AGENDA
CITY OF ST. CHARLES
GOVERNMENT OPERATIONS COMMITTEE
ALD. TODD BANCROFT, CHAIR

MONDAY, SEPTEMBER 17, 2018
IMMEDIATELY FOLLOWING THE CITY COUNCIL MEETING
CITY COUNCIL CHAMBERS – 2 EAST MAIN STREET

1. Call to Order

2. Roll Call

3. Administrative

4. Omnibus Vote

Items with an asterisk (*) are considered to be routine matters and will be enacted by one motion. There will be no separate discussion on these items unless a council member/citizen so requests, in which event the item will be removed from the consent agenda and considered in normal sequence on the agenda.

5. Police Department

a. Recommendation to approve a Proposal for a Site Modification for the Alibi Located at 18 N 3rd Street, St. Charles.

b. Recommendation to approve an Ordinance amending Title 5 "Business Licenses and Regulations", Chapter 5.08 "Alcoholic Beverages", Section 5.08.250 "Regulations Applicable Generally" of the St. Charles Municipal Code. (Alcohol Delivery).

6. Community & Economic Development

a. Plan Commission recommendation to approve a Final Plat of Subdivision and Minor Change to PUD for Crystal Lofts PUD.

7. Finance

*a. Recommendation to approve Funds Transfer Resolutions Authorizing Budgeted Transfers in the Aggregate Amount of $1,349,135.58 for Miscellaneous Transfers.

*b. Budget Revisions – August, 2018.

8. Executive Session

- Personnel –5 ILCS 120/2(c)(1)
- Pending Litigation – 5 ILCS 120/2(c)(11)
- Probable or Imminent Litigation – 5 ILCS 120/2(c)(11)
- Property Acquisition – 5 ILCS 120/2(c)(5)
- Collective Bargaining – 5 ILCS 120/2(c)(2)
- Review of Executive Session Minutes – 5 ILCS 120/2(c)(21)

9. Additional Items from Mayor, Council, Staff, or Citizens.

10. Adjournment

ADA Compliance

Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the ADA Coordinator, Jennifer McMahon, at least 48 hours in advance of the scheduled meeting. The ADA Coordinator can be reached in person at 2 East Main Street, St. Charles, IL, via telephone at (630) 377 4446 or 800 526 0844 (TDD), or via e-mail at jmcmahon@stcharlesil.gov. Every effort will be made to allow for meeting participation. Notices of this meeting were posted consistent with the requirements of 5 ILCS 120/1 et seq. (Open Meetings Act).

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 5a
	Title:	Recommendation to approve a Proposal for a Site Modification for The Alibi Located at 18 N 3rd Street, St. Charles.
	Presenter:	Police Chief James Keegan

Meeting: Liquor Control Commission	Date: September 17, 2018	
Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**

Pursuant to the following code regulations (listed below), the petitioner is requesting a site drawing modification as follows:

- The far southwest corner of the building (650 sq. ft.) will be converted to an open air patio.
- No glass products will be allowed on the patio.
- Only handicapped patrons would be allowed to enter/exit the patio (handicapped ramp). All other patrons would enter/exit through the 3rd Street entrance.
- The Alibi is looking to expand food sales and days of operation.
- Outside music would be limited to the sound ordinance restrictions (10 p.m.).
- The Alibi is working with permitting and design through the City and their architect.
- This is roughly a $75,000.00 building improvement.
- This concept has been reviewed and conceptually approved by the Historic Preservation Committee. The owners will be meeting with the Historic Commission on September 19th to discuss construction plans for COA approval.

5.08.260 – Regulations Applicable to Certain Licenses Only

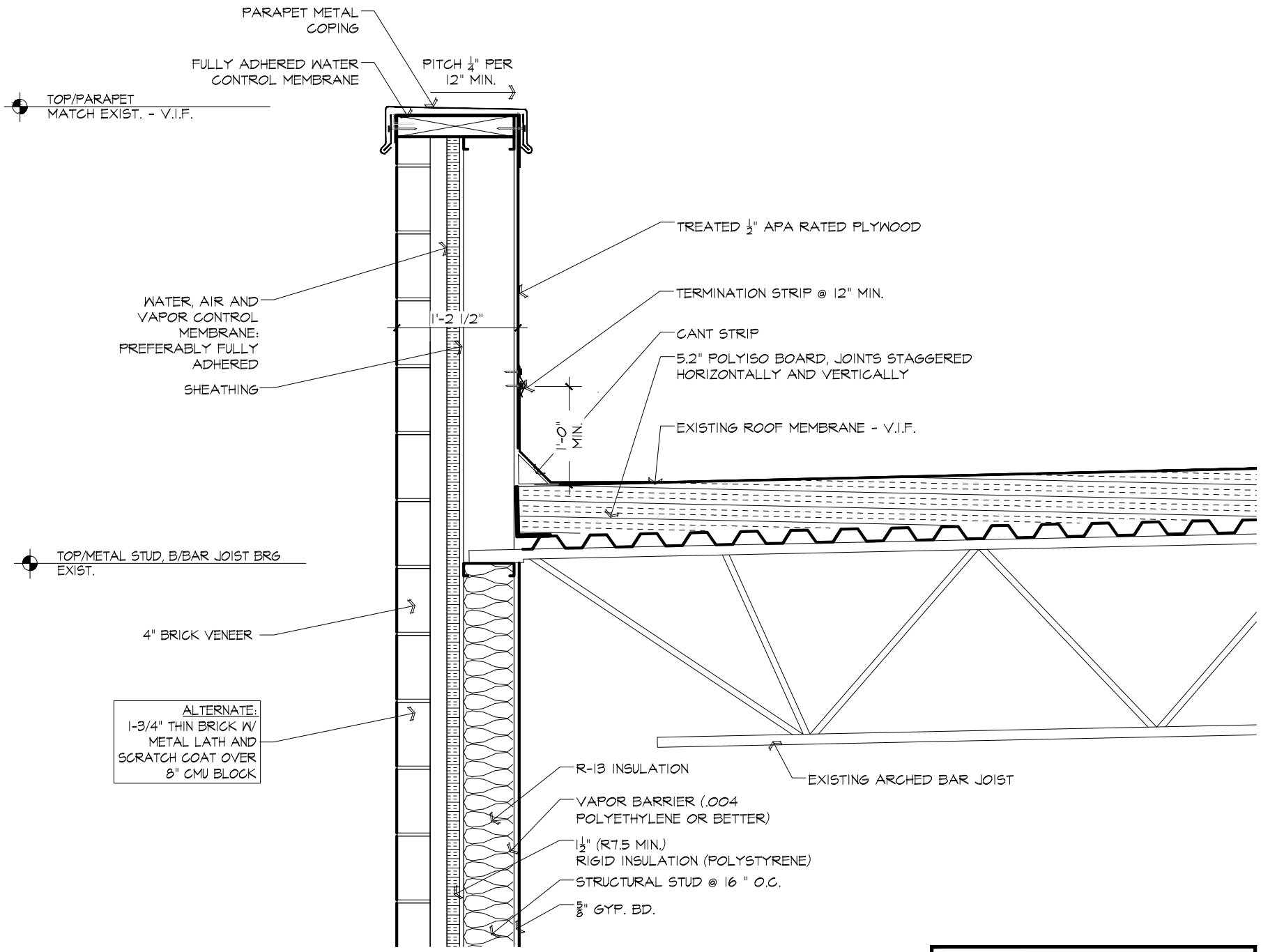
E. Class B and Class C Licenses – Sale/Consumption of Alcoholic Liquor on Licensed Premises Only – Defined Class B and Class C licenses authorize the retail sale of alcoholic liquor for consumption solely on the licensed premises. Class B and Class C licenses shall not engage in the sale of alcoholic liquor nor suffer or permit the consumption of alcoholic liquor, except on the licensed premises. For purposes of this prohibition, "premises" means the interior of the building governed by a Class B or C license. "Premises" specifically excludes sidewalks, streets, parking areas and grounds adjacent to any such building, regardless of whether such sidewalks, streets, parking areas and grounds adjacent to any such building are under the ownership or control of the licensee.

Notwithstanding the foregoing, a patio, deck, or similar area may be specifically authorized and designated as being included in a Class B or Class C licensee's licensed premises, if the Local Liquor Control Commissioner, in his sole discretion, approves the sale and/or consumption of alcoholic liquor, in such patio, deck, or similar area, on the site plan required for each Class B and Class C license.

Pursuant to this item being presented at the Government Operations Committee meeting for approval; it will be brought before the Liquor Control Commission at a meeting scheduled at 4:30 p.m., the same day, September 17, 2018, to process and move it forward to this Committee. This item will then continue on to the City Council meeting scheduled on October 1, 2018 for final approval.

Attachments (*please list*)**:**
Patio Layout, Renderings of proposed modifications

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to approve a Proposal for a Site Modification for The Alibi Located at 18 N 3rd Street, St. Charles.



PARAPET DETAIL - ALIBI

SCALE: 3/4" = 1'-0"

LOCATION: ST. CHARLES, IL

PLAN #: 1

PROJECT#: 18039

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BATIR ARCHITECTURE, LTD.
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174
PHONE: 630-513-5109 FAX: 630-513-5919
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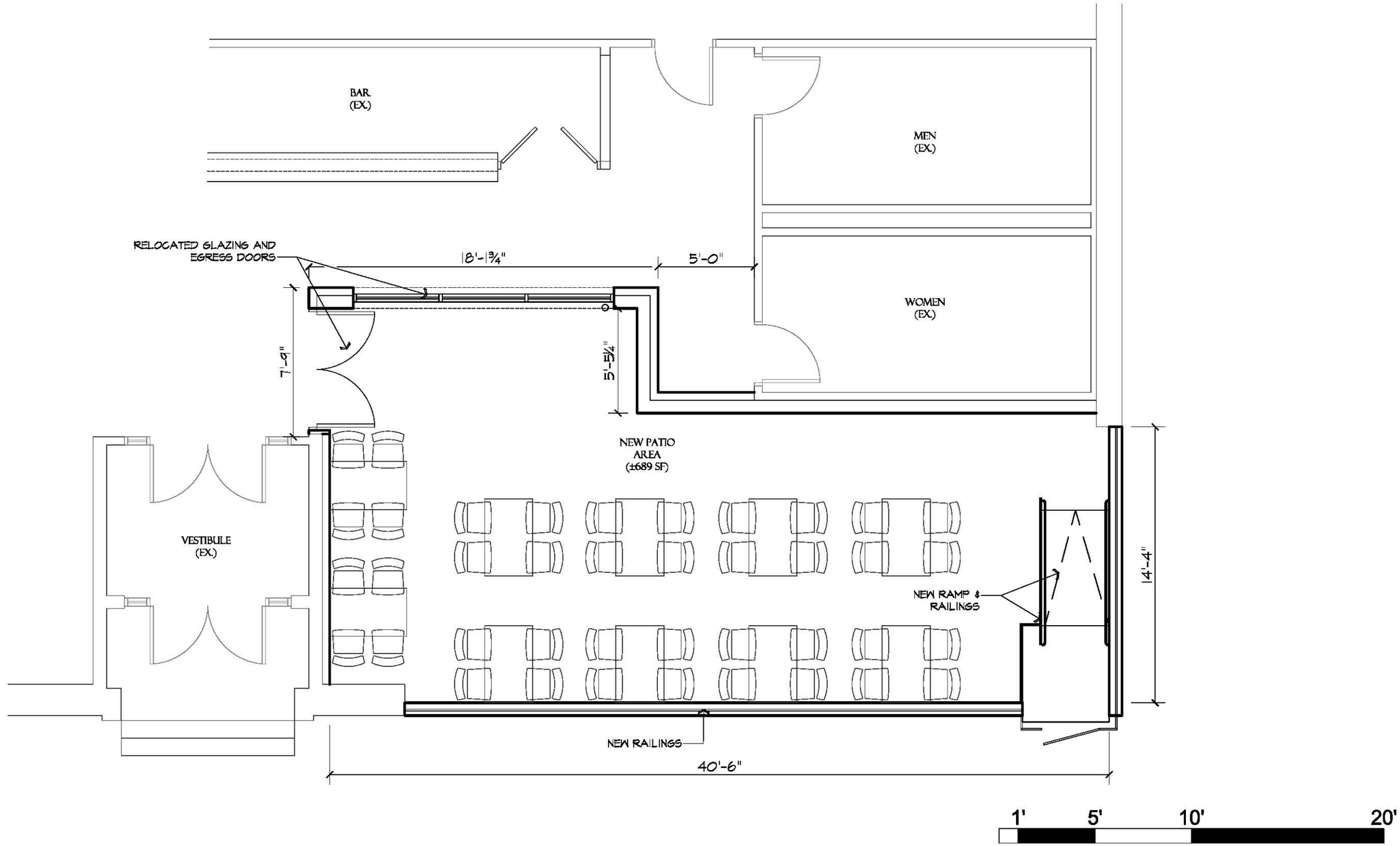

NORTH

ALIBI - PROPOSED PATIO

SCALE: 3/16"=1'-0"

LOCATION: 12 N. 3rd ST.
ST. CHARLES, IL

PLAN #: 1

PROJECT#: 18039

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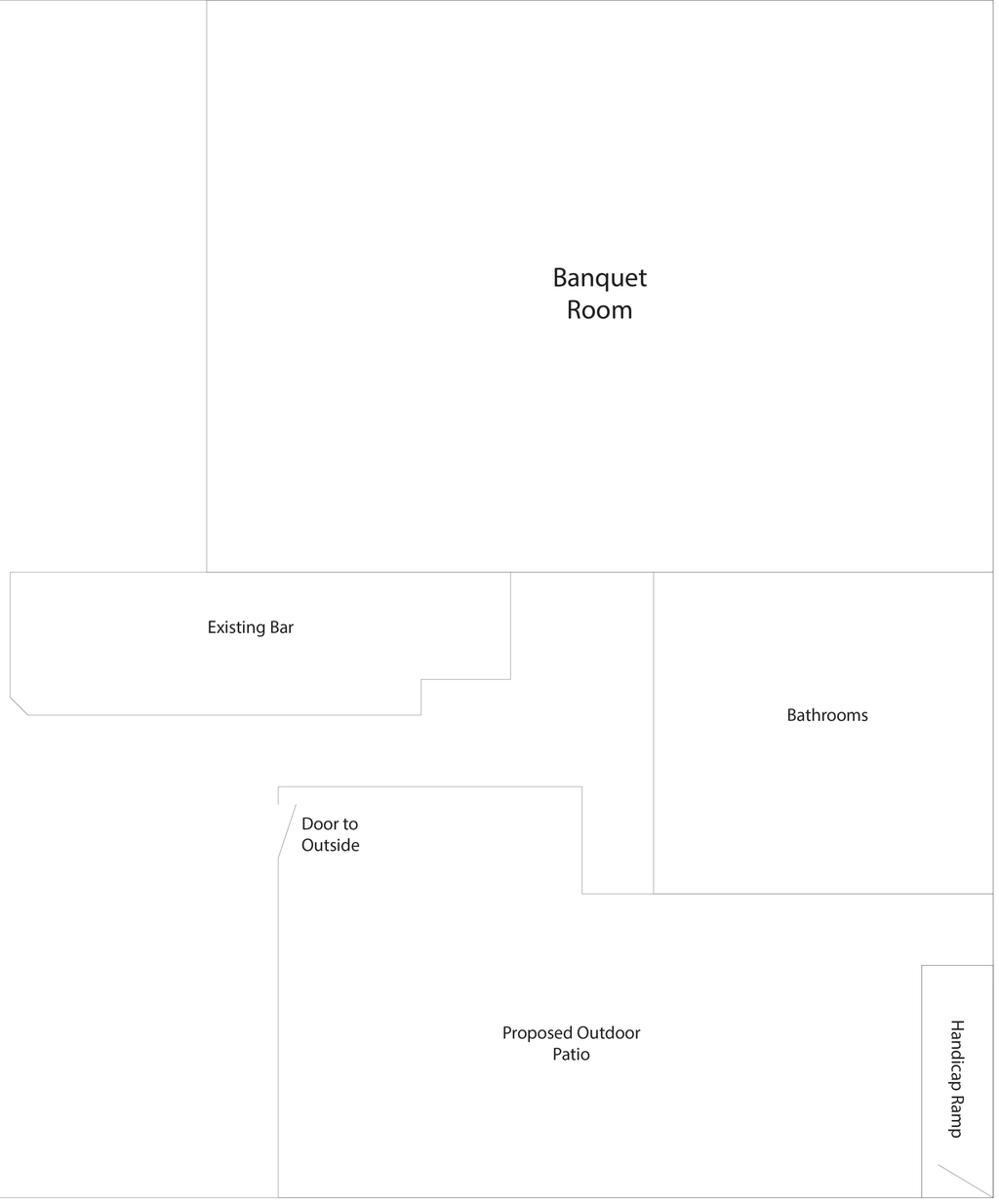
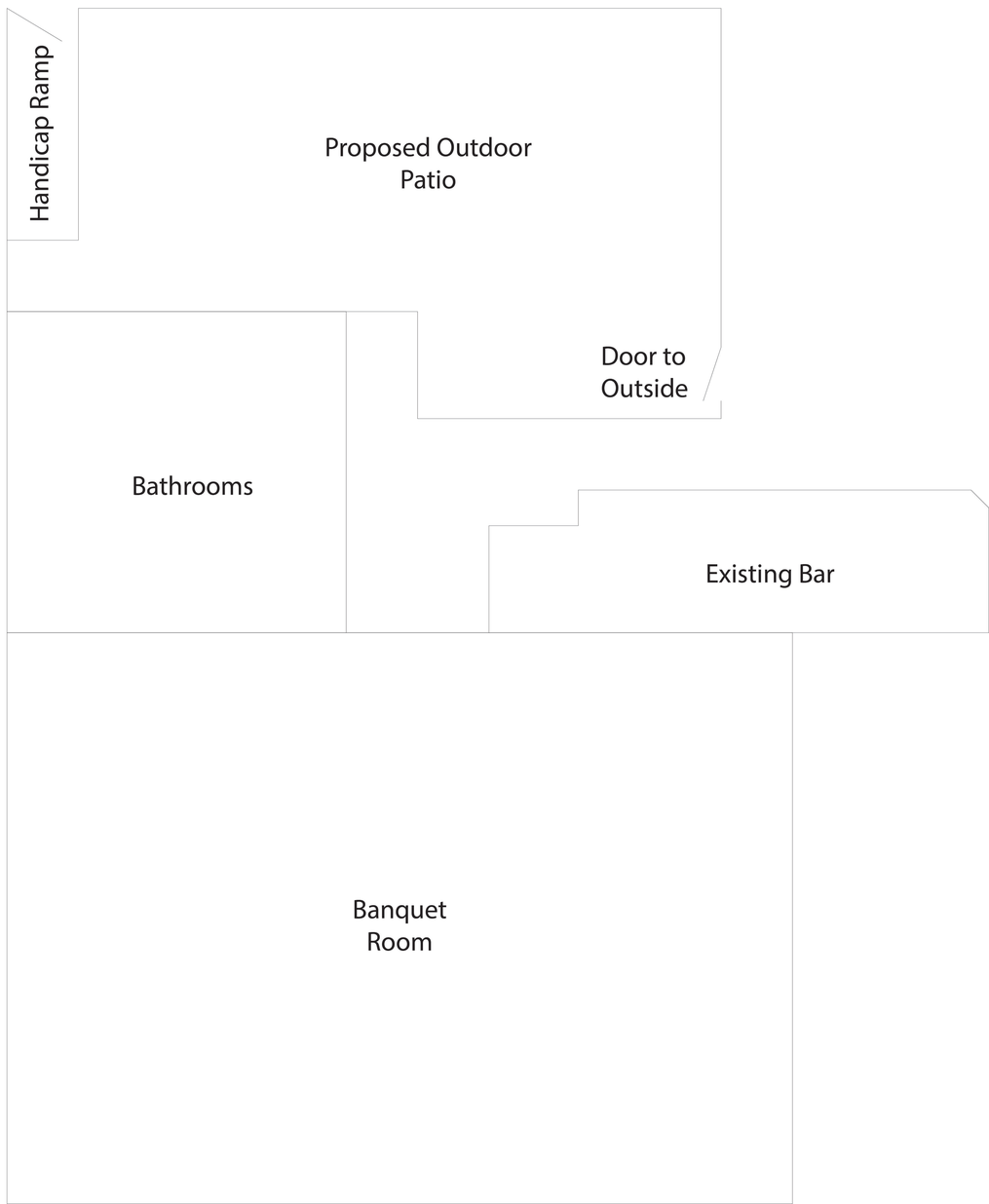
1/12 Scale


Banquet
Room
Existing Bar
Bathrooms
Door to
Outside
Proposed Outdoor
Patio
Handicap Ramp


Handicap Ramp
Proposed Outdoor
Patio
Door to
Outside
Bathrooms
Existing Bar
Banquet
Room

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 5b
	Title:	**For Discussion Only:** Suggested Code Revisions to Title 5 "Business Licenses and Regulations", Chapter 5.08 "Alcoholic Beverages", Section 5.08.250 "Regulations Applicable Generally" of the St. Charles Municipal Code (Alcohol Delivery)
	Presenter:	Police Chief Keegan

Meeting: Government Operations Committee	Date: September 17, 2018	
Proposed Cost: $	Budgeted Amount: $	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**

In an effort to be both business and customer friendly, the attached code revision recommendations to Title 5 have been suggested for consideration by the Liquor Commission. Recently, we have fielded several calls from entrepreneurs and business proprietors looking to offer these services. Both Downers Grove and Wheeling recently adopted ordinances closely resembling what we are proposing. Staff is looking for feedback on whether or not we should advance this recommendation to committee and then on to City Council.

Pursuant to this item being presented at the Government Operations Committee meeting for approval; it will be brought before the Liquor Control Commission at a meeting scheduled at 4:30 p.m., the same day, September 17, 2018, to process and move it forward to this Committee. This item will then continue on to the City Council meeting scheduled on October 1, 2018 for final approval.

Attachments (*please list*)**:**
Section of Ordinance with suggested revisions.

Recommendation/Suggested Action (*briefly explain*)**:**
For Discussion Only: Suggested Code Revisions to Title 5 "Business Licenses and Regulations", Chapter 5.08 "Alcoholic Beverages", Section 5.08.250 "Regulations Applicable Generally" of the St. Charles Municipal Code.

5.08.250 – Regulations Applicable Generally

1. False Statement. - It shall be a violation of this chapter for any licensee or any officer, associate, member, representative, agent, or employee of any licensee to make a false statement of fact to the Local Liquor Control Commissioner, his agent or any police officer with respect to any application for a local liquor license or investigation of any alleged violation of this chapter or law.
2. Compliance with law - All licenses, licensees and licensed premises shall be subject to all of the provisions of the Liquor Control Act, all applicable federal and state statutes, and ordinances of the City.
3. Compliance with State Liquor Commission Rules - All licensees shall be subject to the Rules and Regulations of the Illinois Liquor Control Commission, as amended (11 Ill. Admin. Code Part 100), specifically including, but not limited to the following:
    1. No licensee, individual, partnership or corporation shall give away any alcoholic liquor for commercial purposes or in connection with the sale of non-alcoholic products or to promote the sale of non-alcoholic products.
    2. No licensee, individual, partnership or corporation shall advertise or promote in any way, whether on or off licensed premises, any of the practices prohibited under subsection (1) of this section. This includes, but is not limited to, advertisements using the words "free" or "complimentary" with alcoholic liquor.
    3. Subsection (1) shall not apply to wine tasting when permitted by this chapter.
4. BASSET Training - It shall be the duty of every licensee to require their officers, associates, members, representatives, agents or any employee who sells, gives, oversees (bouncers/doormen), or delivers alcoholic liquor or beverages to be trained and certified by the Beverage Alcohol Sellers and Servers Education and Training Program (BASSET) licensed and administered by the State of Illinois Liquor Control Commission (ILCC). Further, BASSET training and certification shall be a prerequisite to the issuance of local liquor licenses. It shall be the duty of the City of St. Charles Liquor Control Commissioner to notify all present licensed holders and persons making application for a liquor license of this requirement. Furthermore, BASSET verification must be made available upon request and files indicating BASSET training shall be maintained on-site of every licensee. Any not-for-profit corporation who applies for a Class E temporary license shall be exempt from the BASSET training and certification requirements under the following conditions:
    1. That the applicant has not been found in violation of any of the ordinances of the City of St. Charles within the past three years;
    2. That uniformed St. Charles police officers are present during all times that alcohol is being served. The Local Liquor Control Commissioner shall determine the required number of officers which shall be present;
    3. That at least one representative of the applicant organization is BASSET trained and certified;
    4. That the BASSET certified representative provide and instruct BASSET training principles to all persons who will be serving alcohol pursuant to the Class E license.
    5. That the Class E license holder is required to provide a bond, letter of credit or some type of surety to the City in the amount of $1,000 prior to issuance of the license. The surety will be returned to the license holder within 30 days after the event, provided no offenses occurred during the event. In the event the license holder is charged with any type of violation during the course of the event, the surety will be retained by the City and used to cover hearing and other related costs.
    (Ord. 2015-M-14 § 1; Ord. 2010-M-29 § 1; Ord. 2004-M-44 § 1; Ord. 2004-M-12 § 1; Ord. 2003-M-97 § 1; Ord. 2001- M-56 § 1; Ord. 1980-M-25 § 1(f).)
5. Warning to Underage Persons - Every licensee shall display at all times a printed sign, which shall read substantially as follows:
    "WARNING TO UNDERAGE PERSONS –
    You are subject to a fine of up to seven hundred fifty ($750) dollars under the Ordinances of the City

of St. Charles if you purchase alcoholic liquor or misrepresent your age for the purposes of purchasing or obtaining alcoholic liquor."

(Ord. 2010-M-29 § 1; Ord. 2004-M-12 § 1; Ord. 2003-M-95 § 1; Ord. 1976-M-5 (part):prior code § 24.031.)

6. Warning to Pregnant Women - Every licensee shall display at all times a printed sign, which shall be framed and hung in plain view reading as follows: "Government Warning: According to the Surgeon General, women should not drink alcoholic beverages during pregnancy because of the risk of birth defects."

7. Sanitary Conditions - All premises used for the retail sale of alcoholic liquor, or for the storage of such liquor or such sale, shall be kept in a clean and sanitary condition, and shall be kept in full compliance with all applicable laws and ordinances regulating the condition of premises used for the storage or sale of food for human consumption.
(Ord. 2010-M-29 § 1; Ord. 2004-M-12 § 1; Ord. 1976-M-5 (part): prior code § 24.014.)
8. Athletic Amusements, Contests, Demonstrations, Entertainment, Activities, Events and Exhibitions on the Licensed Premises Prohibited – Exceptions.
    1. The following athletic amusements, contests, demonstrations, entertainment, activities, events and exhibitions are prohibited at all establishments licensed by this chapter:
        1. Races between persons, animals or vehicles.
        2. Baseball games.
        3. Boxing, kickboxing, wrestling, hand-to-hand combat and martial arts.
        4. Ultimate fighting, including, without limitation, physical combat between two (2) or more individuals who attempt to defeat the opponent by using elbow strikes, kicking, choking, bare knuckles, boxing, wrestling, martial arts techniques or any combination thereof.
        5. Any other such athletic amusement, contest, demonstration, entertainment, activity, event and/or exhibition.
    2. Notwithstanding the forgoing, the Local Liquor Control Commissioner, in his sole discretion, may approve, in writing, any athletic amusement, contest, demonstration, entertainment, activity, event and/or exhibition prohibited by this section, subject to the prior consent of the City Council pursuant to a resolution. In the event of approval, as provided herein, the licensee shall secure a permit for such athletic amusement, contest, demonstration, entertainment, activity, event and/or exhibition, as appropriate and as required by this Code.
    3. The licensee shall provide sufficient members and equipment of the police department and the fire department, including paramedic personnel, as the City Council determines necessary in its resolution consenting to such athletic amusement, contest, demonstration, entertainment, activity, event and/or exhibition. The licensee shall be responsible for all fees, payments and salaries of such members and personnel. The licensee shall be required to post a cash deposit to secure the payment of estimated fees, payments and salaries of such members and personnel. If said deposit does not cover the actual amount due, licensee is responsible for any balance due.
    (Ord. 2015-M-14 § 1; Ord. 2010-M-29 § 1; Ord. 2008-M-80 § 1.)
9. Gambling on Licensed Premises Prohibited - It is unlawful to permit any gambling except, as may be authorized by the state, on any premises licensed to sell alcoholic liquor.
(Ord. 2015-M-14 § 1; Ord. 2010-M-29 § 1; Ord. 2004-M-12 § 1; Ord. 1976-M-5 (part): prior code § 24.021.)
10. Refilling Original Packages - No person licensed under this chapter shall fill or refill, in whole or in part, any original package of alcoholic liquor with the same or any other kind or quality of alcoholic liquor; and it is unlawful for any person to have in his possession for sale at retail any bottles, casks, or other containers containing alcoholic liquor, except in original packages.

(Ord. 2015-M-14 § 1; Ord. 2010-M-29 § 1; Ord. 2004-M-12 § 1; Ord. 1976-M-5 (part): prior code § 24.022.)

11. solicitation on Licensed Premises Prohibited - It is unlawful for any licensee, his manager, or other person in charge of any licensed premises where alcoholic liquor is sold or offered for sale for consumption thereon, to engage, employ or permit the engagement or employment of any person, nor shall any person be permitted to remain on said premises, who shall solicit any patron or customer thereof to purchase alcoholic or non-alcoholic liquor for said person, or any other person therein; nor shall any person, whether employee, entertainer, or otherwise, solicit any patron or customer therein to purchase alcoholic or non-alcoholic liquor for herself or himself or any other person therein; provided, however, that nothing contained in this section shall prohibit any adult manager, bartender or waitress who shall be regularly employed therein from accepting and serving the order of a patron or customer in the regular course of employment as such manager, bartender or waitress.
    (Ord. 2015-M-14 § 1; Ord. 2010-M-29 § 1; Ord. 2004-M-12 § 1; Ord. 1976-M-5 (part): prior code § 24.023.)
12. Quantity Sales for On Premises Consumption - It is unlawful for any licensee, other than a hotel offering restaurant service or regularly organized club or restaurant within the meaning of that term as defined in the Illinois act entitled "An Act Relating to Alcoholic Liquors," approved January 31, 1934, as amended, to sell, give away or permit to be sold, served or given away for consumption on the licensed premises any distilled spirits, except by the glass in individual servings not exceeding thirteen fluid ounces.
    (Ord. 2015-M-14 § 1; Ord. 2010-M-29 § 1; Ord. 2004-M-12 § 1; Ord. 1976-M-5 (part): prior code § 24.024.)
13. Election Days - Licensees may sell at retail any alcoholic liquor on the day of any national, state, county or municipal election, including primary Election, including hours the polls are open. within the political area in which such election is being held.
    (Ord. 2015-M-14 § 1; Ord. 2010-M-29 § 1; Ord. 2004-M-12 § 1; Ord. 1976-M-5 (part): prior code § 24.018.)
14. Happy Hour Regulations -No licensee shall violate the “happy hour” regulations set forth in 235 ILCS 5/6-28, as amended from time to time.
15. After Hour Occupancy of Establishment.
    1. It is unlawful for any person to sell or offer for sale, at retail, or to give away, in or upon any licensed premises, any alcoholic liquor during the hours in which sale of such alcoholic liquors is prohibited. It is unlawful to keep open for business or to admit the public to, or permit the public to remain within, or to permit the consumption of alcoholic liquor in or upon any premises in which sale of such alcoholic liquor is prohibited. Establishments at which the primary purpose of the premises shall be for retail sales other than the sale of alcoholic liquors, such as food store, drug store mass merchandiser, clubs, hotels and motels may remain open for business during such hours, but no alcoholic liquor may be sold or consumed during such hours. The licensee and any of its employees and no other persons shall be allowed to remain on or about the licensed premises to clean up or perform maintenance on the premises.
    2. All premises in which alcoholic liquors are sold at retail for consumption on the premises and which are located below ground level shall have visible access to the interior for purposes of police inspection and the after-hours safety of the occupants. Such visible access may be through an exterior door with a window measuring not less than eight inches by eight inches.
    3. It is unlawful for any person to consume any alcoholic liquor on any premises licensed under the provisions of this chapter during the hours when the sale of such alcoholic liquor is prohibited by this chapter, including, but not limited to the licensee, its officers, agents and employees.

    (Ord. 2015-M-14 § 1; Ord. 2010-M-29 §1; Ord. 2004-M-12 § 1 ; Ord. 2000-M-104 § 1; Ord. 1995-M-53 § 5& 6; Ord. 1995-M-22 § 1; Ord. 1988-M-73 § 1; Ord. 1988-M-72 § 1; Ord. 1987-M-34 § 2; Ord. 1986-M-32 § 1; Ord. 1985-M-32 § 2; Ord. 1984-M-69 § 1; Ord. 1984-

M-36 § 3; Ord. 1984-M-37 § 4; Ord. 1982-M-49 § 1; Ord. 1976-M-42 (part); Ord. 1976-M-14 § 2; Ord. 1976-M-5 (part): prior code § 24.033 & 24.034.)

16. Employment of Underage Persons.

    1. It shall be unlawful for any licensee, or any officer, associate, member, representative, agent or employee of such licensee, to engage, employ or permit any person under the age of twenty-one (21) years to attend bar and/or to draw, pour or mix any alcoholic liquor in any licensed premises; provided, that the provisions of this subsection shall not be construed to prevent the employment of persons who are at least eighteen (18) years of age as waiters or waitresses for the purpose of serving food and alcoholic liquor on the licensed premises.
    2. It shall be unlawful for any licensee, or any officer, associate, member, representative, agent or employee of such licensee, to engage, employ or permit any person under twenty-one (21) years of age to sell any alcoholic liquor in any licensed premises.

17. Licenses – Curb/Drive-Through Service -No license issued under this chapter authorizes the sale, gift or delivery of alcoholic liquor utilizing curb service, drive-through window without City Council approval, or any other similar methodology unless said delivery is part of a catering package and the associated liquor order is made in conjunction with said food order or the alcohol delivered was purchased at the sales location and is part of a special order/special event delivery. ~~All other such sales, gifts or deliveries are prohibited.~~

    For properties where Title 17 of the Municipal Code(The Zoning Ordinance) requires the granting of a Special Use for a Drive-Through Facility, such Special Use approval must be granted prior to the establishment of any drive-through service. The ordinance approving the establishment of the Special Use must specifically identify that the Drive-Through Facility is to be utilized for the sale of alcoholic beverages. The drive-through service shall only be operated in conformance with the approved site plan and any conditions contained in the ordinance granting the Special Use."

18. Harboring Intoxicated Persons - No licensee under the provisions of this chapter, either individually or through agents or employees, shall harbor or permit any intoxicated person or persons to loiter on the premises, or to permit any conduct, which shall tend to disturb the peace and quiet of the neighborhood.

19. Prohibited Sales.
    1. No licensee nor any officer, associate, member, representative, agent or employee of such licensee shall sell, give, deliver, or allow the consumption of alcoholic liquor to any person under the age of twenty-one (21) years, or to any intoxicated person or to any person known by him or her to be under legal disability or in need of mental treatment.
    2. For the purpose of preventing the violation of this section, any licensee, or his agent or employee, shall refuse to sell, deliver, serve, or allow the consumption of alcoholic liquor to any person who is unable to produce adequate written evidence of identity and of the fact that he or she is twenty-one (21) years of age or older.
    3. Adequate written evidence of age and identity of the person is a document issued by a federal, state, county, or municipal government, or a subdivision or agency thereof, including, but not limited to, a motor vehicle operator's license, a registration certificate issued under the Federal Selective Service Act, or an identification card issued to a member of the Armed Forces. Proof that the licensee, or his employee or agent, demanded, was shown and reasonably relied upon such written evidence in any transaction, forbidden by this section is an affirmative defense in any proceeding to enforce this section or to any proceedings for the suspension or revocation of any local liquor license based thereon.

4. It is unlawful for any holder of a liquor license, or his or her agent or employee, to suffer or permit any person under the age of 21 years to be or remain in any room or any compartment adjoining or adjacent to or situated in the room or place where such licensed premise is located; provided, that this subsection shall not apply to any such person under the age of 21 years who is accompanied by his or her agent or guardian; or
    1. That portion of any licensed premise which derives its principal business from the sale of service or commodities other than alcoholic liquor; or
    2. Any public place that engages in the retail sale of alcoholic liquors for consumption on the premises where the sale and consumption of foodpredominates the sale and consumption of alcoholic liquor except as otherwise prohibited for Class B and Class C licenses, as hereinafter provided in this chapter; or
    3. A picnic, bazaar, fair, festival, wedding or similar assembly where food is dispensed and only where the dispensing of food predominates for a period from 12:00 noon to midnight and subject to the other applicable provisions as set forth in this Code; or
    4. Any licensed premise which, for a period of at least 30 minutes prior to the admission of minors and for at least 30 minutes after the departure of minors, does not dispense or sell any alcoholic liquor to any person on the premise.

20. B.Y.O.B. (Bring Your Own Bottle) Prohibited in Licensed Premises - It is unlawful for any licensee, or his or her agent or employee, to permit any person to consume any alcoholic liquor on the licensed premises that was not purchased from the licensee.

21. Prohibited Entertainment - It shall be unlawful to permit the following conduct on licensed premises:
    1. Performance of acts, or simulated acts of sexual intercourse, masturbation, sodomy, bestiality, oral copulation, flagellation, or other sexual acts.
    2. The actual or simulated touching caressing or fondling of the breasts, buttocks, pubic hair, anus or genitals.
    3. The actual or simulated display of the breasts, buttocks, pubic hair, anus, vulva, or genitals.
    4. Permitting any person to remain upon licensed premises who exposes to public view any portion of his or her breasts, buttocks, pubic hair, genitals, vulva or anus.
22. Teen Club/Teen Dance Club Prohibited - It is unlawful to permit or operate a teen club/teen dance club at any time on any premises licensed to sell alcoholic liquor. For purposes of this subsection V, a teen club/teen dance club is defined as follows:
    Any premises open to the public, all or any constituent part of which is restricted to the admission of, and which caters and/or is promoted to, patrons between the ages of thirteen (13) and twenty (20), inclusive, irrespective of whether admission is with or without an admission fee or charge, where patrons enjoy dancing, live and recorded music and entertainment, video or arcade games or other games or devices related to amusement or entertainment, or where videotape presentations are shown. "Teen Club/Teen Dance Club" does not include places operated by government entities, schools, religious institutions or any other non-commercial organization which might occasionally host or sponsor entertainment or activities for teenagers incidental to the organization's principle purpose.

23. Payment of Taxes, Fees, Charges and Other Monies to City when Due - It is the obligation of every licensee to pay to the City, ON OR BEFORE THE DUE DATE, each and every tax (including, but not limited to the St. Charles Alcohol Tax), fee, charge or other monetary obligation imposed by and/or owed to the City by said licensee. The failure of a licensee to make any required payment, ON OR BEFORE THE DUE DATE, shall subject the licensee to a Citation being issued to determine if the licensee shall be fined or having its license suspended or revoked.

THERE IS A ZERO TOLERANCE POLICY. THE CITATION SHALL BE PROSECUTED TO ITS CONCLUSION, REGARDLESS OF WHETHER THE PAYMENT IS SUBSEQUENTLY MADE AFTER THE DUE DATE.

24. Delivery Service - Alcoholic liquor delivered to any address located within the corporate limits of the City of St. Charles which does not hold a valid liquor license is subject to the following restrictions:
    1. Alcoholic liquor must be delivered by an individual at least twenty-one (21) years of age or older.
    2. Deliveries must be made during the prescribed hours of 7:00 a.m. to 10:00 p.m.
    3. The express company, common carrier, or contract carrier or agent of a liquor license holder that carries or transports alcoholic liquor into or within the City shall not deliver or leave such deliveries without first requiring a signature of an individual twenty-one (21) years of age or older.
    4. Adequate evidence for proof of age should be produced to the delivery agent in all instances of delivery.
    5. A record shall be kept by the express company, common carrier, or contract carrier or agent of a liquor license holder who delivers alcoholic liquor into or within the City indicating the purchaser's name, address, driver's license/state identification number, time, date, place of delivery, and the individual deliverer's identity.
    6. All persons delivering alcoholic liquor within the City shall be trained and certified by the Beverage Alcohol Sellers and Servers Education and Training Program (BASSET). Furthermore, BASSET verification must be made available upon request.

Any person violating this section shall be fined not less than one hundred dollars ($100.00) for the first offense nor more than seven hundred fifty dollars ($750.00) for each subsequent offense.

(2015-M-48: § 1; 2015-M-38: § 1; 2015-M-14: § 1; 2012-M-30: § 9; 2010-M-29: § 1; 2004-M-12: § 1; 2003-M-97: § 1; 2001-M-56: § 1; 1980-M-25: § 1(f); 2003-M-95; 1976-M-5: (part); 2008-M-16: § 1; 2000-M-104: § 1; 1995-M-53: § 5 & 6; 1995-M-22: § 1; 1988-M-73: § 1; 1988-M-72: § 2; 1987-M-34: § 1; 1987-M-37: § 4; 1989-M-49: § 1; 1976-M-42: (part); 1976-M-14: § 2; 1976-M-14: § 2; 1976-M-5: (part); Prior code: § 24.033 & 24.034; 2015-M-46: §1)

City of St. Charles, Illinois
Ordinance No. 2018-M- _____

An Ordinance Amending Title 5 "Business Licenses and Regulations", Chapter 5.08 "Alcoholic Beverages", Section 5.08.250 "Regulations Applicable Generally" of the St. Charles Municipal Code

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:

SECTION ONE: That Title 5 "Business Licenses and Regulations", Chapter 5.08 "Alcoholic Beverages", Section 5.08.250 "Regulations Applicable Generally" of the St. Charles Municipal Code, be and is hereby amended by deleting the following verbiage from 17 "Licenses – Curb/Drive-Through Service":

> All other such sales, gifts or deliveries are prohibited.

SECTION TWO: That Title 5 "Business Licenses and Regulations", Chapter 5.08 "Alcoholic Beverages", Section 5.08.250 "Regulations Applicable Generally" of the St. Charles Municipal Code, be and is hereby amended by adding the following:

24. Delivery Service - Alcoholic liquor delivered to any address located within the corporate limits of the City of St. Charles which does not hold a valid liquor license is subject to the following restrictions:
    1. Alcoholic liquor must be delivered by an individual at least twenty-one (21) years of age or older.
    2. Deliveries must be made during the prescribed hours of 7:00 a.m. to 10:00 p.m.
    3. The express company, common carrier, or contract carrier or agent of a liquor license holder that carries or transports alcoholic liquor into or within the City shall not deliver or leave such deliveries without first requiring a signature of an individual twenty-one (21) years of age or older.
    4. Adequate evidence for proof of age should be produced to the delivery agent in all instances of delivery.
    5. A record shall be kept by the express company, common carrier, or contract carrier or agent of a liquor license holder who delivers alcoholic liquor into or within the City indicating the purchaser's name, address, driver's license/state identification number, time, date, place of delivery, and the individual deliverer's identity.
    6. All persons delivering alcoholic liquor within the City shall be trained and certified by the Beverage Alcohol Sellers and Servers Education and Training Program (BASSET). Furthermore, BASSET verification must be made available upon request.

Any person violating this section shall be fined not less than one hundred dollars ($100.00) for the first offense nor more than seven hundred fifty dollars ($750.00) for each subsequent offense.

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

SECTION FOUR: This Ordinance shall be in full force and effect ten (10) days from and after its passage by a vote of the majority of the corporate authorities now holding office, approval and publication in the manner provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois, this ___ day of _____, 2018.

PASSED by the City Council of the City of St. Charles, Illinois this ____ day of _____, 2018.

APPROVED by the Mayor of the City of St. Charles, Illinois, this _____ day of _____, 2018.

_____
Raymond P. Rogina, Mayor

ATTEST:

_____
City Clerk

COUNCIL VOTE:
Ayes :_____
Nays :_____
Absent :_____

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 6a
	Title:	Plan Commission recommendation to approve a Final Plat of Subdivision and Minor Change to PUD Preliminary Plan for Crystal Lofts PUD.
	Presenter:	Ellen Johnson

Meeting: Government Operations Committee	Date: September 17, 2018	
Proposed Cost: N/A	Budgeted Amount: N/A	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**

The subject property is the site of a two-story, brick industrial building commonly known as the Lamp Factory, 214 S. 13th Ave. Last year, the City approved a PUD for the property in support of redevelopment for residential use. The approved plan includes conversion of the existing building into nine (9) townhome units and an addition consisting of five (5) townhome units.

Jeffrey Funke, applicant and property owner, has requested approval of a revised Final Plat of Subdivision. The submitted Plat is for Phase 1. Phase 1 will include work on the existing building (units 1-9) and site development work. Phase 2, the building addition, will be platted at a later date. Condominium ownership of the units is now proposed so all units in the existing building, as well as the detached garages, are on a single lot.

Revised development plans have also been submitted. The applicant has requested approval of a Minor Change to PUD Preliminary Plan to accommodate the plan changes, which include the following:

- The detached garages for Units 1-9 have been shifted closer to the building and are no longer within the floodplain.
- A compensatory stormwater storage area has been added at the north end of the site.
- Fewer plantings are proposed along the building foundation.
- Use of corrugated metal siding instead of fiber cement.

Staff has reviewed the submitted plans and determined the proposal complies with the applicable standards of the Crystal Lofts PUD Ordinance and the Zoning Ordinance, subject to providing additional plantings along the building foundation.

Plan Commission Review

Plan Commission reviewed the applications for Final Plat and Minor Change to PUD on 9/4/18 and recommended approval subject to resolution of outstanding staff comments prior to City Council action, by a vote of 7-0.

Attachments (*please list*)**:**
Plan Commission Resolution, Staff Memo, Applications, Plans, PUD Ordinance

Recommendation
Plan Commission recommendation to approve a Final Plat of Subdivision and Minor Change to PUD Preliminary Plan for Crystal Lofts PUD.

Community & Economic Development
Planning Division
Phone: (630) 377-4443

ST. CHARLES
SINCE 1834

Staff Report

TO: Chairman Todd Bancroft
And the Members of the Government Operations Committee

FROM: Ellen Johnson, Planner

RE: Crystal Loft Townhomes – 214 S. 13th Ave.

DATE: September 10, 2018

I. APPLICATION INFORMATION:

Project Name: Crystal Loft Townhomes

Applicant: Jeffrey Funke

Purpose: Conversion of the former Lamp Factory building into townhomes and construction of additional townhome units on the property.

General Information:

Site Information	
Location	214 S. 13th Ave. (northeast corner of S. 13th Ave. and Indiana Ave.)
Acres	0.76 acres (33,079 sf)

Applications:	Minor Change to PUD Final Plat of Subdivision
Applicable Code Sections and Ordinances	17.04 Administration Title 16 Subdivision and Land Improvement Ordinance No. 2017-Z-21 "An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Crystal Lofts (214 S. 13th Ave.)"

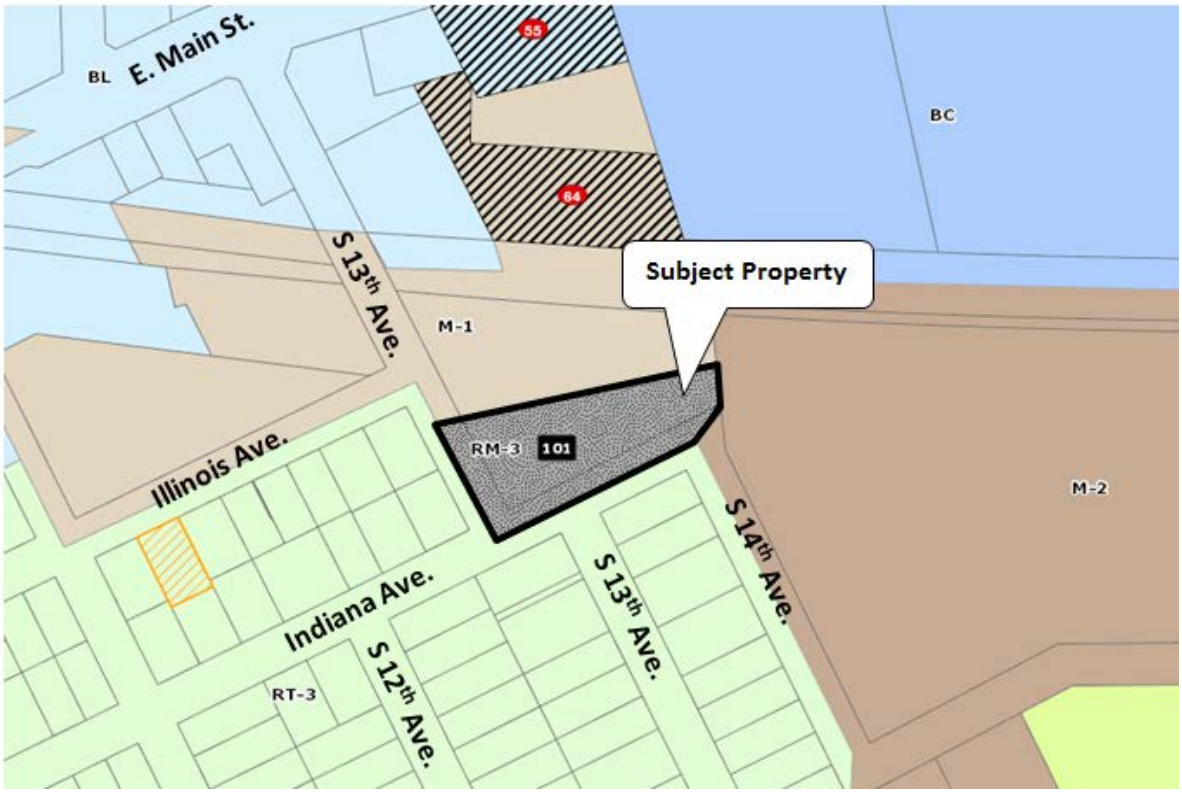
Existing Conditions	
Land Use	Industrial/vacant
Zoning	RM-3 General Residential & PUD

Zoning Summary		
North	M-1 Special Manufacturing	Industrial
East	M-2 Limited Manufacturing	Industrial
South	RT-3 Traditional Single-Family Residential	Single-family homes
West	RT-3 Traditional Single-Family Residential	Single-family homes

Comprehensive Plan Designation
Industrial/Business Park

Aerial

Zoning



II. OVERVIEW

A. BACKGROUND

The subject property is located at the northeast corner of S. 13th Ave. and Indiana Ave. It contains a two-story, brick manufacturing building constructed in 1904 for the Heinz Brothers Cut Glass Company. Later, the building was used as a lamp factory. The building is now largely vacant/storage space.

The property is located near the 7th Avenue Creek, which is north of the property and parallel to the former railroad right-of-way, crossing 13th Avenue. The existing building is outside of the floodplain. A portion of the north side of the property is within the floodplain.

B. APPROVED DEVELOPMENT

In December 2017, the City approved Ordinance No. 2017-Z-21 "An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Crystal Lofts (214 S. 13th Ave.)", which approved redevelopment of the subject property for residential use. Details of the approved development are as follows:

- Conversion of the original two-story building into 9 townhome units with new third floor/rooftop balconies. Each unit has a rear yard and/or deck and a detached garage.
- Construction of 5 additional townhome units at the east end of the existing building. Units are two stories with a garden level that is partially underground and each unit has an attached garage.
- Front entrance along Indiana Ave.
- Garages located in the rear, accessed from a one-way drive off of S. 13th Ave., running behind and around the east side of the building, exiting onto Indiana Ave.

The plans also include subdivision of the property into 14 lots, one for each of the townhome units including yards and garages and an outlot covering the access drive.

The access drive and detached garages were identified as located within the floodplain. As such, the PUD ordinance references construction standards for the detached garages, including use of flood resistant and waterproof material and limitations on the size and construction cost. Compensatory storage for stormwater is also required.

C. CURRENT PROPOSAL

A revised Final Plat of Subdivision, engineering plans, landscape plan, and architectural elevations have been submitted for this project. The following changes are proposed:

- Final Plat:
  - The development will be constructed in two phases; Phase 1 includes work on the existing building (units 1-9) and site development work. Phase 2 will be the building addition (units 10-14).
  - A Final Plat has been submitted for Phase 1. Condominium ownership of the units is now proposed so all units in the existing building, as well as the detached garages, are on one lot (Lot 1). Outlot A includes the drive aisle, shared parking, and compensatory storage basin. Outlot B encompasses the area of the building addition and will be platted as Phase 2 at a later date.

- Site Plan:
  - The detached garages for Units 1-9 have been shifted closer to the building. The garages are no longer in the floodplain. The rear courtyards for Units 1-9 have been eliminated.
  - A compensatory stormwater storage area has been added at the north end of the site.
  - 6 on-site parking spaces at the northwest corner have replaced the 5 parallel spaces along the drive aisle.

- Landscape Plan:
  - The rear courtyards and associated landscaping have been eliminated.
  - One fewer tree along the north property line (4 total).
  - Only switchgrass and coneflower are proposed along the building foundation, rather than a mixture of more shrubs, perennials, and grasses.

- Architectural Elevations:
  - Height of the building addition increased from 28' to 32'6".
  - Height of existing building increased from 36'8" to 38'6".
  - Siding material changed from fiber cement to metal.
  - Some changes to window placement and distribution of siding on the addition.
  - Parapet height is consistent across the new addition.

The following zoning applications have been submitted to accommodate the changes to the project scope:

1. **Minor Change to PUD** – To approve revisions to the engineering plans, landscape plan, and architectural elevations approved under PUD Ordinance No. 2017-Z-21.
2. **Final Plat of Subdivision** – To subdivide the first phase of the project.

III. ANALYSIS

A. ZONING

The subject property was rezoned from M-1 Special Manufacturing to RM-3 General Residence to accommodate the project. Several zoning deviations were granted through the PUD. The table below compares the PUD standards to the proposal. The proposal meets all applicable standards.

	PUD Standard	**Proposed**
Min. Lot Area	2,363 sf / unit (based on total site area)	2,363 sf / unit (based on total site area) (no change)
Min. Lot Width	18.98 ft. per townhome lot	81.03 ft.
Max. Building Coverage	58% of total site area	58% of total site area (no change)
Max. Building Height	40 ft./3 stories	38'6"
Min. Front Yard	0 ft.	0 ft. (no change)

(Indiana Ave.)		
Min. Interior Side Yard	0 ft. for townhome lots, 10 ft. from building to east property line	16.5 ft.to east property line
Min. Exterior Side Yard (S. 13th Ave.)	0 ft.	0 ft. (no change)
Min. Rear Yard	0 ft. for townhome lots, 14.75 ft. from buildings to north property line	15.18 ft. to north property line
Landscape Buffer Yard	None	None
Off-Street Parking	2 per unit	2 per unit + 6 shared

B. LANDSCAPING

Deviations from several landscaping requirements of Ch. 17.26 "Landscaping and Screening" were granted through the PUD due to the position of the existing building on or very close to the property lines. The PUD states that the total landscaped area, building foundation landscaping, and public street frontage landscaping is to be provided per the approved plan.

A revised landscape plan has been submitted. The rear courtyards have been removed, however due to the stormwater detention area, the total percentage of landscaped area has increased from 2,300 sf to 4,850 sf. Building foundation and street frontage landscaped areas are provided in the locations shown on the approved plan. However, there is less variety in plantings than on the approved plan.

Staff Comments:

- The plan will need to be revised to add more shrubs and perennials along the building foundation, per the approved plan, in order to comply with the PUD Ordinance.

C. BUILDING DESIGN

Revised architectural elevations have been submitted. Buildings in the RM-3 District are subject to the Design Review requirements of Section 17.06.050 Standards and Guidelines – RM1, RM2, and RM3 Districts. Corrugated metal siding is now proposed instead of fiber cement. A rendering of the proposed siding has been provided. This type of material is not specifically referenced as an approved or prohibited material, however "architectural metal" is permitted. The proposed material can be considered to fit within that category.

There is a Design Standard requiring a private "yard" of 200 sf to be provided for each townhouse unit. The rear yards have been removed, however staff has determined this requirement is met with the decks and outdoor rooftop spaces provided on the building and the garages.

D. PLAT OF SUBDIVISION

A revised Final Plat of Subdivision has been submitted for Phase 1. Proposed Lot 1 encompasses the existing building, decks, garages and a portion of the drive aisle. Proposed

Outlot A covers the remainder of the drive aisle, shared parking, and compensatory storage basin. Oulot B will be platted in the future for the building addition.

Staff Comments:
Staff has a number of minor comments on the Final Plat that will need to be addressed prior to Council approval:

- Change the zoning designation note to RM-3 General Residential District & PUD.
- Owner's Certificate – remove the By and Address lines and replace them with the Signature and Title lines.
- Notary Certificates – Add, "Given under my hand and Notarial Seal this…" before the date/signature.
- Does a concrete monument exist at the northeast corner, or is a monument proposed in that location? If not, amend the notation.

An owners' association will need to be formed to provide for common maintenance of the outlot, landscaping, decks, building exterior and garages. The Declaration of Covenants establishing the owners association must be provided for review prior to recording of the Final Plat.

E. ENGINEERING REVIEW

Revised Final Engineering plans are currently under review. Two compensatory storage basins have been added to the site which will be used to meet the requirement that post-development runoff does not exceed pre-development runoff. Detailed comments will be provided to the applicant once the review is complete.

F. INCLUSIONARY HOUSING

The Inclusionary Housing Ordinance, Title 19 of the City Code, requires construction of, or fee in-lieu for, affordable units as a percentage of any new residential development. The Inclusionary Housing worksheet submitted by the applicant proposes payment of a fee in-lieu of providing affordable units. The fee shall be paid first for the nine units proposed in Phase 1. The fee for the remaining five units will be due upon building permit for Outlot B, after it is platted as Phase 2.

G. SCHOOL AND PARK FEE-IN-LIEU CONTRIBUTIONS

School and Park Land-Cash worksheets have been submitted by the applicant and forwarded to St. Charles School District #303 and the St. Charles Park District for review. Full cash contributions are proposed for both. The fees shall be paid first for the nine units proposed in Phase 1. The fees for the remaining five units will be due upon building permit for Outlot B, after it is platted as Phase 2.

IV. PLAN COMMISSION RECOMMENDATION

Plan Commission does not typically review applications for Minor Change to PUD. However, staff felt that in this situation, given the extent of the changes to the site plan and the fact that Plan Commission had to review the Final Plat, it was appropriate for Plan Commission to also provide a recommendation on the Minor Change.

Plan Commission reviewed the applications on 9/4/18 and recommended approval subject to resolution of outstanding staff comments prior to City Council action by a vote of 7-0.

V. ATTACHMENTS

- Applications for Final Plat of Subdivision & Minor Change to PUD; received 8/29/18
- Plans
- Ordinance No. 2017-Z-21

City of St. Charles, Illinois
Plan Commission Resolution No. 18-2018

A Resolution Recommending Approval of a Final Plat of Subdivision for Crystal Loft Condominiums Phase 1 and a Minor Change to PUD for Crystal Lofts PUD (Jeffrey Funke)

Passed by Plan Commission on September 4, 2018

WHEREAS**,** it is the responsibility of the St. Charles Plan Commission to review requests for Final Plat of Subdivision; and

WHEREAS, the Plan Commission has reviewed the Final Plat of Subdivision for Crystal Loft Condominiums Phase 1; and

WHEREAS, the Plan Commission finds the Final Plat of Subdivision to be in conformance with the requirements of Title 16 of the City Code entitled, "Subdivisions and Land Improvement"; and

WHEREAS, the Plan Commission has reviewed the application for Minor Change to PUD for Crystal Lofts PUD.

NOW, THEREFORE, be it resolved by the St. Charles Plan Commission to recommend to the City Council approval of a Final Plat of Subdivision for Crystal Loft Condominiums Phase 1 and a Minor Change to PUD for Crystal Lofts PUD (Jeffrey Funke); contingent upon the resolution of all staff comments prior to City Council action.

Roll Call Vote:
Ayes: Purdy, Schuetz, Holderfield, Wallace, Pietryla, Vargulich, Pretz
Nays: 0
Absent: 0
Recused: Kessler, Funke
Motion carried: 7-0

PASSED, this 4th day of September 2018.

_____
Chairman
St. Charles Plan Commission

CITY OF ST. CHARLES

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

ST. CHARLES SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

MINOR CHANGE TO PUD APPLICATION

For City Use	
Project Name:	Crystal Loft Townhomes
Project Number:	2017 -PR- 009
Application No.	2018 -AP- 031

RECEIVED
St. Charles, IL
AUG 29 2018
CDD
Planning Division
Received Date

Instructions:

A Minor Change to PUD is one that modifies an approved PUD Preliminary Plan in a manner that complies with all standards of the Special Use for PUD Ordinance applicable to the property and meets the definition of a Minor Change as contained either in Section 17.04.430 of the Zoning Ordinance or the Special Use for PUD Ordinance.

