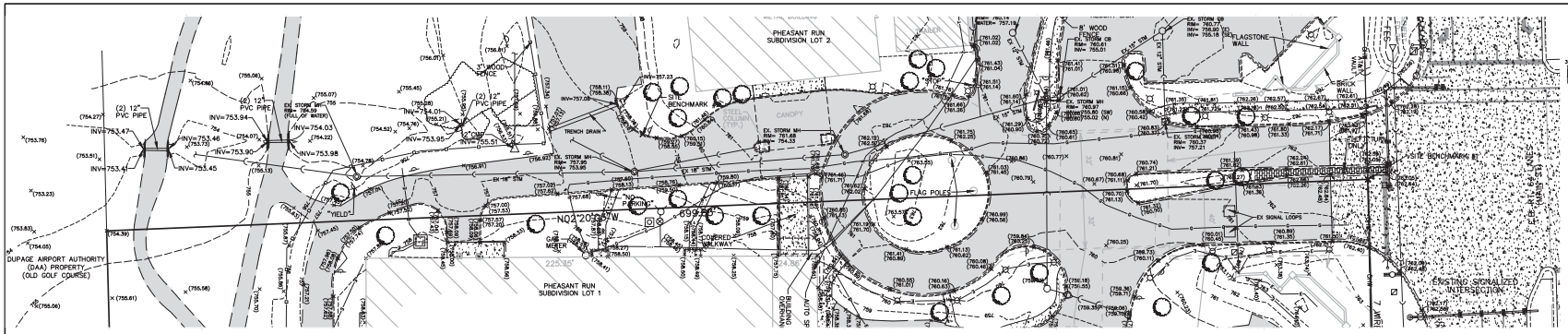
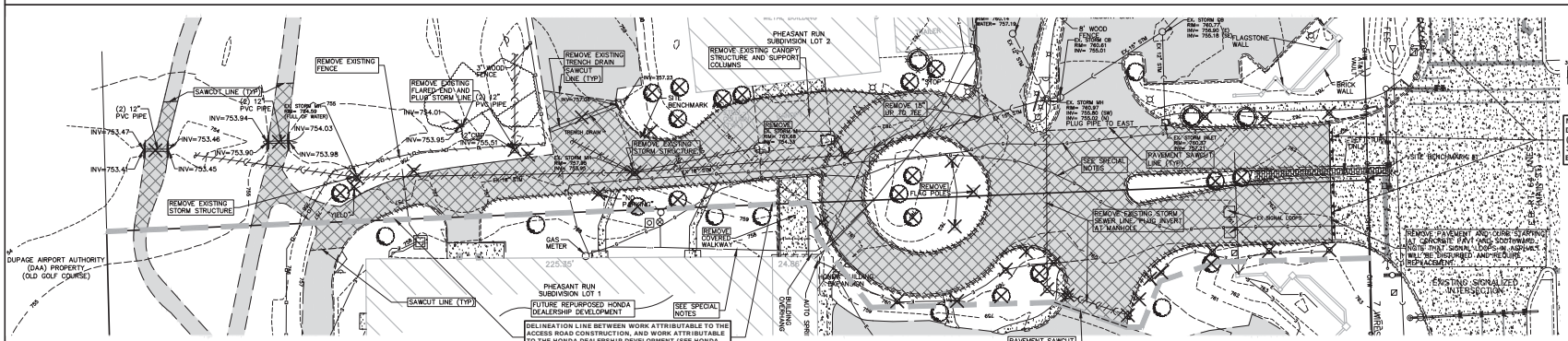
Villa Park, IL 60181
630.480.7889
www.rwg-engineering.com

PROJECT NO. 56604920
DATE 01/15/21
SCALE NONE
PROJ. MGR. RWG
PROJ. ASSOC. RWG
DRAWN BY AVS

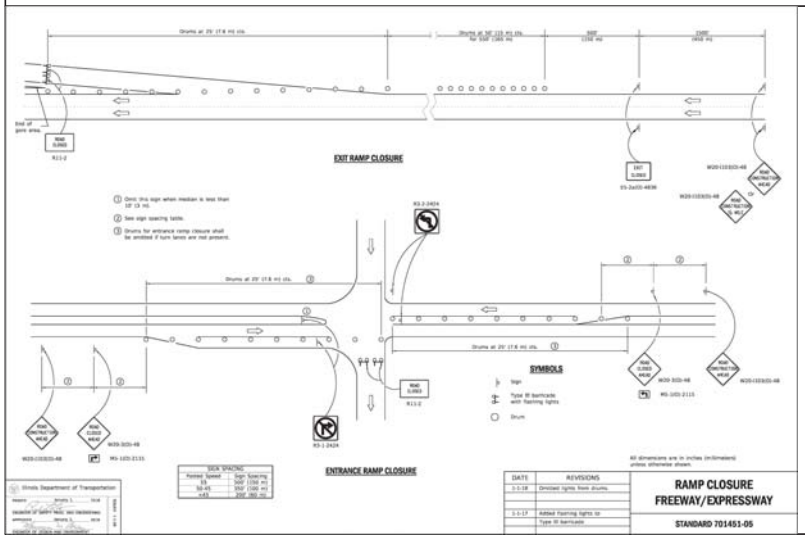


EXISTING CONDITIONS PLAN



NOTE: RIGHT TURN LANE TO BE CLOSED DURING CONSTRUCTION - SEE IDOT DETAIL (THIS SHEET). CONTRACTOR TO INSTALL CLASS 3 BARRICADES WITH ROAD CLOSED SIGNS ON EACH ACROSS ENTIRE WIDTH OF ROADWAY.

DEMOLITION PLAN



DEMOLITION LEGEND

- REMOVE EXISTING PAVEMENT/SIDEWALK/STRUCTURE/C&G (INCL SAWCUT)
- TREE/BUSH/STRUCTURE REMOVAL
- TREE PROTECTION FENCE
- REMOVE EXISTING UTILITY LINE
- REMOVE EXISTING CURB AND GUTTER

SPECIAL DEMOLITION PHASING AND UTILITY NOTES:

1. ALL ELECTRIC LINES CROSSING BETWEEN LOT 1 AND LOT 2 SHALL BE REMOVED.
2. THE EXISTING GAS LINES CROSSING BETWEEN LOT 1 AND LOT 2 SHALL BE REMOVED. A NEW GAS SERVICE LINE SHALL BE INSTALLED ON LOT 1 TO SERVICE THE NEW HONDA DEALERSHIP INDEPENDENTLY (FOR NEW SERVICE LINE LOCATION REFER TO HONDA DEALERSHIP PLANS).
3. THE EXISTING WATER SERVICE MAIN FROM LOT 2 SERVICING LOT 1 SHALL BE REMOVED (INCLUDING THE YARD HYDRANT). A NEW 12" WATERMAIN EXTENSION ALONG RT 64 FROM WEST OF THE ACCESS ROAD INTERSECTION SHALL BE INSTALLED UNDER THE ACCESS ROAD THROAT AND A NEW 8" WATERMAIN SHALL BE EXTENDED SOUTH ALONG THE EAST SIDE OF THE ACCESS ROAD CORRIDOR PRIOR TO PAVING THE ACCESS ROAD (SEE HONDA DEALERSHIP PLANS). CONTRACTOR IS TO BE AWARE THAT ALTHOUGH NOT ALWAYS A SPECIFIC PART OF (OR REQUIREMENT FOR) THE ACCESS ROAD IMPROVEMENTS, THERE ARE A NUMBER OF DEMOLITION, GRADING, AND UTILITY INSTALLATION REQUIREMENTS REFLECTED ON THE HONDA DEALERSHIP PLANS THAT MUST BE INSTALLED PRIOR TO COMPLETION OF THE ACCESS ROAD CONSTRUCTION. SPECIAL AND CAREFUL ATTENTION/COORDINATION MUST BE ACCOUNTED FOR BETWEEN THE CONSTRUCTION OF THESE TWO PROJECTS.

