

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

RECEIVED
Received Date
St. Charles, IL
NOV 03 2014
CDD
Planning Division

CITYVIEW

Project Name: First Street Phase III
Project Number: 2013 -PR- 018
Application Number: 2014 -AP- 038

Instructions:

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

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

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

1. Property Information:

Parcel Number (s): 04-34-127-005,006,004,003,002
09-27-378-011,012,010,009,008

Proposed Name of PUD:
First Street Phase III

2. Applicant:

Name First Street Development II, LLC Phone 630-774-9101
Address 409 IL Ave #1-C, Fax
St. Charles, IL 60175 Email Bob@midwestcustomhome.com

3. Record Owner:

Name First Street Development, LLC Phone 630-774-9101
+ City of St. Charles, 60174 Fax
Address 409 ILL Ave #1-C, Email
St. Charles, IL 60174

4. Billing:

Who is responsible for paying application fees and reimbursements?

Name Dave Keilman Phone 630-587-5555
Address 409 - IL Ave #1-C Fax
St. Charles, IL 60174 Email

Attachment Checklist

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

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- 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.
- 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.
- SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**
 - Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District.
- ENDANGERED SPECIES REPORT:**
 - Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources.
- PLANS:**
 - All required plans shall be drawn on sheets no larger than 24" x 36", unless the Director of Community Development permits a larger size when necessary to show a more comprehensive view of the project. All required plans shall show north arrow and scale, and shall be drawn at the same scale (except that a different scale may be used to show details or specific features). All plans shall include the name of the project, developer or owner of site, person or firm preparing the plan, and the date of plan preparation and all revisions.

Copies of Plans:

 - Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
 - Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.
- SITE/ENGINEERING PLAN:**
 - A plan or plans showing the following information:
 1. Accurate boundary lines with dimensions
 2. Existing and proposed easements: location, width, purpose

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

- Photometric information pertaining to locations of proposed lighting fixtures

37. Typical construction details and specifications

38. Certification of site engineering plans by a registered professional engineer

39. Proof of application for Stormwater Management Permit

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

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

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

□ **ARCHITECTURAL PLANS:**

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

□ **TREE PRESERVATION PLAN:**

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

□ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

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

STATE OF ILLINOIS)
DAVE) SS.
~~KANE COUNTY~~)

I, Bob Rasmussen, being first duly sworn on oath depose and say that I am
Manager of First Street Development II, an Illinois Limited Liability
Company (L.L.C.), and that the following persons are all of the members of the said L.L.C.:

- Robert Rasmussen _____
- Keith Ketcher _____
- Chuck Wolande _____
- Phil Corcoran _____
- Ed Levato _____
- Phil Wilmington _____
- _____

By: [Signature], Manager

Subscribed and Sworn before me this 3rd day of
NOVEMBER, 202014.

[Signature]
Notary Public





#1 City for Families
by FamilyCircle® 2011

November 4, 2014

Re: First St. Redevelopment PUD – PUD Preliminary Plan for Phase 3

The City of St. Charles, record owner, hereby authorizes the inclusion of certain City-owned parcels in the PUD Preliminary Plan Application filed by First Street Redevelopment II, LLC, dated November 3, 2014. The property is legally described as:

Lots 3, 4, 5, 11 and 12 in the Phase III First Street Redevelopment Subdivision, recorded as Document #2008K089916.

Property located north of Illinois Street, east of First Street, and west of the Fox River, in St. Charles, IL 60174

A handwritten signature in cursive script, appearing to read "Mark Koenen", is written over a horizontal line.

Mark Koenen, City Administrator

C: John McGuirk, City Attorney
Rita Tungare, Director of Community & Economic Development

RAYMOND P. ROGINA *Mayor*
MARK KOENEN, P.E. *City Administrator*

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development
Date Submitted:
Prepared by:

First Street Phase III Bldg II
12-9-17
Bob Rasmussen



Estimated Student Yield by Grades

Type of Dwelling	# of dwelling Units (DU)	Elementary (Grades K to 5)	Middle (Grades 6 to 8)	High (Grades 9 to 12)
Detached Single Family				
➤ 3 Bedroom		DU x .369 =	DU x .173 =	DU x .184 =
➤ 4 Bedroom		DU x .530 =	DU x .298 =	DU x .360 =
➤ 5 Bedroom		DU x .345 =	DU x .248 =	DU x .300 =
Attached Single Family				
➤ 1 Bedroom		DU x .000 =	DU x .000 =	DU x .000 =
➤ 2 Bedroom		DU x .088 =	DU x .048 =	DU x .038 =
➤ 3 Bedroom		DU x .234 =	DU x .058 =	DU x .059 =
➤ 4 Bedroom		DU x .322 =	DU x .154 =	DU x .173 =
Apartments				
➤ Efficiency	12	DU x .000 =	DU x .000 =	DU x .000 =
➤ 1 Bedroom	12	DU x .002 =	DU x .001 =	DU x .001 =
➤ 2 Bedroom	12	DU x .086 =	DU x .042 =	DU x .046 =
➤ 3 Bedroom		DU x .234 =	DU x .123 =	DU x .118 =
Totals	<u>36</u> TDU	<u>1.056</u> TE	<u>0.516</u> TM	<u>0.564</u> TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	1.056	x .025	= 0.0264
Middle (TM)	0.516	x .0389	= 0.0200
High (TH)	0.564	x .072	= 0.004
Total Site Acres			<u>0.05</u>

Cash in lieu of requirements -

0.05 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 12,025.00

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Date Submitted:

Prepared by:

First Street Phase III Bldg II

12-9-18

Bob Rasmussen



ST. CHARLES
SINCE 1831

Type of Dwelling	# Dwelling Units (DU)	Population Generation per Unit	Estimated Population
Detached Single Family			
➤ 3 Bedroom		DU x 2.899	=
➤ 4 Bedroom		DU x 3.764	=
➤ 5 Bedroom		DU x 3.770	=
Attached Single Family			
➤ 1 Bedroom		DU x 1.193	=
➤ 2 Bedroom		DU x 1.990	=
➤ 3 Bedroom		DU x 2.392	=
➤ 4 Bedroom		DU x 3.145	=
Apartments			
➤ Efficiency	12	DU x 1.294	= 15,528
➤ 1 Bedroom	12	DU x 1.758	= 21,096
➤ 2 Bedroom	12	DU x 1.914	= 22,968
➤ 3 Bedroom		DU x 3.053	=
Totals	<u>36</u>		<u>59,592</u>
	Total Dwelling Units		Estimated Total Population

Park Site Requirements

Estimated Total Population 59,592 x .010 Acres per capita = 0.59592 Acres

Cash in lieu of requirements -

Total Site Acres 0.59592 x \$240,500 (Fair Market Value per Improved Land) = \$ 143,318.76

SCHOOL LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development
Date Submitted:
Prepared by:

First Street Phase III Bldg. III
12-9-14
Bob Rasmussen



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	8	DU x .000 = 0	DU x .000 = 0	DU x .000 = 0
➤ 2 Bedroom	16	DU x .088 = 1.408	DU x .048 = 0.768	DU x .038 = 0.608
➤ 3 Bedroom	8	DU x .234 = 1.872	DU x .058 = 0.464	DU x .059 = 0.472
➤ 4 Bedroom		DU x .322 =	DU x .154 =	DU x .173 =
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	<u>32</u> TDU	<u>3.28</u> TE	<u>1.232</u> TM	<u>1.08</u> TH

School Site Requirements

Type	# of students	Acres per student	Site Acres
Elementary (TE)	3.28	x .025	= 0.082
Middle (TM)	1.232	x .0389	= 0.048
High (TH)	1.08	x .072	= 0.078
Total Site Acres			<u>0.208</u>