To request approval of a Minor Change, complete this application and submit it with all required attachments to the Planning Division. When the application is complete, City staff will schedule a review by the Planning and Development Committee of the City Council. The Committee's recommendation will be forwarded to the City Council for final action.

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: 214 S. 13TH AVENUE	
	Parcel Number (s): 09-26-352-002	
	PUD Name: CRYSTAL LOFT TOWNHOMES	
2. Applicant Information:	Name JEFFREY FUNKE	Phone 3125934812
	Address 160 E GRAND #300 CHICAGO IL 60611	Fax
		Email FUNKE@FUNKEARCHITECTS.COM
3. Record Owner Information:	Name CRYSTAL LOFTS LLC	Phone 3122099502
	Address 1847 W FULLERTON CHICAGO IL 60640	Fax
		Email MICHAELHEYSE@GMAIL.COM

Information for proposed Minor Change:

Name of PUD: Crystal Lofts

PUD Ordinance Number: 2017-Z-21

Ord. or Resolution(s) that approved the current plans: 2017-Z-21

Identify Specific PUD Plans to be changed:

- ☑ **Site/Engineering Plan**
- ☑ **Landscape Plan**
- ☑ **Architectural Elevations**
- ☐ **Signs**
- ☐ **Other plans:** _____

Description of Proposed Changes:

RELOCATE (9) GARAGES TO OUTSIDE OF THE FLOOD PLAIN, INCORPORATE RETENTION. RELOCATE TRANSFORMER PAD ENLARGE WIDTH OF DRIVEWAY.

Attachment Checklist:

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

- ☐ **APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance. ($200)
- ☐ **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%).

☑ **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.

☑ **COVER LETTER:** Letter describing the proposed minor change requested, why it is necessary, and how it is different from the currently approved plan.

☑ **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:

Please contact the Planning Division to determine if full size copies of plans are needed. For simple applications, provide one full scale plan set, three (3) 11" x 17" copies (in color if applicable), and a PDF file on CD-ROM or emailed to the Project Manager.

Plans shall include the following, depending on the scope of the proposed Minor Change:

- Site Plan indicating location of proposed change.
- For changes to site/engineering plans, show existing/approved and proposed site/engineering plan changes.
- For changes to architectural elevations, show existing/approved and proposed building design, color and materials.
- For changes to landscaping, show approved and proposed plans, indicate species and quantities of plant material to replace existing/approved materials.
- Additional information may be necessary depending on the specific change proposed.

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.

Record Owner 082818
Date

Applicant or Authorized Agent Date

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

STATE OF ILLINOIS)
) SS.
KANE COUNTY)

I, JEFFREY FUNCE, being first duly sworn on oath depose and say that I am Manager of CRYSTAL LOFTS LLC, an Illinois Limited Liability Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

JEFFREY FUNCE
LIFT CAPITAL
LABRADOR HOLDINGS

By: Jeffrey Funke Manager

Subscribed and Sworn before me this 29 day of August, 2018.

Notary Public

OFFICIAL SEAL
ALEJANDRO HERRERA
Notary Public - State of Illinois
My Commission Expires Oct 6, 2018

CITY OF ST. CHARLES

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

ST. CHARLES
SINCE 1834

COMMUNITY & ECONOMIC DEV./PLANNING DIVISION PHONE: (630) 377-4443 FAX: (630) 377-4062

FINAL PLAT OF SUBDIVISION APPLICATION

For City Use	
Project Name:	Crystal Loft Townhomes
Project Number:	2017 -PR- 009
Application Number:	2018 -AP- 032

Received Date
RECEIVED
St. Charles, IL
AUG 29 2018
CDD
Planning Division

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

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

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

1. Property Information:	Location: 214 S. 13TH AVENUE	
	Parcel Number (s): 09-26-352-002	
	Proposed Subdivision Name: CRYSTAL LOFT TOWNHOMES	
2. Applicant Information:	Name: Jeffrey Funke	Phone: 3125934812
	Address: 160 E GRAND SUITE 300 CHICAGO IL 60611	Fax:
		Email: funke@funkearchitects.com
3. Record Owner Information:	Name: CRYSTAL LOFTS LLC	Phone: 3122099502
	Address: 1847 W BERTEAU CHICAGO IL 60640	Fax:
		Email: michaelhenseg@gmail.com

Please check the type of application:

- ☐ **Subdivision:**
  - ☐ Preliminary Subdivision Plat was previously approved by the City
  - ☐ Combined Preliminary-Final Review Process (Preliminary Plat Application filed concurrently)
- ☐ **Planned Unit Development (PUD):**
  - ☑ PUD Preliminary Plan was previously approved by the City
  - ☐ Combined Preliminary-Final Review Process (PUD Preliminary Plan Application filed concurrently)
  - ☐ PUD Final Plan application filed concurrently

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

Attachment Checklist:

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

☐ **APPLICATION FEE:**

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

☐ **REIMBURSEMENT OF FEES AGREEMENT:**

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:**

Submit one of the following:
a) A current title policy report; or

b) A deed and a current title search.

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

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

- ❑ **PLANS:**

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

Copies of Plans:

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

- ❑ **SUBDIVISION PLAT – DRAWING REQUIREMENTS/CHECKLIST:**

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

- ❑ **FINAL ENGINNERING PLANS – DRAWING REQUIREMENTS/CHECKLIST:**

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

- ❑ **ENGINEER's COST ESTIMATE SPREADSHEET:**

See attached form.

- ❑ **STORMWATER MANAGEMENT PERMIT APPLICATION** (if not already filed)
- ❑ **STORMWATER REPORT**
- ❑ **FINANCIAL GUARANTEE & LAND IMPOVEMENT AGREEMENT**

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

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

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

- ❑ **COPIES OF THIRD PARTY PERMIT/APPROVALS**

- Illinois EPA Water Pollution Control Permit for sanitary sewer extension

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

❑ **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.

08/28/18

Record Owner Date

Applicant or Authorized Agent Date

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Crystal Lofts - Phase 1
Date Submitted:
Prepared by:

ST. CHARLES
SINCE 1834

Total Dwelling Units: 9

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction: _____

If the proposed subdivision contains an existing dwelling unit, a credit is available calculated as a reduction of the estimated population for the dwelling. Please request a worksheet from the City.

Estimated Student Yield by Grades:

Type of Dwelling	*# of dwelling Units (DU)*	*Elementary (Grades K to 5)*			*Middle (Grades 6 to 8)*			*High (Grades 9 to 12)*		
Detached Single Family										
➢ 3 Bedroom		DU x .369	=		DU x .173	=		DU x .184	=	
➢ 4 Bedroom		DU x .530	=		DU x .298	=		DU x .360	=	
➢ 5 Bedroom		DU x .345	=		DU x .248	=		DU x .300	=	
Attached Single Family										
➢ 1 Bedroom		DU x .000	=		DU x .000	=		DU x .000	=	
➢ 2 Bedroom	4	DU x .088	=	.352	DU x .048	=	.192	DU x .038	=	.152
➢ 3 Bedroom		DU x .234	=		DU x .058	=		DU x .059	=	
➢ 4 Bedroom	5	DU x .322	=	1.61	DU x .154	=	.77	DU x .173	=	.865
Apartments										
➢ Efficiency		DU x .000	=		DU x .000	=		DU x .000	=	
➢ 1 Bedroom		DU x .002	=		DU x .001	=		DU x .001	=	
➢ 2 Bedroom		DU x .086	=		DU x .042	=		DU x .046	=	
➢ 3 Bedroom		DU x .234	=		DU x .123	=		DU x .118	=	
Totals	9 TDU (with deduction, if applicable)			1.962 TE			.962 TM			1.017 TH

School Site Requirements:

Type	*# of students*	*Acres per student*	*Site Acres*
Elementary (TE)	1.962	x .025	= 0.04905
Middle (TM)	.962	x .0389	= 0.0374218
High (TH)	1.017	x .072	= 0.073224
		Total Site Acres	.1596958

Cash in lieu of requirements:

.1596958 (Total Site Acres) x $240,500 (Fair Market Value per Improved Land) = $ 38,406.84

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development: Crystal Lofts - Phase 1
Date Submitted:
Prepared by:

ST. CHARLES
SINCE 1834

Total Dwelling Units: 9

A credit for existing residential lots within the proposed subdivision shall be granted. Deduct one (1) unit per existing lot.

Total Dwelling Units w/ Deduction: _____

If the proposed subdivision contains an existing residential dwelling unit, a credit calculated as a reduction of the estimated population for the dwelling is available. Please request a worksheet from the City.

Estimated Population Yield:

Type of Dwelling	*# Dwelling Units (DU)*	*Population Generation per Unit*		*Estimated Population*
Detached Single Family				
➢ 3 Bedroom		DU x 2.899	=	
➢ 4 Bedroom		DU x 3.764	=	
➢ 5 Bedroom		DU x 3.770	=	
Attached Single Family				
➢ 1 Bedroom		DU x 1.193	=	
➢ 2 Bedroom	4	DU x 1.990	=	7.96
➢ 3 Bedroom		DU x 2.392	=	
➢ 4 Bedroom	5	DU x 3.145	=	15.725
Apartments				
➢ Efficiency		DU x 1.294	=	
➢ 1 Bedroom		DU x 1.758	=	
➢ 2 Bedroom		DU x 1.914	=	
➢ 3 Bedroom		DU x 3.053	=	
Totals	9			23.685
	Total Dwelling Units (with deduction, if applicable)			Estimated Total Population

Park Site Requirements:

Estimated Total Population 23.685 x .010 Acres per capita = .23685 Acres

Cash in lieu of requirements:

Total Site Acres .23685 x $240,500 (Fair Market Value per Improved Land) = $ 56,962.43

INCLUSIONARY HOUSING WORKSHEET

ST. CHARLES
SINCE 1834

Name of Development: Crystal Lofts - Phase 1
Date Submitted: _____
Prepared by: _____

Use this worksheet to determine the affordable unit requirement for the proposed development and to propose how the development will meet the Inclusionary Housing requirements of Title 19.

Calculate the number of affordable units required:

Unit Count Range	# of Units Proposed in Development		% of Affordable Units Required		# of Affordable Units Required
1 to 15 Units	9	X	5%	=	.45
More than 15 Units		X	10%	=	

How will the Inclusionary Housing requirement be met?

- ☐ **Provide on-site affordable units**
- ☑ **Pay a fee in-lieu of providing affordable units (calculate fee in-lieu below)**
- ☐ **Provide a mixture of affordable units and fee in-lieu**
  - **# of affordable units to be provided: _____**
  - **Amount of fee in-lieu to be paid (calculate below): _____**

Fee In-Lieu Payment Calculation

# of Affordable Units Required	# of Affordable Units Proposed to Pay the Fee-In-Lieu		Fee-In-Lieu Amount Per Unit		Total Fee-In-Lieu Amount
.45	.45	X	$36,409.75	=	$16,384.39

FINAL PLAT OF SUBDIVISION
FOR
CRYSTAL LOFT CONDOMINIUMS, PHASE 1

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

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

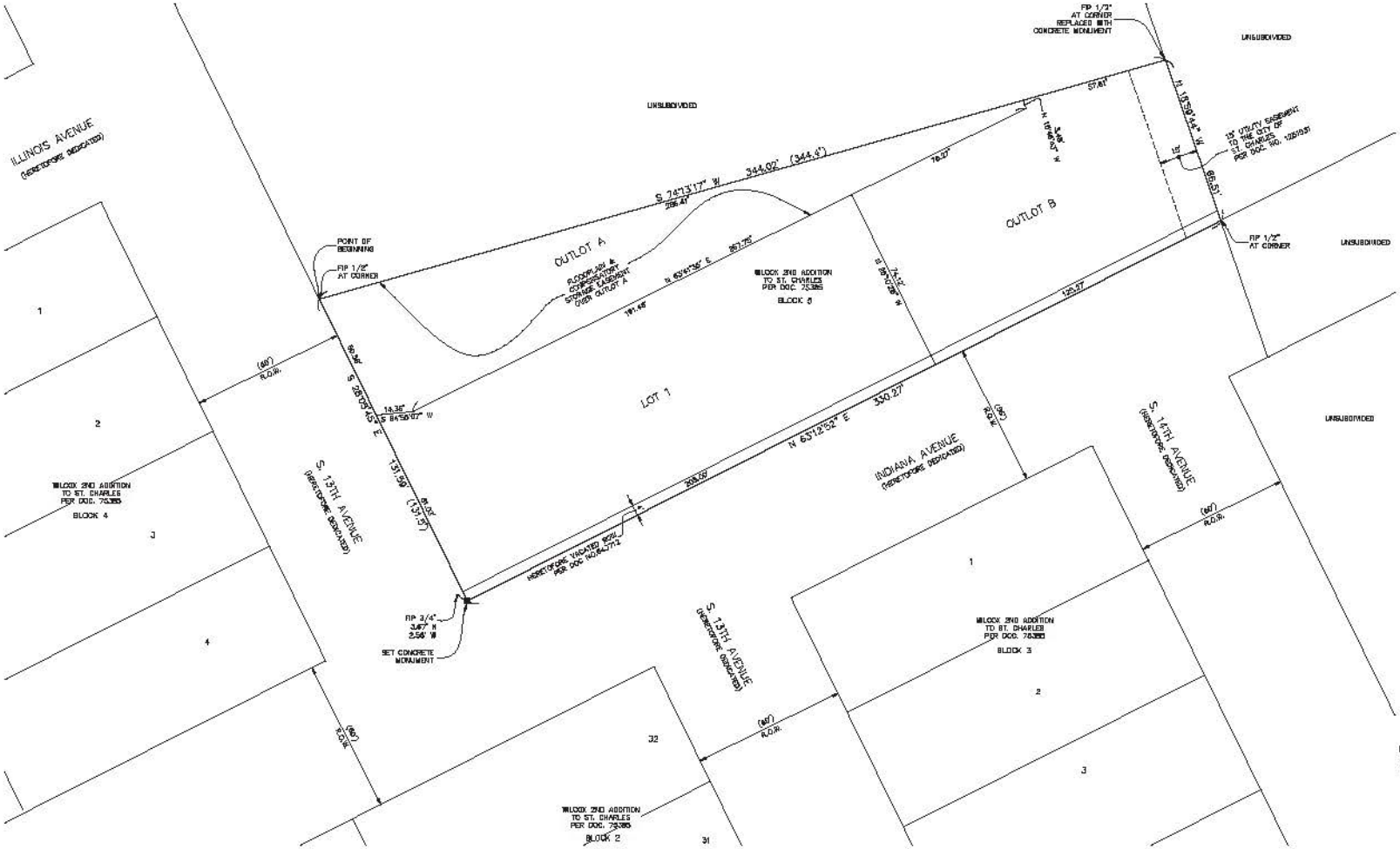
CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174

NOTICE TO RECORDER:
PLEASE RETURN RECORDED WYLAR TO THE SAME.

VICINITY MAP

N

20 10 0 20
SCALE: 1 INCH = 20 FEET



TOTAL AREA OF SUBDIVISION

.781 ACRES
(MORE OR LESS)

NOTES

3/4 INCH IRON PIPE SET AT SOUTHWEST AND NORTHEAST PARCEL CORNERS.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

THE MEASURED BEARINGS SHOWN ARE BASED UPON THE EAST LINE OF THE SUBDIVISION BEING N 18°50'44" W (ASSUMED).

FIP = FOUND IRON PIPE (● AS SHOWN)

PROPERTY ZONED M-1 SPECIAL MANUFACTURING DISTRICT OF CITY OF ST. CHARLES.

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- SET CONCRETE MONUMENT

LOT AREA
SUMMARY TABLE

LOT NO.	SQ. FT.	ACRES
1	15,400	0.354
OUTLOT A	8,303	0.191
OUTLOT B	9,449	0.217
TOTAL	34,152	0.781

PREPARED FOR:
FUNKE ARCHITECTS
160 EAST GRAND
CHICAGO, IL 60611
(312) 593-4812

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 504015 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: 053/57-60
COMPLETION DATE: 04-26-18 JOB NO.: 504.015
PROJECT REFERENCE: 504.005
REVISED 7-10-18\JMC-PER REVIEW LETTER DATED 6-8-18

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OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE PART OWNER OF THE PROPERTY DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF:

ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

BY: _____

ADDRESS: _____

DATED THIS _____ DAY OF _____ A.D. 2018.

_____
(SIGNATURE)

_____
(TITLE)

NOTARY CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KANE)

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

DATED THIS _____ DAY OF _____ A.D. 2018.

_____
(SIGNATURE)

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, ILLINOIS LAND SURVEYOR NO. 3072, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST. CHARLES AND THAT PART OF VACATED INDIANA AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK AND SAID WEST LINE EXTENDED 131.5 FEET TO A LINE DRAWN PARALLEL WITH AND 4 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES THERETO THE SOUTHERLY LINE OF SAID BLOCK 5; THENCE EASTERLY ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED TO THE EASTERLY LINE OF SAID BLOCK 5; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID NORTHERLY LINE 344.4 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

FURTHER, THIS PLAT HAS BEEN PREPARED BY AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

IT IS FURTHER CERTIFIED THAT THE PROPERTY SHOWN HEREON LIES WITHIN THE CORPORATE LIMITS OF OF THE CITY OF ST. CHARLES, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER AMENDED.

IT IS FURTHER CERTIFIED THAT, TO THE BEST OF OUR KNOWLEDGE, ALL REGULATIONS ENACTED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT A PORTION OF THE PROPERTY HEREON DESCRIBED IN THE RECORD OF DEED FALLS WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED ON A MAP ENTITLED "EFFECTIVE FIRM COMPARISON", SHEETS 1 THROUGH 3 OF 3, UNDATED, INCLUDED IN THE "ENGINEERING REPORT, LOWER FOX RIVER WATERSHED – 7TH AVENUE CREEK AND IT'S TRIBUTARY" DATED AUGUST 17, 2012 AND REVISED JULY 2, 2013, RECIEVED SEPTEMBER 13, 2013 WHICH MAP, FOR REGULATORY PURPOSES, IS BEING ENFORCED BY THE CITY OF ST. CHARLES UNDER A MEMORANDUM OF UNDERSTANDING BETWEEN THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES AND THE CITY OF ST. CHARLES DWR-310.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,
THIS _____ DAY OF _____, A.D. 2018.

_____
PETER A. BLAESER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184-002937
EXPIRES APRIL 30, 2019

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KANE)

ACCEPTED AND APPROVED

BY_____,
AS MORTGAGEE.

DATED AT_____, ILLINOIS,

THIS_____ DAY OF_____, A.D., 2018.

BY: _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KANE)

"I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____,

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

DATED THIS _____ DAY OF _____ A.D. 2018.

_____
(SIGNATURE)

DIRECTOR OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KANE)

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

_____
DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT, CITY OF ST. CHARLES

DATED AT_____, ILLINOIS,

THIS_____ DAY OF_____, A.D., 2018.

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
S.S.
COUNTY OF KANE)

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

_____
COLLECTOR OF SPECIAL ASSESSMENTS

DATED AT_____, ILLINOIS,

THIS_____ DAY OF_____, A.D., 2018.

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KANE)

APPROVED THIS _____ DAY OF _____, A.D. 2018.

CITY OF ST. CHARLES PLAN COMMISSION

_____
CHAIRMAN

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED THIS _____ DAY OF _____, A.D. 2018.

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

_____
MAYOR

ATTEST: _____
CITY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
S.S.
COUNTY OF KANE)

I, _____ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS,

THIS_____ DAY OF_____, A.D., 2018.

_____
COUNTY CLERK

FLOODPLAIN AND COMPENSATORY STORAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE FLOODPLAIN AND COMPENSATORY EASEMENT IS HEREBY GRANTED TO THE CITY OF ST.CHARLES AND TO THEIR HEIRS, SUCCESSORS AND ASSIGNS, IN, UPON, ACROSS, OVER, UNDER, AND THROUGH OUTLOT A AS PLATTED HEREON FOR THE PURPOSE OF ENFORCING FLOODPLAIN RESTRICTIONS ON USE OF OUTLOT A PURSUANT TO CITY CODES AND TO MAINTAIN THE VOLUME OF COMPENSATORY STORAGE CONSTRUCTED AND PROVIDED ON OUTLOT A IN ACCORDANCE WITH THE STORMWATER MANAGEMENT PERMIT ISSUED FOR CRYSTAL LOFT CONDOMINIUMS. NO PERSON SHALL ALTER OR MODIFY THE PAVEMENT AND GROUND SURFACE ON OUTLOT A OR CAUSE A REDUCTION IN THE COMPENSATORY STORAGE BASINS AS CONSTRUCTED THEREON WITHOUT HAVING FIRST RECIEVED WRITTEN APPROVAL FROM THE CITY OF ST. CHARLES. THE CRYSTAL LOFT CONDOMINIUM ASSOCIATION SHALL BEAR RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF OUTLOT A PURSUANT TO THE COVENANTS, CONDITIONS, AND RESTRICTIONS OF THE CONDOMINIUM DECLARATION RECORDED_____, _____, AS DOCUMENT R-__ _____ IN KANE COUNTY ILLINOIS. THE CITY OF ST. CHARLES SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO RETROFIT, RESTORE, OR REPLACE ANY COMPENSATORY STORAGE VOLUME DISPLACED THROUGH UNAUTHORIZED ACTIVITIES.

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9575 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 504015 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: 053/57-60
COMPLETION DATE: 04-26-18 JOB NO.: 504.015
PROJECT REFERENCE: 828.005
REVISED 7-10-18\MMC-PER REVIEW LETTER DATED 6-8-18

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FINAL SITE DEVELOPMENT PLANS
FOR
CRYSTAL LOFT CONDOMINIUMS
ST. CHARLES, ILLINOIS
WATERMAIN-SANITARY SEWER-STREET-STREET LIGHTING AND DRAINAGE IMPROVEMENTS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE

LOCATION MAP

N

INDEX OF SHEETS

01	TITLE
02–03	CONSTRUCTION SPECIFICATIONS – GENERAL NOTES
04–05	GEOMETRIC– STRIPING–SIGNAGE PLAN
06	DEMOLITION PLAN
07	OVERALL UTILITY PLAN
08	STORMWATER POLLUTION PREVENTION PLAN
09	STORMWATER POLLUTION PREVENTION DETAILS
10	STORMWATER POLLUTION PREVENTION NOTES
11–12	DRAINAGE AND GRADING PLAN
13	INDIANA AVENUE
14	INDIANA AVENUE AND EAST ENTRANCE
15	13TH AVENUE
16–17	CONSTRUCTION DETAILS
18–25	COMPENSATORY STORAGE CROSS SECTIONS

BENCH MARKS

REFERENCE BENCHMARK:
NGS MONUMENT N19 (MF008)
ELEVATION: 896.45 NAVD 88

#1–SOUTH BONNET BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF SITE
ELEVATION: 731.13

#2–WEST BONNET BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF SITE
ELEVATION: 730.59

PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE)

I, RANDALL W. BUS , A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF FUNKE ARCHITECTS, BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS ____ DAY OF _____, A.D., 2018.

_____
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062–032381
MY LICENSE EXPIRES ON NOVEMBER 30, 2019

PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184–002937
EXPIRES APRIL 30, 2019

NOTE : UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND IMPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID TECHNICAL SUBMISSION.

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FOR UNDERGROUND UTILITY LOCATIONS, CALL
J.U.L.I.E.
TOLL FREE
TEL. 1-800-892-0123 or 811

DATE: _____

RELEASED FOR PLAN REVIEW AND PERMIT PROCESSING ONLY.

IF USED FOR BIDDING PURPOSES, THOSE PARTIES CONCERNED SHALL BE ADVISED THAT REVISIONS MAY BE REQUIRED PRIOR TO PLAN APPROVAL.

NOT ISSUED FOR CONSTRUCTION UNTIL APPROVED BY THE VILLAGE OF AND PERMITTED AS REQUIRED.

PREPARED FOR:
FUNKE ARCHITECTS
160 EAST GRAND SUITE 300
CHICAGO ILLINOIS, 60611
(312) 344–1151

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60504–8678
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

REVISIONS

NO.	DATE	SHEETS	NO.	DATE	SHEETS

JOB NO. 904.264
COMPLETION DATE :
08–13–18
SHEET 1 OF 25

CRYSTAL LOFT CONDOMINIUMS – FINAL ENGINEERING – 904.264 – AS SUBMITTED: 08–13–18/RDS

CONSTRUCTION SPECIFICATIONS – GENERAL NOTES

GENERAL

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF ST. CHARLES STANDARDS AND WITH THE CURRENT EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION", APPLICABLE WHEN REFERENCED.
2. IN THE EVENT OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATIONS AND THE CITY OF ST. CHARLES, IL. SPECIFICATIONS AND DETAILS, THE CITY OF ST. CHARLES SPECIFICATIONS AND DETAILS (SEE BELOW) SHOULD BE FOLLOWED.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SAFE AND HEALTHFUL WORKING CONDITIONS THROUGHOUT THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING EACH OF THE UTILITY COMPANIES BEFORE ANY WORK IS STARTED. ALL UTILITIES MUST BE STAKED PRIOR TO CONSTRUCTION.
5. IF THE ENGINEER IS RETAINED FOR CONSTRUCTION STAKING SERVICES, THE ENGINEER AND WILL BE GIVEN SEVENTY-TWO (72) HOURS NOTICE FOR ANY STAKING THAT IS TO BE DONE. IF ENGINEER IS CONTRACTED BY OWNER OR CONTRACTOR FOR CONSTRUCTION STAKING SERVICES, EACH OF THE VARIOUS ITEMS OF WORK COVERED BY THIS CONTRACT WILL BE STAKED ONCE. ADDITIONAL STAKING REQUIRED DUE TO CONTRACTOR NEGLIGENCE SHALL BE PAID FOR BY THE CONTRACTOR AT THE CURRENT HOURLY RATE.
6. THE CONTRACTOR SHALL INFORM THE MUNICIPAL BEFORE WORK COMMENCES ON EACH CATEGORY OF CONSTRUCTION, I.E. WATERMAIN, SANITARY, STREET AND DRAINAGE IMPROVEMENT. A FORTY EIGHT (48) HOUR NOTICE SHALL BE GIVEN FOR ANY ITEM THAT REQUIRE FINAL TESTING AND INSPECTION SUCH AS WATERMAINS OR SANITARY SEWERS.
7. THE CONTRACTOR RESPONSIBLE FOR WATERMAIN CONSTRUCTION, SANITARY SEWER CONSTRUCTION AND DRAINAGE IMPROVEMENTS (UNDERGROUND WORK) SHALL DISPOSE OF ALL SURPLUS MATERIALS ON THE SITE AS DIRECTED BY THE ENGINEER. NO ADDITIONAL COMPENSATION WILL BE PAID AND SAID WORK SHALL BE INCIDENTAL TO THE OTHER ITEMS OF CONSTRUCTION.
8. AFTER CONSTRUCTION STAKING IS PERFORMED, BUT PRIOR TO COMMENCEMENT OF WORK, THE CONTRACTOR SHALL CALL THE ATTENTION OF THE OWNER'S REPRESENTATIVE TO ANY ERRORS OR DISCREPANCIES WHICH MAY BE SUSPECTED IN LINES AND GRADES WHICH ARE ESTABLISHED BY THE OWNER, AND SHALL NOT PROCEED WITH THE WORK UNTIL ANY LINES AND GRADES WHICH ARE BELIEVED TO BE IN ERROR HAVE BEEN VERIFIED OR CORRECTED BY THE OWNER'S REPRESENTATIVE.
9. THE UNDERGROUND CONTRACTOR SHALL BE RESPONSIBLE TO PLACE ON GRADE AND COORDINATE WITH OTHER CONTRACTORS ALL UNDERGROUND STRUCTURE FRAMES SUCH AS CATCH BASINS, INLETS, MANHOLES, HYDRANTS, BUFFALO BOXES, VALVES, ETC. NO ADDITIONAL COMPENSATION WILL BE PAID AND SAID ADJUSTMENTS SHALL BE CONSIDERED INCIDENTAL TO OTHER ITEMS OF CONSTRUCTION.
10. CONTRACTORS SHALL KEEP PUBLIC STREET PAVEMENTS CLEAN OF DIRT AND DEBRIS AND, WHEN NECESSARY, CLEAN PAVEMENTS ON A DAILY BASIS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS (INCLUDING UTILITY LOCATIONS) PRIOR TO THE INSTALLATION OR FABRICATION OF ANY MATERIALS. REPORT ANY DISCREPANCIES IMMEDIATELY TO THE ENGINEER

EARTHWORK, GRADING AND PAVING

1. WORK UNDER THIS SECTION SHALL INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
   - A. SOIL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE APPLICABLE SPECIFICATIONS.
   - B. CLEARING AND REMOVAL OF ALL UNDESIRABLE TREES AND OTHER VEGETATIVE GROWTH WITHIN THE CONSTRUCTION AREA. TREE REMOVAL SHALL BE DESIGNATED BY THE OWNER AND SHALL BE KEPT TO A MINIMUM.
   - C. STRIPPING OF TOPSOIL FROM ALL STREET, DRIVEWAY, PARKING LOT, RIGHT-OF-WAY, BUILDING PAD AND OTHER DESIGNATED STRUCTURAL AREAS.
   - D. STOCKPILING OF TOPSOIL AT LOCATIONS AS DIRECTED BY THE OWNER. TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEDS, BRUSH, STONES LARGER THAN ONE (1) INCH DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING EXTRANEOUS MATERIALS NOT CONDUCIVE TO PLANT GROWTH. TOPSOIL SHALL BE STOCKPILED IN SEQUENCE TO ELIMINATE ANY REHANDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN FRONT YARDS, OVERLAND DRAINAGE SWALES (FLOOD ROUTING AREAS), IN PROPOSED UTILITY LOCATIONS, IN UTILITY EASEMENTS OR IN THE RIGHT-OF-WAY.
   - E. REMOVAL OF UNSUITABLE MATERIALS AS SPECIFIED FROM ROADWAY, DRIVEWAY/PARKING, BUILDING PAD AND OTHER DESIGNATED AREAS.
   - F. STRUCTURAL CUT AND STRUCTURAL FILL WITH COMPACTION WITHIN ROADWAY, DRIVEWAY/PARKING, BUILDING PAD AND OTHER DESIGNATED AREAS.
   - G. EXCAVATION AND GRADING OF THE OPEN SPACE, AND/OR YARD AREAS PER PLAN INCLUDING CONSTRUCTION OF BERMS, ETC.
   - H. PLACEMENT AND COMPACTION OF STRUCTURAL MATERIAL TO THE DESIGN SUBGRADE ELEVATIONS AS REQUIRED BY THE STANDARDS AND DETAILS ON THE CONSTRUCTION PLANS. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT AND/OR TOPSOIL REPLACEMENT THICKNESS MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.
   - I. IF REQUIRED, BORROW PIT EXCAVATION OF STRUCTURAL MATERIAL AND REFILL OF PIT WITH NON-STRUCTURAL MATERIAL.
   - J. PLACEMENT AND COMPACTION OF NON-STRUCTURAL FILLS.
   - K. MOVEMENT AND COMPACTION OF SPOIL MATERIAL FROM THE CONSTRUCTION OF UNDERGROUND UTILITIES.
   - L. BACKFILLING OF CURBS AND/OR PAVEMENT AND SIDEWALK AFTER INSTALLATION OF SAME BY THE PAVING CONTRACTOR.
   - M. FINAL SHAPING AND TRIMMING TO THE LINES, GRADES, AND CROSS-SECTIONS SHOWN IN THESE PLANS; AND TOPSOIL PLACEMENT TO DESIGN FINISHED GRADE ELEVATIONS.
2. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE PLANS AND SHALL NOTIFY THE ENGINEER AT ONCE OF ANY DISCREPANCIES. THE CONTRACTOR SHALL EXAMINE THE DRAINAGE PATTERNS SHOWN ON THE PLANS AND MAKE CERTAIN THAT ALL GUTTER FLAGS AND PAVEMENTS ARE PITCHED PROPERLY TO ACHIEVE THIS DRAINAGE PATTERN.
3. MATERIALS TESTING, IF REQUIRED BY THE MUNICIPALITY, SHALL BE PROVIDED BY THE CONTRACTOR, THIS ITEM WILL NOT BE PAID FOR SEPARATELY BUT INCLUDED IN THE VARIOUS ITEMS OF WORK.
4. DURING CONSTRUCTION OPERATIONS THE CONTRACTOR SHALL INSURE POSITIVE SITE DRAINAGE AT THE CONCLUSION OF EACH DAY. SITE DRAINAGE MAY BE ACHIEVED BY DITCHING, PUMPING OR ANY OTHER ACCEPTABLE METHOD. THE CONTRACTOR'S FAILURE TO PROVIDE THE ABOVE WILL PRECLUDE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIAL CREATED AS A RESULT THEREOF.

EARTHWORK, GRADING AND PAVING (CONT'D)

5. IT SHALL BE THE RESPONSIBILITY OF EACH RESPECTIVE CONTRACTOR TO REMOVE FROM THE SITE ANY AND ALL MATERIALS AND DEBRIS WHICH RESULT FROM HIS CONSTRUCTION OPERATIONS AT NO ADDITIONAL EXPENSE TO THE OWNER.
6. THE GRADING OPERATIONS ARE TO BE CLOSELY SUPERVISED AND INSPECTED. PARTICULARLY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS OR BUILDING PADS, BY THE SOILS ENGINEER OR HIS REPRESENTATIVE. ALL TESTING, INSPECTION AND SUPERVISION OF SOIL QUALITY, UNSUITABLE REMOVAL AND ITS REPLACEMENT AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER. NO UNDERCUT SHALL BE PERFORMED WITHOUT AUTHORIZATION FROM OWNER AND ASSIGNMENT OF AN EWO NUMBER.
7. THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM WATER. ALL AREAS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
8. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISH GRADE. A MINIMUM OF SIX INCHES (6") OF TOPSOIL IS TO BE PLACED BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED UNLESS OTHERWISE NOTED.
9. THE SELECTED STRUCTURAL FILL MATERIAL SHALL BE PLACED IN LEVEL UNIFORM LAYERS SO THAT THE COMPACTED THICKNESS IS APPROXIMATELY SIX INCHES (6"); IF COMPACTION EQUIPMENT DEMONSTRATES THE ABILITY TO COMPACT GREATER THICKNESSES, THEN A GREATER THICKNESS MAY BE SPECIFIED. EACH LAYER SHALL BE THOROUGHLY MIXED DURING SPREADING TO INSURE UNIFORMITY.
10. EMBANKMENT MATERIAL WITHIN ROADWAY, DRIVEWAY, PARKING LOT AND OTHER STRUCTURAL CLAY FILL AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY-THREE PERCENT (93%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER. EMBANKMENT MATERIAL FOR BUILDING PADS SHALL BE COMPACTED TO A MINIMUM OF NINETY-FIVE PERCENT (95%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM DESIGNATION D-1557 (MODIFIED PROCTOR METHOD) OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.
11. THE SURFACE VEGETATION, TOPSOIL AND ANY OBVIOUSLY SOFT UNDERLYING SOIL SHOULD BE STRIPPED FROM ALL AREAS TO RECEIVE STRUCTURAL FILL. IF THE UNDERLYING SUBGRADE SOILS RUT DEEPER THAN ONE INCH UNDER THE 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 (SEE SECTION 301.03 OF THE IDOT SPECIFICATIONS).
12. COMPLETED GRADING (FINISHED FINE GRADE) FOR PROPOSED PAVEMENT SUBGRADE AREAS, BUILDING PADS, AND YARD/OPEN SPACE AREAS SHALL BE WITHIN A TOLERANCE OF PLUS OR MINUS ONE-TENTH OF A FOOT (0.1') OF DESIGN SUBGRADE ELEVATIONS.
13. THE SUBGRADE FOR PROPOSED STREET AND PAVEMENT AREAS SHALL BE PROOF-ROLLED BY THE CONTRACTOR IN THE PRESENCE OF THE OWNER'S REPRESENTATIVE AND ANY UNSTABLE AREAS ENCOUNTERED SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER AND SOILS ENGINEER. ANY UNDERCUT AND REPLACE NECESSARY WILL BE MEASURED FOR PAVEMENT AT THE CONTRACT UNIT PRICE.
14. THE CONTRACTOR SHALL PROVIDE STABLE SUB GRADE FOR ALL STREET PAVEMENT IN ACCORDANCE WITH IDOT SECTIONS 204, 205 AND 207 OF THE STANDARD SPECIFICATIONS. WHERE RECOMMENDED BY OWNER/DEVELOPERS GEOTECHNICAL CONSULTANT, CONTRACTOR SHALL UNDERCUT AND BACKFILL OR LIME STABILIZE SUB GRADE SOILS IN ACCORDANCE WITH SECTION 1012.

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

CONSTRUCTION SPECIFICATIONS – GENERAL NOTES

CRYSTAL LOFT CONDOMINIUMS

FILE NAME: GENNOTES	DSGN. BY: RWB	JOB NO.: 904.264	FLD. BK./PG.: ---	SHEET NO.
DIR: 904264	DRN. BY: RDS	DATE: 08-13-18	SCALE: 1" = N.T.S.	02 of 25

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CONSTRUCTION SPECIFICATIONS – GENERAL NOTES

SANITARY SPECIFICATION REQUIREMENTS

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE CITY OF ST. CHARLES, ILLINOIS ORDINANCE AND REQUIREMENTS OF THE "STATE STANDARD SPECIFICATION FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" CURRENT EDITION.
2. THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE ENGINEERING PLANS AS APPROVED BY THE CITY OF ST. CHARLES, ILLINOIS.
3. SANITARY MANHOLE FRAMES SHALL BE NEENAH R-1712 IN PAVED AREAS, AND NEENAH R-2506 IN NON PAVED AREAS (OR APPROVED EQUAL).
4. ALL JOINTS BETWEEN PRE-CAST ELEMENTS, ADJUSTING RINGS AND MANHOLE FRAMES ON ALL UNDERGROUND STRUCTURES, SHALL BE SET IN PLACE WITH ONE OF THE FOLLOWING BUTYL RUBBER JOINT SEALANTS:

   CONCRETE PRODUCTS SUPPLY CO. – EZ STIKS
   HAMILTON-KENT GASKET CO. – KENT SEAL

   OR EQUAL, AS APPROVED BY THE ENGINEER, AND ALL JOINTS TO BE TUCKPOINTED WITH HYDRAULIC CEMENT OR MORTAR WITH A BRUSH FINISH.
5. ALL SANITARY SEWER MANHOLES SHALL BE CONSTRUCTED WITH FLEXIBLE MANHOLE COUPLING, AS MANUFACTURED BY: INTERPACE CORPORATION (LOCKJOINT FLEXIBLE MANHOLE SLEEVE), PRESS-SEAL GASKET CORPORATION (PRESS WEDGE II), OR EQUAL AS APPROVED BY THE ENGINEER. ALL MATERIALS AND INSTALLATION PROCEDURES SHALL COMPLY WITH THOSE SPECIFIED BY THE MANUFACTURER.
6. A WATER-TIGHT MASONRY BULKHEAD SHALL BE INSTALLED IN THE DOWNSTREAM SEWER PIPE AT THE POINT OF SEWER CONNECTION PRIOR TO COMMENCING ANY SEWER CONSTRUCTION. THE BULKHEAD SHALL REMAIN IN PLACE UNTIL AFTER THE SANITARY SEWERS HAVE BEEN TESTED AND ACCEPTED.
7. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT ANY UNPOLLUTED WATER SUCH AS GROUND AND SURFACE WATER FROM ENTERING THE EXISTING SANITARY SEWERS.
8. THE CONTRACTOR SHALL BE PROHIBITED FROM DISCHARGING ANY UNPOLLUTED WATER INTO THE SANITARY SEWER SYSTEM FOR THE PURPOSE OF SEWER FLUSHING OR FLOATING LINES FOR THE DEFLECTION TEST WITHOUT PRIOR APPROVAL.
9. ALL NEW SANITARY SEWERS SHALL BE PRESSURE TESTED AND TELEVISED IN ACCORDANCE WITH THE PROCEDURE OUTLINED IN THE CURRENT EDITION OF "THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS".
10. SANITARY SEWER MANHOLES WITH INTERNAL DROPS TWO FEET OR LESS SHALL HAVE A PRECAST CONCRETE TROUGH BUILT IN THE STRUCTURE TO OBTAIN A SMOOTH FLOW TRANSITION FROM THE UPSTREAM PIPE INVERT TO THE DOWNSTREAM PIPE INVERT.
11. ALL MANHOLES AND STRUCTURES SHALL BE CLEANED OF ANY ACCUMULATION OF SILT, DEBRIS, OR FOREIGN MATTER OF ANY KIND, AND SHALL BE FREE FROM SUCH ACCUMULATIONS AT THE TIME OF FINAL INSPECTION.
12. SANITARY MANHOLE LID MUST HAVE CONCEALED PICK HOLES AND HAVE THE WORDS "SANITARY" AND STAMPED IN THE COVER WITH AN INTACT RUBBER GASKET SEAL.
13. THE FRAME LIP SHALL BE CLEANED OF ALL MUD AND DEBRIS TO PROVIDE A WATERTIGHT SEAL BETWEEN THE FRAME AND THE MANHOLE COVER GASKET.
14. ALL STEPS MUST BE INSTALLED, ALIGNED AND CLEAN.
15. THE BARREL SECTION JOINTS MUST BE TUCKPOINTED WITH HYDRAULIC CEMENT OR MORTAR WITH A BRUSH FINISH.
16. ALL PINHOLES MUST BE MORTARED WITH A BRUSH FINISH TO PROVIDE A WATERTIGHT SEAL.
17. THE UPSTREAM AND DOWNSTREAM PIPE CAVITIES MUST BE FILLED WITH MORTAR AND SMOOTHED WITH A BRUSH FINISH.
18. THE UPSTREAM AND DOWNSTREAM FLOW LINES (INVERTS) SHALL HAVE A SMOOTH TRANSITION FROM THE PIPE TO THE MANHOLE INVERT.
19. ALL MANHOLE STRUCTURES SHALL BE FREE OF ANY TYPE OF INFILTRATION (WATER LEAKING INTO THE STRUCTURE).
20. IF THERE IS AN INTERNAL DROP IN THE STRUCTURE THERE MUST BE A SMOOTH TRANSITION FROM THE PIPE TO THE INVERT (I.E. CHANNEL THE FLOW FROM THE PIPE TO THE MANHOLE INVERT).
21. ALL SANITARY MANHOLE CHIMNEYS SHALL BE SEALED USING RAPID SEAL BY CANUSA, OR APPROVED EQUAL.
22. OUTER SURFACES OF PRECAST AND CAST-IN-PLACE MANHOLES SHALL BE GIVEN TWO (2) COATS OF BITUMINOUS DAMPPROOFING AT THE RATE OF 30 – 60 SQ. FT. PER GALLON AS DIRECTED BY THE ENGINEER AND IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

SANITARY SEWER, STORM SEWER, WATERMAIN

1. THE CONTRACTOR SHALL NOTIFY THE MUNICIPAL ENGINEERING DEPARTMENT 48 HOURS PRIOR TO START OF THE CONSTRUCTION OF PUBLIC IMPROVEMENTS TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION. THE PUBLIC IMPROVEMENTS INCLUDE THE WATERMAIN AND ANY WORK WITHIN PUBLIC R.O.W.
2. THE WATER DIVISION SHALL BE CONTACTED AT LEAST TWO (2) BUSINESS DAYS PRIOR TO PLANNED CONNECTIONS TO EXISTING WATERMAINS.
3. THE CITY OF ST. CHARLES COLLECTS ALL BIOLOGICAL TESTING FOR NEW WATER MAIN CONSTRUCTION. CHLORINATION OF NEW WATER MAIN IS THE RESPONSIBILITY OF THE CONTRACTOR. PLEASE CONTACT THE WATER DIVISION TWO BUSINESS DAYS PRIOR TO FLUSHING, PRESSURE TESTING AND CHLORINATION OF NEW WATER MAINS.
4. THE CITY OF ST. CHARLES, ILLINOIS SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE AND REJECT THE CONSTRUCTION OF PUBLIC IMPROVEMENTS.
5. THE CONTRACTOR(S) SHALL INDEMNIFY AND ADD AS ADDITIONALLY INSURED ON THE CONTRACTOR(S) INSURANCE THE CITY OF ST. CHARLES, THEIR AGENTS ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE PUBLIC IMPROVEMENTS ON THIS PROJECT.
6. ALL SANITARY SEWER, STORM SEWER AND WATERMAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION.
7. SANITARY SEWERS AND WATERMAIN SERVICES SHALL HAVE A MINIMUM OF 5.0 FEET OF COVER AND SHALL BE RUN IN STRAIGHT ALIGNMENT UNLESS SPECIFICALLY SHOWN ON THE PLANS.
8. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
9. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING UNDERGROUND UTILITIES WITHIN AND ADJACENT TO THE PROJECT AND BE RESPONSIBLE FOR PROTECTION OF SAME.
10. ALL STORM MANHOLE, CATCH BASIN, AND INLET FRAME ADJUSTMENTS SHALL BE MADE WITH PRECAST CONCRETE ADJUSTING RINGS SET IN A FULL BED OF BUTYL ROPE JOINT SEALANT. NO MORE THAN 8" OF ADJUSTING RINGS WILL BE PERMITTED.
11. ALL DRAINAGE STRUCTURES TO HAVE POURED INVERTS CONFORMING TO THE SHAPE OF THE PIPE.
12. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS INDICATED ON THE PLANS. THE CONTRACTOR SHALL EXCAVATE AROUND UTILITIES TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION.
13. STAINLESS STEEL "NON-SHEAR" OR SIMILAR COUPLINGS SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.
14. ALL NEW SANITARY SEWERS SHALL HAVE WYES FOR PROPOSED BUILDING SERVICES. ALL CONNECTIONS TO EXISTING SANITARY SEWERS NOT HAVING WYES SHALL BE MADE WITH AN INSERT-A-TEE TYPE FITTING OR APPROVED EQUAL.
15. ALL EXISTING FIELD DRAINAGE TILE ENCOUNTERED OR DAMAGED DURING CONSTRUCTION ARE TO BE RESTORED TO THEIR ORIGINAL CONDITION, PROPERLY REROUTED AND/OR CONNECTED TO THE STORM SEWER SYSTEM. ALL LOCATIONS OF ENCOUNTERED FIELD DRAINAGE TILE SHALL BE PROPERLY REFERENCED AND DOCUMENTED FOR INCORPORATION INTO THE RECORD DRAWING.
16. AT THE COMPLETION OF THIS PROJECT, ONE SET OF PLANS (INCLUDING A MYLAR) WITH RECORD MEASUREMENTS IS TO BE SUBMITTED TO THE ENGINEER SHOWING THE LOCATION OF ALL OF THE SERVICES, PIPES, STRUCTURES, GRADING AND UTILITIES.
17. ANY EXISTING UTILITY STRUCTURES REQUIRING ADJUSTMENT ARE TO BE ADJUSTED (UP TO 8" TOTAL ADJUSTMENT) OR RECONSTRUCTED BY THE CONTRACTOR. ADJUSTMENTS OR RECONSTRUCTIONS NOT CALLED FOR ON THE PLANS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.
18. CONNECTIONS TO EXISTING SANITARY, STORM AND WATER SYSTEMS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, UNLESS SPECIFICALLY NOTED OTHERWISE.
19. ALL WATERMAINS SHALL BE CEMENT LINED DUCTILE IRON PIPE, CLASS 52 CONFORMING TO AWWA C-151 OR ANSI A-21.51 WITH PUSH-ON OR MECHANICAL JOINTS AND SHALL HAVE A MINIMUM OF 5.0 FEET OF COVER AND A MAXIMUM OF 8.0 FEET DEEP AND SHALL BE ENCASED IN POLYETHYLENE FILM IN ACCORDANCE WITH AWWA C-105-82. FITTINGS SHALL BE CEMENT LINED, TAR COATED CAST IRON WITH MECHANICAL JOINTS RATED 250 PSI PER AWWA C110/ANSI 21.10 (GLOW, AMERICAN, U.S. PIPE, OR EQUAL).

   ALL MAIN LINE VALVES UP TO 12" SHALL BE RESILIENT SEAT EPOXY COATED WEDGE GATE VALVE TYPE (MUELLER). CA-6 CRUSHED COMPACTED LIMESTONE SHALL BE UTILIZED TO BACKFILL AROUND ALL VALVES AND VALVE BOXES.
20. WATER SERVICES SHALL INCLUDE THE NECESSARY LENGTH OF TYPE "K" COPPER WATER TUBE OF THE SIZE SHOWN ON THE PLANS, CORPORATION STOP (MUELLER FORD, 1"), CURB STOP (MUELLER FORD, 1"), AND SERVICE BOX (MUELLER), ALL AS REQUIRED BY THE MUNICIPALITY, AND ALL NECESSARY LABOR, TOOLS, EQUIPMENT, EXCAVATION AND BACKFILL. FOR A COMPLETE INSTALLATION AS SHOWN ON THE PLANS. TRENCH BACKFILL WILL BE PAID FOR SEPARATELY, WHEN REQUIRED. NO SIDE YARD WATER SERVICES WILL BE ALLOWED. SERVICE TO BE ONE CONTINUOUS SECTION OF COPPER. (NO SPLICES)
21. SANITARY SEWER STRUCTURES SHALL BE ASSEMBLED AND ADJUSTED USING BUTYL ROPE JOINT SEALANT SHOWN ON THE PLANS AND MEETING THE APPROVAL OF THE MUNICIPALITY.
22. ALL FIRE HYDRANTS SHALL BE MUELLER CENTURION A, 423 (5 1/2" BARRELL) ALL MUELLER VALVES & HARDWARE AUXILIARY VALVE 6" GATE VALVE NO. A 2370 MODIFIED WEDGE RESILIENT SEAT.
23. ALL WATERMAINS SHALL BE PRESSURE TESTED AND DISINFECTED IN ACCORDANCE WITH STANDARDS AND PROCEDURES MEETING THE APPROVAL OF THE MUNICIPALITY
24. GRANULAR TRENCH BACKFILL SHALL BE USED IN ALL LOCATIONS WHERE THE PROPOSED UNDERGROUND UTILITY IS TO BE CONSTRUCTED UNDER PERMANENT TYPE PAVEMENTS SUCH AS ROADWAYS OR CURBLINES. IN ANY UTILITY TRENCH OVER WHICH ANOTHER UTILITY WILL PASS, OR AS DIRECTED BY THE ENGINEER. TRENCH BACKFILL SHALL BE EXTENDED TWO (2) FEET ON EACH SIDE OF THE PERMANENT TYPE SURFACE, AS MEASURED AT THE LOWEST POINT OF THE PAVEMENT. ONSITE MATERIAL MAY BE USED WITH THE GEOTECHNICAL CONSULTANT'S APPROVAL FOR ANY PRIVATE IMPROVEMENTS.

SANITARY SEWER, STORM SEWER, WATERMAIN (CON'T.)

25. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK WILL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.
26. WHERE DUCTILE IRON PIPE IS INDICATED ON THE PLANS FOR WATERMAIN AND/OR SANITARY SEWER, IT SHALL BE ENCASED IN POLYETHYLENE FILM IN ACCORDANCE WITH AWWA C-105-82.
27. TRENCH BACKFILL WILL BE PAID FOR IN ACCORDANCE WITH THE 1997 EDITION OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION, "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
28. ALL PUBLIC SANITARY SEWERS TWELVE INCHES (12") OR LESS IN DIAMETER WILL BE AIR TESTED BY THE DEVELOPER, AT HIS EXPENSE, UNDER THE SUPERVISION OF THE MUNICIPAL ENGINEER, OR HIS AUTHORIZED REPRESENTATIVE. ONE COPY OF THE REPORT SHALL BE FORWARDED TO THE MUNICIPAL ENGINEER. AN INFILTRATION TEST WILL BE ALLOWED IF IT CAN BE SHOWN AT THE TIME OF THE TEST THAT THE WATER TABLE IS ABOVE THE TOP OF THE PIPE. ALL TESTING WILL BE DONE IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" CURRENT EDITION.
29. CONNECTION TO EXISTING STORM SEWER STRUCTURES SHALL BE DONE BY CORING THE CONCRETE BARREL SECTION.
30. ALL TWELVE INCH (12") STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76 (CLASS IV). ALL FIFTEEN INCH (15") PIPES AND LARGER SHALL BE REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76 (CLASS III MINIMUM). STORM SEWERS MUST HAVE GASKETED JOINTS CONFORMING TO ASTM C-443 REQUIREMENTS.
31. ALL EXISTING WELLS TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH COUNTY HEALTH STANDARDS.
32. ALL SANITARY SEWER SHALL BE TESTED IN ACCORDANCE WITH SECTION 31-1.11 OF THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". IN ADDITION ALL MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM-1244-93.

PROTECTION OF WATERMAIN AND WATER SERVICE LINES

WATERMAINS AND WATER SERVICE LINES SHALL BE PROTECTED FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICE CONNECTIONS AND DRAINS AS FOLLOWS:

A) WATERMAINS:

1.) HORIZONTAL SEPARATION:

a) WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, COMBINED SEWER OR SEWER SERVICE CONNECTION.

b) WATERMAINS MAY BE LAID CLOSER THAN TEN FEET TO A SEWER LINE WHEN:

I) LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;

II) THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND

III) THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

c) BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE OR PVC PIPE MEETING WATERMAIN STANDARDS WHEN IT IS IMPOSSIBLE TO MEET (A) OR (B) ABOVE.
THE DRAIN OR SEWER SHALL BE PRESSURE TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

2.) VERTICAL SEPARATION:

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

b) THE DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, (STORM SEWER ONLY), OR WATERMAIN QUALITY PVC PIPE AND PRESSURE TESTED. OR THE DRAIN OR SEWER SHALL BE SLEEVED WITH STEEL PIPE OR CONSTRUCTED OF REINFORCED CONCRETE PIPE CONFORMING TO ASTM C-76 WITH GASKETED JOINTS CONFORMING TO ASTM C-361 (STORM SEWERS ONLY), FOR A DISTANCE OF 10 FEET EITHER SIDE OF THE CONFLICT.

I) IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR

II) THE WATERMAIN PASSES UNDER A SEWER, SEWER SERVICE OR DRAIN.

SANITARY SEWER, STORM SEWER, WATERMAIN (CON'T.)

c) A VERTICAL SEPARATION OF 18 INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER, SEWER SERVICE OR DRAIN. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING THE WATERMAIN.

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

e) WHENEVER WATERMAIN QUALITY PVC SDR 26 PIPE IS REQUIRED, THE PIPE SHALL CONFORM TO ASTM D-2241 WITH JOINTS CONFORMING TO ASTM D-1139 FOR A MINIMUM OF 10 FEET EITHER SIDE OF THE CROSSING.

B) WATER SERVICE LINES:

1) THE HORIZONTAL AND VERTICAL SEPARATION BETWEEN WATER SERVICE LINES AND ALL STORM SEWERS, SANITARY SEWER, COMBINED SEWERS OR ANY DRAIN OR SEWER SERVICE CONNECTION SHALL BE THE SAME AS WATER MAIN SEPARATION DESCRIBED IN (A) ABOVE.

2) WATER PIPE DESCRIBED IN (A) ABOVE SHALL BE USED FOR SEWER SERVICE LINES WHEN MINIMUM HORIZONTAL AND VERTICAL SEPARATION CANNOT BE MAINTAINED.

C) SPECIAL CONDITIONS – ALTERNATE SOLUTIONS SHALL BE PRESENTED TO THE AGENCY WHEN EXTREME TOPOGRAPHICAL, GEOLOGICAL OR EXISTING STRUCTURAL CONDITIONS MAKE STRICT COMPLIANCE WITH (A) AND (B) ABOVE TECHNICALLY AND ECONOMICALLY IMPRACTICAL. ALTERNATE SOLUTIONS WILL BE APPROVED PROVIDED WATERTIGHT CONSTRUCTION STRUCTURALLY EQUIVALENT TO APPROVED WATERMAIN MATERIAL IS PROPOSED.

D) WATERMAINS SHALL BE SEPARATED FROM SEPTIC TANKS, DISPOSAL FIELDS AND SEEPAGE BEDS BY A MINIMUM OF 25 FEET.

E) WATERMAINS AND WATER SERVICE LINES SHALL BE PROTECTED AGAINST ENTRANCE OF HYDROCARBONS THROUGH DIFFUSION THROUGH ANY MATERIAL USED IN CONSTRUCTION OF THE LINE.

SANITARY SEWER PIPE SPECIFICATIONS

A) WATER AND SEWER REGULATIONS

THE BUILDING SEWER SHALL BE EITHER OF THE FOLLOWING:

1. PVC PLASTIC SEWER PIPE AND FITTINGS OF SIZES 4-INCH THROUGH 15 INCH SHALL CONFORM TO THE LATEST REVISED SPECIFICATION REQUIREMENTS OF ASTM D3034 FOR TYPE PSM POLYVINYL CHLORIDE (PVC) SEWER PIPE AND FITTINGS OF MINIMUM WALL THICKNESS SDR 26, AND THE JOINTS SHALL BE EITHER THE SOLVENT WELD TYPE CONFORMING TO THE LATEST REVISED SPECIFICATION REQUIREMENTS OF ASTM D2564 M D2855, OR ELASTOMERIC GASKET TYPE CONFORMING TO THE LATEST REVISED AND AS SPECIFICATION REQUIREMENTS OF ASTM D1869 AND ASTM D3212. A THICKER WALLED PIPE MAY BE SPECIFIED BY THE ENGINEER DEPENDING ON DESIGN AND/OR FIELD CONDITIONS. PVC PLASTIC SEWER PIPE AND FITTINGS OF SIZES 18-INCH THROUGH 36-INCH SHALL CONFORM TO THE LATEST REVISED SPECIFICATION REQUIREMENTS OF ASTM F679 FOR POLYVINYL CHLORIDE (PVC) LARGE DIAMETER PLASTIC GRAVITY SEWER PIPE AND FITTINGS OF MINIMUM WALL THICKNESS T1, OR ASTM F794 FOR SERIES 46 POLYVINYL CHLORIDE (PVC) LARGE DIAMETER RIBBED GRAVITY SEWER PIPE AND FITTINGS, WITH INTERNAL BELL GASKETED JOINTS AND ELASTOMERIC GASKETS TO FORM A WATERTIGHT SEAL CONFORMING TO THE LATEST REVISED SPECIFICATION REQUIREMENTS OF ASTM F477 OR ASTM D3212. PIPE AND FITTINGS SHALL BE THE PRODUCTS OF ONE APPROVED MANUFACTURER ONLY, AND THERE SHALL NOT BE ANY MIXING OF PIPE AND FITTINGS OF DIFFERENT MANUFACTURERS. THE HANDLING AND INSTALLATION OF PIPE, ASSEMBLY OF JOINTS, AND MANHOLE CONNECTIONS SHALL BE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

   GASKET TYPE WATERSTOP COLLARS CONSISTING OF A NEOPRENE COLLAR AND A STAINLESS STEEL BAND OR OTHER APPROVED MANHOLE WATERSTOP SHALL BE INSTALLED WHEREVER THE PIPE PASSES THROUGH THE MANHOLE WALLS TO PROVIDE A WATERTIGHT JOINT TO PROHIBIT INFILTRATION INTO THE SEWER SYSTEM.

   INSTALLATION OF PVC PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE INSTALLATION OF PVC PIPE LATEST REVISED SPECIFICATION REQUIREMENTS OF ASTM D3321 USING EITHER COMPACTED CLASS I OR CLASS II GRANULAR EMBEDMENT MATERIALS FOR BEDDING, HAUNCHING AND INITIAL BACKFILL OF 12 INCHES OVER THE TOP OF PIPE TO PROVIDE THE NECESSARY SUPPORT FOR THE PIPE SO THAT THE MAXIMUM DEFLECTION DOES NOT EXCEED FIVE PERCENT (5%) OF THE PIPES ORIGINAL INTERNAL DIAMETER.

   THE CONTRACTOR SHALL PROVIDE THE NECESSARY TOOLS AND EQUIPMENT AND PERFORM THE WORK NECESSARY TO TEST THE DEFLECTION IN THE INITIAL 1,200 FEET OF INSTALLED SEWER AND NOT LESS THAN TEN PERCENT (10%) OF THE REMAINDER OF THE SEWER PROJECT AT RANDOM LOCATIONS SELECTED BY THE ENGINEERS NO SOONER THAN 30 DAYS AFTER BACKFILLING HAS BEEN COMPLETED. IN THE EVENT THAT DEFLECTION EXCEEDS THE MAXIMUM LIMIT OF FIVE PERCENT (5%), THE CONTRACTOR SHALL TEST ALL OTHER NEW FLEXIBLE PIPE FOR DEFLECTION. DEFLECTION TESTING SHALL CONSIST OF EITHER A MANDREL OR RIGID BALL HAVING A DIAMETER EQUAL TO NINETY PERCENT (90%) OF THE INSIDE DIAMETER OF THE PIPE, AND THE TEST SHALL BE PERFORMED WITHOUT USING MECHANICAL ON IS EXCEEDED, THE CONTRACTOR SHALL PULLING DEVICES. WHEREVER THE DEFLECTION LIMITS UNCOVER THE PIPE, CAREFULLY REPLACE COMPACTED EMBEDMENT AND BACKFILL MATERIAL, AND RETEST FOR DEFLECTION.