DEMOLITION NOTES:

1. EROSION CONTROL INSTALLATION SHALL BE DONE PRIOR TO COMMENCEMENT OF ANY DEMOLITION ACTIVITY (SEE SHEET 4).
2. EXISTING ELECTRICAL, GAS, AND PHONE CABLES MAY BE LOCATED WITHIN THE PROPOSED IMPROVEMENT AREA. APPROXIMATE KNOWN LOCATIONS ARE SHOWN HEREON. THE CONTRACTOR SHALL ARRANGE FOR PRECISE LOCATION OF EXISTING CABLE SERVICES AND EXERCISE EXTREME CARE WHEN WORKING AROUND THE SAME.
3. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO EXISTING AMENITIES SCHEDULED TO REMAIN. PROPER SAWCUTTING SHALL BE ACCOMPLISHED AT ALL POINTS OF CONNECTION OR INTERFACE BETWEEN EXISTING AND PROPOSED IMPROVEMENTS.
4. CONTRACTOR SHALL BE RESPONSIBLE TO HAVE ALL UNDERGROUND UTILITIES (EVEN IF NOT SHOWN ON THESE PLANS) LOCATED PRIOR TO DEMOLITION WORK. SANITARY SERVICE, WATERMAIN SERVICE, GAS, ELECTRIC, ETC SHALL BE CUT-OFF. CONTRACTOR TO COORDINATE WITH RESPECTIVE MUNICIPAL AGENCY TO ARRANGE FOR DISCONNECT.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE TO EXISTING UTILITIES, STREET LIGHTS, SIGNS, ETC. THAT ARE NOT INTENDED TO BE PERMANENTLY REMOVED.
6. CONTRACTOR SHALL NOTIFY THE CITY OF ST. CHARLES PUBLIC WORKS DEPARTMENT, ALL UTILITY COMPANIES, AND THE FIRE DEPARTMENT PRIOR TO START UP.
7. ONSITE DISTURBED AREAS TO REMAIN AS GREENSPACE SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SOD (OR LANDSCAPED).
8. PUBLIC PARKWAYS, IF DISTURBED, SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SOD
9. UTILITY LINES AND STRUCTURES SCHEDULED FOR REMOVAL SHALL BE PROPERLY DISCONNECTED FROM FACILITIES THAT ARE TO REMAIN, SECURELY PLUGGED AT ALL CONNECTION POINTS, AND REMOVED.

DRAWN BY | REVISIONS | DATE

ROUTE 64 ACCESS ROAD
ST. CHARLES, ILLINOIS
EXISTING CONDITIONS PLAN/DEMOLITION PLAN

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Civil Engineering ◆ Real Estate Consulting ◆ Project Management
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Lombard, IL 60148
630.480.7889
www.rwg-engineering.com

PROJECT NO. 56604920
DATE 01/15/21
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. NEK
DRAWN BY AVS

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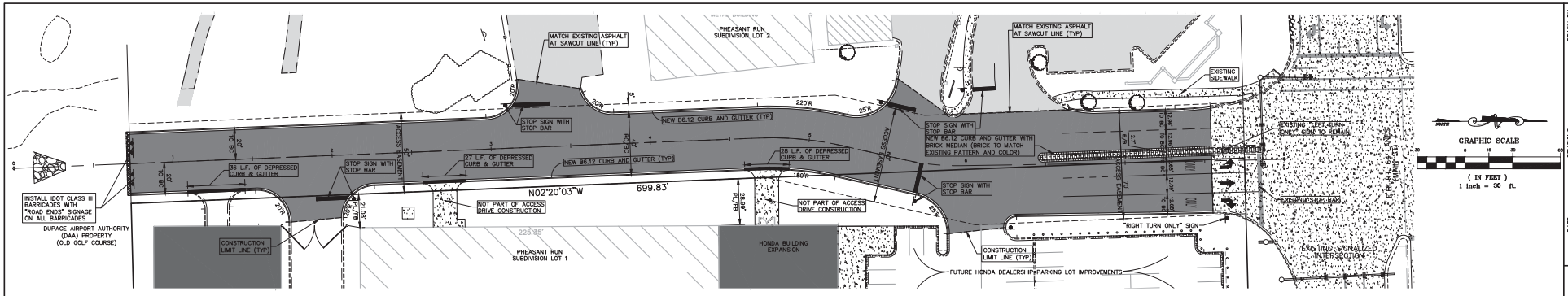
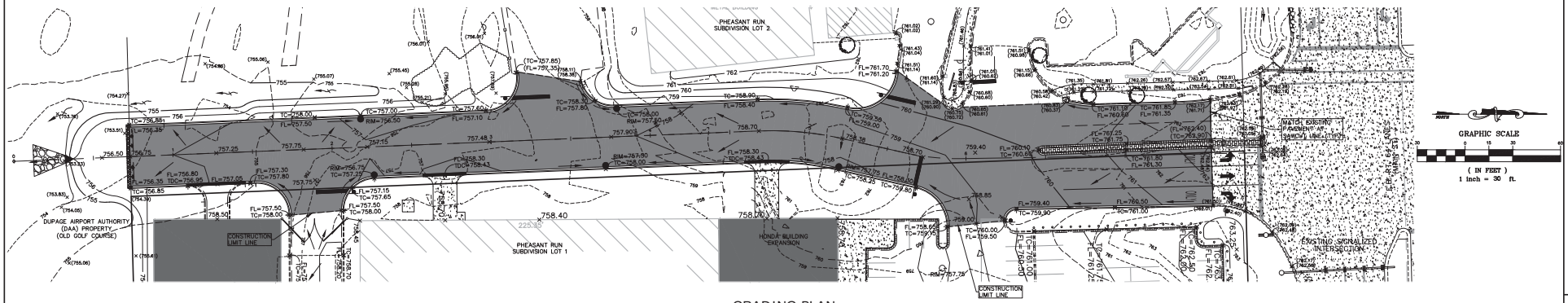
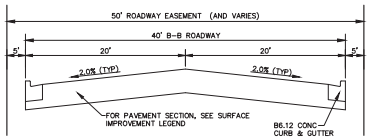


SITE GEOMETRIC AND PAVING PLAN



GRADING PLAN



TYPICAL ROADWAY SECTION

ABBREVIATIONS LEGEND:

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

SITE GEOMETRIC AND PAVING NOTES:

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, OR PROPERTY LINES.
2. UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE B6.12 CONCRETE CURB AND GUTTER. (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.)
3. UNLESS OTHERWISE NOTED, ALL CURB RADII ARE 4' TO BACK OF CURB.
4. ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION PLAT PREPARED BY SPACECO INC. WITH LATEST DATE 09/20/20.
5. UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAVEMENT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. ALL ONSITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH IDOT SPECIFICATION PAVEMENT PAINT.

SURFACE IMPROVEMENT LEGEND:

ASPHALT PAVEMENT- MAIN ACCESS DRIVE (SN=3.75)
1.5" – BITUMINOUS CONCRETE SURFACE COURSE MIX D, CLASS 1, TYPE 2)
BITUMINOUS TACK COAT (0.05 GAL/SY)
2.5" – BITUMINOUS CONCRETE BINDER COURSE MIX B, TYPE 2
6" – BITUMINOUS BASE COURSE (BAM – MS 1700)
BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY)
4" AGGREGATE BASE COURSE CA-6, TYPE B

BRICK PAVERS
4" STANDARD BRICK PAVER
9" AGGREGATE BASE COURSE CA-6, TYPE B

PROPOSED B6.12 CONCRETE CURB AND GUTTER
PROPOSED B6.12 DEPRESSED CURB AND GUTTER
PROPOSED REVERSE PITCH B6.12 CURB AND GUTTER
EXISTING CURB AND GUTTER
EXISTING DEPRESSED CURB AND GUTTER

GRADING LEGEND

	EXISTING	PROPOSED
CONCRETE HEADWALL		
PRECAST FLARED END SECTION		
STORM DRAINAGE STRUCTURE		
RETAINING WALL		
CONTOUR	749	749
5' CONTOUR	750	750
SPOT ELEVATION	x(750.00)	x750.00
DIRECTION OF SURFACE FLOW		
DITCH OR SWALE		
OVERFLOW RELIEF ROUTING		
SLOPE BANK		

GRADING NOTES:

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

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REVISIONS
DATE

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

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PROJECT NO. 56604920
DATE 01/15/21
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. NEK
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SHEET 3 OF 7

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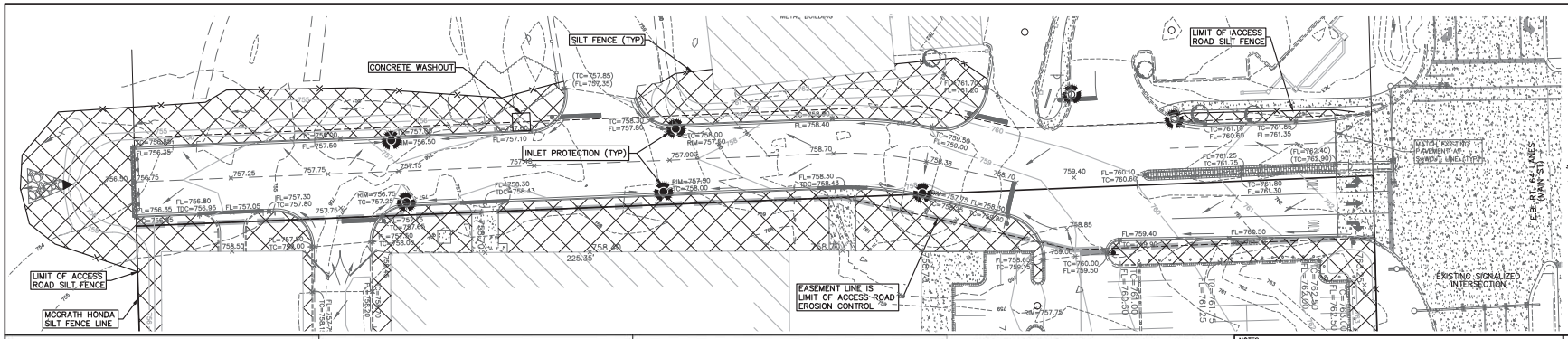