Cash in lieu of requirements -

0.208 (Total Site Acres) x \$240,500 (Fair Market Value per Improved Land) = \$ 50,024.00

PARK LAND/CASH WORKSHEET

City of St. Charles, Illinois

Name of Development

Date Submitted:

Prepared by:

First Street Phase III Bldg III

12-9-14

Bob Reimussen



ST. CHARLES
SINCE 1831

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	8	DU x 1.193	= 9,544
➤ 2 Bedroom	16	DU x 1.990	= 31,840
➤ 3 Bedroom	8	DU x 2.392	= 19,136
➤ 4 Bedroom		DU x 3.145	=
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	<u>32</u>		<u>60.52</u>
	Total Dwelling Units		Estimated Total Population

Park Site Requirements

Estimated Total Population 60.52 x .010 Acres per capita = .6052 Acres

Cash in lieu of requirements -

Total Site Acres .6052 x \$240,500 (Fair Market Value per Improved Land) = \$ 145,550.60

1ST STREET PHASE 3

NORTHEAST CORNER OF 1ST STREET AND ILLINOIS STREET

ST. CHARLES, ILLINOIS

WARNING



CALL BEFORE
YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

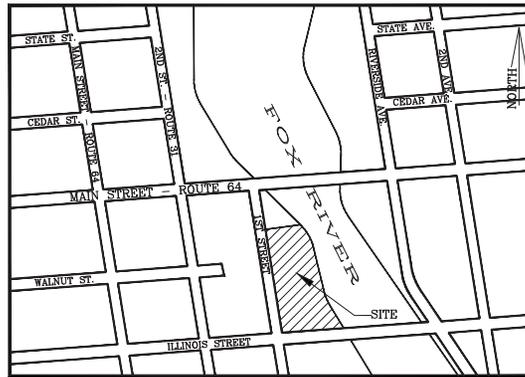
CITY OF ST. CHARLES NOTES

1. ALL PEROUS AREA SHALL BE SODDED OVER A MINIMUM OF 6" OF TOP SOIL UNLESS OTHER LANDSCAPING METHODS ARE APPROVED ON THE LANDSCAPING PLAN.
2. ALL CONDUIT OR PIPE CONSTRUCTED UNDER EXISTING OR PROPOSED PAVED SURFACES AND WALKS SHALL BE BACKFILLED WITH GRANULAR BACKFILL THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS. GRANULAR BACKFILL IS ALSO REQUIRED WITHIN 2' OF PAVED SURFACES.
3. ALL PAVING, SIDEWALK, AND EXCAVATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND THE CITY OF ST. CHARLES STANDARD DETAILS, CODES AND REQUIREMENTS.
4. ALL SEWER AND WATER MAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND CITY OF ST. CHARLES CONSTRUCTION STANDARDS.
5. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE BY THE CITY.
6. 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.
7. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME.
8. ALL CONCRETE SHALL BE 6 BAG MIX, 3500 PSI CONCRETE AT 14 DAYS. CURING MATERIAL SHALL BE MEMBRANE CURING COMPOUND AND SHALL BE WHITE IN COLOR TO ASSURE ADEQUATE COVERAGE.
9. CONTRACTOR SHALL NOTIFY CITY 48 HOURS IN ADVANCE OF CONSTRUCTION OF UNDERGROUND WORK. NO UNDERGROUND WORK SHALL BE COVERED UNTIL SAME HAS BEEN INSPECTED BY THE CITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY PRIOR TO INSTALLING PAVEMENT BASE, PAVEMENT BINDER, PAVEMENT SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
10. IF APPLICABLE, ALL NEW REINFORCED CONCRETE PIPE STORM SEWER 12" AND LARGER WHERE SHOWN ON THE PLANS SHALL BE ASTM DESIGNATION C-76 MINIMUM CLASS, CLASS III. ALL PIPE WITH LESS THAN 3' OF COVER AND MORE THAN 15' OF COVER SHALL BE CLASS V. ALL JOINTS SHALL BE "O" RING RUBBER GASKET CONFORMING TO ASTM C-361 SPECIFICATIONS. ALL STORM SEWERS WITH LESS THAN 1.25' OF COVER AND ALL DUCTILE IRON PIPE STORM SEWERS WHERE SHOWN ON THE PLANS SHALL BE DUCTILE IRON PIPE CLASS 52 ANSI SPECIFICATIONS A-21.51 WITH PUSH-ON OR MECHANICAL JOINTS AND POLYETHYLENE ENCASEMENT.
11. BITUMINOUS PAVEMENT MATERIAL MUST BE PLACED IN TWO LIFTS. THICKNESS OF EACH LIFT SHALL BE AS SHOWN ON APPROVED PLANS. ALL MATERIAL SHALL BE CLASS I BITUMINOUS AS PER IDOT STANDARDS. THE FINAL SURFACE COURSE SHALL NOT BE INSTALLED UNTIL THE CITY HAS APPROVED THE COMPACTION OF THE BINDER MATERIAL. THE BINDER COURSE SHALL NOT BE INSTALLED UNTIL THE COMPACTION OF THE STONE BASE HAS BEEN APPROVED BY THE CITY. THE FINAL SURFACE COURSE MAY NOT BE INSTALLED UNTIL THE MAJOR PORTION OF BUILDING CONSTRUCTION HAS BEEN COMPLETED AS DETERMINED AND APPROVED BY THE CITY.

NOTE: IN CASE OF CONFLICT WITH OTHER NOTES AND SPECIFICATIONS, THE CITY'S STANDARD NOTES AND DETAILS SHALL APPLY.

SHEET INDEX

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TOPOGRAPHY & DEMOLITION PLAN.....	2
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PLAT OF SUBDIVISION	



LOCATION MAP
NOT TO SCALE

LEGEND

	PROPOSED STORM SEWER		PROPOSED SPOT GRADE
	EXISTING STORM SEWER		EXISTING SPOT GRADE
	PROPOSED SANITARY SEWER		PROPOSED CONTOUR
	EXISTING SANITARY SEWER		EXISTING CONTOUR
	PROPOSED WATER MAIN		SILT FENCE
	EXISTING WATER MAIN		OVERFLOW DIRECTION
	PROPOSED SANITARY MANHOLE		PROPOSED CURB
	EXISTING SANITARY MANHOLE		EXISTING CURB
	EXISTING STORM STRUCTURE		PROPOSED EDGE OF PAVEMENT
	PROPOSED FIRE HYDRANT		
	PROPOSED GATE VALVE		

BENCHMARK:

CITY OF ST. CHARLES—
STATION N 19 ELEV=696.45 NAVD88
AT SAINT CHARLES, KANE COUNTY, IN NORTHEAST LIMESTONE CORNER OF THE REHMS ELECTRICAL BUILDING, 6 FEET EAST OF THE NORTH (FRONT) ENTRANCE, AND ABOUT 1 FOOT ABOVE SIDEWALK. A STANDARD DISC, STAMPED N 19 1934 AND SET VERTICALLY.

UNDERGROUND UTILITY NOTE:
The location of existing underground utilities, such as water mains, sewers, gas lines, etc., as shown on the plans, has been determined from the best available information and is given for the convenience of the Contractor. However, the Owner and the Engineer do not assume responsibility in the event that during construction, utilities other than those shown may be encountered, and that the actual location of those which are shown may be different from the location as shown on the plans.

USE OF DRAWINGS
Client agrees not to use or permit any other person to use plans, drawings, or other product prepared by the Engineer, which plans, drawings, or other work product are not final and which are not signed, and stamped or sealed by the Engineer and contain the words "Released For Construction".