2. CAST IRON SOIL PIPE SERVICE WEIGHT CAST IRON SOIL PIPE AND FITTINGS CONFORMING C.I.S.P.I. SPECIFICATION 145-67 WITH COMPRESSION-TYPE RUBBER GASKET JOINTS CONFORMING TO ASTM SPECIFICATION C564, OR OTHER SUITABLE MATERIALS APPROVED BY THE MUNICIPAL ENGINEER.

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PREPARED FOR:
FUNKE ARCHITECTS
160 EAST GRAND SUITE 300
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CONSTRUCTION SPECIFICATIONS – GENERAL NOTES

CRYSTAL LOFT CONDOMINIUMS

FILE NAME: GENNOTES	DSGN. BY: RWB	JOB NO.: 904.264	FLD. BK./PG.: ---
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SHEET NO. 03 of 25

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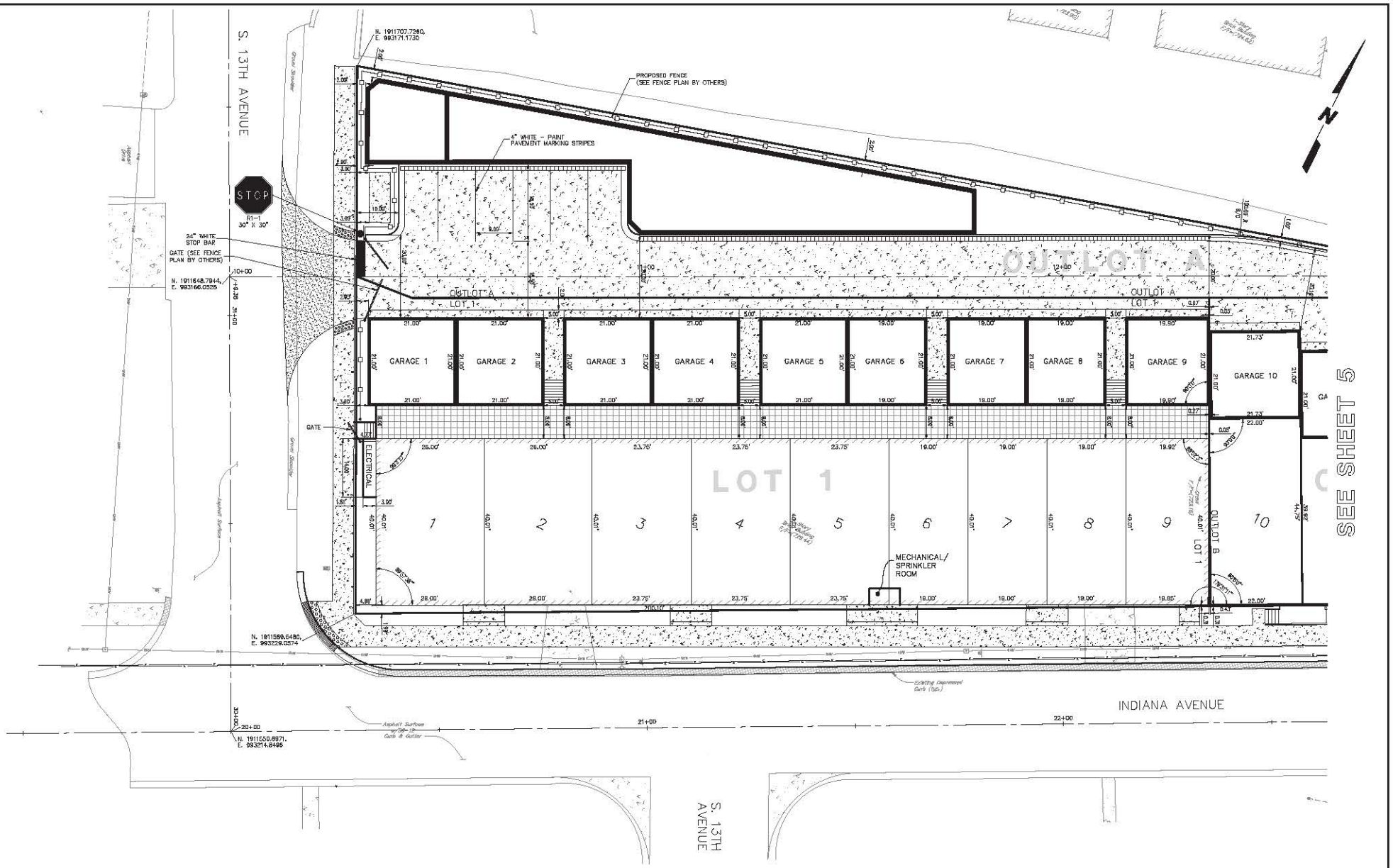

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GEOMETRIC– STRIPING–SIGNAGE PLAN

CRYSTAL LOFT CONDOMINIUMS

FILE NAME: GEO	DSGN. BY: RWB	JOB NO.: 904.264	FLD. BK./PG.: ---	SHEET NO.
DIR: 904264	DRN. BY: RDS	DATE: 08-13-18	SCALE: 1" = 20'	04 of 25

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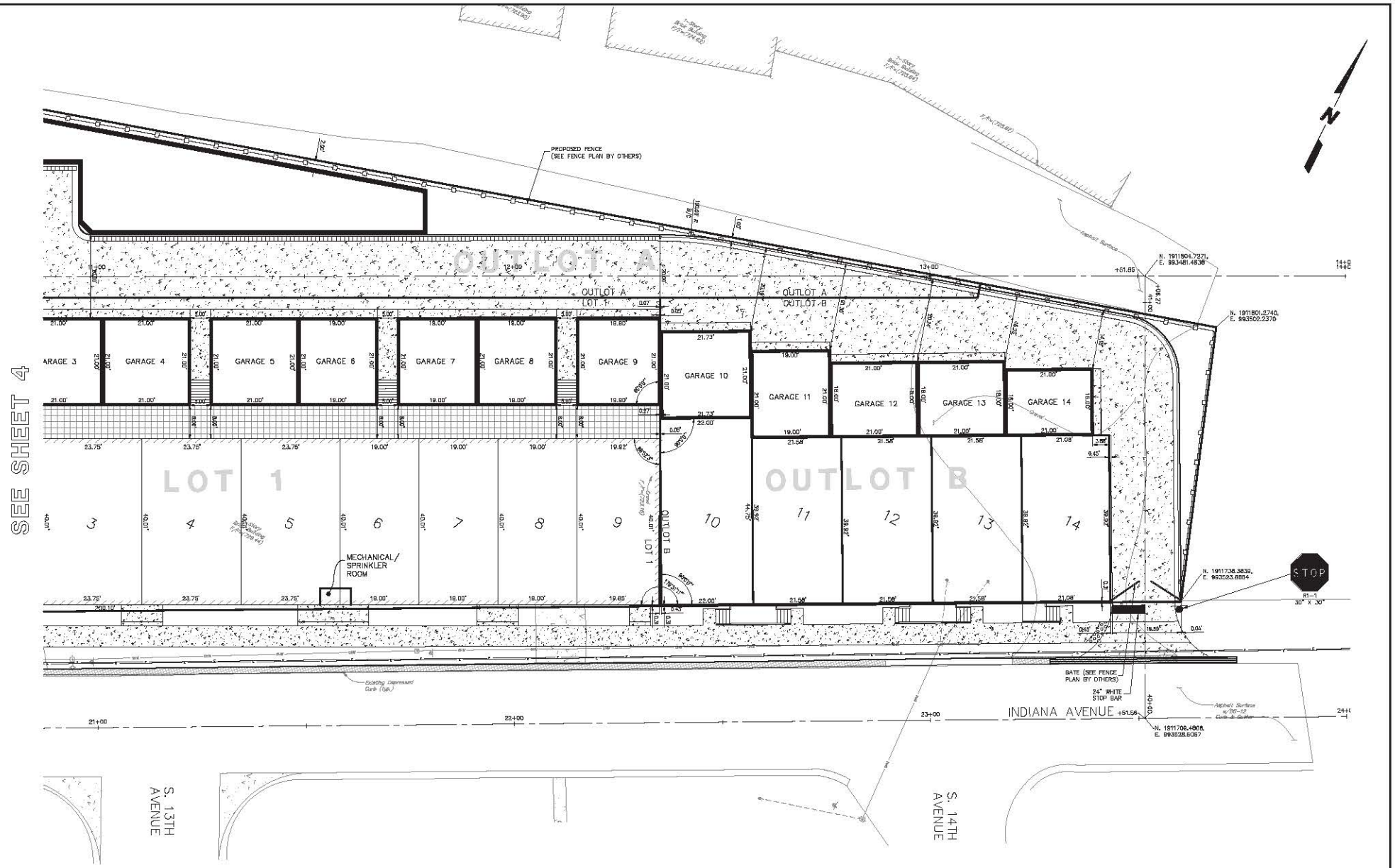

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GEOMETRIC– STRIPING–SIGNAGE PLAN

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DR: 904264	DRN. BY: RDS	DATE: 08-13-18	SCALE: 1" = 20'	05 of 25

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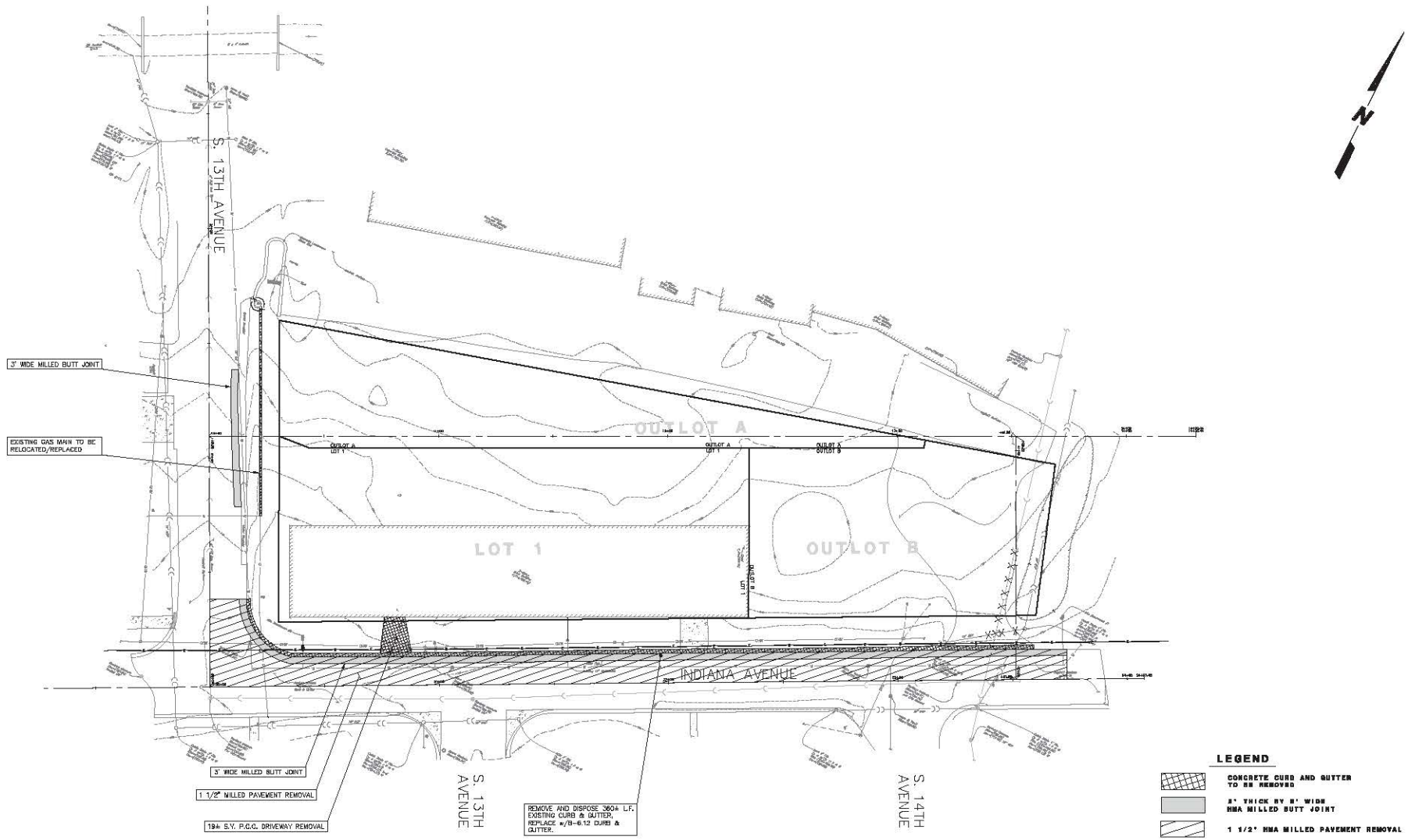

LEGEND

- CONCRETE CURB AND GUTTER TO BE REMOVED
- 3" THICK BY 3' WIDE HMA MILLED BUTT JOINT
- 1 1/2" HMA MILLED PAVEMENT REMOVAL
- -X-X-X- UTILITY TO BE REMOVED
- EXISTING TREE TO BE REMOVED
- EXISTING TREE, WITH TREE PROTECTION FENCE, TO BE PRESERVED IF IN GOOD CONDITION. SEE LANDSCAPE PLANS FOR FURTHER INFORMATION.

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DEMOLITION PLAN

CRYSTAL LOFT CONDOMINIUMS

FILE NAME: UTILITY	DSGN. BY: RWB	JOB NO.: 904.264	FLD. BK./PG.: ---	SHEET NO.
DIR: 904264	DRN. BY: RDS	DATE: 08-13-18	SCALE: 1" = 20'	06 of 25

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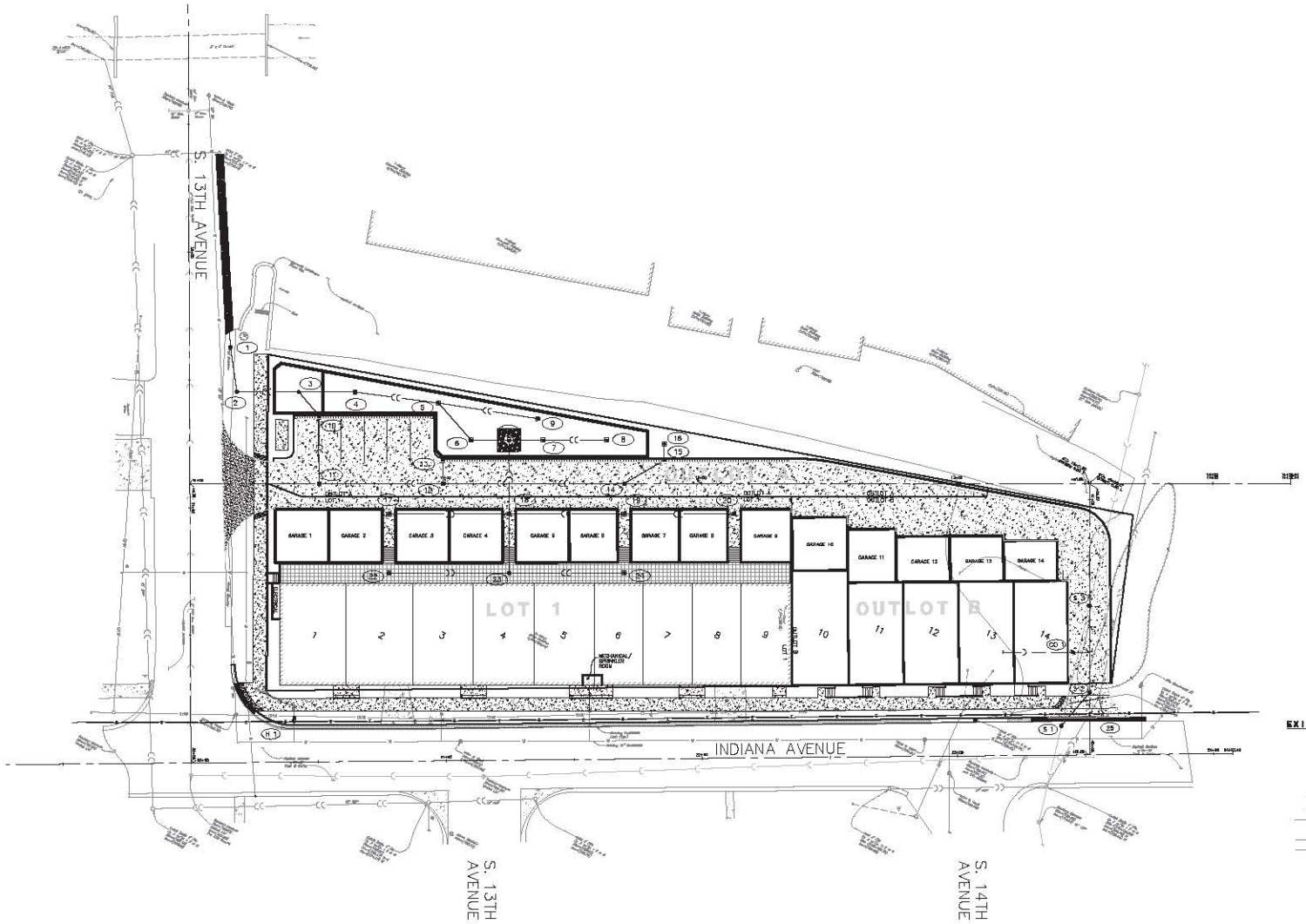

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SUMP DRAIN CONDUIT
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
	(No.)	NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION
	(H No.)	NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION
	(V No.)	NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION
	(S No.)	NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION
	(C No.)	NUMBERING SYSTEM USED ON PLANS FOR CLEANOUT STRUCTURE IDENTIFICATION

NOTE: ALL SANITARY SEWER SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

ALL WATERMAIN SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

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OVERALL UTILITY PLAN

CRYSTAL LOFT CONDOMINIUMS

FILE NAME: UTILITY	DSGN. BY: RWB	JOB NO.: 904.264	FLD. BK./PG.: ---	SHEET NO.
DIR: 904264	DRN. BY: RDS	DATE: 08-13-18	SCALE: 1" = 20'	07 of 25

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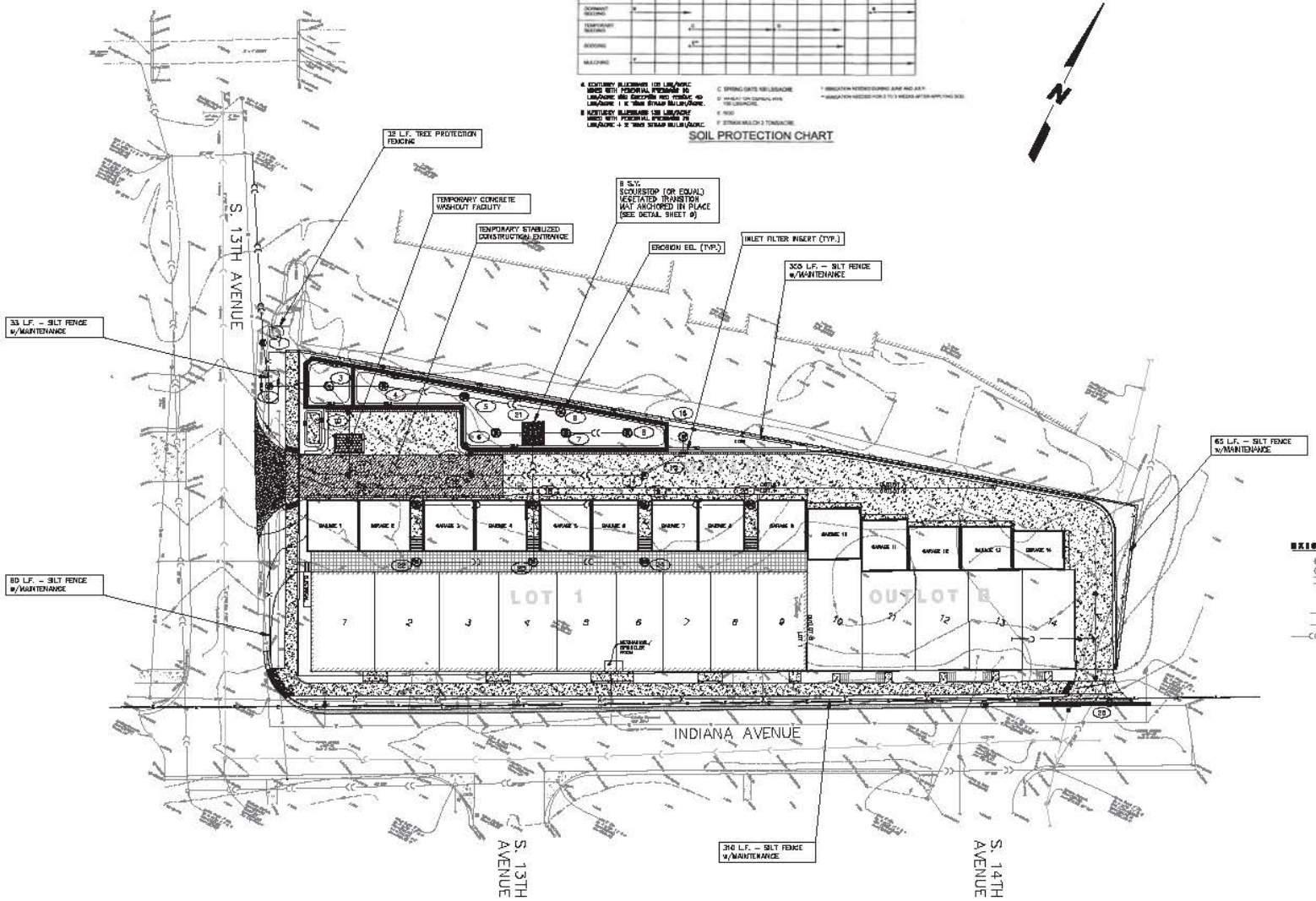

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
PERMANENT SEEDING			A									
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E*									
MULCHING	F											

A. KENTUCKY BLUEGRASS 100 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 50 LBS/ACRE AND FESCUE 40 LBS/ACRE + 1 X 1000 STRAW MULCH/ACRE.

B. KENTUCKY BLUEGRASS 120 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 25 LBS/ACRE + 2 X 1000 STRAW MULCH/ACRE.

C. SPRING OATS 100 LBS/ACRE

D. WHEAT OR CERNAL RYE 100 LBS/ACRE.

E. SOD

F. STRAW MULCH 2 TONS/ACRE

* IRRIGATION NEEDED DURING JUNE AND JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

SEDIMENT AND EROSION CONTROL DURING CONSTRUCTION

STANDARDS:

THE FOLLOWING PUBLICATIONS WILL BE USED AS A GUIDE FOR THE IMPLEMENTATION OF SOIL EROSION AND SEDIMENT CONTROLS

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL (1987)

PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS (OCT. 1981)

URBAN COMMITTEE OF THE ASSOCIATION OF ILLINOIS SOIL AND WATER CONSERVATION DISTRICTS. PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL IN ILLINOIS (JULY 1988)

REQUIREMENTS:

1. SEDIMENT AND EROSION CONTROLS SPECIFIED ON THE PLANS WILL BE FUNCTIONAL BEFORE ANY EARTHWORK OPERATIONS COMMENCE OR BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
2. STOCKPILES OF EARTH MATERIAL WILL BE PLACED AT LOCATIONS AS INDICATED ON THE PLANS. A SILT FENCE WILL BE PLACED AROUND THE BASE OF THE STOCKPILE WHERE INDICATED. STOCKPILES OF SOIL SHALL NOT BE LOCATED IN SPECIAL MANAGEMENT AREAS.
3. SHOULD THE VOLUME, VELOCITY, SEDIMENT LOAD, OR PEAK FLOW RATES OF STORMWATER RUNOFF TEMPORARILY INCREASE DURING CONSTRUCTION, THEN ADDITIONAL MEASURES TO PROTECT ADJACENT PROPERTIES AND SPECIAL MANAGEMENT AREAS DOWNSTREAM SHALL BE UNDERTAKEN.
4. STORM SEWER INLETS SHALL BE PROTECTED BY SILT FENCE INLET PROTECTORS FOLLOWING INSTALLATION.
5. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING WILL BE FILTERED.
6. VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF FOUNDATION.
7. THE DESIGNATED CONSTRUCTION ACCESS ROAD WILL BE MAINTAINED WITH CONNECTION TO ADJACENT PUBLIC ROADWAY. THIS ACCESS ROAD WILL BE UTILIZED AS A VEHICLE WASH DOWN AREA TO PREVENT A DEPOSIT OF SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ADJACENT ROADWAYS WILL BE SWEPT OR CLEANED OF SOIL, MUD, DEBRIS OR EXTRANEOUS MATERIALS AS NECESSARY BEFORE THE END OF EACH WORKDAY.
8. ALL CONTROL MEASURES NECESSARY WILL BE KEPT OPERATIONAL AND MAINTAINED CONTINUOUSLY THROUGH THE PERIOD OF LAND DISTURBANCE UNTIL PERMANENT EROSION CONTROL IS OPERATIONAL.
9. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		SEAWALL
		END SECTION
		STORM SEWER
		INLET OR MANHOLE FILTER INSERT
		6 1/2" EROSION BEL
		ENERGY DISSIPATOR
		TRIANGULAR SILT DIKE w/MAINTENANCE
		SINGLE ROW SILT FENCE WITH MAINTENANCE
		DUAL ROW SILT FENCE WITH MAINTENANCE
		TREE TO BE REMOVED
		TREE PROTECTIVE FENCING
		STABILIZED CONSTRUCTION ENTRANCE
		SCOUR MAT
		TEMPORARY CONCRETE WASHOUT FACILITY
		OVERLAND FLOOD ROUTE

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STORMWATER POLLUTION PREVENTION PLAN

CRYSTAL LOFT CONDOMINIUMS

FILE NAME: SOILERO	DSGN. BY: RWB	JOB NO.: 904.264	FLD. BK./PG.: ---	SHEET NO.
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Suggested Maintenance Catch-All Inlet Protector

The frequency and degree of maintenance required is dependent on site conditions and rainfall. Certain types of soil and non-off holes with hydrocarbons, (oil, solvents, etc.), tend to "oil-up" the fabric bags more quickly than others.

Generally, the bags can be emptied, inverted, washed, and re-used throughout an entire project. They may also be vacuumed. The bag must be replaced if it is severely worn or torn.

GUIDELINES FOR CONSTRUCTION SITES

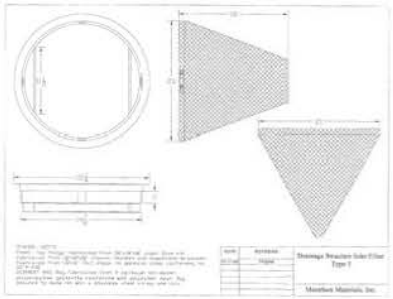
1. Inspect the bag at least every 2 weeks - Clean, if needed
2. Inspect the bag every time there is rainfall totaling 1 or more inches - Clean, if needed
3. Replace the bag if it has a hole in it
4. Replace the bag if it appears clean but won't pass water

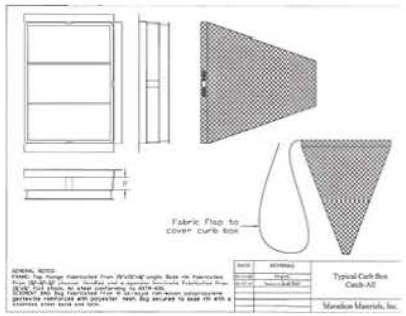
Suggested Maintenance
Catch-All HR

Typically, the Catch-All HR is installed in a paved parking lot or maintenance yard. The degree and frequency of maintenance required is generally far less than for Catch-Alls installed at construction sites.

GUIDELINES FOR PARKING LOTS & MAINTENANCE YARDS

1. Inspect the bag at least once per month - Clean, if needed
2. Inspect the bag every time there is rainfall totaling more than two inches - Clean, if needed
3. Replace the bag every 6 months; More often for harsh environments
4. Replace the bag after any oil, coolant, or solvent spill
5. Replace the bag if it has a hole in it
6. Replace the bag if it appears clean but won't pass water





elements of the transition mat system:

- Mechanical protection
- Reinforced soil covers
- Deep anchoring soil stabilization

mechanical protection

Provides impact resistance, tensile strength, and permanent durability against high erosive stresses.

soil covers

Soil is extremely erosive. Some type of best management practice (BMP) cover is required under Something for effective results. Typically, a turf reinforcement mat (TRM), mul, or a combination of both provide maximum protection for every soil type and condition. Geotextiles may be used on non-vegetated projects.

deep anchoring

To withstand the shear forces of flowing water, transition mats must be anchored deep in the soil. Screw/high-incentive bullet anchors are integral to the mat's resistant strength and also help each mat conform to the native topography.

ADVANCED ANCHORING SYSTEM

HANES GEO COMPONENTS

Erosion Eel™

Hanes Geo Components Erosion Eel is a sediment control device constructed of a high strength outer fabric filled with environmentally safe recycled rubber.

Hanes Geo Components Erosion Eel has a low profile and is easily moved with the attached handles. Can be reused.

Options: 9.5" & 20" diameter by 10' lengths.

Installation: Quick and easy. Can be simply laid on top of ground. Staking may be required in channels.

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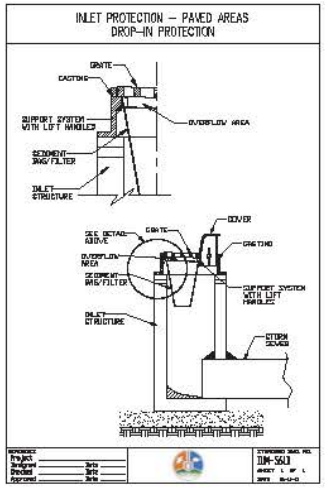
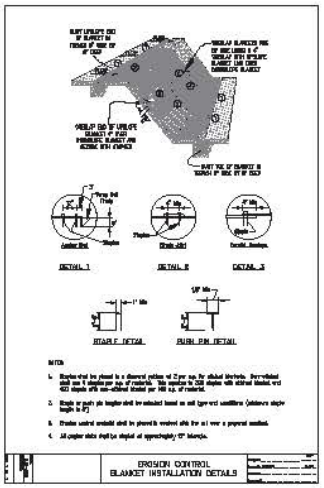
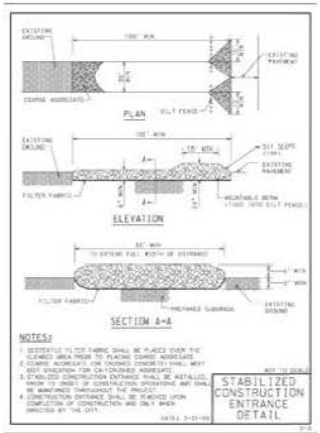
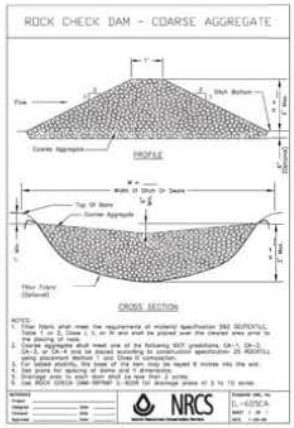
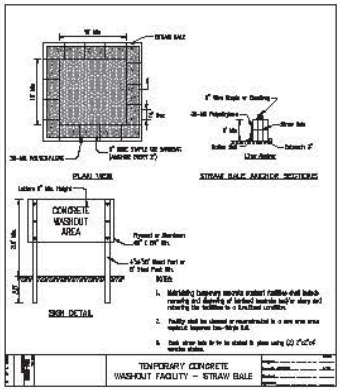
1-888-239-4539

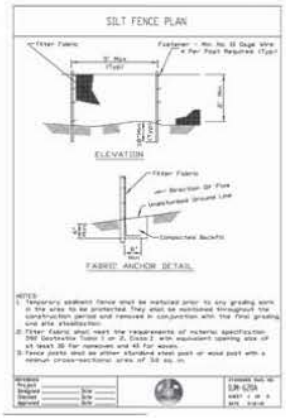


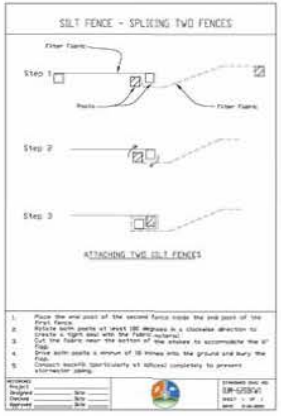












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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

STORMWATER POLLUTION PREVENTION DETAILS

CRYSTAL LOFT CONDOMINIUMS

FILE NAME: BOILERO	DSGN. BY: RWB	JOB NO.: 904.284	FLD. BK./PG.:	SHEET NO.
DIR: 904284	DRN. BY: RDS	DATE: 08-13-18	SCALE: 1" =	09 of 25

PLOT FILE CREATED: 8/13/2018 8:44 AM BY: JEFF CERILLA DRAWING LAST SAVED: 7/18/2018 1:30 PM BY: ROH DRAWING PATH: P:\904284\DRAWINGS\FINAL DRAFTING\BOILERO.DWG

STORMWATER POLLUTION PREVENTION PLAN

THIS PLAN HAS BEEN PREPARED TO COMPLY WITH THE PROVISIONS OF THE NPDES GENERAL PERMIT NUMBER ILR10, ISSUED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY FOR STORMWATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

THE PERMITEE MUST COMPLY WITH ALL CONDITIONS OF THE GENERAL PERMIT. ANY PERMIT NO-COMPLIANCE CONSTITUTES A VIOLATION OF THE ILLINOIS ENVIRONMENTAL PROTECTION ACT AND THE CLEAN WATER ACT AND IS GROUNDS FOR ENFORCEMENT ACTION; FOR PERMIT TERMINATION, REVOCATION AND REISSUANCE, OR MODIFICATION, OR FOR DENIAL OF A PERMIT RENEWAL APPLICATION.

ALL EROSION CONTROL MEASURES ARE TO BE IN PLACE PRIOR TO ANY WORK COMMENCING.

NO STOCKPILES ARE ALLOWED WITHIN THE LIMITS OF FLOODPLAIN, WETLANDS AND BUFFER AREAS.

1. SITE DESCRIPTION

A. THE FOLLOWING IS A DESCRIPTION OF THE CONSTRUCTION ACTIVITY WHICH IS THE SUBJECT OF THIS PLAN:

THE CONSTRUCTION OF SITE INFRASTRUCTURE IMPROVEMENTS TO SERVE A RESIDENTIAL SUBDIVISION, INCLUDING GRADING OF THE SITE, STORM SEWERS AND SERVICES, SANITARY SEWERS AND SERVICES, WATER MAINS AND SERVICES, STREET PAVEMENTS, SIDEWALKS, STREET LIGHTING, EROSION AND SEDIMENTATION CONTROL MEASURES, AND VEGETATIVE STABILIZATION AND BEST MANAGEMENT PRACTICES.

B. THE FOLLOWING IS A DESCRIPTION OF THE INTENDED SEQUENCE OF MAJOR ACTIVITIES WHICH WILL DISTURB SOILS FOR MAJOR PORTIONS OF THE CONSTRUCTION SITE:

(1.) EROSION AND SEDIMENTATION CONTROL MEASURES AND DEVICES SUCH AS SILT FENCE, TRIANGULAR SILT DIKES, INLET FILTER INSERTS.
(2.) STORM SEWER INSTALLATIONS AND APPURTENANCES.
(3.) EXCAVATION AND REMOVAL OF EXCESS TRENCH SPOIL.
(4.) TOPSOIL PLACEMENT, FINE GRADING AND VEGETATIVE RESTORATION.

C. THE TOTAL AREA OF THE PROJECT IS ESTIMATED TO BE APPROXIMATELY 0.78± ACRES. THE TOTAL AREA OF THE PROJECT ESTIMATED TO BE DISTURBED BY EXCAVATION, GRADING, OR OTHER ACTIVITIES IS APPROXIMATELY 0.70± ACRES.

D. THE ESTIMATED RUNOFF CURVE NUMBER OF THE PROJECT SITE AFTER CONSTRUCTION ACTIVITIES ARE COMPLETED IS 83. INFORMATION DESCRIBING THE SOILS AT THE SITE IS CONTAINED IN THE SOILS REPORTS FOR THE PROJECT ON FILE WITH THE OWNER/DEVELOPER.

E. THESE PLAN DOCUMENTS CONTAIN SITE MAP(S) INDICATING DRAINAGE PATTERNS AND APPROXIMATE SLOPES ANTICIPATED AFTER MAJOR GRADING ACTIVITIES, AREAS OF MAJOR SOIL DISTURBANCE, THE LOCATION OF MAJOR STRUCTURAL AND NON-STRUCTURAL CONTROLS IDENTIFIED IN THE PLAN, THE LOCATION OF AREAS WHERE STABILIZATION PRACTICES ARE EXPECTED TO OCCUR, SURFACE WATERS (INCLUDING WETLAND), AND LOCATIONS WHERE STORM WATER IS DISCHARGED TO A SURFACE WATER.

F. THE IMMEDIATE RECEIVING WATER IS THE TRIBUTARY TO 7th AVENUE CREEK AND FOX RIVER.

2. CONTROLS

THIS SECTION OF THE PLAN ADDRESSES THE VARIOUS CONTROLS THAT WILL BE IMPLEMENTED FOR EACH OF THE MAJOR CONSTRUCTION ACTIVITIES DESCRIBED IN 1.B ABOVE. FOR EACH MEASURE DISCUSSED, THE CONTRACTORS AND SUB-CONTRACTOR WILL BE RESPONSIBLE FOR ITS IMPLEMENTATION AS INDICATED. EACH SUCH CONTRACTOR OR SUB-CONTRACTOR MUST SIGN THE REQUIRED CERTIFICATION ON THIS PLAN.

A. EROSION AND SEDIMENT CONTROLS.

THE PERMITTEE SHALL DESIGN, INSTALL AND MAINTAIN EFFECTIVE EROSION CONTROLS AND SEDIMENT CONTROLS TO MINIMIZE THE DISCHARGE OF POLLUTANTS. AT A MINIMUM, SUCH CONTROLS MUST BE DESIGNED, INSTALLED AND MAINTAINED TO:

(i) CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION;

(ii) CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOWRATES AND TOTAL STORM WATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND TO MINIMIZE DOWNSTREAM CHANNEL AND STREAMBANK EROSION;

(iii) MINIMIZE THE AMOUNT OF SOIL EXPOSED DURING CONSTRUCTION ACTIVITY;

(iv) MINIMIZE THE DISTURBANCE OF STEEP SLOPES;

(v) MINIMIZE SEDIMENT DISCHARGES FROM THE SITE. THE DESIGN, INSTALLATION AND MAINTENANCE OF EROSION AND SEDIMENT CONTROLS MUST ADDRESS FACTORS SUCH AS THE AMOUNT, FREQUENCY, INTENSITY AND DURATION OF PRECIPITATION, THE NATURE OF RESULTING STORM WATER RUNOFF, AND SOIL CHARACTERISTICS, INCLUDING THE RANGE OF SOIL PARTICLE SIZES EXPECTED TO BE PRESENT ON THE SITE;

(vi) PROVIDE AND MAINTAIN NATURAL BUFFERS AROUND SURFACE WATERS, DIRECT STORM WATER TO VEGETATED AREAS TO INCREASE SEDIMENT REMOVAL AND MAXIMIZE STORM WATER INFILTRATION, UNLESS INFEASIBLE; AND

(vii) MINIMIZE SOIL COMPACTION AND, UNLESS INFEASIBLE, PRESERVE TOPSOIL.

B. STABILIZATION PRACTICES.

THE STORMWATER POLLUTION PREVENTION PLAN SHALL INCLUDE A DESCRIPTION OF INTERIM AND PERMANENT STABILIZATION PRACTICES, INCLUDING SITE-SPECIFIC SCHEDULING OF THE IMPLEMENTATION OF THE PRACTICES. SITE PLANS SHOULD ENSURE THAT EXISTING VEGETATION IS PRESERVED WHERE PRACTICABLE AND THAT DISTURBED PORTIONS OF THE SITE ARE STABILIZED. STABILIZATION PRACTICES MAY INCLUDE: TEMPORARILY SEEDING, PERMANENT SEEDING, MULCHING, GEOTEXTILES, SOD STABILIZATION, VEGETATIVE BUFFER STRIPS, PROTECTION OF TREES, PRESERVATION OF MATURE VEGETATION, STAGED OR STAGGERED DEVELOPMENT, AND OTHER APPROPRIATE MEASURES. A RECORD OF THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE INCLUDED IN THE PLAN. STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. EXCEPTIONS TO THESE TIME FRAMES ARE SPECIFIED AS PROVIDED IN PARAGRAPHS (i) AND (ii) BELOW:

(i) WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE.

(ii) ON AREAS WHERE CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED AND WILL RESUME AFTER 14 DAYS, A TEMPORARY STABILIZATION METHOD CAN BE USED. TEMPORARY STABILIZATION TECHNIQUES AND MATERIALS SHALL BE DESCRIBED IN THE SWPPP.

THE FOLLOWING INTERIM AND PERMANENT STABILIZATION PRACTICES, AS A MINIMUM, WILL BE IMPLEMENTED TO STABILIZE THE DISTURBED AREA OF THE SITE:*

RIP-RAP
EROSION CONTROL BLANKET
VMAX SC-250 TURF REINFORCEMENT MAT

(1.) STRUCTURAL PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF STRUCTURAL PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS OR OTHERWISE LIMIT RUNOFF AND THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT. *

INLET PROTECTORS
SILT FENCE
STABILIZED CONSTRUCTION ENTRANCE

(2.) BEST MANAGEMENT PRACTICES. PROVIDED BELOW IS A DESCRIPTION OF THE BEST MANAGEMENT PRACTICES THAT WILL BE IMPLEMENTED, TO THE DEGREE ATTAINABLE, TO REDUCE SUSPENDED SOLIDS, TURBIDITY, SILTATION, AND POLLUTION IN STORMWATER RUNOFF. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT. *

STORMWATER MANAGEMENT FACILITIES WITH PERMANENT POOL
AND VEGETATED WETLAND PLANTINGS
TEMPORARY RETENTION
VEGETATED SWALES
MESIC PRAIRIE UPPER SLOPE PLANTINGS
WET PRAIRIE LOWER SLOPE PLANTINGS
SHALLOW MARSH BASIN BOTTOM PLANTINGS
LANDSCAPED BUFFERS

C. STORMWATER MANAGEMENT

PROVIDED BELOW IS A DESCRIPTION OF MEASURES THAT WILL BE INSTALLED DURING THE CONSTRUCTION PROCESS TO CONTROL POLLUTANTS IN STORMWATER DISCHARGE THAT WILL OCCUR AFTER CONSTRUCTION OPERATIONS HAVE BEEN COMPLETED. THE INSTALLATION OF THESE DEVICES MAY BE SUBJECT TO SECTION 404 OF THE CLEAN WATER ACT.

(1.) THE PRACTICES SELECTED FOR IMPLEMENTATION WERE DETERMINED ON THE BASIS OF THE TECHNICAL GUIDANCE IN SECTION 10-300 (DESIGN CONSIDERATIONS) IN CHAPTER 10 (EROSION AND SEDIMENTATION CONTROL) OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION DRAINAGE MANUAL AND THE NRCS ILLINOIS URBAN MANUAL (JANUARY 2002 VERSION).

(2.) VELOCITY DISSIPATION DEVICES WILL BE PLACED AT DISCHARGE LOCATIONS AND ALONG THE LENGTH OF ANY OUTFALL CHANNEL AS NECESSARY TO PROVIDE A NON-EROSIVE VELOCITY FLOW FROM THE STRUCTURE TO A WATER COURSE SO THAT THE NATURAL PHYSICAL AND BIOLOGICAL CHARACTERISTICS AND FUNCTIONS ARE MAINTAINED AND PROTECTED (E.G., MAINTENANCE OF HYDRAULIC CONDITIONS, SUCH AS THE HYDROPERIOD AND HYDRODYNAMICS PRESENT PRIOR TO THE INITIATION OF CONSTRUCTION ACTIVITIES).

STORMWATER MANAGEMENT CONTROL INCLUDES: *

STORM WATER DETENTION STRUCTURES WITH PERMANENT WET BASINS
STORM WATER RETENTION STRUCTURES
FLOW ATTENUATION VIA VEGETATED SWALES AND NATURAL DEPRESSIONS
ON-SITE INFILTRATION OF RUNOFF
SEQUENTIAL STORMWATER TREATMENT
OPEN VENTILATED SWALES

D. OTHER CONTROLS

(1.) WASTE DISPOSAL. THE SOLID WASTE MATERIALS INCLUDING TRASH, CONSTRUCTION DEBRIS, EXCESS CONSTRUCTION MATERIALS, MACHINERY, TOOLS AND OTHER ITEMS WILL BE COLLECTED AND DISPOSED OFF-SITE BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ANY PERMIT REQUIRED FOR SUCH DISPOSAL. BURNING ON THE SITE WILL NOT BE PERMITTED. SOLID MATERIALS, INCLUDING BUILDING MATERIALS, SHALL NOT BE DISCHARGED INTO WATERS OF THE STATE, EXCEPT AS AUTHORIZED BY A SECTION 404 PERMIT.

(2.) THE PROVISIONS OF THIS PLAN SHALL ENSURE AND DEMONSTRATE COMPLIANCE WITH APPLICABLE STATE AND/OR LOCAL WASTE DISPOSAL, SANITARY SEWER OR SEPTIC SYSTEM REGULATIONS.

E. APPROVED STATE OR LOCAL PLANS

THE MANAGEMENT PRACTICES, CONTROLS AND PROVISIONS CONTAINED IN THIS PLAN WILL BE IN ACCORDANCE WITH IDOT SPECIFICATIONS, WHICH ARE AT LEAST AS PROTECTIVE AS THE REQUIREMENTS CONTAINED IN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY'S ILLINOIS URBAN MANUAL, 2002. REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION SITE PLANS OR SITE PERMITS OR STORM WATER REQUIREMENTS SPECIFIED IN SEDIMENT AND EROSION SITE PLANS OR SITE PERMITS OR STORM WATER MANAGEMENT SITE PLANS OR SITE PERMITS APPROVED BY LOCAL OFFICIALS THAT ARE APPLICABLE TO PROTECTING SURFACE WATER RESOURCES ARE, UPON SUBMITTAL OF AN NOI TO BE AUTHORIZED TO DISCHARGE UNDER PERMIT ILR10 INCORPORATED BY REFERENCE AND ARE ENFORCEABLE UNDER THIS PERMIT EVEN IF THEY ARE NOT SPECIFICALLY INCLUDED IN THE PLAN.

*REFER TO LISTED PLAN SHEETS FOR SPECIFIC MATERIALS AND CONSTRUCTION DETAILS

PLAN SHEET NAMES:
CONSTRUCTION SPECIFICATIONS
STORMWATER POLLUTION PREVENTION PLAN
OVERALL SOIL EROSION, SEDIMENTATION CONTROL PLAN AND DETAILS
DRAINAGE AND GRADING PLANS
DRAINAGE STRUCTURE DETAILS

3. MAINTENANCE

THE FOLLOWING IS A DESCRIPTION OF PROCEDURES THAT WILL BE USED TO MAINTAIN IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN.

A. STABILIZED CONSTRUCTION ENTRANCE: THE ENTRANCE SHALL BE MAINTAINED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREETS. THIS WILL BE DONE BY WASHING THE ASPHALT ENTRANCE. THE SEDIMENT WASHED ONTO THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY.

B. VEGETATIVE EROSION CONTROL MEASURES: THE VEGETATIVE GROWTH OF TEMPORARY AND PERMANENT SEEDING, SODDING, VEGETATIVE CHANNELS, VEGETATIVE FILTER, ETC. SHALL BE MAINTAINED PERIODICALLY AND SUPPLY ADEQUATE WATERING AND FERTILIZER. THE VEGETATIVE COVER SHALL BE REMOVED AND RESEEDED AS NECESSARY.

C. SILT FILTER FENCE: THE DAMAGED SILT FILTER FENCE SHALL BE INSTALLED, MAINTAINED, RESTORED, OR REPLACED TO MEET THE STANDARDS INCLUDED HEREIN.

D. INLET OR MANHOLE PROTECTORS: THE INLET PROTECTORS OR COIR LOG SILT BARRIERS AT HIGH CAPACITY GRATES SHALL BE INSPECTED FREQUENTLY AND SHALL BE REPAIRED OR REMOVED AND REPLACED AS NEEDED.

4. INSPECTIONS

THE OWNER OR ITS DESIGNATED REPRESENTATIVE SHALL PROVIDE QUALIFIED PERSONNEL TO INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE WHICH HAVE NOT BEEN STABILIZED WITH TEMPORARY OR PERMANENT VEGETATIVE STABILIZATION, PROTECTED WITH STRUCTURAL CONTROL MEASURES, OR LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. SUCH INSPECTIONS SHALL BE CONDUCTED AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OF EQUIVALENT SNOWFALL.

A. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM. EROSION AND SEDIMENT CONTROL MEASURES IDENTIFIED IN THE PLAN SHALL BE OBSERVED TO ENSURE THAT THEY ARE OPERATING CORRECTLY. WHILE DISCHARGE LOCATIONS OR POINTS ARE ACCESSIBLE, THEY SHALL BE INSPECTED TO ASCERTAIN WHETHER EROSION CONTROL MEASURES ARE EFFECTIVE IN PREVENTING SIGNIFICANT IMPACTS TO RECEIVING WATERS. LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE SHALL BE INSPECTED FOR EVIDENCE OF OFF SITE SEDIMENT TRACKING.

B. BASED ON THE RESULTS OF THE INSPECTION, THE DESCRIPTION OF POTENTIAL POLLUTANT SOURCES IDENTIFIED IN SECTION 1 ABOVE AND POLLUTION PREVENTION MEASURES IDENTIFIED IN SECTION 2 ABOVE SHALL BE REVISED AS APPROPRIATE AS SOON AS PRACTICABLE AFTER SUCH INSPECTION. ANY CHANGES TO THIS PLAN RESULTING FROM THE REQUIRED INSPECTIONS SHALL BE IMPLEMENTED WITHIN 7 CALENDAR DAYS FOLLOWING THE INSPECTION.

C. A REPORT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, MAJOR OBSERVATIONS RELATING TO THE IMPLEMENTATION OF THIS STORMWATER POLLUTION PREVENTION PLAN, AND ACTIONS TAKEN IN ACCORDANCE WITH SECTION 4.B SHALL BE MADE AND RETAINED AS PART OF THE PLAN FOR AT LEAST THREE (3) YEARS AFTER THE DATE OF THE INSPECTION. THE REPORT SHALL BE SIGNED IN ACCORDANCE WITH PART VI. G OF THE GENERAL PERMIT.

D. IF ANY VIOLATION OF THE PROVISIONS OF THIS PLAN IS IDENTIFIED DURING THE CONDUCT OF THE CONSTRUCTION WORK COVERED BY THIS PLAN, THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL COMPLETE AND FILE AN "INCIDENCE OF NONCOMPLIANCE (ION)... REPORT FOR THE IDENTIFIED VIOLATION. THE RESIDENT ENGINEER OR RESIDENT TECHNICIAN SHALL USE FORMS PROVIDED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND SHALL INCLUDE SPECIFIC INFORMATION ON THE CAUSE OF NONCOMPLIANCE, ACTIONS WHICH WERE TAKEN TO PREVENT ANY FURTHER CAUSE OF NONCOMPLIANCE, AND A STATEMENT DETAILING ANY ENVIRONMENTAL IMPACT WHICH MAY HAVE RESULTED FROM THE NONCOMPLIANCE. ALL REPORTS OF NONCOMPLIANCE SHALL BE SIGNED BY A RESPONSIBLE AUTHORITY IN ACCORDANCE WITH PART VI. G OF THE GENERAL PERMIT. THE REPORT OF NONCOMPLIANCE SHALL BE MAILED TO THE FOLLOWING ADDRESS:

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
DIVISION OF WATER POLLUTION CONTROL
ATTN: COMPLIANCE ASSURANCE SECTION
1021 NORTH GRAND EAST
POST OFFICE BOX 19276
SPRINGFIELD, ILLINOIS 62794-9276

5. NON-STORMWATER DISCHARGES

EXCEPT FOR FLOWS FROM FIRE FIGHTING ACTIVITIES, SOURCES OF NON-STORMWATER THAT MAY BE COMBINED WITH STORMWATER DISCHARGES ASSOCIATED WITH THE INDUSTRIAL ACTIVITY ADDRESSED IN THIS PLAN, ARE DESCRIBED BELOW:

1. WATERMAIN FLUSHING
2. FIRE HYDRANT FLUSHING
3. WATERING FOR DUST CONTROL
4. IRRIGATION DRAINAGE FOR VEGETATIVE GROWTH FOR SEEDING, ETC.

THE POLLUTION PREVENTION MEASURES AS DESCRIBED BELOW, WILL BE IMPLEMENTED FOR NON-STORMWATER COMPONENTS OF THE DISCHARGE:

THE FIRE HYDRANT AND WATERMAIN SHALL NOT BE FLUSHED DIRECTLY ON THE EXPOSED AREA OR SUBGRADE OF THE PAVEMENT. HOSES SHALL BE USED TO DIRECT THE FLOW INTO THE STORM SEWER SYSTEM, IF AVAILABLE.

THE EROSION DUE TO IRRIGATION OF SEEDING AND DUST CONTROL SHALL BE COLLECTED AND RE-SPREAD ONSITE. TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES SHALL BE IMPLEMENTED AS NECESSARY TO CONTROL FUTURE EROSION FROM AREAS PREVIOUSLY ERODED DUE TO IRRIGATION OF SEEDING AND DUST CONTROL.

ALL SITE DE-WATERING, INCLUDING PUMP DISCHARGE, MUST PASS THROUGH THE PROPER STRUCTURAL PRE-SEDIMENTATION BASINS OR EQUAL STRUCTURAL CONTROLS BEFORE LEAVING THE SITE.

B. PLAN REVIEW

THE PERMITEE SHALL MAKE PLANS AVAILABLE UPON REQUEST FROM THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) OR A LOCAL AGENCY APPROVING SEDIMENT AND EROSION PLANS, GRADING PLANS, OR STORM WATER MANAGEMENT PLANS, OR IN THE CASE OF A STORM SEWER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY WHICH DISCHARGES THROUGH A MUNICIPAL SEPARATE STORM SYSTEM WITH AN NPDES PERMIT, TO THE MUNICIPAL OPERATOR OF THE SYSTEM.

THE IEPA MAY NOTIFY THE PERMITEE AT ANY TIME THAT THE PLAN DOES NOT MEET ONE OR MORE OF THE MINIMUM REQUIREMENTS OF PART IV. OF THE GENERAL PERMIT. SUCH NOTIFICATION SHALL IDENTIFY THOSE PROVISIONS OF THE PERMIT WHICH ARE NOT BEING MET BY THE PLAN, AND IDENTIFY WHICH PROVISIONS OF THE PLAN REQUIRES MODIFICATIONS IN ORDER TO MEET THE MINIMUM REQUIREMENTS OF PART IV. OF THE GENERAL PERMIT. WITHIN SEVEN (7) DAYS FROM THE RECEIPT OF THE NOTIFICATION FROM THE IEPA, THE PERMITEE SHALL MAKE THE REQUIRED CHANGES TO THE PLAN AND SHALL SUBMIT TO THE IEPA A WRITTEN CERTIFICATION THAT THE REQUESTED CHANGES HAVE BEEN MADE. FAILURE TO COMPLY SHALL TERMINATE AUTHORIZATION UNDER THE GENERAL PERMIT.

7. AMENDMENTS

THE PERMITEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY MINIMIZING POLLUTANTS FROM THE SOURCES IDENTIFIED UNDER 3. (CONTROLS) ABOVE, OR OTHERWISE ACHIEVING THE GENERAL OBJECTIVES OF CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REVIEWED BY THE IEPA IN THE SAME MANNER AS 6. (PLAN REVIEW) ABOVE.

8. RECORDS

THE PERMITEE SHALL RETAIN COPIES OF THE PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THE GENERAL PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THE GENERAL PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE THAT THE SITE IS FINALLY STABILIZED. THE PERIOD MAY BE EXTENDED BY THE REQUEST OF THE IEPA AT ANY TIME.

THE PERMITEE SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THE GENERAL PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

9. CONTRACTORS

THIS PLAN REQUIRES IDENTIFICATION FOR EACH MEASURE IN THE PLAN. THE CONTRACTOR(S) OR SUBCONTRACTOR(S) THAT WILL IMPLEMENT THE IDENTIFIED MEASURE:

CONTRACTOR(S): _____
ADDRESS: _____
PHONE: _____
MEASURES IMPLEMENTED: _____

SUB-CONTRACTOR(S): _____
ADDRESS: _____
PHONE: _____
MEASURES IMPLEMENTED: _____

SUB-CONTRACTOR(S): _____
ADDRESS: _____
PHONE: _____
MEASURES IMPLEMENTED: _____

ALL CONTRACTORS AND SUB-CONTRACTORS IDENTIFIED ABOVE SHALL SIGN THE FOLLOWING CERTIFICATION STATEMENT BEFORE CONDUCTING ANY PROFESSIONAL SERVICE AT THE IDENTIFIED SITE. SIGNATURES SHALL BE PROVIDED BY A RESPONSIBLE CORPORATE OFFICER:

CERTIFICATION STATEMENT: I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR100000) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

CONTRACTOR: _____
SIGNATURE: _____ DATE: _____

CONTRACTOR: _____
SIGNATURE: _____ DATE: _____

SUB-CONTRACTOR: _____
SIGNATURE: _____ DATE: _____

SUB-CONTRACTOR: _____
SIGNATURE: _____ DATE: _____

SUB-CONTRACTOR: _____
SIGNATURE: _____ DATE: _____

MAINTENANCE SCHEDULE

ALL SEDIMENT BASINS TO BE INSPECTED REGULARLY AND SEDIMENT PLUMES TO BE REMOVED ON AN AS NEEDED BASIS AND AT PROJECT CLOSE OUT.

SIDE SLOPES OF THE BASINS TO BE INSPECTED REGULARLY AND ANY GULLY OR OTHER EROSION TO BE REPAIRED ON AN AS NEEDED BASIS.

SIDEWALK PROTECTION AT THE FLARED END SECTIONS SHALL BE INSPECTED REGULARLY AND REPAIRED AS NECESSARY.