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DATE	REVISIONS	DRAWN BY

EROSION CONTROL BLANKET:

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

INLET PROTECTION:

STANDARD	DESCRIPTION
IL-555	EXCAVATED DRAIN
IL-560	FABRIC DROP
IL-562	SOD FILTER
IL-561C	FILTER BAG
IUM-561D	SEDIMENT BAG/FILTER

END SECTION INLET PROTECTION:

STANDARD	DESCRIPTION
IL-506SF	CULVERT INLET PROTECTION - SILT FENCE
IL-506ST	CULVERT INLET PROTECTION - STONE

DITCH CHECK:

STANDARD	DESCRIPTION
IUM-514PC	PLASTIC PERMEABLE
IUM-514RC	ROLLED EROSION CONTROL
IUM-514SC	SYNTHETIC POROUS CONTROL
IUM-514UF	URETHANE FOAM GEOTEXTILES
IUM-514VC	VEGETATED EROSION CONTROL
IL-605CA	ROCK CHECK DAM - COARSE AGGREGATE
IL-605R	ROCK CHECK DAM - RIPRAP

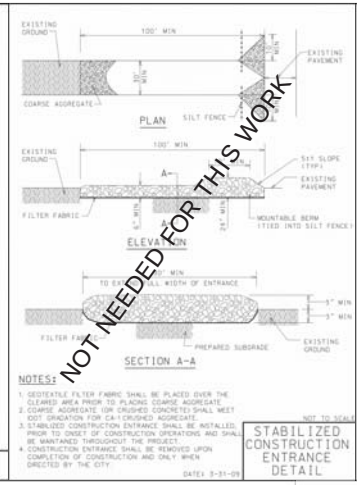
SILT FENCE:

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

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

DATE: 4-3-13

EROSION CONTROL



NOT NEEDED FOR THIS WORK

NOTES:
1. GEOTEXTILE FILTER FABRIC SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO PLACING COARSE AGGREGATE.
2. COARSE AGGREGATE (OR CRUSHED CONCRETE) SHALL MEET IDOT GRADATION FOR CA-1 CRUSHED AGGREGATE.
3. STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED PRIOR TO ONSET OF CONSTRUCTION OPERATIONS AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT.
4. CONSTRUCTION ENTRANCE SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION AND ONLY WHEN DIRECTED BY THE CITY.

NOT TO SCALE

DATE: 3-31-09

STABILIZED CONSTRUCTION ENTRANCE DETAIL

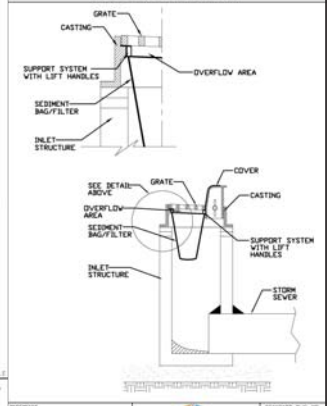
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION

NOTES:
1. AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
2. REFERENCE IS MADE TO THE SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
3. IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH BURLAP MATTING OR SEEDED WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
4. INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAIN EVENTS IN EXCESS OF ½". REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
5. SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
6. SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE CITY.

NOT TO SCALE

DATE: 3-31-09

TEMPORARY TOPSOIL STOCKPILE DETAIL



NOTES:
1. THE CONTRACTOR AND OWNER/DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF NPDES PERMIT ILR10. A COPY OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) SHALL BE KEPT ONSITE AND MAINTAINED CURRENT.
2. VEGETATIVE AND STRUCTURAL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH SPECIFICATIONS AS OUTLINED IN THE "ILLINOIS URBAN MANUAL."
3. EROSION CONTROL MEASURES SHALL BE MAINTAINED AND FUNCTIONAL THROUGHOUT THE CONSTRUCTION PROJECT (MAINTENANCE AND/OR REPLACEMENT COST IN INCIDENTAL).
4. PERIMETER SILT FENCE SHALL BE INSTALLED PRIOR TO COMMENCEMENT OF ANY DEMOLITION, CLEARING, OR GRADING OPERATIONS.
5. EROSION CONTROL MEASURES SHALL BE INSTALLED IN STRICT COMPLIANCE WITH CONSTRUCTION SEQUENCE (SEE SCHEDULE).
6. ALL STORM WATER RUNOFF SHALL BE DIVERTED INTO SEDIMENT BASINS AND/OR DRAINAGE DITCHES WHICH SHALL BE CONSTRUCTED AT THE ONSET OF GRADING OPERATIONS. ALL SITE RUNOFF SHALL BE ROUTED THROUGH SAID TRAPS AND SILTATION CONTROL DEVICES PRIOR TO DISCHARGE DOWNSTREAM/OFFSITE.
7. DISTURBED AREAS SHALL BE STABILIZED VIA SEEDING WITHIN SEVEN (7) DAYS OF COMPLETION OF DISTURBANCE UNLESS THE DISTURBANCE WILL COMMENCE AGAIN WITHIN FOURTEEN (14) DAYS. THE TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 64 LB/AC.
8. TOPSOIL STOCKPILES SHALL NOT BE LOCATED WITHIN SPECIAL MANAGEMENT AREAS AND SHALL BE SEEDED WITHIN THREE (3) DAYS OF COMPLETION AND SURROUNDED WITH SILT FENCE FOR EROSION CONTROL.
9. INLET PROTECTION FILTER BASKETS SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. ALL DEWATERING OPERATIONS SHALL BE DISCHARGED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DISCHARGE DIRECTLY INTO FIELD TILE OR STORM SEWER IS PROHIBITED.
11. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING EQUIPMENT SPECIFICALLY DESIGNED FOR THAT PURPOSE.
12. GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN OPERATING CONDITION THROUGHOUT CONSTRUCTION TO PREVENT SEDIMENT AND DEBRIS FROM BEING TRACKED ONTO PUBLIC ROADWAYS. SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED ON A DAILY BASIS.
13. LOOSE MATERIAL DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE DITCH SHALL BE REMOVED ON A DAILY BASIS.
14. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM EVENT OF 0.5 INCHES OR GREATER (OR THE EQUIVALENT SNOWFALL). REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE IMMEDIATE.
15. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN THIRTY (30) DAYS OF FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
16. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION SHALL BE FILTERED.
17. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT CONTROL MEASURE, SEDIMENT TRAP, OR SEDIMENT BASIN EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
18. THE APPLICANT SHALL PROVIDE ADEQUATE RECEPTACLES FOR DEPOSITION OF ALL CONSTRUCTION DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE APPLICANT SHALL NOT CAUSE, OR PERMIT, THE DUMPING, DEPOSITION, DROPPING, THROWING, BLOWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO ANY DEVELOPMENT SITE, CHANNEL, POND, LAKE, WETLAND, BUFFER, OR WATERS OF DUPAGE COUNTY. THE APPLICANT SHALL MAINTAIN THE DEVELOPMENT SITE FREE OF UNCONTROLLED CONSTRUCTION DEBRIS. CONSTRUCTION SITE OPERATORS SHALL IMPLEMENT APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL, AND CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER, AND SANITARY WASTE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.

LEGEND

- STORM DRAINAGE STRUCTURE
- INLET PROTECTION
- DITCH CHECK
- SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- TEMPORARY SEEDING
- PERMANENT SEEDING AND EROSION CONTROL BLANKET

ROUTE 64 ACCESS ROAD
ST. CHARLES, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN

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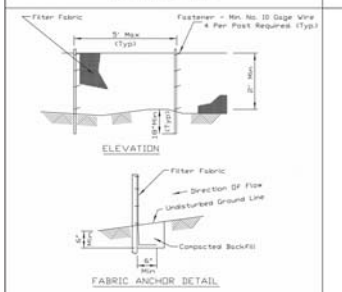
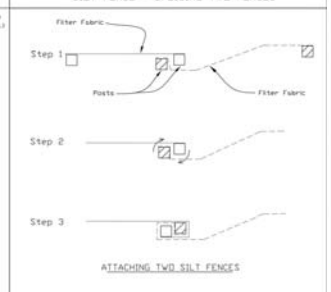


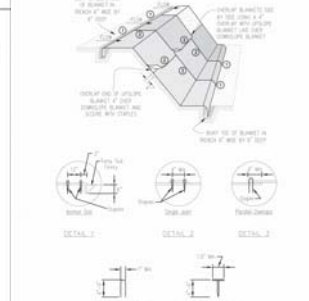
NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class I with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE: Project, Designed, Checked, Approved — Date
STANDARD DWG NO. IUM-620A, SHEET 1 OF 1, DATE 3-30-12