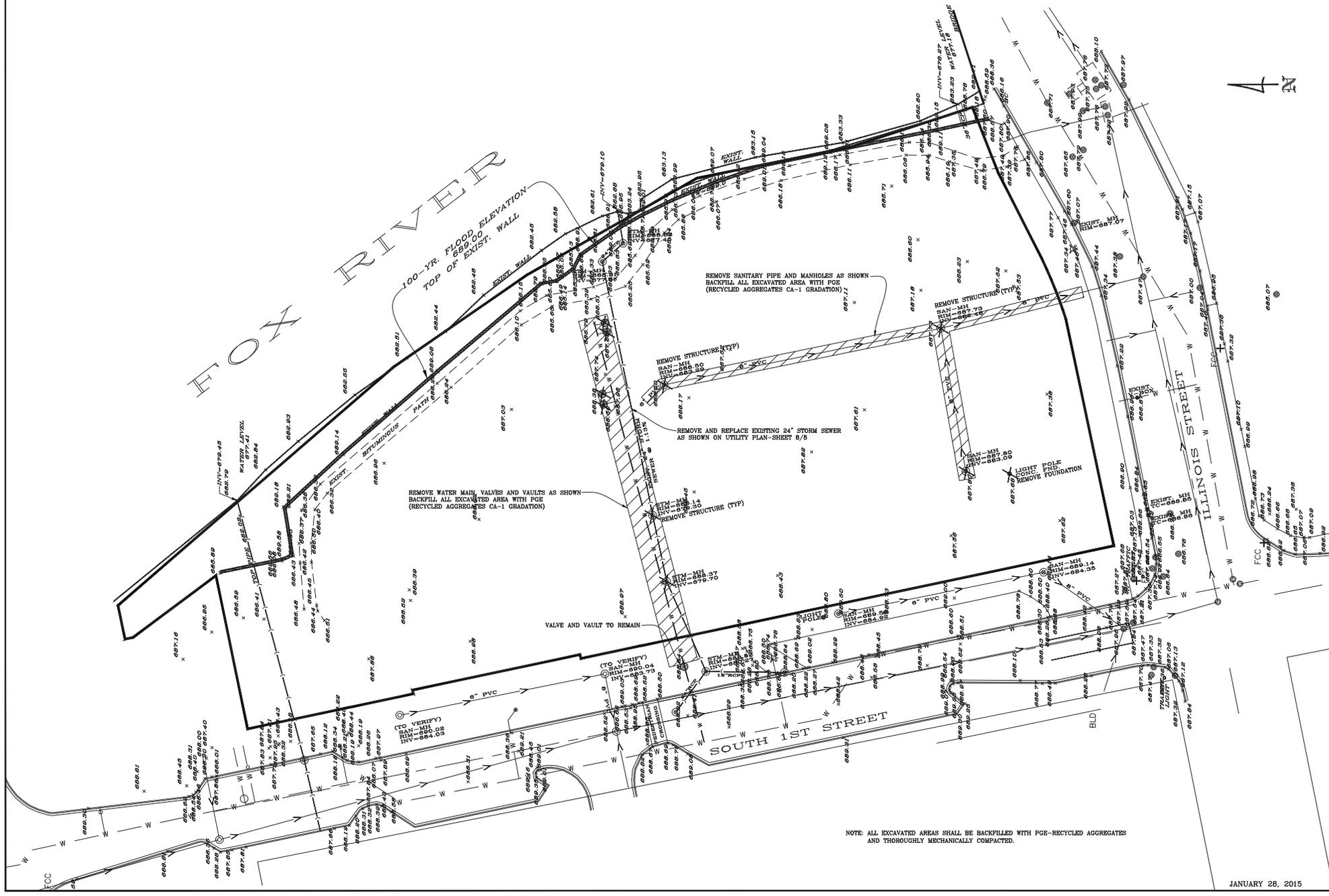
HOLD HARMLESS STATEMENT
The Engineer is not overseeing the construction of this project. The use of these Drawings and Specifications by and Contractor, Subcontractor, Builders, Mechanics, Tradesmen or Worker shall constitute a Hold Harmless Agreement between the User and the Engineer. The User shall in fact agree to hold the Engineer harmless for any responsibility in regard to construction means, methods, techniques, sequences or procedures and for any safety precautions and programs in connection with the work and further shall hold the Engineer harmless for costs and problems arising from the negligence of Contractor, Subcontractor, Builders, Mechanics, Tradesmen or Workers. The use of these Drawings also implies that the Engineer shall take no responsibility for the plan User's failure to carry out the work in accordance with the Drawing and Specifications.

COUNTY ENGINEERS INC.
2202 GARY LANE, GENEVA, ILLINOIS 60134
630.364.6976 ceillinois@aol.com



BRANDON JAFARI
REGISTERED PROFESSIONAL ENGINEER
RENEWAL DATE: 11/30/15

FOX RIVER



100-YR. FLOOD ELEVATION
TOP OF EXIST. WALL
689.00

REMOVE WATER MAIN, VALVES AND VAULTS AS SHOWN
BACKFILL ALL EXCAVATED AREA WITH PGE
(RECYCLED AGGREGATES CA-1 GRADATION)

REMOVE SANITARY PIPE AND MANHOLES AS SHOWN
BACKFILL ALL EXCAVATED AREA WITH PGE
(RECYCLED AGGREGATES CA-1 GRADATION)

REMOVE STRUCTURE (TYP)

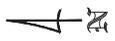
REMOVE AND REPLACE EXISTING 24" STORM SEWER
AS SHOWN ON UTILITY PLAN-SHEET 8/8

REMOVE STRUCTURE (TYP)

REMOVE FOUNDATION

VALVE AND VAULT TO REMAIN

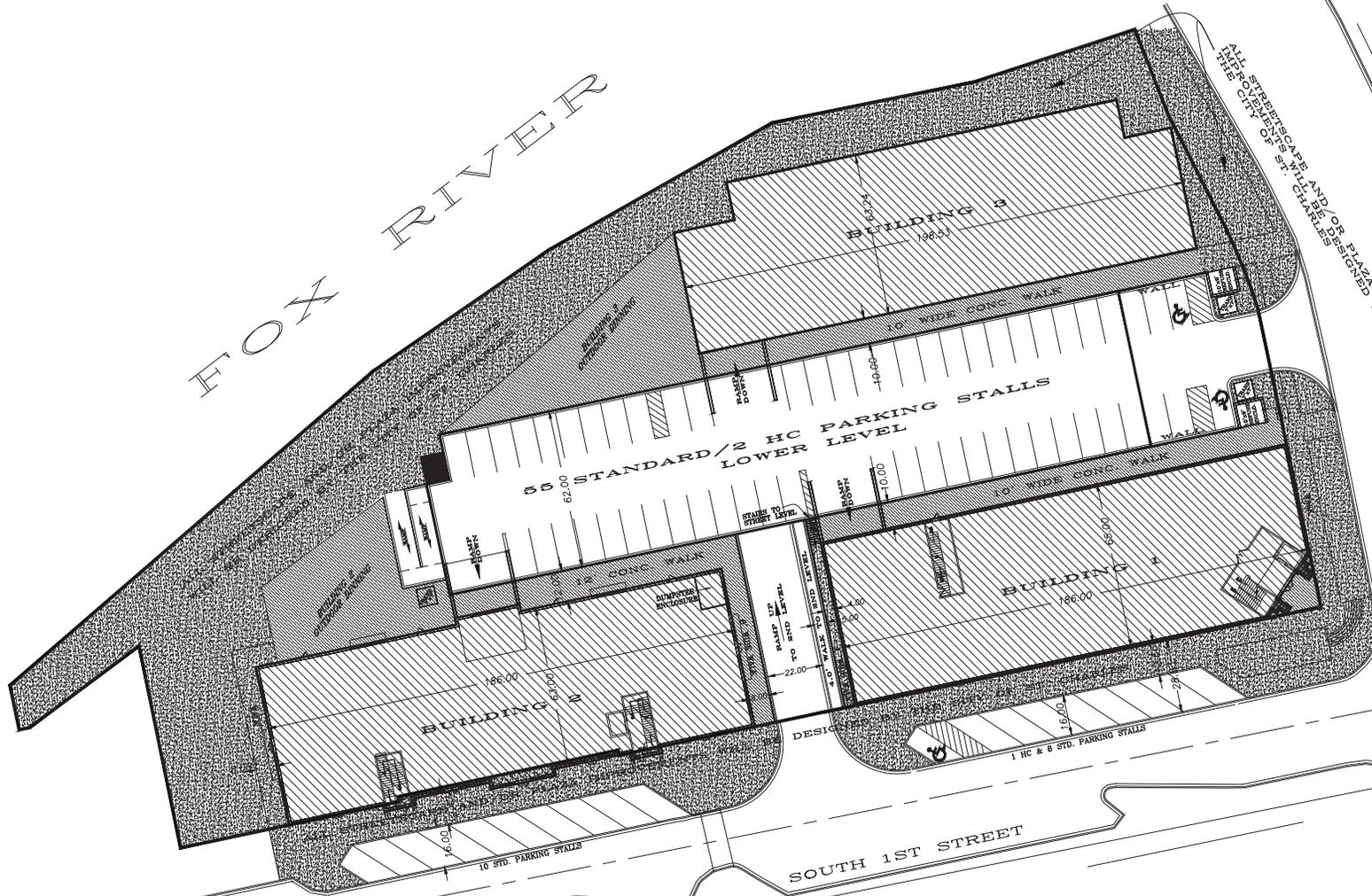
NOTE: ALL EXCAVATED AREAS SHALL BE BACKFILLED WITH PGE-RECYCLED AGGREGATES
AND THOROUGHLY MECHANICALLY COMPACTED.



TOPOGRAPHY AND SHEET 2 OF 8 DEMOLITION		Common Address:		COUNTY ENGINEERS, INC.	
Vacant		Grading		CONSTRUCTION MANAGEMENT	
Type of Survey		Mortgage		2002 WEST LAKE, CHICAGO, ILLINOIS 60674	
Date		Foundation		Scale: 1" = 20'	
Blk. - Pg.		Date Dwn. / By		Job No.:	

JANUARY 28, 2015

FOX RIVER



LOTS:

LOT BLDG-1.....	11,901 SF
LOT BLDG-2.....	14,387 SF
LOT BLDG-3.....	14,579 SF
COMMON LOT-4.....	47,818 SF
TOTAL AREA.....	88,666 SF

BUILDING ONE

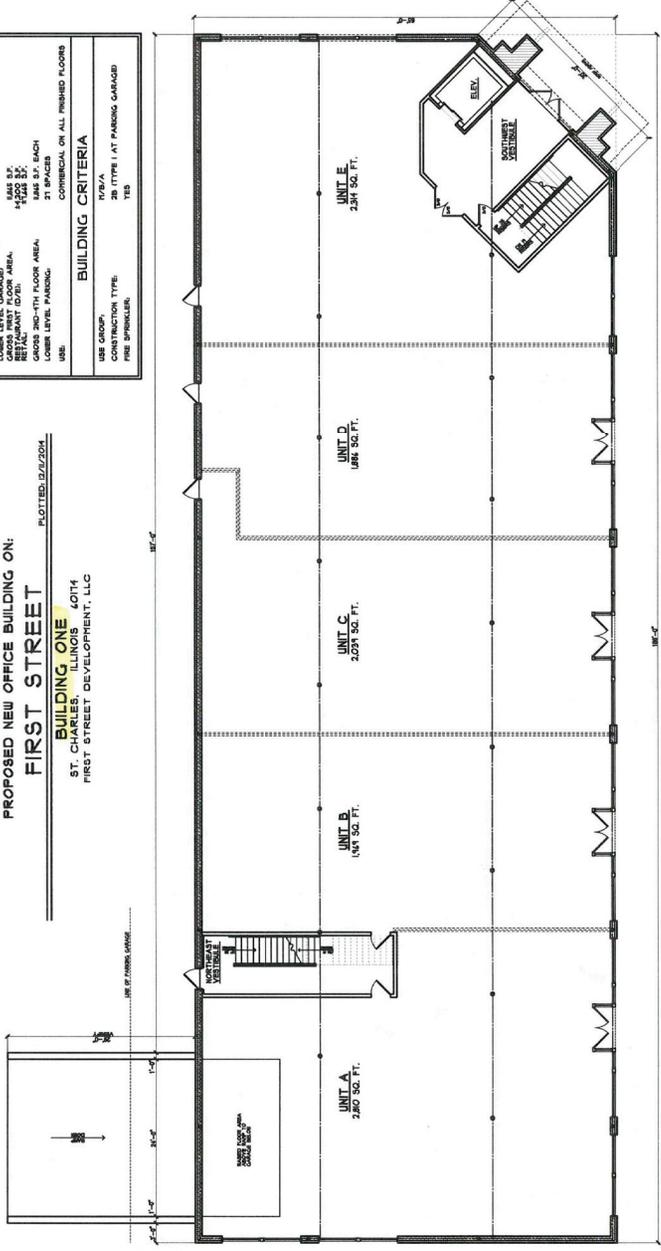
BUILDING CRITERIA	
FOOTPRINT:	1848 S.F.
FOUR CORNER BUILDING AREA:	4790 S.F.
FOUR CORNER TOTAL FLOOR AREA:	10,100 S.F.
GRASS FRONT FLOOR AREA:	1848 S.F.
RETAILMENT FLOOR AREA:	1848 S.F.
LOBBY FLOOR AREA:	1848 S.F.
LOBBY LEVEL PARKING:	31 SPACES
USE:	COMMERCIAL OR ALL FINISHED FLOORS
BUILDING CRITERIA	
USE GROUP:	TYPE A
CONSTRUCTION TYPE:	TYPE I AT PARKING GARAGE
FIRE SPRINKLER:	YES

PROPOSED NEW OFFICE BUILDING ON:

FIRST STREET

PLOTTED: 02/12/2014

BUILDING ONE
ST. CHARLES, ILLINOIS 60114
FIRST STREET DEVELOPMENT, LLC



FIRST FLOOR PLAN

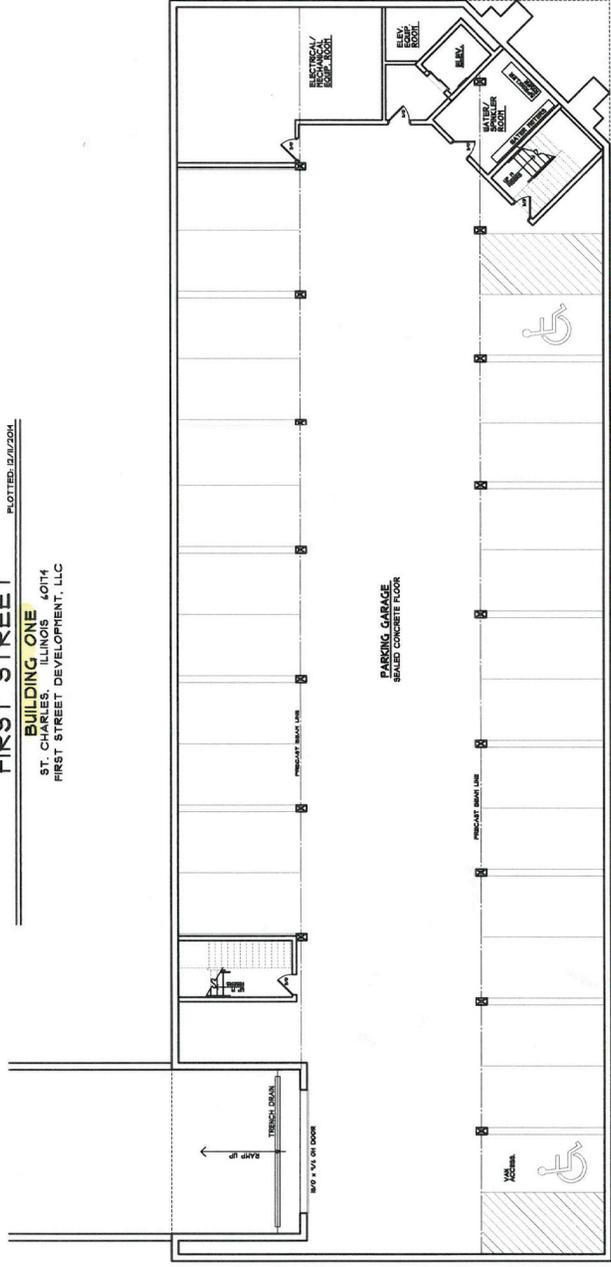
FIRST STREET

PROPOSED NEW OFFICE BUILDING ON:

FIRST STREET

PLOTTED: 02/12/2014

BUILDING ONE
ST. CHARLES, ILLINOIS 60114
FIRST STREET DEVELOPMENT, LLC



LOWER LEVEL PLAN

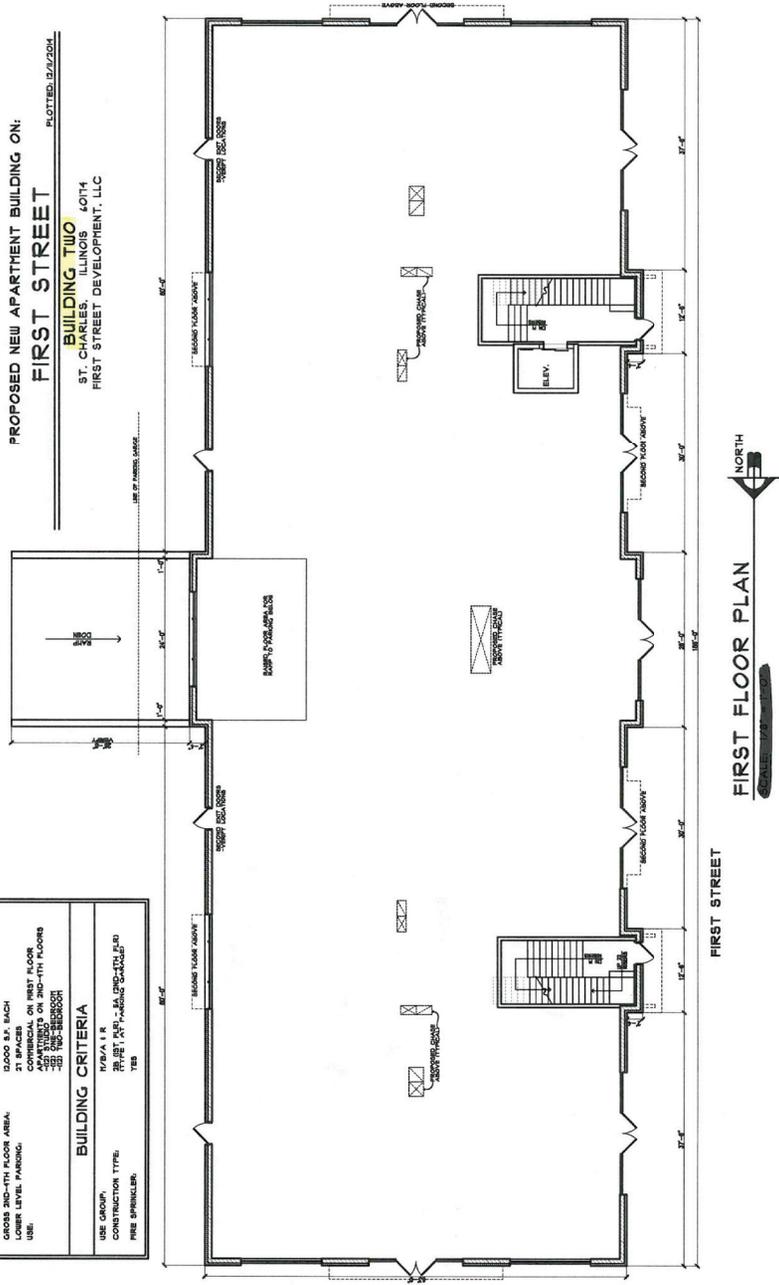
FIRST STREET

JANUARY 28, 2015

BUILDING TWO

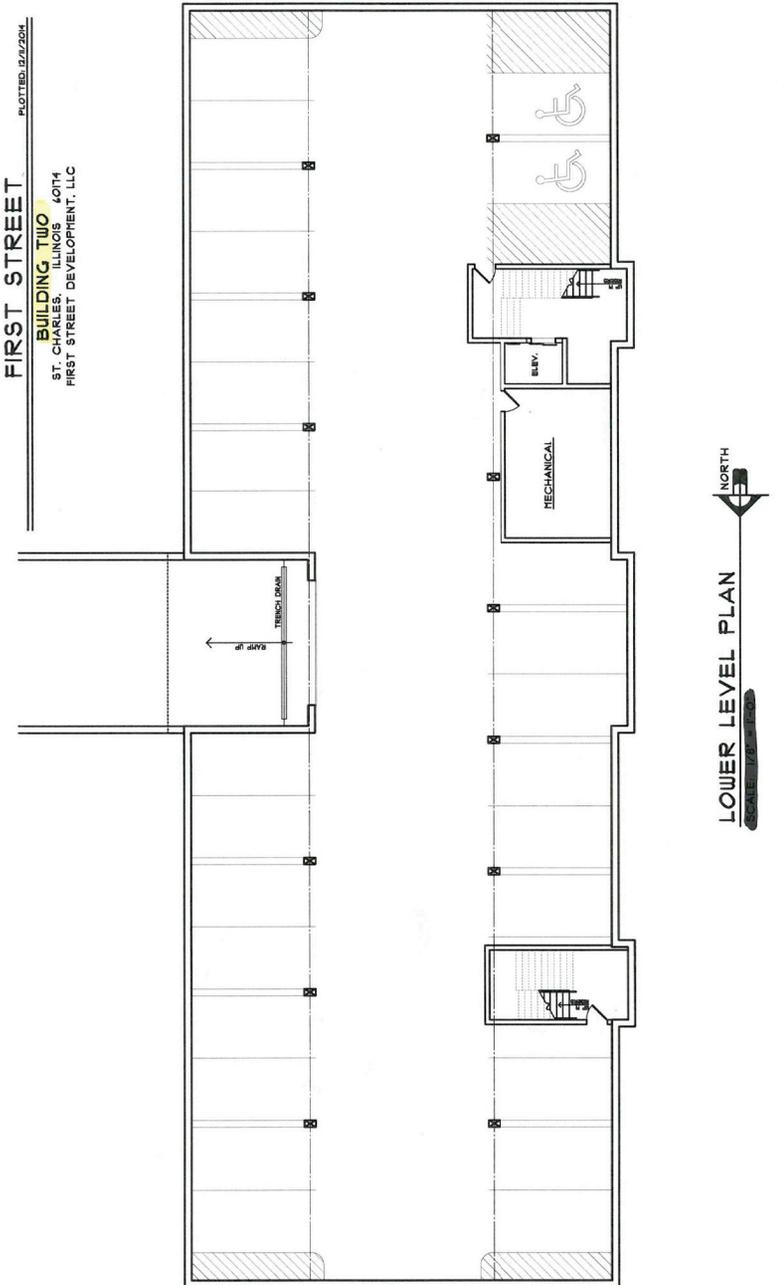
SITE CRITERIA	
FOOTPRINT:	884 S.F.
TOTAL GROUND INCLUDING DRIVEWAY	41004 S.F.
LOWER LEVEL GARAGE	1000 S.F.
RESTAURANT	1400 S.F.
MECHANICAL	1200 S.F.
STORAGE	21 SPACES EACH
LOWER LEVEL PARKING	COMMERCIAL OR FIRST FLOOR
USE:	2ND, 3RD OR 4TH FLOOR
	3RD FLOOR
	3RD FLOOR
BUILDING CRITERIA	
USE GROUP:	TURF 1 R
CONSTRUCTION TYPE:	TYPE I, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100
FIRE SPRINKLER:	YES

PROPOSED NEW APARTMENT BUILDING ON:
FIRST STREET PLOTTED, 04/20/04
BUILDING TWO
 ST. CHARLES, ILLINOIS 60114
 FIRST STREET DEVELOPMENT, LLC



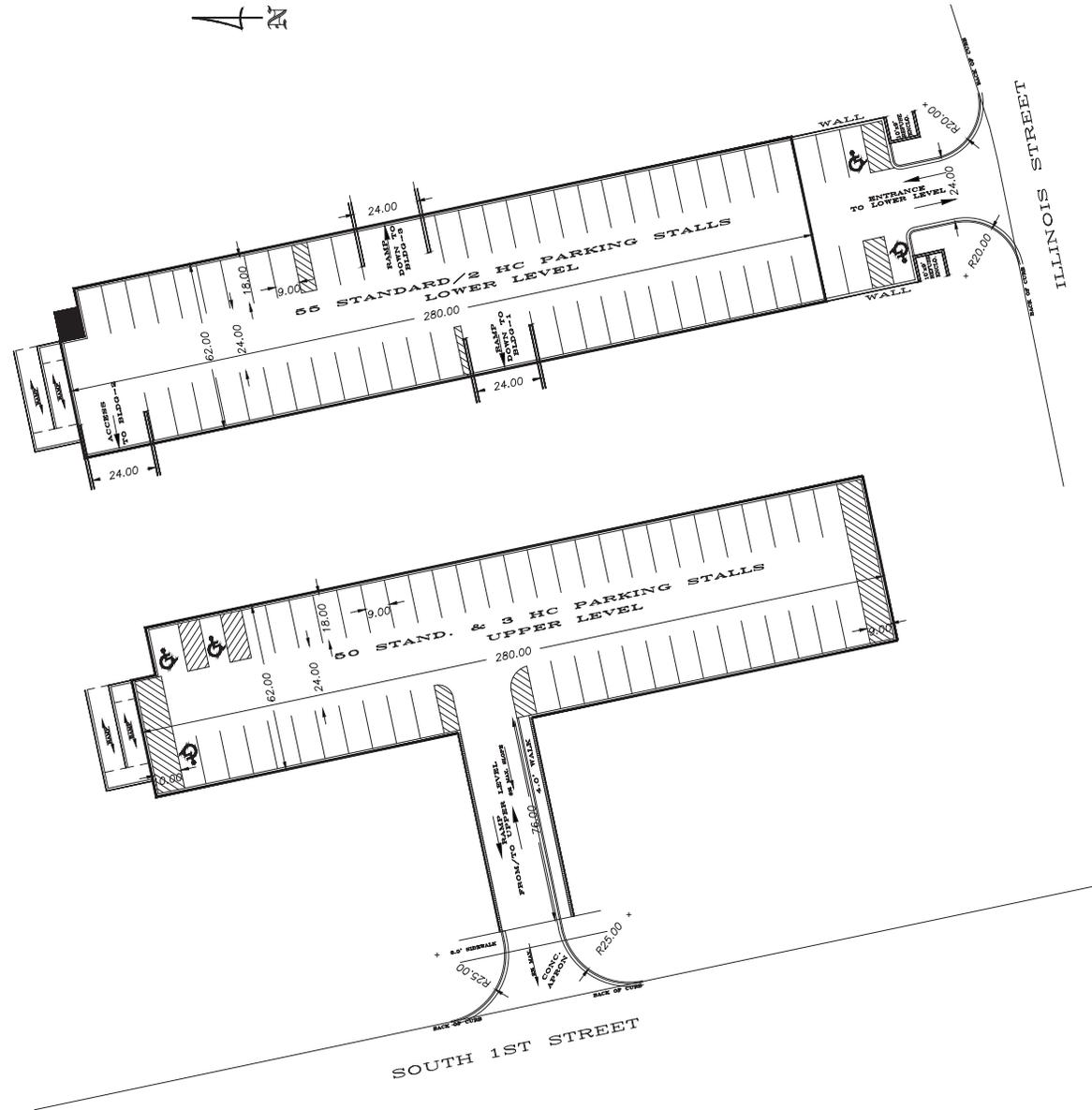
FIRST FLOOR PLAN

PROPOSED NEW APARTMENT BUILDING ON:
FIRST STREET PLOTTED, 04/20/04
BUILDING TWO
 ST. CHARLES, ILLINOIS 60114
 FIRST STREET DEVELOPMENT, LLC



LOWER LEVEL PLAN

JANUARY 28, 2015



BUILDING ONE

SITE CRITERIA	
FOOTPRINT:	1862 S.F.
TOTAL GROSS BUILDING AREA INCLUDING ALL STORIES EXCEPT LOWER LEVEL GARAGE:	41640 S.F.
GROSS FIRST FLOOR AREA:	1862 S.F.
RESTAURANT OVER:	14200 S.F.
GROSS 2ND-4TH FLOOR AREA:	1862 S.F. EACH
LOWER LEVEL PARKING:	21 SPACES
USE:	COMMERCIAL ON ALL FINISHED FLOORS
BUILDING CRITERIA	
USE GROUP:	R/B/A
CONSTRUCTION TYPE:	2B (TYPE I AT PARKING GARAGE)
FIRE SPRINKLER:	YES

BUILDING TWO

SITE CRITERIA	
FOOTPRINT:	1846 S.F.
TOTAL GROSS BUILDING AREA INCLUDING ALL STORIES EXCEPT LOWER LEVEL GARAGE:	41704 S.F.
GROSS FIRST FLOOR AREA:	1846 S.F.
RESTAURANT:	14000 S.F.
RETAIL:	970 S.F.
GROSS 2ND-4TH FLOOR AREA:	1846 S.F. EACH
LOWER LEVEL PARKING:	21 SPACES
USE:	COMMERCIAL ON FIRST FLOOR APARTMENTS ON 2ND-4TH FLOORS HOTEL BUILDING HOTEL BEDROOM
BUILDING CRITERIA	
USE GROUP:	R/B/A I R
CONSTRUCTION TYPE:	2B (HOT FLRI - SA (2ND-4TH FLRI) TYPE I AT PARKING GARAGE)
FIRE SPRINKLER:	YES