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

STORMWATER POLLUTION PREVENTION NOTES

CRYSTAL LOFT CONDOMINIUMS

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DIR: 904264	DRN. BY: RDS	DATE: 08-13-18	SCALE: 1" =	10 of 25

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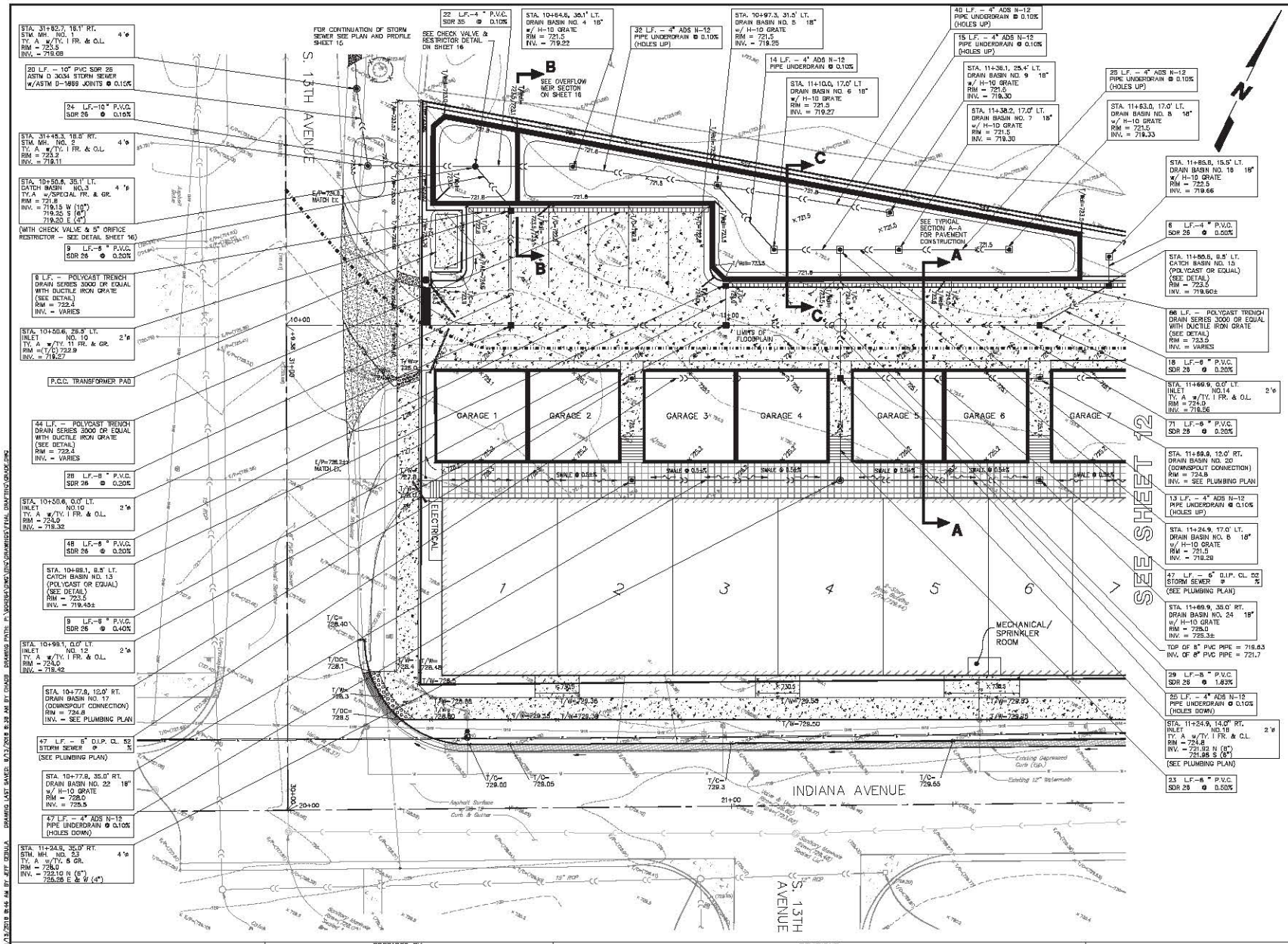

DRAINAGE & GRADING NOTES

1. ELEVATIONS SHOWN FOR ALL CURB INLETS, CATCH BASINS, AND MANHOLES ARE TOP OF CURB.
2. ALL CURBS SHALL BE BACKFILLED TO WITHIN 6 INCHES OF THE TOP OF CURB.
3. ALL BACK YARD SWALES SHALL BE CUT OR FILLED 8 INCHES BELOW FINISHED GRADE.
4. EXISTING DRAINAGE TILES ENCOUNTERED DURING CONSTRUCTION SHALL BE PRESERVED OR REPAIRED IN ACCORDANCE WITH SPECIFICATION (SEE SHEET 2).
5. T/F – INDICATES PROPOSED TOP OF FOUNDATION ELEVATIONS AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
6. THE TOP OF WINDOW WELLS SHALL BE CONSTRUCTED NO LOWER THAN THE TOP OF FOUNDATION ELEVATION (T/F).
7. THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 0.7 FEET BELOW THE TOP OF FOUNDATION ELEVATION UNLESS INDICATED OTHERWISE.
8. G/F – INDICATES THE PROPOSED GARAGE FLOOR ELEVATION. THE PLACEMENT OF THE GARAGE / DRIVEWAY IS CRITICAL WHEN AND WHERE SHOWN ON THIS PLAN. IT IS MANDATORY THAT THE GARAGE BE CONSTRUCTED ON THE SIDE INDICATED.
9. L.O. OR W.O. – INDICATED THOSE LOTS WHERE A "LOOK-OUT" (L.O.) OR "WALK-OUT" (W.O.) BASEMENT CAN BE CONSTRUCTED. THE REQUIRED ELEVATION OF THE LOWEST FOUNDATION OPENING IS GIVEN. IF A LOOK-OUT OR WALK-OUT BASEMENT IS NOT DESIRED, A DETAILED GRADING PLAN OF THE ALTERNATE DESIGN MUST BE SUBMITTED TO THE GOVERNING AUTHORITY.
10. – ACCENTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE A LOOK-OUT OR WALK-OUT BASEMENT MAY BE CONSTRUCTED OR TO INDICATE THAT SPECIAL CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD AND / OR FRONT YARD GRADIENTS (E.G. DROPPED SIDING, STEPPED FOUNDATION, RETAINING WALL ETC.) – SEE NOTES ABOVE FOR FURTHER DETAILS.
11. LOT DIMENSIONS SHOWN ON THIS PLAN MAY NOT NECESSARILY CORRESPOND TO THE PLATTED DIMENSIONS. REFER TO THE FINAL RECORDED PLAT OF SUBDIVISION.
12. – WATERMAIN PROTECTION (SEE SHEETS 2 & 3 FOR DETAILS.)
13. – INDICATES THE LOCATION AND DIRECTION OF AN OVERLAND FLOOD ROUTE THAT MUST BE RESPECTED IN ALL FINAL GRADING OPERATIONS (SEE DETAIL).
14. – DENOTES AREA WHERE GRANULAR TRENCH BACKFILL IS REQUIRED.
15. (ELEV.) – INDICATES EXISTING ELEVATION.
16. – DENOTES EXISTING UTILITY TO BE REMOVED.
17. ALL REAR YARD STORM SEWERS ARE TO BE OFFSET 5 FEET FROM LOT LINE UNLESS OTHERWISE NOTED.
18. △ – INDICATES DRIVEWAY LOCATION.
19. – INDICATES PVC SUMP DRAIN CONDUIT.
20. – INDICATES LIMITS OF FLOODPLAIN

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PREPARED FOR:
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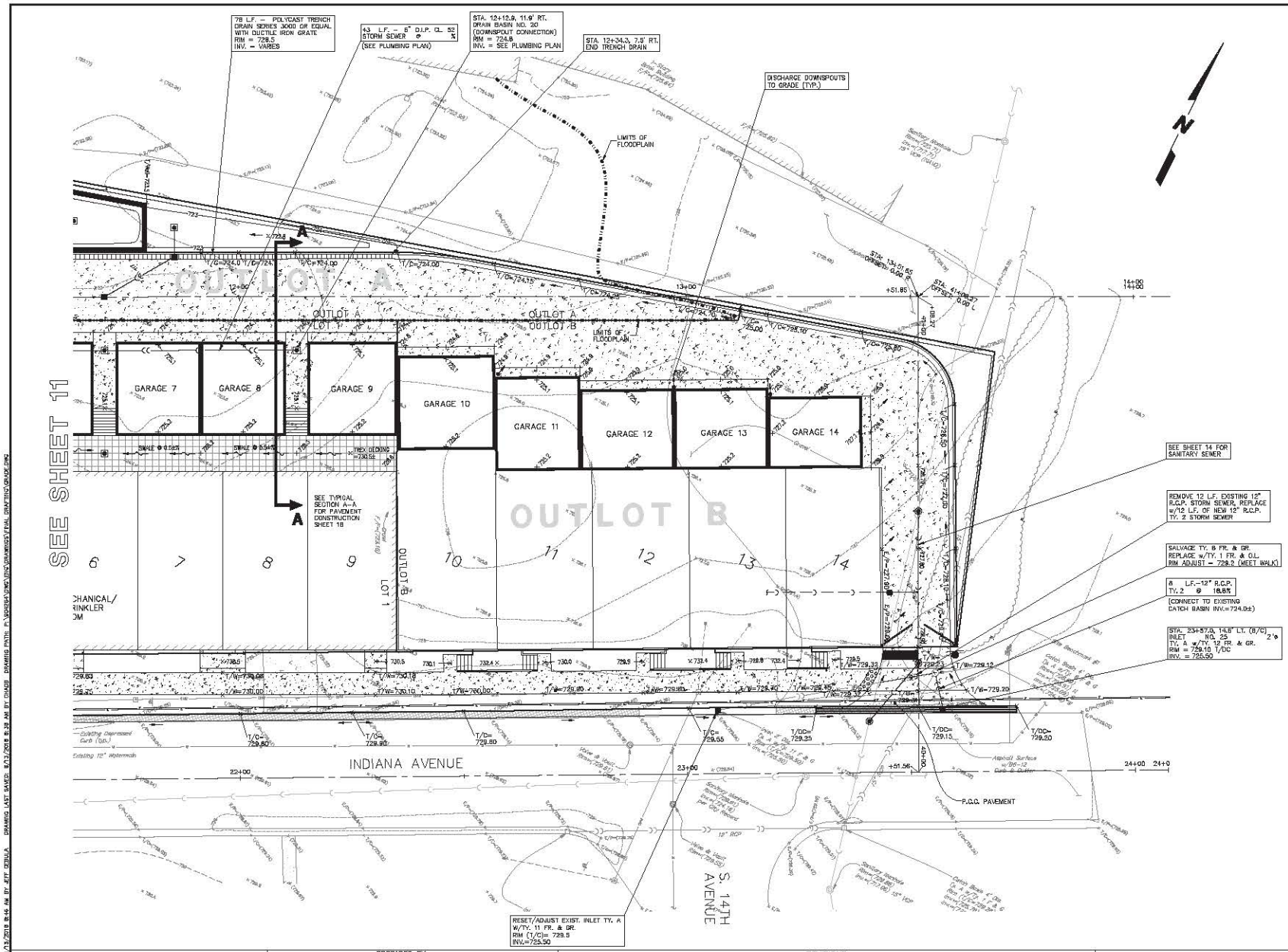
REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

DRAINAGE AND GRADING PLAN
CRYSTAL LOFT CONDOMINIUMS

FILE NAME: GRADE	DSGN. BY: RWB	JOB NO.: 904.264	FLD. BK./PG.: ---	SHEET NO.
DIR: 904264	DRN. BY: RDS	DATE: 08-13-18	SCALE: 1" = 10'	11 of 25

PLOT FILE CREATED: 8/13/2018 8:46 AM BY: JEFF SEKULA DRAWING LAST SAVED: 8/13/2018 8:38 AM BY: CHADD DRAWING PATH: P:\DESIGN\DWG\DVG\DRAWINGS\FINAL DRAFTING\GRADE.DWG



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REVISIONS

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DRAINAGE AND GRADING PLAN
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PLANT SCHEDULE

SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	GK	4	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL MIN	SINGLE STEM

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	PH	42	PANICUM VIRGATUM `HEAVY METAL`	BLUE SWITCH GRASS	1 GAL	24" OC	

PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	EA	83	ECHINACEA PURPUREA `ALBA`	WHITE CONEFLOWER	1 GAL	18" OC

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	-2	- - -	SOD
	DS	- - -	DECORATIVE STONE MAINTENANCE STRIP

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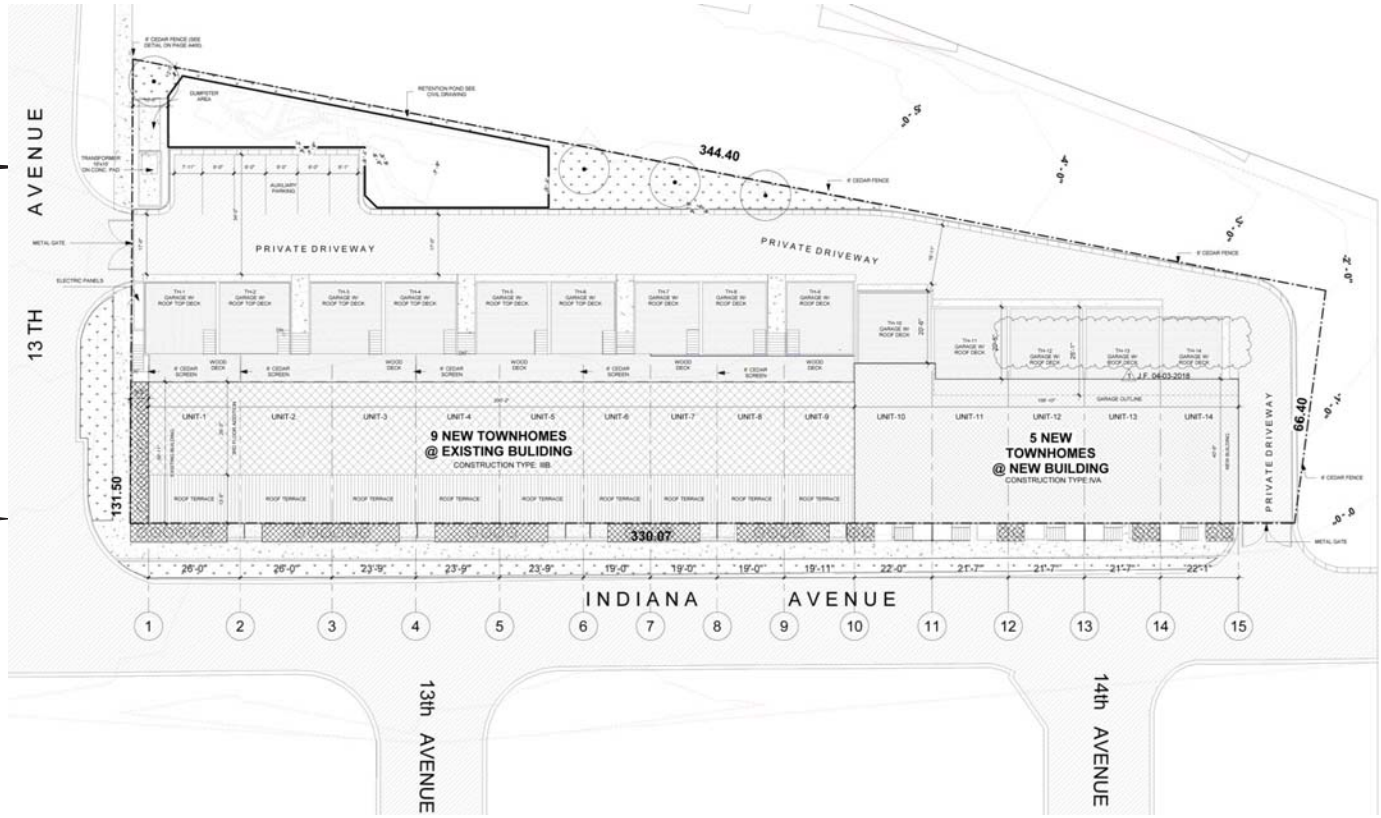
1-800-892-0123

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SOD ALL AREAS WHICH ARE DISTURBED BY GRADING AND CONSTRUCTION.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. WEED FABRIC SHALL ONLY BE APPLIED UNDER DECORATIVE STONE APPLICATIONS.
11. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
12. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
13. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
14. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

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f. 312.346.7065
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CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

214 S 13TH AVENUE

ST. CHARLES, IL 60174

LICENSED ARCHITECT
JEFFREY N. FUNKE
STATE OF ILLINOIS

I HEREBY CERTIFY THAT THESE DRAWINGS AND PECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CITY OF CHICAGO CODES AND ORDINANCES

DATE	REMARKS

SHEET Name

LANDSCAPE PLAN

SHEET No.

L1.0

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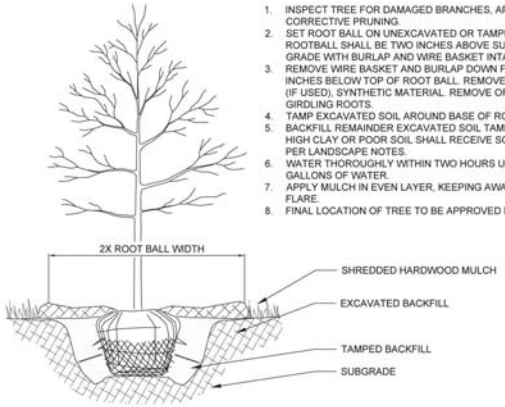
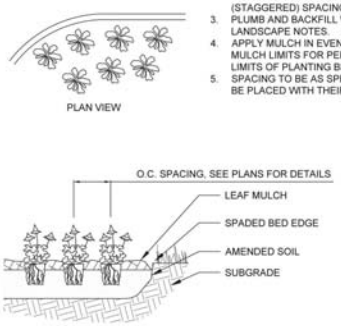


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS

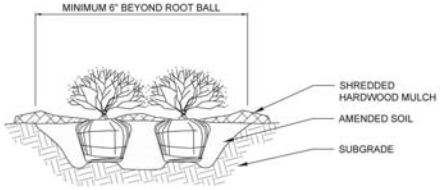


NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

3 PERENNIAL PLANTING

NTS

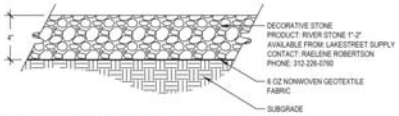


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS



4 DECORATIVE STONE MAINTENACE STRIP

NTS

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CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

214 S 13TH AVENUE

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DATE	REMARKS

SHEET Name

LANDSCAPE DETAILS

SHEET No.

L2.0

ARIAL PHOTO

APPLICABLE CODES:

2015 International Residential Code for One- and Two-Family Dwellings
St. Charles Amendments to 2015 International Residential Code
2015 International Building Code
St. Charles Amendments to 2015 International Building Code
2015 International Mechanical Code
St. Charles Amendments to 2015 International Mechanical Code
2015 International Fuel Gas Code
St. Charles Amendments to 2015 International Fuel Gas Code
National Electric Code, NFPA No. 70, 2014 Edition
St. Charles Amendments to 2014 National Electric Code
Illinois State Plumbing Code, 2014
St. Charles Amendments to State Plumbing Code, 2014
2015 International Fire Code
St. Charles Amendments to 2015 International Fire Code
2015 International Energy Conservation Code
Illinois Accessibility Code 1997
NFPA Life Safety Code 101

Sheet List

Sheet Name	Sheet Number
COVER PAGE	A100
DEMO PLAN	A101
SITE PLAN	A102
PROPOSED FOUNDATION PLAN	A110
PROPOSED FIRST FLOOR PLAN @ exist. BUILDING	A111
PROPOSED FIRST FLOOR PLAN @ exist. BUILDING	A112
PROPOSED SECOND FLOOR PLAN @ exist. BUILDING	A113
PROPOSED THIRD FLOOR PLAN @ exist. BUILDING	A114
PROPOSED BASMENET FLOOR PLAN @ NEW BUILDING	A115
PROPOSED FIRST FLOOR PLAN @ NEW BUILDING	A116
PROPOSED SECOND FLOOR PLAN @ NEW BUILDING	A117
ELEVATIONS	A201
ELEVATIONS	A202
WINDOWS and DOORS SCHEDULE	A203
ELVATION NO GARAGE	A204
SECTION A-A @ NEW BUILDING	A310
SECTIONS A-A @ exist. BUILDING	A320
SECTIONS B-B	A330
DETAILS	A400
ELECTRICAL DIAGRAM	E100
TYP. ELECTRICAL TOWNHOUSE @ exist. BUILDING	E110
TYP. ELECTRICAL TOWNHOUSE @ NEW BUILDING	E120
TYP. MECHANICAL TOWNHOUSE @ exist. BUILDING	M110
TYP. MECHANICAL TOWNHOUSE @ NEW BUILDING	M120
TYP. PLUMBING TOWNHOUSE @ exist. BUILDING	P110
TYP. PLUMBING TOWNHOUSE @ NEW BUILDING	P120

NOTICE TO CONTRACTOR:

1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL
AND BINDING ON THE CONTRACTOR AND THE OWNER.
5. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
6. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL
OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
7. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
8. ALL EXTERIOR DIMENSIONS ARE TO FACE OF BRICK OR CONCRETE.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.

CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

ENERGY CONSERVATION STATEMENT

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS FOR:

214 S 13TH STREET
CHARLES , IL 60174

(x) FULLY COMPLY ( ) NEED NOT COMPLY

WITH THE REQUIREMENTS OF 2015 INTERNATIONAL ENERGY CODE.

SIGNED: ..... DATE: 08.23.2018

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE ST. CHARLES CITY BUILDING AND ZONING CODE.

SIGNED: ..... DATE: 08.23.2018

OCCUPANCY TYPE: R-2

CONSTRUCTION TYPE: IIIB EXISTING BUILING
IVA NEW BUILDING

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214 S 13TH AVENUE

ST. CHARLES, IL 60174

OWNER:
Basil Kezios.
Carole Kezios
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312-867-7407
basil@greektranslations.com
carole@athensperthouses.com

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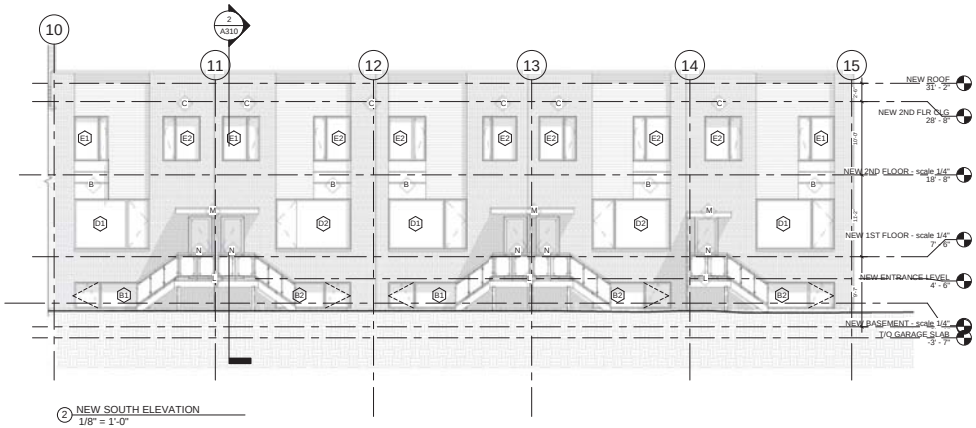
DATE	REMARKS

SHEET Name

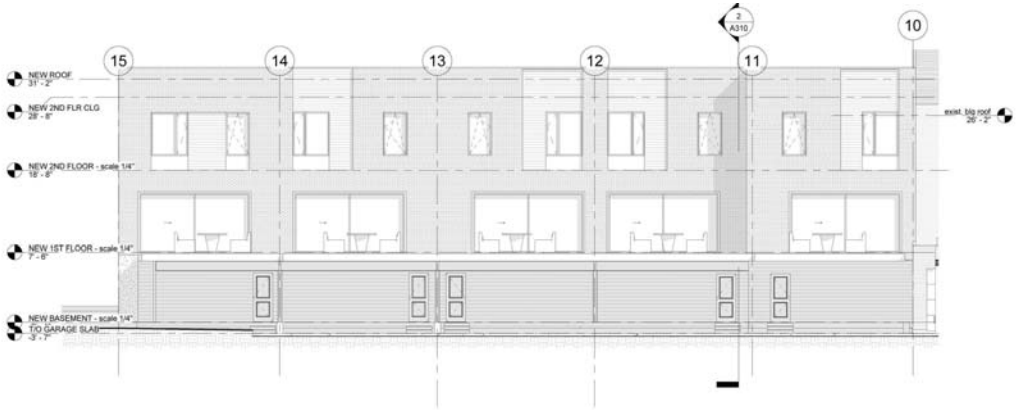
COVER PAGE

SHEET No.

A100



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



2 NEW NORTH NO GARAGE
1/8" = 1'-0"

ELEVATION GENERAL NOTES:

PELLA 250 SERIES, OR EQUAL GLASS SIZES SHOWN ON ELEVATIONS

TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET BOTH:
A. GLASS GREATER THAN 9 S.F. IN AREA.
B. BOTTOM EDGE IS LESS THAN 18" ABOVE FLOOR.

EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
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PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)

PROVIDE 26 G.A. (MIN.) GALV. W-VALLEYS UNDERLAID WITH NO. 15 MIN. ROOFING FELT

PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGLED INTO THE MORTAR

NOTE: ALL WINDOWS BEING REPLACED MUST HAVE A
U-FACTOR VALUE OF 0.32 OR LESS.
ALL EXISTING AND/OR NEW DOOR GLASS TO BE TEMPERED SAFETY GLASS

WINDOWS AND DOORS:
ALL WINDOW AND DOOR OPENINGS TO BE VERIFIED IN FIELD PRIOR TO ORDERING.

ELEVATION KEYNOTES

- A EXISTING COMMON BRICK (DEEP TUCK POINT EXISTING MANSONARY WALL AND INSTALL LIMESTONE SILLS)
- B ALUMINUMN PANEL
- C GLAZED BRICK
- D CORRUGATED METAL SIDING
- E TPO ROOFING SYSTEM
- F ALUMINUMN INSULATED GARAGE DOOR
- I FOLDING DOOR SYSTEM
- J BELCONY RAILING
- K TIMBER TECH DECKING
- L FRONT DOOR STAIR
- M FRONT DOOR CANOPY
- N FRONT DOOR
- O BACKYARD CEDAR FENCE

CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

214 S 13TH AVENUE

ST. CHARLES, IL 60174

OWNER:
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Carole Kezios
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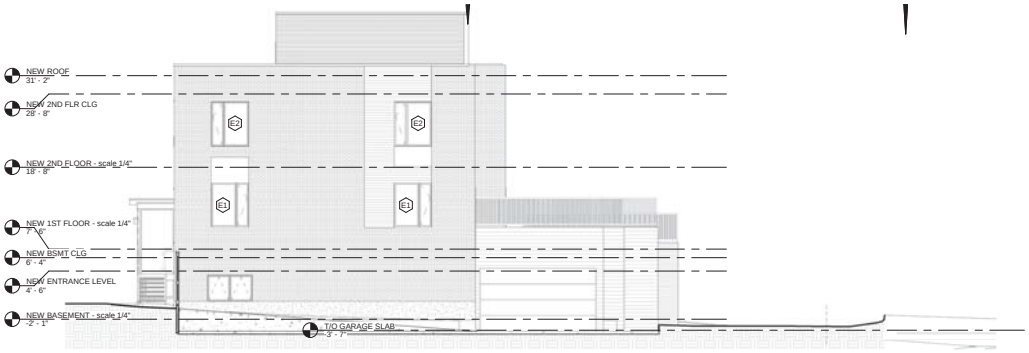
DATE	REMARKS

SHEET Name

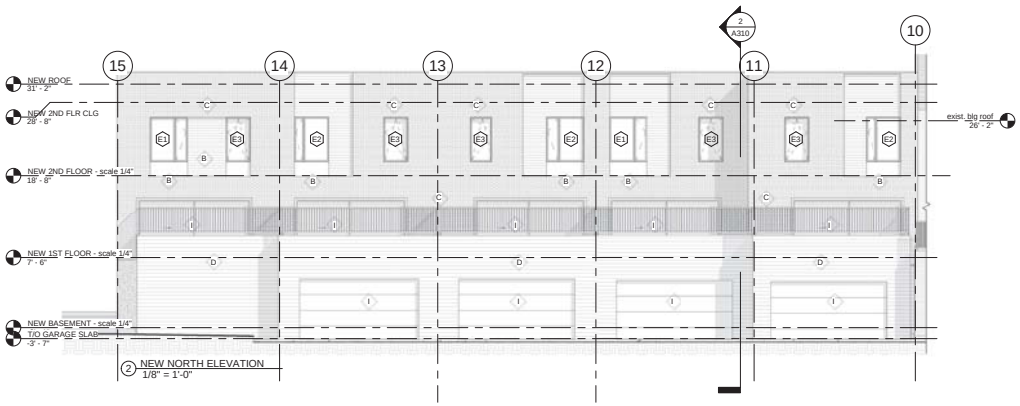
ELEVATIONS

SHEET No.

A201



3 EAST ELEVATION
1/8" = 1'-0"



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

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DATE	REMARKS

SHEET Name

ELEVATIONS

SHEET No.

A202

GARAGE LEVEL
-5' - 4 1/2"

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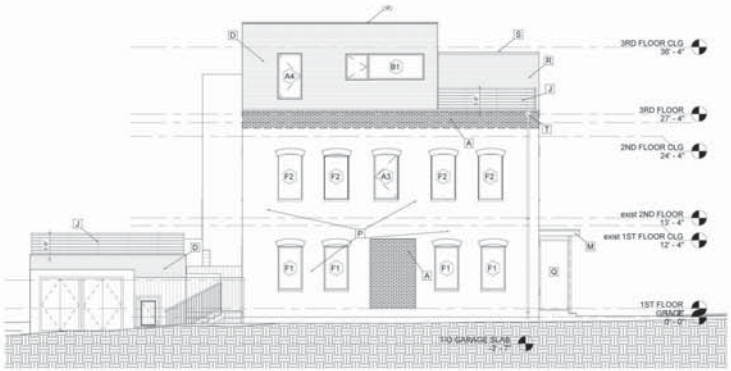
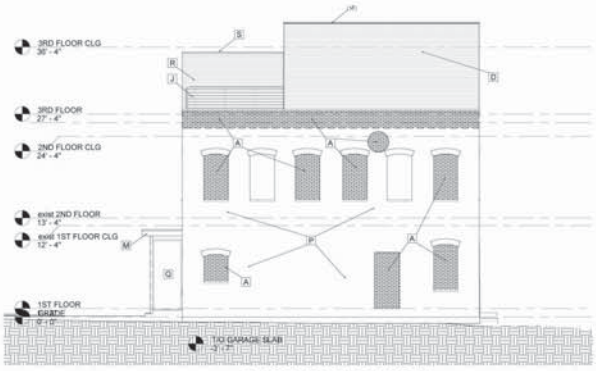


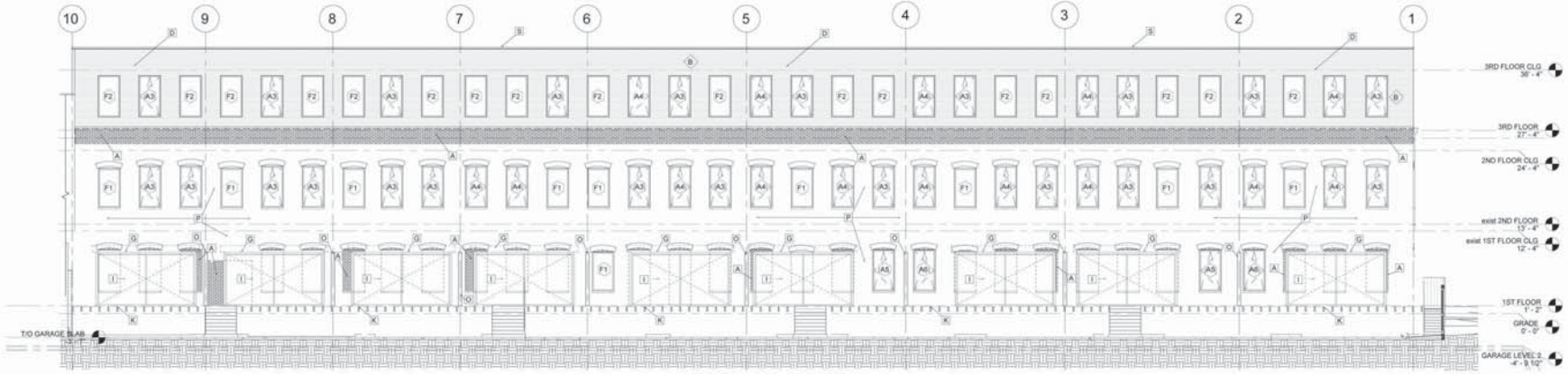
WEST ELEVATION
SCALE:1/8" : 1'-0"



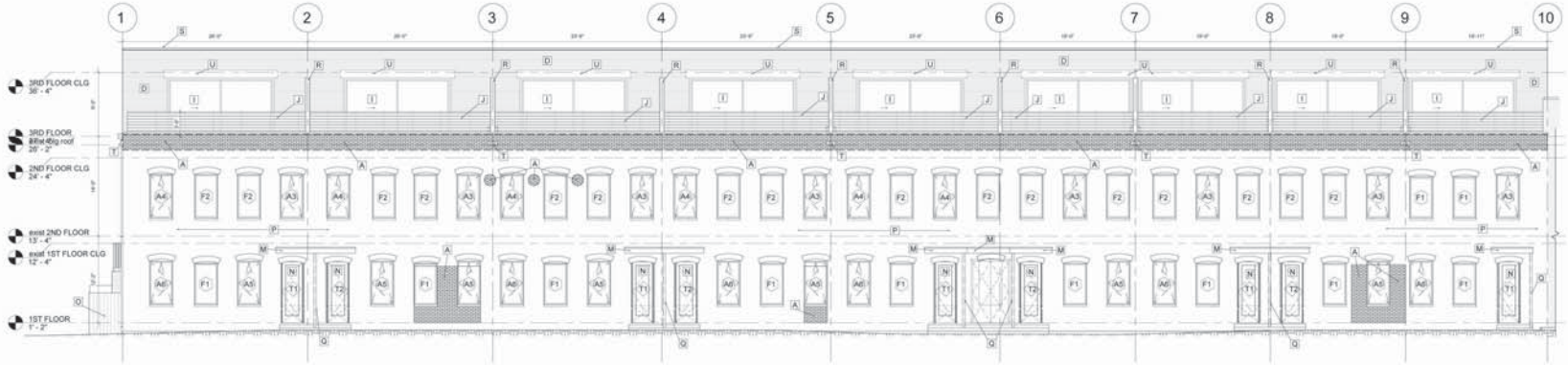
EAST ELEVATION
SCALE:1/8" : 1'-0"

ELEVATION KEYNOTES

- A BRICK INFILL
- B ALUMINUMN PANEL
- C GLAZED BRICK
- D CORRUGATED METAL SIDING
- E TPO ROOFING SYSTEM
- F ALUMINUMN INSULATED GARAGE DOOR
- G 15"X8" CUT & INSTALL STEEL BEAM
- I SLIDE DOOR SYSTEM
- J TREX RAILING
- K TREX DECKING 1"X6" JOIST 2"X8" @16" O.C.
- L FRONT DOOR STAIR
- M "SEATTLE" CANOPY SYSTEM (4'X11'-3"); (4'X6').
- N FRONT DOOR
- O BACKYARD CEDAR FENCE
- P GRIND & TUCKPOINT AS REQUIRED
- Q FROSTED LAMINATED ½" GLASS PANEL
- R 8' HIGH CORRUGATED METAL SCREEN WALL
- S METAL COPPING
- T SCUPPER
- U 2"X12"X16' JOIST



NORTH ELEVATION
SCALE:1/8" : 1'-0"



SOUTH ELEVATION
SCALE:1/8" : 1'-0"

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DATE	REMARKS

SHEET Name

ELEVATIONS

SHEET No.

A203

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- G 15"X8' CUT & INSTALL STEEL BEAM
- I SLIDE DOOR SYSTEM
- J TREX RAILING
- K TREX DECKING 1"X6" JOIST 2"X8" @16" O.C.
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- P GRIND & TUCKPOINT AS REQUIRED
- Q FROSTED LAMINATED ½" GLASS PANEL
- R 8' HIGH CORRUGATED METAL SCREEN WALL
- S METAL COPPING
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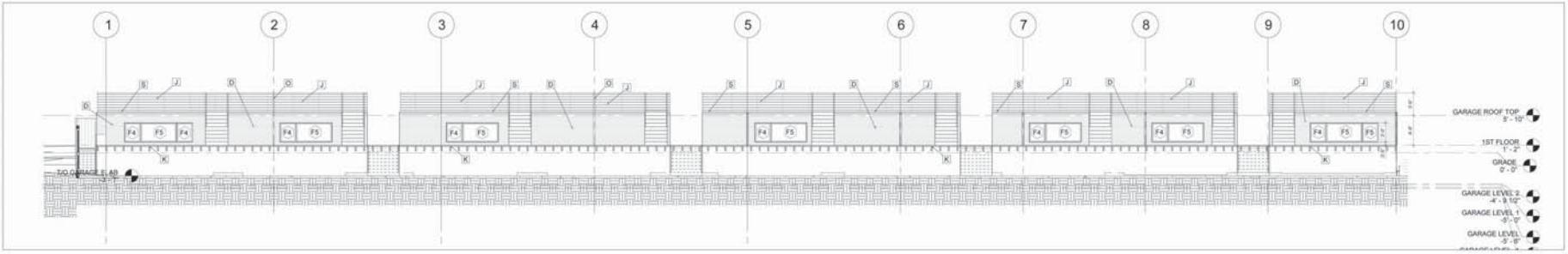
- U 2"X12"X16' JOIST

NORTH GARAGE ELEVATION

SCALE:1/8" : 1'-0"



SOUTH GARAGE ELEVATION

SCALE:1/8" : 1'-0"

funke architects
160 east Grand 300
Chicago IL 60611
c. 312.593.4812
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f. 312.346.7085
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DATE	REMARKS

SHEET Name

ELEVATIONS

SHEET No.

A204

GENERAL DEMOLITION NOTES

PRIOR TO DEMOLITIONS OF WALLS, COLUMNS, FLOORS AND ROOFS, THE CONTRACTOR MUST VERIFY EXISTING STRUCTURAL CONDITIONS AND LOCATION OF ALL BEARING WALLS. NOTIFY THE ARCHITECT OF ANY STRUCTURAL CONDITIONS THAT ARE CONTRARY TO THESE DRAWINGS.

PROPERLY SHORE EXISTING STUCTURE WHEN REMOVING COLUMNS, WALLS, FLOORS AND ROOF.

THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR OF OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING PLUMBING, HVAC AND ELECTRICAL WORK.

PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION, FOR THE EXTENT OF THE DEMOLITION AND MODIFICATION.

THE CONTRACTOR WILL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR WILL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

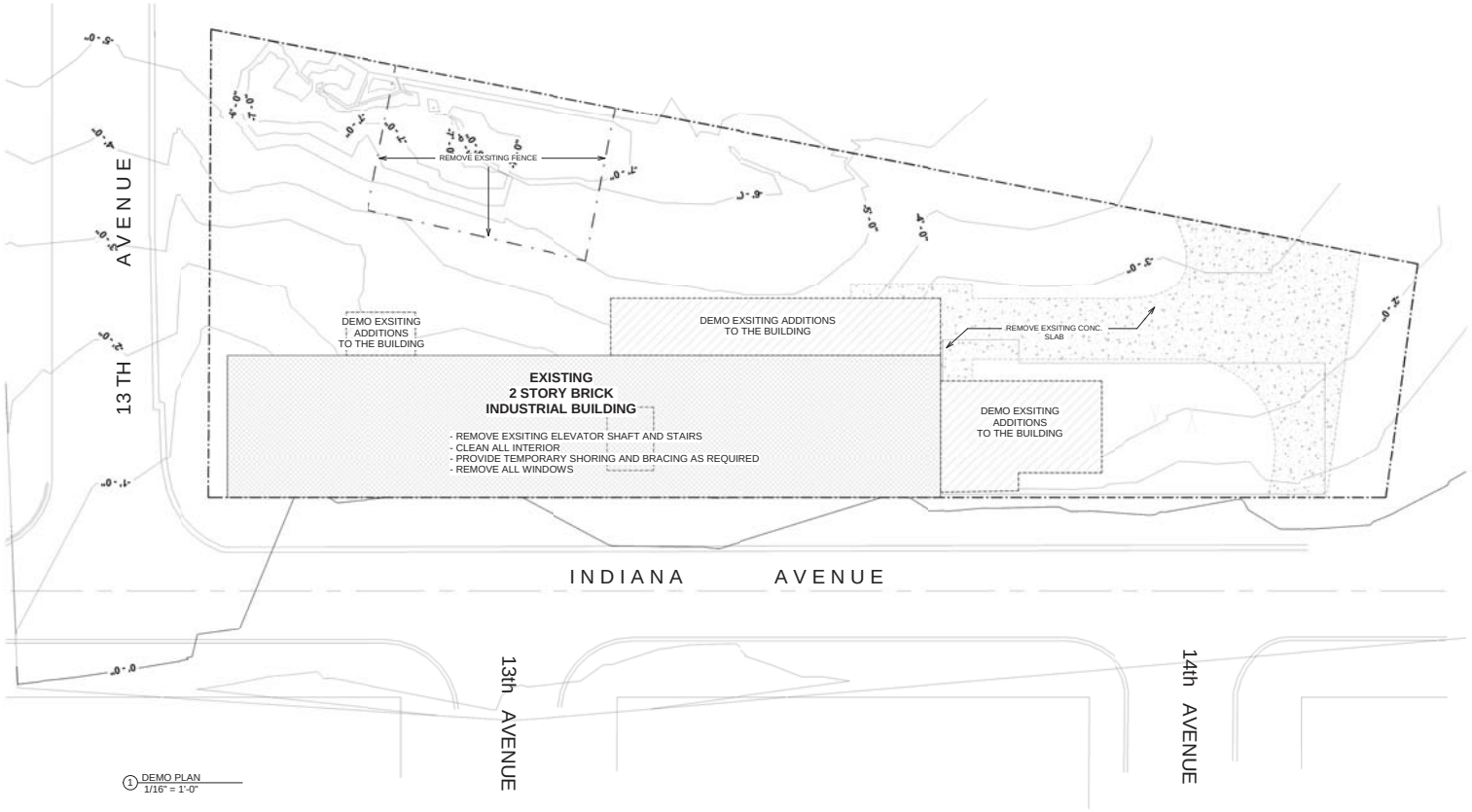
ALL LABOR, MATERIALS AND CONSTRUCTION MEANS AND METHODS SHALL COMPLY WITH ALL RULES, REGULATIONS AND ORDINANCES OF ALL FEDERAL, STATE AND LOCAL AUTHORITIES HAVING JURISDICTION OVER THE WORK, INCLUDING THE OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA)

THE CONTRACTOR WILL KEEP THE PREMISES FREE FROM THE ACCUMULATION OF WASTE MATERIAL AND RUBBISH AT THE COMPLETION OF THE WORK UNDER EACH PHASE HE MUST REMOVE FROM THE PREMISES ALL RUBBISH, IMPLEMENTS, AND SURPLUS MATERIALS AND LEAVE THE AREAS BROOM CLEAN. SITE BURNING WILL NOT BE ALLOWED

THE CONTRACTOR WILLL PERFORM DEMOLITION IN A MANNER THAT WILL PROTECT EXISTING CONSTRUCTION, INCLUDING MECHANICAL, ELECTRICAL, PLUMBING WORK, ETC. THAT IS TO REMAIN AND/ OR BE REUSED. ALL ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED.

INFORMATION CONTAINED WITHIN THESE DRAWINGS IS BASED ON EARLIER DOCUMENTATION AND FIELD VERIFICATION OF APPARENT ITEMS. THE CONTRACTOR WILL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE PLANS AND INFORMATION CONTAINED HEREIN. THE ARCHITECT MUST BE NOTIFIED OF ANY LATENT AND UNFORESEEN CONDITIONS THAT MAY ADVERSELY AFFECT THE PROGRESS OF WORK. SECURE ANY DAMAGED AREAS AS REQUIRED TO MAINTAIN A SAFE ENVIRONMENT FOR ADDITIONAL EVALUATION AND REMEDIAL WORK TO OCCUR.

DEMOLITION DESCRIBED FOR THE EXISTING FACILITY AND SYSTEMS CANNOT POSSIBLY CONVEY ALL THE ELEMENTS OF THE DEMOLITION WORK. THE INTENT OF THE DEMOLITION NOTES CONTAINED HEREIN IS IS TO CONVEY THE MAJOR ITEMS TO BE REMOVED. THE NOTES ALSO IMPLY THAT ALL MINOR ITEMS COINCIDENT WITH A MAJOR ITEM BE REMOVED. THUS, THE PURPOSE OF THESE DRAWINGS IS TO SHOW THE MINIMUM LIMITS AND NOT THE ENTIRE SCOPE OF WORK.



1 DEMO PLAN
1/16" = 1'-0"

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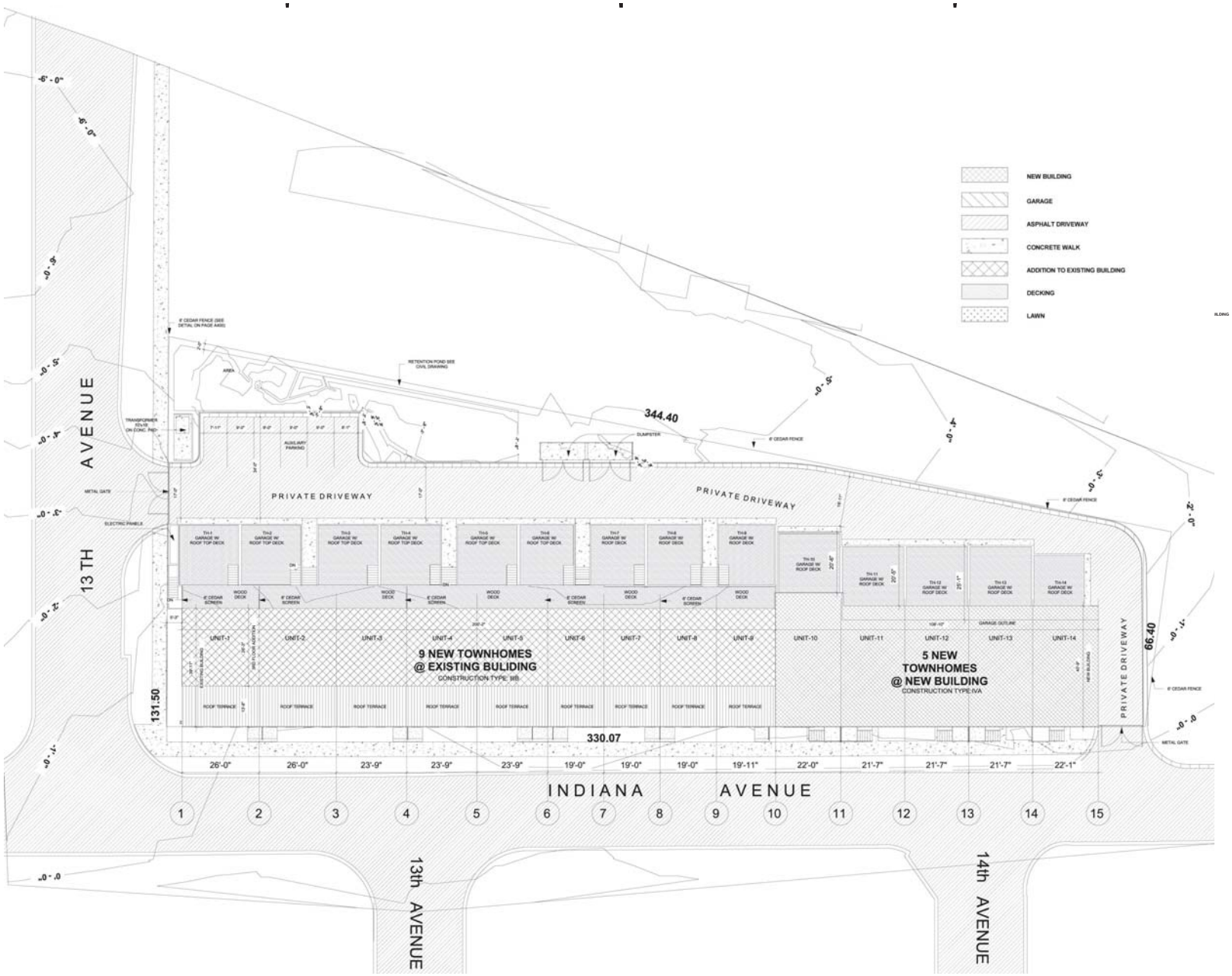
DATE	REMARKS

SHEET Name

DEMO PLAN

SHEET No.

A101



① SITE PLAN
1/16" = 1'-0"

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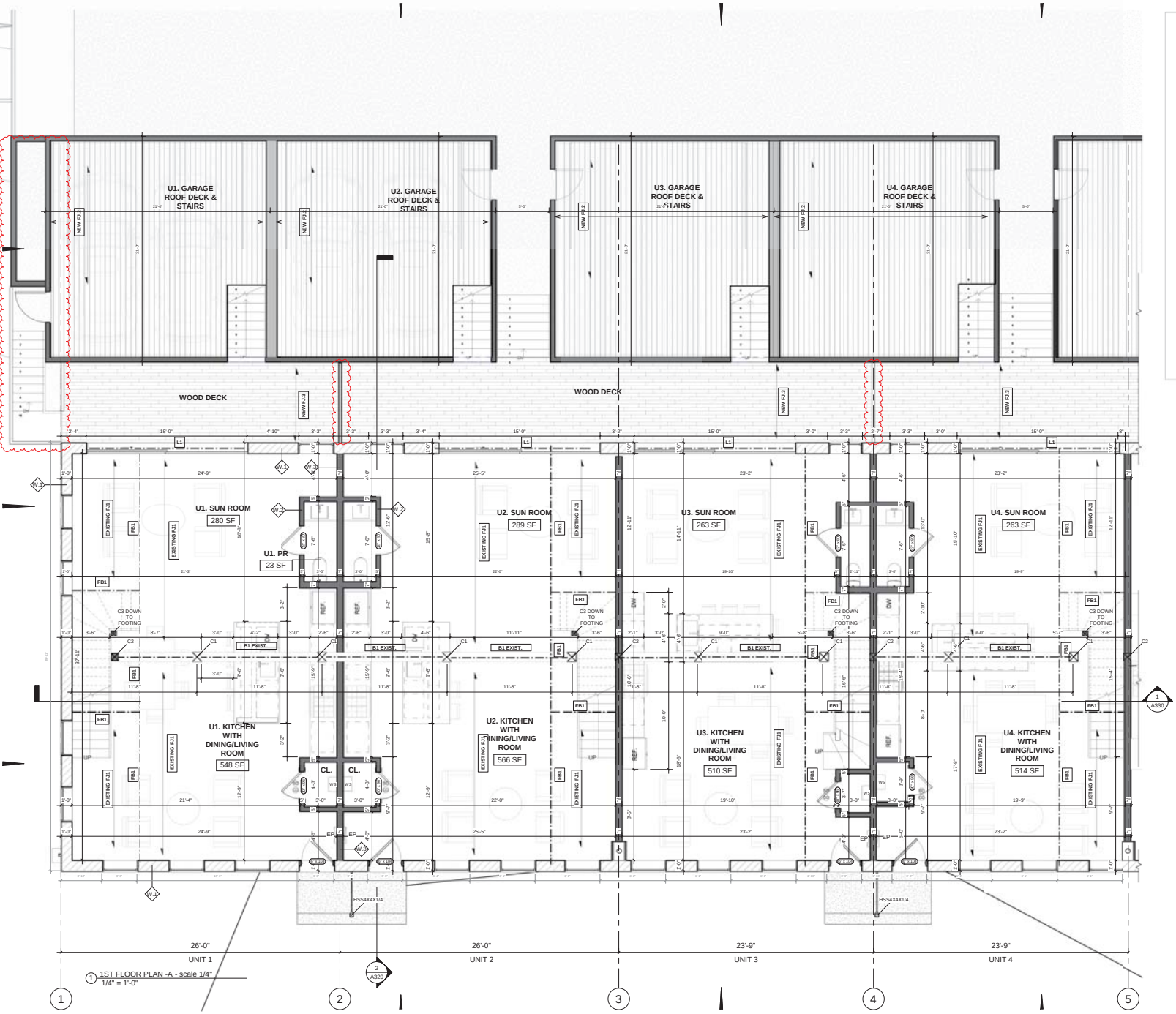
DATE	REMARKS

SHEET Name

SITE PLAN

SHEET No.

A102



1 1ST FLOOR PLAN -A - scale 1/4"
1/4" = 1'-0"

STRUCTURAL KEYNOTES

FJ FLOOR JOISTS:

- **FJ1** EXISTING 2X12" @ 16" O.C. FLOOR JOISTS
- **FJ2** 16" OPEN WOOD TRUSSES @ 16" O.C.
- **FJ3** 2X10" PRESSURE TREATED @ 16" O.C.

B BEAM TYPE:

- **B1** EXISTING 10"X12" WOOD BEAM
- **B2** EXISTING RIDGE BEAM
- **B3** (2) 2X10 TREATED DECK BEAM

FB FLUSHED BEAM TYPE:

- **FB1** 3 (1 3/4" X 12") ML
- **FB2** 3 (16") OPEN WOOD TRUSS
- **FB3** 3 (1 3/4" X 16") ML

DB DROPPED BEAM TYPE:

- **DB1** DROPPED W16X26 STEEL BEAM

L LINTEL TYPE:

- **L1** W 16X26

C COLUMN TYPE:

- **C1** EXISTING 10"X10" WOOD COLUMN
- **C2** NEW 8"X8" TIMBER COLUMN
- **C3** NEW 5 1/2"X5 1/2" TIMBER COLUMN
- **C4** NEW 4"X4" STEEL COLUMN

W WALL TYPE:

- **W1** EXISTING EXTERIOR 12" BRICK WALL
- **W2** 5" INTERIOR BEARING AND NON LOAD BEARING WALL
- **W3** 2H FIRE RATED INTERIOR BEARING AND NON LOAD BEARING WALL
- **W4** NEW EXTERIOR WALL WITH 4" BRICK FINISH
- **W5** 3H FIRE WALL UL#902

TYP. HEADER SCHEDULE

SIZE OF WOOD HEADER	SUPPORTING ROOF ONLY	SUPPORTING ONE STORY ABOVE	SUPPORTING TWO STORIES ABOVE	NOT SUPPRTING FLOORS OR ROOFS
2-2x4	4'	-	-	6'
2-2x6	4 TO 6'	-	-	6 TO 8'
2-2x8	6 TO 8'	4 TO 6'	-	8 TO 10'
2-2x10	8 TO 10'	6 TO 8'	4 TO 6'	10 TO 12'
2-2x12	10 TO 12'	8 TO 10'	6 TO 8'	12 TO 14'

ALL OTHER SIZES SEE FLOOR PLANS

STEEL LINTEL SCHEDULE

OPENING SIZE	REQUIRED LINTEL	BEARING
4'-0"	L 3 1/2"x3 1/2"x5/16"	6"
5'-0"	L 4"x3 1/2"x5/16"	6"
6'-0"	L 5"x3 1/2"x5/16"	6"
7'-0"	L 6"x3 1/2"x5/16"	6"
8'-0"	L 7"x4"x3/8"	6"
9'-0"	L 7"x4"x3/8"	6"
10'-0"	L 8"x4"x1/2"	6"

CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

214 S 13TH AVENUE

ST. CHARLES, IL 60174

OWNER:
Basil Kezios,
Carole Kezios
1400 N. Halsted st.
Chicago, IL 60642
312-867-7407
basil@greektranslations.com
carole@athensperthouses.com

I HEREBY CERTIFY THAT THESE DRAWINGS AND PECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CITY OF CHICAGO CODES AND ORDINANCES

DATE	REMARKS

WALL LEGEND:

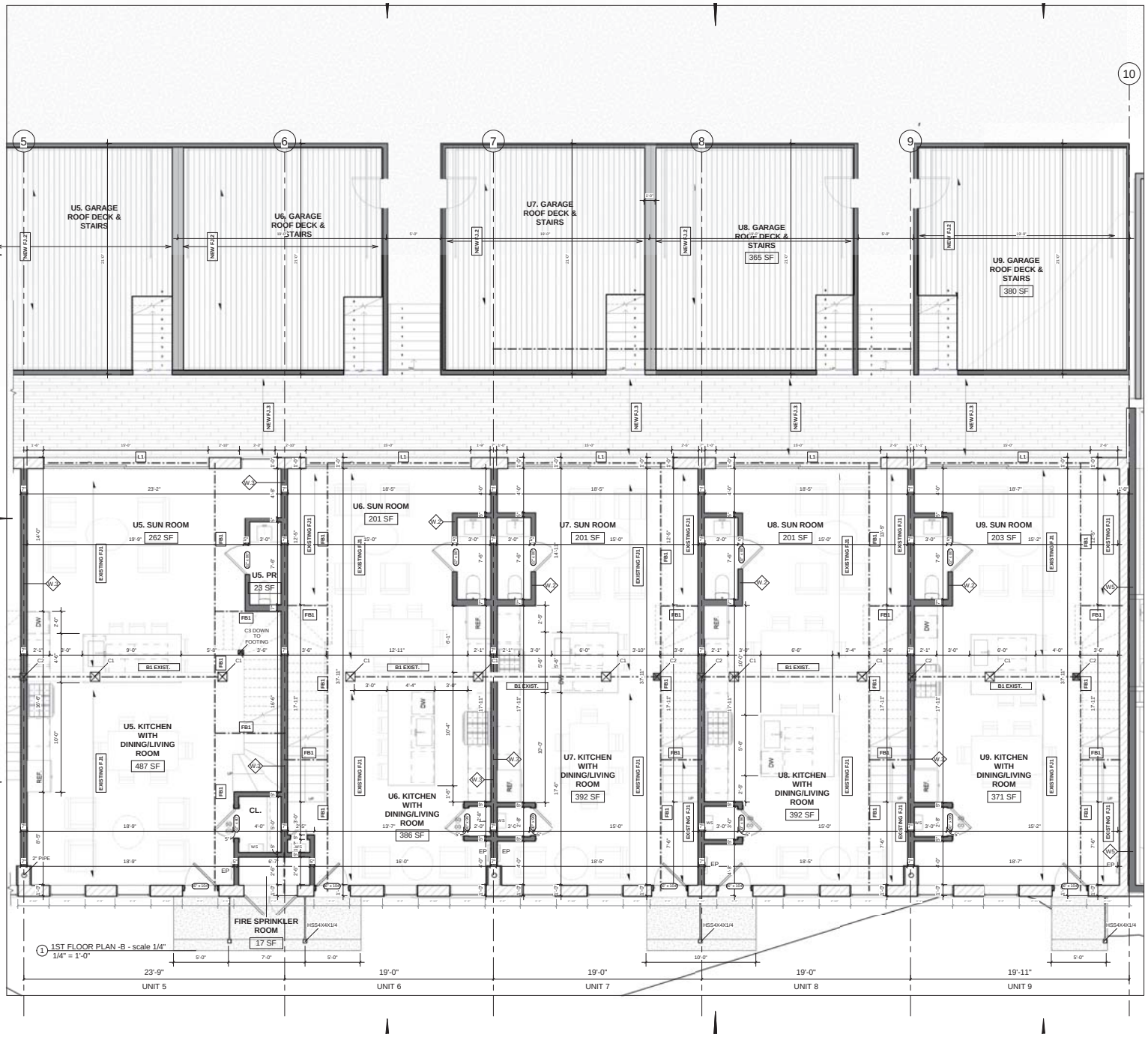
- NEW GYPSUM BOARD PARTITION
- BRICK WALL
- CONCRETE WALL

SHEET Name

PROPOSED FIRST FLOOR PLAN @ exist. BUILDING

SHEET No.

A111



1 1ST FLOOR PLAN -B - scale 1/4"
1/4" = 1'-0"

STRUCTURAL KEYNOTES

FJ FLOOR JOISTS:

- **FJ1** EXISTING 2X12" @ 16" O.C. FLOOR JOISTS
- **FJ2** 16" OPEN WOOD TRUSSES @ 16" O.C.
- **FJ3** 2X10" PRESSURE TREATED @ 16" O.C.