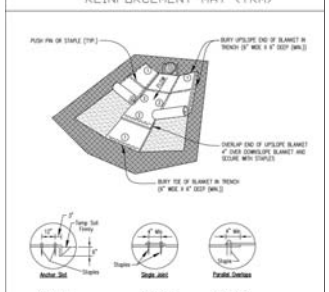
1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

REFERENCE: Project, Designed, Checked, Approved — Date
STANDARD DWG NO. IUM-620W, SHEET 1 OF 1, DATE 3-30-2012



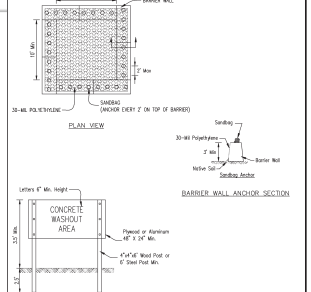
NOTES:
1. Staples shall be placed in a diamond pattern at 3 per s.y. for slopes steeper. Non-slopes shall use 4 staples per s.y. of mulches. This equates to 100 staples per acre. Use staples and PVC staples with non-rotated barbed per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. Minimum staple length is 6".
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

REFERENCE: Project, Designed, Checked, Approved — Date
STANDARD DWG NO. IUM-530, SHEET 1 OF 1, DATE 02-02-11



NOTE:
1. For sandy soil conditions, staple or push pin shall be a minimum 6 inches.

REFERENCE: Project, Designed, Checked, Approved — Date
STANDARD DWG NO. IUM-530, SHEET 1 OF 1, DATE 02-02-11



NOTES
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardened concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL

SOIL EROSION CONTROL CONSTRUCTION SCHEDULE

1. INSTALL SEDIMENT CONTROL MEASURES
   STABILIZED CONSTRUCTION ENTRANCE IF REQUIRED
   BARRIER FILTERS AS DIRECTED
2. DEMOLITION WORK AS INDICATED ON PLAN
3. REMOVE EXISTING VEGETATION AS REQUIRED
4. GRADE SITE/STOCKPILE TOPSOIL — THESE ITEMS ARE TO BE COMPLETED CONCURRENTLY
   BERM AROUND STOCKPILE
5. INSTALL STORM WATER MANAGEMENT MEASURES
   STORM SEWER
   BARRIER FILTER AROUND INLETS (STRAW)
6. TEMPORARY VEGETATIVE STABILIZATION OF CONTROL MEASURES
7. SITE CONSTRUCTION WORK
   UTILITIES
   CURB & GUTTER
   PAVING
8. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS
   RESPREAD TOPSOIL
   SEEDING
   SODDING
9. INSTALL PERMANENT LANDSCAPING
10. PERFORM CONTINUING MAINTENANCE

INSPECTION SCHEDULE

1. DIVERSION AND STRUCTURAL MEASURES – WILL BE INSPECTED AT 7 DAY INTERVALS AND AFTER EVERY 1/2" RAIN OR RAINSTORM PRODUCING RUNOFF.
2. SEDIMENT BASINS AND PONDS – WILL BE CHECKED AFTER EACH MAJOR PHASE OF THE DEVELOPMENT FOR SEDIMENT ACCUMULATION.
3. VEGETATIVE PLANTINGS – SPRING PLANTINGS WILL BE CHECKED DURING SUMMER OR EARLY FALL.
4. REPAIRS – ANY EROSION CONTROL MEASURES, STRUCTURAL MEASURES OR OTHER RELATED ITEMS IN NEED OF REPAIR WILL BE MADE WITHIN 15 DAYS, OR EARLIER IF POSSIBLE BASE ON FIELD CONDITIONS.
5. MONRUO – DRAINAGEWAYS, DITCHES AND OTHER AREAS THAT SUPPORT A DESIGNATED FLOW OF WATER WILL BE MOWED REGULARLY TO MAINTAIN THAT FLOW.
6. FERTILIZATION – SEEDED AREAS WHERE THE SEED HAS NOT PRODUCED A GOOD COVER WILL BE INSPECTED AND FERTILIZED IF NECESSARY.

SOIL EROSION CONTROL SCHEDULES

PROJECT NO.	56604920
DATE	01/15/21
SCALE	1"=30'
PROJ. MGR.	RWG
PROJ. ASSOC.	NDS
DRAWN BY	AVS

SHEET 4 OF 7

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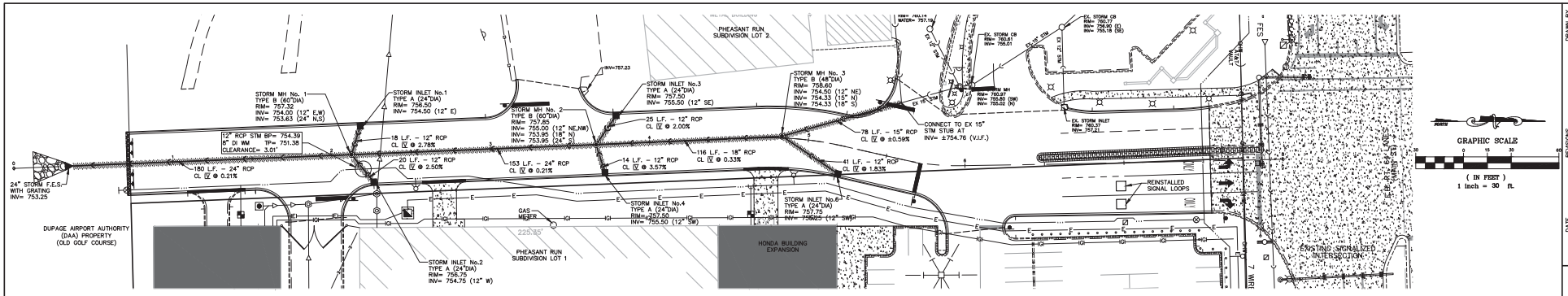
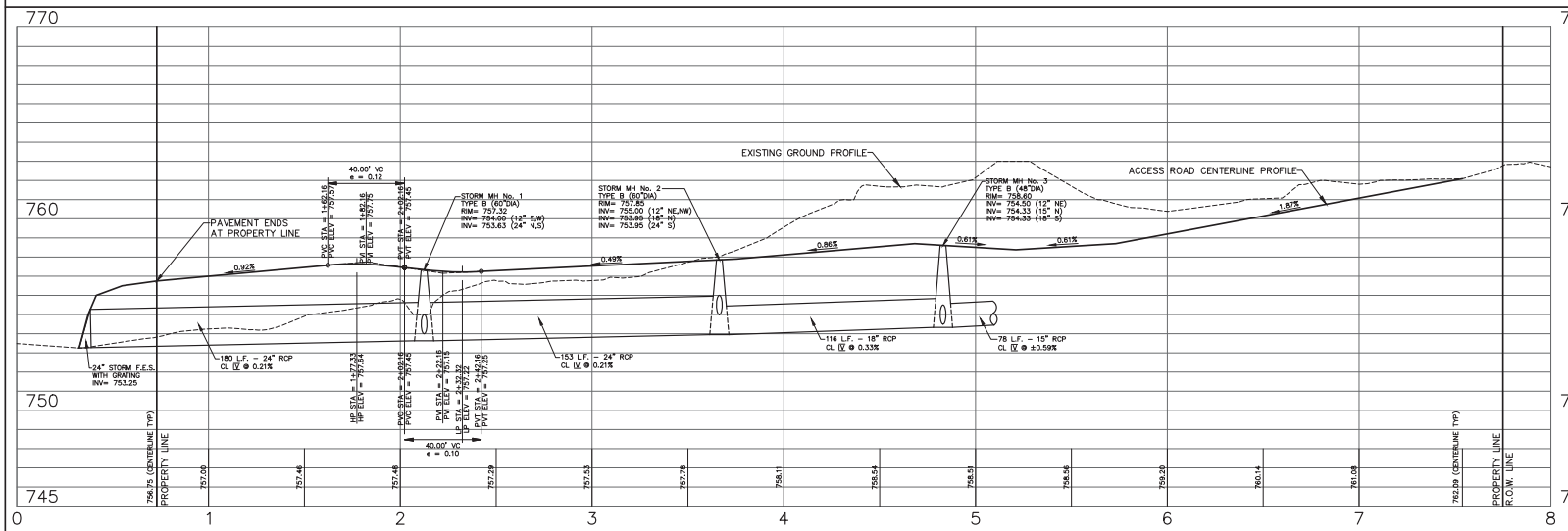


UTILITY PLAN



(2) SANITARY STRUCTURE NUMBER

(11) STORM STRUCTURE NUMBER

[5] WATERMAIN STRUCTURE NUMBER

STORM SEWER DRAINAGE STRUCTURE LEGEND

EXISTING	PROPOSED	
□	■	STORM INLET – OPEN GRATE
○	●	STORM CATCH BASIN – OPEN GRATE
◎	◉	STORM MANHOLE – CLOSED LID

UTILITY NOTES:

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

SPECIAL CONSTRUCTION PHASING AND UTILITY NOTES:

1. ALL ELECTRIC LINES CROSSING BETWEEN LOT 1 AND LOT 2 SHALL BE REMOVED.
2. THE EXISTING GAS LINES CROSSING BETWEEN LOT 1 AND LOT 2 SHALL BE REMOVED. A NEW GAS SERVICE LINE SHALL BE INSTALLED ON LOT 1 TO SERVICE THE NEW HONDA DEALERSHIP INDEPENDENTLY (FOR NEW SERVICE LINE LOCATION REFER TO HONDA DEALERSHIP PLANS).
3. THE EXISTING WATER SERVICE MAIN FROM LOT 2 SERVICING LOT 1 SHALL BE REMOVED (INCLUDING THE YARD HYDRANT). A NEW 12" WATERMAIN EXTENSION ALONG RT 64 FROM WEST OF THE ACCESS ROAD INTERSECTION SHALL BE INSTALLED UNDER THE ACCESS ROAD THROAT AND A NEW 8" WATERMAIN SHALL BE EXTENDED SOUTH ALONG THE EAST SIDE OF THE ACCESS ROAD CORRIDOR PRIOR TO PAVING THE ACCESS ROAD (SEE HONDA DEALERSHIP PLANS).
4. CONTRACTOR IS TO BE AWARE THAT ALTHOUGH NOT ALWAYS A SPECIFIC PART OF (OR REQUIREMENT FOR) THE ACCESS ROAD IMPROVEMENTS, THERE ARE A NUMBER OF DEMOLITION, GRADING, AND UTILITY INSTALLATION REQUIREMENTS REFLECTED ON THE HONDA DEALERSHIP PLANS THAT MUST BE INSTALLED PRIOR TO COMPLETION OF THE ACCESS ROAD CONSTRUCTION. SPECIAL AND CAREFUL ATTENTION/COORDINATION MUST BE ACCOUNTED FOR BETWEEN THE CONSTRUCTION OF THESE TWO PROJECTS.

DRAWN BY | REVISIONS | DATE

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

RWG Engineering, LLC
Civil Engineering ◆ Real Estate Consulting ◆ Project Management
975 E. 22nd St. Suite 400
Lombard, IL 60148
630.480.7889
www.rwg-engineering.com

PROJECT NO. 56604920
DATE 01/15/21
SCALE 1"=30'
PROJ. MGR. RWG
PROJ. ASSOC. NEK
DRAWN BY AVS

SHEET 5 OF 7

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January 14, 2021 9:22: a.m. AcadVer:22.0s (LMS Tech)
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RWG ENGINEERING, LLC
PROJECT SPECIFICATIONS

GENERAL CONDITIONS

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

USE OF IMPROVEMENT PLANS
No Improvement Plans shall be used for construction unless specifically marked "For Construction." Prior to commencement of construction, the contractor shall verify all dimensions and conditions affecting their work with the actual conditions at the job site. If there are discrepancies from what is shown on the construction plans, the contractor shall immediately report same to the engineer before doing any work, otherwise the contractor assumes full responsibility. In the event of disagreement between the construction plans, standard specifications, and/or special details, the contractor shall secure written instructions from the engineer prior to proceeding with any part of the work impacted by omissions or discrepancies. Failing to secure such instruction, the contractor will be considered to have proceeded at his own risk and expense. In the event of any doubt or question with respect to the true meaning of the construction plans or specifications, the decision of the engineer shall be final and conclusive.

HIGHWAY/ROADWAY CONSTRUCTION PERMITS
The contractor shall be responsible for obtaining all required permits for construction along or across existing streets or highways, including the use and access to existing streets. The contractor shall make arrangements for proper bracing, sharing, and other required protection of all roadways before construction begins. The contractor shall be responsible for any damage to streets or roadways and associated structures, and shall make repairs as necessary to the satisfaction of the engineer and applicable governmental agency.

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

PROJECT IMPROVEMENTS AND QUANTITIES
The contractor shall review the construction documents and determine all required improvements and verify all quantities as may be provided by the engineer or owner for bidding purposes, and report any discrepancies to the engineer. The contract price submitted by the contractor shall be considered to lump sum for the completed project unless there is a plan revision or written change to the scope of work.

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

MAINTENANCE OF SITE DRAINAGE
During construction operations any loose material that is deposited in the flow line of gutters, drainage structures, ditches, etc. and obstructs the natural drainage flow line shall be removed at the close of each working day by the responsible party. The contractor shall insure positive site drainage at the close of each work day. Drainage may be achieved by ditching, pumping, or any other acceptable method. Failure to provide positive drainage will preclude any possible added compensation requested due to delays or unsuitable materials created as a result therefrom. At the conclusion of construction operations all drainage structures and flow lines shall be free from dirt and debris. This work shall be considered incidental to the contract.

TRAFFIC CONTROL
The contractor is responsible for the installation and maintenance of adequate signage, traffic control, and warning devices to inform and protect the public during all phases of construction. All barricades and warning signs shall be provided in accordance with the IDOT Standard Specifications. Adequate lighting shall be maintained from dusk to dawn at all locations where construction operations warrant, or as designated by the engineer or applicable governmental agency. Traffic control items shall be in accordance with the IDOT "Manual on Uniform Traffic Control Devices."

PAVEMENT REMOVAL/REPLACEMENT
Existing permanent type pavements or other permanent improvements which abut or otherwise interfere with proposed improvements and must be removed shall be saw cut full depth prior to removal. Items so removed shall be replaced with similar construction materials to original condition or better. Payment for saw cutting shall be included in the removal cost and replacement will be paid under the respective item in the contract, unless otherwise indicated. Removed pavement, sidewalk, curb, etc. shall be disposed of by the contractor at his own expense at an offsite dump site.

TREE PROTECTION
Existing trees not scheduled for removal shall be protected from damage. Trimming and sealing shall be in accordance with IDOT Standard Specifications.

EXISTING SIGNAGE & MAIL BOXES
Existing signage and mail boxes that interfere with construction shall be removed, stored, and replaced/reset by the contractor in accordance with the IDOT Standard Specifications. Damage to these items shall be repaired/replaced by the contractor at his expense. Temporary mailbox facilities shall be provided as an incidental cost.

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

CONSTRUCTION DEBRIS CLEAN-UP
The contractor is responsible for removal and disposal of all excess material and debris resulting from his construction operations at no expense to the owner.

CONSTRUCTION RECORD
The contractor shall keep a set of approved construction plans on the jobsite, and shall maintain a legible record on said plans of field tie encountered, modifications/alterations to alignment/installation of proposed improvements, etc. Upon completion of the contractor's work, said record documents shall be provided to the engineer. Final payments shall not come due until this information is provided to the engineer.

SAFETY & CONSTRUCTION EXECUTION
The contractor shall comply with the rules and regulations of OSHA and appropriate authorities regarding jobsite safety provisions. The engineer and owner are not responsible for the construction means, methods, techniques, sequences or procedures, the for performance, programs, or for any safety precautions used by the contractor. The contractor is solely responsible for execution of his work in accordance with the contract documents.

PROJECT SPECIFICATIONS

I. SOIL EROSION AND SEDIMENT CONTROL

GENERAL STANDARDS
Unless specifically modified below, all soil erosion and sediment control work shall be done in accordance with NPDES General Permit No. ILR10 and the "Illinois Urban Manual." Any control measures in addition to those outlined in these plans which are deemed necessary by the owner, engineer, or applicable governmental agency shall be immediately implemented by the contractor. Maintenance and replacement of erosion control items shall be considered incidental.

SITE PREPARATION
Prior to clearing and grading, perimeter silt fence shall be installed, and onsite sediment control measures shall be constructed and functional per the soil erosion and sediment control plan. The contractor shall construct ditches, swales, and temporary traps, and siltation control measures to intercept surface waters prior to conveyance onto adjacent properties, routing surface flow to onsite treatment facilities.

STABILIZED CONSTRUCTION ENTRANCE
Temporary gravel construction entrances shall be installed and maintained to prevent sediment from being trucked offsite. Sediment reaching a public road shall be removed by shoveling or street sweeping at the end of each work day. Loose material deposited in the flow line of any gutter or drainage structure shall be removed at the end of each work day.

TOPSOIL STOCKPILES
Topsoil stockpiles shall be seeded within seven (7) calendar days of completion for erosion control, unless they will be distributed within fourteen (14) calendar days. Stockpiles shall be encompassed with a silt fence.

DUST CONTROL
Dust control shall be performed on a daily basis using water dispersed from a truck mounted tank with a standard discharge header for uniform application rate.

DE-WATERING
During de-watering operations water shall be pumped into sediment basins or silt traps. De-watering directly into field tile or stormwater structures is not permitted. Water pumped during construction operations shall be filtered.

STABILIZATION
Disturbed areas shall be stabilized by seeding within seven (7) days of completion of disturbance unless the area will be disturbed within fourteen (14) days. Temporary seed mixtures shall be applied at a rate of 64 lbs/acre.

SEDIMENT BASINS
When stormwater is routed through proposed detention basins to allow for settlement of suspended silt and debris, the basins shall be constructed at the start of the project. Basins shall be sufficiently over-excavated to provide appropriate volume for sediment collection.

INLET PROTECTION BASKETS
Inlet protection devices shall be installed in each onsite drainage structure and in offsite structures where so indicated.

DRAINAGE SYSTEM MAINTENANCE
All storm sewers, catch basins, sumps, and detention basins provided with this project shall be cleaned at construction completion and prior to final acceptance. Cleaning may also be required during construction if the traps are not functioning properly.

INSPECTIONS
The contractor shall inspect all erosion control measures at least once every seven (7) calendar days, and within 24 hours of a storm event of 0.5 inches or greater (or equivalent snowfall). Necessary repairs or clean up to maintain the effectiveness of the control measures shall be done immediately.

CLEANUP
All erosion and sediment control measures shall be removed and disposed of in accordance with applicable governmental agency requirements within 30 days of final site stabilization.

II. EXCAVATION AND GRADING - (EARTHWORK)

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

SITE PREPARATIONS
Prior to onsite operations, the contractor shall become familiar with the soil erosion control specifications. The establishment of erosion control procedures and the placement of filter fencing, etc. to protect adjacent property shall occur before mass grading begins, and in accordance with the implementation schedule.

Tree protection fencing shall be placed around any trees designated to be preserved within the construction zone. Fencing shall be placed in a circle centered around the tree, such that the entire drip zone (extent of furthest extended branches) shall be within the fence limits. The existing grade within the fenced area shall remain undisturbed.

DEMOLITION
Demolition of existing structures, pavements, curbs, flatwork, utilities, etc. shall be disposed of at an offsite dump site provided by the contractor. Existing water wells shall be closed and capped in accordance with the Illinois Water Well Construction Code, as published by the Department of Public Health. Existing septic tanks and grease traps shall have all liquids and solids removed by a licensed waste hauler prior to structure removal or filling by the contractor.

CLEARING AND GRUBBING
Unless noted for preservation, all vegetative growth including trees and tree stumps shall be removed from the construction area. Offsite disposal shall be assumed unless permitted otherwise by owner.

TOPSOIL REMOVAL
Topsoil shall be stripped from all roadway, driveway, parking area and other designated structural areas. Stockpiling of topsoil for respread shall be at locations as directed by the owner. Topsoil stockpiled for future use shall be free from large roots, sticks, weeds, brush, stones larger than one inch diameter, and other litter or waste products not conducive to plant growth. Failure to properly sequence stockpiling operations shall not constitute a claim for additional compensation. No material shall be stockpiled in front yards, drainage swales, flood routing areas, utility locations, utility easements or right-of-way.

UNSUITABLE MATERIAL
Unsuitable subgrade material shall be removed from roadway, driveway, parking lot and any other designated areas. Obviously soft underlying soil shall be removed from all structural improvement areas, areas to receive clay fill, and wherever else designated on the site. If underlying structural subgrade soils rut deeper than one inch under construction equipment or if the moisture content exceeds that needed for proper compaction, the soil shall be scarified, dried, and recompacted to the required specifications.

EXCAVATION AND EMBANKMENT
Upon completion of topsoil removal, the contractor shall perform excavation and embankment (fill) operations in accordance with the improvement plans.

Structural embankment material shall be placed in level uniform layers so that the compacted thickness is approximately six inches. Each layer shall be thoroughly mixed during spreading to insure uniformity.

Embankment material within roadway, driveway, parking areas, and other structural clay fill areas shall be compacted to a minimum of ninety percent (90%) of maximum density (modified proctor method), or to such other density as determined appropriate by the soils engineer.

Embankment material within non-structural fill areas (random fill) shall be compacted to a minimum of eighty-five percent (85%) of maximum density (modified proctor method), or to such other density as determined appropriate by the soils engineer.

All approved compacted street and pavement areas shall be proof-rolled by the contractor and any unstable areas shall be removed and replaced as directed by the soils engineer.

BACKFILLING CURBS, PAVEMENT, ETC.
Curbs, pavements, sidewalks, etc. shall be backfilled by the contractor after installation in accordance with the improvement plan grades.

TOPSOIL RESPREAD
Except where otherwise noted, the contractor shall respread a minimum four (4) inch layer of topsoil on all designated open space, parkway, landscape, and other non-structural areas.

EXCESS MATERIAL
Unless otherwise approved by the owner, the contractor shall remove from the site any excess or unsuitable earth material.

SEEDING
Upon completion of topsoil respread, the contractor shall install seed and fertilizer as indicated on these improvement plans or per owner provided landscape plans.

INSPECTION BY THE SOILS ENGINEER
The owner provided soils engineer shall closely supervise and inspect the grading operations, particularly during the removal of unsuitable material and the construction of embankments or building pads. All testing, inspection and supervision of embankment quality, unsuitable removal and replacement, and other soils related operations shall be entirely the responsibility of the soils engineer.

GRADING TOLERANCE
Subgrades for pavement, driveways and sidewalks, and all yard/open space areas shall be completed within a tolerance of plus or minus 0.1 foot of design subgrade elevations.

UTILITY INSTALLATION PREPARATION
Prior to utility construction, proposed pavement areas, driveway and sidewalk areas, and yard/open space areas shall be rough graded to plus or minus one foot of design subgrade elevations.

NOTE REGARDING PLAN GRADES
Grade elevations shown on the improvement plans are finished grades. Pavement and/or topsoil respread thicknesses must be subtracted to determine subgrade elevations.

SITE DRAINAGE MAINTENANCE
Grading and site improvement construction shall not cause ponding of stormwater. All areas adjacent to improvements shall be graded to provide positive site drainage.

RIP RAP MATERIAL
Stone Rip-Rap material provided shall conform to IDOT specification criteria.

EARTHWORK QUANTITIES
Quantities provided in any engineer's summary for earthwork are intended as a guide for the contractor in determining the scope of the project. It is the contractor's responsibility to determine all material quantities and familiarize himself with site conditions. The contract price submitted by the contractor shall be considered lump sum for the complete project. No claims for extra work will be recognized unless directed by the owner.

SUBGRADE DESIGN CRITERIA
Pavement subgrade shall have a minimum IBR of 3.0 as determined by the soils engineer. The proposed pavement design has been based on a minimum IBR of 3.0. If areas of pavement subgrade are encountered which do not meet the minimum IBR requirements, subgrade remedial work or pavement design revisions will be ordered by the owner to obtain equivalent pavement strength.

III. UNDERGROUND UTILITIES - UNIVERSAL

GENERAL STANDARDS
All sewer and water main improvements shall be constructed in accordance with the "Standard Specifications for Water and Sewer Main Construction in Illinois," Latest Edition, along with applicable sections of the "Standard Specifications for Road and Bridge Construction in Illinois" as published by IDOT, Latest Edition, and the construction details and specifications of the applicable governmental agency.

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

GRADE PREPARATION
Rough grading to within one foot of finished subgrade shall be completed by the earthwork contractor prior to commencement of underground utility construction.

DE-WATERING
The contractor is responsible for dewatering any excavation for the installation of sewer or water systems. Dewatering will be considered incidental to the respective underground utility construction.

SHEETING AND BRACING
Any anticipated costs for sheeting and bracing shall be reflected in the contract amounts. Additional costs for sheeting and bracing will not be allowed.

SELECT GRANULAR BACKFILL
All utility trenches beneath existing or proposed pavement, driveways and sidewalks, and existing or proposed utilities (ie. crossings), and for a distance of two (2) feet either side of same for more for deeper utilities as noted on the plans), and/or wherever else shown on the plans shall be backfilled with select granular material and firmly compacted in accordance with the construction standard details.

EXCESS TRENCH MATERIAL
The contractor shall spread excess excavated trench material adjacent to the trenches in an orderly fashion so as not to create a hazard or obstruction, and to maintain the site in a workable condition.

DISSIMILAR MATERIAL/PIPE CONNECTIONS
"Band-Seal" or similar flexible type couplings shall be used when connecting sewer pipes of dissimilar materials. When connection to an existing sewer main by means other than an existing wye, tee, or an existing structure, one of the following methods shall be used:

- Circular coring of sewer main with proper tools ("Sewer-Tap" machine or similar) and installation of hub-wye or hub-tee saddle
- Remove entire section of pipe (breaking only the top of one bell) and replace with precast wye or tee branch section
- Using a pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using a non-shear mission coupling to hold assembly firmly in place

UTILITY STRUCTURE SELECT BACKFILL
Where select granular bedding and backfill is required around utility structures, the cost for same shall be merged into the structure cost.

STRUCTURE CASTINGS
Frames and lids (or grates) for sanitary, water main and storm sewer structures shall be as indicated on the plans, and the cost of same shall be integrated into the respective structure cost.

ADJUSTING RINGS
All structures shall incorporate a minimum of three (3) inches and a maximum of eight (8) inches of adjusting rings (two (2) rings maximum).

STRUCTURE ADJUSTMENT
All top of frames for utility structures (including B-Boxes) shall be adjusted to meet final finished grade upon completion of finished grading and final inspection (cost incidental). The contractor shall insure that roadway, curb, and pavement inlets or structures (frames and grates) are at finished grade.

HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS
Horizontal and vertical separation between water and sewer mains shall be maintained in accordance with the Standard Specifications for Water and Sewer Main Construction in Illinois and said specifications standard drawings 18, 19, 20, 21, 22, 23, and 24.

FLOOR DRAINS AND FOOTING DRAINS
All floor drains and floor drain sump pumps shall discharge into the sanitary sewer. All downspouts, footing drains and subsurface stormwaters shall discharge into the storm sewer or onto the ground - not into the sanitary sewer.

RIP RAP MATERIAL
Rip Rap material provided in conjunction with underground utility improvements shall conform to IDOT specifications.

CONSTRUCTION RECORD
The contractor shall maintain a legible record on a set of construction plans information concerning all manholes, eyes and services, valve boxes, curb boxes, etc. such that they can be field located in a manner acceptable to the applicable governmental agency.

IV. UNDERGROUND UTILITIES - STORM SEWER

STORM SEWER PIPE
Storm sewers and services shall be constructed of one or more of the following materials as specified on the plans:

- Reinforced concrete pipe of the class as indicated on the plans, conforming to ASTM C-76 with trowel applied bituminous mastic compound per ASTM C-76. Where noted on the plan the joints and pipe shall incorporate flexible gaskets conforming to ASTM C-443 or ASTM C-361 in lieu of mastic (typically at water main crossings).
- Cement-lined ductile iron pipe class 52, conforming to AWWA C-151 (ANSI A21.51) with push-on joints conforming to AWWA C-111 (ANSI A21.11).
- PVC gravity sewer pipe conforming to ASTM D-3034 (for pipe diameters of 4 inch to 15 inch) or conforming to ASTM F-679 (for pipe diameters of 18 inch to 48 inch). All pipe shall be SDR 35 or stronger, with elastomeric gasket joints conforming to ASTM D-3212.

STORM SEWER BEDDING
Storm sewers shall be installed on compacted granular crushed stone bedding, 1/4 inch to 3/4 inch in size (IDOT gradation CA-6), with a minimum thickness of one fourth of the outside pipe diameter, but not less than 4 inches nor more than 8 inches. Bedding shall extend upward to the springline of the pipe for concrete and ductile iron pipe, and one foot over the top of the pipe for PVC pipe and CMP pipe. Cost for bedding shall be merged into lineal footage cost for the respective sewer pipe.

INLETS, CATCH BASINS, AND MANHOLES
All structures shall be pre-cast reinforced concrete (see construction standard details). Structure sections and adjusting rings shall be securely sealed to each other with flexible bituminous mastic. Gaps at pipe connections shall be filled and securely sealed with non-shrink hydraulic cement mortar. Frames and grates (or lids) shall be as noted on the plans and shall be securely grouted with non-shrink hydraulic cement mortar.

FLARED END SECTIONS
End sections shall be pre-cast reinforced concrete flared end sections with an end block footing in accordance with the construction standard details (or CMP metal end section as appropriate). Flared end sections for sewers 12 inches or greater shall include a safety grating per the construction standard details.

SPECIAL STRUCTURES
If called for on the plans, special structures (headwalls, boxes, etc.) shall be in accordance with the construction standard details.

V. PAVEMENT, CURBS, AND SIDEWALKS

GENERAL STANDARDS
Unless specifically modified below, all pavement, curb, and sidewalk construction shall be done in accordance with the applicable sections of the "Standard Specifications for Road and Bridge Construction in Illinois," as published by IDOT, latest edition.

SUBGRADE PREPARATION
The subgrade for roadways, pavement, and/or curbs and walks shall be finished by the excavation contractor to within 0.1 foot, plus or minus, of plan elevation. The paving contractor shall confirm the proper preparation of the rough subgrade, or notify the owner and engineer in writing of any discrepancies. Prior to placement of base material, the paving contractor shall fine grade the subgrade to insure proper thicknesses for all base and pavement courses.

BITUMINOUS PAVEMENT
Bituminous Pavement shall consist of the sub-base course, base course, hot-mix asphalt binder course, and hot-mix asphalt surface course, of the thickness and materials as specified on the plans. The maximum size aggregate for the hot-mix surface course mixture shall be 3/4 inches. A prime coat shall be applied to the sub-base course (or base course) as indicated on the plans. A tack coat shall be applied to the binder course prior to surface course placement.

WEATHER REQUIREMENTS FOR BITUMINOUS PAVING
Hot-mix binder shall be placed only when the ambient air temperature is at least 40 degrees Fahrenheit and the forecast is for rising temperatures. Hot-mix surface shall be placed when the ambient air temperature is at least 45 degrees Fahrenheit and the forecast is for rising temperatures.

BITUMIN PAVEMENT INSTALLATION
After installation of the base course, all traffic shall be kept off the base until the binder course is placed. After installation of the binder course (and for public improvements after the binder course has been in place for one winter), and upon completion of inspection and approval by the applicable governmental agency and owner, the binder shall be cleaned, a tack coat shall be applied at a rate of 0.05 gal/square yard (cost incidental), and the surface course shall be placed. All damaged areas in the binder, base or curb shall be repaired prior to surface replacement.

REINFORCED CONCRETE PAVEMENT
Concrete pavement and base course shall be of the thickness as shown on the plans. All concrete pavement shall be reinforced with 6 inch x 6 inch No. 6 welded wire fabric. All concrete pavement shall be broom finished. Contraction joints shall be sawcut immediately after pavement installation and initial curing.

CONCRETE PAVEMENT JOINTING
Joints for concrete, pavement shall be determined by contractor in the field using best practices. Maximum distance between joints shall be 15 feet. Jointing shall follow the American Concrete Pavement Association Publication "Proper use of Isolation and Expansion Joints in Concrete Pavements."

CONCRETE CURB AND GUTTER
Combination curb and gutter shall be as detailed on the plans, underlain with the specified base course. Pre-molded fiber expansion joints (3/4 inch thick) with 3/4 inch x 18 inch plain round steel dowel bars shall be installed at 60 foot intervals and at all P.C.'s, P.T.'s, curb returns, and at the end of each pour. Alternate ends of the dowel bars shall be greased and fitted with metal expansion tubes. Fiber expansion joints 3/4 inch shall also be used wherever sidewalk abuts the curb. Contraction joints shall be sawcut at 15 foot intervals. Two (2) reinforcing bars (No. 4), 10 feet long, shall be installed wherever curb and gutter crosses utility trenches or service lines. Curbs shall be depressed at all locations where public walks or pedestrian paths intersect curb lines (ADA Requirements - see construction standard details). Concrete curb and gutter shall be placed and vibrated to eliminate any honey-combing.

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

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

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

PAINTED PAVEMENT MARKINGS
Painted pavement markings and symbols shall be installed in the color and location as shown on the plan, and conforming to the standard specifications. Markings and symbols shall only be applied when the temperature is 50 degrees Fahrenheit or above.

ENGINEER'S APPROXIMATION OF PROJECT QUANTITIES
FOR
ROUTE 64 ACCESS ROAD
ST. CHARLES, ILLINOIS

(BASED ON FINAL ENGINEERING BY RWG ENGINEERING, LLC)

(NOTE THAT PER PROJECT SPECIFICATIONS (GENERAL CONDITIONS - PROJECT IMPROVEMENTS AND QUANTITIES), THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETED PROJECT UNLESS THERE IS A PLAN REVISION OR WRITTEN CHANGE ORDER TO THE SCOPE OF WORK)

ITEM	DESCRIPTION	QUANTITY	UNIT
A. DEMOLITION, EXCAVATION, GRADING & EROSION CONTROL			
1.	LANE CLOSURE & TRAFFIC BARRICADE INSTALLATIONS	1	L.S.
2.	TREE PROTECTION FENCE (PER TREE)	3	EA.
3.	SILT FENCE	630	L.F.
4.	REMOVE EXISTING FENCING	180	L.F.
5.	TREE REMOVAL	18	EA.
6.	REMOVE BUILDING CANOPY STRUCTURE, COLUMNS, AND COVERED WALKWAY	1	L.S.
7.	REMOVE FLAG POLE/FOUNDATIONS	3	EA.
8.	REMOVE LIGHTING FIXTURES/FOUNDATIONS	15	EA.
9.	REMOVE ONSITE STORM PIPE	780	L.F.
10.	REMOVE ONSITE STORM STRUCTURES	7	EA.
11.	REMOVE EXISTING WATERLINE/HYDRANT	1	L.S.
12.	REMOVE EXISTING GAS SERVICE PIPELINES	1	L.S.
13.	REMOVE EXISTING CURB & GUTTER	1,405	L.F.
14.	REMOVE EXISTING ASPHALT PAVEMENT	3,262	S.Y.
15.	REMOVE EXISTING CONCRETE WALKS	320	S.F.
16.	MASS GRADE PROJECT SITE & PREPARE SUBGRADE	5,375	S.Y.
17.	TOPSOIL RESPREAD (4") & SEED	2,135	S.Y.
18.	INSTALL INLET BASKETS	7	EA.
19.	INSTALL EROSION CONTROL BLANKET	2,135	S.Y.
B. STORM SEWER			
1.	12" RCP CL IV STORM SEWER	118	L.F.
2.	15" RCP CL IV STORM SEWER	78	L.F.
3.	18" RCP CL IV STORM SEWER	116	L.F.
4.	24" RCP CL IV STORM SEWER	333	L.F.
5.	24" DIA STORM INLET	5	EA.
6.	48" DIA STORM MANHOLE TYPE B	1	EA.
7.	60" DIA STORM MANHOLE TYPE B	2	EA.
8.	24" DIA RCP FES W/ GRATE & RIP RAP	1	EA.
9.	SELECT GRANULAR TRENCH BACKFILL (CA-6)	645	L.F.
C. PAVING, CURBS, SIDEWALK			
1.	B6.12 CONCRETE CURB & GUTTER	1,438	L.F.
2.	ASPHALT PAVT (11.5" SURF, 2.5" BINDER, 6" BAM, 4" AGG CA-6)	3,582	S.Y.
3.	BRICK PAVERS ON 9" AGG BASE CA-6	294	S.F.
4.	PAINTED STOP BARS W/ STOP SIGNS	5	EA.
5.	PAINTED DOUBLE YELLOW CENTERLINE	575	L.F.
6.	PAINTED LANE LINE MARKINGS (WHITE)	375	L.F.
7.	PAINTED SYMBOLS ("ONLY" AND ARROWS)	5	EA.
8.	IDOT CLASS III BARRICADES W/ "ROAD ENDS" SIGNAGE	4	EA.
9.	RESTORE/REPAIR EX TRAFFIC SIGNAL DETECTOR LOOPS	2	EA.

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DATE	REVISIONS	DRAWN BY

McGARTH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS
PROJECT NOTES, SPECIFICATIONS & ESTIMATED QUANTITIES

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630.480.7889
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PROJECT NO. 56604920
DATE 01/15/21
SCALE N/A
PROJ. MGR. RWG
PROJ. ASSOC. NEK
DRAWN BY AVS

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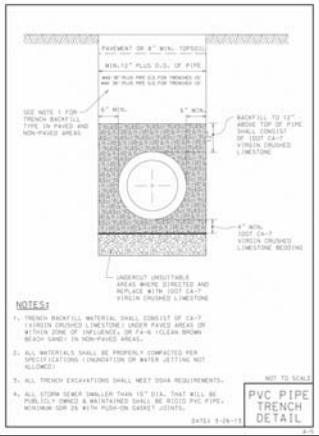
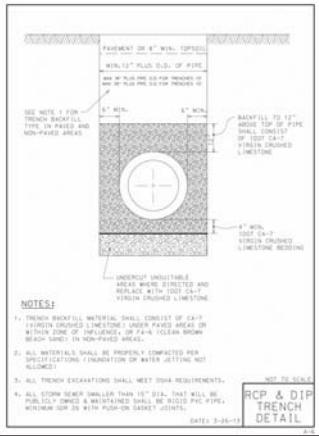
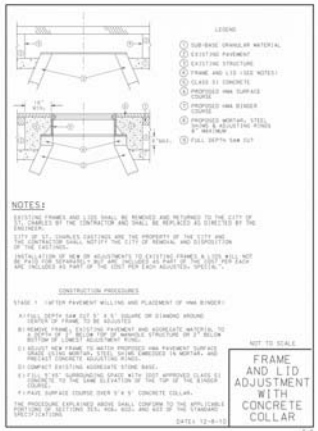
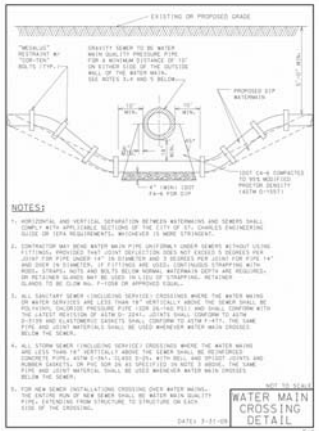
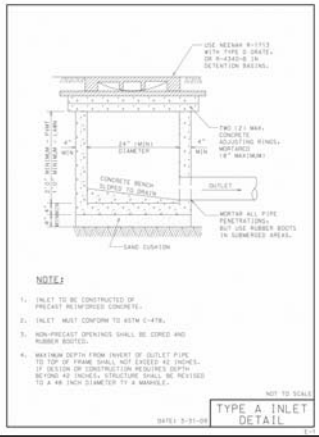
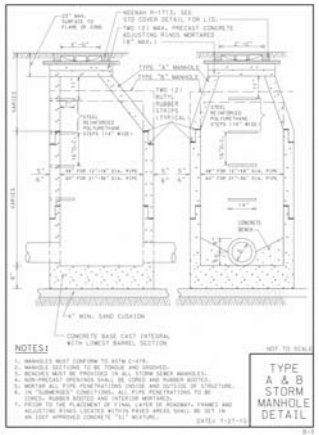


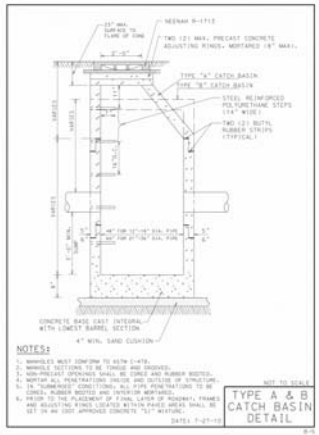


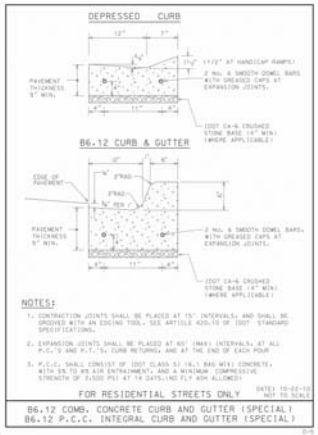


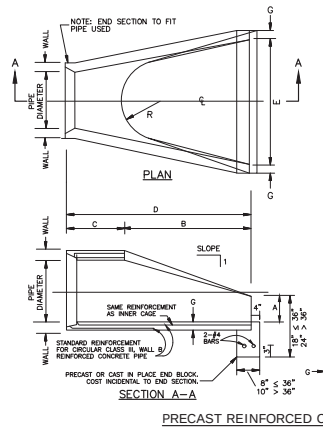












PIPE DIA.	APPROX. QTY. (lbs)	WALL (in)	A (in)	B (in)	C (in)	D (in)	E (in)	G (in)	R (in)	APPROX. SLOPE
24"	1520	3	9 1/2	3'–7 1/2"	30	6'–1 1/2"	4'–0"	3	14	1:2.5

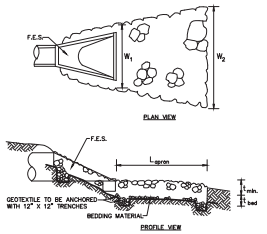
NOTES

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

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

PRECAST REINFORCED CONCRETE FLARED END SECTION

STRUCTURE NUMBER	DIAMETER	IDOT ROCK GRADATION	L_{apron} (ft.)	W_1 (ft.)	W_2 (ft.)	$t_{min.}$ (in.)	t_{bed} (in.) MATERIAL
1	24"	RR–4	20'	6'	26'	16"	6"

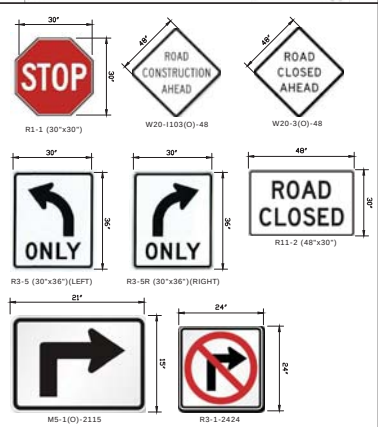


NOTES:

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

EC-ROCKOUT-02

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



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DATE | REVISIONS | DRAWN BY

McGARTH HONDA DEALERSHIP
ST. CHARLES, ILLINOIS
CONSTRUCTION STANDARDS AND DETAILS

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PROJECT NO. 56604920
DATE 01/15/21
SCALE N/A
PROJ. MGR. RWG
PROJ. ASSOC. NDK
DRAWN BY AVS

SHEET 7 OF 7

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