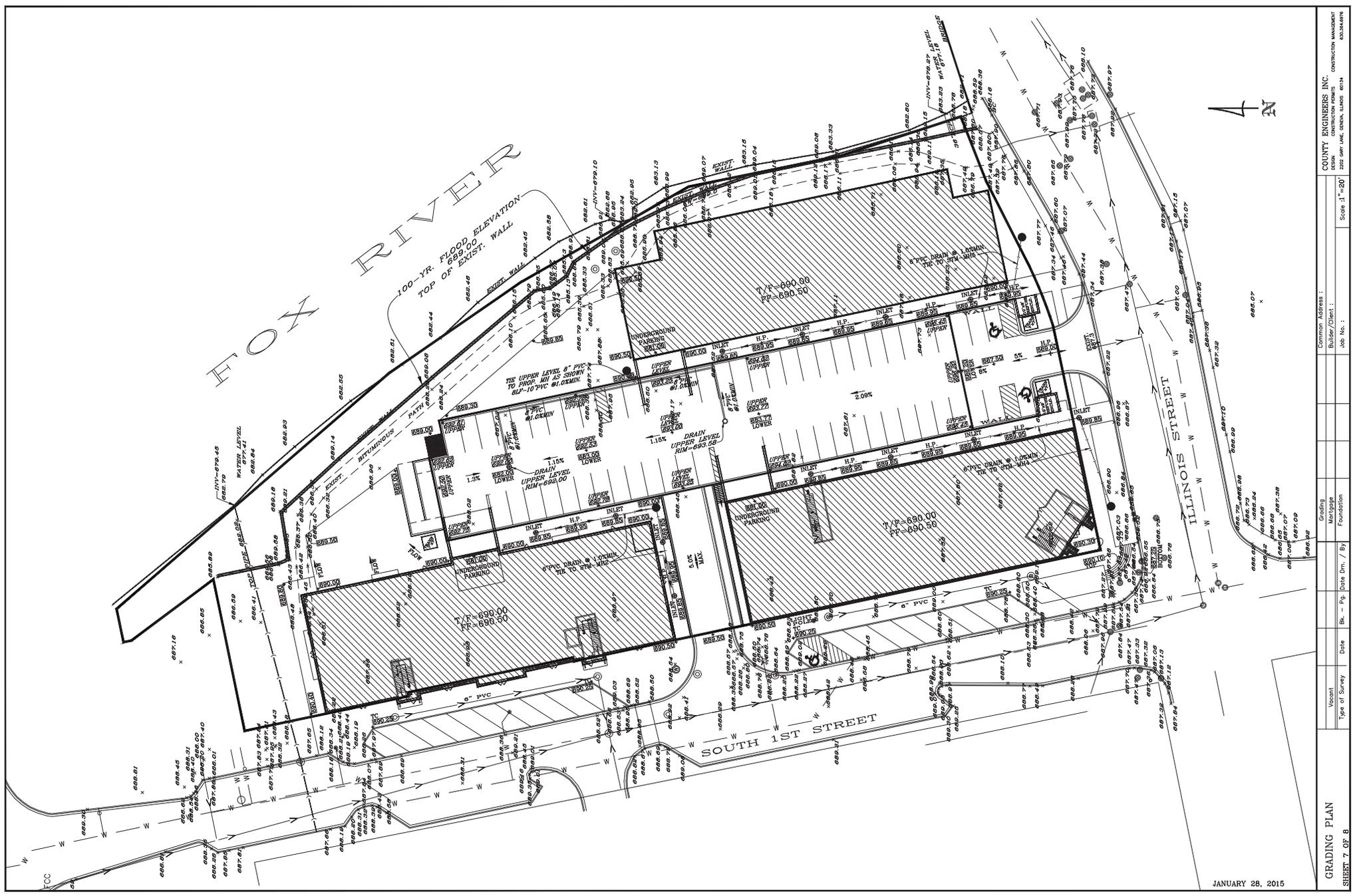
BUILDING THREE

SITE CRITERIA	
FOOTPRINT:	1814 S.F.
TOTAL GROSS BUILDING AREA INCLUDING ALL STORIES EXCEPT LOWER LEVEL GARAGE:	41830 S.F.
GROSS FIRST FLOOR AREA:	1814 S.F.
RESTAURANT:	14000 S.F.
RETAIL:	174 S.F.
GROSS SECOND-FIFTH FLOOR:	1814 S.F. EACH
LOWER LEVEL PARKING:	25 SPACES (ESTIMATED)
USE:	COMMERCIAL ON FIRST FLOOR CONDOMINIUM ON 2ND-5TH FLOORS
BUILDING CRITERIA	
USE GROUP:	R/B/A I R
CONSTRUCTION TYPE:	1B0 TYPE I AT PARKING GARAGE
FIRE SPRINKLER:	YES

PARKING DATA:

	UNDERGROUND	ABOVEGROUND	HC SPACES
BUILDING 1	25		2
BUILDING 2	25		2
BUILDING 3	25		2
PARKING STRUCTURE	55	50	5
1ST STREET		20	
TOTAL	130	70	11

COUNTY ENGINEERS INC. CONSTRUCTION MANAGEMENT COLLEGEVILLE, MISSOURI
 Common Address: _____
 Builder/Client: _____
 Job No.: _____
 Grading _____
 Mortgage _____
 Foundation _____
 Vacant _____
 Type of Survey _____
 Date _____
 Bl. - Pg. Date Dwn. / By _____
 PARKING STRUCTURE UPPER/LOWER LEVELS SHEET 6 OF 8
 Scale: 1"=20'



FOX RIVER

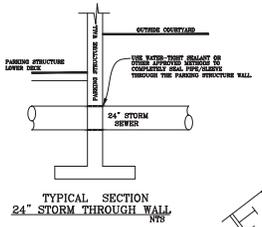
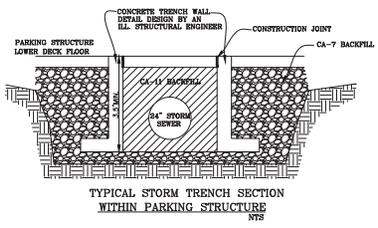
100-YR. FLOOD ELEVATION
TOP OF EXIST. WALL



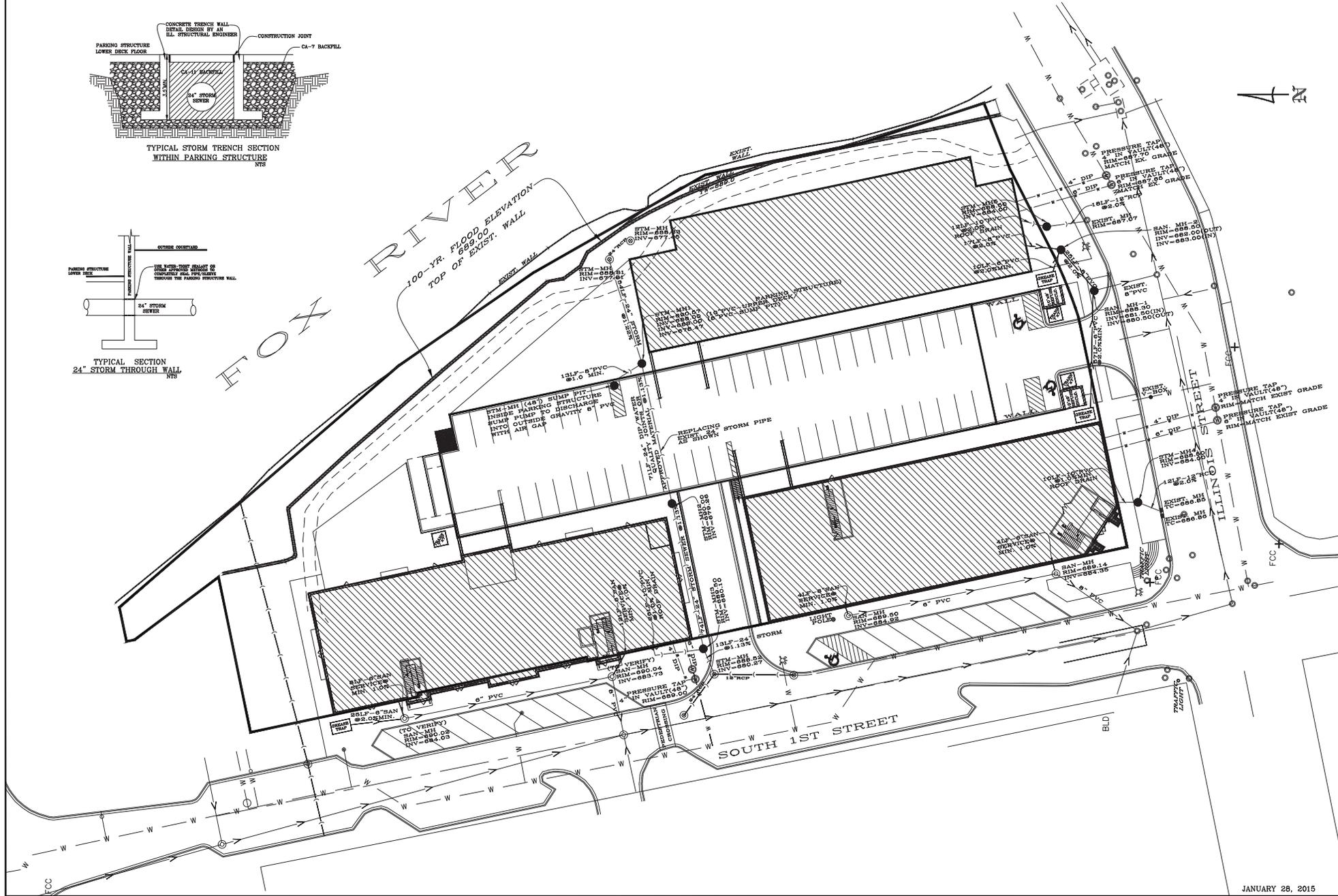
GRADING PLAN
SHEET 7 OF 8

Common Address:	Grading	Blk. - Pg.	Date	By	Date	Drawn	Checked	Reviewed	Approved
Builder/Client:	Mortgage								
Job No.:	Foundation								
Scale: 1" = 20'									
County Engineers Inc.	CONSTRUCTION MANAGEMENT								
200 WEST LAKE AVENUE, SUITE 201A									
EVANSTON, ILLINOIS 60119									

JANUARY 26, 2015



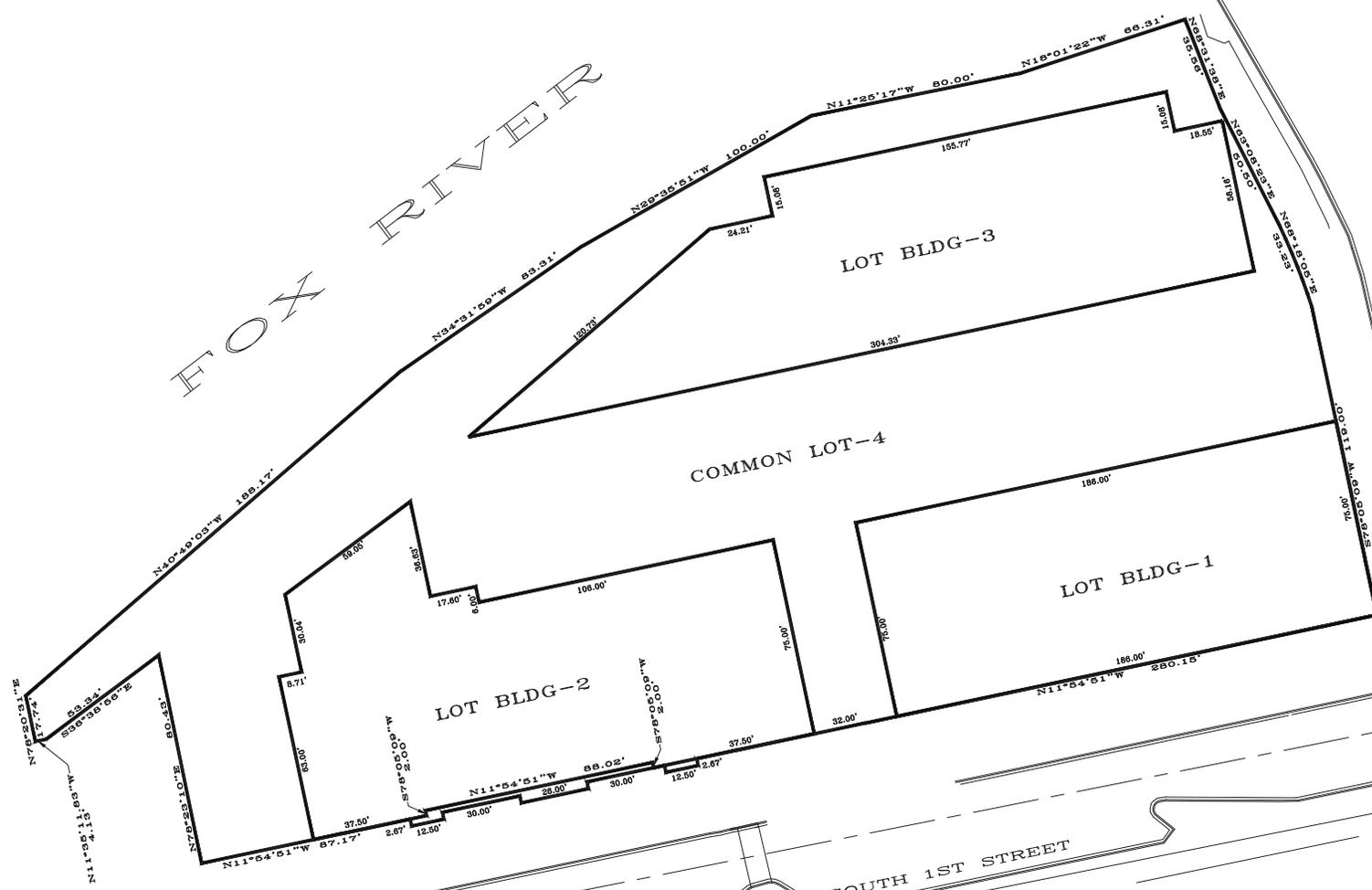
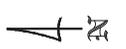
FOX RIVER
100-YR. FLOOD ELEVATION
TOP OF EXIST. WALL



UTILITY PLAN		COUNTY ENGINEERS INC. CONSTRUCTION MANAGEMENT	
SHEET 8 OF 8		202 WEST LAKE AVENUE, SUITE 407A, COVINGTON, MISSISSIPPI 38902	
Common Address :	Grading :	Builder/Client :	Scale : 1"=20'
Map/Scope :	Foundation :	Job No. :	
Bk. - Pg. Date Dwn. / By :			
Vacant :			
Type of Survey :	Date :		

JANUARY 28, 2015

FOX RIVER



LOTS:

LOT BLDG-1.....	13,950 SF
LOT BLDG-2.....	16,316 SF
LOT BLDG-3.....	16,972 SF
COMMON LOT-4.....	41,428 SF
TOTAL AREA.....	88,666 SF

1ST STREET PHASE 3

PROPOSED PLAT
SHEET 1 OF 1

Common Address :
Builder/Client :
Job No. :

Grading
Mortgage
Foundation

Vacant
Type of Survey
Date
Bk. - Pg.
Date Dwn. / By

Scale: 1" = 20'

COUNTY ENGINEERS INC.
CONSTRUCTION MANAGEMENT
202 WEST LAKE, CAROL SPRING, MISSOURI 64086

JANUARY 28, 2015

FCC



SOUTH ELEVATION BUILDING ONE 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS

NORTH ELEVATION BUILDING ONE 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS





EAST ELEVATION BUILDING ONE 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



WEST ELEVATION BUILDING TWO 2-2-15
 FIRST STREET - PHASE THREE - ST. CHARLES, IL
 FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS





ALUMINUM LOUVER

SOUTH ELEVATION BUILDING TWO 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS



NORTH ELEVATION BUILDING TWO 2-2-15
FIRST STREET - PHASE THREE - ST. CHARLES, IL
FIRST STREET DEVELOPMENT II, LLC & MARSHALL ARCHITECTS