B BEAM TYPE:

- **B1** EXISTING 10"X12" WOOD BEAM
- **B2** EXISTING RIDGE BEAM
- **B3** (2) 2X10 TREATED DECK BEAM

FB FLUSHED BEAM TYPE:

- **FB1** 3 (1 3/4" X 12") ML
- **FB2** 3 (16") OPEN WOOD TRUSS
- **FB3** 3 (1 3/4" X 16") ML

DB DROPPED BEAM TYPE:

- **DB1** DROPPED W16X26 STEEL BEAM

L LINTEL TYPE:

- **L1** W 16X26

C COLUMN TYPE:

- **C1** EXISTING 10"X10" WOOD COLUMN
- **C2** NEW 8"X8" TIMBER COLUMN
- **C3** NEW 5 1/2"X5 1/2" TIMBER COLUMN
- **C4** NEW 4"X4" STEEL COLUMN

W WALL TYPE:

- **W1** EXISTING EXTERIOR 12" BRICK WALL
- **W2** 5" INTERIOR BEARING AND NON LOAD BEARING WALL
- **W3** 2H FIRE RATED INTERIOR BEARING AND NON LOAD BEARING WALL
- **W4** NEW EXTERIOR WALL WITH 4" BRICK FINISH
- **W5** 3H FIRE WALL UL#902

TYP. HEADER SCHEDULE

SIZE OF WOOD HEADER	SUPPORTING ROOF ONLY	SUPPORTING ONE STORY ABOVE	SUPPORTING TWO STORIES ABOVE	NOT SUPPRTING FLOORS OR ROOFS
2-2x4	4'	-	-	6'
2-2x6	4 TO 6'	-	-	6 TO 8'
2-2x8	6 TO 8'	4 TO 6'	-	8 TO 10'
2-2x10	8 TO 10'	6 TO 8'	4 TO 6'	10 TO 12'
2-2x12	10 TO 12'	8 TO 10'	6 TO 8'	12 TO 14'

ALL OTHER SIZES SEE FLOOR PLANS

STEEL LINTEL SCHEDULE

OPENING SIZE	REQUIRED LINTEL	BEARING
4'-0"	L 3 1/2"x3 1/2"x5/16"	4"
5'-0"	L 4"x3 1/2"x5/16"	4"
6'-0"	L 5"x3 1/2"x5/16"	4"
7'-0"	L 6"x3 1/2"x5/16"	4"
8'-0"	L 7"x4"x3/8"	6"
9'-0"	L 7"x4"x3/8"	6"
10'-0"	L 8"x4"x1/2"	6"

WALL LEGEND:

- NEW GYPSUM BOARD PARTITION
- BRICK WALL
- CONCRETE WALL

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CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

214 S 13TH AVENUE

ST. CHARLES, IL 60174

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LICENSED ARCHITECT
JEFFREY N. FUNKE
STATE OF ILLINOIS

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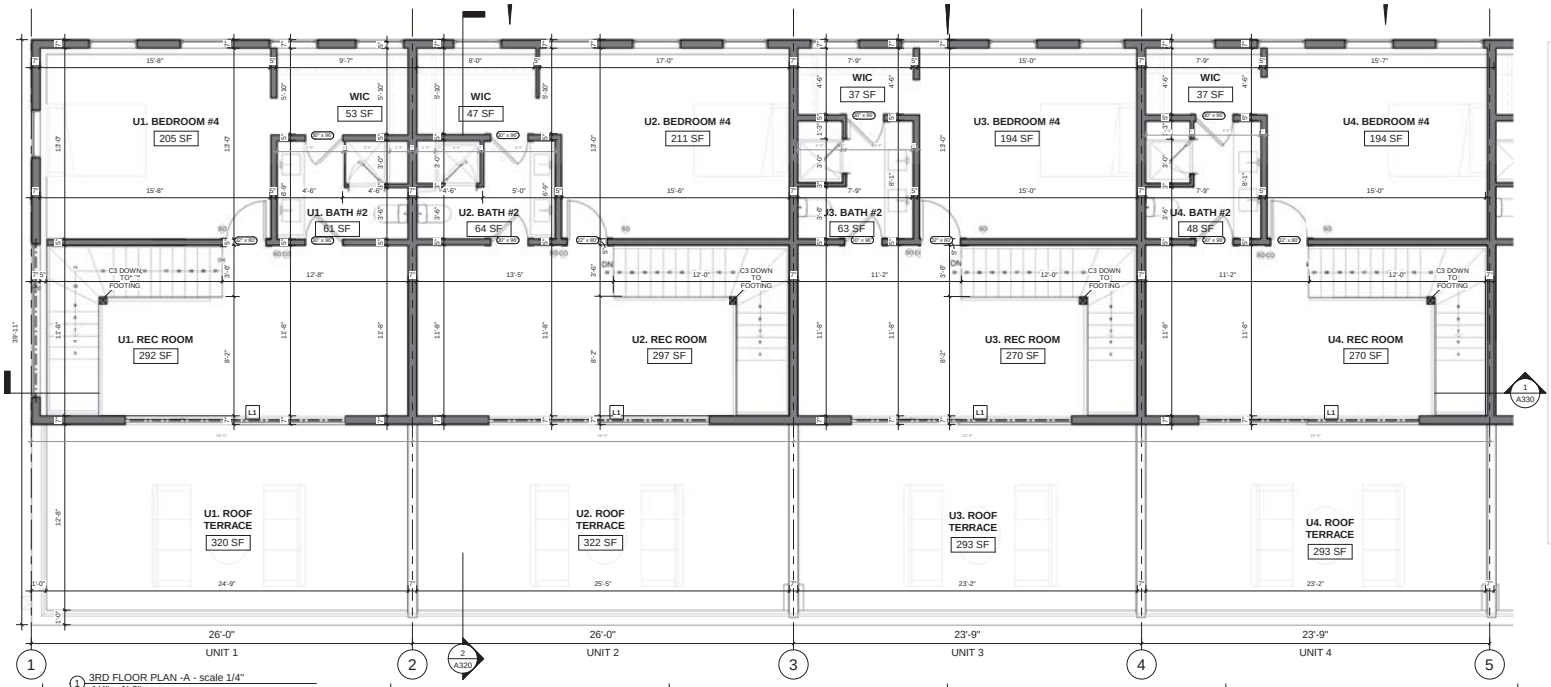
DATE	REMARKS

SHEET Name

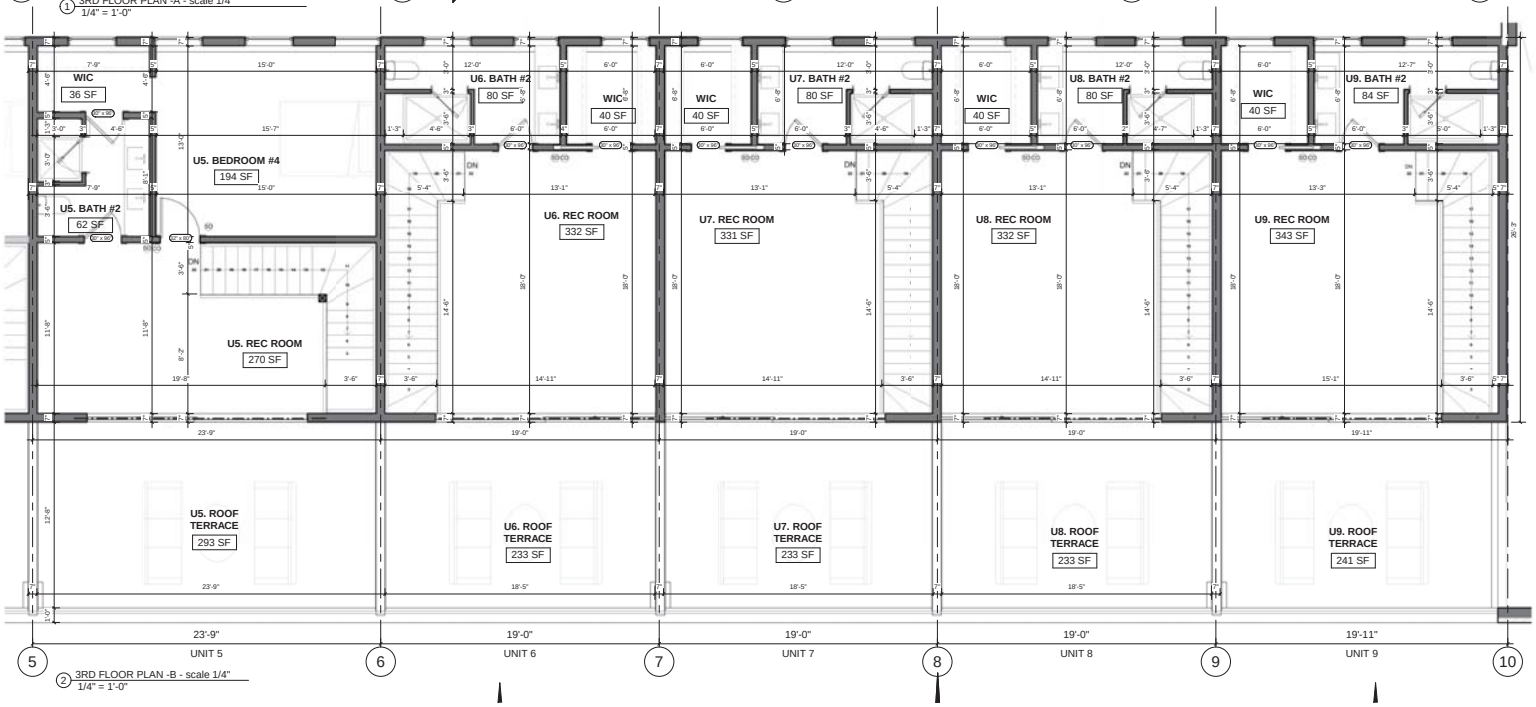
PROPOSED FIRST FLOOR PLAN @ exist. BUILDING

SHEET No.

A112



1 3RD FLOOR PLAN -A - scale 1/4"
1/4" = 1'-0"



2 3RD FLOOR PLAN -B - scale 1/4"
1/4" = 1'-0"

STRUCTURAL KEYNOTES

FJ FLOOR JOISTS:

- **FJ1** EXISTING 2X12" @ 16" O.C. FLOOR JOISTS
- **FJ2** 16" OPEN WOOD TRUSSES @ 16" O.C.
- **FJ3** 2X10" PRESSURE TREATED @ 16" O.C.

B BEAM TYPE:

- **B1** EXISTING 10"X12" WOOD BEAM
- **B2** EXISTING RIDGE BEAM
- **B3** (2) 2X10 TREATED DECK BEAM

FB FLUSHED BEAM TYPE:

- **FB1** 3 (1 3/4" X 12") ML
- **FB2** 3 (16") OPEN WOOD TRUSS
- **FB3** 3 (1 3/4" X 16") ML

DB DROPPED BEAM TYPE:

- **DB1** DROPPED W16X26 STEEL BEAM

L LINTEL TYPE:

- **L1** W 16X26

C COLUMN TYPE:

- **C1** EXISTING 10"X10" WOOD COLUMN
- **C2** NEW 8"X8" TIMBER COLUMN
- **C3** NEW 5 1/2"X5 1/2" TIMBER COLUMN
- **C4** NEW 4"X4" STEEL COLUMN

W WALL TYPE:

- **W1** EXISTING EXTERIOR 12" BRICK WALL
- **W2** 5" INTERIOR BEARING AND NON LOAD BEARING WALL
- **W3** 2H FIRE RATED INTERIOR BEARING AND NON LOAD BEARING WALL
- **W4** NEW EXTERIOR WALL WITH 4" BRICK FINISH
- **W5** 3H FIRE WALL ULI902

TYP. HEADER SCHEDULE

SIZE OF WOOD HEADER	SUPPORTING ROOF ONLY	SUPPORTING ONE STORY ABOVE	SUPPORTING TWO STORIES ABOVE	NOT SUPPRTING FLOORS OR ROOFS
2-2x4	4'	-	-	6'
2-2x6	4 TO 6'	-	-	6 TO 8'
2-2x8	6 TO 8'	4 TO 6'	-	8 TO 10'
2-2x10	8 TO 10'	6 TO 8'	4 TO 6'	10 TO 12
2-2x12	10 TO 12	8 TO 10'	6 TO 8'	12 TO 14'

ALL OTHER SIZES SEE FLOOR PLANS

STEEL LINTEL SCHEDULE

OPENING SIZE	REQUIRED LINTEL	BEARING
4'-0"	L 3 1/2"x3 1/2"x5/16"	4"
5'-0"	L 4"x3 1/2"x5/16"	4"
6'-0"	L 5"x3 1/2"x5/16"	4"
7'-0"	L 6"x3 1/2"x5/16"	4"
8'-0"	L 7"x4"x3/8"	6"
9'-0"	L 7"x4"x3/8"	6"
10'-0"	L 8"x4"x1/2"	6"

WALL LEGEND:

- NEW GYPSUM BOARD PARTITION
- BRICK WALL
- CONCRETE WALL

CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

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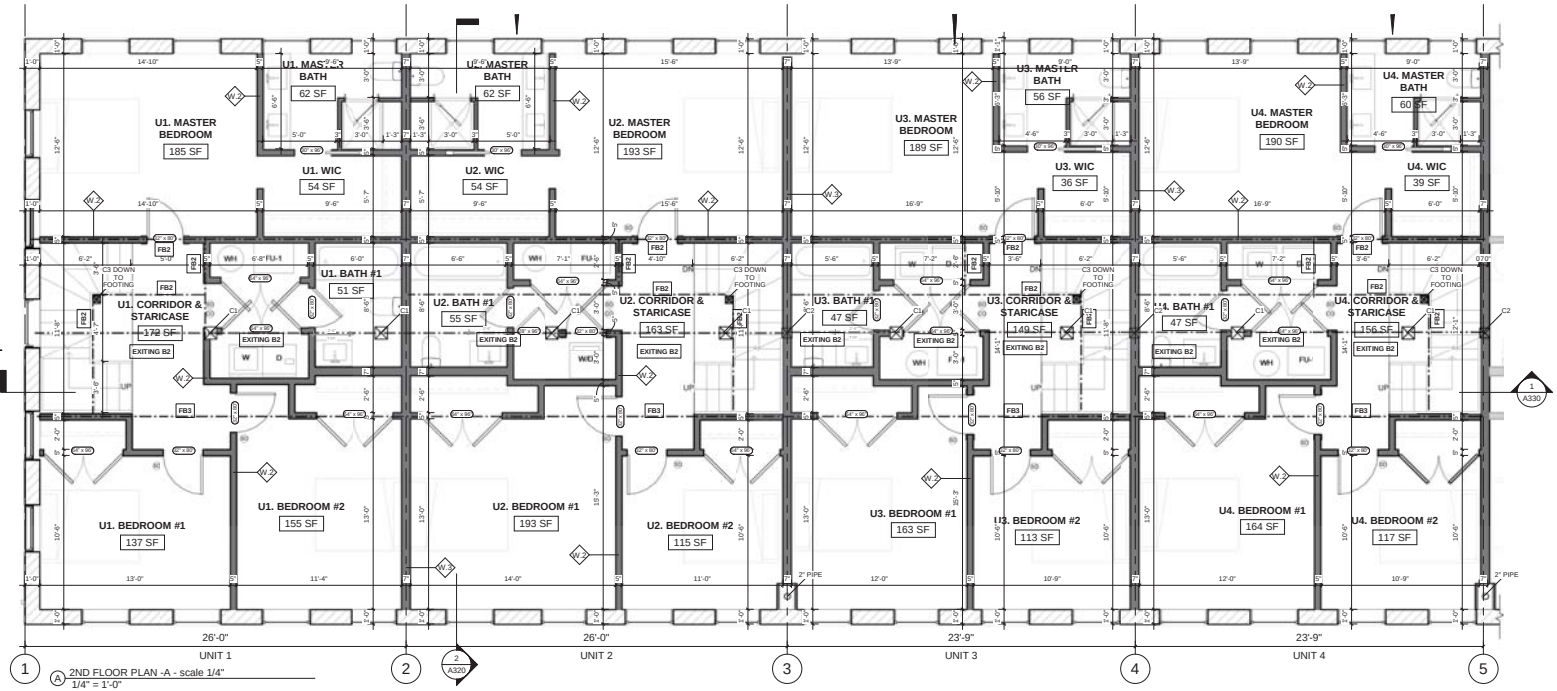
DATE	REMARKS

SHEET Name

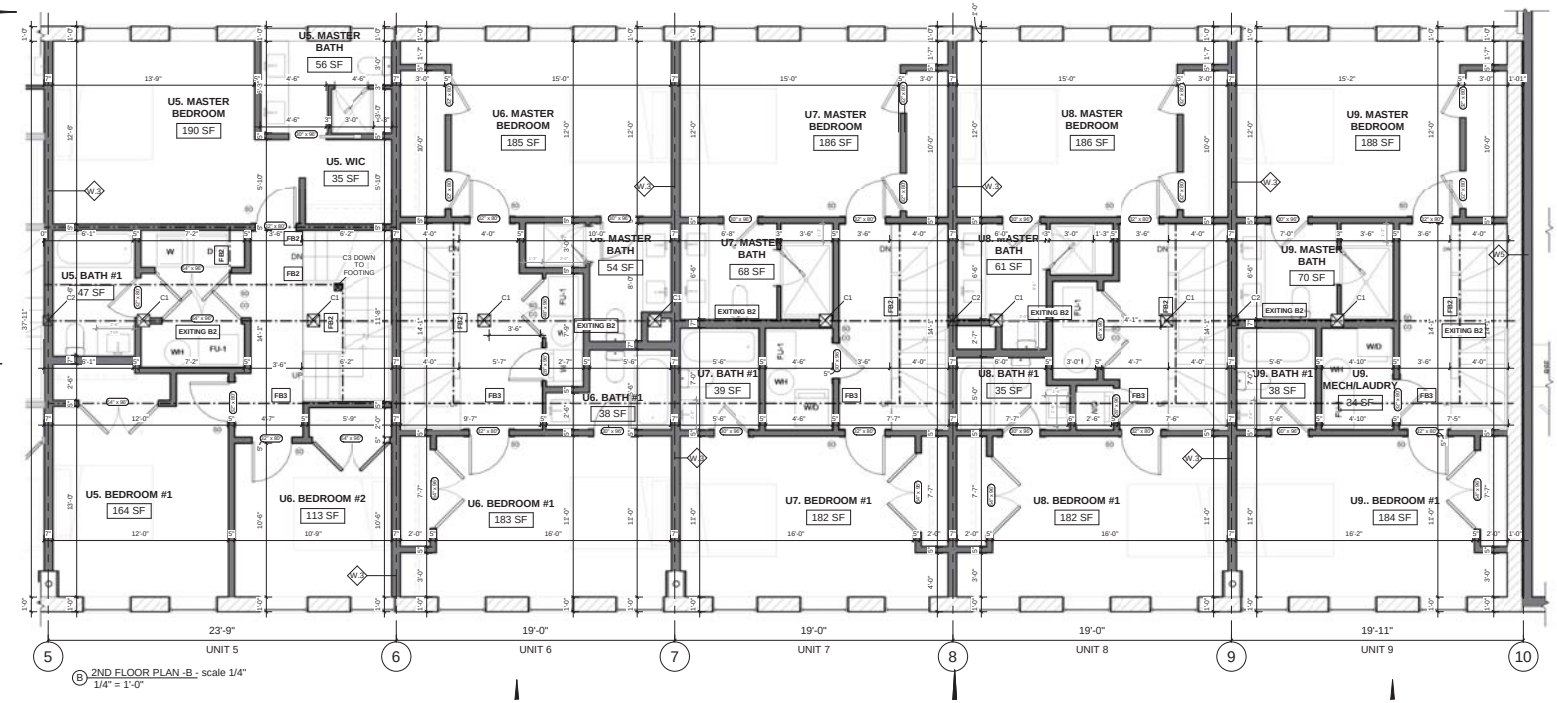
PROPOSED THIRD FLOOR PLAN @ exist. BUILDING

SHEET No.

A114



A 2ND FLOOR PLAN -A - scale 1/4"
1/4" = 1'-0"



B 2ND FLOOR PLAN -B - scale 1/4"
1/4" = 1'-0"

STRUCTURAL KEYNOTES

FJ FLOOR JOISTS:

- **FJ1** EXISTING 2X12" @ 16" O.C. FLOOR JOISTS
- **FJ2** 16" OPEN WOOD TRUSSES @ 16" O.C.
- **FJ3** 2X10" PRESSURE TREATED @ 16" O.C.

B BEAM TYPE:

- **B1** EXISTING 10"X12" WOOD BEAM
- **B2** EXISTING RIDGE BEAM
- **B3** (2) 2X10 TREATED DECK BEAM

FB FLUSHED BEAM TYPE:

- **FB1** 3 (1 3/4" X 12") ML
- **FB2** 3 (16") OPEN WOOD TRUSS
- **FB3** 3 (1 3/4" X 16") ML

DB DROPPED BEAM TYPE:

- **DB1** DROPPED W16X26 STEEL BEAM

L LINTEL TYPE:

- **L1** W 16X26

C COLUMN TYPE:

- **C1** EXISTING 10"X10" WOOD COLUMN
- **C2** NEW 8"X8" TIMBER COLUMN
- **C3** NEW 5 1/2"X5 1/2" TIMBER COLUMN
- **C4** NEW 4"X4" STEEL COLUMN

W WALL TYPE:

- **W1** EXISTING EXTERIOR 12" BRICK WALL
- **W2** 5" INTERIOR BEARING AND NON LOAD BEARING WALL
- **W3** 2H FIRE RATED INTERIOR BEARING AND NON LOAD BEARING WALL
- **W4** NEW EXTERIOR WALL WITH 4" BRICK FINISH
- **W5** 3H FIRE WALL UL#902

TYP. HEADER SCHEDULE

SIZE OF WOOD HEADER	SUPPORTING ROOF ONLY	SUPPORTING ONE STORY ABOVE	SUPPORTING TWO STORIES ABOVE	NOT SUPPRTING FLOORS OR ROOFS
2-2x4	4'	-	-	6'
2-2x6	4 TO 6'	-	-	6 TO 8'
2-2x8	6 TO 8'	4 TO 6'	-	8 TO 10
2-2x10	8 TO 10'	6 TO 8'	4 TO 6'	10 TO 12'
2-2x12	10 TO 12'	8 TO 10'	6 TO 8'	12 TO 14'

ALL OTHER SIZES SEE FLOOR PLANS

STEEL LINTEL SCHEDULE

OPENING SIZE	REQUIRED LINTEL	BEARING
4'-0"	L 3 1/2"x3 1/2"x5/16"	4"
5'-0"	L 4"x3 1/2"x5/16"	4"
6'-0"	L 5"x3 1/2"x5/16"	4"
7'-0"	L 6"x3 1/2"x5/16"	4"
8'-0"	L 7"x4"x3/8"	6"
9'-0"	L 7"x4"x3/8"	6"
10'-0"	L 8"x4"x1/2"	6"

CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

214 S 13TH AVENUE

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DATE	REMARKS

WALL LEGEND:

- NEW GYPSUM BOARD PARTITION
- BRICK WALL
- CONCRETE WALL

SHEET Name

PROPOSED SECOND FLOOR PLAN @ exist. BUILDING

SHEET No.

A113

TYP. HEADER SCHEDULE

SIZE OF WOOD HEADER	SUPPORTING ROOF ONLY	SUPPORTING ONE STORY ABOVE	SUPPORTING TWO STORIES ABOVE	NOT SUPPRTING FLOORS OR ROOFS
2-2x4	4'	-	-	6'
2-2x6	4 TO 6'	-	-	6 TO 8'
2-2x8	6 TO 8'	4 TO 6'	-	8 TO 10'
2-2x10	8 TO 10'	6 TO 8'	4 TO 6'	10 TO 12'
2-2x12	10 TO 12'	8 TO 10'	6 TO 8'	12 TO 14'

ALL OTHER SIZES SEE FLOOR PLANS

STEEL LINTEL SCHEDULE

OPENING SIZE	REQUIRED LINTEL	BEARING
4'-0"	L 3 1/2"x3 1/2"x5/16"	4"
5'-0"	L 4"x3 1/2"x5/16"	4"
6'-0"	L 5"x3 1/2"x5/16"	4"
7'-0"	L 6"x3 1/2"x5/16"	4"
8'-0"	L 7"x4"x3/8"	6"
9'-0"	L 7"x4"x3/8"	6"
10'-0"	L 8"x4"x1/2"	6"

STRUCTURAL KEYNOTES

FJ FLOOR JOISTS:

- FJ1 EXISTING 2X12" @ 16" O.C. FLOOR JOISTS
- FJ2 16" OPEN WOOD TRUSSES @ 16" O.C.
- FJ3 2X10" PRESSURE TREATED @ 16" O.C.

B BEAM TYPE:

- B.1 EXISTING 10"X12" WOOD BEAM

FB FLUSHED BEAM TYPE:

- FB1 3 (1 3/4" X 12") ML
- FB2 3 (16") OPEN WOOD TRUSS

DB DROPPED BEAM TYPE:

- DB1 DROPPED W16X26 STEEL BEAM

L LINTEL TYPE:

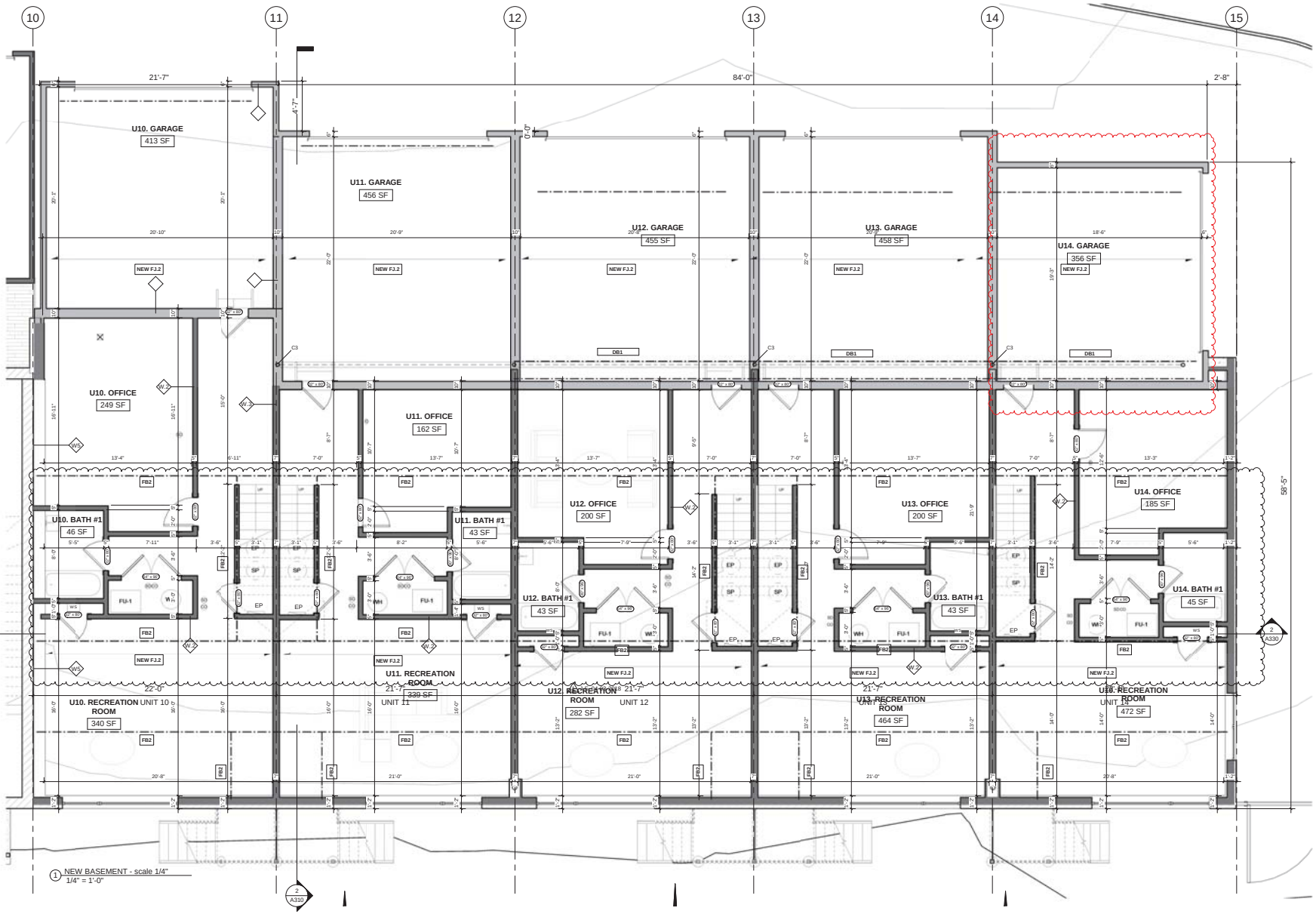
- L1 W 16X26

C COLUMN TYPE:

- C1 EXISTING 10"X10" WOOD COLUMN
- C2 NEW 8"X8" TIMBER COLUMN
- C3 NEW 5 1/2"X5 1/2" TIMBER COLUMN
- C4 NEW 4"X4" STEEL COLUMN

W WALL TYPE:

- W1 EXISTING EXTERIOR 12" BRICK WALL
- W2 5" INTERIOR BEARING AND NON LOAD BEARING WALL
- W3 7" INTERIOR BEARING AND NON LOAD BEARING WALL
- W4 NEW EXTERIOR WALL WITH 4" BRICK FINISH
- W5 3H FIRE WALL UL#902



1 NEW BASEMENT - scale 1/4"
1/4" = 1'-0"

CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

214 S 13TH AVENUE

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DATE	REMARKS

SHEET Name

PROPOSED BASMENET FLOOR PLAN @ NEW BUILDING

SHEET No.

A115

TYP. HEADER SCHEDULE

SIZE OF WOOD HEADER	SUPPORTING ROOF ONLY	SUPPORTING ONE STORY ABOVE	SUPPORTING TWO STORIES ABOVE	NOT SUPPRTING FLOORS OR ROOFS
2-2x4	4'	-	-	6'
2-2x6	4 TO 6'	-	-	6 TO 8'
2-2x8	6 TO 8'	4 TO 6'	-	8 TO 10'
2-2x10	8 TO 10'	6 TO 8'	4 TO 6'	10 TO 12'
2-2x12	10 TO 12'	8 TO 10'	6 TO 8'	12 TO 14'

ALL OTHER SIZES SEE FLOOR PLANS

STEEL LINTEL SCHEDULE

OPENING SIZE	REQUIRED LINTEL	BEARING
4'-0"	L 3 1/2"x3 1/2"x5/16"	4"
5'-0"	L 4"x3 1/2"x5/16"	4"
6'-0"	L 5"x3 1/2"x5/16"	4"
7'-0"	L 6"x3 1/2"x5/16"	4"
8'-0"	L 7"x4"x3/8"	6"
9'-0"	L 7"x4"x3/8"	6"
10'-0"	L 8"x4"x1/2"	6"

STRUCTURAL KEYNOTES

FJ FLOOR JOISTS:

- FJ1 EXISTING 2X12" @ 16" O.C. FLOOR JOISTS
- FJ2 16" OPEN WOOD TRUSSES @ 16" O.C.
- FJ3 2X10" PRESSURE TREATED @ 16" O.C.

B BEAM TYPE:

- B.1 EXISTING 10"X12" WOOD BEAM

FB FLUSHED BEAM TYPE:

- FB1 3 (1 3/4" X 12") ML
- FB2 3 (16") OPEN WOOD TRUSS

DB DROPPED BEAM TYPE:

- DB1 DROPPED W16X26 STEEL BEAM

L LINTEL TYPE:

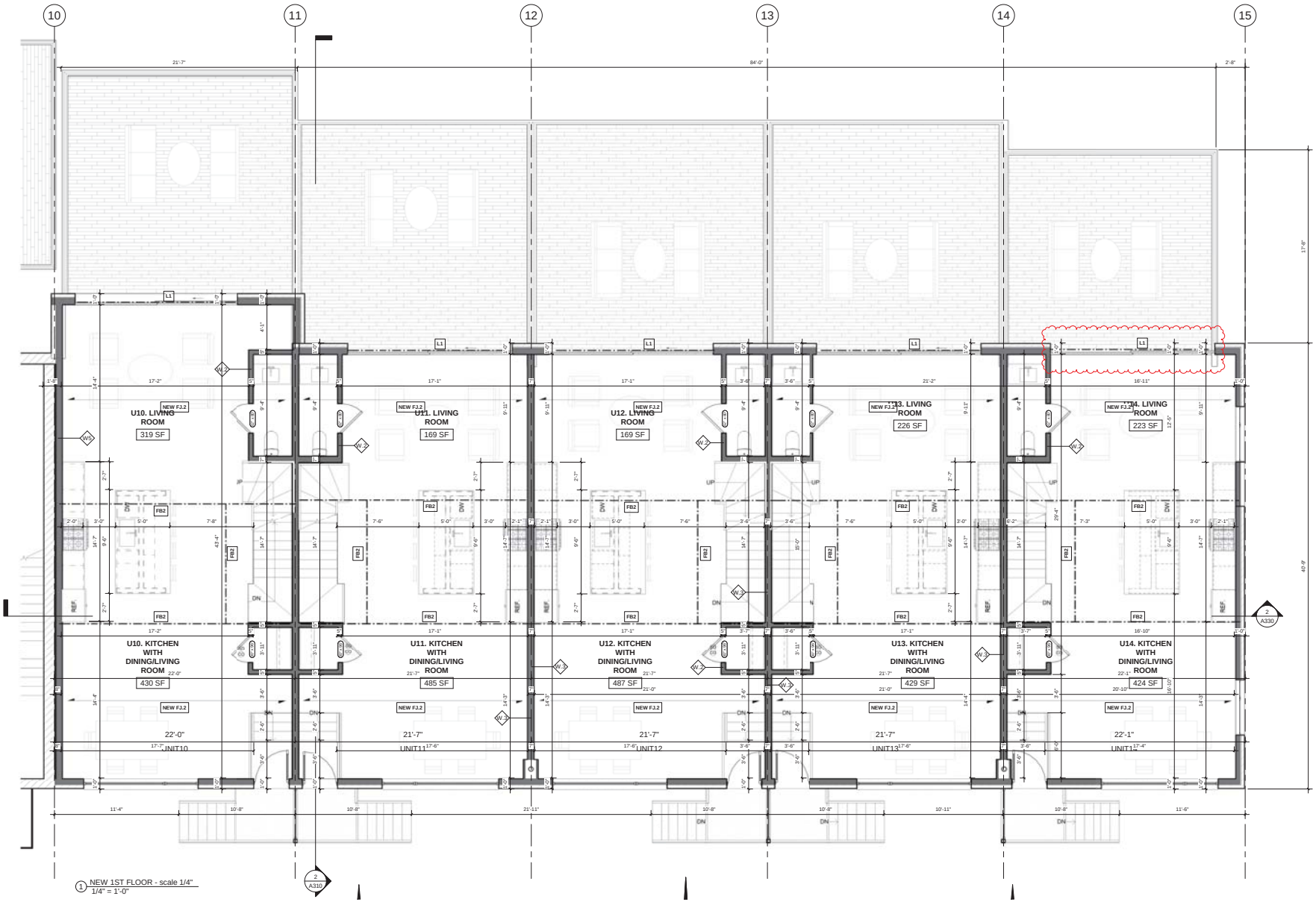
- L1 W 16X26

C COLUMN TYPE:

- C1 EXISTING 10"X10" WOOD COLUMN
- C2 NEW 8"X8" TIMBER COLUMN
- C3 NEW 5 1/2"X5 1/2" TIMBER COLUMN
- C4 NEW 4"X4" STEEL COLUMN

W WALL TYPE:

- W1 EXISTING EXTERIOR 12" BRICK WALL
- W2 5" INTERIOR BEARING AND NON LOAD BEARING WALL
- W3 7" INTERIOR BEARING AND NON LOAD BEARING WALL
- W4 NEW EXTERIOR WALL WITH 4" BRICK FINISH
- W5 3H FIRE WALL UL#902



1 NEW 1ST FLOOR - scale 1/4"
1/4" = 1'-0"

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DATE	REMARKS

SHEET Name

PROPOSED FIRST FLOOR PLAN @ NEW BUILDING

SHEET No.

A116

TYP. HEADER SCHEDULE

SIZE OF WOOD HEADER	SUPPORTING ROOF ONLY	SUPPORTING ONE STORY ABOVE	SUPPORTING TWO STORIES ABOVE	NOT SUPPRITING FLOORS OR ROOFS
2-2x4	4'	-	-	6'
2-2x6	4 TO 6'	-	-	6 TO 8'
2-2x8	6 TO 8'	4 TO 6'	-	8 TO 10'
2-2x10	6 TO 10'	6 TO 8'	4 TO 6'	10 TO 12'
2-2x12	10 TO 12'	8 TO 10'	6 TO 8'	12 TO 14'

ALL OTHER SIZES SEE FLOOR PLANS

STEEL LINTEL SCHEDULE

OPENING SIZE	REQUIRED LINTEL	BEARING
4'-0"	L 3 1/2"x3 1/2"x5/16"	4"
5'-0"	L 4"x3 1/2"x5/16"	4"
6'-0"	L 5"x3 1/2"x5/16"	4"
7'-0"	L 6"x3 1/2"x5/16"	4"
8'-0"	L 7"x4"x3/8"	6"
9'-0"	L 7"x4"x3/8"	6"
10'-0"	L 8"x4"x1/2"	6"

STRUCTURAL KEYNOTES

FJ FLOOR JOISTS:

- FJ1 EXISTING 2X12" @ 16" O.C. FLOOR JOISTS
- FJ2 16" OPEN WOOD TRUSSES @ 16" O.C.
- FJ3 2X10" PRESSURE TREATED @ 16" O.C.

B BEAM TYPE:

- B.1 EXISTING 10"X12" WOOD BEAM

FB FLUSHED BEAM TYPE:

- FB1 3 (1 3/4" X 1.2") ML
- FB2 3 (16") OPEN WOOD TRUSS

DB DROPPED BEAM TYPE:

- DB1 DROPPED W16X26 STEEL BEAM

L LINTEL TYPE:

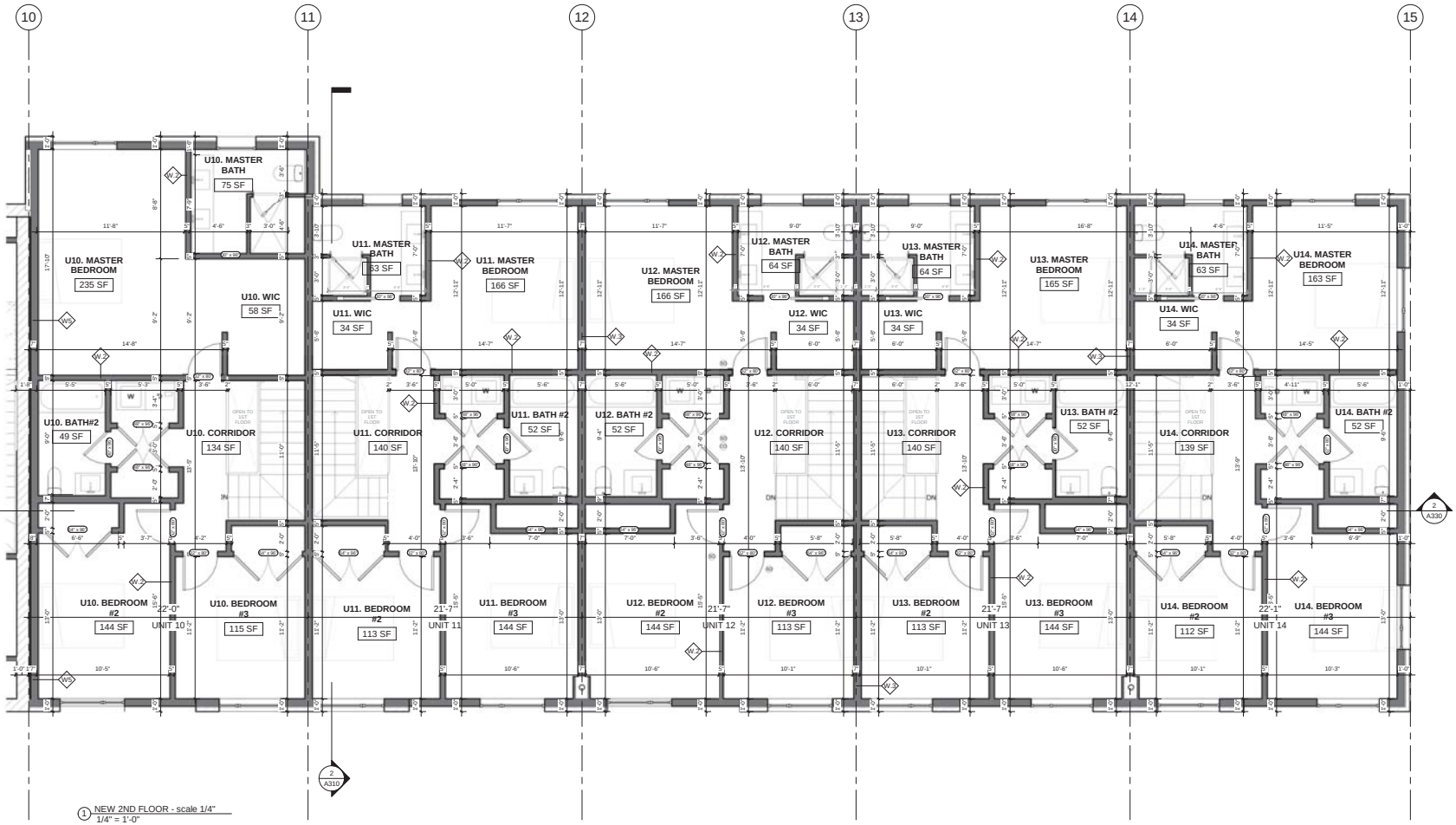
- L1 W 16X26

C COLUMN TYPE:

- C1 EXISTING 10"X10" WOOD COLUMN
- C2 NEW 8"X8" TIMBER COLUMN
- C3 NEW 5 1/2"X5 1/2" TIMBER COLUMN
- C4 NEW 4"X4" STEEL COLUMN

W WALL TYPE:

- W1 EXISTING EXTERIOR 12" BRICK WALL
- W2 5" INTERIOR BEARING AND NON LOAD BEARING WALL
- W3 7" INTERIOR BEARING AND NON LOAD BEARING WALL
- W4 NEW EXTERIOR WALL WITH 4" BRICK FINISH
- W5 3H FIRE WALL ULH902



1 NEW 2ND FLOOR - scale 1/4"
1/4" = 1'-0"

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I HEREBY CERTIFY THAT THESE DRAWINGS AND PECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CITY OF CHICAGO CODES AND ORDINANCES

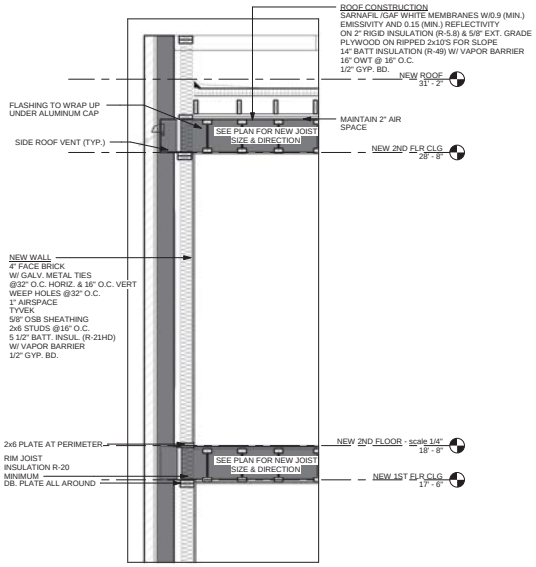
DATE	REMARKS

SHEET Name

PROPOSED SECOND FLOOR PLAN @ NEW BUILDING

SHEET No.

A117



1 @ NEW BUILDING A-A - Callout 1
1/2" = 1'-0"

FLOOR ASSEMBLY

FA 1
NEW 3/4" HARWOOD FLOOR OR CARPET
NEW 3/4" PLYWO. SUBFLOOR T&G (GLUE & SCREW)
EXISTING 2X12" @ 16" O.C. FLOOR JOISTS

FA 2
3/4" HARWOOD FLOOR OR CARPET
3/4" PLYWO. SUBFLOOR T&G (GLUE & SCREW)
16" OWT @ 16" O.C.
1/2" SHEETROCK BRAND FIRECODE CORE GYPSUM PANELS
JOINTS FINISHED

WALL ASSEMBLY

WA1
EXISTING EXTERIOR 12" BRICK WALL

WA2
5/8" TYPE X GWB (BOTH SIDES)
2x6 STUDS @ 16" O.C.

WA3
(3) 5/8 SHEETROCK ULTRALIGHT FIRECODE X GYPSUM PANELS
2x6 STUDS @ 16" O.C.
5/8 SECURCK BRAND GLASS-MAT SHEATING FIRECODE CORE
5 1/2" BATT INSULATION

WA4
4" FACE BRICK
W/ GALV. METAL TIES
@32" O.C. HORIZ. & 16" O.C. VERT
WEEP HOLES @32" O.C. T
1" AIRSPACE
TYVEK
5/8" OSB SHEATHING
2x6 STUDS @16" O.C.
5 1/2" BATT. INSUL. (R-21HD)
W/ VAPOR BARRIER
1/2" GYP. BD.

ROOF ASSEMBLY

RF1
ROOF CONSTRUCTION
SARNAFIL /GAF WHITE MEMBRANES W/0.9 (MIN.) EMISSIVITY AND 0.15 (MIN.) REFLECTIVITY ON 2" RIGID INSULATION (R-5.8) & 5/8" EXT. GRADE PLYWOOD ON RIPPED 2x10'S FOR SLOPE
14" BATT INSULATION (R-49) W/ VAPOR BARRIER
16" OWT @ 16" O.C.
1/2" GYP. BD.

STRUCTURAL KEYNOTES

FJ FLOOR JOISTS:

- FJ1 EXISTING 2X12" @ 16" O.C. FLOOR JOISTS
- FJ2 16" OPEN WOOD TRUSSES @ 16" O.C.
- FJ3 2X10" PRESSURE TREATED @ 16" O.C.

B BEAM TYPE:

- B1 EXISTING 10"X12" WOOD BEAM
- B2 EXISTING RIDGE BEAM
- B3 (2) 2X10 TREATED DECK BEAM

FB FLUSHED BEAM TYPE:

- FB1 3 (1 3/4" X 12") ML
- FB2 3 (16") OPEN WOOD TRUSS
- FB3 3 (1 3/4" X 16") ML

DB DROPPED BEAM TYPE:

- DB1 DROPPED W16X26 STEEL BEAM

L LINTEL TYPE:

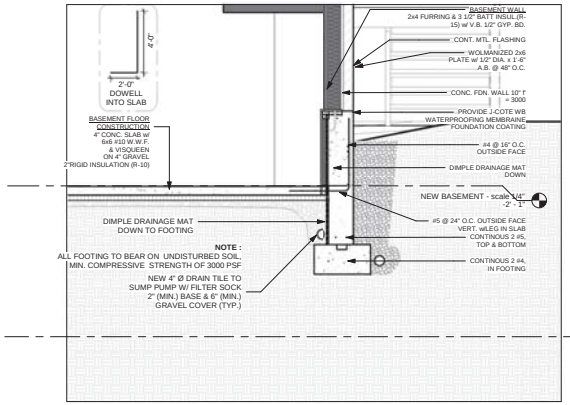
- L1 W 16X26

C COLUMN TYPE:

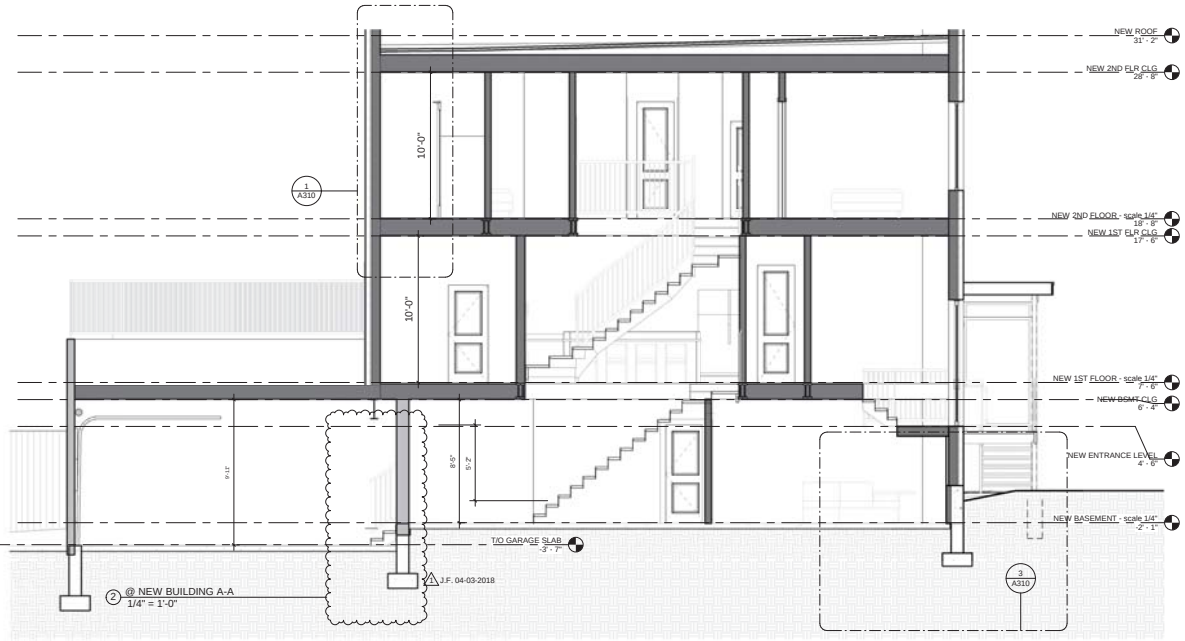
- C1 EXISTING 10"X10" WOOD COLUMN
- C2 NEW 8"X8" TIMBER COLUMN
- C3 NEW 5 1/2"X5 1/2" TIMBER COLUMN
- C4 NEW 4"X4" STEEL COLUMN

W WALL TYPE:

- W1 EXISTING EXTERIOR 12" BRICK WALL
- W2 5" INTERIOR BEARING AND NON LOAD BEARING WALL
- W3 2H FIRE RATED INTERIOR BEARING AND NON LOAD BEARING WALL
- W4 NEW EXTERIOR WALL WITH 4" BRICK FINISH
- W5 3H FIRE WALL ULI#902



3 @ NEW BUILDING A-A - Callout 2
1/2" = 1'-0"



2 @ NEW BUILDING A-A
1/4" = 1'-0"

CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

214 S 13TH AVENUE

ST. CHARLES, IL 60174

OWNER:
Basil Kezios,
Carole Kezios
1400 N. Halsted st.
Chicago, IL 60642
312-867-7407
basil@greektranslations.com
carole@athensperthouses.com

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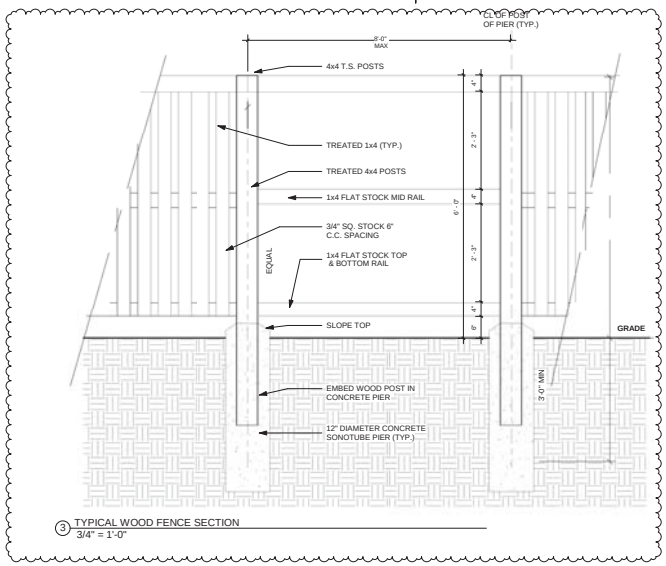
DATE	REMARKS

SHEET Name

SECTION A-A @ NEW BUILDING

SHEET No.

A310



3 TYPICAL WOOD FENCE SECTION
3/4" = 1'-0"

FLOOR ASSEMBLY

FA 1
NEW 3/4" HARWOOD FLOOR OR CARPET
NEW 3/4" PLYWO. SUBFLOOR T&G
(GLUE & SCREW)
EXISTING 2X12" @ 16" O.C. FLOOR JOISTS

FA 2
3/4" HARWOOD FLOOR OR CARPET
3/4" PLYWO. SUBFLOOR T&G
(GLUE & SCREW)
2X10" @ 16" O.C.
1/2" SHEETROCK BRAND FIRECODE
CORE GYPSUM PANELS
JOINTS FINISHED

WALL ASSEMBLY

WA1 EXISTING EXTERIOR 12" BRICK WALL

WA2
5/8" TYPE X GWB (BOTH SIDES)
2x6 STUDS @ 16" O.C.

WA3
(2) 5/8 SHEETROCK ULTRALIGHT
FIRECODE X GYPSUM PANELS
2x6 STUDS @ 16" O.C.
5/8 SECUROCK BRAND
GLASS-MAT SHEATING FIRECODE CORE
5 1/2" BATT INSULATION

WA4
4" FACE BRICK
W/ GALV. METAL TIES
@32" O.C. HORIZ. & 16" O.C. VERT
WEEP HOLES @32" O.C. T
AIR SPACE
TYVEK
5/8" OSB SHEATHING
2x6 STUDS @16" O.C.
5 1/2" BATT. INSUL. (R-21HD)
W/ VAPOR BARRIER
1/2" GYP. BD.

ROOF ASSEMBLY

RF1
ROOF CONSTRUCTION
SARNAFIL /GAF WHITE MEMBRANES W/0.9 (MIN.)
EMISSIVITY AND 0.15 (MIN.) REFLECTIVITY
ON 2" RIGID INSULATION (R-5.8) & 5/8" EXT. GRADE
PLYWOOD ON RIPPED 2x10'S FOR SLOPE
14" BATT INSULATION (R-49) W/ VAPOR BARRIER
16" OWT @ 16" O.C.
1/2" GYP. BD.

STRUCTURAL KEYNOTES

FJ FLOOR JOISTS:
- **FJ1** EXISTING 2X12" @ 16" O.C. FLOOR JOISTS
- **FJ2** 16" OPEN WOOD TRUSSES @ 16" O.C.
- **FJ3** 2X10" PRESSURE TREATED @ 16" O.C.

B BEAM TYPE:
- **B1** EXISTING 10"X12" WOOD BEAM
- **B2** EXISTING RIDGE BEAM
- **B3** (2) 2X10 TREATED DECK BEAM

FB FLUSHED BEAM TYPE:
- **FB1** 3 (1 3/4" X 12") ML
- **FB2** 3 (16") OPEN WOOD TRUSS
- **FB3** 3 (1 3/4" X 16") ML

DB DROPPED BEAM TYPE:
- **DB1** DROPPED W16X26 STEEL BEAM

L LINTEL TYPE:
- **L1** W 16X26

C COLUMN TYPE:
- **C1** EXISTING 10"X10" WOOD COLUMN
- **C2** NEW 8"X8" TIMBER COLUMN
- **C3** NEW 5 1/2"X5 1/2" TIMBER COLUMN
- **C4** NEW 4"X4" STEEL COLUMN

W WALL TYPE:
- **W1** EXISTING EXTERIOR 12" BRICK WALL
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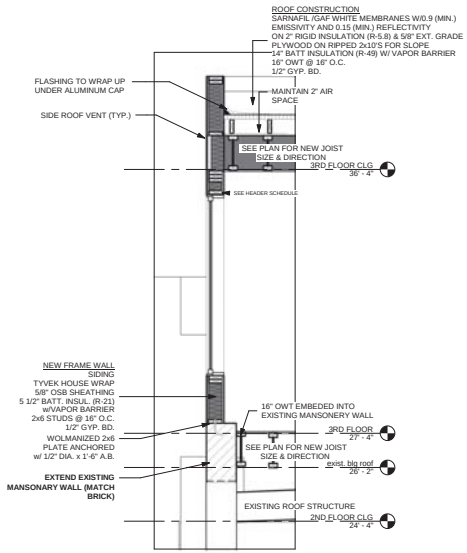
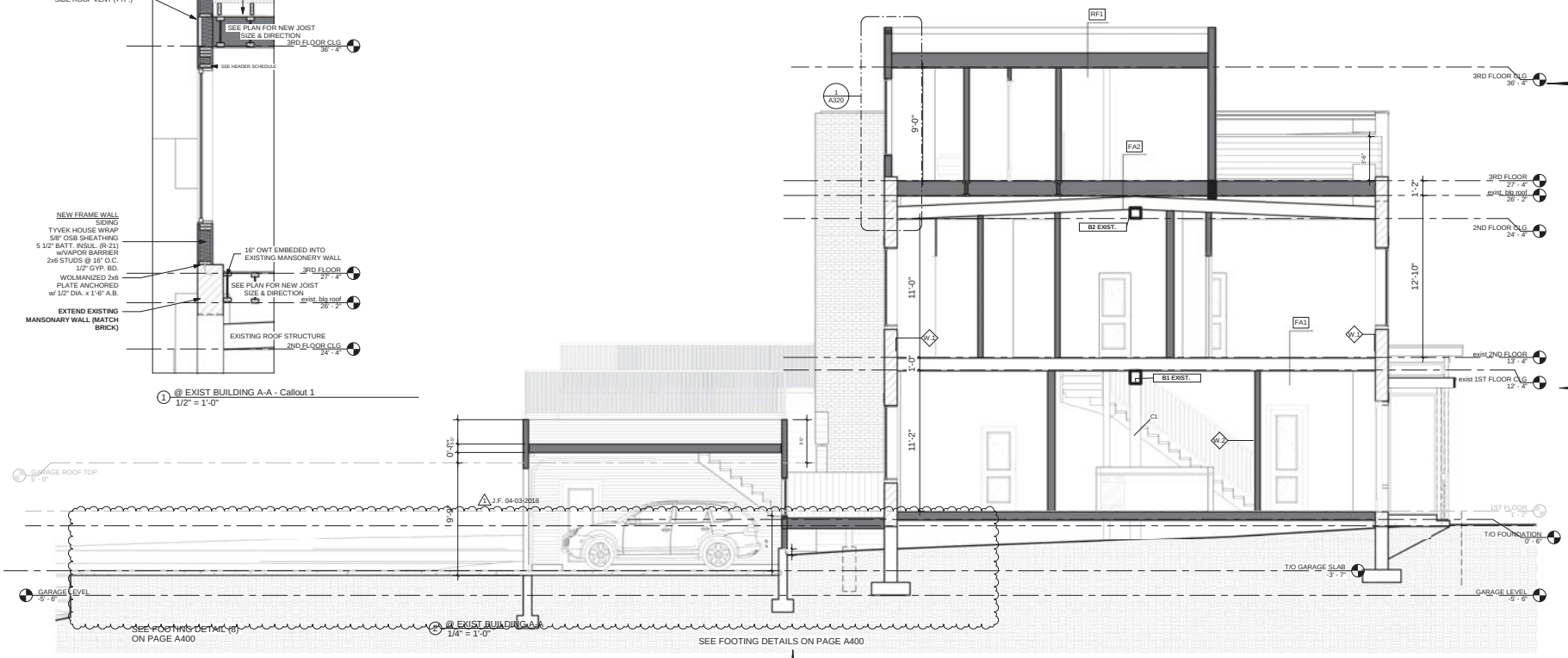
- **W4** NEW EXTERIOR WALL WITH 4" BRICK FINISH
- **W5** 3H FIRE WALL UL#902



1 @ EXIST BUILDING A-A - Callout 1
1/2" = 1'-0"



SEE FOOTING DETAIL (6) ON PAGE A400

2 @ EXIST BUILDING A-A
1/4" = 1'-0"

SEE FOOTING DETAILS ON PAGE A400

CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

214 S 13TH AVENUE

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DATE	REMARKS

SHEET Name

SECTIONS A-A @ exist. BUILDING

SHEET No.

A320

FLOOR ASSEMBLY

FA 1
NEW 3/4" HARWOOD FLOOR OR CARPET
NEW 3/4" PLYWD. SUBFLOOR T&G
(GLUE & SCREW)
EXISTING 2X12" @ 16" O.C. FLOOR JOISTS

FA 2
3/4" HARWOOD FLOOR OR CARPET
3/4" PLYWD. SUBFLOOR T&G
(GLUE & SCREW)
16" OWT @ 16" O.C.
1/2" SHEETROCK BRAND FIRECODE
CORE GYPSUM PANELS
JOINTS FINISHED

WALL ASSEMBLY

WA1
EXISTING EXTERIOR 12" BRICK WALL

WA2
5/8" TYPE X GWB (BOTH SIDES)
2x6 STUDS @ 16" O.C.

WA3
(2) 5/8 SHEETROCK ULTRALIGHT
FIRECODE X GYPSUM PANELS
2x6 STUDS @ 16" O.C.
5/8 SECUROCK BRAND
GLASS-MAT SHEATING FIRECODE CORE
5 1/2" BATT INSULATION

WA4
4" FACE BRICK
90 GAUJ METAL TIES
@32" O.C. HORIZ. & 16" O.C. VERT
WEEP HOLES @32" O.C. T
1" AIRSPACE
TYVEK
5/8" OSB SHEATHING
2x6 STUDS @ 16" O.C.
5 1/2" BATT. INSUL. (R-21HD)
6 MIL VAPOR BARRIER
1/2" GYP. BD.

ROOF ASSEMBLY

RF1
ROOF CONSTRUCTION
"ARMAFIL (GAF WHITE MEMBRANES W/0.9 (MIN.)
EMISSIVITY AND 0.15 (MIN.) REFLECTIVITY
ON 2" RIGID INSULATION (R-5.8) & 5/8" EXT. GRADE
PLYWOOD ON RIPPED 2x10'S FOR SLOPE
16" BATT INSULATION (R-49) W/ VAPOR BARRIER
16" OWT @ 16" O.C.
1/2" GYP. BD.

STRUCTURAL KEYNOTES

FJ FLOOR JOISTS:

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- **FJ2** 16" OPEN WOOD TRUSSES @ 16" O.C.
- **FJ3** 2X10" PRESSURE TREATED @ 16" O.C.

B BEAM TYPE:

- **B1** EXISTING 10"X12" WOOD BEAM
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- **B3** (2) 2X10 TREATED DECK BEAM

FB FLUSHED BEAM TYPE:

- **FB1** 3 (1 3/4" X 12") MIL
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DB DROPPED BEAM TYPE:

- **DB1** DROPPED W16X26 STEEL BEAM

L LINTEL TYPE:

- **L1** W 16X26

C COLUMN TYPE:

- **C1** EXISTING 10"X10" WOOD COLUMN
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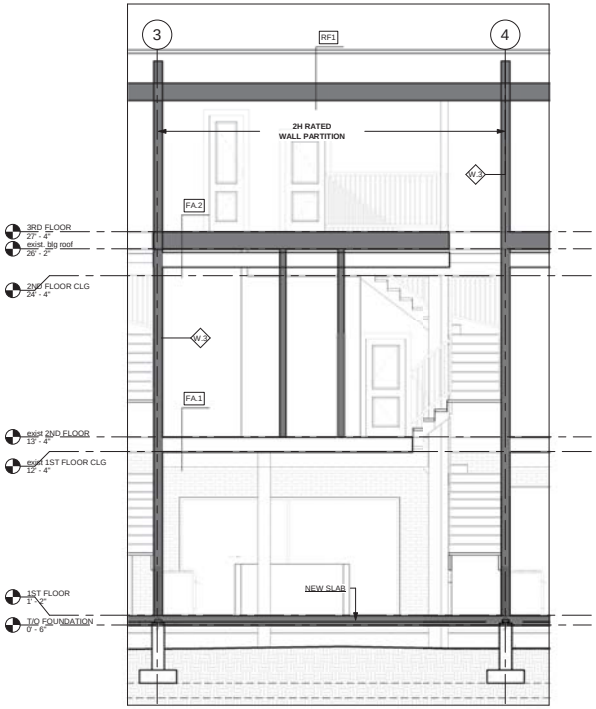
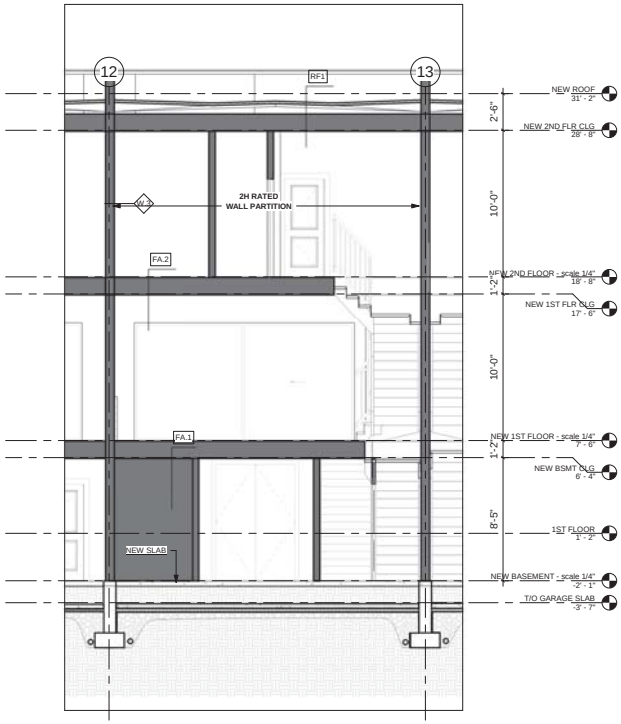


1 @ EXIST BUILIDNG B-B
1/4" = 1'-0"



2 @ NEW BUILDING B-B
1/4" = 1'-0"

CRYSTAL LOFT TOWNHOMES - CONVERSION OF EXISTING BUILDING TO: 9 TOWNHOMES AND ADDITION OF 5 NEW TOWNHOMES

214 S 13TH AVENUE

ST. CHARLES, IL 60174

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DATE	REMARKS

SHEET Name

SECTIONS B-B

SHEET No.

A330

Lift and Slide Energy Efficient Patio doors

Front Door with Glazing Partition

crystallofts-stcharles.com

funkhaus

White brick- Units D1-D5

Metal Siding

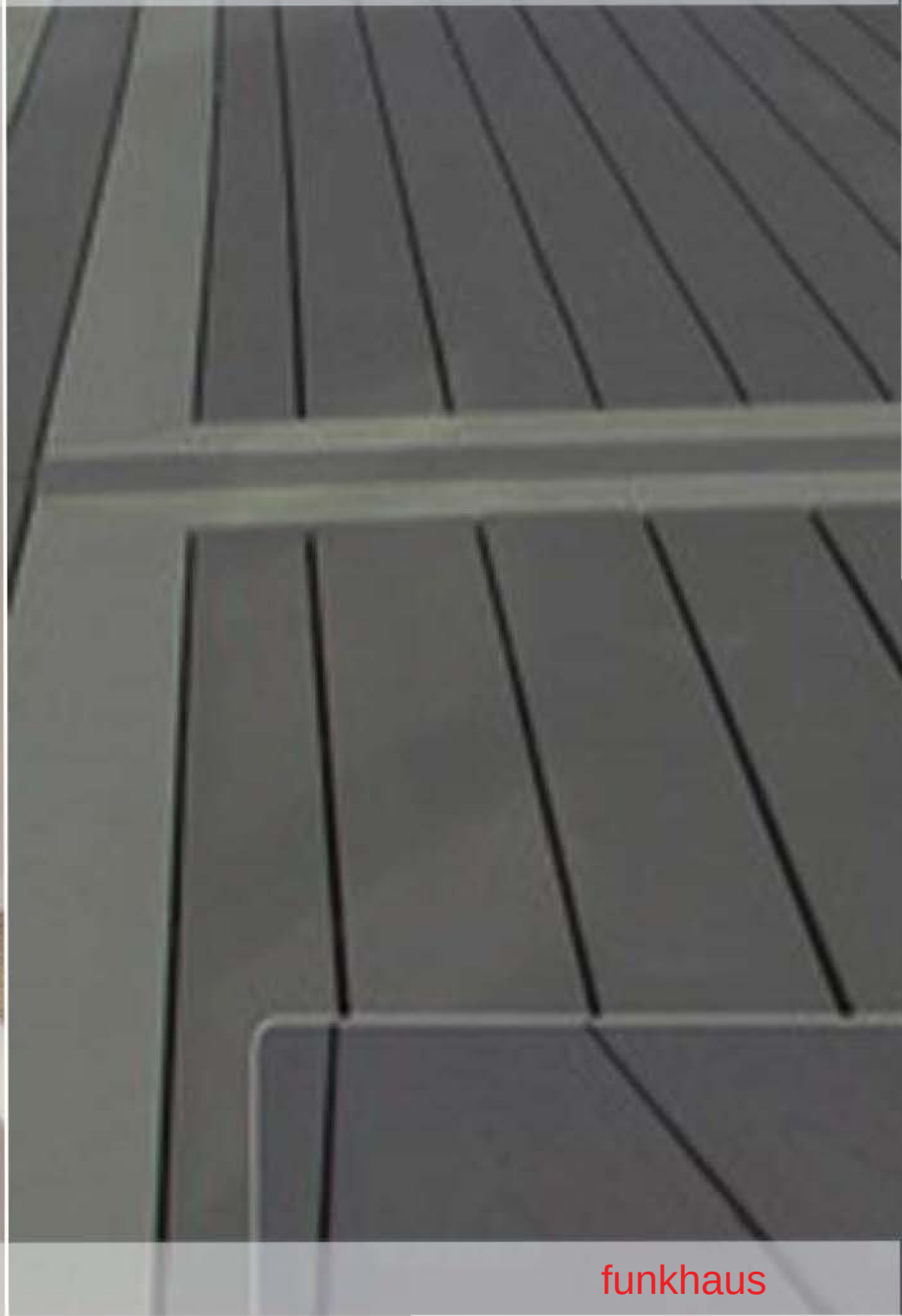
crystallofts-stcharles.com

funkhaus

Front entry doors

crystallofts-stcharles.com

TimberTech decking



funkhaus

crystallofts-stcharles.com

funkhaus

HOME
is wherever
I am with
YOU
UHDTV

crystallofts-stcharles.com

funkhaus

crystallofts-stcharles.com

funkhaus

Refer to:
Minutes 12/18/17
Page

City of St. Charles, Illinois

Ordinance No. 2017-Z-21

An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Crystal Lofts (214 S. 13th Ave).

Adopted by the

City Council

of the

City of St. Charles

December 18, 2017

Published in pamphlet form by authority of the City Council of the City of St. Charles, Kane and Du Page Counties, Illinois, December 27, 2017

City Clerk

(S E A L)

IC2

City of St. Charles, Illinois
Ordinance No. 2017-Z- 21

An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan for Crystal Lofts (214 S. 13th Ave.)

WHEREAS, on or about October 16, 2017, Jeffrey Funke (the "Applicant") filed petitions for 1) Map Amendment from M1 Special Manufacturing District to RM-3 General Residential District, 2) Special Use for Planned Unit Development, and 3) PUD Preliminary Plan, all for the real estate legally described on Exhibit "A" attached hereto and incorporated herein (the "Subject Property"), for the purpose of renovating an existing building into 9 townhomes and constructing 5 additional townhomes; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Special Use for Planned Unit Development was published on or about October 20, 2017 in a newspaper having general circulation within the City, to-wit, the Daily Herald newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about November 7, 2017 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said Map Amendment, Special Use for Planned Unit Development, and PUD Preliminary Plan petitions on or about November 7, 2017; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about November 13, 2017; and,

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

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

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

2. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the M1 Special Manufacturing District to RM-3

General Residential District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit "B" are expressly adopted by the corporate authorities of the City.

3. That passage of this Ordinance shall constitute approval of a Special Use for Planned Unit Development pursuant to the provisions of Title 17 of the St. Charles Municipal Code, as amended, and based upon the Applicant's petitions and the evidence presented at the Public Hearing, the City Council hereby finds that the Special Use for Planned Unit Development is in the public interest and adopts the Criteria for Planned Unit Developments, set forth on Exhibit "C", which is attached hereto and incorporated herein.

4. That passage of this Ordinance shall constitute approval of the PUD Preliminary Plan, incorporated herein as Exhibit "D", such that the following documents and illustrations, reduced copies of which are attached hereto, are hereby granted preliminary approval, subject to satisfactory resolution of all outstanding staff review comments and compliance with such conditions, corrections, and modifications as may be required by the Director of Community & Economic Development and the Director of Public Works to comply with the requirements of the St. Charles Municipal Code:

- Engineering Plans, prepared by Kimley Horn, dated 12/11/17
- Landscape Plan, prepared by Kimley Horn, dated 12/11/17
- Architectural Plans, prepared by Funke Architects:
    - Elevations and Building Materials Sheets, received 10/17/17
    - Sheets A31, A32, dated 10/20/17
    - Sheets A10, A34 dated 11/21/17
- Subdivision Plat, prepared by Compass Surveying Ltd, dated 12/15/17

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

a. Zoning: The Subject Property shall be subject to the requirements of the RM-3 General Residential District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the "PUD Deviations" attached hereto and incorporated herein as Exhibit "E".

b. Stormwater:
    1. For portions of the site subject to the IDNR Conveyance Floodway agreement, existing regulatory FEMA floodplain, and proposed FEMA floodplain mapping, compensatory storage shall be provided in accordance with the City Code, and shall be subject to review and approval by the Director of Community & Economic Development and the Director of Public Works at the time of final engineering and stormwater permit review. A recorded covenant running with the land requiring maintenance of the compensatory storage volume shall be provided per the requirements of the City Code.
    2. The detached garages proposed on Lots 1 through 9 shall be individually permitted and constructed. Information submitted with the building permit applications shall demonstrate compliance with all applicable requirements of the City Code regarding detached structures within a floodplain. Details shall

be provided regarding anchoring of the structure, use of flood resistant material, use of water proof materials below the flood protection elevation, installation of service facilities above the flood protection elevation, construction cost, design of garage doors and flood vents, and signage and other preventative measures taken to prevent storage in area below 2 ft. above the base flood elevation. Elevation certificates shall be provided for each detached garage following the installation of the foundation and floor for approval by the Director of Community & Economic Development and the Director of Public Works prior to any additional work being completed on the structures.

3. For the attached garages proposed on Lots 10 through 14, information submitted with the building permit applications shall demonstrate compliance with all applicable requirements of the City Code regarding elevations of the structure outside of the floodplain areas. Elevation certificates shall be provided each garage following the installation of the foundation and floor for approval by the Director of Community & Economic Development and the Director of Public Works prior to any additional work being completed on the structures.

c. Owners' Association: An owner's association shall be formed for purpose of maintaining all common elements within the development, including but limited to: the driveway parcel (Outlot A), all stormwater drainage improvements within the subdivision, and any private improvements approved to be located within City right-of-way. The association shall be responsible for enforcing the covenant over the compensatory storage area and maintaining or enforcing the maintenance of all structures or other improvements located within areas of the site subject to the IDNR Conveyance Floodway agreement, existing regulatory FEMA floodplain, proposed FEMA floodplain mapping and compensatory storage areas in accordance with final engineering plans, building permit approved plans and City Code requirements. The Declaration of Covenants establishing the owner's association and identifying all maintenance responsibilities of the association shall be provided for the review and approval by the Director of Community & Economic Development and Director of Public Works prior to the recording of the Final Plat of Subdivision.

d. Special Service Area: Following a recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities (including all compensatory storage areas) and other related facilities serving the Subject Property. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other related facilities are not adequately maintained by the Owner's Association, lot owners or successors.

e. Utilities:
   1. The existing overhead utility poles along the Indiana Avenue frontage of the subject property, including all attached electrical wires and equipment and all other public or private utilities attached to the poles, shall be removed and relocated below grade.
   2. Utilities services to the residential units shall be provided in accordance with the requirements of the City Code, and subject to review and approval of the Director of Community & Economic Development and the Director of Public Works at the time of building permit.
   3. The Sanitary Sewer located east of the building may be considered for realignment as determined by the City after an evaluation and determination of hydraulic impacts. If adverse impacts are determined and cannot be mitigated to the satisfaction of the Director of Public Works, the sanitary sewer shall not be realigned, and the building footprint shall be adjusted to provide an adequate separation from the sanitary sewer.

f. School and Park Contributions: The Park and School contributions shall be provided by the Applicant as cash in lieu of land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time.

g. Inclusionary Housing: The Inclusionary Housing contribution shall be provided by the Applicant as cash in lieu of affordable units in accordance with the provisions of Title 19 of the St. Charles Municipal Code, as the same may be amended from time to time.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of December, 2017.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of December, 2017.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 18th day of December, 2017.

Raymond P. Rogina, Mayor

Attest:

Chuck Amenta, City Clerk

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

APPROVED AS TO FORM:

_____
City Attorney

DATE: _____

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

Certificate

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

I further certify that on December 18, 2017, the Corporate Authorities of such municipality passed and approved Ordinance No. 2017-Z-21, entitled

"An Ordinance Granting Approval of a Map Amendment, Special Use for Planned Unit Development and PUD Preliminary Plan for Crystal Lofts (214 S. 13th Ave)."

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

The pamphlet form of Ordinance No. 2017-Z-21, including the Ordinance and a cover sheet thereof was prepared, and a copy of such Ordinance was posted in the municipal building, commencing on December 27, 2017, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

DATED at St. Charles, Illinois, this 18th day of December, 2017.

Municipal Clerk

(S E A L)

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART OF BLOCK 5 OF W. H. WILCOX SECOND ADDITION TO ST. CHARLES AND THAT PART OF VACATED INDIANA AVENUE, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK AND SAID WEST LINE EXTENDED 131.5 FEET TO A LINE DRAWN PARALLEL WITH AND 4 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES THERETO THE SOUTHERLY LINE OF SAID BLOCK 5; THENCE EASTERLY ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED TO THE EASTERLY LINE OF SAID BLOCK 5; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID NORTHERLY LINE 344.4 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

EXHIBIT "B"

FINDINGS OF FACT FOR MAP AMENDMENT

1. **The existing uses and zoning of nearby property.**

   The current zoning of the existing property is manufacturing M-1. The neighboring properties to the north and east are also M-1. The neighboring properties to the south and west are residential; RT-3.

2. **The extent to which property values are diminished by the existing zoning restrictions.**

   The existing M-1 zoning prohibits the use of residential for the existing building and existing property. Economics, location, the existing building and site prohibit its existing zoning use. The building is deteriorating under the current conditions. The residential use will allow for a new use for the building and site. This proposed use will complement the existing residential to the south and west and offer a great transition to the manufacturing to the north and east of the site.

3. **The extent to which the reduction of the property's value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.** The existing building does not lend itself to a modern manufacturing facility. The building is deteriorating and in the future, walls and the roof will collapse if the building is not renovated.

4. **The suitability of the property for the purposes for which it is presently zoned, i.e. the feasibility of developing the property for one or more of the uses permitted under the existing zoning classification.**

   The existing M-1 zoning is not suitable for this type of property. To the south and the west you have single-family homes creating zoning uses that do not complement each other. The location of the site does not lend itself to truck and manufacturing traffic. The building is not adequate for a modern manufacturing facility. The size and location prohibit the function of such a use.

5. **The length of time that the property has been vacant, as presently zoned, considered in the context of the land development in the area where the property is located.**

   The building in its current state is deteriorating and does not function as a warehouse. If the property is not re-developed the building will eventually need to be demolished to avoid collapse if left on its own.

6. **The evidence, or lack of evidence, of the community's need for the uses permitted under the proposed district.**

   Currently there is a need for new housing product in the St. Charles area. The proposed residential district will allow for new residential product. The existing zoning, M-1, is

obsolete and does not allow for vehicular traffic, building size and location suitable for industrial and/or manufacturing.

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

   Multi- Family Residential will make for a great buffer to the commercial buildings to the north and the east. It will also blend in nicely with scale and its use to the residential zoning on the south and the west.

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

   The proposed zoning will facilitate residential development in the area. The renovation of the existing building and the new (5) town homes will activate Indiana Avenue.

9. **The extent to which the proposed amendment creates nonconformities.**
   The proposed amendment will help the existing property to conform with the surrounding residential properties. The re-use of a vacant building will promote development and compliment the residential community around the site.

10. **The trend of development, if any, in the general area of the property in question.**

    The new zoning will activate the residential development in the area. The town homes will offer amenities that will promote residential and increase property values in the neighborhood.

EXHIBIT "C"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

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

1. **To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**

2. **To create places oriented to the pedestrian that promote physical activity and social interaction, including but not limited to walkable neighborhoods, usable open space and recreational facilities for the enjoyment of all.**

3. **To encourage a harmonious mix of land uses and a variety of housing types and prices.**

4. **To preserve native vegetation, topographic and geological features, and environmentally sensitive areas.**

5. **To promote the economical development and efficient use of land, utilities, street improvements, drainage facilities, structures and other facilities.**

6. **To encourage redevelopment of sites containing obsolete or inappropriate buildings or uses.**

7. **To encourage a collaborative process among developers, neighboring property owners and residents, governmental bodies and the community.**

The new development will re-purpose an existing deteriorated building. It will also create new residential housing that will increase the values of the neighboring properties, create density and create a beautiful setting for architecture, landscape and a residential presence that will complement the street and neighborhood.

ii. The proposed PUD and PUD Preliminary Plans conform to the requirements of the underlying zoning district or districts in which the PUD is located and to the applicable Design Review Standards contained in Chapter 17.06, except where:

A. **Conforming to the requirements would inhibit creative design that serves community goals, or**
B. **Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.**

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

1. **The PUD will provide community amenities beyond those required by ordinance, such as recreational facilities, public plazas, gardens, public 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 PUD will offer the new use of an existing historic building. It will also activate a once dormant building. Relocation of power lines underground, new sidewalks, landscaping and fencing will also beautify the area.
The Heinz Crystal building has been a part of the St. Charles fabric for over 100 years. The renovation of the existing building will allow residents to enjoy its history and architecture. The new (5) town homes offer a modern design that will complement the existing building and offer design innovations not found in the market place.
The existing and new buildings will be renovated with energy-efficient materials lowering the utility costs of the future residents. The storm water management techniques are being modernized to facilitate the new development.
Coverage deviates from the code to allow for the renovation of the existing building. Factors include the existing site conditions, building size and economics restricting the development from adhering to all of the RM-3 requirements. The required Front Yard Setback, Side Yard Setbacks, Lot Width and Building coverage will deviate from the RM-3 District.

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

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

The architecture of the Crystal Loft Townhomes incorporates a historic building that has been an economic and architectural staple in the community. The building has stood on its location for over 100 years and originally served as the leading manufacturing of crystal in the United States. The architecture will be preserved and serve as an architecturally significant structure for many years to come.

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

The Crystal Lofts will be relocating the existing power lines on Indiana to underground. New sidewalks and decorative fencing will surround the site on the west, north and east ends. The drainage and utilities will be improved to accommodate the new development.

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 Crystal Lofts development team has been working with the City of St. Charles to produce a product that compliments the current needs in St. Charles. We have also addressed the public concerns about parking adding additional parking spaces on the north side of the property to accommodate guests.

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 townhomes compliment the residential single family homes to the west and the south and act as a nice architectural transition to the industrial buildings on the east and the north.

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 Crystal Lofts will be relocating the existing power lines on Indiana to underground. New sidewalks and decorative fencing will surround the site on the west, north and east ends the drainage and utilities will be improved to accommodate the new development.

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, expect as may be varied pursuant to a Special Use for Planned Unit Development.**

The Crystal Loft Town homes will adhere to all State and local building codes

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

The architecture of the Crystal Loft Townhomes incorporates a historic building that has been an economic and architectural staple in the community. The building has stood on its location for over 100 years and originally served as the leading manufacturing of crystal in the United States. The architecture will be preserved and serve as an architectural significant structure for many years to come.

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

The proposed PUD conforms to all purposes and intent of the Comprehensive Plan by the renovation of an existing historic building that has been in the city of St. Charles for over 100 years. The development of new residential units in an existing warehouse maintains the character of the street. It will provide a catalyst for residential development on the east side of town. The development will create a transition from single family homes to the industrial to the east.

EXHIBIT "D"

PUD PRELIMINARY PLAN

FINAL ENGINEERING PLANS
CRYSTAL LOFT TOWNHOMES
214 S. 13TH AVENUE
ST. CHARLES, IL 60174
NOVEMBER, 2017

UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
CITY OF ST. CHARLES ENGINEERING DIVISION
2 E. MAIN STREET
ST. CHARLES, IL 60174
TEL: (630) 377-4486

SANITARY SEWER SERVICE
CITY OF ST. CHARLES ENGINEERING DIVISION
2 E. MAIN STREET
ST. CHARLES, IL 60174
TEL: (630) 377-4486

STORM SEWER SERVICE
CITY OF ST. CHARLES ENGINEERING DIVISION
2 E. MAIN STREET
ST. CHARLES, IL 60174
TEL: (630) 377-4486

WATER SERVICE
CITY OF ST. CHARLES ENGINEERING DIVISION
2 E. MAIN STREET
ST. CHARLES, IL 60174
TEL: (630) 377-4486

ROADWAY AUTHORITY
CITY OF ST. CHARLES ENGINEERING DIVISION
2 E. MAIN STREET
ST. CHARLES, IL 60174
TEL: (630) 377-4486

POWER COMPANY
THE ST. CHARLES MUNICIPAL ELECTRIC UTILITY
200 DEVEREAUX WAY
ST. CHARLES, IL 60174
TEL: (630) 377-4405

PROJECT TEAM

ARCHITECT
FUNKE ARCHITECTS
160 EAST GRAND
CHICAGO, IL 60611
TEL: (312) 593-4812
CONTACT: JEFFREY FUNKE

GEOTECH
ETS ENVIRONMENTAL & ASSOCIATES, LLC
204 DEARBORN COURT, SUITE 124
GENEVA, IL 60134
TEL: (630) 513-4710
CONTACT: DAVID J. WAGNER

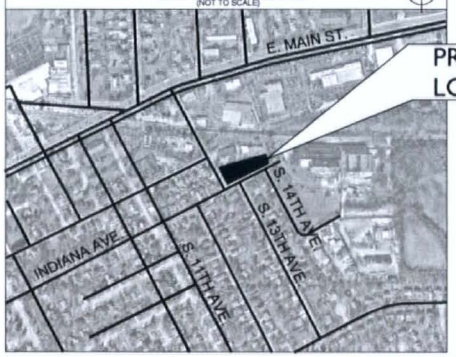
OWNER
FUNKE ARCHITECTS
160 EAST GRAND
CHICAGO, IL 60611
TEL: (312) 593-4812
CONTACT: JEFFREY FUNKE

CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487-5550
EMAIL: NATE.GROFF@KIMLEY-HORN.COM
CONTACT: NATHAN J. GROFF, P.E.

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
1001 WARRENVILLE RD, SUITE 350
LISLE, IL 60532
TEL: (630) 487-5550
EMAIL: TOM.RUNKLE@KIMLEY-HORN.COM
CONTACT: TOM RUNKLE

SURVEYOR
COMPASS SURVEYING LTD.
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, IL 60502
TEL: (630) 364-6976
CONTACT: SCOTT C. KREBS

LOCATION MAP
(NOT TO SCALE)



PROJECT LOCATION

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V1.0	ALTA TOPOGRAPHIC SURVEY BY (COMPASS SURVEYING)
C0.1	GENERAL NOTES
C1.0	DEMOLITION PLAN
C2.0	SITE PLAN
C3.0	EROSION CONTROL PLAN
C3.1	EROSION CONTROL DETAILS
C4.0	GRADING AND DRAINAGE PLAN
C5.0	UTILITY PLAN
C6.0	CROSS SECTIONS
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
C7.2	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS

LEGAL DESCRIPTION

THAT PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST. CHARLES AND THAT PART OF VACATED INDIANA AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK AND SAID WEST LINE EXTENDED 131.5 FEET TO A LINE DRAWN PARALLEL WITH AND 4 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES THERETO THE SOUTHERLY LINE OF SAID BLOCK 5; THENCE EASTERLY ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED TO THE EASTERLY LINE OF SAID BLOCK 5; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID NORTHERLY LINE 344.4 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 SOUTH BONNET BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF SITE
ELEVATION=731.31

SBM #2 WEST BONNET BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF SITE.
ELEVATION=730.58

REFERENCE BENCHMARKS:

BENCHMARK NGS N 19 (MF0006)
ELEVATION=696.45 (NAVD 88)

PROFESSIONAL ENGINEER'S CERTIFICATION

I, NATHAN J. GROFF, A LICENSED PROFESSIONAL ENGINEER OF IL, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF FUNKE ARCHITECTS BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 11TH DAY OF DECEMBER, A.D., 2017.

Nathan J. Groff

IL LICENSED PROFESSIONAL ENGINEER 062-060837
MY LICENSE EXPIRES ON NOVEMBER 30, 2019

NATHAN GROFF 062-060837 STATE OF ILLINOIS

Date of Expiration: 11-30-19

No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	12/11/17	RMM
2	REVISED PER CITY COMMENTS	11/22/17	RMM
3	REVISED PER CITY COMMENTS	11/01/17	RMM

Kimley»Horn

SCALE: AS NOTED
DESIGNED BY: RMM
DRAWN BY: RMM
CHECKED BY: NJG

FUNKE ARCHITECTS

COVER SHEET

CRYSTAL LOFT TOWNHOMES
214 S. 13TH AVENUE
ST CHARLES, IL

ORIGINAL ISSUE: 10/11/17
KHA PROJECT NO. 168813000
SHEET NUMBER
C0.0

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY

VICINITY MAP
NO SCALE

LEGAL DESCRIPTION

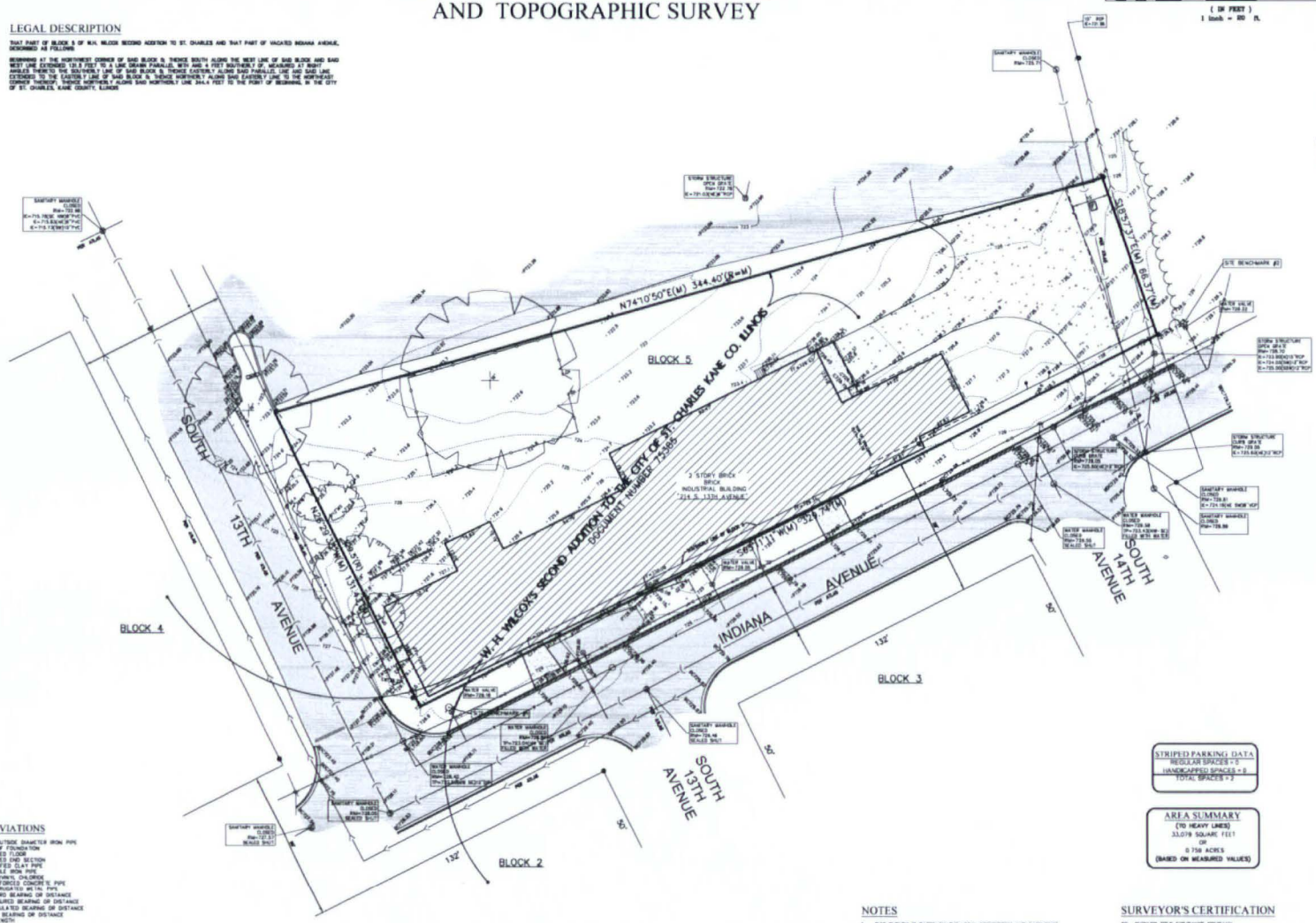
THAT PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST. CHARLES AND THAT PART OF VACATED INDIANA AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK AND SAID WEST LINE EXTENDED 120.0 FEET TO A LINE DRAWN PARALLEL WITH AND 4 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES THERETO THE SOUTHERLY LINE OF SAID BLOCK 5; THENCE EASTERLY ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED TO THE EASTERLY LINE OF SAID BLOCK 5; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID NORTHERLY LINE 344.4 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

SCHEDULE B EXCEPTIONS

7. EASEMENT FOR PUBLIC UTILITIES GRANTED TO THE CITY OF ST. CHARLES BY DOCUMENT 1297233 RECORDED JANUARY 10, 1973 FROM CHICAGO TITLE AND TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 31,545 OVER THE EASTERLY 15 FEET OF LAND

SCHEDULE B EXCEPTIONS A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S AND T ARE NOT SURVEY RELATED AND THEREFORE ARE NOT SHOWN



BENCHMARKS

REFERENCE BENCHMARK:
NGS B 16 (AF5890)
DATUM: NAVD 88
ELEVATION = 896.15

SITE BENCHMARK #1
SOUTH BONNET BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF SITE
ELEVATION = 731.13

SITE BENCHMARK #2
WEST BONNET BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF SITE
ELEVATION = 730.58

LEGEND

- FOUND 7/8" O.D.I.P. (UNLESS OTHERWISE NOTED) (FIELD LOCATION) (CONTROL POINT)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- VALVE VAULT
- FIRE HYDRANT
- FLARED END SECTION
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TRF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD WIRES
- GAS METER
- ELECTRIC METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- B/BOX
- SIGN
- BOLLARD POLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- MAILBOX
- GAS MARKER
- ELECTRIC MARKER
- TELEPHONE MARKER
- FLAG POLE
- POST INDICATOR VALVE
- GATE POST
- DOWN SPOUT
- TELEPHONE NETWORK INTERFACE
- IRRIGATION CONTROL VALVE
- ELECTRIC BOX
- SIAMESE WATER CONNECTION
- WATER MARKER
- BORING HOLE
- GAS VALVE
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER (LINE SHOWN IS APPROXIMATE)
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.D.E. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSED
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
E = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER

LINE LEGEND

- LIMITS OF LAND PER LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

NOTES

1. THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 17MWM-4201860V ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF APRIL 4, 2017.
2. INSERT FLOOD STATEMENT
3.

STRIPED PARKING DATA

REGULAR SPACES = 0
HANDICAPPED SPACES = 0
TOTAL SPACES = 0

AREA SUMMARY

(TO HEAVY LINES)
33,078 SQUARE FEET
OR
0.758 ACRES
(BASED ON MEASURED VALUES)

SURVEYOR'S CERTIFICATION

TO: CHICAGO TITLE INSURANCE COMPANY

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, 6, 7(a), 7(b1), 7(c), 8, 9 AND 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 05/14/2017.

COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002776
LICENSE EXPIRES 4/30/2018

DATE OF PLAT OR MAP: _____

BY: _____
SCOTT C. BREMS
IL PROFESSIONAL LAND SURVEYOR NO. 3528
LICENSE EXPIRES 11/30/18

J:\PSDATA\2017 PROJECTS\17.0263\17.0263-LTS TOPO.DWG

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

UTILITY STATEMENT

THE APPROXIMATE LOCATIONS OF UTILITIES SHOWN HAVE BEEN OBTAINED FROM COMPANY RECORDS OR FIELD MARKINGS WHERE PROVIDED BY THE UTILITY COMPANIES. THE LOCATIONS SHOWN ARE NOT GUARANTEED TO BE THE EXACT LOCATION OF THE UTILITIES. THE SURVEYOR DOES NOT WARRANT THAT ALL UTILITIES ARE SHOWN. THE SURVEYOR HAS NOT LOCATED ALL UTILITIES AS SUCH LOCATIONS ARE BEYOND THE SCOPE OF THIS SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED UNDERGROUND UTILITIES, WHICH MAY EXIST ON THE SUBJECT PROPERTY.

NO.	REVISIONS	DATE	BY

DATE: 06-22-17 | PC: TK | DRAWN BY: RHM | CHECKED BY: SB | BOOK 001 PG 75

CLIENT: Kimley»Horn
© 2016 KIMLEY-HORN AND ASSOCIATES, INC.
767 N. GARY AVENUE, STE. 100
CARL, IL 60133
PHONE: 630-487-5550
WWW.KIMLEY-HORN.COM

PROJECT: 214 S. 13TH AVENUE
ST. CHARLES, IL 60174

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2601 CINGLE WOODS PARKWAY, STE. 100
HOFFMAN ESTATES, IL 60192
PHONE: 630.830.8100 FAX: 630.830.8101 EMAIL: COMPASS@SURVEYING.COM

SCALE: 1" = 20'

1 OF 1

PROJ. NO.: 17.0263

GENERAL NOTES

1. EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:

   COMPASS SURVEYING LTD.
   2631 GINGER WOODS PARKWAY, SUITE 100
   AURORA, IL 60502
   TEL: (630) 820-9100

   COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.

2. COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CONFIRM THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.

3. THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

4. EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK 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 IDOT, LATEST EDITION.

   B. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   C. "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.

   D. REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.

   E. THE NATIONAL ELECTRIC CODE.

   F. ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.

5. STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIFICALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.

6. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIFICALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.

7. THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE LATEST REVISION DATE ON THE JOB SITE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

8. THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR THEIR WORK, AGREE TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC. THE MUNICIPALITY, THEIR EMPLOYEES AND AGENTS AND THE OWNER FROM AND AGAINST ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.

9. THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, TIME OF PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.

10. CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.

11. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

12. OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS AND EASEMENTS.

13. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE SURVEYOR AT THE CONTRACTOR'S EXPENSE.

14. NOTIFICATION OF COMMENCING CONSTRUCTION:

   14.A. THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY, AS NECESSARY, ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER SUFFICIENTLY IN ADVANCE OF CONSTRUCTION.

   14.B. FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

15. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.

16. ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE, AS DIRECTED BY THE ENGINEER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS. ALL PROPOSED WORK INVOLVING ELECTRIC UTILITIES MUST BE PERFORMED BY ST. CHARLES MUNICIPAL ELECTRICAL UTILITIES AT THE CUSTOMER'S EXPENSE. (revision 2)

17. ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNKS, BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.

18. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

19. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.

20. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT, AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.

21. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.

22. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS, AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

23. NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.

24. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR SEPARATELY, BUT SHALL BE MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS, WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.

25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.

26. THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITIES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.

27. CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.

28. ANY FIELD TILES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TILE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND A RECORD KEPT BY THE CONTRACTOR OF THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

29. ALL FRAMES AND LIDS FOR STORM AND SANITARY SEWERS, VALVE VAULT COVERS, FIRE HYDRANTS, AND B-BOXES ARE TO BE ADJUSTED TO MEET FINISHED GRADE. THE CONTRACTOR'S ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR, AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT.

30. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ONTO THE ROAD SUBGRADE. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM, IF AVAILABLE. DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR FLUSHING OR USING THE HYDRANT AT THE CONTRACTOR'S OWN EXPENSE. LEAKS IN THE WATER DISTRIBUTION SYSTEM SHALL BE THE RESPONSIBILITY OF THE WATER MAIN CONTRACTOR AND SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

31. TRENCH BACKFILL WILL BE REQUIRED TO THE FULL DEPTH ABOVE SEWERS AND WATERMAIN WITHIN TWO (2) FEET HORIZONTAL OF PROPOSED OR EXISTING PAVEMENT.

32. IF SOFT, SPONGY, OR OTHER UNSUITABLE SOILS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED AT THE BOTTOM OF THE TRENCH, ALL SUCH MATERIAL SHALL BE REMOVED AND REPLACED WITH WELL-COMPACTED, CRUSHED LIMESTONE BEDDING MATERIAL. IF ROCK IS ENCOUNTERED, IT SHALL BE REMOVED TO AT LEAST SIX (6) INCHES BELOW THE BOTTOM OF THE PIPE TO ALLOW PROPER THICKNESS OF BEDDING. ANY UNDERCUTS OF TWO (2) FEET OR LESS SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. DEPTHS GREATER THAN TWO (2) FEET SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PRIOR TO PROCEEDING.

33. THE TRENCHES FOR PIPE INSTALLATION SHALL BE KEPT DRY AT ALL TIMES DURING PIPE PLACEMENT. APPROPRIATE FACILITIES TO MAINTAIN THE DRY TRENCH SHALL BE PROVIDED BY THE CONTRACTOR, AND THE COST OF SUCH SHALL BE INCIDENTAL TO THE UNIT PRICE BID FOR THE ITEM. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION UNLESS APPROVED IN WRITING BY THE OWNER.

34. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE PROPER INLET PROTECTION EROSION CONTROL AT LOCATIONS INDICATED BY THE ENGINEER. THE PURPOSE OF THE INLET PROTECTION WILL BE TO MINIMIZE THE AMOUNT OF SILTATION THAT NORMALLY WOULD ENTER THE STORM SEWER SYSTEM FROM ADJACENT AND/OR UPSTREAM DRAINAGE AREAS.

35. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

36. EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH IEPA REGULATIONS AND IDOT STANDARDS FOR SOIL EROSION AND SEDIMENTATION CONTROL AND SHALL BE MAINTAINED BY THE CONTRACTOR AND REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.

37. THE CONTRACTOR SHALL CONFORM TO ALL EROSION CONTROL REQUIREMENTS AS SET FORTH BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY THROUGH THE NPDES PHASE II PERMIT PROGRAM REQUIREMENTS AND GOVERNING MUNICIPALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THE EROSION CONTROL DRAWINGS AND SPECIFICATIONS AS WELL AS THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP AT A MINIMUM, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE I PERMIT PROGRAM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL SWPPP DOCUMENTATION CURRENT AND READILY AVAILABLE ON THE PROJECT SITE AT ALL TIMES FOR REVIEW BY THE OWNER, ENGINEER, AND REGULATORY AGENCIES. KIMLEY-HORN AND ASSOCIATES, INC. IS NOT RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR SUPPLIERS, WHICH CONTRIBUTE TO DEFICIENCIES IN THE SWPPP OR ANY VIOLATIONS RESULTING FROM INADEQUATE EROSION CONTROL PROTECTION AND/OR DOCUMENTATION.

38. THE PAVEMENT SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES. IT MAY BE NECESSARY TO KEEP A SWEEPER ON-SITE AT ALL TIMES.

39. ALL DISTURBED AREAS OF THE RIGHT-OF-WAY SHALL BE FULLY RESTORED TO PRE-CONSTRUCTION CONDITIONS WITH A MINIMUM OF SIX (6) INCHES OF TOPSOIL, SEEDING, AND MULCH AS PER IDOT STANDARDS.

40. ALL PROPOSED GRADES SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS NOTED OTHERWISE.

41. ALL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. IF REQUESTED BY THE MUNICIPALITY OR ENGINEER, COPIES OF ALL TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER FOR REVIEW AND APPROVAL.

42. PROVIDE SMOOTH VERTICAL CURVES THROUGH HIGH AND LOW POINTS INDICATED BY SPOT ELEVATIONS. PROVIDE UNIFORM SLOPES BETWEEN NEW AND EXISTING GRADES. AVOID RIDGES AND DEPRESSIONS.

43. WHEN REQUIRED, THE CONTRACTOR SHALL NOTIFY THE OWNER WHEN RECORD DRAWINGS CAN BE PREPARED. RECORD DRAWINGS SHALL INDICATE THE FINAL LOCATION AND LAYOUT OF ALL IMPROVEMENTS, INCLUDING VERIFICATION OF ALL CONCRETE PADS, INVERT, RIM, AND SPOT GRADE ELEVATIONS, AND INCORPORATE ALL FIELD DESIGN CHANGES APPROVED BY THE OWNER.

44. BEFORE ACCEPTANCE, ALL WORK SHALL BE INSPECTED BY THE MUNICIPALITY, AS NECESSARY.

EARTHWORK NOTES

1. GENERAL

   1.1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.

   1.2. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.

   1.3. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ACCOUNTED FOR.

   1.4. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION, AND TRAFFIC.

   1.5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES. THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC., TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.

   1.6. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION FENCE AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

2. TOPSOIL EXCAVATION INCLUDES:

   2.1. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   2.2. PLACEMENT OF EXCAVATED MATERIAL IN OWNER-DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   2.3. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   2.4. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE OWNER.

   2.5. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   3.1. EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   3.2. PLACEMENT OF SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIALS SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

   3.3. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   3.4. COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 95% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

4. UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS. THE CONTRACTOR SHALL:

   5.1. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   5.2. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   5.3. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   5.4. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.

6. TESTING AND FINAL ACCEPTANCE

   6.1. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY THE ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATION.)

   6.2. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL OR OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

PAVING NOTES

1. GENERAL

   1.1. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, AND CURING CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   1.2. COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)]: SUBGRADE – 93%, SUBBASE – 93%, AGGREGATE BASE COURSE – 95%, BITUMINOUS COURSES – 95% OF MAXIMUM DENSITY, PER ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.

   1.3. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES, AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.

2. SUBGRADE PREPARATION

   2.1. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS, UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION. IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   2.2. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

   2.2.1. SCARIFY, DISC, AND AERATE.

   2.2.2. REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.

   2.2.3. REMOVE AND REPLACE WITH GRANULAR MATERIAL.

   2.2.4. USE OF GEOTEXTILE FABRIC.

   MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   2.3. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE-GRADED TO WITHIN 0.04 FEET (1/2 INCH) OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   2.4. PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.

3. CONCRETE WORK

   3.1. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS AND A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

   3.2. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4-INCH BY 18-INCH EPOXY-COATED STEEL DOWEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES.

   3.3. CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.

   3.4. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.

   3.5. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5-FOOT INTERVALS AND 1/2-INCH PRE-MOLDED FIBER EXPANSION JOINTS AT 20-FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.

   3.6. CONCRETE CURING AND PROTECTION SHALL BE PER IDOT STANDARDS. TWO (2) COATS OF IDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.

   3.7. THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

   4.1. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, BITUMINOUS CONCRETE BINDER COURSE, SUPERPAVE, IL-19, N50, AND BITUMINOUS CONCRETE SURFACE COURSE, SUPERPAVE, MIX N50, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.

   4.2. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE IDOT APPROVED.

   4.3. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED AND TACK-COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE, OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS PER IDOT STANDARDS.

   4.4. SEAMS IN SAW, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.

5. TESTING AND FINAL ACCEPTANCE

   5.1. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE ENGINEER.

   5.2. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   5.3. WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD REQUIRED BY IDOT STANDARDS.

   5.4. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

6. ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPALITY CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

SIGNAGE AND PAVEMENT MARKING NOTES

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS.

2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.

3. POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE IDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).

4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH IDOT STANDARDS.

5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC.

6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINT IN ACCORDANCE WITH IDOT STANDARDS.

7. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE.

8. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING.

SANITARY SEWER NOTES

1. SANITARY SEWER PIPE: ALL SANITARY SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE PLASTIC PIPE (PVC SDR-26), CONFORMING TO ASTM D3034 AND D2241 WITH ELASTOMERIC GASKET JOINTS CONFORMING TO ASTM D3139 AND D3212. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
4" – 15"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
4"–48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)

2. BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. ALL SANITARY SEWER CONSTRUCTION (AND STORM SEWER CONSTRUCTION IN COMBINED SEWER AREAS), REQUIRES STONE BEDDING WITH STONE ¼" TO 1" IN SIZE WITH MINIMUM BEDDING THICKNESS EQUAL TO ¼ THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NO LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. AS A MINIMUM, THE MATERIAL SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 704.01 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE STATE OF ILLINOIS OR ASTM D-33. THE GRADATION SHALL CONFORM TO GRADATION CA-11 OR CA-13 OF THE ILLINOIS STANDARD SPECIFICATIONS AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.

3. ALL UNSUITABLE MATERIALS SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE, AS PER IDOT STANDARDS.

4. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF TWO (2) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL PER IDOT STANDARDS AND THOROUGHLY MECHANICALLY COMPACTED IN 8-INCH THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.

5. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

6. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

7. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) REQUIREMENTS, AS SPECIFIED IN THE STANDARDS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.

8. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE, EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

   A. IF NECESSARY PERMISSION SHALL BE OBTAINED FROM THE MUNICIPALITY IN WRITING PRIOR TO BEGINNING CONSTRUCTION.

   B. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18 INCHES ABOVE THE TOP OF THE SEWER AND 18 INCHES HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

9. ALL SANITARY MANHOLES (AND STORM MANHOLES IN COMBINED SEWER AREAS) SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48 INCHES AND SHALL BE CAST IN PLACE OR PRE-CAST REINFORCED CONCRETE. A WATERTIGHT BOOT, CONFORMING TO ASTM C-923, SHALL BE USED AT THE PIPE-STRUCTURE CONNECTION.

10. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER-TIGHT SLEEVES. THE BOTTOM OF THE MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

11. FRAMES AND LIDS: SEE DETAILS FOR ALL SANITARY SEWER MANHOLE FRAMES AND LIDS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF-SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN THE FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

12. A MAXIMUM OF TWELVE (12) INCHES OF CONCRETE-ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

13. CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

14. TESTING: DEFLECTION, AIR, AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE IN ACCORDANCE WITH THE STANDARDS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS.

15. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY CODE.

16. TELEVISING: IF REQUIRED BY THE MUNICIPALITY, ALL SANITARY SEWERS SHALL BE TELEVISED, AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS, AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEOTAPES.

17. TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND REPAIR, OR REPLACE ALL MATERIALS AND WORKMANSHIP, AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.

18. CERTIFICATION: CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LOADING PROPERTIES OF PLASTIC PIPE BY PARALLEL PLATE LOADING," ASTM STANDARDS D-2241, AS APPROPRIATE FOR THE PIPE, TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT FIVE (5) PERCENT MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.

19. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

STORM SEWER NOTES

1. STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR DETERMINING PIPE CLASS AND CONFORMING TO ASTM C76. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL STORM SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
12"–60"	RCP	REINFORCED CONCRETE PIPE (ASTM C76), SEE IDOT SPECS FOR PIPE CLASS
3" – 12"	PVC	POLYVINYL CHLORIDE PLASTIC PIPE SDR-26 (ASTM D3034 AND D2241)
3"–48"	HDPE	HIGH DENSITY POLYETHYLENE PIPE
3"–48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)

2. BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.

3. ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.

4. CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

5. COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

6. STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BOTTOMS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE USED.

7. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

8. THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

9. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

10. THE STORM SEWER SHALL BE TELEVISED IF REQUIRED BY THE MUNICIPALITY.

11. MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE MUNICIPALITY.

12. ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE MUNICIPALITY REQUIREMENTS.

WATERMAIN NOTES

1. WATERMAIN PIPE: ALL WATERMAIN PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN. UNLESS OTHERWISE NOTED ON THE PLANS, ALL WATERMAIN PIPE SHALL BE CONSTRUCTED OF BITUMINOUS-COATED CEMENT-LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING TO ANSI A21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A21.4 (AWWA C104). THE JOINTS SHALL BE PUSH-ON COMPRESSION GASKET JOINTS CONFORMING TO ANSI A21.11 (AWWA C111). ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND MUNICIPALITY PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL WATERMAIN PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
3"–48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
< 3"		TYPE "K" COPPER PIPE

2. FITTINGS: ALL FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS CONFORMING TO ANSI A21.10 (AWWA C110).

3. VALVES: GATE VALVES SHALL BE USED ON ALL WATERMAINS. ALL VALVES SHALL TURN COUNTER-CLOCKWISE TO OPEN. VALVES SHALL BE IRON BODY RESILIENT WEDGE GATE VALVES WITH BRONZE-MOUNTED SEATS AND NON-RISING STEMS CONFORMING TO AWWA C-509. THE VALVES SHALL HAVE MECHANICAL JOINTS.

4. THE MECHANICAL JOINTS AND ALL FASTENERS ON THE VALVE BODY SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

5. VALVE VAULTS: VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES FIVE (5) FEET IN DIAMETER, AS NOTED ON THE PLANS. THE FRAME AND LID SHALL BE ACCORDING TO THE DETAIL ON THE PLANS, WITH "WATER" EMBOSSED ON THE LID.

6. FIRE HYDRANTS: SEE PLANS FOR APPROVED FIRE HYDRANT DETAIL. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND CAST IRON VALVE BOX. FIRE HYDRANTS SHALL HAVE AUXILIARY VALVES WITH A HYDRANT BARREL TO VALVE BOX RESTRAINING DEVICE. THE PUMPER CONNECTION SHALL FACE THE ROADWAY.

7. PROVIDE AND INSTALL FOUR MEGALUG JOINT RESTRAINTS AT EACH JOINT FROM THE MAINLINE TEE TO THE AUXILIARY VALVE AND BETWEEN THE AUXILIARY VALVE AND THE HYDRANT BARREL.

8. THE BREAK FLANGE AND ALL BELOW-GRADE FITTINGS SHALL HAVE STAINLESS STEEL NUTS AND BOLTS.

9. CORPORATION STOPS: CORPORATION STOPS SHALL BE BRONZE BODY KEY STOPS CONFORMING TO AWWA C-800 AND SHALL INCLUDE "J" BEND, TAILPIECE, AND COMPRESSION FITTINGS. SIZE AND LOCATION AS SHOWN ON THE PLANS.

10. SERVICE BOX: PROVIDE CURB VALVE AND CURB BOX, AS INDICATED ON THE PLANS. BOX SHALL BE EXTENSION TYPE WITH FOOT PIECE AND STATIONARY RODS FOR SIX (6) FEET OF BURY.

11. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

12. BEDDING: ALL WATERMAINS SHALL BE BEDDED ON FIRM GROUND, WITH BELLHOLES EXCAVATED SO THAT THE PIPE HAS AN EVEN BEDDING FOR ITS ENTIRE LENGTH.

13. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO TWELVE (12) INCHES OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

14. A MINIMUM DEPTH OF COVER OF 5-FEET, 6-INCHES SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE EIGHT (8) FEET, EXCEPT AT SPECIAL CROSSINGS AND ONLY AS DESIGNATED ON THE PLANS.

15. "MEGA-LUG" RETAINER GLANDS AND THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, FITTINGS, TEES, ELBOWS, ETC. "MEGA-LUG" RESTRAINED JOINTS ARE REQUIRED ON ALL VALVES AND ALL FITTINGS. THE COST FOR THIS WORK SHALL BE INCIDENTAL TO THE UNIT PRICE FOR THE PIPE INSTALLED.

16. ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) AND MUNICIPALITY WATERMAIN PROTECTION:

   16.1. HORIZONTAL SEPARATION

   16.1.1. WATERMAINS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, OR SEWER SERVICES CONNECTION.

   16.1.2. WATERMAINS MAY BE LAID CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:

   16.1.2.1. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET;

   16.1.2.2. THE WATERMAIN INVERT IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE SEWER;

   16.1.2.3. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER.

   16.1.3. WHEN IT IS IMPOSSIBLE TO MEET (1) OR (2) ABOVE, BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION AND IN CONFORMANCE WITH THE ILLINOIS STANDARDS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. THE DRAIN OR SEWER SHALL BE PRESSURE-TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.

   16.2. VERTICAL SEPARATION

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

   16.2.1.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, AS DESCRIBED ABOVE; OR

   16.2.1.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

   16.2.1.3. BOTH THE STORM SEWER AND SANITARY SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION OR THE STORM SEWER SHALL BE CONSTRUCTED USING "O" RING GASKET JOINTS, PER ASTM C-443, OR THE WATERMAIN MAY BE IN ENCASED IN A WATERTIGHT CASING PIPE WHEN:

   16.2.2. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSES UNDER A SEWER. SUPPORT THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING OF THE WATERMAIN.

   16.2.3. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.

17. ALL WATERMAINS SHALL BE PRESSURE-TESTED FOR A MIN. OF 2 HOURS AT 200 PSI, FLUSHED, AND DISINFECTED IN ACCORDANCE WITH AWWA AND MUNICIPALITY SPECIFICATIONS. EACH VALVE SECTION SHALL BE PRESSURE-TESTED FOR A MINIMUM OF ONE (1) HOUR. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE MUNICIPALITY. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

No.	REVISIONS	DATE	BY
3	REVISED PER CITY COMMENTS	12/11/17	RMM
2	REVISED PER CITY COMMENTS	11/22/17	RMM
1	REVISED PER CITY COMMENTS	11/01/17	RMM

SCALE: AS NOTED
DESIGNED BY: RMM
DRAWN BY: RMM
CHECKED BY: MJG

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FUNKE ARCHITECTS

GENERAL NOTES

CRYSTAL LOFT TOWNHOMES
214 S 13TH AVENUE
ST CHARLES IL

ORIGINAL ISSUE: 10/11/17
KHA PROJECT NO. 168813000
SHEET NUMBER
C0.1

Drawing name: C0.1 GENERAL NOTES Dec 11, 2017 4:51pm
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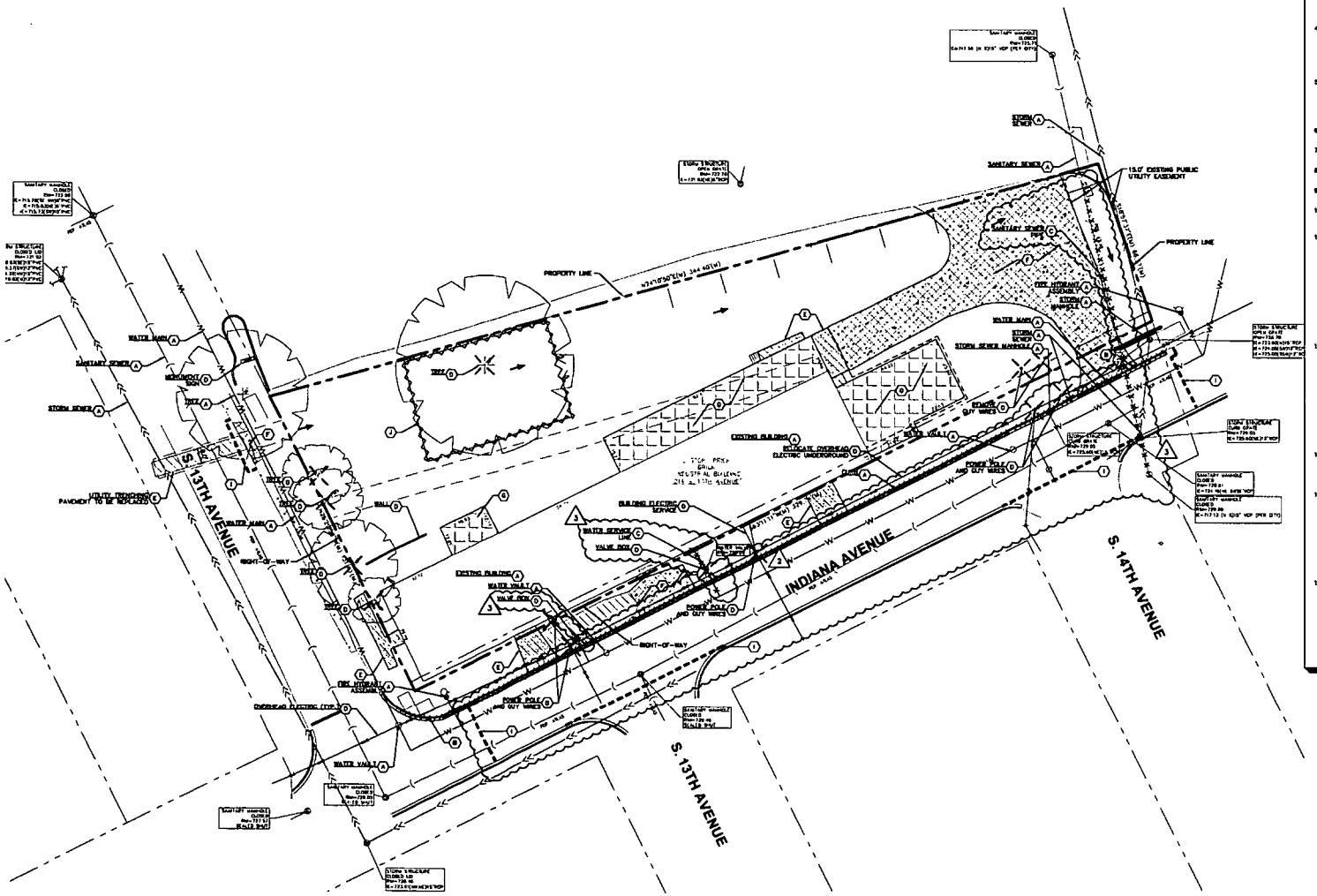

DEMOLITION LEGEND

- (A) ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
- (B) //// CURB REMOVAL
- (C) X X UTILITY REMOVAL
- (D) ITEM TO BE REMOVED
- (E) FULL-DEPTH ASPHALT PAVEMENT REMOVAL
- (F) CONCRETE REMOVAL
- (G) BUILDING REMOVAL
- (H) ASPHALT 1.5" MILL
- (I) SAWCUT LINE
- (J) FENCE REMOVAL

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
9. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
10. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
11. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH F.A.-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
12. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
13. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL, COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
14. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIAL, DRAIN THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 8" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
15. CONTRACTOR SHALL MEET WITH AND COORDINATE WITH THE ST. CHARLES MUNICIPAL ELECTRIC UTILITY (SCMEU) PRIOR TO STARTING ANY DEMOLITION ACTIVITIES. SCMEU MAY NEED TO RELOCATE EXISTING OVERHEAD AND UNDERGROUND UTILITIES IN AND AROUND THE PROPERTY PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE DIRECTLY WITH SCMEU REGARDING THE INSTALLATION OF THE PROPOSED ELECTRICAL EQUIPMENT AND BUILDING ELECTRICAL SERVICE.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	12/21/17	RAM
2	REVISED PER CITY COMMENTS	11/22/17	RAM
3	REVISED PER CITY COMMENTS	11/01/17	RAM

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SCALE: AS NOTED
DESIGNED BY: RAM
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CHECKED BY: MJB

FUNKE ARCHITECTS

DEMOLITION PLAN

CRYSTAL LOFT TOWNHOMES

214 S 13TH AVENUE
ST CHARLES IL

ORIGINAL ISSUE: 10/11/17
KHA PROJECT NO. 166813000
SHEET NUMBER
C1.0

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 SOUTH BONNET BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF SITE
ELEVATION=731.31

SBM #2 WEST BONNET BOLT ON FIRE HYDRANT AT SOUTHWEST CORNER OF SITE.
ELEVATION=730.58

REFERENCE BENCHMARKS:

BENCHMARK NGS N 19 (MF0006)
ELEVATION=696.45 (NAVD 88)

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

NORTH

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KEY NOTES

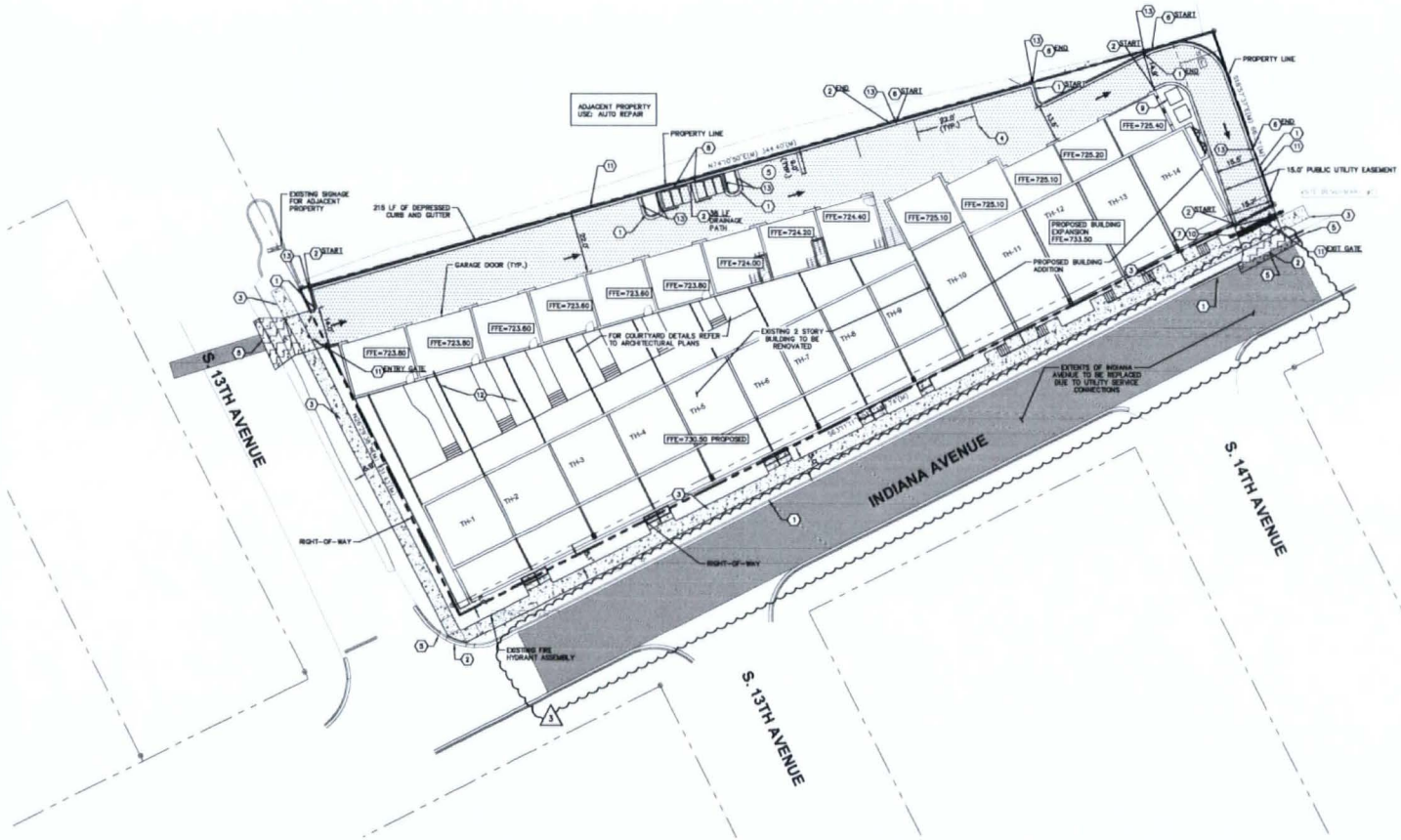
1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. SPECIAL DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. 4" WIDE PAINTED SOLID LINE, TYP.
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
6. VARIABLE HEIGHT CONCRETE CURB AND GUTTER (SEE GRADING PLAN)
7. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
8. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
9. TRANSFORMER PAD
10. "DO NOT ENTER" SIGN
11. PERIMETER FENCE WITH GATED ACCESS (SEE ARCHITECTURAL PLANS FOR DETAILS)
12. COURTYARD FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. 3-FT TRANSITION CURB

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — MATCH EXISTING STREET PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- STANDARD PITCH CONCRETE CURB AND GUTTER

PARKING SUMMARY

PROPOSED GARAGE PARKING (2 ASSIGNED SPACES PER UNIT)	= 28 SPACES
PROPOSED GUEST PARKING	= 5 SPACES
TOTAL PARKING PROVIDED	= 33 SPACES



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FUNKE ARCHITECTS

SITE PLAN

CRYSTAL LOFT TOWNHOMES
214-S 13TH AVENUE
ST CHARLES, IL

ORIGINAL ISSUE: 10/11/17
KHA PROJECT NO. 168613000
SHEET NUMBER
C2.0

EROSION CONTROL LEGEND

- TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SILT FENCE (SEE EROSION CONTROL DETAILS)
- INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- LIMITS OF DISTURBANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS

EROSION CONTROL SCHEDULE AND SEQUENCING:

I. ROUGH GRADING	CONSTRUCTION ENTRANCE,ACSI, SILT FENCE, PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II. UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III. PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV. FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

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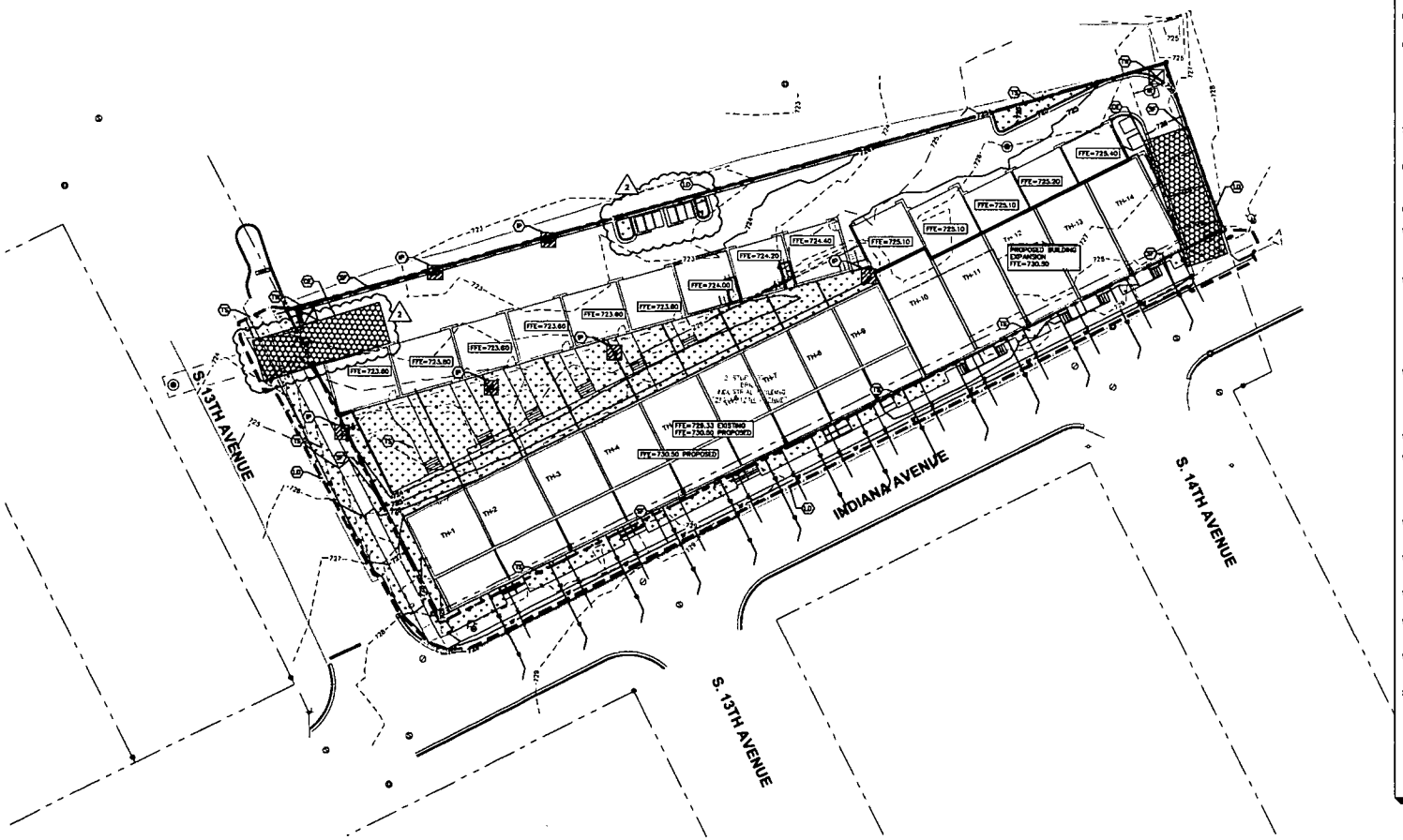

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE, SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS BLOCKING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-HALF THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE ESTABLISHED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND OBTAINING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SEDC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SEDC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

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FUNKE ARCHITECTS

EROSION CONTROL PLAN

CRYSTAL LOFT TOWNHOMES
214 S 13TH AVENUE
ST. CHARLES, IL

ORIGINAL ISSUE: 10/31/17
KHA PROJECT NO. 165813000
SHEET NUMBER
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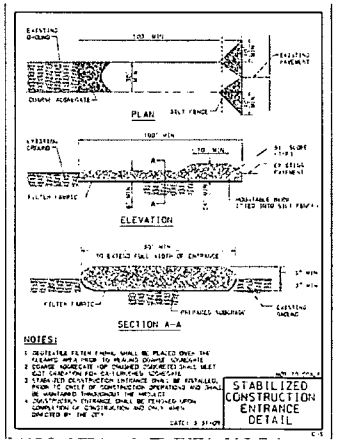
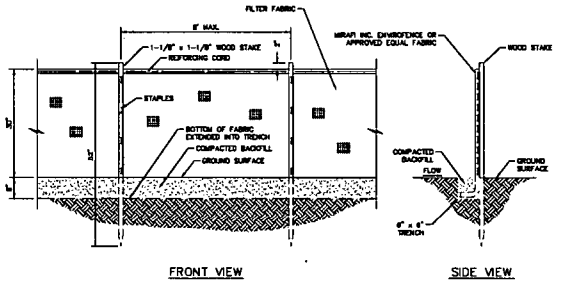
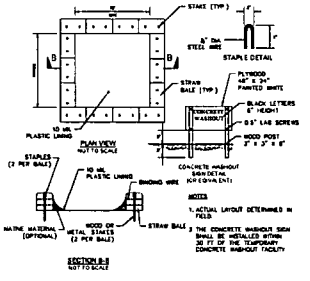


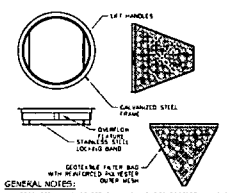
CONSTRUCTION ENTRANCE (CE)



SEDIMENTATION/SILT FENCE (SF)



CONCRETE WASHOUT (CW)



GENERAL NOTES:

ALL PRODUCTS MANUFACTURED BY INLET AND PIPE PROTECTION, INC OR APPROVED EQUAL.

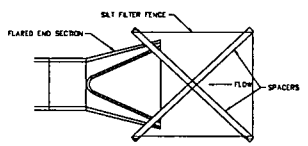
NOTE: INLET FILTERS ARE SLIGHTLY SMALLER THAN THE INLET GRATE SIZES. WHEN REATTACHING OR SPECIFYING FILTERS/GASKETS PLEASE REFER TO THE DIAMETER "D" OR WIDTH "W" AND HEIGHT "H" OF FILTER FRAMES OF EXISTING GRATES. YOU MAY ALSO REFER TO OUR CASTING CROSS REFERENCE GUIDE FOR IDOT STANDARDS.

IDOT TYPE 1 ROUND INLET FILTER DEPICTED

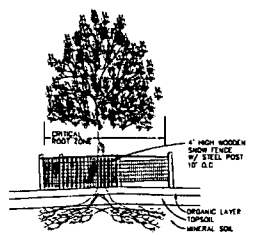
NOTE: ROUND AND SQUARE INLET FILTERS AVAILABLE FOR MOST NEENAH AND EAST JORDAN BECHAVE, ROLL CURB AND CURB BOX FRAME TYPES

ALL PIP INLET FILTERS TO CONFORM TO IDOT SPECIFICATIONS AS OUTLINED IN ARTICLE 1081.13 OF IDOT'S STANDARD SPECIFICATIONS GUIDE.

INLET PROTECTION (IP)

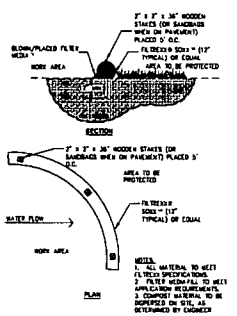


CULVERT INLET PROTECTION (FE)



PROVIDE FENCE AROUND CRITICAL ROOT ZONE OF TREE. FENCE SHALL BE PLACED IN A CIRCLE WITH A RADIUS OF 1' PER 1" DIAMETER OF THE TREE MEASURED AT 4.5' ABOVE GROUND FOR INDIVIDUAL TREES OR STANDS OF TREES.

TREE PROTECTION



FILTER SOCK SEDIMENT CONTROL

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			B	B					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E **									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 40 LBS/ACRE + 2 TONS STRAW MULCH/ACRE

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE

E SOD

F STRAW MULCH 2 TONS/ACRE

* WATERING NEEDED DURING JUNE AND JULY

** WATERING NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SEEDING CHART

EROSION CONTROL BLANKETS

STANDARD	DESCRIPTION
ELM-930	EROSION CONTROL BLANKET
ELM-931*	EROSION CONTROL BLANKET, TURF REINF. MAT

INLET PROTECTION:

STANDARD	DESCRIPTION
IL-955	EXCAVATED DROP
IL-960	FABRIC DROP
IL-962	SOD FILTER
ELM-5410	FILTER BAG
ELM-5610	SEDIMENT BASIN/FILTER

END SECTION INLET PROTECTION:

STANDARD	DESCRIPTION
IL-906F	CULVERT INLET PROTECTION - SILT FENCE
IL-906ST	CULVERT INLET PROTECTION - STONE

DITCH CHECK:

STANDARD	DESCRIPTION
ELM-5140C	PLASTIC PRISMATIC
ELM-5140T	ROLLED EROSION CONTROL
ELM-5140C	SYNTHETIC EROSION CONTROL
ELM-5140P	UNCTAMPED FOAM SEDIMENTCLEAN
ELM-5140S	MODERATE EROSION CONTROL
IL-606CH	ROCK CHECK DAM - COARSE AGGREGATE
IL-606R	ROCK CHECK DAM - RIPRAP

SILT FENCE:

STANDARD	DESCRIPTION
ELM-6250	SILT FENCE
ELM-6250W	SILT FENCE WITH WIRE SUPPORT
ELM-6250W	SILT FENCE SPLICING

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

EROSION CONTROL

DATE: 4-3-13

C-4

Call Before You Dig JULIE 1-800-892-0123

No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	12/01/17	RMM
2	REVISED PER CITY COMMENTS	11/22/17	RMM
3	REVISED PER CITY COMMENTS	11/01/17	RMM

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SCALE: AS NOTED
DESIGNED BY: RMM
DRAWN BY: RMM
CHECKED BY: MJD

FUNKE ARCHITECTS

EROSION CONTROL DETAILS

CRYSTAL LOFT TOWNHOMES
214 S 13TH AVENUE
ST. CHARLES, IL

ORIGINAL ISSUE: 10/01/17
KHA PROJECT NO. 168813000
SHEET NUMBER
C3.1

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

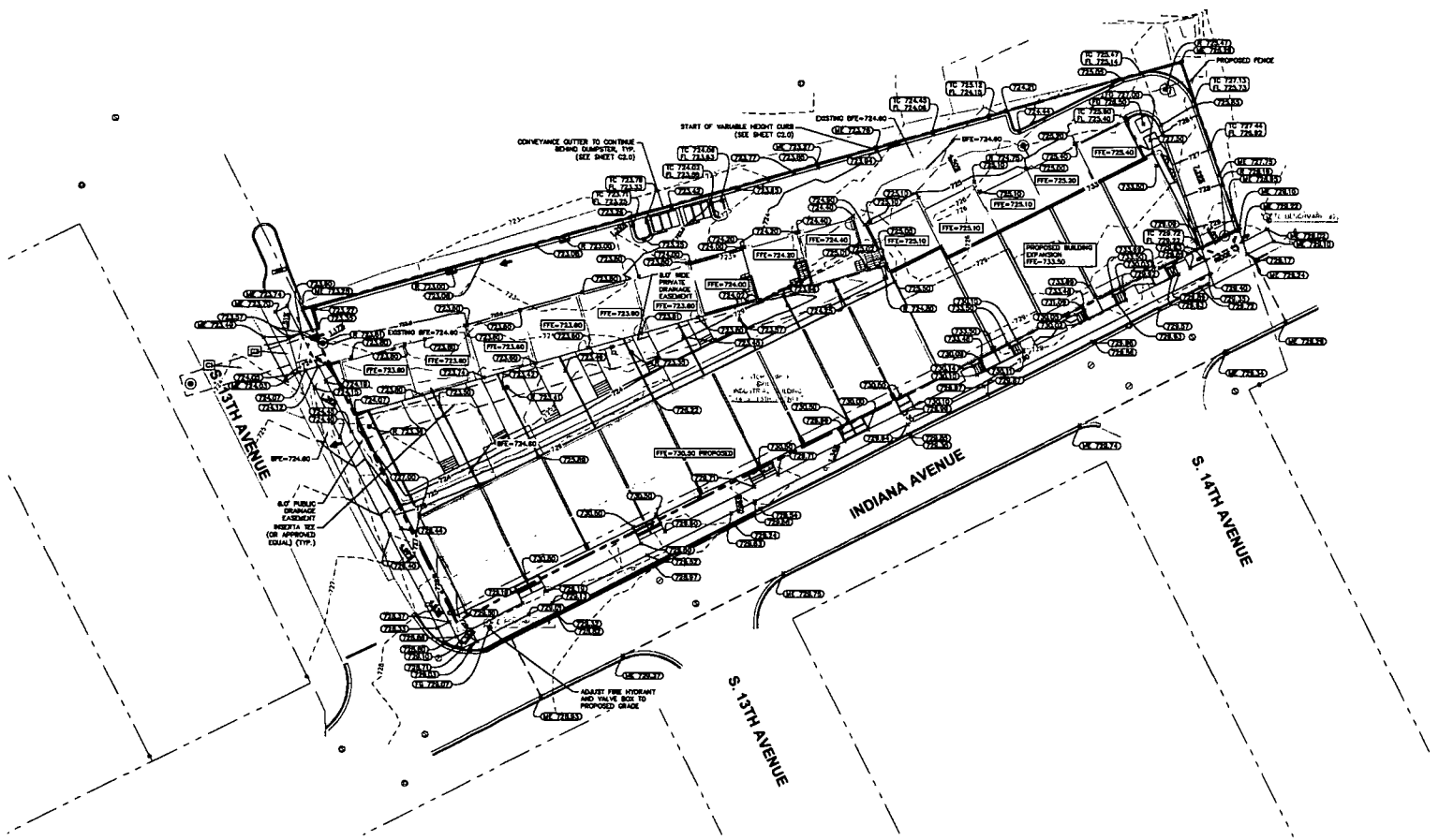
GRADING LEGEND

FG = FINISHED GRADE
ME = MATCH ELEVATION
R = RIM ELEVATION
TC = TOP OF CURB ELEVATION
FL = FLOW LINE ELEVATION
PROPOSED CONTOUR
EXISTING CONTOUR
RIDGE LINE
PROPOSED BASE FLOOD ELEVATION (BFE)
EXISTING BASE FLOOD ELEVATION (BFE)
SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND FLOW ROUTE

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

Call Before You Dig
JULIE
1-800-892-0123



No.	Date	By
3	12/11/17	RMM
2	11/22/17	RMM
1	11/01/17	RMM

REVISIONS

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SCALE: AS NOTED
DESIGNED BY: RMM
DRAWN BY: RMM
CHECKED BY: MJS

FUNKE ARCHITECTS

GRADING AND DRAINAGE PLAN

CRYSTAL LOFT TOWNHOMES
214 S. 13TH AVENUE
ST. CHARLES, IL

ORIGINAL ISSUE: 10/11/17
KHA PROJECT NO. 168813000
SHEET NUMBER
C4.0

UTILITY LEGEND

- EX. WATER LINE
- EX. HYDRANT
- EX. WATER VALVE
- EX. SANITARY SEWER LINE
- EX. SANITARY SEWER MANHOLE
- EX. STORM STRUCTURE/INLET
- ELEC — PROPOSED UNDERGROUND ELECTRIC LINE
- GAS — GAS LINE (BY GAS COMPANY)
- TEL — PROPOSED PHONE LINE
- PROPOSED STORM SEWER LINE
- PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1796)
- PROPOSED OPEN LID CURB STRUCTURE (IML12 GAS USE NEENAH R-3281-A)
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED VALVE VAULT
- PROPOSED VALVE BOX
- PROPOSED TRANSFORMER PAD (FOR REFERENCE ONLY)

UTILITY NOTES

GENERAL UTILITY NOTES

1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/ DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
11. SEE ARCHITECTURAL AND MEP PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
12. SEE DETAILS FOR LOCATING STORM STRUCTURES WITHIN THE CURB LINE.
13. STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS.

UTILITY CROSSING LEGEND

C1	PR. 15" STORM / EX. 8" SEWER	B/P = 720.55 / T/P = 716.80 (FIELD VERIFY)
C2	PR. 18" STORM / EX. 12" WATER	B/P = 720.60 / T/P = 719.10 (FIELD VERIFY)
C3	EX. 12" WATER / PR. 15" STORM	B/P = 723.20 (FIELD VERIFY) / T/P = 717.19
C4	EX. 8" SEWER / PR. 15" SEWER	B/P = 724.21 (FIELD VERIFY) / T/P = 717.17
C5	EX. 12" STORM / PR. 15" SEWER	B/P = 724.33 (FIELD VERIFY) / T/P = 724.05

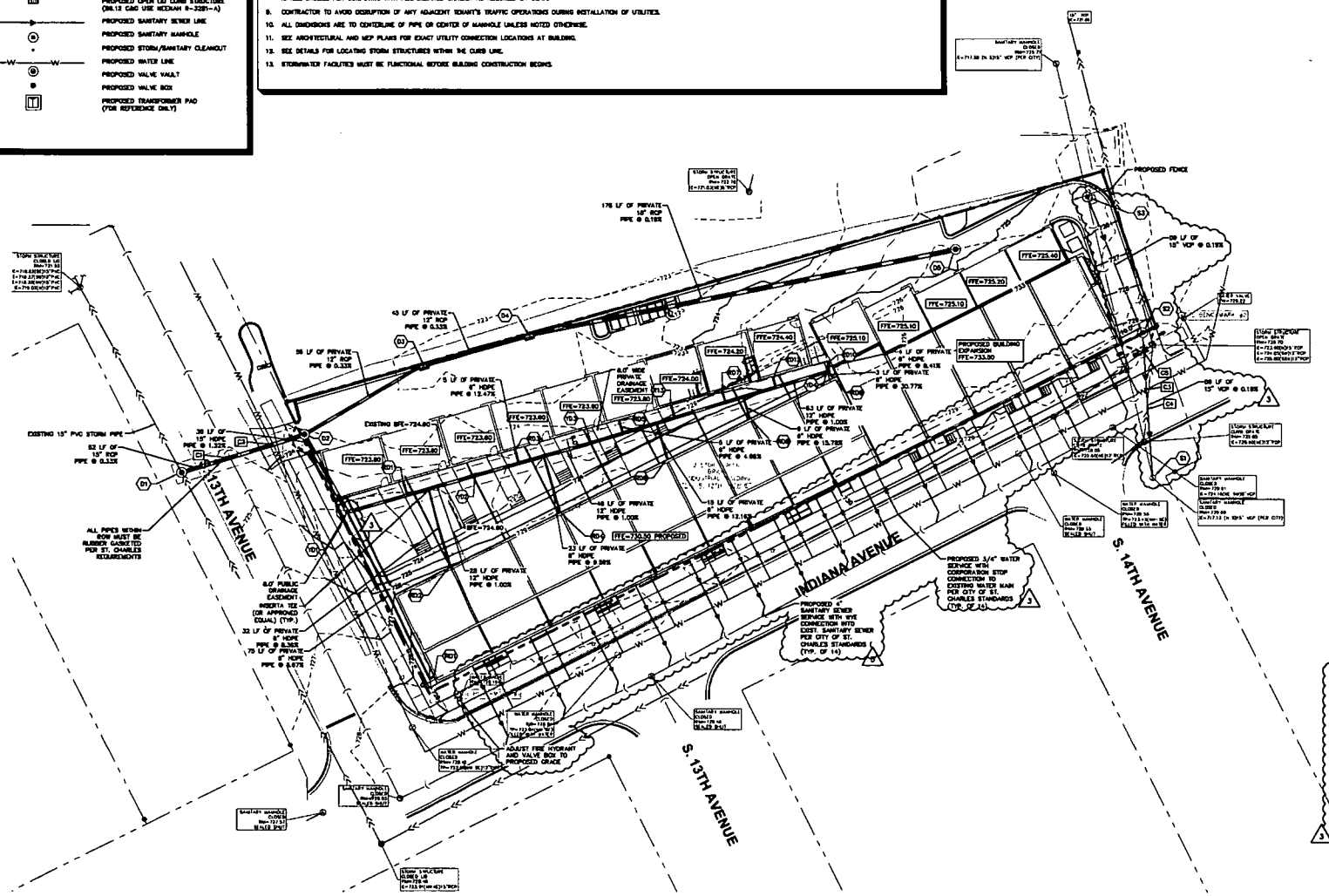
NOTE: WATERMAIN QUALITY PIPE (CIP) OR ENCASEMENT OF 10 FT ON EITHER SIDE OF CROSSING IS TO BE USED WHERE THERE IS LESS THAN 18" VERTICAL SEPARATION OR 10" HORIZONTAL SEPARATION BETWEEN A SEWER AND WATERMAIN, AND AT ANY LOCATION WHERE WATERMAIN CROSSES UNDER A SEWER, IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. ACCEPTABLE PIPE INCLUDES PVC SDR/WND MEETING ASTM D-2241 WITH ASTM MEETING ASTM D-3139 OR DUCTILE IRON PIPE. WATERMAIN QUALITY PIPE MUST EXTEND 10FT ON EACH SIDE OF THE WATERMAIN CROSSING.

CONTRACTOR SHALL VERIFY LOCATION, DEPTH, AND SIZE OF EXISTING UTILITIES (WATER, SANITARY SEWER, STORM SEWER) PRIOR TO ORDERING MATERIALS. CONTACT ENGINEER IMMEDIATELY IF ANY DISCREPANCIES.

Call Before You Dig
JULIE
1-800-892-0123

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



STORM STRUCTURE TABLE

STRUCTURE NAME	DETAILS
D1	4' DIA MANHOLE RIM: 722.18 INV IN: 720.48 (E) INV IN: 720.38 (NW) INV OUT: 720.38 (SE)
D2	4' DIA MANHOLE RIM: 723.81 INV IN: 720.93 (NE) INV IN: 720.93 (W) INV OUT: 720.63 (W)
D3	4' DIA CATCH BASIN RIM: 723.00 INV IN: 720.84 (E) INV OUT: 720.84 (SW)
D4	4' DIA CATCH BASIN RIM: 723.00 INV IN: 720.88 (E) INV OUT: 720.98 (W)
D5	4' DIA MANHOLE RIM: 724.70 INV OUT: 721.32 (W)
R13	ROOF DRAIN RIM: 723.13 INV OUT: 722.57 (S)
RD1	ROOF DRAIN RIM: 728.47 INV OUT: 727.80 (SW)
RD2	ROOF DRAIN RIM: 724.77 INV OUT: 724.20 (N)
RD3	ROOF DRAIN RIM: 723.07 INV OUT: 722.50 (S)
RD4	ROOF DRAIN RIM: 724.77 INV OUT: 724.20 (N)
RD5	ROOF DRAIN RIM: 723.07 INV OUT: 722.50 (S)
RD6	ROOF DRAIN RIM: 724.77 INV OUT: 724.20 (N)
RD7	ROOF DRAIN RIM: 723.47 INV OUT: 722.90 (S)
RD8	ROOF DRAIN RIM: 724.77 INV OUT: 724.20 (N)
RD9	ROOF DRAIN RIM: 724.77 INV OUT: 724.20 (NW)
RD10	ROOF DRAIN RIM: 724.07 INV OUT: 723.50 (S)
RD11	ROOF DRAIN RIM: 723.77 INV OUT: 722.90 (S)
RD12	ROOF DRAIN RIM: 724.37 INV OUT: 723.80 (S)
YD1	12" DIA KYLOPLAST YARD DRAIN RIM: 723.36 INV IN: 721.13 (E) INV IN: 721.30 (SE) INV OUT: 721.13 (NW)
YD2	12" DIA KYLOPLAST YARD DRAIN RIM: 723.41 INV IN: 721.71 (E) INV OUT: 721.71 (W)
YD3	12" DIA KYLOPLAST YARD DRAIN RIM: 723.38 INV IN: 722.17 (E) INV OUT: 722.17 (W)
YD4	12" CLEANOUT RIM: 724.85 INV IN: 723.18 (N) INV IN: 723.18 (SE) INV OUT: 723.18 (W)

SANITARY STRUCTURE TABLE

STRUCTURE NAME	DETAILS
S1	EXIST. SANITARY MH CORE AND PLACE PROPOSED INVERT PER CITY OF ST. CHARLES STANDARDS RIM: 725.88 INV IN: 717.13 (N) INV OUT: 717.13 (S)
S2	4' DIA SANITARY MH RIM: 729.18 INV IN: 717.34 (N) INV OUT: 717.34 (S)
S3	4' DIA. SANITARY OUT-IN MH RIM: 725.47 INV IN: 717.38 (N) INV OUT: 717.38 (S)

No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	12/21/17	RMM
2	REVISED PER CITY COMMENTS	11/22/17	RMM
3	REVISED PER CITY COMMENTS	11/01/17	RMM

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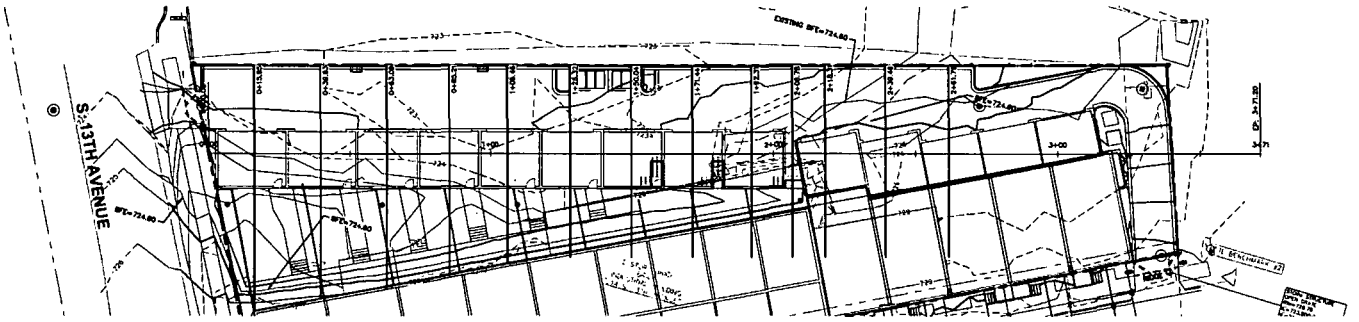
SCALE: AS NOTED
DESIGNED BY: RMM
DRAWN BY: RMM
CHECKED BY: MJD

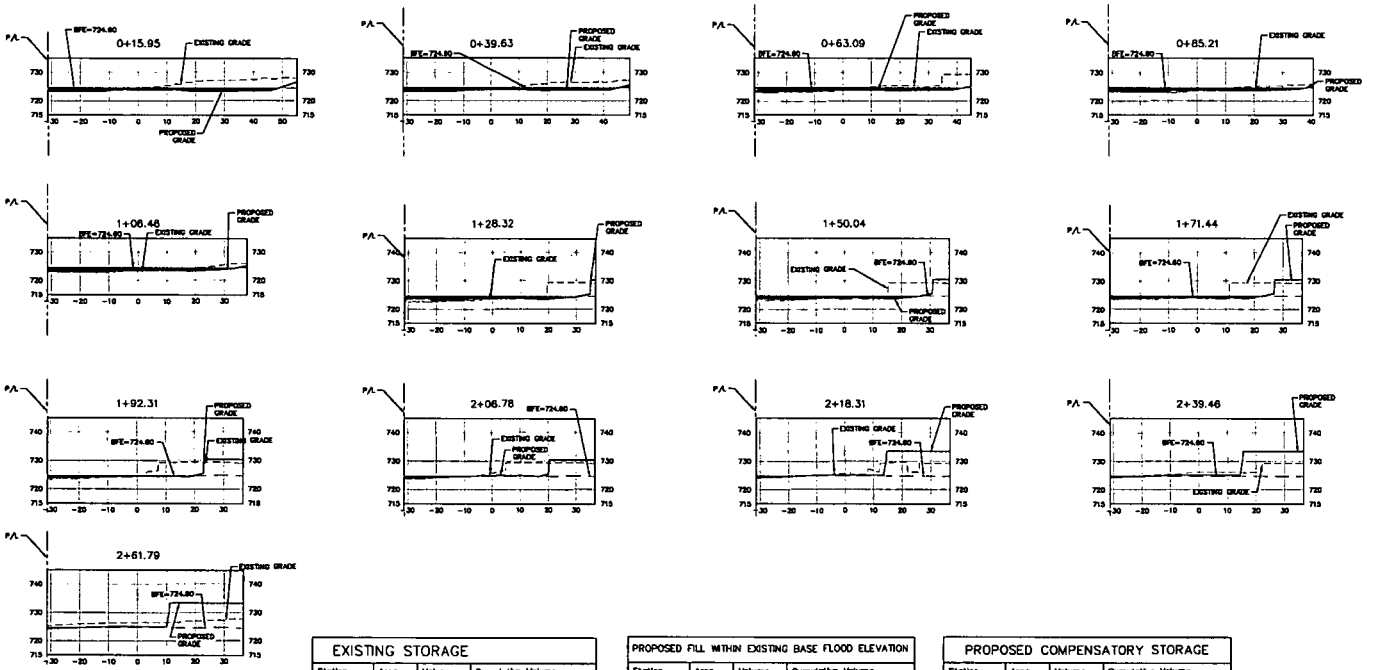
FUNKE ARCHITECTS

UTILITY PLAN

CRYSTAL LOFT TOWNHOMES
214 S 13TH AVENUE
ST. CHARLES IL

ORIGINAL ISSUE: 10/11/17
KHA PROJECT NO. 168613000
SHEET NUMBER
C5.0





EXISTING STORAGE

Station	Area	Volume	Cumulative Volume
0+15.95	29.27	0.0	0.00
0+39.63	45.27	882.6	882.57
0+63.09	55.39	1180.9	2063.42
0+85.21	61.37	1291.3	3354.74
1+06.48	72.23	1419.2	4773.95
1+28.32	71.21	1568.4	6342.30
1+50.04	62.58	1452.5	7794.78
1+71.44	48.69	1191.0	8985.79
1+92.31	25.34	772.4	9758.18
2+06.78	14.85	290.8	10048.93
2+18.31	7.83	130.8	10179.68
2+39.46	0.26	83.6	10263.29
2+61.79	0.00	2.9	10266.24

PROPOSED FILL WITHIN EXISTING BASE FLOOD ELEVATION

Station	Area	Volume	Cumulative Volume
0+15.95	0.72	0.0	0.00
0+39.63	3.94	55.2	55.21
0+63.09	10.60	170.6	225.76
0+85.21	14.68	279.4	505.15
1+06.48	17.38	340.4	845.51
1+28.32	22.77	439.0	1284.48
1+50.04	23.85	506.1	1790.62
1+71.44	25.76	531.0	2321.59
1+92.31	14.04	415.2	2736.79
2+06.78	4.74	135.9	2872.72
2+18.31	2.83	43.7	2916.38
2+39.46	0.00	29.9	2946.29
2+61.79	0.00	0.0	2946.29

PROPOSED COMPENSATORY STORAGE

Station	Area	Volume	Cumulative Volume
0+15.95	84.95	0.0	0.00
0+39.63	80.34	1957.1	1957.12
0+63.09	81.66	1900.6	3857.69
0+85.21	78.03	1743.9	5601.61
1+06.48	73.40	1587.3	7188.91
1+28.32	57.12	1427.1	8616.02
1+50.04	45.97	1119.2	9735.22
1+71.44	29.41	806.8	10541.99
1+92.31	14.76	460.8	11002.77
2+06.78	10.21	180.7	11183.43
2+18.31	4.92	87.3	11270.70
2+39.46	3.71	91.3	11361.98
2+61.79	2.94	74.2	11436.20

LEGEND
- PROPOSED COMPENSATORY STORAGE
- PROPOSED FILL WITHIN EXISTING BFE
- PROPERTY LINE
- BASE FLOOD ELEVATION (BFE)
- PROPOSED GRADE
- EXISTING GRADE

FLOODPLAIN GRADING ANALYSIS

TOTAL PROPERTY AREA = 33,075 SF (0.759 AC)
BASE FLOOD ELEVATION = 724.80

EXISTING FLOOD STAGE STORAGE VOLUME BELOW BFE = 10,268 CF

PROPOSED FILL WITHIN EXISTING BFE = 2,947 CF (FILL)
PROPOSED FILL MULTIPLIED BY 1.5 (PER COUNTY REQUIREMENTS) = 2,947 CF x 1.5 = 4,421 CF

NET DIFFERENCE BETWEEN EXISTING STAGE STORAGE VOLUME AND PROPOSED FILL VOLUME = 10,268 CF - 2,947 CF = 7,321 CF

REQUIRED COMPENSATORY STORAGE VOLUME
7,321 CF + 4,421 CF = 11,743 CF

PROVIDED FLOOD STORAGE
PROPOSED FLOOD STORAGE VOLUME BELOW BFE = 11,436 CF
VOLUME CONTROL PROVIDED IN STORM PIPES = 310 CF

TOTAL VOLUME PROVIDED: 11,746 CF

No.	REVISIONS	DATE	BY
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SCALE: AS NOTED
DESIGNED BY: RMM
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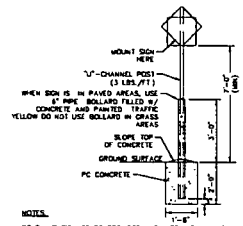
CHECKED BY: MJD

FUNKE ARCHITECTS

CROSS SECTIONS

CRYSTAL LOFT TOWNHOMES
214 S 13TH AVENUE
ST. CHARLES, IL

ORIGINAL ISSUE: 10/11/17
KHA PROJECT NO. 168813000
SHEET NUMBER
C6.0



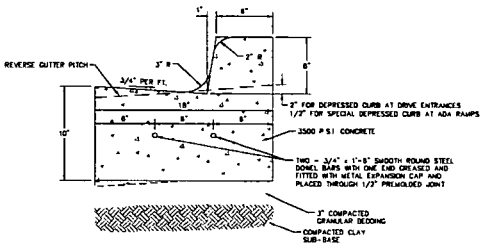
NOTES:

POLE AND SIGN TO BE PROVIDED AND INSTALLED BY GENERAL CONTRACTOR.

ALL SIGNS SHALL COMPLY WITH U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION'S "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES", LOCAL CODES AND AS SPECIFIED. MOUNT SIGNS TO POST IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

STANDARD SIGN BASE

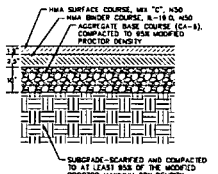
NTS



NOTES: USE TWO - #5 REBARS FOR 10 L.F. ON EITHER SIDE OF ALL UTILITY TRENCHES. INSTALL EXPANSION JOINTS EVERY 50 FT. AND SAW-CUT CONSTRUCTION JOINTS EVERY 25 FT.

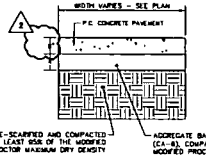
B6.12 CURB & GUTTER

NTS



STANDARD DUTY ASPHALTIC PAVEMENT SECTION

NTS

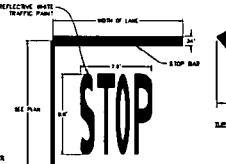


NOTES:

1. ALL SIDEWALK SHALL BE CONSTRUCTED WITH CONCRETE WITH A MINIMUM COMPRESSIVE STRENGTH OF 4,500 PSI AT 14 DAYS.
2. PROVIDE 1/2" EXPANSION JOINTS AT 20', MAXIMUM, SPACING AND FILLED WITH PREMOLDED BITUMINOUS EXPANSION JOINT FILLER MATERIAL OR REDWOOD. EXPANSION JOINTS SHALL HAVE #4 DOWELS, LUBRICATED, 18" LONG, AT 12" CENTERS, 6" FROM EDGE.
3. PROVIDE 3/8" GROOVED CONTROL JOINTS AT 5' CENTERS
4. WELDED WIRE FABRIC (6X6-8/8) SHALL BE INSTALLED THROUGH DRIVEWAYS AT 2" ABOVE SLAB BOTTOM
5. PROVIDE 1/2" BITUMINOUS EXPANSION JOINT FILLER MATERIAL WHERE WALK ABUTS EXISTING IMPROVEMENTS AND AT ALL CHANGES IN GRADE
6. USE 2-#4 REINFORCING BARS, 10' LONG OVER ALL UTILITY TRENCHES FOR NEW SIDEWALK AND CONNECTIONS TO EXISTING SIDEWALK.
7. AT DRIVE APPROACHES, SIDEWALK PCC AND BASE THICKNESS SHALL MATCH THAT OF THE DRIVE

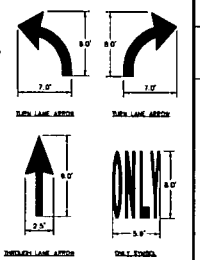
CONCRETE SIDEWALK

NTS



STOP BAR

NTS



NOTE: ALL TRAFFIC FLOW ARROWS TO BE PAINTED PER STATE DOT STANDARDS PER DIMENSIONS ABOVE.

TRAFFIC FLOW ARROW

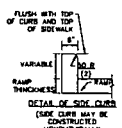
NTS

GENERAL NOTES:

1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10. HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN 1.2m (4'-0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMNT (v:h)
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN
4. RAMP DETAILS TO BE COORDINATED PER VILLAGE REQUIREMENTS.
5. DETECTABLE WARNINGS SHALL CONSIST OF TRUNCATED DOMES WHICH CONTRAST VISUALLY WITH ADJOINING SURFACES, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT.
6. CONTRACTOR TO SELECT ADA DETECTABLE WARNING PERMEABLE PAVERS OR CONCRETE WITH ADA DETECTABLE WARNING DOMES FOR RAMPS.

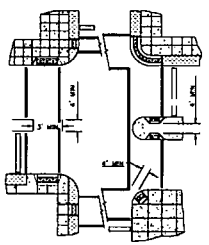
LEGEND

- SIDEWALK
- RAMP
- DETECTABLE WARNINGS
- NON WALKING AREA
- FACE OF BUILDING

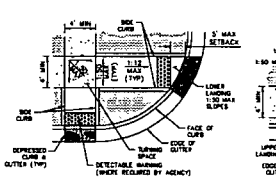


DETAIL OF SIDE CURB

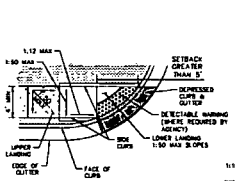
(SIDE CURB MAY BE CONSTRUCTED MONOLITHICALLY WITH RAMP)



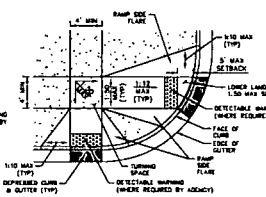
RECOMMENDED LOCATION OF RAMPS



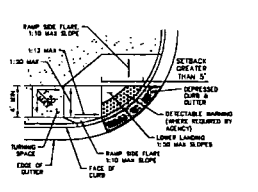
RAMPS IN LANDSCAPED AREA (SETBACK < 5')



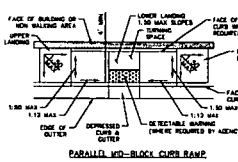
RAMPS IN LANDSCAPED AREA (SETBACK > 5')



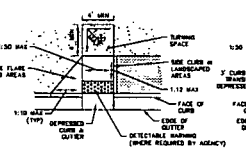
RAMPS IN PAVED AREA (SETBACK < 5')



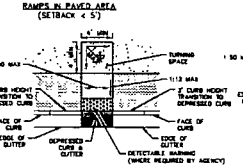
RAMPS IN PAVED AREA (SETBACK > 5')



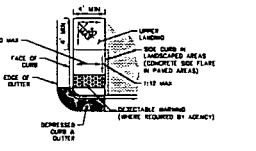
PARALLEL MID-BLOCK CURB RAMP



PERPENDICULAR MID-BLOCK CURB RAMP



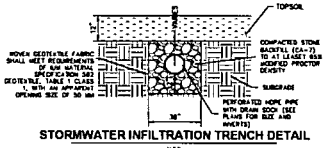
PERPENDICULAR MID-BLOCK CURB RAMP (OPTION 2)



RAMPS ADJACENT TO PAVEMENT

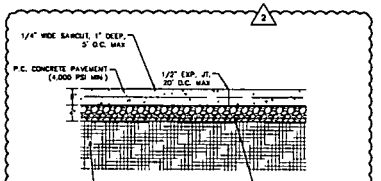
SIDEWALK AND SIDEWALK RAMPS

NTS



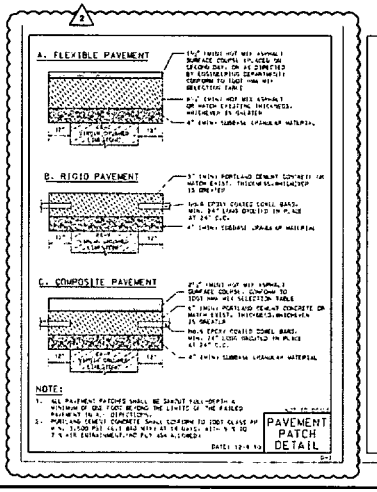
STORMWATER INFILTRATION TRENCH DETAIL

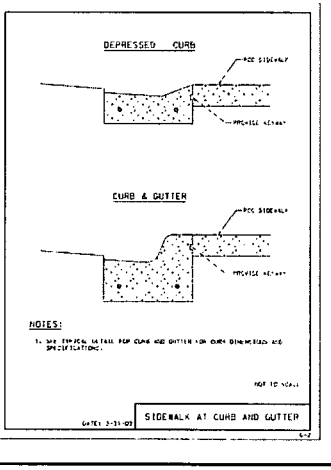
NTS

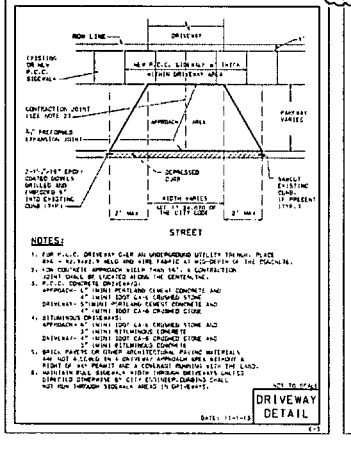


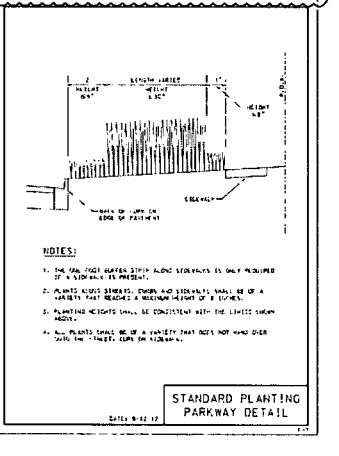
HEAVY DUTY CONCRETE PAVEMENT SECTION

NTS









No.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	12/01/17	RMM
2	REVISED PER CITY COMMENTS	11/22/17	RMM
3	REVISED PER CITY COMMENTS	11/01/17	RMM

SCALE: AS NOTED
DESIGNED BY: RMM
DRAWN BY: RMM
CHECKED BY: MJB

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1001 WARRENVILLE ROAD
LISLE, ILLINOIS 60532
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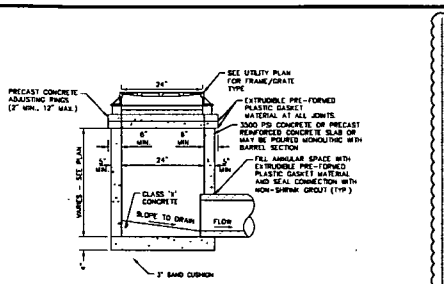
www.KIMLEY-HORN.COM

FUNKE ARCHITECTS

CONSTRUCTION DETAILS

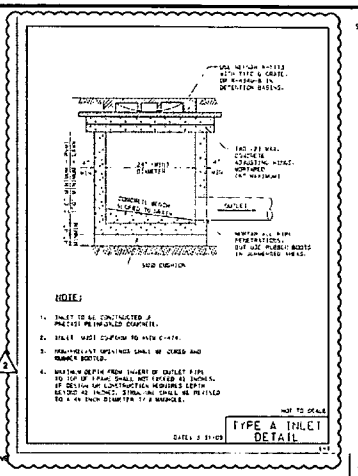
CRYSTAL LOFT TOWNHOMES
214 S. 13TH AVENUE
ST. CHARLES IL

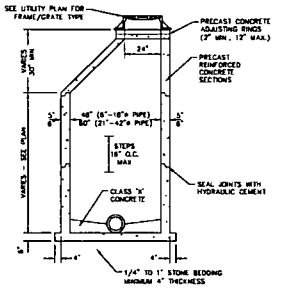
ORIGINAL ISSUE: 10/11/17
IGHA PROJECT NO. 166813000
SHEET NUMBER
C7.0



2' DIAMETER STORM INLET

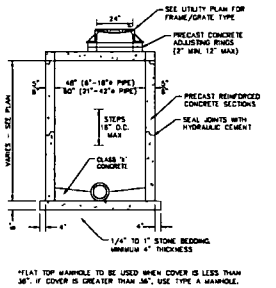
N.T.S.





STORM MANHOLE TYPE A

N.T.S.



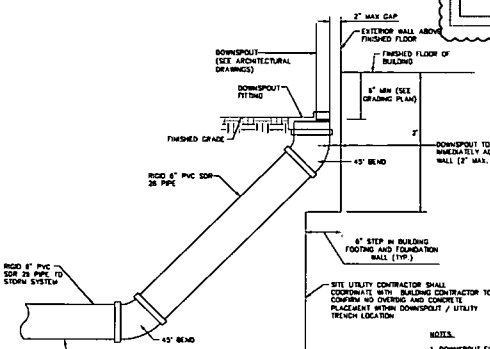
*FLAT TOP MANHOLE TO BE USED WHEN COVER IS LESS THAN 36", IF COVER IS GREATER THAN 36", USE TYPE A MANHOLE.

STORM MANHOLE (FLAT TOP)

N.T.S.

SANITARY/STORM CLEAN-OUT

N.T.S.

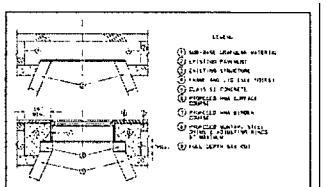


NOTES:

1. DOWNSPOUT FITTING TO BE INSTALLED FLUSH WITH FINISHED GRADE. FITTING SHALL BE 4" X 6" DOWNSPOUT TO 6" PIPE. (SUBMIT SAMPLE FOR APPROVAL)
2. GENERAL CONTRACTOR TO FACILITATE BUILDING AND SITE UTILITY CONTRACTORS AND SUBCONTRACTORS TO COORDINATE SIZE, LOCATION AND TYPE OF DOWNSPOUT CONNECTION TO AVOID FIELD CHANGES.

DOWNSPOUT CONNECTION DETAIL

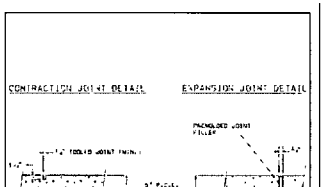
N.T.S.



NOTES:

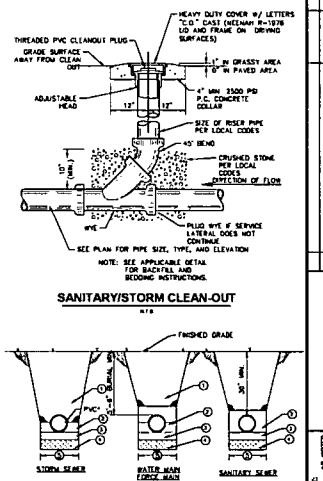
FRAME AND LID ADJUSTMENT WITH CONCRETE COLLAR

NOT TO SCALE



CONCRETE WALK JOINT DETAILS

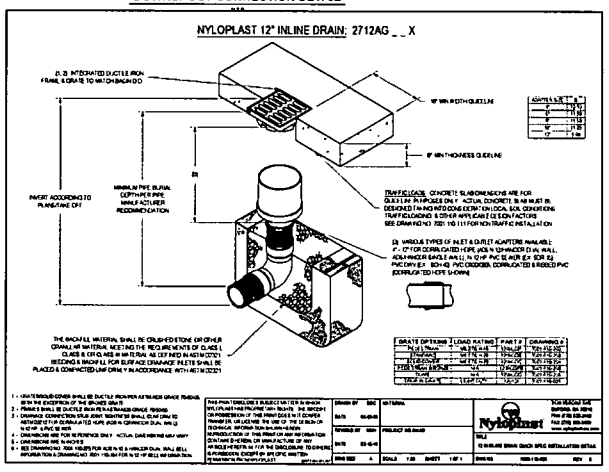
NOT TO SCALE

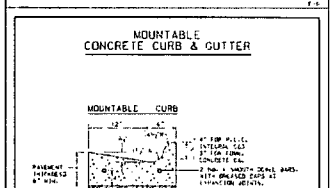


1. MECHANICALLY COMPACTED CA-6 CRUSHED STONE IN 6 INCH LIFTS UNDER OR WITHIN 3 FEET OF ANY PAVEMENT, CURB, GUTTER AND SIDEWALK. MACHINE COMPACTION OF EXCAVATED MATERIAL IN OTHER LOCATIONS WHERE SUITABLE.
2. WATERMAIN & FORCEMAIN
   CA-11 OR CA-13 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF DUCTILE IRON PIPE ALL AROUND
   STORM SEWER & SANITARY SEWER
   CA-11 OR CA-13 CRUSHED STONE TAMPED INTO PLACE TO SPRING LINE OF PIPE
   *ADDITIONAL 12" OF CA-11 CRUSHED STONE ABOVE TOP OF PVC PIPE.
3. 4" BED MECHANICALLY COMPACTED CA-11 OR CA-13 CRUSHED STONE
4. UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED.
5. TRENCH WIDTH OUTSIDE DIAMETER + 18 IN.

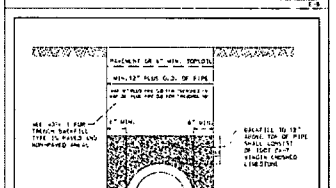
PIPE BEDDING DETAIL

N.T.S.



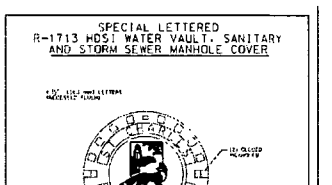


MOUNTABLE CONCRETE CURB & GUTTER



RCP & DIP TRENCH DETAIL

NOT TO SCALE



STANDARD COVER DETAIL

NOT TO SCALE

REV.	DATE	BY
4	12/21/17	RAM
3	11/23/17	RAM
2	11/20/17	RAM
1	11/01/17	BY

REVISIONS

REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS
REVISED PER CITY COMMENTS

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9201 WEST BRYN MAWR AVENUE, SUITE 150
CHICAGO, ILLINOIS 60631
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WWW.KIMLEY-HORN.COM

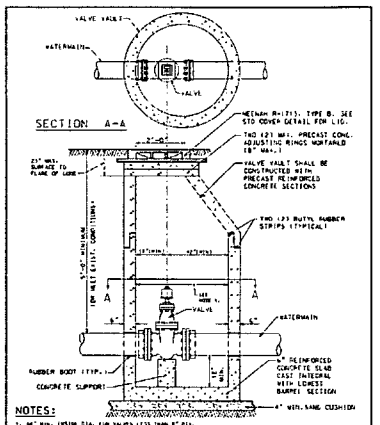
SCALE: AS NOTED
DESIGNED BY: RAM
DRAWN BY: RAM
CHECKED BY: AJD

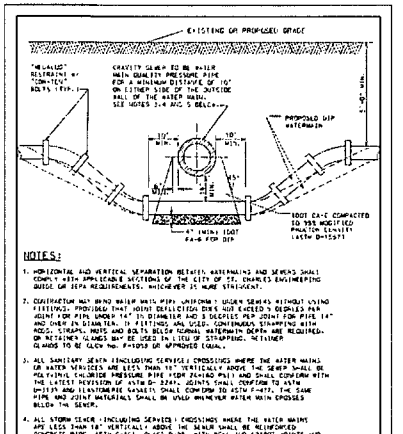
FUNKE ARCHITECTS

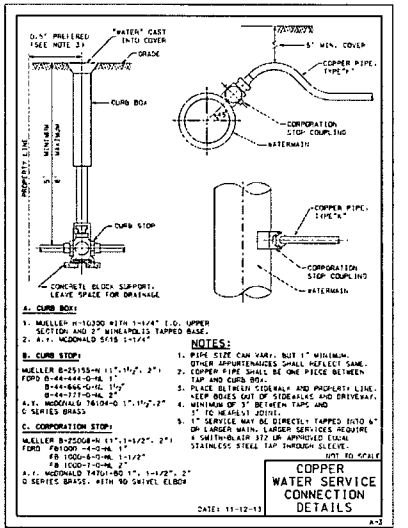
CONSTRUCTION DETAILS

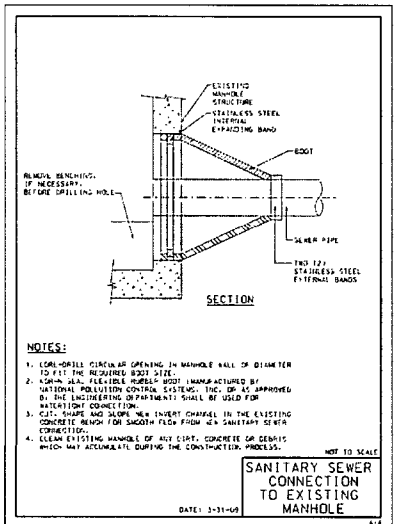
CRYSTAL LOFT TOWNHOMES
214 & 131TH AVENUE
ST. CHARLES, IL

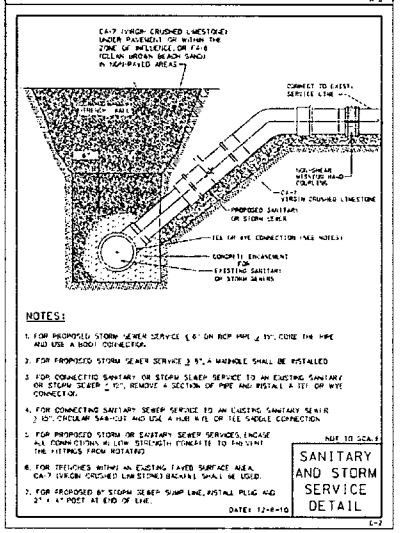
ORIGINAL ISSUE: 10/11/17
KHA PROJECT NO. 168613000
SHEET NUMBER
C7.1

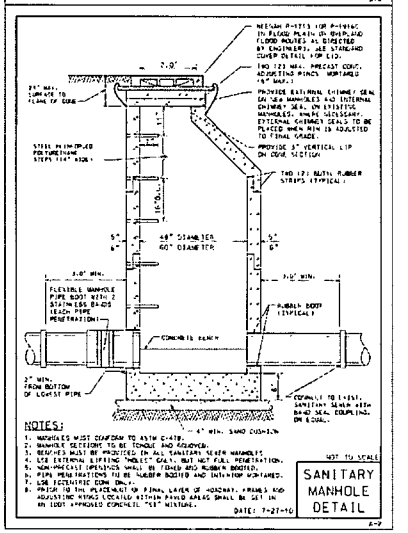












REV.	REVISIONS	DATE	BY
1	REVISED PER CITY COMMENTS	12/21/17	RGM
2	REVISED PER CITY COMMENTS	11/22/17	RGM
3	REVISED PER CITY COMMENTS	11/20/17	RGM

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9400 PARK PLAZA
SUITE 200, STE. 200
PHONE: 636-651-5500
FAX: 314-771-0796

SCALE: AS NOTED
DESIGNED BY: RGM
DRAWN BY: RGM
CHECKED BY: NJD

FUNKE ARCHITECTS

CONSTRUCTION DETAILS

CRYSTAL LOFT TOWNHOMES
214 S 13TH AVENUE
ST. CHARLES IL

ORIGINAL ISSUE: 10/31/17
KHA PROJECT NO. 168613000
SHEET NUMBER
C7.2

PLANT SCHEDULE

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AG	2	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	MULTI-TRUNK	6' HT MIN

SHADE TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	AA	2	ACER X FREEMANII 'ARMSTRONG'	ARMSTRONG FREEMAN MAPLE	B & B	2.5" CAL MIN	SINGLE STEM
	GK	5	GYMNOCLADUS DIOICA	KENTUCKY COFFEE TREE	B & B	2.5" CAL MIN	SINGLE STEM

DECIDUOUS SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	CI	18	CORNUS SERICEA 'ISANTI'	ISANTI REDOSIER DOGWOOD	-	SEE PLAN	36" HT MIN
	PJ	26	POTENTILLA FRUTICOSA 'JACKMANII'	JACKMAN'S POTENTILLA	-	SEE PLAN	24" HT MIN
	RG	33	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND ALPINE CURRANT	-	SEE PLAN	24" HT MIN

EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	BG	41	BUXUS X 'GREEN MOUND'	GREEN MOUND BOXWOOD	-	SEE PLAN	24" HT MIN
	JB	4	JUNIPERUS SABINA 'BLUE FOREST'	BLUE FOREST JUNIPER	-	SEE PLAN	24" SPREAD
	JP	29	JUNIPERUS CHINENSIS 'KALLAYS COMPACT'	KALLAY COMPACT PFITZER JUNIPER	-	SEE PLAN	24" HT MIN

ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	PH	109	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL	24" OC	

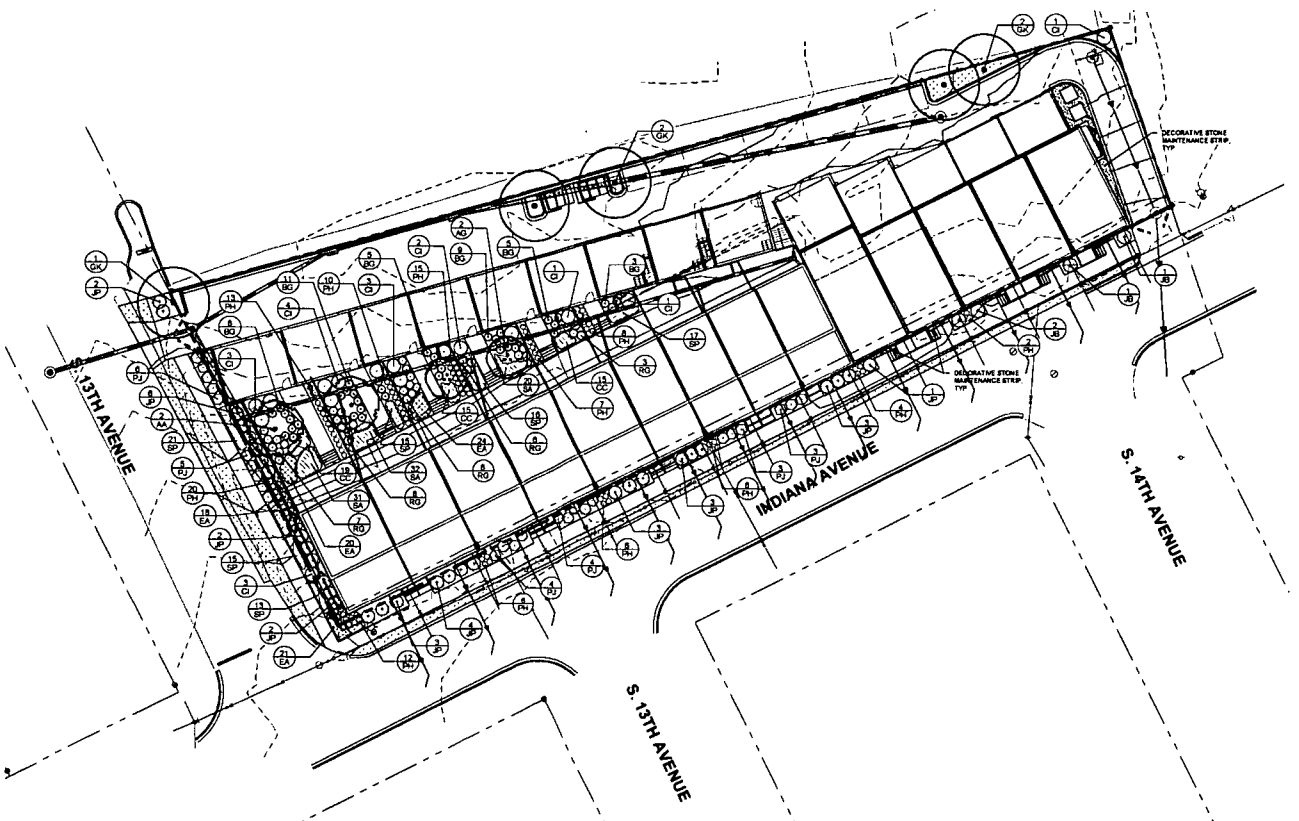
PERENNIALS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING
	CC	49	COREOPSIS X 'CREME BRULEE'	CREME BRULEETICKSEED	1 GAL	18" OC
	EA	63	ECHINACEA PURPUREA 'ALBA'	WHITE CONEFLOWER	1 GAL	18" OC
	SA	63	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	18" OC
	SP	97	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME'	NEW ENGLAND ASTER	1 GAL	18" OC

GROUND COVERS	CODE	BOTANICAL NAME	COMMON NAME
	-2	---	SOD
	DS	---	DECORATIVE STONE MAINTENANCE STRIP

Call Before You Dig
JULIE
1-800-892-0123

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40



LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SOD ALL AREAS WHICH ARE DISTURBED BY GRADING AND CONSTRUCTION.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. WEED FABRIC SHALL ONLY BE APPLIED UNDER DECORATIVE STONE APPLICATIONS.
11. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
12. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
13. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
14. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

No.	REVISIONS	DATE	BY
4	REVISED PER CITY COMMENTS	12/21/17	RGM
3	REVISED PER CITY COMMENTS	11/22/17	RGM
2	REVISED PER CITY COMMENTS	11/20/17	RGM
1	REVISED PER CITY COMMENTS		RGM

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: RGM
DRAWN BY: RGM
CHECKED BY: MJS

FUNKE ARCHITECTS

LANDSCAPE PLAN

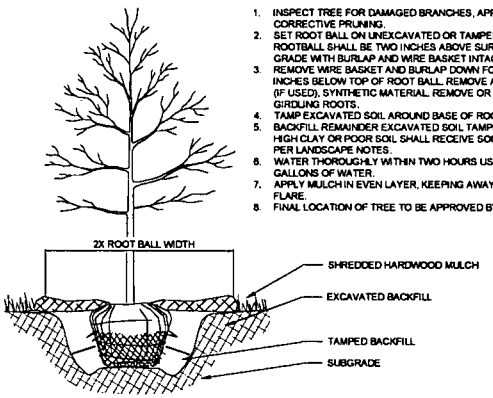
CRYSTAL LOFT TOWNHOMES
214 S 13TH AVENUE
ST. CHARLES IL

ORIGINAL ISSUE: 10/11/17
KHA PROJECT NO. 168613000
SHEET NUMBER
L1.0

Call Before You Dig
JULIE
1-800-892-0123

NOTES:

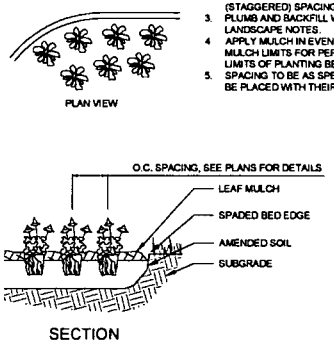
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



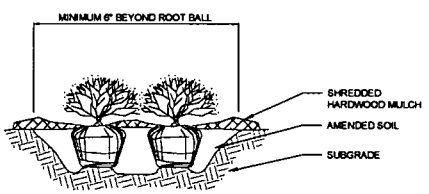
1 TREE PLANTING
NTS

NOTES:

1. EXCAVATE PLANTING BED.
2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
4. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.
5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



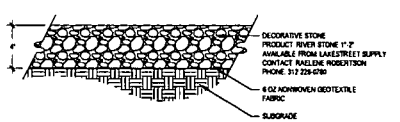
3 PERENNIAL PLANTING
NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING
NTS



4 DECORATIVE STONE MAINTENACE STRIP
NTS

No.	REVISIONS	DATE	BY
3	REVISED PER CITY COMMENTS	12/21/17	RMM
2	REVISED PER CITY COMMENTS	11/22/17	RMM
1	REVISED PER CITY COMMENTS	11/01/17	RMM

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SCALE: AS NOTED
DESIGNED BY: RMM
DRAWN BY: RMM
CHECKED BY: MJD

FUNKE ARCHITECTS

LANDSCAPE DETAILS

CRYSTAL LOFT TOWNHOMES
214 S 13TH AVENUE
ST. CHARLES IL

ORIGINAL ISSUE: 10/11/17
IOHA PROJECT NO. 166613000
SHEET NUMBER
L2.0

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

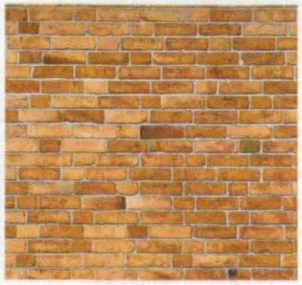
NORTH ELEVATION

funkearchitects.com

CONDO ELEVATIONS

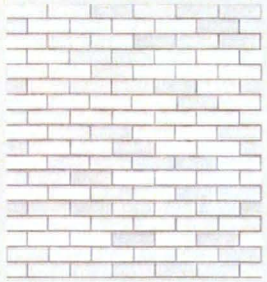
214 S 13TH AVE, ST CHARLES, IL

CITY OF ST. CHARLES



A Existing Common Brick

B Aluminumn panel



C Glazed Brick

D Hardi board

E TPO Roofing System

F Aluminumn Insulated Garage Door

G Operable Aluminumn Glazed Window with Triple Insulated Glazing (Color: Charcoal)

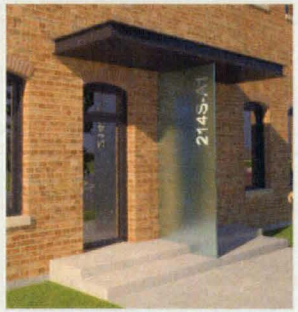
H Operable Aluminumn Glazed Window(Charcoal)

I Folding Door System

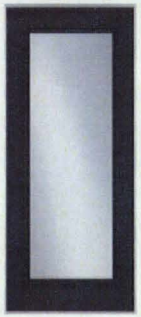
J Belcony Railing

K Timber Tech Decking

L Front Door Stair



M Front Door Canopy



N Front Door

O Backyard Cedar Fence

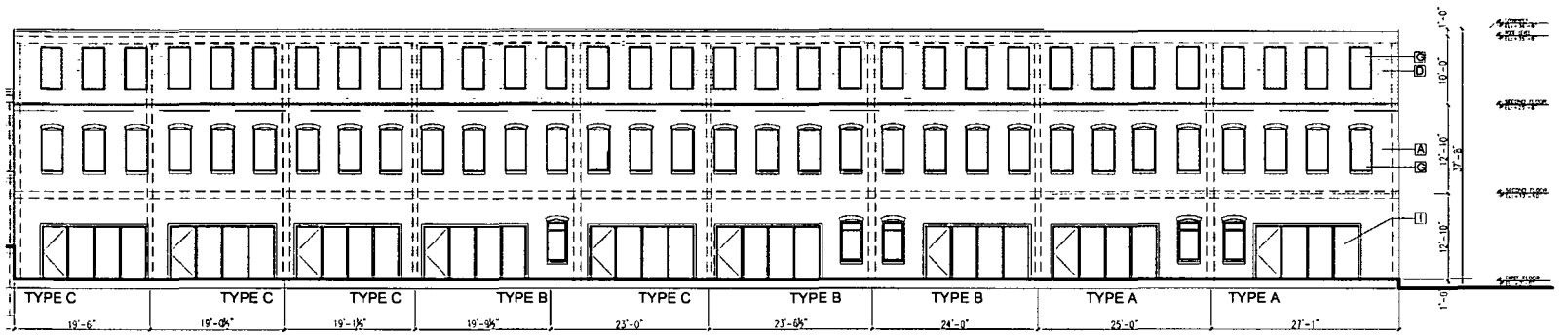
funkearchitects.com

BUILDING MATERIALS

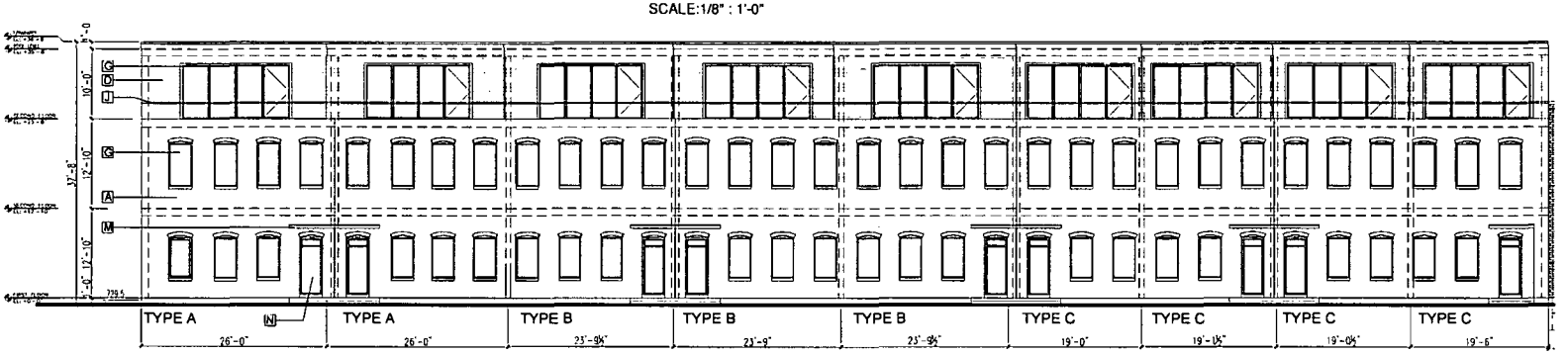
214 S 13TH AVE, ST CHARLES, IL

CITY OF ST. CHARLES

ILLINOIS · SINCE 1834

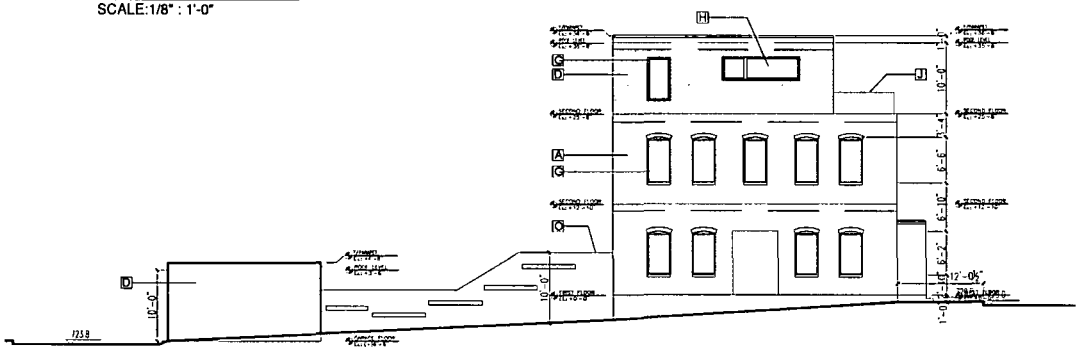


NORTH ELEVATION
SCALE:1/8" : 1'-0"



SOUTH ELEVATION
SCALE:1/8" : 1'-0"

- A EXISTING COMMON BRICK
- B ALUMINUMN PANEL
- C GLAZED BRICK
- D HARDI BOARD
- E TPO ROOFING SYSTEM
- F ALUMINUMN INSULATED GARAGE DOOR
- G OPERABLE ALUMINUMN GLAZED WINDOW1
- H OPERABLE ALUMINUMN GLAZED WINDOW2
- I FOLDING DOOR SYSTEM
- J BELCONY RAILING
- K TIMBER TECH DECKING
- L FRONT DOOR STAIR
- M FRONT DOOR CANOPY
- N FRONT DOOR
- O BACKYARD CEDAR FENCE



WEST ELEVATION
SCALE:1/8" : 1'-0"

CRYSTAL LOFT TOWNHOMES

214 S 13TH AVE,
ST CHARLES, IL

DEVELOPER:
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Funkearchitects
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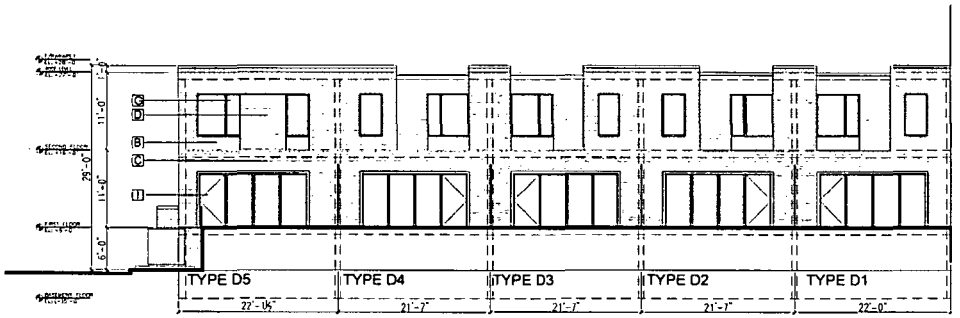
#001-017106
EXPIRES 11/30/2018

No	Date	Item
1	10.20.17	ISSUED FOR CITY APPROVAL

Revisions

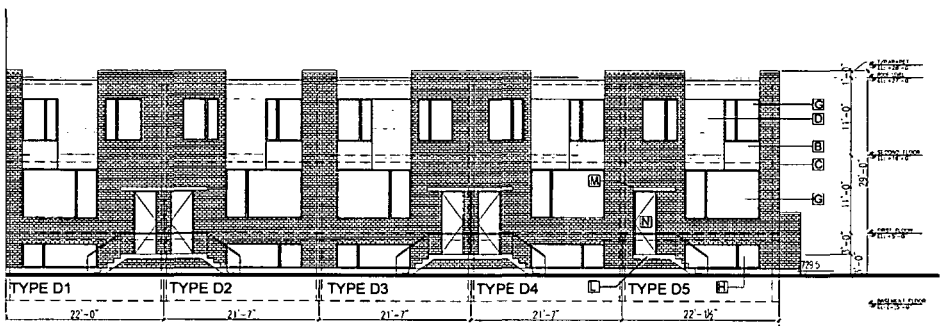
SHEET TITLE:
MAIN BUILDING ELEVATIONS

SHEET NO.
A31

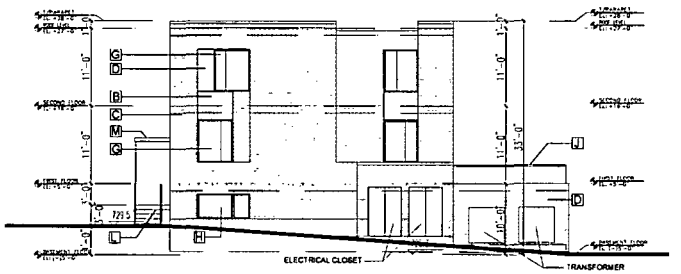


NORTH ELEVATION
SCALE:1/8" : 1'-0"

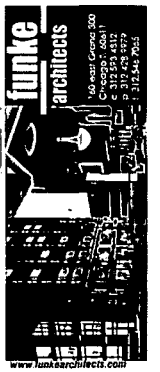
A	EXISTING COMMON BRICK
B	ALUMINUMN PANEL
C	GLAZED BRICK
D	HARDI BOARD
E	TPO ROOFING SYSTEM
F	ALUMINUMN INSULATED GARAGE DOOR
G	OPERABLE ALUMINUMN GLAZED WINDOW1
H	OPERABLE ALUMINUMN GLAZED WINDOW2
I	FOLDING DOOR SYSTEM
J	BELCONY RAILING
K	TIMBER TECH DECKING
L	FRONT DOOR STAIR
M	FRONT DOOR CANOPY
N	FRONT DOOR
O	BACKYARD CEDAR FENCE



SOUTH ELEVATION
SCALE:1/8" : 1'-0"



EAST ELEVATION
SCALE:1/8" : 1'-0"



CRYSTAL LOFT TOWNHOMES

214 S 13TH AVE,
ST CHARLES, IL

DEVELOPER:
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#001-017106
EXPIRES 11/30/2018

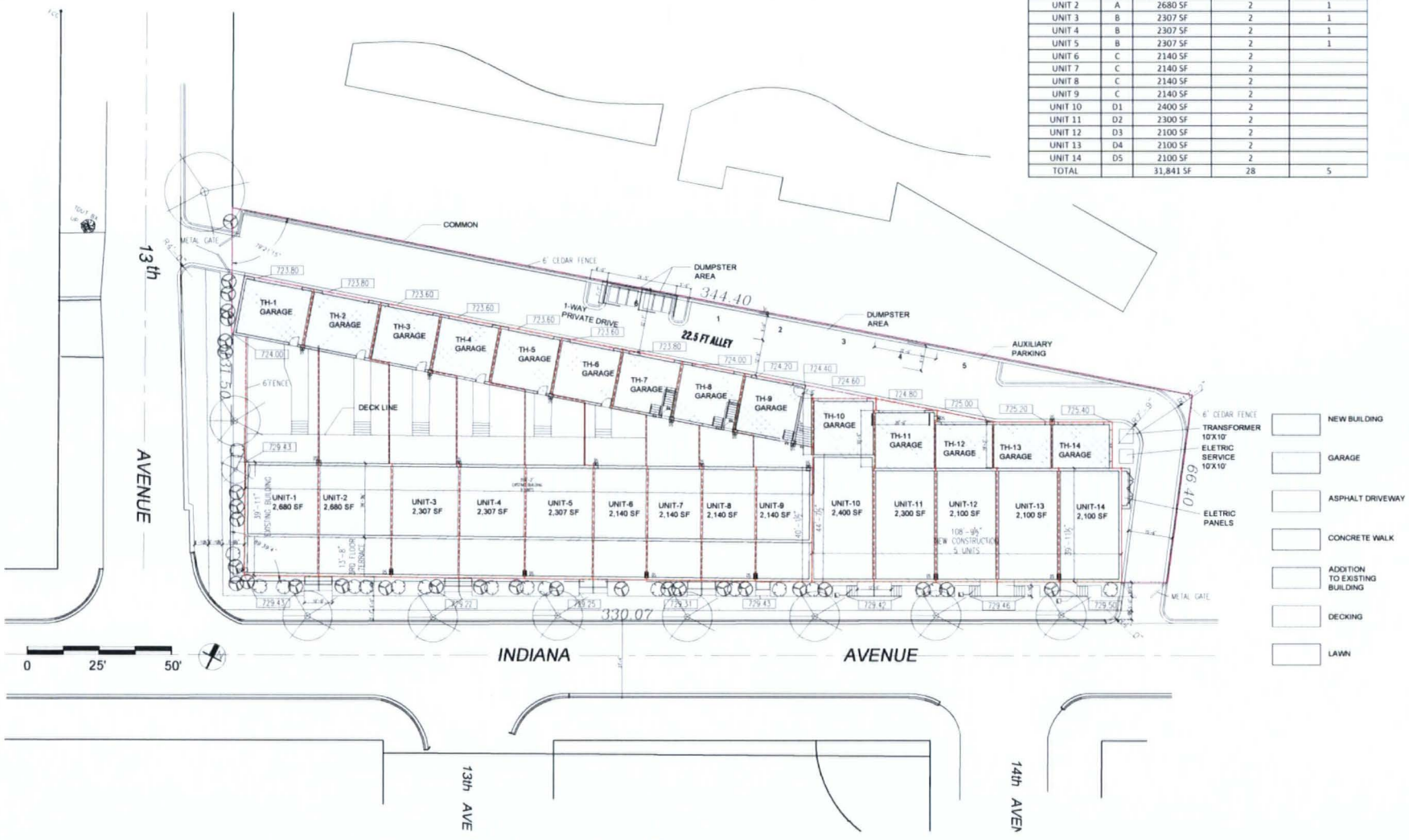
No	Date	Item
1	10.20.17	ISSUED FOR CITY APPROVAL

Revisions

SHEET TITLE
NEW BUILDING ELEVATIONS

SHEET NO
A32

UNIT NUMBER	TYPE	AREA	GARAGE SPACES	PARKING SPACES
UNIT 1	A	2680 SF	2	1
UNIT 2	A	2680 SF	2	1
UNIT 3	B	2307 SF	2	1
UNIT 4	B	2307 SF	2	1
UNIT 5	B	2307 SF	2	1
UNIT 6	C	2140 SF	2	
UNIT 7	C	2140 SF	2	
UNIT 8	C	2140 SF	2	
UNIT 9	C	2140 SF	2	
UNIT 10	D1	2400 SF	2	
UNIT 11	D2	2300 SF	2	
UNIT 12	D3	2100 SF	2	
UNIT 13	D4	2100 SF	2	
UNIT 14	D5	2100 SF	2	
TOTAL		31,841 SF	28	5



SITE PLAN
SCALE:1/16" : 1'-0"

CRYSTAL LOFT TOWNHOMES

214 S 13TH AVE,
ST CHARLES, IL

DEVELOPER:
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LICENSED ARCHITECT JEFFREY N. FUNKE STATE OF ILLINOIS

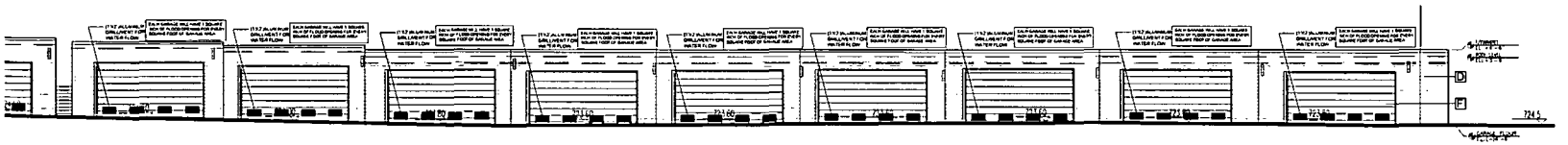
#001-017106
EXPIRES 11/30/2018

No.	Date	Item
1	10.20.17	ISSUED FOR CITY APPROVAL

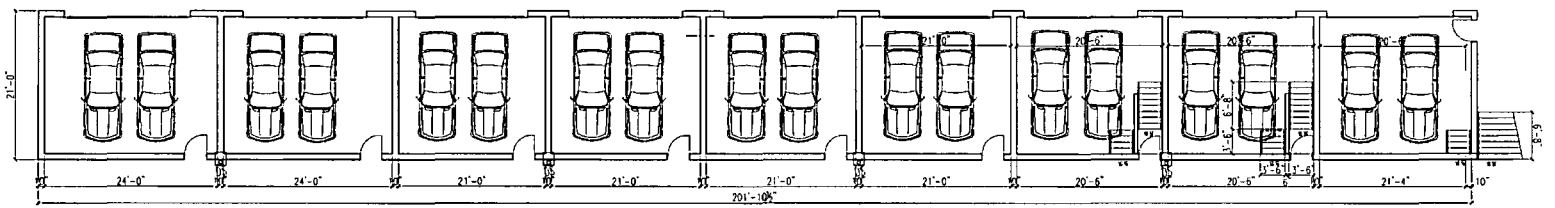
Revisions

SHEET TITLE
SITE PLAN

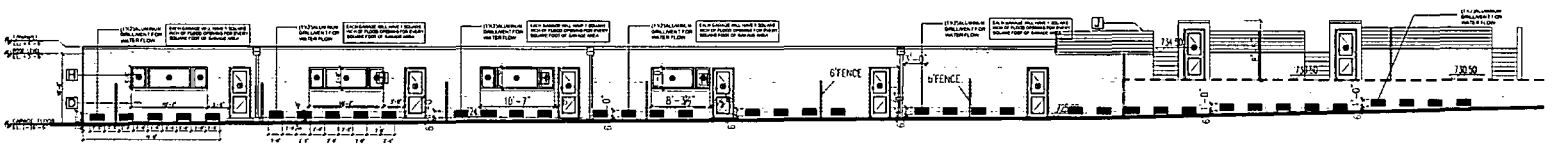
SHEET NO.
A10



UNITS 1-9 GARAGE NORTH ELEVATION
SCALE:1/8" : 1'-0"

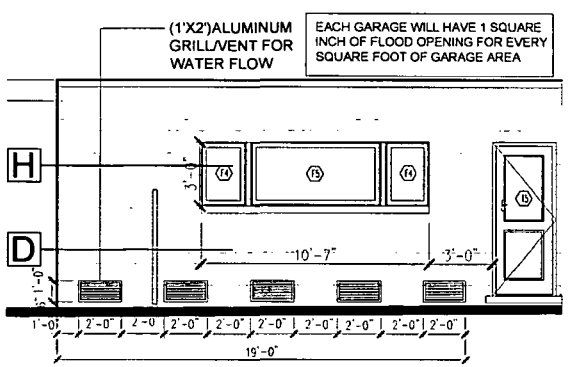


UNITS 1-9 GARAGE PLAN
SCALE:1/8" : 1'-0"

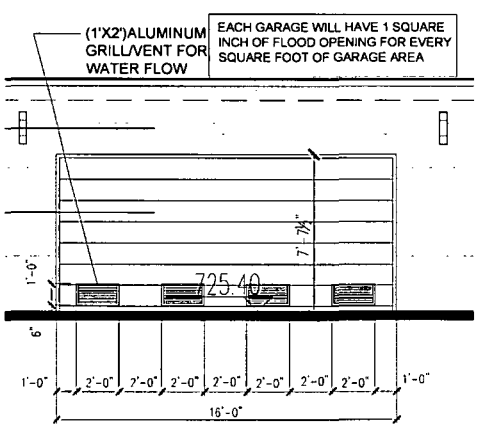


UNITS 1-9 GARAGE SOUTH ELEVATION
SCALE:1/8" : 1'-0"

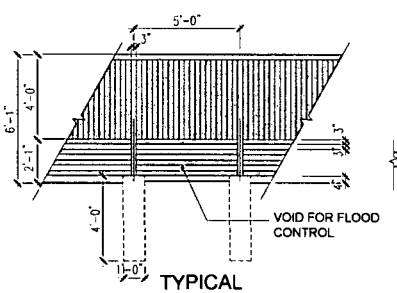
- A EXISTING COMMON BRICK
- B ALUMINUMN PANEL
- C GLAZED BRICK
- D HARDI BOARD
- E TPO ROOFING SYSTEM
- F ALUMINUMN INSULATED GARAGE DOOR
- G OPERABLE ALUMINUMN GLAZED WINDOW1
- H OPERABLE ALUMINUMN GLAZED WINDOW2
- I FOLDING DOOR SYSTEM
- J BELCONY RAILING
- K TIMBER TECH DECKING
- L FRONT DOOR STAIR
- M FRONT DOOR CANOPY
- N FRONT DOOR
- O BACKYARD CEDAR FENCE



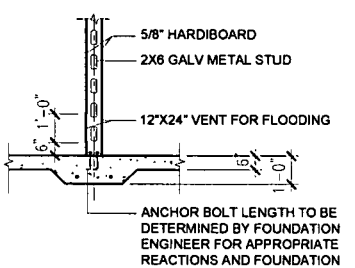
TYPICAL VENTS DETAIL @ YARD
SCALE:3/16" : 1'-0"



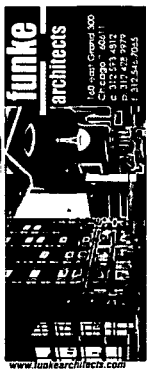
TYPICAL VENTS DETAIL @ ALLEY
SCALE:3/8" : 1'-0"



TYPICAL FENCE DETAIL
SCALE:3/8" : 1'-0"



TYPICAL WALL @ GARAGE
SCALE:1/2" : 1'-0"



CRYSTAL LOFT TOWNHOMES

214 S 13TH AVE,
ST CHARLES, IL

DEVELOPER:
Jeff Funke,
Funkearchitects
160 East Grand Suite 300
Chicago, IL 60611
T: 312 344 1151
C: 312 593 4812
jeffrey.funke@funkearchitects.com
www.funkearchitects.com

I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS WERE PREPARED UNDER MY PERSONAL SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, CONFORM WITH ALL PERTINENT CITY CODES AND ORDINANCES

#001-017106
EXPIRES 11/30/2018

No	Date	Item
1	11.21.17	ISSUED FOR CITY APPROVAL

Revisions

SHEET TITLE
FLOOD ORDINANCE DETAILS

SHEET NO.
A34

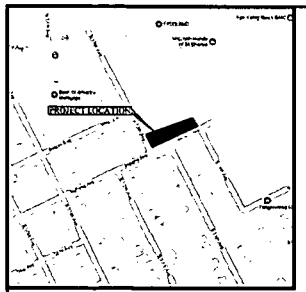
PRELIMINARY PLAT OF SUBDIVISION
CRYSTAL LOFT TOWNHOMES

PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

P.I.N. 09-26-352-002

GRAPHIC SCALE

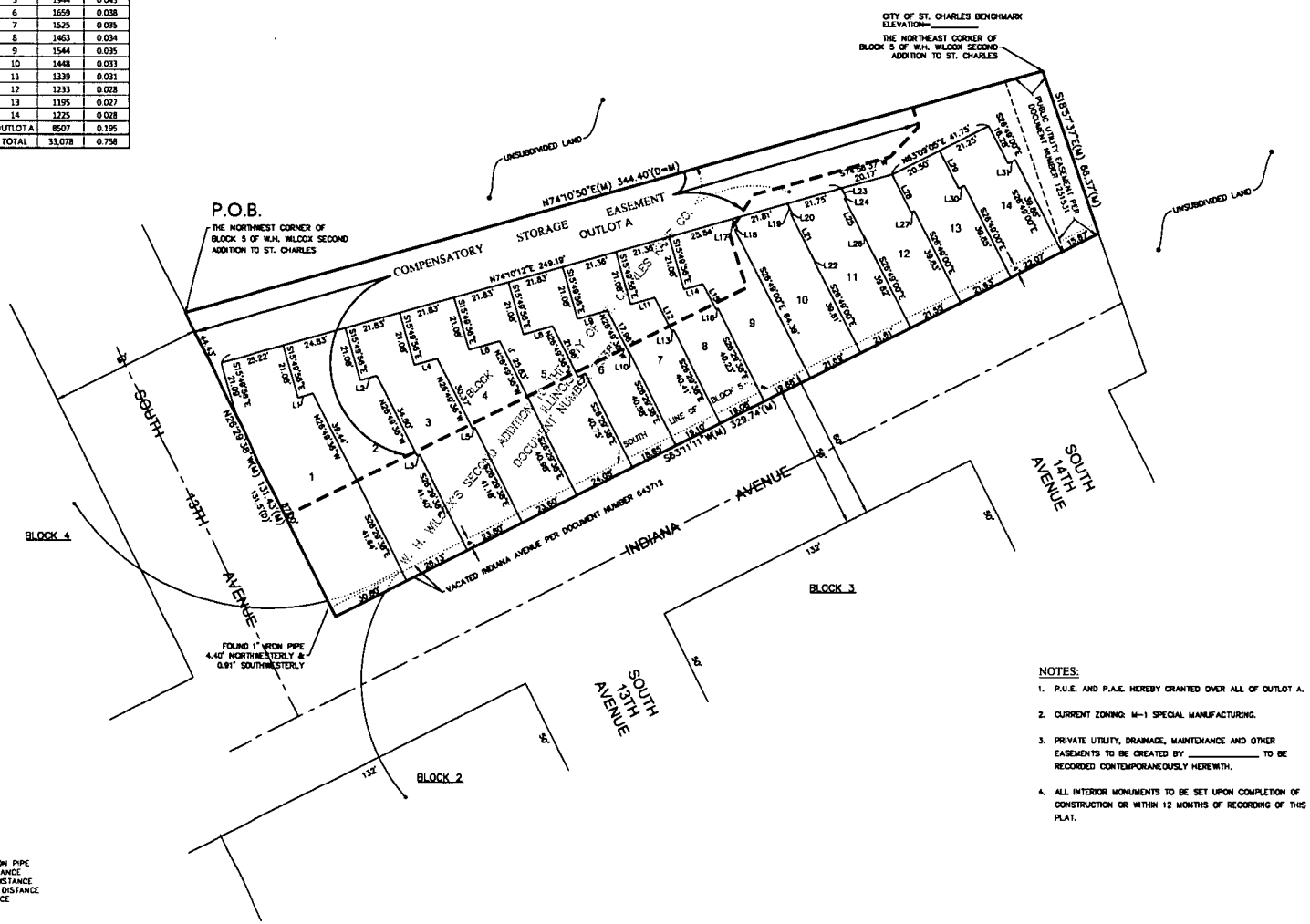
(IN FEET)
1 inch = 60 ft.



VICINITY MAP
NO SCALE

PARCEL AREA TABLE		
LOT	SQUARE FEET	ACRES
1	3115	0.071
2	2540	0.058
3	2222	0.051
4	2119	0.049
5	1944	0.045
6	1659	0.038
7	1525	0.035
8	1463	0.034
9	1544	0.035
10	1448	0.033
11	1339	0.031
12	1233	0.028
13	1195	0.027
14	1225	0.028
OUTLOT A	8507	0.195
TOTAL	33,078	0.758

LINE TABLE		
LINE	BEARING	LENGTH
L1	S74°10'12"W	5.89
L2	S74°10'12"W	6.62
L3	S63°42'28"W	1.04
L4	S74°10'12"W	9.14
L5	S63°42'28"W	0.94
L6	S74°10'12"W	12.30
L7	S63°42'28"W	3.14
L8	S74°10'12"W	11.80
L9	S74°10'12"W	12.01
L10	N63°42'28"E	0.35
L11	S74°10'12"W	9.57
L12	N26°49'36"W	14.53
L13	S63°42'28"W	0.88
L14	S74°10'12"W	7.63
L15	N26°49'36"W	11.00
L16	S63°42'28"W	0.89
L17	S26°49'00"E	4.13
L18	S63°11'00"W	1.05
L19	S26°49'00"E	4.10
L20	S62°57'54"W	0.55
L21	S26°49'00"E	20.45
L22	S63°09'05"W	0.22
L23	S26°49'00"E	4.08
L24	S63°11'00"W	0.75
L25	S26°49'00"E	16.31
L26	N63°09'05"E	0.24
L27	S63°09'05"W	1.29
L28	S26°49'00"E	16.28
L29	S26°49'00"E	16.28
L30	N63°09'05"E	2.42
L31	N63°09'05"E	3.24



NOTES:

1. P.U.E. AND P.A.E. HEREBY GRANTED OVER ALL OF OUTLOT A.
2. CURRENT ZONING: M-1 SPECIAL MANUFACTURING.
3. PRIVATE UTILITY, DRAINAGE, MAINTENANCE AND OTHER EASEMENTS TO BE CREATED BY _____ TO BE RECORDED CONTEMPORANEOUSLY HEREWITH.
4. ALL INTERIOR MONUMENTS TO BE SET UPON COMPLETION OF CONSTRUCTION OR WITHIN 12 MONTHS OF RECORDING OF THIS PLAT.

LEGEND

- SET 3/4"x24" IRON PIPE UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

LINE LEGEND

- SUBDIVISION BOUNDARY LINE
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.A.E. = PUBLIC ACCESS EASEMENT
P.U.&D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

NO.	DATE	DRAWN BY	CHECKED BY	BOOK	PAGE
1	10-26-17	PC	BK	N/A	N/A
2		PC	BK	N/A	N/A
3		PC	BK	N/A	N/A
4		PC	BK	N/A	N/A

REVISIONS:
1 - PER MUNICIPAL COMMENTS DATED 12-22-17
2 - PER PLAN COMMENTS DATED 1-3-18
3 - PER PLAN COMMENTS DATED 1-3-18

DEVELOPER: FUNKE ARCHITECTS
ENGINEER: Kimley»Horn

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: 630-820-0500
FAX: 630-820-0501
PROJECT MANAGER FAX: 630-820-0501 E-MAIL: COMPASS@SURVEYING.COM

SCALE: 1" = 20'

1 OF 2

PROJ. NO.: 17.0263-01 PRLT

J:\PSDATA\2017 PROJECTS\17.0263\17.0263-01\17.0263-01PRE-ST CHARLES LOFTS.DWG

PRELIMINARY PLAT OF SUBDIVISION
CRYSTAL LOFT TOWNHOMES

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

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF: ST. CHARLES COMMUNITY UNIT SCHOOL DISTRICT 303

_____

_____

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

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF _____, A.D. 20_, AT ____, ILLINOIS.

_____"
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

ACCEPTED AND APPROVED BY_____ AS MORTGAGEE.
DATED AT_____, ILLINOIS, THIS_____ DAY OF , A.D., 20____ .

BY:

ATTEST: _____ "

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

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

"GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF _____, A.D. 20__, AT _____ ILLINOIS.

_____"
NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

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

CITY COUNCIL OF CITY OF ST. CHARLES, ILLINOIS

_____
MAYOR

ATTEST: _____
CITY CLERK

DIRECTOR OF COMMUNITY DEVELOPMENT (OR DESIGNEE) CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

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

_____
DIRECTOR OF COMMUNITY DEVELOPMENT

DATED AT _____, ILLINOIS,

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

PLEASE RETURN THE RECORDED MYLAR TO:

CITY OF ST. CHARLES
2 E. MAIN STREET
ST. CHARLES, IL 60174

SPECIAL FLOOD HAZARD AREA CERTIFICATE

THIS IS TO CERTIFY THAT THE PARCELS INCLUDED IN THIS RECORD OF DEED ARE NOT LOCATED IN THE SPECIAL FLOOD HAZARD AREA IDENTIFIED FOR THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 0288H DATED AUGUST 3, 2009.

ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3509

PUBLIC ACCESS EASEMENT PREVISIONS

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

PUBLIC UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS(HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS. IN THE EVENT UTILITY MAINTENANCE IS PERFORMED WITHIN THE UTILITY EASEMENT, THE CITY OF ST. CHARLES WILL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, PAVING, FENCES, SIDEWALKS, CURBING, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.

PLAN COMMISSION CERTIFICATE

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

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

CITY OF ST. CHARLES PLAN COMMISSION

_____
CHAIRMAN

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

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

GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS,

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

_____
COUNTY CLERK

CERTIFICATE OF SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF KANE) SS.

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

_____
COLLECTOR OF SPECIAL ASSESSMENTS

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF KANE)

I, SCOTT C. KREBS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING PROPERTY:

THAT PART OF BLOCK 5 OF W.H. WILCOX SECOND ADDITION TO ST. CHARLES AND THAT PART OF VACATED INDIANA AVENUE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID BLOCK 5; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK AND SAID WEST LINE EXTENDED 131.8 FEET TO A LINE DRAWN PARALLEL WITH AND 4 FEET SOUTHERLY OF, MEASURED AT RIGHT ANGLES THERETO THE SOUTHERLY LINE OF SAID BLOCK 5; THENCE EASTERLY ALONG SAID PARALLEL LINE AND SAID LINE EXTENDED TO THE EASTERLY LINE OF SAID BLOCK 5; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY ALONG SAID NORTHERLY LINE 344.4 FEET TO THE POINT OF BEGINNING, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

THIS_____ DAY OF _____ 20____.

COMPASS SURVEYING LTD
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2019

BY:
SCOTT C. KREBS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3509
LICENSE EXPIRES 11/30/2018

NO.	DATE	BY
1	11-15-17	MAK
2	12-1-17	TMS

DATE: 10-16-17 | PC 10/4 | DRAWN BY: BBM | CHECKED BY: SK | BOOK 10/4 PC 10/4

PROJECT: CRYSTAL LOFT TOWNHOMES ST. CHARLES ILLINOIS

CLIENT: Kimley»Horn

© 2016 KIMLEY-HORN AND ASSOCIATES, INC. 9700 W. HIGGINS RD., SUITE 300, ROSEMONT, IL 60018 PHONE: 847-696-2500 WWW.KIMLEY-HORN.COM

COMPASS SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 150
AURORA, IL 60502
PHONE: (630) 820-9181 FAX: (630) 820-9183 E-MAIL: COMPASS@SURVEYINGLTD.COM

SCALE: 1" = 20'

2 OF 2

PROJ NO: 17.0263-01PRE

J:\PSDATA\2017 PROJECTS\17.0263\17.0263-01\17.0263-01PRE - ST CHARLES LOFTS.DWG

EXHIBIT "E"

PUD DEVIATIONS

Table 17.12-2 Residential District Bulk Requirements – RM-3 District	
Minimum Lot Area	2,363 sf. per unit based on total site area
Minimum Lot Width	18.98 ft. per townhome lot
Maximum Building Coverage	58% of total site area
Maximum Building Height	40 ft./ 3 stories
Minimum Front Yard	0 ft. along Indiana Ave.
Minimum Interior Side Yard	0 ft. for townhome lots, 10 ft. from building to east property line
Minimum Exterior Side Yard	0 ft. along 13th Ave.
Minimum Rear Yard	0 ft. for townhome lots, 14.75 ft. from buildings to north property line
Landscape Buffer Yard	None required
Chapter 17.26 Landscaping and Screening	
Minimum percentage of a parcel that is landscaped- 17.26.060	To be provided per Preliminary Landscape Plan
Building Foundation Landscaping- 17.26.080	To be provided per Preliminary Landscape Plan
Public Street Frontage Landscaping- 17.26.090	To be provided per Preliminary Landscape Plan
Chapter 17.06 Design Review Standards & Guidelines	
Maximum number of townhomes attached in a row 17.06.050.A.4	14 townhomes units may be attached in a row

ST. CHARLES SINCE 1834	**AGENDA ITEM EXECUTIVE SUMMARY**	Agenda Item number: 7a
	Title:	Recommendation to Approve Funds Transfer Resolutions authorizing budgeted transfers in the aggregate amount of $1,349,135.58 for miscellaneous transfers
	Presenter:	Christopher Minick

Meeting: Government Operations Committee	Date: September 17, 2018	
Proposed Cost: $	Budgeted Amount: $1,349,135.58	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*):

During the fiscal year, interfund transfers are sometimes necessary to fund activities/transactions in other funds. Most City revenues are recorded into the General Fund and transfers are periodically made to fund debt service payments, subsidize the activities of other funds, or for a special use. Funds Transfer Requests:

Fiscal Year 18/19:

Transfer of funds to cover interest payments for General Obligation Bonds:
2008C; 2010C GO Refunding bond; 2011A; 2011C GO Refunding bond; 2011D GO Refunding bond; 2012A; 2012B GO Refunding bond; 2013A GO Refunding bond; 2013B; 2015A; 2016A; 2016B GO Refunding bond; 2018A.

Transfer of funds from the General Fund (100) to the Refuse Fund (230).

Attachments (*please list*)**:**
Funds Transfer Resolution Sheet

Recommendation/Suggested Action (*briefly explain*)**:**
Recommendation to Approve Funds Transfer Resolutions authorizing budgeted transfers in the aggregate amount of $1,349,135.58 for miscellaneous transfers

Funds Transfer Resolution

No._____

BE IT RESOLVED that the Finance Director and City Treasurer of the City of St. Charles be and are hereby authorized to make the following transfers during FY 18/19 and as shown in the budget during that year:

Amount	From Fund	To Fund	Purpose
$ 12,962.00	513-Capital Projects Fund	720-2008C GO Debt Service Fund	2008C GO debt payment
$ 21,825.00	100-General Fund	705-TIF 3 (Mall) Debt Service Fund	2010C GO refunding debt payment
$ 62,449.27	100-General Fund	723-2011A GO Debt Service Fund	2011A GO debt payment
$ 52,662.50	100-General Fund	726-2011C GO Refunding Debt Service Fund	2011C GO refunding debt
$ 31,937.50	306-TIF 5 (STC Mfg) Special Revenue Fund	710-TIF 5 (STC Mfg) Debt Service Fund	2011D GO refunding debt
$ 25,650.00	100-General Fund	721-2012A GO Debt Service Fund (EAB Project)	2012A GO debt payment
$ 70,367.46	501-Capital Improvement Levy Fund	721-2012A GO Debt Service Fund (RG Bridge)	2012A GO debt payment
$ 72,063.15	100-General Fund	727-2012B GO Refunding Debt Service Fund	2012B GO refunding debt
$ 33,740.55	200-Electric Fund	727-2012B GO Refunding Debt Service Fund	2012B GO refunding debt payment
$ 11,385.70	210-Water Fund	727-2012B GO Refunding Debt Service Fund	2012B GO refunding debt payment
$ 21,660.60	220-Sewer Fund	727-2012B GO Refunding Debt Service Fund	2012B GO refunding debt payment
$ 89,825.00	100-General Fund	713-TIF 4 (First Street) Debt Service Fund	2013A GO refunding debt payment
$ 187,275.00	305-TIF 4 (First Street) Special Revenue Fund	713-TIF 4 (First Street) Debt Service Fund	2013A GO refunding debt payment
$ 170,000.00	308-TIF 7 (Central Downtown) Special Revenue Fund	713-TIF 4 (First Street) Debt Service Fund	2013A GO refunding debt payment
$ 5,807.26	100-General Fund	728-2013B GO Debt Service Fund (Capital Projects)	2013B GO debt payment
$ 52,265.38	501-Capital Improvement Levy Fund	728-2013B GO Debt Service Fund (Capital Projects)	2013B GO debt payment

Amount	From Fund	To Fund	Purpose
$ 13,743.39	100-General Fund	729-2015A GO Debt Service Fund (Capital Improv)	2015A GO debt payment
$ 74,724.81	100-General Fund	730-2016A GO Debt Service Fund (Capital Improv)	2016A GO debt payment
$ 42,725.00	305-TIF 4 (First Street) Special Revenue Fund	713-TIF 4 (First Street) Debt Service Fund	2016B GO refunding debt
$ 124,545.22	100-General Fund	731-2016B GO Refunding Debt Service Fund	2016B GO refunding debt
$ 90,261.79	100-General Fund	732-2018A GO Debt Service Fund (Capital Projects)	2018A GO debt payment
$ 81,259.00	100-General Fund	230-Refuse Fund	For refuse services
TOTAL:			
$1,349,135.58			

****

THIS IS TO CERTIFY THAT THE ABOVE TRANSFER RESOLUTION was adopted by the City Council of the City of St. Charles, Illinois, at the meeting held on the _____ day of _____, 2018.

_____
Charles Amenta, City Clerk

(SEAL)

	AGENDA ITEM EXECUTIVE SUMMARY	Agenda Item number: 7b
	Title:	Budget Revisions for the City of St. Charles – August, 2018
	Presenter:	Chris Minick, Finance Director

Meeting: Government Operations Committee	Date: September 17, 2018	
Proposed Cost: $ -0-	Budgeted Amount:	Not Budgeted: ☐

Executive Summary (*if not budgeted please explain*)**:**

August, 2018 listing of monthly budget revisions for the City of St. Charles.

Attachments (*please list*)**:**
Budget Revisions – August, 2018

Recommendation/Suggested Action (*briefly explain*)

Budget Revisions for the City of St. Charles – August, 2018

CITY OF ST. CHARLES **August 2018**

Budget Revision Listing

JE TYPE	JE #	BUDGET #	COMPANY	FISCAL YEAR	PERIOD	DATE	ACCT-UNIT	ACCOUNT	AMOUNT	DESCRIPTION
Budget Addition	46	100	1000	2019	4	08/01/2018	100450	54600	$ 5,000.00	Funds needed for Admin fee
Budget Addition	46	100	1000	2019	4	08/01/2018	100900	31199	$ (5,000.00)	Funds needed for Admin fee
46 Total									$ -	
Budget Transfer	47	100	1000	2019	4	08/02/2018	513511	56150	$ 45,000.00	Arcada Project Engineering
Budget Transfer	47	100	1000	2019	4	08/02/2018	513511	56200	$ (45,000.00)	Arcada Project Engineering
47 Total									$ -	
Budget Transfer	48	100	1000	2019	4	08/06/2018	100221	52000	$ (546.00)	Payment for legal fees
Budget Transfer	48	100	1000	2019	4	08/06/2018	100221	54110	$ 546.00	Payment for legal fees
48 Total									$ -	
Budget Transfer	49	100	1000	2019	4	08/09/2018	100402	51500	$ 284.00	EMA physicals
Budget Transfer	49	100	1000	2019	4	08/09/2018	100400	51500	$ (284.00)	EMA physicals
49 Total									$ -	
Budget Addition	50	100	1000	2019	4	08/14/2018	100400	51205	$ 1,153.00	Unemployment charges
Budget Addition	50	100	1000	2019	4	08/14/2018	100300	51205	$ 7,524.00	Unemployment charges
Budget Addition	50	100	1000	2019	4	08/14/2018	100900	31199	$ (8,677.00)	Unemployment charges
Budget Addition	50	100	1000	2019	4	08/14/2018	220551	51205	$ 5,954.00	Unemployment charges
Budget Addition	50	100	1000	2019	4	08/14/2018	220900	31199	$ (5,954.00)	Unemployment charges
Budget Addition	50	100	1000	2019	4	08/14/2018	200522	51205	$ 916.00	Unemployment charges
Budget Addition	50	100	1000	2019	4	08/14/2018	200900	31199	$ (916.00)	Unemployment charges
50 Total									$ -	
Budget Addition	51	100	1000	2019	4	08/14/2018	100510	55204	$ 602.54	2017 Property Tax payments
Budget Addition	51	100	1000	2019	4	08/14/2018	100900	31199	$ (602.54)	2017 Property Tax payments
51 Total									$ -	
Budget Transfer	52	100	1000	2019	4	08/15/2018	100510	51300	$ (200.00)	Funds for training
Budget Transfer	52	100	1000	2019	4	08/15/2018	100510	51402	$ 200.00	Funds for training
52 Total									$ -	
Budget Transfer	53	100	1000	2019	4	08/16/2018	100604	54110	$ (235.00)	Funds to purchase a cart
Budget Transfer	53	100	1000	2019	4	08/16/2018	100600	52319	$ 235.00	Funds to purchase a cart
53 Total									$ -	
Budget Transfer	54	100	1000	2019	4	08/22/2018	100220	51305	$ (732.00)	Funds for OPEB Report
Budget Transfer	54	100	1000	2019	4	08/22/2018	100220	54131	$ 732.00	Funds for OPEB Report
54 Total									$ -	
Budget Transfer	55	100	1000	2019	4	08/24/2018	100220	51305	$ (444.00)	Purchase standing desk
Budget Transfer	55	100	1000	2019	4	08/24/2018	100220	56003	$ 444.00	Purchase standing desk
Budget Transfer	55	100	1000	2019	4	08/24/2018	100220	51305	$ (450.00)	Purchase refrigerator
Budget Transfer	55	100	1000	2019	4	08/24/2018	100220	56003	$ 450.00	Purchase refrigerator
55 Total									$ -	
Budget Transfer	56	100	1000	2019	4	08/28/2018	521300	56200	$ (14,914.00)	HR Green services
Budget Transfer	56	100	1000	2019	4	08/28/2018	521300	56150	$ 14,914.00	HR Green services
56 Total									$ -	

CITY OF ST. CHARLES **August 2018**

Budget Revision Listing

JE TYPE	JE #	BUDGET #	COMPANY	FISCAL YEAR	PERIOD	DATE	ACCT-UNIT	ACCOUNT	AMOUNT	DESCRIPTION
Budget Transfer	57	100	1000	2019	4	08/28/2018	210541	51600	$ (49.99)	Purchase boots
Budget Transfer	57	100	1000	2019	4	08/28/2018	210541	51601	$ 49.99	Purchase boots
57 Total									$ -	
Budget Addition	58	100	1000	2019	4	08/29/2018	513501	56100	$ 165,000.00	Purchase Property
Budget Addition	58	100	1000	2019	1	08/29/2018	513900	31199	$ (165,000.00)	Purchase Property
58 Total									$ -	
Budget Transfer	59	100	1000	2019	5	09/04/2018	220552	56101	$ (15,000.00)	Prairie Center Sewer Line
Budget Transfer	59	100	1000	2019	5	09/04/2018	220552	56150	$ 5,000.00	Prairie Center Sewer Line
Budget Transfer	59	100	1000	2019	5	09/04/2018	220552	56200	$ 10,000.00	Prairie Center Sewer Line
59 Total									$ -	
Budget Transfer	60	100	1000	2019	5	09/05/2018	513500	56150	$ (2,870.00)	Testing services
Budget Transfer	60	100	1000	2019	5	09/05/2018	513500	56170	$ 2,870.00	Testing services
60 Total									$ -	
Budget Transfer	61	100	1000	2019	5	09/05/2018	100510	54450	$ (3,000.00)	Paint purchases
Budget Transfer	61	100	1000	2019	5	09/05/2018	100510	52312	$ 3,000.00	Paint purchases
61 Total									$ -	
Budget Addition	62	100	1000	2019	5	09/05/2018	803300	55180	$ 1,923.00	Damage claim payment
Budget Addition	62	100	1000	2019	5	09/05/2018	803900	31199	$ (1,923.00)	Damage claim payment
62 Total									$ -	
Budget Transfer	63	100	1000	2019	5	09/06/2018	100220	51305	$ (630.00)	Legal Fees
Budget Transfer	63	100	1000	2019	5	09/06/2018	100220	54110	$ 630.00	Legal Fees
Budget Transfer	63	100	1000	2019	5	09/06/2018	100221	52000	$ (357.00)	Legal Fees
Budget Transfer	63	100	1000	2019	5	09/06/2018	100221	54110	$ 357.00	Legal Fees
63 Total									$ -	
Budget Transfer	64	100	1000	2019	5	09/06/2018	513511	56200	$ (44,350.00)	Schramm Constructions
Budget Transfer	64	100	1000	2019	5	09/06/2018	513511	56150	$ 44,350.00	Schramm Constructions
64 Total									$ -	
Budget Transfer	65	100	1000	2019	5	09/07/2018	100221	52000	$ (260.00)	Office chair
Budget Transfer	65	100	1000	2019	5	09/07/2018	100221	56003	$ 260.00	Budget Transfer
65 Total									$ -	
Budget Transfer	66	100	1000	2019	5	09/10/2018	800223	56150	$ 11,425.00	Fuel Island Funds
Budget Transfer	66	100	1000	2019	5	09/10/2018	513500	56002	$ (11,425.00)	Fuel Island Funds
66 Total									$ -	
Budget Addition	67	100	1000	2019	5	09/10/2018	800223	56150	$ 10,575.00	Fuel Station
Budget Addition	67	100	1000	2019	5	09/10/2018	800900	31199	$ (10,575.00)	Fuel Station
67 Total									$ -	
Grand Total									$ -	

CITY OF ST. CHARLES **August 2018**

Budget Revision Listing

JE TYPE	JE #	BUDGET #	COMPANY	FISCAL YEAR	PERIOD	DATE	ACCT-UNIT	ACCOUNT	AMOUNT	DESCRIPTION

The revisions shown herewith have been approved by the City Council, except as noted below.

Chairman, Government Operations Committee Date

Vice Chairman, Government Operations Committee Date

Finance Director Date

Exceptions: