W:\Projects\2014\140256 CorpReserveSTC\cadd\ACAD\civil3D\140256dwg\Exhibits\PP.dwg, SS-22x34, 9/25/2015 4:18:57 PM
UPDATED: 9/25/2015 - GPOOSE

LEGAL DESCRIPTION

LOT 8, IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 28, 2009 AS DOCUMENT NUMBER 2009K005931, IN KANE COUNTY, ILLINOIS.

PROJECT DATA

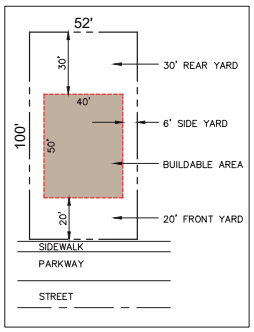
PROPOSED LAND USE:
DETACHED SINGLE FAMILY RESIDENTIAL

EXISTING ZONING CLASSIFICATION:
O-R OFFICE RESERACH

LAND USE	ACRES
LOTS:	11.57
H.O.A. PARCELS:	5.23
PUBLIC PARK:	1.02
INTERNAL ROAD R.O.W.	4.81
TOTAL SITE:	22.62

TYPICAL LOT

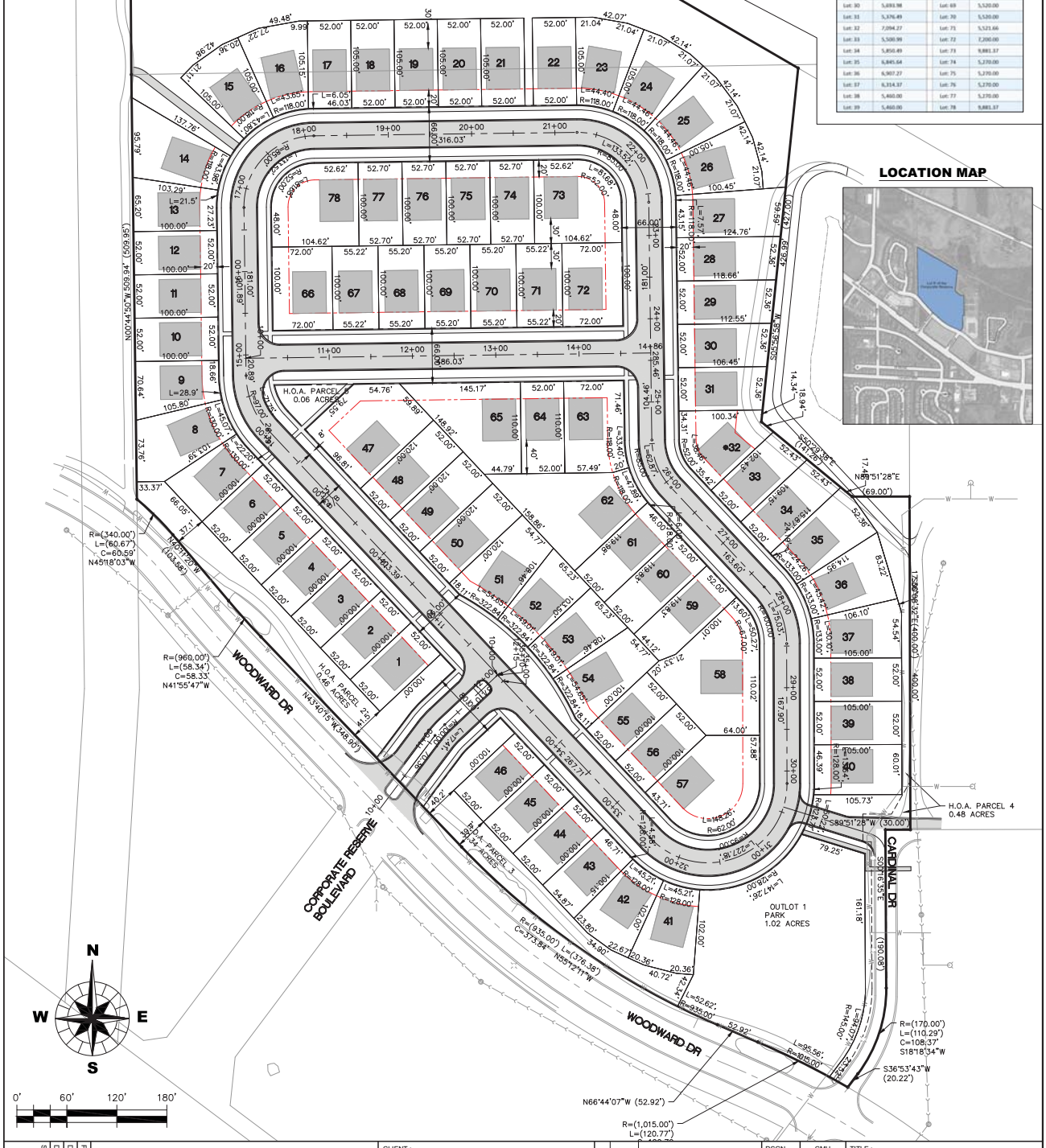
TYPICAL LOT: 52'x100' (5,200 S.F.)



LOT AREA DATA TABLE

Lot #	Square Feet	Lot #	Square Feet
Lot: 1	5,200.00	Lot: 40	6,304.10
Lot: 2	5,200.00	Lot: 41	6,472.79
Lot: 3	5,200.00	Lot: 42	6,440.67
Lot: 4	5,200.00	Lot: 43	5,307.79
Lot: 5	5,200.00	Lot: 44	5,200.00
Lot: 6	5,200.00	Lot: 45	5,200.00
Lot: 7	5,756.67	Lot: 46	5,200.00
Lot: 8	7,650.83	Lot: 47	10,870.17
Lot: 9	5,965.89	Lot: 48	6,240.00
Lot: 10	5,200.00	Lot: 49	6,240.00
Lot: 11	5,200.00	Lot: 50	6,240.00
Lot: 12	5,200.00	Lot: 51	7,280.37
Lot: 13	5,720.85	Lot: 52	5,993.07
Lot: 14	7,787.62	Lot: 53	5,993.07
Lot: 15	6,748.43	Lot: 54	7,280.37
Lot: 16	6,849.26	Lot: 55	5,200.00
Lot: 17	5,460.30	Lot: 56	5,200.00
Lot: 18	5,460.00	Lot: 57	11,783.10
Lot: 19	5,460.00	Lot: 58	14,032.78
Lot: 20	5,460.00	Lot: 59	6,152.72
Lot: 21	5,460.00	Lot: 60	6,230.91
Lot: 22	5,460.00	Lot: 61	6,231.21
Lot: 23	6,763.16	Lot: 62	12,731.55
Lot: 24	6,773.68	Lot: 63	7,943.76
Lot: 25	6,773.68	Lot: 64	5,720.00
Lot: 26	6,773.68	Lot: 65	10,448.23
Lot: 27	7,033.49	Lot: 66	7,200.00
Lot: 28	6,328.95	Lot: 67	5,521.66
Lot: 29	6,011.46	Lot: 68	5,520.00
Lot: 30	5,693.98	Lot: 69	5,520.00
Lot: 31	5,376.49	Lot: 70	5,520.00
Lot: 32	7,094.27	Lot: 71	5,521.66
Lot: 33	5,500.99	Lot: 72	7,200.00
Lot: 34	5,850.49	Lot: 73	9,881.37
Lot: 35	6,845.64	Lot: 74	5,270.00
Lot: 36	6,907.27	Lot: 75	5,270.00
Lot: 37	6,314.37	Lot: 76	5,270.00
Lot: 38	5,460.00	Lot: 77	5,270.00
Lot: 39	5,460.00	Lot: 78	9,881.37

LOCATION MAP



WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

CLIENT
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAULS ST. SUITE #300
DENVER, CO. 80206
303-801-0888

NO.	DATE	NATURE OF REVISION

DSGN.	CMH
DWN.	GMP
CHKD.	CMH
SCALE : 1" = 60'	
PP.DWG	

TITLE
CORPORATE RESERVE
CITY OF ST. CHARLES

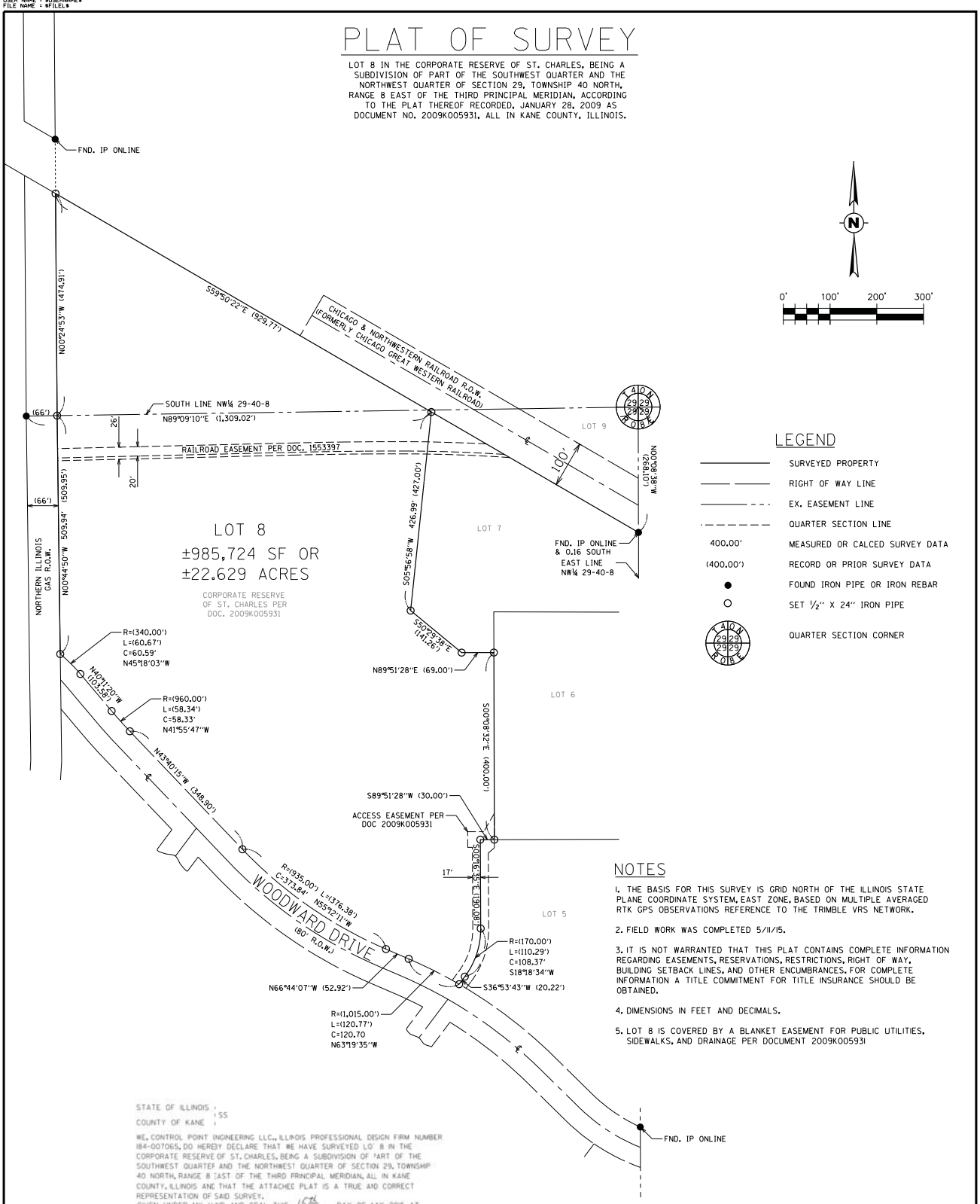
PRELIMINARY PLAT

PROJECT NO. 14-0265
DATE : 09-25-2015
DRAWING NO. 22x34
SHEET 1 OF 1

PLOT DATE : $DATE$
USER NAME : $USERNAME$
FILE NAME : $FILE$

PLAT OF SURVEY

LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009K005931, ALL IN KANE COUNTY, ILLINOIS.



LEGEND

———	SURVEYED PROPERTY
—— ——	RIGHT OF WAY LINE
——— - - -	EX. EASEMENT LINE
- - - - - -	QUARTER SECTION LINE
400.00'	MEASURED OR CALCED SURVEY DATA
(400.00')	RECORD OR PRIOR SURVEY DATA
●	FOUND IRON PIPE OR IRON REBAR
○	SET ½" X 24" IRON PIPE
	QUARTER SECTION CORNER

NOTES

1. THE BASIS FOR THIS SURVEY IS GRID NORTH OF THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, BASED ON MULTIPLE AVERAGED RTK GPS OBSERVATIONS REFERENCE TO THE TRIMBLE VRS NETWORK.
2. FIELD WORK WAS COMPLETED 5/11/15.
3. IT IS NOT WARRANTED THAT THIS PLAT CONTAINS COMPLETE INFORMATION REGARDING EASEMENTS, RESERVATIONS, RESTRICTIONS, RIGHT OF WAY, BUILDING SETBACK LINES, AND OTHER ENCUMBRANCES. FOR COMPLETE INFORMATION A TITLE COMMITMENT FOR TITLE INSURANCE SHOULD BE OBTAINED.
4. DIMENSIONS IN FEET AND DECIMALS.
5. LOT 8 IS COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, SIDEWALKS, AND DRAINAGE PER DOCUMENT 2009K005931

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

WE, CONTROL POINT INGINEERING LLC., ILLINOIS PROFESSIONAL DISIGN FIRM NUMBER 184-007065, DO HEREBY DECLARE THAT WE HAVE SURVEYED LO' 8 IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF 'ART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 'AST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS AND THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.
GIVEN UNDER MY HAND AND SEAL THIS 15th DAY OF MAY, 2015 AT BATAVIA, ILLINOIS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
RUDY P. DIXON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3832
MY LICENSE EXPIRES NOVEMBER 30, 2016
DESIGN FIRM LICENSE EXPIRES APRIL 30, 2017

RUDY P. DIXON
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BATAVIA, ILLINOIS

CONTROL POINT ENGINEERING LLC
1240 LYON ROAD
BATAVIA, IL 60510
PHONE: (630) 482-2341

CLIENT :
WILLS BURKE KELSEY
& ASSOCIATES LTD.
116 W. MAIN ST., SUITE 201
ST. CHARLES, IL 60174

NO.	DATE	REVISION DESCRIPTION
1		
2		
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DSGN.	RPD
DWN.	RPD
CHKD.	RPD
SCALE :	1"=100'

PLAT OF SURVEY

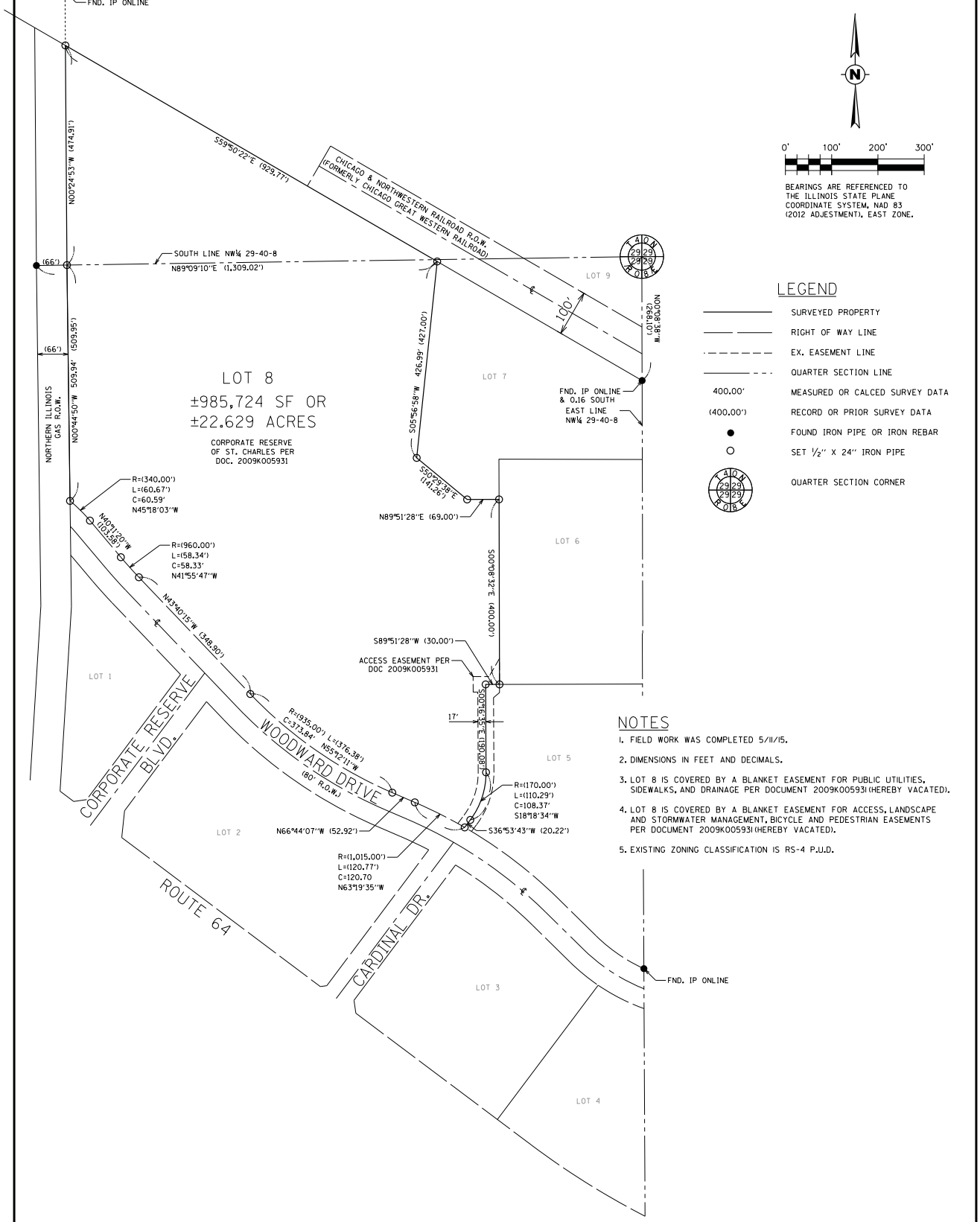
LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES

PROJECT NO. 15-0005
DATE: 5/14/15
SHEET 1 OF 1
DRAWING NO. PL 1

PLOT DATE : $DATE$
USER NAME : $USERNAME$
FILE NAME : $FILE$

FINAL PLAT OF RESUBDIVISION
CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009K005931, ALL IN KANE COUNTY, ILLINOIS.



BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2012 ADJESTMENT), EAST ZONE.

LEGEND

———	SURVEYED PROPERTY
—— ——	RIGHT OF WAY LINE
- - - - - -	EX. EASEMENT LINE
——— - - -	QUARTER SECTION LINE
400.00'	MEASURED OR CALCED SURVEY DATA
(400.00')	RECORD OR PRIOR SURVEY DATA
●	FOUND IRON PIPE OR IRON REBAR
○	SET ½" X 24" IRON PIPE
	QUARTER SECTION CORNER

NOTES

1. FIELD WORK WAS COMPLETED 5/11/15.
2. DIMENSIONS IN FEET AND DECIMALS.
3. LOT 8 IS COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, SIDEWALKS, AND DRAINAGE PER DOCUMENT 2009K005931 (HEREBY VACATED).
4. LOT 8 IS COVERED BY A BLANKET EASEMENT FOR ACCESS, LANDSCAPE AND STORMWATER MANAGEMENT, BICYCLE AND PEDESTRIAN EASEMENTS PER DOCUMENT 2009K005931 (HEREBY VACATED).
5. EXISTING ZONING CLASSIFICATION IS RS-4 P.U.D.

CONTROL POINT ENGINEERING LLC
1240 LYON ROAD
BATAVIA, IL 60510
PHONE: (630) 482-2341

CLIENT :
THE PAULS CORPORATION
270 SAINT PAUL ST.
DENVER, CO 80206

NO.	DATE	REVISION DESCRIPTION
1		
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8		

DSGN.	RPD
DWN.	RPD
CHKD.	RPD
SCALE :	1"=100'

PLAT OF RESUBDIVISION

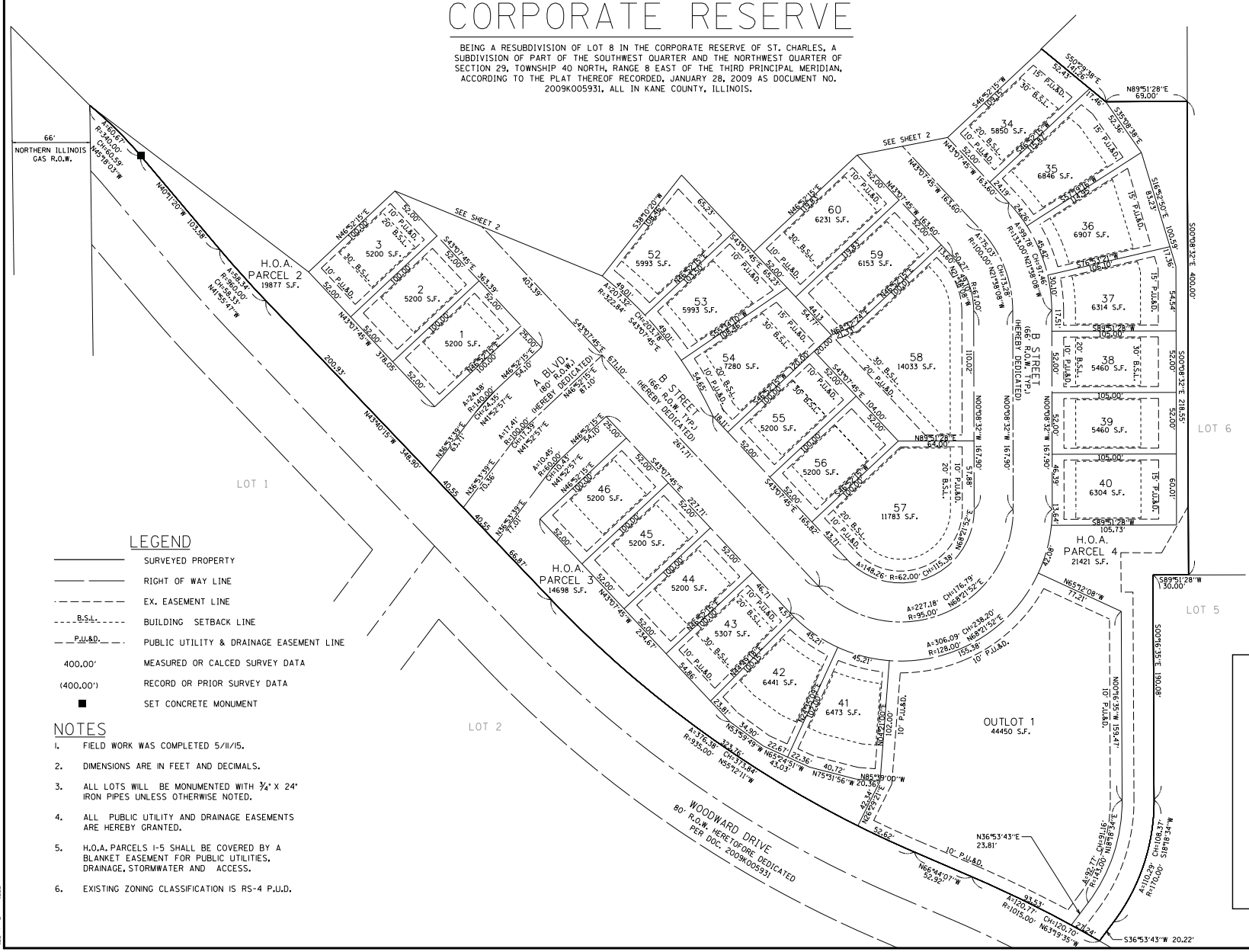
LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES

PROJECT NO. 15-0005
DATE: 9/19/15
SHEET 1 OF 5
DRAWING NO. PL 1

FINAL PLAT OF RESUBDIVISION

CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009K005931, ALL IN KANE COUNTY, ILLINOIS.



BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2012 ADJESTMENT), EAST ZONE.

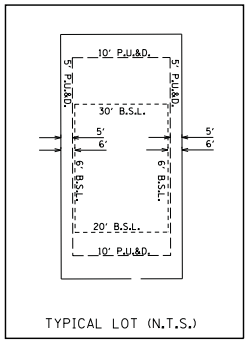
0' 40' 80' 120'

LEGEND

———	SURVEYED PROPERTY
—— ——	RIGHT OF WAY LINE
- - - - - -	EX. EASEMENT LINE
- - B.S.L. - -	BUILDING SETBACK LINE
— — P.U.&D. — —	PUBLIC UTILITY & DRAINAGE EASEMENT LINE
400.00'	MEASURED OR CALCED SURVEY DATA
(400.00')	RECORD OR PRIOR SURVEY DATA
■	SET CONCRETE MONUMENT

NOTES

1. FIELD WORK WAS COMPLETED 5/11/15.
2. DIMENSIONS ARE IN FEET AND DECIMALS.
3. ALL LOTS WILL BE MONUMENTED WITH ¾" X 24" IRON PIPES UNLESS OTHERWISE NOTED.
4. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED.
5. H.O.A. PARCELS 1-5 SHALL BE COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, STORMWATER AND ACCESS.
6. EXISTING ZONING CLASSIFICATION IS RS-4 P.U.D.



TYPICAL LOT (N.T.S.)

PLAT OF RESUBDIVISION

LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES

DSGN.	RPD
DWN.	RPD
CHKD.	RPD
SCALE:	1"=40'

NO.	DATE	REVISION DESCRIPTION
1		
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CLIENT: THE PAULS CORPORATION
670 SAINT PAUL ST.
DENVER, CO 80206

CONTROL POINT ENGINEERING LLC
1240 LYON ROAD
BATAVIA, IL 60510
PHONE: (630) 482-2341

PROJECT NO. 15-0005

DATE: 9/19/15

SHEET 2 OF 5

DRAWING NO. PL2

PLOT DATE = $DATE$
USER NAME = $USERNAME$
FILE NAME = $FILEL$

PLOT DATE : $DATE$
USER NAME : $USERNAME$
FILE NAME : $FILEL$

FINAL PLAT OF RESUBDIVISION
CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009K005931, ALL IN KANE COUNTY, ILLINOIS.

LEGEND

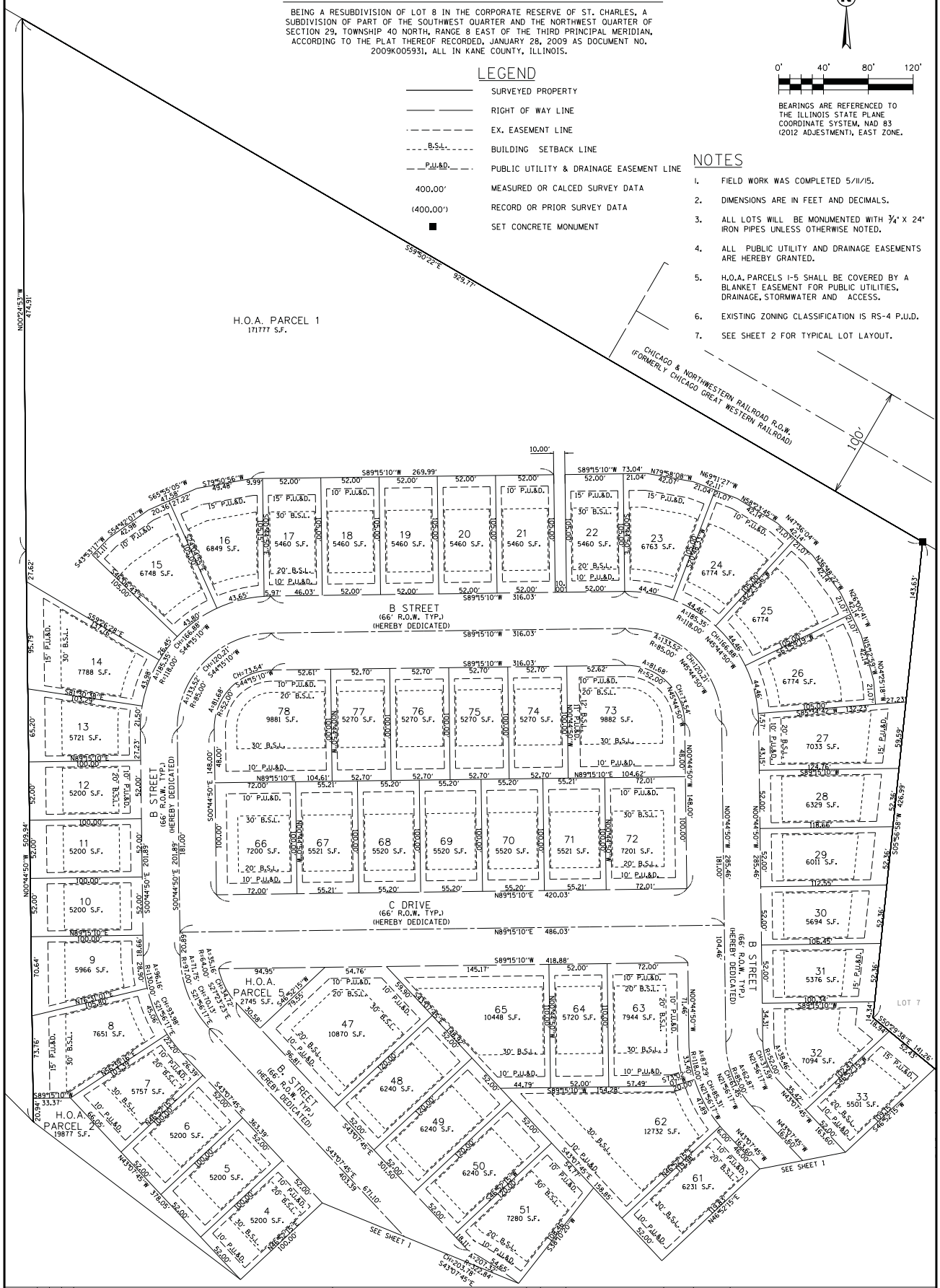
———	SURVEYED PROPERTY
—— ——	RIGHT OF WAY LINE
- - - - - -	EX. EASEMENT LINE
- - B.S.L. - -	BUILDING SETBACK LINE
— — P.U.&D. — —	PUBLIC UTILITY & DRAINAGE EASEMENT LINE
400.00'	MEASURED OR CALCED SURVEY DATA
(400.00')	RECORD OR PRIOR SURVEY DATA
■	SET CONCRETE MONUMENT

0' 40' 80' 120'

BEARINGS ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2012 ADJESTMENT), EAST ZONE.

NOTES

1. FIELD WORK WAS COMPLETED 5/11/15.
2. DIMENSIONS ARE IN FEET AND DECIMALS.
3. ALL LOTS WILL BE MONUMENTED WITH 3/4" X 24" IRON PIPES UNLESS OTHERWISE NOTED.
4. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED.
5. H.O.A. PARCELS 1-5 SHALL BE COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, STORMWATER AND ACCESS.
6. EXISTING ZONING CLASSIFICATION IS RS-4 P.U.D.
7. SEE SHEET 2 FOR TYPICAL LOT LAYOUT.



CONTROL POINT ENGINEERING LLC 1240 LYON ROAD BATAVIA, IL 60510 PHONE: (630) 482-2341	CLIENT : THE PAULS CORPORATION 270 SAINT PAUL ST. DENVER, CO 80206	DSGN. RPD DWN. RPD CHKD. RPD SCALE : 1"=40'	PLAT OF RESUBDIVISION LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES

NO. | DATE | REVISION DESCRIPTION

PROJECT NO. 15-0005
DATE: 9/19/15
SHEET 3 OF 5
DRAWING NO. PL3

55.00

PLOT DATE = $DATE$
USER NAME = $USERNAME$
FILE NAME = $FILEL$

FINAL PLAT OF RESUBDIVISION
CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009K005931, ALL IN KANE COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS.
"THIS IS TO CERTIFY THAT I, RUDY P. DIXON ILLINOIS LAND SURVEYOR NO. 3832, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009K005931, ALL IN KANE COUNTY, ILLINOIS.

"GIVEN UNDER MY HAND AND SEAL AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D. 20___."
ILLINOIS REGISTERED LAND SURVEYOR
NO._____ "

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 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

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

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

CERTIFICATE AS TO 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___."

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___."

CITY COUNCIL CERTIFICATE

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

CITY COUNCIL OF CITY OF
ST. CHARLES, ILLINOIS

_____
MAYOR
ATTEST:

_____"
CITY CLERK

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, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, PANEL NO. 17089C0261H DATED AUGUST 3, 2009.

_____
ILLINOIS REGISTERED LAND SURVEYOR NO. 3832

PLEASE RETURN THE RECORDED MYLAR TO:
CITY OF ST. CHARLES
2. E. MAIN STREET
ST. CHARLES, IL 601714

PL4	SHEET 4 OF 5	DATE: 9/19/15	PROJECT NO. 15-0005	DRAWING NO.

CONTROL POINT ENGINEERING LLC
1240 LYON ROAD
BATAVIA, IL 60510
PHONE: (630) 482-2341

CLIENT :
THE PAULS CORPORATION
270 SAINT PAUL ST.
DENVER, CO 80206

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

DSGN.	RPD
DWN.	RPD
CHKD.	RPD
SCALE :	N/A

PLAT OF RESUBDIVISION

LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES

PLOT DATE = $DATE$
USER NAME = $USERNAME$
FILE NAME = $FILEL$

FINAL PLAT OF RESUBDIVISION
CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER AND THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, JANUARY 28, 2009 AS DOCUMENT NO. 2009K005931, ALL IN KANE COUNTY, ILLINOIS.

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.

STORMWATER DETENTION EASEMENT PROVISIONS

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

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE CITY OF ST. CHARLES AND TO ALL PUBLIC UTILITY COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM EASEMENT RIGHTS FROM SAID CITY OF ST. CHARLES, INCLUDING BUT NOT LIMITED TO, AMERITECH AND NICOR AND TO THEIR SUCCESSORS AND ASSIGNS (HEREIN COLLECTIVELY REFERRED TO AS "GRANTEES"), IN, UPON, ACROSS, OVER, UNDER, AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT" ON THE PLAT OF SUBDIVISION HEREON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING, AND MAINTAINING ABOVE GROUND AND UNDERGROUND ELECTRICAL SYSTEMS, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES OR APPURTENANCES, SANITARY AND STORM SEWERS, DRAINAGE WAYS, STORM WATER DETENTION AND RETENTION, WATER MAINS AND ANY AND ALL MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICE TO ADJACENT AREAS TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREIN FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO MAKE ANY OR ALL OF THE ABOVE WORK. THE PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES AND THE RESPECTIVE SUCCESSORS AND ASSIGNS FOR MAINTAINING THE UNINTERRUPTED AND UNIMPEDED CONVEYANCE, FLOW AND RUNOFF OF SURFACE STORM WATER ACROSS AND UPON THE AREAS DESIGNATED ON THIS PLAT AS DRAINAGE EASEMENT. THE RIGHT IS HEREBY GRANTED TO SAID GRANTEES TO CUT DOWN, TRIM, OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE DRAINAGE WAYS AND OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATIONS, WITHOUT LIMITATION, IN, ON, UPON OR ACROSS, UNDER, OR THROUGH SAID EASEMENTS.
NO PERMANENT BUILDINGS, TREES, GARDENS, SHRUBS, OR BERMING SHALL BE PLACED ON OR IN SAID EASEMENTS, BUT THE EASEMENT AREAS MAY BE USED FOR PAVING, FENCES, SIDEWALKS, AND OTHER PURPOSES THAT DO NOT INTERFERE WITH THE AFORESAID USES AND RIGHTS. WHERE AN EASEMENT IS USED FOR STORM OR SANITARY SEWERS, OTHER UTILITY INSTALLATIONS SHALL BE SUBJECT TO THE PRIOR APPROVAL OF SAID CITY OF ST. CHARLES SO AS NOT TO INTERFERE WITH THE GRAVITY FLOW IN SAID SEWER OR SEWERS. UTILITY INSTALLATIONS, OTHER THAN THOSE MANAGED BY THE CITY OF ST. CHARLES, SHALL BE SUBJECT TO THE APPROVAL OF THE CITY OF ST. CHARLES, AS TO DESIGN AND LOCATION, AND ALL OTHER INSTALLATIONS ARE SUBJECT TO THE ORDINANCES OF THE CITY OF ST. CHARLES.
FOLLOWING ANY WORK TO BE PERFORMED BY THE GRANTEES IN THE EXERCISE OF ITS EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION INCLUDING, BUT NOT LIMITED TO, THE RESTORATION, REPAIR, OR REPLACEMENT OF ANY LANDSCAPING PROVIDED, HOWEVER, THE GRANTEES SHALL BE OBLIGATED FOLLOWING ANY SUCH WORK, TO BACKFILL AND MOUND SO AS TO RETAIN SUITABLE DRAINAGE, REMOVE DEBRIS, AND LEAVE THE AREA IN GENERALLY CLEAN AND WORKMANLIKE CONDITION.

PUBLIC ACCESS

PERMANENT NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF ST. CHARLES, IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED "PUBLIC ACCESS EASEMENT" ON THE PLAT OF SUDIVISION 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.
(ORD. 2012-M-45 S2.)

CONTROL POINT ENGINEERING LLC
1240 LYON ROAD
BATAVIA, IL 60510
PHONE: (630) 482-2341

CLIENT :
THE PAULS CORPORATION
270 SAINT PAUL ST.
DENVER, CO 80206

NO.	DATE	REVISION DESCRIPTION
1		
2		
3		
4		
5		
6		
7		
8		

DSGN.	RPD
DWN.	RPD
CHKD.	RPD
SCALE :	N/A

PLAT OF RESUBDIVISION

LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES

SITE IMPROVEMENT PLANS FOR

CORPORATE RESERVE SUBDIVISION OF LOT 8

ST CHARLES, ILLINOIS

WBK PROJECT NO. 140256

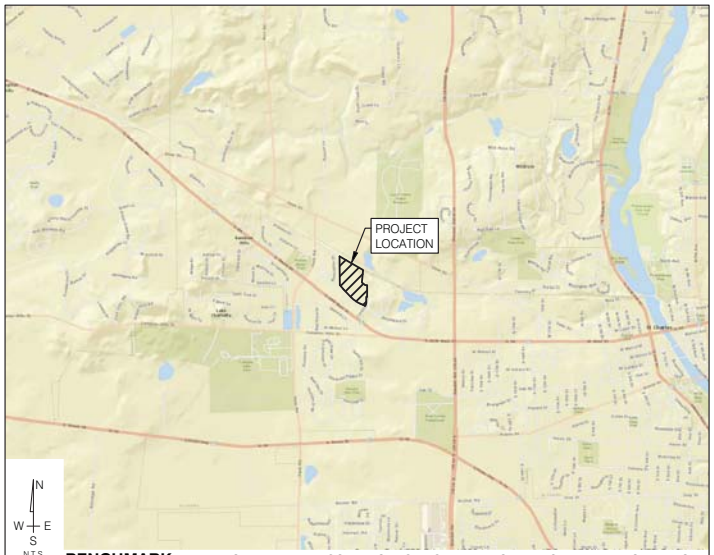
PLAN LEGEND

EXISTING	LINETYPES	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
W 8"	WATER MAIN (W/ SIZE)	W 8"
	PIPE TRENCH BACKFILL	
G G	GAS MAIN	G G
T T	TELEPHONE LINES	T T
E E	ELECTRIC LINE	E E
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	GUARDRAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	SUMP STRUCTURE	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	VALVE & VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	TREE, EVERGREEN, SHRUB & PROPOSED TREE TO REMOVE	

PERMITS

AGENCY	DATE	PERMIT #

LOCATION MAP



BENCHMARK ELEVATION: 771.00 DESCRIPTION: SEE SHEET 5 FOR BENCHMARK INFORMATION

SHEET INDEX

#	TITLE	DESCRIPTION
1	CV1	COVER SHEET
2-4	GN1-GN3	GENERAL NOTES AND SPECIFICATIONS
5	EC1	EXISTING CONDITIONS AND DEMOLITION PLAN
6-7	GM1-GM2	GEOMETRIC PLAN
8	OV1	OVERALL UTILITY PLAN
9-12	GM1-GM2	UTILITY PLAN
13-16	GR1-GR4	GRADING AND DRAINAGE PLAN
17-23	PP1-PP7	PLAN AND PROFILES
24-26	LP1-LP3	LANDSCAPING PLAN
27-28	SW1-SW2	STORMWATER POLLUTION PREVENTION PLAN
29-30	SE1-SE2	SOIL EROSION SEDIMENTATION CONTROL PLAN
32-36	DT1-DT5	DETAILS

REVISIONS

ORIGINAL PLAN DATE: 10-08-2015

#	SHEET #	DESCRIPTION	DATE

CLIENT

CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206

CIVIL ENGINEER

ENGINEER _____ DATE _____ SEAL

KRISTINE E. MEYER, P.E.

ILLINOIS REGISTRATION NO.: 062-060877
EXPIRATION DATE: 11/30/2015

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

LANDSCAPE ARCHITECT

LANDSCAPE ARCHITECT _____ DATE _____ SEAL

LACEY J. LAWRENCE, R.L.A.

ILLINOIS REGISTRATION NO.: 157-001412
EXPIRATION DATE: 08/31/2017

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

Call Before You Dig JULIE

CALL J.U.L.I.E. 1-800-892-0123
48 HOURS BEFORE YOU DIG

CITY OF ST. CHARLES, KANE COUNTY
SW 1/4 SECTION 29, T40N, R8E

WBK

WILLS BURKE KELSEY ASSOCIATES LTD.
116 WEST MAIN STREET, SUITE 201, ST. CHARLES, ILLINOIS 60174
P: 630.443.7755 F: 630.443.0533 WWW.WBKENGINEERING.COM

PROFESSIONAL DESIGN FIRM NO. 184-002097
EXPIRATION DATE: 04/30/2017

UPDATED: 10-30-2015 - JAN 2017

GENERAL NOTES

1. REFERENCED SPECIFICATIONS AND CODES

   A. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), ADOPTED JANUARY 1, 2012 AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, ADOPTED JANUARY 1, 2015 BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION, AND ALL AMENDMENTS THERETO. THE DESIGN MANUAL, HIGHWAY STANDARDS, AND THE CULVERT MANUAL, ALSO PREPARED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION.

   B.

   C. THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, 2014, 7TH EDITION, EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK.

   D. ILLINOIS DESIGN STANDARDS FOR SEWAGE WORKS, LATEST VERSIONS.

   E. TECHNICAL POLICY STATEMENTS OF THE IEPA, DIVISION OF PUBLIC WATER SUPPLIES AND DIVISION OF WATER POLLUTION CONTROL, LATEST VERSIONS.

   F. TECHNICAL STANDARDS FOR WATER WORKS, BY THE GREAT LAKES UPPER MISSISSIPPI RIVER BOARD OF STATE SANITARY ENGINEERS ("10 STATES STANDARDS"), LATEST VERSIONS.

   G. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST VERSION.

   H. THE AMERICANS WITH DISABILITIES ACT, THE ILLINOIS ACCESSIBILITY CODE AND THE FAIR HOUSING ACT, LATEST VERSIONS.

   I. THE ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, LATEST VERSIONS.

   J. U.S. SOIL CONSERVATION SERVICE FIELD ENGINEERING HANDBOOK, LATEST VERSION.

   K. ALL CODES AND ORDINANCES OF KANE COUNTY AND THE CITY OF ST. CHARLES.

   L. ALL REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION.

   M. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE WORK. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THESE IMPROVEMENTS.

   N. CITY OF ST. CHARLES ENGINEERING DESIGN AND INSPECTION POLICY MANUAL, LATEST VERSION.

   O. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISION SHALL APPLY.

2. UTILITY LOCATIONS

   A. TO THE BEST OF OUR KNOWLEDGE, EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS.

   B. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL EXISTING UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. 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 PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE AGENCY HAVING JURISDICTION OVER LOCAL WATER, SEWER AND ELECTRICAL SYSTEMS, FOR UTILITY LOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

   C. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER.

3. UTILITY COORDINATION

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

   B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

   C. THE OWNER, ENGINEER, ALL GOVERNING AGENCIES AND UTILITY COMPANIES SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS.

4. COMMENCING CONSTRUCTION

   A. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO 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 HIS 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.

   B. THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES AS CONTRACTED BY THE COUNTY, TOWNSHIP OR OWNER, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. ALL TESTING AGENCIES SHALL MEET THE APPROVAL OF THE OWNER. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING AGENCIES BEING UNABLE TO VISIT SITE WILL RESULT IN THE CONTRACTOR SUSPENDING OPERATIONS (PERTAINING TO TESTING) UNTIL TESTING OPERATIONS CAN BE COMPLETED. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

   C. THE CONTRACTOR SHALL MAINTAIN PEDESTRIAN AND VEHICULAR ACCESS AT ALL TIMES. AT NO TIME SHALL ACCESS BE DENIED TO PROPERTIES SURROUNDING THE SITE.

   D. 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 DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

   E. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

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

   G. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

   H. 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 CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER.

   I. 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. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

5. GENERAL EXCAVATION/UTILITY NOTES

   A. COST FOR SHORING AND BRACING, SHEET PILING, UPRIGHTS, STRINGERS, CROSS BRACES, ETC. SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE WORK. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

   B. THE CONTRACTOR SHALL: PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS; REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS; PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS; CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION; PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. THE CONTRACTOR SHALL NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

   C. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER OR OWNER'S AGENT.

   D. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE IMPROVEMENTS.

   E. EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE, WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

   F. IN THE EVENT THAT SOFT MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL NOTIFY THE OWNER OR OWNER'S AGENT IMMEDIATELY.

   G. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING SSRBC CA-7 GRADATION, UNLESS NOTED OTHERWISE. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH SSRBC SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED.

   H. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY AND WATER SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF THE POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

   I. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISHED GRADE. THIS 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 CITY OF ST. CHARLES UPON FINAL INSPECTION OF THE PROJECT.

   J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

   K. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE AGENCY HAVING JURISDICTION. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE COUNTY AND TOWNSHIP PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

   L. 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.

6. INDEMNIFICATION

   A. HOLD HARMLESS: THE CONTRACTOR, AS A CONDITION OF THE CONTRACT, HEREBY AGREES TO ASSUME THE ENTIRE RESPONSIBILITY AND LIABILITY FOR, AND DEFENSE OF, AND TO PAY AND INDEMNIFY AND HOLD THE OWNER, THE ENGINEER, THE CITY, THEIR ENGINEERS, AGENTS AND EMPLOYEES HARMLESS FROM ALL CLAIMS FOR DAMAGES OR INJURY (OR DEATH RESULTING THEREFROM) TO ANY AND ALL PERSONS, INCLUDING EMPLOYEES OR AGENTS OR ANY PERSON OR FIRM WHO ENGAGES IN WORK UPON THE PROJECT, ARISING OUT OF THE CONDUCT OF THE CONTRACTOR ARISING OUT OF THE PERFORMANCE OF THIS AGREEMENT OR ANY WORK RELEVANT THERETO, OR ARISING OUT OF ANY FEDERAL, STATE OR LOCAL STATUTE, RULE, REGULATION OR ORDINANCE, INCLUDING BUT NOT LIMITED TO THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH STANDARDS ACT (OSHA).

   B. ALL COSTS, FEES AND EXPENSES, INCLUDING, BY WAY OF EXAMPLE AND WITHOUT LIMITATION, REASONABLE ATTORNEY'S FEES, COURT COSTS, COURT REPORTER'S FEES, TRANSCRIPT COSTS, SUBPOENA FEES AND COSTS, WITNESS FEES, SERVICE COSTS, AND DOCUMENT REPRODUCTION COSTS INCURRED BY THE COUNTY AS A RESULT OF ANY CLAIMS FOR DAMAGE OR INJURY AS ENUMERATED ABOVE SHALL BE PAID BY THE CONTRACTOR.

   C. THE CONTRACTOR(S) SHALL NAME WILLS BURKE KELSEY ASSOC., LTD., CITY OF ST. CHARLES AND CONSULTANT DOING CONSTRUCTION OBSERVATION FOR THE CITY AS ADDITIONAL NAMED INSUREDS ON ALL LIABILITY INSURANCE POLICIES AND SHALL PROVIDE THE CITY AND WBK WITH CERTIFICATES OF INSURANCE PRIOR TO COMMENCEMENT OF ANY WORK.

EARTHWORK NOTES

1. GENERAL

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

   B. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING OFFSITE AND INTO OR STANDING IN EXCAVATED AREAS.

   C. 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 EROSION CONTROL BARRIER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR PRIOR TO ANY CONSTRUCTION ACTIVITIES.

   D. EXCESS MATERIALS, IF NOT UTILIZED AS FILL SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND PROPERLY DISPOSED OF OFF-SITE BY THE CONTRACTOR AT A PREVIOUSLY APPROVED SITE.

   E. GEOTEXTILE FABRIC, IF AUTHORIZED BY THE OWNER, SHALL BE "MIRAFI 160" OR EQUAL, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.

2. TOPSOIL EXCAVATION INCLUDES:

   A. 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.

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

   C. 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 PROPERLY DISPOSED OF OFF-SITE.

   D. FURNISH AND PLACE TOPSOIL SHALL INCLUDE HAULING AND SPREADING 6" OF APPROVED TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER.

   E. NON-STRUCTURAL FILL AREAS SHALL BE COMPACTED AS PER (SSRBC) ARTICLE 205.06.

3. EARTH EXCAVATION INCLUDES:

   A. EXCAVATION OF CLAY AND OTHER 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.

   B. PLACEMENT OF THE CLAY AND OTHER 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 MATERIAL 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. STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL, TO 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.

   C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE ACCORDING TO (SSRBC) ARTICLE 205.06.

4. UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH 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 A SOILS CONSULTANT WITH THE CONCURRENCE OF THE OWNER.

5. SUB-GRADE PREPARATION

   A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH 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 AGGREGATE BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   B. PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND AGGREGATE BASE COURSE, 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 AGGREGATE BASE MATERIAL. THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT BY THE SOILS CONSULTANT AND THE CITY OF ST. CHARLES. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:

      1) SCARIFY DISC AND AERATE.
      2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
      3) REMOVE AND REPLACE WITH GRANULAR MATERIAL.
      4) USE OF GEOTEXTILE FABRIC. MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2", IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   C. 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") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   D. PRIOR TO PLACEMENT OF THE AGGREGATE BASE COURSE, THE SUBGRADE MUST BE APPROVED BY THE SOILS CONSULTANT AND THE CITY OF ST. CHARLES ENGINEER.

6. ALL MATERIALS BEING UTILIZED FOR TOPSOIL OR UTILIZED IN LANDSCAPING PRACTICE SHALL BE CONSISTENT OF A NON-CONTAMINATED CONDITION AS SPECIFIED IN THE CCDD, TIER 1 CATEGORIZATION. ALL MATERIALS NOT MEETING THESE STANDARDS BUT DESIGNATED TO REMAIN ON SITE SHALL BE SPECIFICALLY NOTED AND SHOWN ON ALL AS-BUILT PLANS.

7. MISCELLANEOUS: THE CONTRACTOR SHALL

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

   B. 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.

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

PROJ. CORPORATE RESERVE SUBDIVISION OF LOT 8

GENERAL NOTES AND SPECIFICATIONS

DSGN.	JSE
DWN.	JSE
CHKD.	JCL
SCALE : 1" = 100'	
GN140256.DWG	

NO.	DATE	NATURE OF REVISION

CLIENT:
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE : 10-08-2015
DRAWING NO. 2 OF 36
SHEET:
GN1

UPDATED: 10/20/15 - JSE/CT

SIGNING AND PAVEMENT MARKINGS

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), AND THE CITY OF ST. CHARLES SPECIFICATIONS.

2. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH 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 PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].

4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 728001 OR 729001.

5. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP BAR LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780.

6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780.

7. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD).

8. THERMOPLASTIC MARKINGS SHALL BE INSTALLED BETWEEN APRIL 15TH & NOVEMBER 1ST AND WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL
   A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE AND/OR BASE COURSE MATERIALS; PLACEMENT OF BITUMINOUS MATERIAL PRIME COAT; BITUMINOUS BINDER AND SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   B. COMPACTION REQUIREMENT: PRIOR TO PLACEMENT OF THE HOT-MIX ASPHALT BASE COURSE, THE CONTRACTOR SHALL PROVIDE, AS A MINIMUM, A TANDEM AXLE TRUCK LOADED TO A MINIMUM GROSS WEIGHT OF 40,000 LBS. PROOF ROLLING PROCEDURES SHALL CONFORM TO (SSRBC) ARTICLE 351.10. IF UNSUITABLE SUB-BASE IS ENCOUNTERED IT SHALL BE CORRECTED BY REMOVING AND REPLACING WITH GRANULAR PGE MATERIAL AS SPECIFIED BY THE ENGINEER. HOT-MIX ASPHALT SHALL BE COMPACTED ACCORDING TO (SSRBC) ARTICLE 406.07.

   C. HOT-MIX ASPHALT SHALL BE PLACED ON A CLEAN DRY BASE. THE HOT-MIX ASPHALT BASE COURSE SHALL BE PLACED ACCORDING TO (SSRBC) ARTICLE 355.05. THE HOT-MIX ASPHALT BINDER COURSE, LEVELING BINDER, AND SURFACE COURSE SHALL BE PLACED ACCORDING TO (SSRBC) ARTICLE 406.06.

   D. THE HMA SHALL BE DELIVERED AT A TEMPERATURE OF 250°F AND 350°F.

   E. 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 ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE CITY OF ST. CHARLES CODE.

2. CONCRETE WORK
   A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 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. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.

   B. 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. 1" PREMOLDED FIBER EXPANSION JOINTS SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. TWO #4 REBARS SHALL BE CONTINUOUSLY INSTALLED ALONG ALL CURB AND GUTTER. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH CAPS. SAWED FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS AND 2" IN DEPTH, BETWEEN EXPANSION JOINTS AND AT ALL PC'S, PT'S AND CURB RETURNS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

   C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AT DRIVEWAY LOCATIONS, AND AT OTHER LOCATIONS SPECIFIED ON THE PLANS OR AS DIRECTED BY THE ENGINEER OR CITY, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL).

   D. THE CURBS SHALL BE BACKFILLED ACCORDING TO (SSRBC) ARTICLE 606.13.

   E. CONCRETE SIDEWALK SHALL HAVE JOINTS SCORED AT 5 FOOT INTERVALS AND 1/2" PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

   F. CONCRETE DRIVEWAY APRONS SHALL HAVE 6" X 6" NO. 6 WELDED WIRE MESH IN [ALL] [COMMERCIAL] DRIVEWAYS. PROVIDE 1/2" PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND TEN (10) FOOT MAXIMUM.

   G. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD A, B, OR C. TWO (2) COATS OF BOILED LINSEED OIL IN CONFORMANCE WITH (SSRBC) SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.

3. FLEXIBLE PAVEMENT
   A. THE PAVEMENT MATERIALS FOR HOT-MIX ASPHALT STREETS, PARKING LOTS, DRIVEWAYS, AND MULTI-USE PATHS SHALL BE AS DETAILED ON THE PLANS. THE HOT-MIX ASPHALT STREETS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, HOT-MIX ASPHALT BASE COURSE, IL-19.0, N50; HOT-MIX ASPHALT BINDER COURSE, IL-19, N50; AND HOT-MIX ASPHALT SURFACE, MIX "D", N50; OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.

   B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE HOT-MIX ASPHALT BASE COURSE IS PLACED. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.25 TO 0.50 GALLONS PER SQUARE YARD PRIOR TO PLACING THE HOT-MIX ASPHALT BASE COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

   C. PRIOR TO PLACEMENT OF THE HOT-MIX ASPHALT BINDER COURSE AND THE HOT-MIX ASPHALT SURFACE COURSE THE RESPECTIVE HOT-MIX ASPHALT PAVEMENT, SHALL BE CLEANED TO THE SATISFACTION OF THE ENGINEER, AND PRIME COATED. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE ENGINEER AND CITY PRIOR TO PLACING THE HOT-MIX ASPHALT SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE ENGINEER OR CITY, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE HOT-MIX ASPHALT SURFACE COURSE. THE PRIME COAT SHALL BE UNIFORMLY APPLIED TO THE HOT-MIX ASPHALT BASE COURSE AND THE HOT-MIX ASPHALT BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. PRIME COAT SHALL BE AS SPECIFIED IN (SSRBC) ARTICLE 406.02.

   D. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE HOT-MIX ASPHALT BINDER COURSE TO WEATHER ONE (1) COMPLETE WINTER SEASON PRIOR TO THE INSTALLATION OF THE HOT-MIX ASPHALT SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE CITY OF ST. CHARLES.

   E. DRIVEWAY SLOPES SHALL BE A MINIMUM OF TWO (2) AND NOT GREATER THAN EIGHT (8) PERCENT. DRIVEWAYS SHALL BE CONSTRUCTED SO AS NOT TO IMPEDE SURFACE DRAINAGE SYSTEM.

4. ALL WATER, SANITARY, AND STORM SEWER SERVICES SHALL BE MARKED ON THE CURB WITH A W, S, ST RESPECTIVELY AS IDENTIFIED BY THE ENGINEERING DESIGN AND INSPECTION MANUAL.

5. TESTING AND FINAL ACCEPTANCE
   A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND HMA PAVEMENT MATERIALS ESTABLISHED BY THE CITY OF ST. CHARLES.

   B. PRIOR TO PLACEMENT OF THE HOT-MIX ASPHALT SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE CITY OF ST. CHARLES, SHALL OBTAIN SPECIMENS OF THE HOT-MIX ASPHALT BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   C. WHEN REQUIRED BY THE CITY OF ST. CHARLES, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH HOT-MIX ASPHALT 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 DESCRIBED IN (SSRBC), ARTICLE 407.10.

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

SANITARY SEWER NOTES

1. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO ASTM D-3034 OR ASTM F679 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND A STANDARD DIMENSION RATIO (SDR) OF 26 EXCEPT WHERE NOTED.

2. SANITARY SEWER PIPE FOR SEWERS HAVING A FINISHED BURIED DEPTH TO INVERT GREATER THAN 20' SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE CONFORMING TO DR-18 AWWA C-905 STANDARDS.

   A. ALL SANITARY SEWER FITTINGS SHALL BE PVC SDR 26 HEAVY WALL UNLESS PIPE IS C905.

3. NON-SHEAR COUPLINGS OR CITY OF ST. CHARLES APPROVED EQUAL SHALL BE USED WHEN CONNECTING SEWER PIPE OF DISSIMILAR MATERIALS.

4. BEDDING: BEDDING SHALL BE COMPLETED PER THE CITY OF ST. CHARLES ENGINEERING DETAIL FOR PIPE BEDDING SHOWN ON DT5.

5. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-7 VIRGIN CRUSHED LIMESTONE.

6. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF THREE (3') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-7 VIRGIN CRUSHED LIMESTONE) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.

7. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

8. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

9. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE CITY OF ST. CHARLES.

10. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

11. 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. PERMISSION SHALL BE OBTAINED FROM THE CITY OF ST. CHARLES IN WRITING PRIOR TO BEGINNING CONSTRUCTION.

    B. THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

12. MANHOLES: MANHOLES SHALL CONFORM TO THE CITY OF ST. CHARLES STANDARD ENGINEERING DETAIL SHOWN ON DT5.

13. FRAMES AND LIDS: ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1713 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORD "ST. CHARLES SANITARY" EMBOSSED ON THE SURFACE.

    A. BARREL SECTIONS SHALL BE SEALED USING TWO (2) BUTYL RUBBER STRIPS PER TONGUE AND GROOVE SECTION. THIS INCLUDED THE JOINT BETWEEN THE FRAME AND CONCRETE SECTION.

    B. PER CITY OF ST. CHARLES STANDARD DETAILS, INTERNAL CHIMNEY SEALS ARE TO BE USED IN PAVED AREAS, MANUFACTURED BY "CRETEX" OR AN EQUAL APPROVED BY PUBLIC WORKS. EXTERNAL CHIMNEY SEALS ARE TO BE USED IN PARKWAY AREAS.

14. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH MORTAR.

15. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS ONE FEET (1'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

16. CLEANING: ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

17. TESTING: DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS", OR CITY OF ST. CHARLES CODES.

18. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH THE CITY OF ST. CHARLES.

19. A CURRENT COLOR VIDEO RECORD AND A TYPE WRITTEN TRANSCRIPTION OF THE INTERNAL INSPECTION OF THE NEWLY CONSTRUCTED SEWER SYSTEM SHALL BE SUBMITTED PRIOR TO REFUNDING OF SITE IMPROVEMENT ESCROW RETENTION MONIES BY THE CITY OF ST. CHARLES. ALL PUBLIC MAINS SHALL BE VIDEOTAPED. THE CONTRACTOR MUST ROTATE THE LENS OF THE CAMERA TO LOOK AT ALL SERVICES. THE SERVICE CONNECTIONS MUST BE NOTED IN THE TELEVISION REPORT. WHEN THE PROPOSED SANITARY SEWER SYSTEM IS TO CONNECT TO AN EXISTING SANITARY SEWER SYSTEM ABUTTING THE PROPERTY, THE EXISTING SEWER MUST ALSO BY TELEVISED AND REPORTED. THE CONTRACTOR SHALL COORDINATE THE TELEVISING OF EXISTING CONTIGUOUS SEWERS WITH THE CITY OF ST.CHARLES. ALL LINES SHALL BE FLUSHED AND CLEANED PRIOR TO VIDEOTAPING.

20. 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.

21. 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-2412 OR D-2241 AS APPROPRIATE FOR THE PIPE TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT 5% MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.

22. RECORD DRAWINGS: THE CONTRACTOR SHALL PROVIDE ALL INFORMATION TO PREPARE RECORD DRAWING(S) INCLUDING SERVICE STUB LOCATIONS, TO THE ENGINEER WHO SHALL PREPARE RECORD DRAWINGS AND SUBMIT TO APPROPRIATE PUBLIC AGENCIES. IF FINAL MEASUREMENTS INDICATE DEFICIENCIES, THE CONTRACTOR, AT HIS OWN COST, WILL ADJUST MANHOLES AND/OR SEWERS TO PROPER ELEVATIONS AND OTHERWISE CORRECT THE DEFICIENCIES.

STORM SEWER NOTES

1. STORM SEWER PIPE: ALL STORM SEWER SMALLER THAN 15 INCHES IN DIAMETER THAT WILL BE PUBLICLY OWNED AND MAINTAINED SHALL BE PVC PIPE, RIGID (MIN. SDR-26, PUSH-ON GASKET JOINTS). ALL STORM SEWER 15 INCHES AND GREATER SHALL BE RCP UNLESS OTHERWISE NOTED ON THE PLANS, IN ACCORDANCE WITH THE FOLLOWING:

PLAN CODE:	MATERIAL
RCP:	REINFORCED CONCRETE PIPE (ASTM C-76) TYPE 1, CLASS III PER SSRBC SECTION 505. USE CLASS IV PIPE FOR 12" TO 21". FOR ALL OTHER SIZES USE THE CHART CONTAINED IN SECTION 550 FOR TYPE 1 OR TYPE 2 CONSTRUCTION. PRECAST FLARED END SECTIONS MAY HAVE MASTIC JOINTS

2. NON-SHEAR COUPLINGS OR APPROVED EQUAL BY THE CITY SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.

3. BEDDING: BEDDING SHALL BE COMPLETED PER THE CITY OF ST. CHARLES ENGINEERING DETAIL FOR PIPE BEDDING SHOWN ON DT5.

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 ONE (1') FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES WHICH HAVE LESS THAN (1') FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADED OR PAVED.

6. STRUCTURES: MANHOLES, CATCH BASINS AND INLETS SHALL CONFORM TO THE CITY OF ST. CHARLES STANDARD ENGINEERING DETAILS SHOWN ON DT3.

   A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.

   THE FRAME, GRATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.

   MANHOLE LIDS SHALL BE MACHINE SURFACED, NON-ROCKING DESIGN. THE CLOSED LIDS SHALL HAVE THE WORD "ST. CHARLES STORM" CAST ON THE LID. THE JOINTS BETWEEN CONCRETE SECTION ADJUSTING RINGS, AND FRAME SHALL BE SEALED WITH MASTIC COMPOUND.

7. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.

8. A CURRENT COLOR VIDEO RECORD AND A TYPE WRITTEN TRANSCRIPT OF THE INTERNAL INSPECTION OF THE NEWLY CONSTRUCTED SEWER SYSTEM SHALL BE SUBMITTED PRIOR TO REFUNDING OF SITE IMPROVEMENT ESCROW RETENTION MONIES BY THE CITY OF ST. CHARLES. ALL PUBLIC MAINS SHALL BE VIDEOTAPED. THE CONTRACTOR MUST ROTATE THE LENS OF THE CAMERA TO LOOK AT ALL SERVICES. THE SERVICE CONNECTIONS MUST BE NOTED IN THE TELEVISION REPORT. WHEN THE PROPOSED SANITARY SEWER SYSTEM IS TO CONNECT TO AN EXISTING SANITARY SEWER SYSTEM ABUTTING THE PROPERTY, THE EXISTING SEWER MUST ALSO BY TELEVISED AND REPORTED. THE CONTRACTOR SHALL COORDINATE THE TELEVISING OF EXISTING CONTIGUOUS SEWERS WITH THE CITY OF ST.CHARLES. ALL LINES SHALL BE FLUSHED AND CLEANED PRIOR TO VIDEOTAPING.

9. ALL CONNECTIONS MADE TO THE EXISTING STORM SEWER NEED TO BE MADE BY A CORE AND BOOT.

SOIL EROSION & SEDIMENTATION CONTROL SPECIFICATIONS

1. GENERAL
   A. THIS WORK SHALL BE PREFORMED IN ACCORDANCE WITH ALL APPLICABLE PROVISIONS OF THE CITY OF ST. CHARLES CODE, THE ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND IEPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, AND ANY OTHER APPLICABLE REGULATIONS OR AUTHORIZATIONS.

   B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES.

   C. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.

2. IMPLEMENTATION
   A. BEFORE STARTING CLEARING AND SITE GRADING WORK, SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND APPROVED BY THE CITY. IF DIRECTED BY THE ENGINEER OR THE CITY, THE CONTRACTOR SHALL INSTALL ADDITIONAL SILT FENCES WHERE REQUIRED.

   B. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED PER THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MONITORED PERIODICALLY FOR ITS EFFECTIVENESS TO COLLECT DIRT WHICH COULD LEAVE THE SITE VIA CONSTRUCTION VEHICLES. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.

   C. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES, IF NECESSARY, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY OR AS DIRECTED BY THE ENGINEER OR CITY.

   D. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF ARTICLE 201.05 OF THE STANDARD SPECIFICATIONS.

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

   F. EROSION CONTROL BARRIER SHALL BE INSTALLED AND MAINTAINED AROUND INTAKE STRUCTURES (I.E., INLETS, CATCH BASINS, MANHOLES) AS SHOWN ON THE SOIL EROSION AND SEDIMENTATION CONTROL PLAN.

   G. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 3 DAYS, SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED AROUND SUCH STOCKPILE. IF MORE THAN 14 DAYS, THEN IT IS REQUIRED THAT THE STOCKPILE BE SEEDED SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.

   H. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 7 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION WITHIN 7 DAYS OF WORK STOPPAGE. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED. .

3. INSPECTION AND MAINTENANCE

   A. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE AND WORK EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.

   B. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES EVERY 7 DAYS AND WITHIN 24 HOURS OF ANY STORM EVENT IN EXCESS OF 1/2 ". ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.

   C. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS. THE SEDIMENTATION SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND SHALL NOT BE WASHED OUT IN THE STORM SEWER SYSTEM.

NO.	DATE	NATURE OF REVISION

DSGN.	JSE
DWN.	JSE
CHKD.	JCL
SCALE : 1" = 100'	
GN140256.DWG	

TITLE: **CORPORATE RESERVE SUBDIVISION OF LOT 8**

GENERAL NOTES AND SPECIFICATIONS

CLIENT: **CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC**
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLIS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256

DATE : 10-08-2015

DRAWING NO. **3 OF 36**

SHEET:

GN2

UPDATED: 10-08-2015 - JSE/JCL

WATERMAIN NOTES

1. PIPE MATERIALS: WATERMAINS SHALL BE CONSTRUCTED OF A BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE, CLASS 52, CONFORMING ANSI A-21.51 (AWWA C151). CEMENT MORTAR LINING SHALL CONFORM TO ANSI A-21.4 (AWWA C-104). THE JOINTS SHALL BE PUSH-ON COMPRESSION GASKET JOINTS. ALL DUCTILE IRON WATER MAIN AND FITTINGS SHALL BE POLYETHYLENE TUBE ENCASED. BRASS WEDGES ARE REQUIRED ON THE MAIN BELOW GRADE. WATERMAIN CALLED OUT AS HDPE WATERMAIN SHALL BE CONSTRUCTED OF A HIGH-PERFORMANCE HDPE PE4710 RESIN MATERIAL, WITH A DR OF 17, CONFORMING TO ASTM D3350.

2. FITTINGS: ALL FITTINGS SHALL BE OF DUCTILE IRON WITH CEMENT MORTAR LINING AND MECHANICAL JOINTS CONFORMING TO ANSI AS21.10 (AWWA C-110).

3. JOINT RESTRAINT: ALL MECHANICAL JOINT FITTINGS SHALL HAVE RESTRAINING GLANDS INSTALLED. RESTRAINT DEVICE SHALL BE UNI-FLANGE BY FORD COMPANY OR MEGA-LUG BY EBAA IRON. PUSH JOINT PIPE RESTRAINT SHALL BE FIELD LOCK GASKETS BY US PIPE OR SERIES 1700 MEGA-LUG OR SERIES 1390 PIPE RESTRAINT BY FORD. LENGTHS OF PIPE RESTRAINT SHALL BE DETERMINED FROM MANUFACTURERS INSTALLATION SPECIFICATIONS (REFER TO WATERMAIN RESTRAINT DETAIL).

4. WATER SERVICES: WATER SERVICE PIPE, 3" IN DIAMETER SHALL BE DUCTILE IRON PIPE, CEMENT LINED, CLASS 52, CONFORMING ANSI A-21.51 (AWWA C151).

5. VALVES: GATE VALVES SHALL BE USED ON ALL WATERMAIN. 4" THROUGH 16" DIAMETER SHALL BE RIGHT-HAND CLOSING RESILIENT WEDGE GATE VALVES, CONFORMING TO AWWA STANDARD C-509 AS MANUFACTURED BY THE CLOW CORPORATION, WATEROUS COMPANY OR APPROVED EQUAL.

6. VALVE VAULTS: VALVE VAULTS SHALL BE PRECAST CONCRETE STRUCTURES PER THE CITY OF ST. CHARLES ENGINEERING DETAIL SHOWN ON DT2. THE FRAME AND LID SHALL BE NEENAH R-1713, OR EQUAL, WITH "ST. CHARLES WATER" EMBOSSED ON THE LID.

7. FIRE HYDRANTS: FIRE HYDRANTS SHALL CONFORM TO AMERICAN WATER WORKS ASSOCIATION (AWWA) STANDARD, NO. C-502, LATEST REVISION, AND SHALL BE A MODEL SHOWN ON THE PLANS AND APPROVED BY THE CITY OF ST. CHARLES. FIRE HYDRANTS SHALL BE INSTALLED WITH AN AUXILIARY VALVE AND TRENCH ADAPTER VALVE BOX. THE PUMPER CONNECTION SHALL FACE ROADWAY. HYDRANTS SHALL BE MUELLER SUPER CENTURION 200, WATEROUS PACER MODEL WB-67-250, OR CLOW MEDALLION. REFER TO DETAIL.

   PROVIDE AND INSTALL FOUR MEGALUG JOINT RESTRAINTS AT EACH JOINT FROM THE MAINLINE TEE TO THE AUXILIARY VALVE, AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL.

   ALL HYDRANTS SHALL HAVE 6" MECHANICAL JOINT CONNECTION, 5-1/4" VALVE OPENING, 5' COVER OVER HYDRANT LATERAL, 6" VALVE ON THE LATERAL, "HYDRAFINDER" STANDARD HYDRANT LOCATOR, INSTALLED. VALVE BOX SHALL HAVE A VALVE BOX STABILIZER INSTALLED, (VALVE BOX ADAPTOR #2, TYPE A AS MADE BY ADAPTOR, INC. OR APPROVED EQUAL).

8. CORPORATION STOPS: CORPORATION STOPS SHALL BE COMPRESSION FITTINGS MUELLER B-25008-N (3/4", 1", 1-1/2", 2"); FORD FB1000-4-Q-NL 1"; FORD FB1000-6-Q-NL 1-1/2"; FORD FB1000-7-Q-NL 2"; A.Y. McDONALD 74701-BQ (1", 1-1/2", 2"); OR Q SERIES BRASS.

9. CURB STOPS: CURB STOPS SHALL BE COMPRESSION FITTINGS MUELLER B-25155-N (3/4", 1", 1-1/2", 2"); FORD B-44-444-Q-NL 1"; FORD B-44-666-Q-NL 1-1/2"; FORD B-44-777-Q-NL 2"; A.Y. McDONALD 76104-Q (1", 1-1/2", 2"); OR Q SERIES BRASS.

10. CURB BOX: MINNEAPOLIS PATTERN, LID MARKED "WATER".

11. BUFFALO TYPE BOX: FOR 1" THRU 2", MUELLER H-10300 COPPER SERVICE, AND A.Y. McDONALD, 5615 1-1/4".

12. MAXIMUM DEFLECTION AT PIPE JOINTS SHALL BE IN ACCORDANCE WITH PIPE MANUFACTURER'S CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.

13. BEDDING: ALL WATERMAINS SHALL BE BEDDED ON 4" MIN. IDOT CA-7 VIRGIN CRUSHED LIMESTONE BEDDING PER THE CITY OF ST. CHARLES STANDARD DETAIL ON DT5.

14. GRANULAR BEDDING MATERIAL OR GRANULAR BACKFILL MATERIAL SHALL BE CAREFULLY PLACED TO 12" OVER THE TOP OF THE PIPE BEFORE FINAL BACKFILLING AND COMPACTION.

15. A MINIMUM DEPTH OF COVER OF FIVE (5') FEET SHALL BE MAINTAINED OVER THE WATER LINES. THE MAXIMUM COVER SHALL BE TEN (10') FEET. VARIATIONS FROM THESE STANDARDS WILL REQUIRE APPROVAL OF ST. CHARLES ENGINEERING DIVISION.

16. PRE-CAST CONCRETE THRUST BLOCKING SHALL BE INSTALLED ON WATERMAINS AT ALL BENDS, OF 22 1/2" AND LARGER.

17. IEPA WATERMAIN PROTECTION

   A. HORIZONTAL SEPARATION:
      a. WATERMAINS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION

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

         - LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN FEET;
         - THE WATERMAIN INVERT IS AT LEAST 18 INCHES ABOVE THE CROWN OF THE SEWER; AND
         - 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 WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF THE CONSTRUCTION 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.

   B. 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 EQUIDISTANCE FROM THE SEWER OR DRAIN.

      b. BOTH THE WATERMAINS AND SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION WHEN:

         - IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION AS DESCRIBED IN (A) ABOVE; OR
         - THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.

      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 SEWER. 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 IS AT LEAST TEN FEET.

18. ALL WATERMAINS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA C600 & C605, CITY OF ST. CHARLES ENGINEERING DESIGN & INSPECTION MANUAL AND STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. ALLOWABLE LEAKAGE IS TO BE ONLY THAT WHICH IS PREDETERMINED BY THE STANDARD SPECIFICATIONS FOR SEWER AND WATERMAIN CONSTRUCTION IN ILLINOIS. AT NO TIME IS THERE TO BE ANY VISIBLE LEAKAGE FROM THE MAIN.

19. ALL WATERMAIN THAT NEEDS TO BE SHUTDOWN FOR ANY REASON MUST BE COORDINATED WITH THE CITY OF ST. CHARLES WATER DIVISION 48 HOURS IN ADVANCE OF THE WORK.

PROJ. CORPORATE RESERVE SUBDIVISION OF LOT 8

GENERAL NOTES AND SPECIFICATIONS

DSGN.	JSE
DWN.	JSE
CHKD.	JCL
SCALE : 1" = 100'	
GN140256.DWG	

NO.	DATE	NATURE OF REVISION

CLIENT :
CORPORATE RESERVE
DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256

DATE : 10-08-2015

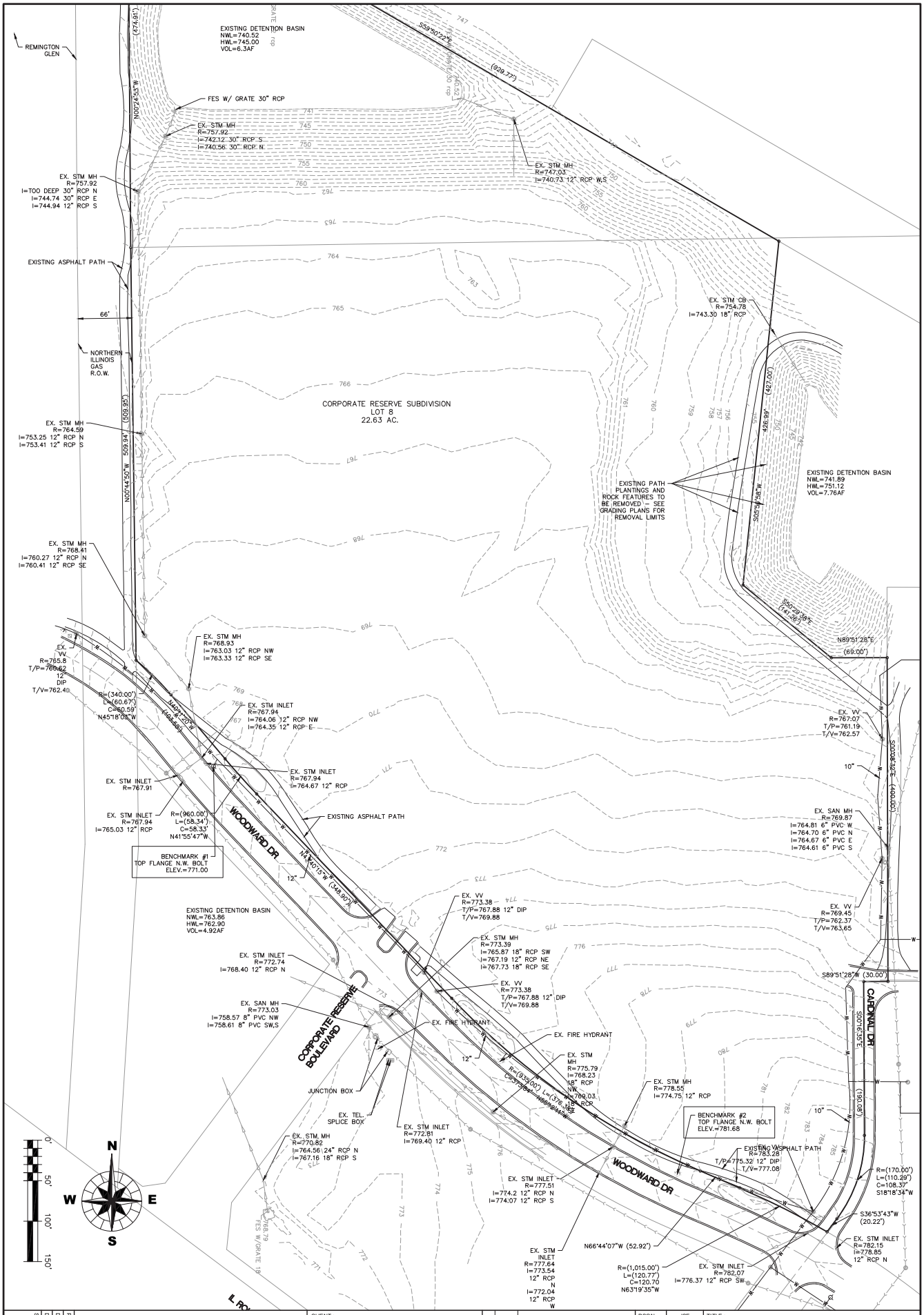
DRAWING NO. 4 OF 36

SHEET:

GN3

UPDATED: 10/20/15 - JB/JT

UPDATED: 10 8/2015 - JSE/JCT



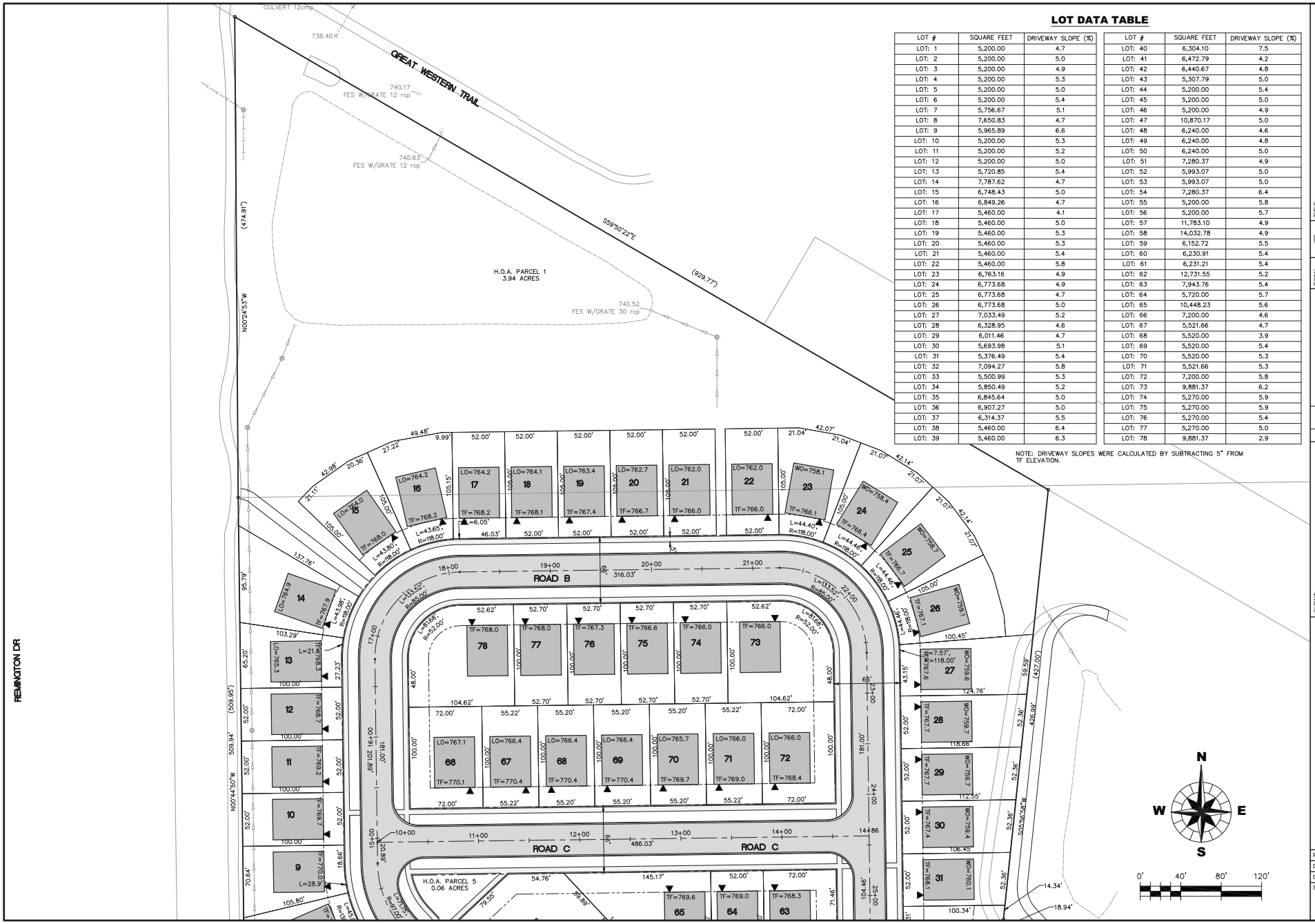
SHEET: EC1	DRAWING NO. 5 OF 36	DATE: 10-08-2015	PROJECT NO. 140256	WILLS BURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755	CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET, #300 DENVER, COLORADO 80206 PHONE NUMBER

NO.	DATE	NATURE OF REVISION

DSGN.	JSE
DWN.	JSE
CHKD.	JCL
SCALE: 1" = 50'	
EC140256.DWG	

TITLE: **CORPORATE RESERVE SUBDIVISION OF LOT 8**

EXISTING CONDITIONS AND DEMOLITION PLAN



LOT DATA TABLE

LOT #	SQUARE FEET	DRIVEWAY SLOPE (%)
LOT: 1	5,200.00	4.7
LOT: 2	5,200.00	5.0
LOT: 3	5,200.00	4.9
LOT: 4	5,200.00	5.3
LOT: 5	5,200.00	5.0
LOT: 6	5,200.00	5.4
LOT: 7	5,756.67	5.1
LOT: 8	7,650.83	4.7
LOT: 9	5,965.89	6.6
LOT: 10	5,200.00	5.3
LOT: 11	5,200.00	5.2
LOT: 12	5,200.00	5.0
LOT: 13	5,720.85	5.4
LOT: 14	7,787.62	4.7
LOT: 15	6,748.43	5.0
LOT: 16	6,849.26	4.7
LOT: 17	5,460.00	4.1
LOT: 18	5,460.00	5.0
LOT: 19	5,460.00	5.3
LOT: 20	5,460.00	5.3
LOT: 21	5,460.00	5.4
LOT: 22	5,460.00	5.8
LOT: 23	6,763.16	4.9
LOT: 24	6,773.68	4.9
LOT: 25	6,773.68	4.7
LOT: 26	6,773.68	5.0
LOT: 27	7,033.49	5.2
LOT: 28	6,328.95	4.6
LOT: 29	6,011.46	4.7
LOT: 30	5,693.98	5.1
LOT: 31	5,376.49	5.4
LOT: 32	7,094.27	5.8
LOT: 33	5,500.99	5.3
LOT: 34	5,850.49	5.2
LOT: 35	6,845.64	5.0
LOT: 36	6,907.27	5.0
LOT: 37	6,314.37	5.5
LOT: 38	5,460.00	6.4
LOT: 39	5,460.00	6.3

LOT #	SQUARE FEET	DRIVEWAY SLOPE (%)
LOT: 40	6,304.10	7.5
LOT: 41	6,472.79	4.2
LOT: 42	6,440.67	4.8
LOT: 43	5,307.79	5.0
LOT: 44	5,200.00	5.4
LOT: 45	5,200.00	5.0
LOT: 46	5,200.00	4.9
LOT: 47	10,870.17	5.0
LOT: 48	6,240.00	4.6
LOT: 49	6,240.00	4.8
LOT: 50	6,240.00	5.0
LOT: 51	7,280.37	4.9
LOT: 52	5,993.07	5.0
LOT: 53	5,993.07	5.0
LOT: 54	7,280.37	6.4
LOT: 55	5,200.00	5.8
LOT: 56	5,200.00	5.7
LOT: 57	11,783.10	4.9
LOT: 58	14,032.78	4.9
LOT: 59	6,152.72	5.5
LOT: 60	6,230.91	5.4
LOT: 61	6,231.21	5.4
LOT: 62	12,731.55	5.2
LOT: 63	7,943.76	5.4
LOT: 64	5,720.00	5.7
LOT: 65	10,448.23	5.6
LOT: 66	7,200.00	4.6
LOT: 67	5,521.66	4.7
LOT: 68	5,520.00	3.9
LOT: 69	5,520.00	5.4
LOT: 70	5,520.00	5.3
LOT: 71	5,521.66	5.3
LOT: 72	7,200.00	5.8
LOT: 73	9,881.37	6.2
LOT: 74	5,270.00	5.9
LOT: 75	5,270.00	5.9
LOT: 76	5,270.00	5.4
LOT: 77	5,270.00	5.0
LOT: 78	9,881.37	2.9

NOTE: DRIVEWAY SLOPES WERE CALCULATED BY SUBTRACTING 5" FROM TF ELEVATION.

CORPORATE RESERVE SUBDIVISION OF LOT 8

GEOMETRIC PLAN

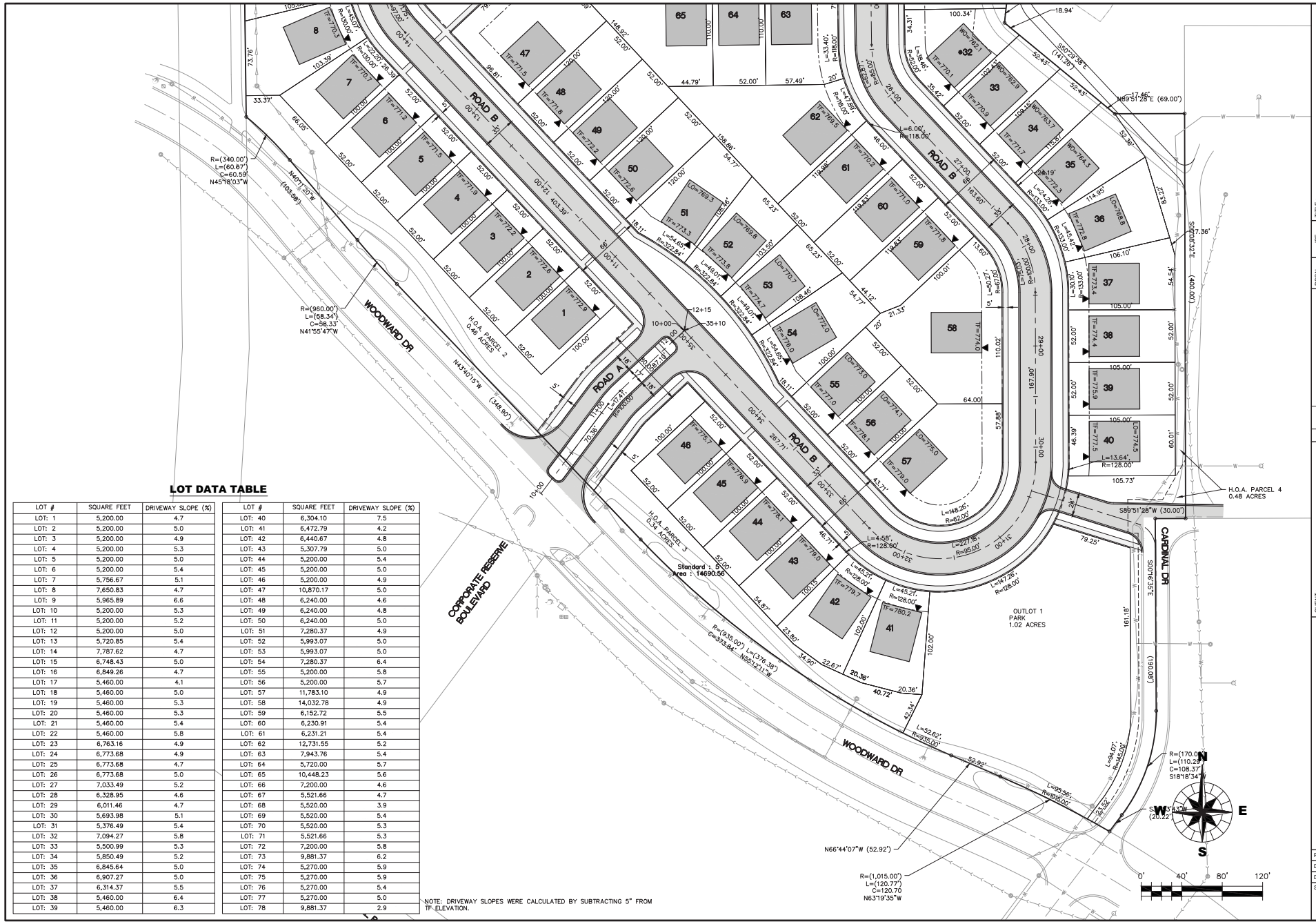
NO.	DATE	NATURE OF REVISION

DSGN. JSE
DWN. JSE
CHKD. JCL
SCALE: 1" = 40'
GM140256.DWG

CLIENT:
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KELSEY ASSOCIATES LTD.
516 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE: 10-08-2015
DRAWING NO. 6 OF 36
SHEET:
GM1



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LOT: 38	5,460.00	6.4
LOT: 39	5,460.00	6.3

LOT #	SQUARE FEET	DRIVEWAY SLOPE (%)
LOT: 40	6,304.10	7.5
LOT: 41	6,472.79	4.2
LOT: 42	6,440.67	4.8
LOT: 43	5,307.79	5.0
LOT: 44	5,200.00	5.4
LOT: 45	5,200.00	5.0
LOT: 46	5,200.00	4.9
LOT: 47	10,870.17	5.0
LOT: 48	6,240.00	4.6
LOT: 49	6,240.00	4.8
LOT: 50	6,240.00	5.0
LOT: 51	7,280.37	4.9
LOT: 52	5,993.07	5.0
LOT: 53	5,993.07	5.0
LOT: 54	7,280.37	6.4
LOT: 55	5,200.00	5.8
LOT: 56	5,200.00	5.7
LOT: 57	11,783.10	4.9
LOT: 58	14,032.78	4.9
LOT: 59	6,152.72	5.5
LOT: 60	6,230.91	5.4
LOT: 61	6,231.21	5.4
LOT: 62	12,731.55	5.2
LOT: 63	7,943.76	5.4
LOT: 64	5,720.00	5.7
LOT: 65	10,448.23	5.6
LOT: 66	7,200.00	4.6
LOT: 67	5,521.66	4.7
LOT: 68	5,520.00	3.9
LOT: 69	5,520.00	5.4
LOT: 70	5,520.00	5.3
LOT: 71	5,521.66	5.3
LOT: 72	7,200.00	5.8
LOT: 73	9,881.37	6.2
LOT: 74	5,270.00	5.9
LOT: 75	5,270.00	5.9
LOT: 76	5,270.00	5.4
LOT: 77	5,270.00	5.0
LOT: 78	9,881.37	2.9

NOTE: DRIVEWAY SLOPES WERE CALCULATED BY SUBTRACTING 5" FROM TF ELEVATION.

CORPORATE RESERVE SUBDIVISION OF LOT 8

GEOMETRIC PLAN

DSGN.	JSE
DWN.	JSE
CHKD.	JCL
SCALE : 1" = 40'	
GM140256.DWG	

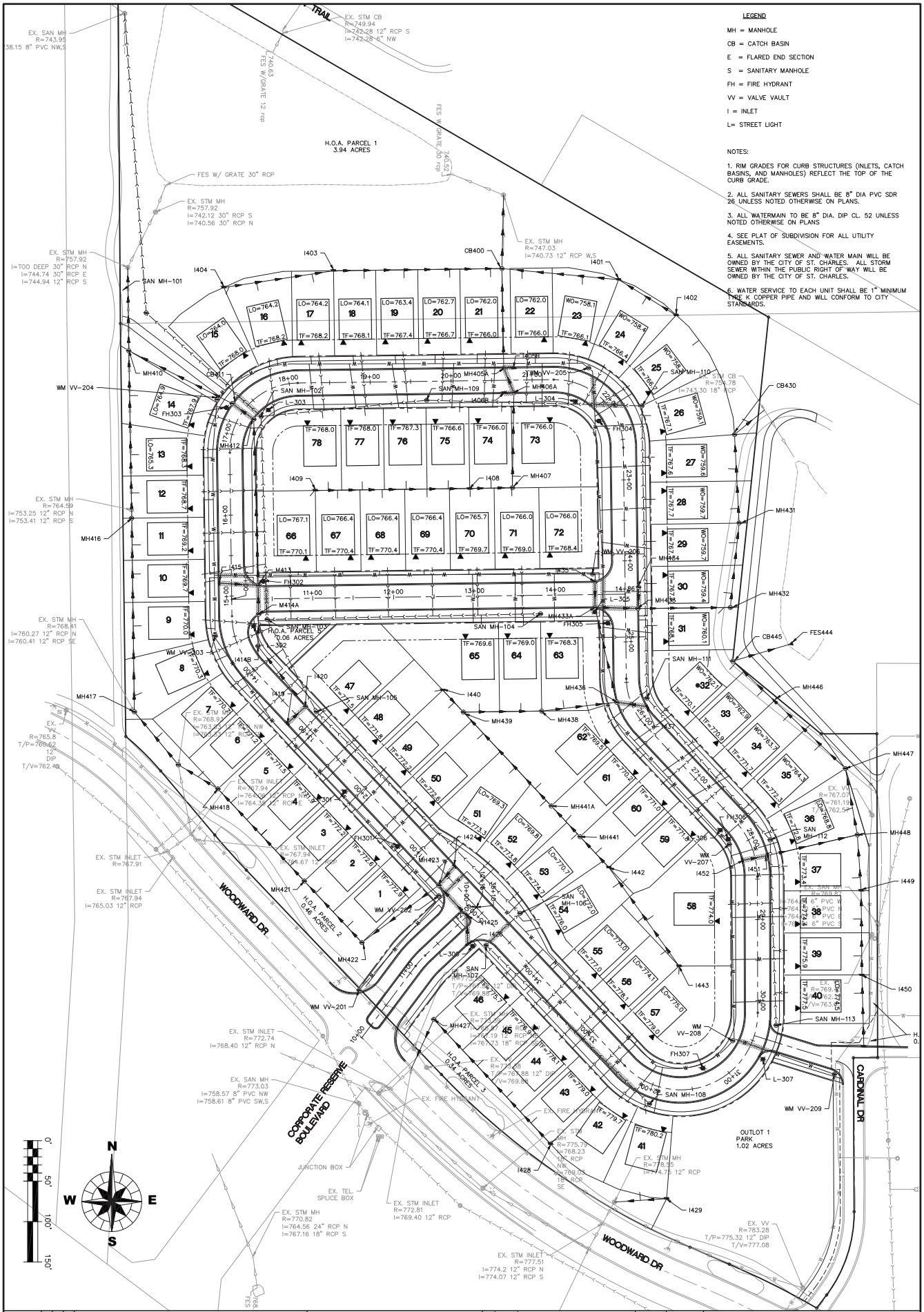
NO.	DATE	NATURE OF REVISION

CLIENT:
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLIS BURKE KELSEY ASSOCIATES LTD.
516 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE : 10-08-2015
DRAWING NO. 7 OF 36
SHEET:
GM2

UPDATED: 10/30/15 - JSE/ST



SHEET: OV1	DRAWING NO. 8 OF 36	DATE: 10-08-2015	PROJECT NO. 140256

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

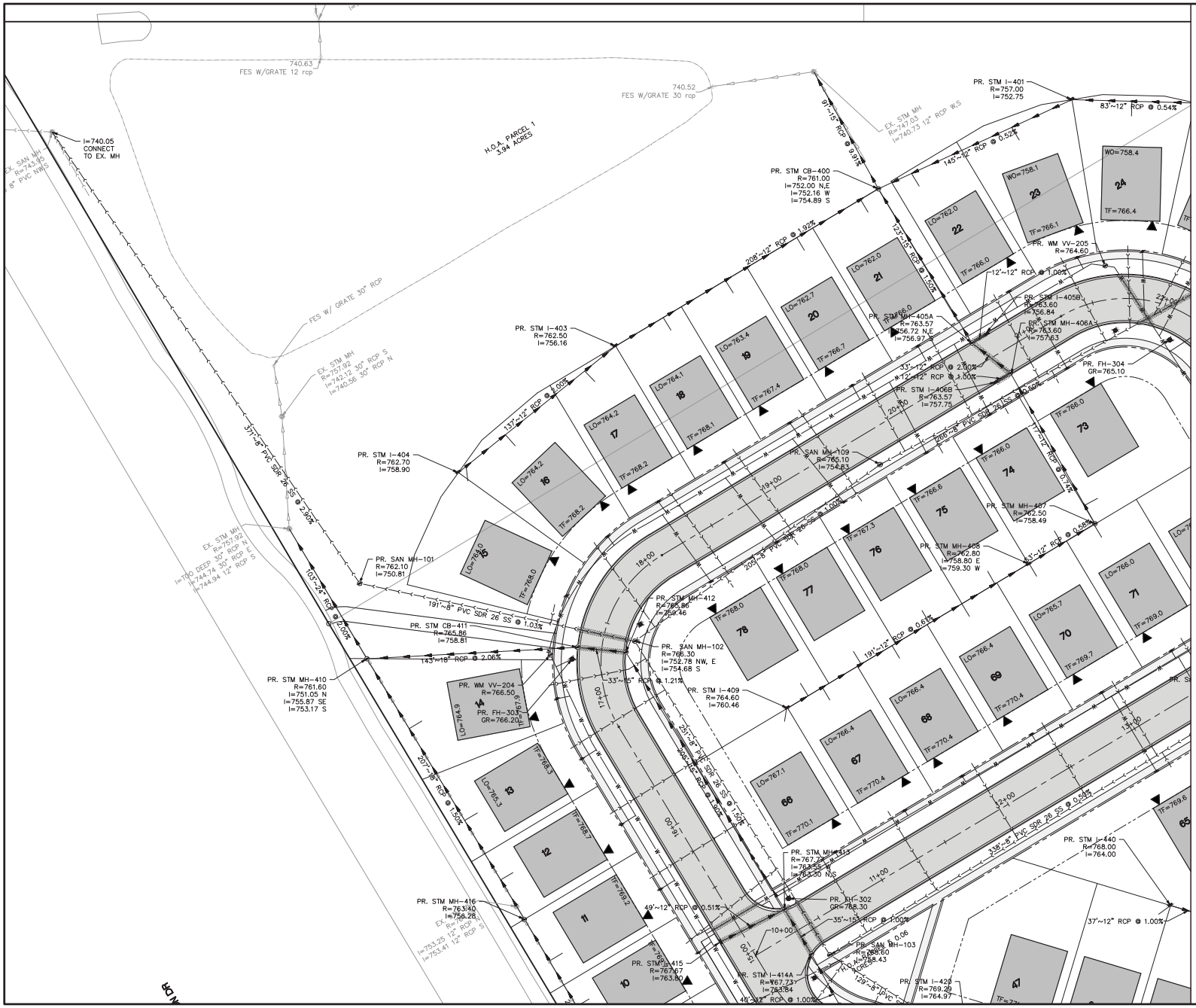
CLIENT:
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

NO.	DATE	NATURE OF REVISION

DSGN.	JSE
DWN.	JSE
CHKD.	JCL
SCALE: 1" = 100'	
OV140256.DWG	

TITLE:
CORPORATE RESERVE SUBDIVISION OF LOT 8

OVERALL UTILITY PLAN



LEGEND

MH = MANHOLE

CB = CATCH BASIN

E = FLARED END SECTION

S = SANITARY MANHOLE

FH = FIRE HYDRANT

VV = VALVE VAULT

I = INLET

NOTES:

1. RIM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.
2. ALL SANITARY SEWERS SHALL BE 8" DIA PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS.
3. ALL WATERMAIN TO BE 8" DIA. DIP CL. 52 UNLESS NOTED OTHERWISE ON PLANS
4. SEE PLAT OF SUBDIVISION FOR ALL UTILITY EASEMENTS.
5. ALL SANITARY SEWER AND WATER MAIN WILL BE OWNED BY THE CITY OF ST. CHARLES. ALL STORM SEWER WITHIN THE PUBLIC RIGHT OF WAY WILL BE OWNED BY THE CITY OF ST. CHARLES.
6. WATER SERVICE TO EACH UNIT SHALL BE 1" MINIMUM TYPE K COPPER PIPE AND WILL CONFORM TO CITY STANDARDS.

0' 30' 60' 90'

TITLE: **CORPORATE RESERVE SUBDIVISION OF LOT 8**

UTILITY PLAN

DSGN.	JSE	
DWN.	JSE	
CHKD.	JCL	
SCALE : 1" = 30'		
UT140256.DWG		

NO.	DATE	NATURE OF REVISION

CLIENT: **CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC**
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLIS BURKE KELSEY ASSOCIATES LTD.
516 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

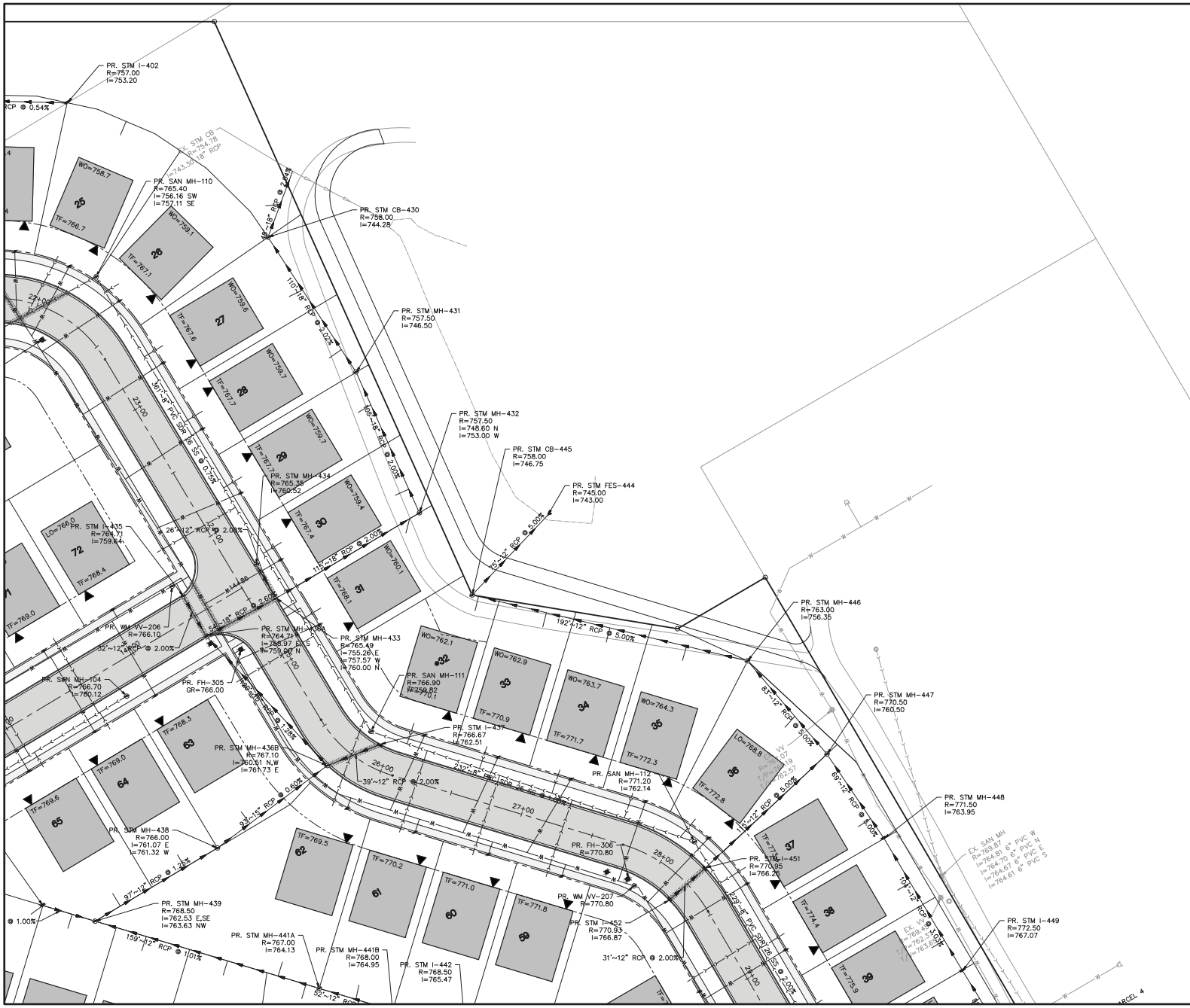
PROJECT NO. 140256

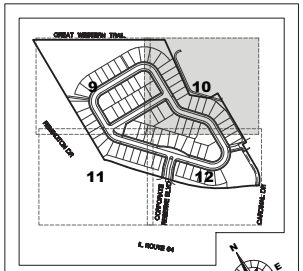
DATE : 10-08-2015

DRAWING NO. **9 OF 36**

SHEET:

UT1





KEYMAP
N.T.S.

LEGEND

MH = MANHOLE

CB = CATCH BASIN

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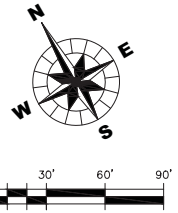


TITLE: CORPORATE RESERVE SUBDIVISION OF LOT 8

UTILITY PLAN

DSGN.	JSE	
DWN.	JSE	
CHKD.	JCL	
SCALE : 1" = 30'		
UT140256.DWG		

NO.	DATE	NATURE OF REVISION

CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLIS BURKE KELSEY ASSOCIATES LTD.
516 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

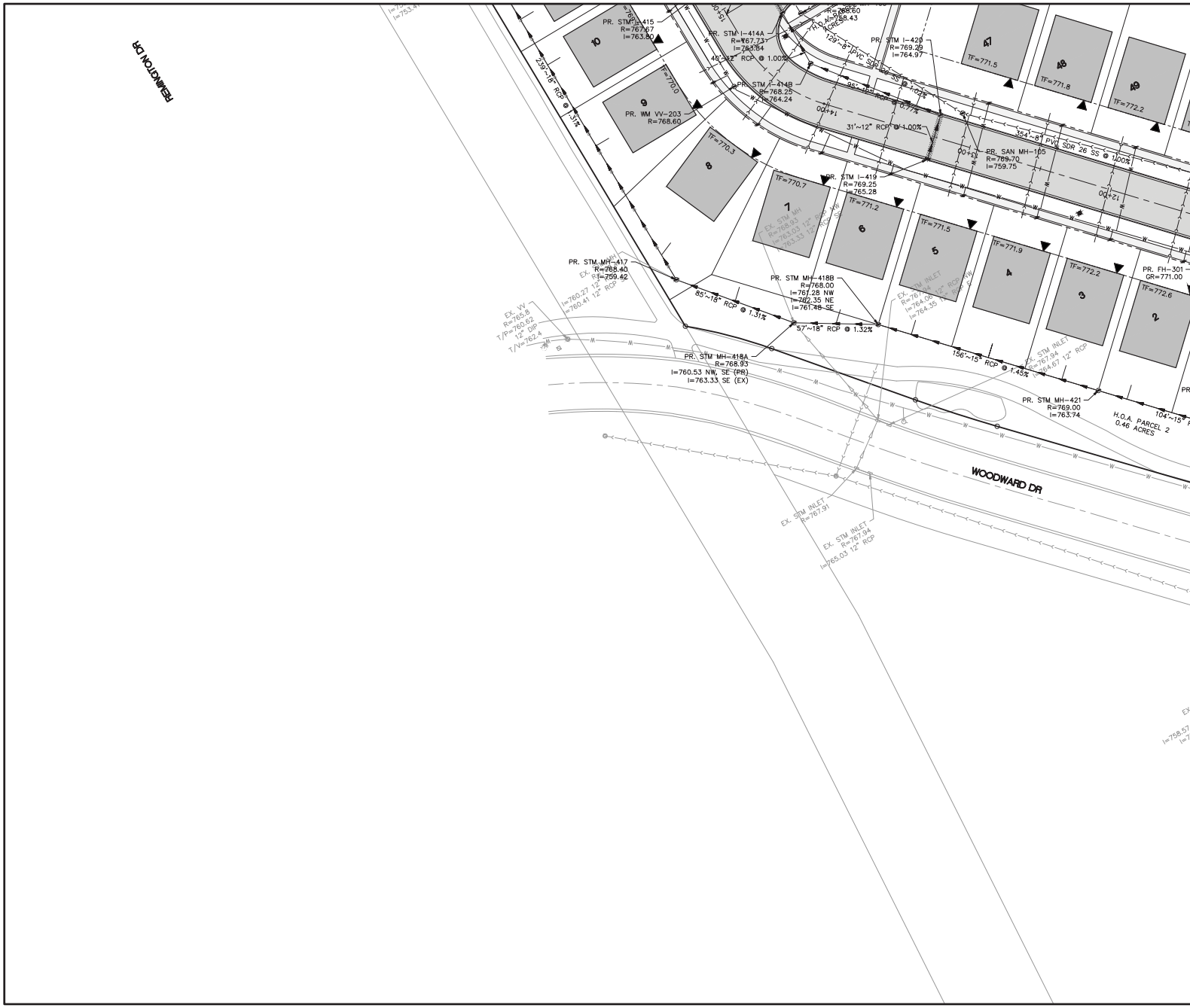
PROJECT NO. 140256

DATE : 10-08-2015

DRAWING NO. 10OF 36

SHEET:

UT2



LEGEND

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N E S W

0' 30' 60' 90'

TITLE: **CORPORATE RESERVE SUBDIVISION OF LOT 8**

UTILITY PLAN

DSGN.	JSE	
DWN.	JSE	
CHKD.	JCL	
SCALE : 1" = 30'		
UT140256.DWG		

NO.	DATE	NATURE OF REVISION

CLIENT: **CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC**
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

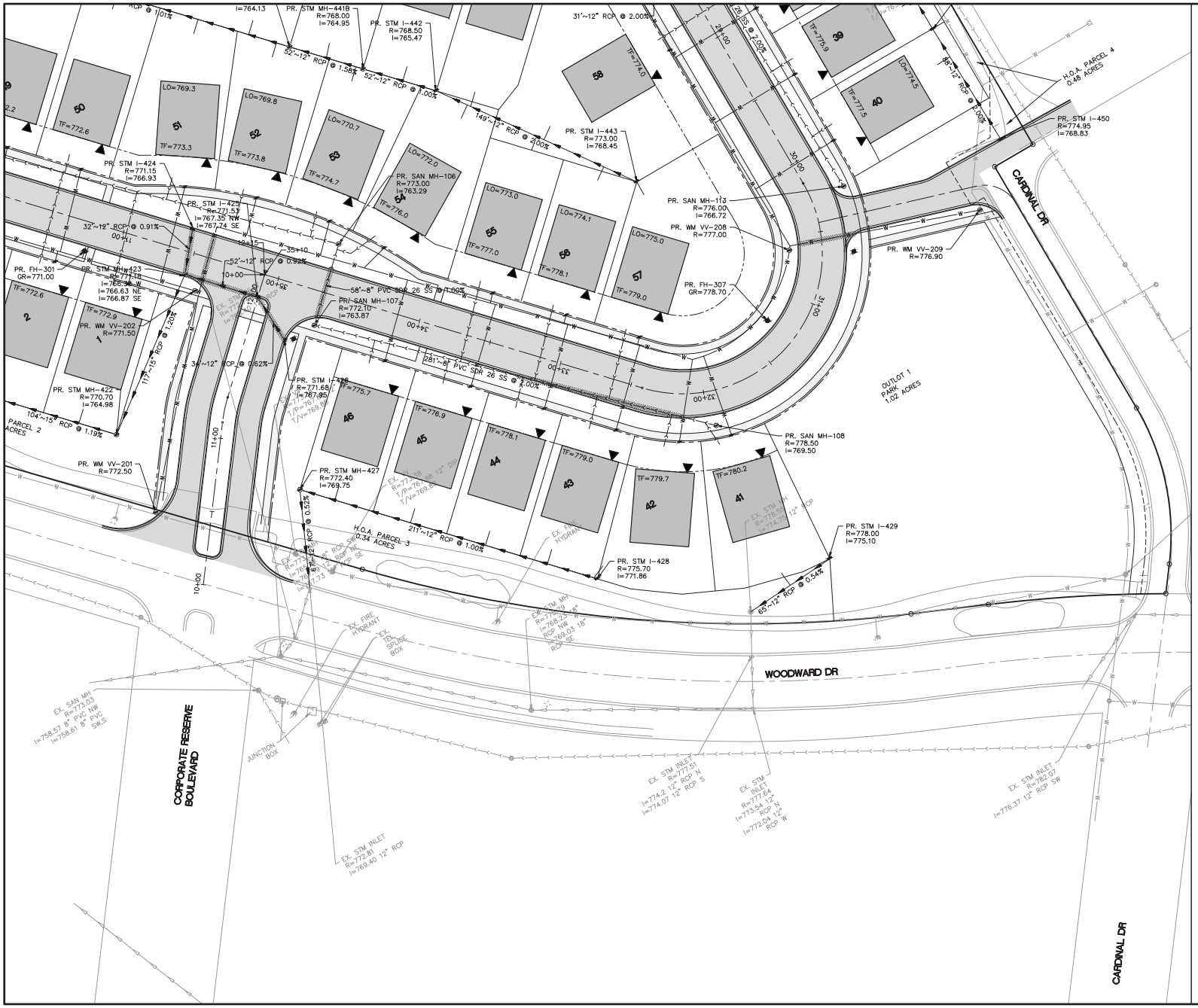
PROJECT NO. 140256

DATE : 10-08-2015

DRAWING NO. **11 OF 36**

SHEET:

UT3


CORPORATE RESERVE BOULEVARD
WOODWARD DR
CARDINAL DR
OUTLOT 1
PARK
1.02 ACRES
H.O.A. PARCEL 3
0.34 ACRES
H.O.A. PARCEL 4
0.48 ACRES
PARCEL 2
ACRES
PR. STM MH-441B
R=768.00
I=764.95
PR. STM I-442
R=768.50
I=765.47
PR. STM I-443
R=773.00
I=768.45
PR. STM I-450
R=774.95
I=768.83
PR. STM I-424
R=771.15
I=766.93
PR. STM I-425
R=771.53
I=767.35 NW
I=767.74 SE
PR. STM MH-423
R=771.18
I=766.63 NE
I=766.67 SE
PR. FH-301
GR=771.00
PR. WM VV-202
R=771.50
PR. STM MH-422
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R=772.50
PR. STM MH-427
R=772.40
I=769.75
PR. STM I-428
R=775.70
I=771.86
PR. STM I-429
R=778.00
I=775.10
PR. SAN MH-108
R=778.50
I=769.50
PR. SAN MH-113
R=776.00
I=766.72
PR. WM VV-208
R=777.00
PR. FH-307
GR=778.70
PR. WM VV-209
R=776.90
PR. SAN MH-106
R=773.00
I=763.29
PR. SAN MH-107
R=772.10
I=763.87
EX. STM INLET
EX. FIRE HYDRANT
EX. TCI SPLICE BOX
JUNCTION BOX
EX. SAN MH
R=773.03
I=758.57 8" PVC NW
I=758.61 8" PVC SW,S
EX. STM INLET
R=772.81
I=769.40 12" RCP
EX. STM INLET
R=777.51
I=774.2 12" RCP N
I=774.07 12" RCP S
EX. STM INLET
R=777.64
I=773.54 12" RCP N
I=772.04 12" RCP W
EX. STM INLET
R=782.07
I=776.37 12" RCP SW
EX. STM MH
R=775.03
I=768.12 18" RCP NW
I=769.03 18" RCP SE
EX. STM MH
R=773.49
I=768.12 18" RCP SW
I=769.73 18" RCP NE
EX. STM MH
R=778.19
I=774.12 12" RCP
EX. STM MH
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I=767.95
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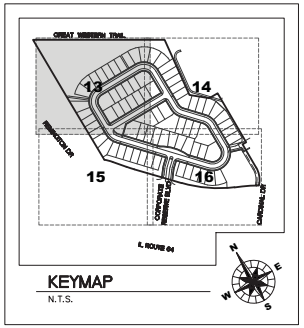
T/V=769.57
EX. STM MH
R=771.73
I=767.73



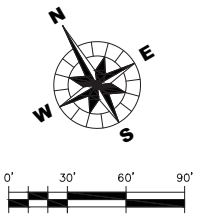
KEYMAP

N.T.S.

NOTES:

1. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDED.
2. REFER TO DETAIL SHEETS FOR TYPICAL PAVEMENT SECTION AND TYPICAL LOT GRADING.
3. MAXIMUM SIDE SLOPES OF DETENTION BASIN ARE 4:1.
4. SEE SHEET SP1 FOR SPECIFICATIONS.
5. OVERFLOW ROUTE
6. FLOW DIRECTION
7. SPOT GRADE × 741.68

   ALL SPOT GRADES REPRESENT FINISHED GRADE, OR BACK OF CURB FINISHED GRADE UNLESS OTHERWISE NOTED.
8. EP = EDGE OF PAVEMENT GRADE
   R = RIM GRADE-RIM GRADES FOR STORM STRUCTURE IN THE CURB REPRESENT THE FLOW LINE OF THE GUTTER.
   TF = PROPOSED TOP OF FOUNDATION ELEVATION
   LO = PROPOSED LOOK-OUT ELEVATION
   WO = PROPOSED WALK-OUT ELEVATION
   PLO = PROPOSED PARTIAL LOOK-OUT
   GF = PROPOSED GARAGE FLOOR ELEVATION
   DS = PROPOSED DROP SIDING
9. FINISHED GRADE SHALL BE 4" BELOW TF UNLESS NOTED.
10. RESPREAD 6" TOPSOIL IN ALL DISTURBED GRASS AREAS.
11. APPROXIMATE DRIVEWAY LOCATION
12. FOR DEMOLITION OF EXISTING STRUCTURES SEE EC1.
13. GARAGE FLOOR IS 0.5' BELOW TF UNLESS NOTED.
14. ADDITIONAL MEASURES, INCLUDING THE INSTALLATION OF ADDITIONAL RETAINING WALLS, WILL BE TAKEN TO ADEQUATELY STABILIZE AND REDUCE THE SLOPES IN THE AREAS BETWEEN THE PROPOSED TOWNHOMES AND SINGLE FAMILY HOMES THAT HAVE SLOPES IN EXCESS OF A 3:1 SLOPE. THESE AREAS WILL NEED TO BE EVALUATED ON A CASE BY CASE BASIS AND APPROPRIATE MEASURES INSTALLED BY THE DEVELOPER AS DETERMINED BY THE CITY OF ST. CHARLES.



NO.	DATE	NATURE OF REVISION

DSGN. JSE
DWN. JSE
CHKD. JCL
SCALE:
GR140256.DWG

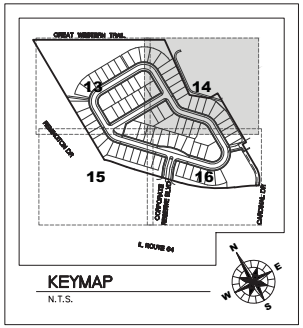
CORPORATE RESERVE SUBDIVISION OF LOT 8

GRADING AND DRAINAGE PLAN

CLIENT:
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLIS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE : 10-08-2015
DRAWING NO. 13OF36
SHEET:
GR1



KEYMAP
N.T.S.

NOTES:

1. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDED.
2. REFER TO DETAIL SHEETS FOR TYPICAL PAVEMENT SECTION AND TYPICAL LOT GRADING.
3. MAXIMUM SIDE SLOPES OF DETENTION BASIN ARE 4:1.
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5. OVERFLOW ROUTE
6. FLOW DIRECTION
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   ALL SPOT GRADES REPRESENT FINISHED GRADE, OR BACK OF CURB FINISHED GRADE UNLESS OTHERWISE NOTED.

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11. APPROXIMATE DRIVEWAY LOCATION
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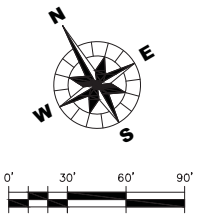
14. ADDITIONAL MEASURES, INCLUDING THE INSTALLATION OF ADDITIONAL RETAINING WALLS, WILL BE TAKEN TO ADEQUATELY STABILIZE AND REDUCE THE SLOPES IN THE AREAS BETWEEN THE PROPOSED TOWNHOMES AND SINGLE FAMILY HOMES THAT HAVE SLOPES IN EXCESS OF A 3:1 SLOPE. THESE AREAS WILL NEED TO BE EVALUATED ON A CASE BY CASE BASIS AND APPROPRIATE MEASURES INSTALLED BY THE DEVELOPER AS DETERMINED BY THE CITY OF ST. CHARLES.



NO.	DATE	NATURE OF REVISION

DSGN.	JSE	
DWN.	JSE	
CHKD.	JCL	
SCALE:		
GR140256.DWG		

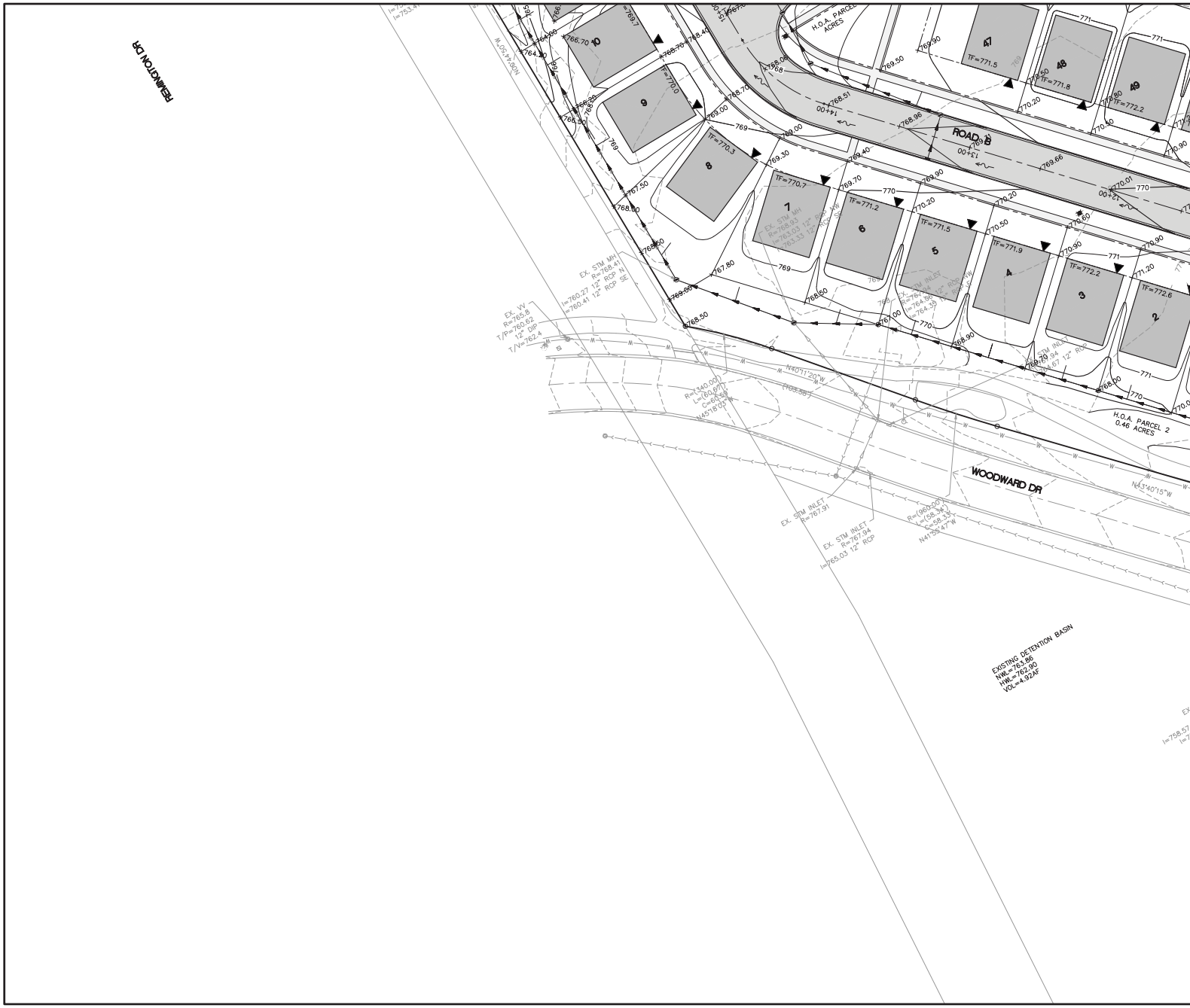
TITLE: CORPORATE RESERVE SUBDIVISION OF LOT 8

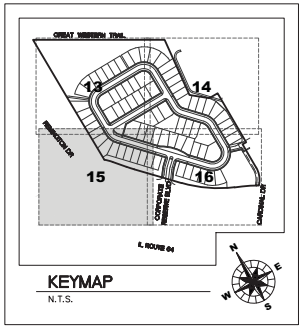
GRADING AND DRAINAGE PLAN

CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KELSEY ASSOCIATES LTD.
516 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE : 10-08-2015
DRAWING NO. 140F36
SHEET:
GR2





KEYMAP

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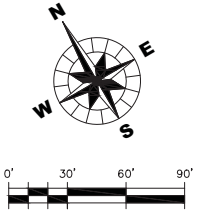


NO.	DATE	NATURE OF REVISION	DSGN.	JSE
			DWN.	JSE
			CHKD.	JCL
			SCALE:	
			GR140256.DWG	

TITLE: **CORPORATE RESERVE SUBDIVISION OF LOT 8**

GRADING AND DRAINAGE PLAN

CLIENT: **CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC**
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

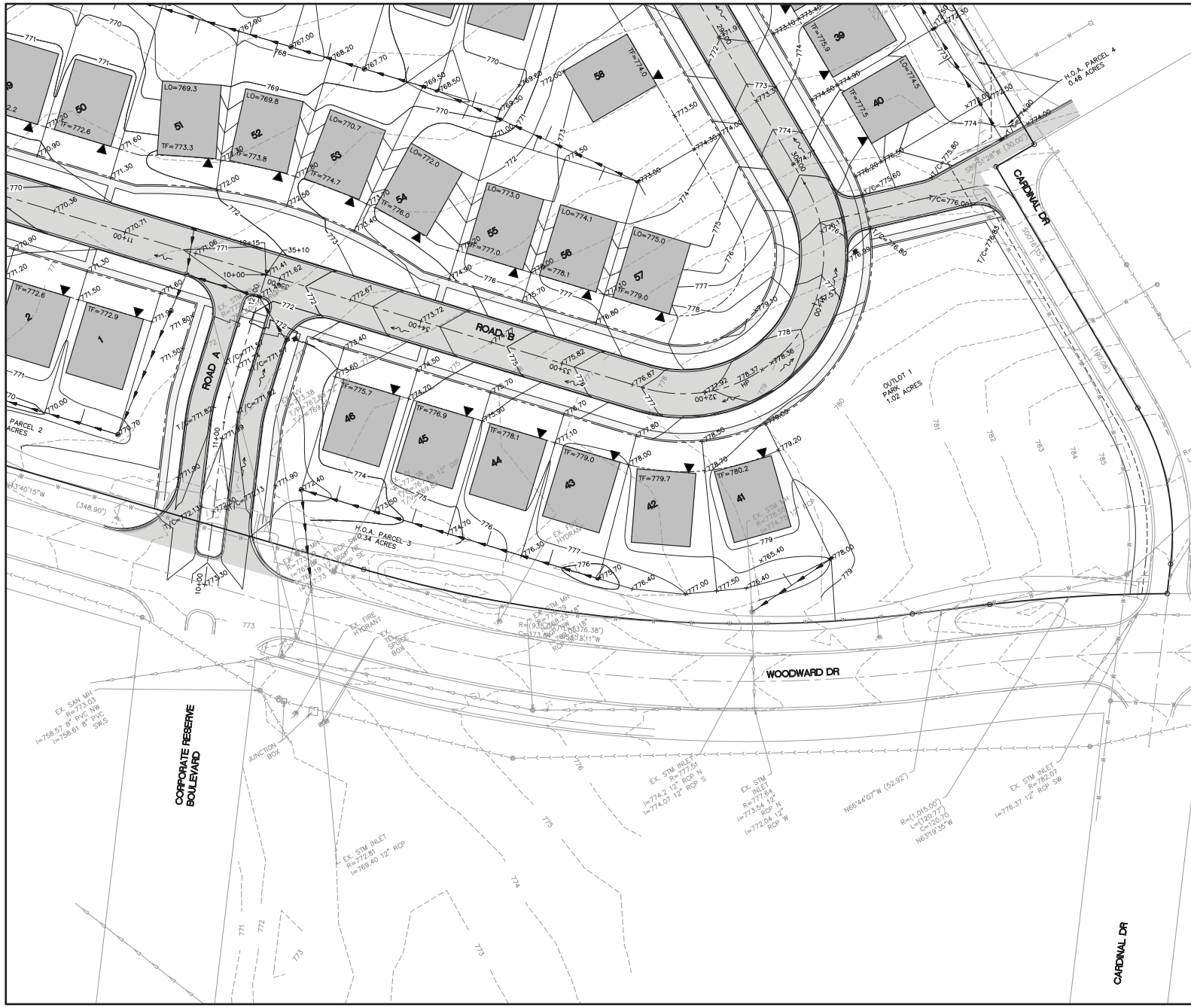
PROJECT NO. 140256

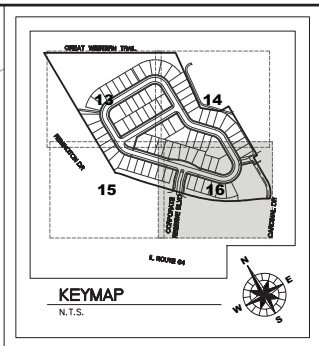
DATE : 10-08-2015

DRAWING NO. **15 OF 36**

SHEET:

GR3





KEYMAP
N.T.S.

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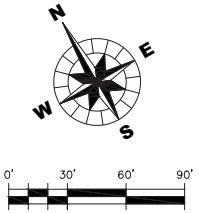
6. FLOW DIRECTION
7. SPOT GRADE × 741.68

   ALL SPOT GRADES REPRESENT FINISHED GRADE, OR BACK OF CURB FINISHED GRADE UNLESS OTHERWISE NOTED.
8. EP = EDGE OF PAVEMENT GRADE
   R = RIM GRADE-RIM GRADES FOR STORM STRUCTURE IN THE CURB REPRESENT THE FLOW LINE OF THE GUTTER.
   TF = PROPOSED TOP OF FOUNDATION ELEVATION
   LO = PROPOSED LOOK-OUT ELEVATION
   WO = PROPOSED WALK-OUT ELEVATION
   PLO = PROPOSED PARTIAL LOOK-OUT
   GF = PROPOSED GARAGE FLOOR ELEVATION
   DS = PROPOSED DROP SIDING
9. FINISHED GRADE SHALL BE 4" BELOW TF UNLESS NOTED.
10. RESPREAD 6" TOPSOIL IN ALL DISTURBED GRASS AREAS.
11. APPROXIMATE DRIVEWAY LOCATION
12. FOR DEMOLITION OF EXISTING STRUCTURES SEE EC1.
13. GARAGE FLOOR IS 0.5' BELOW TF UNLESS NOTED.
14. ADDITIONAL MEASURES, INCLUDING THE INSTALLATION OF ADDITIONAL RETAINING WALLS, WILL BE TAKEN TO ADEQUATELY STABILIZE AND REDUCE THE SLOPES IN THE AREAS BETWEEN THE PROPOSED TOWNHOMES AND SINGLE FAMILY HOMES THAT HAVE SLOPES IN EXCESS OF A 3:1 SLOPE. THESE AREAS WILL NEED TO BE EVALUATED ON A CASE BY CASE BASIS AND APPROPRIATE MEASURES INSTALLED BY THE DEVELOPER AS DETERMINED BY THE CITY OF ST. CHARLES.



NO.	DATE	NATURE OF REVISION

DSGN. JSE
DWN. JSE
CHKD. JCL
SCALE:
GR140256.DWG

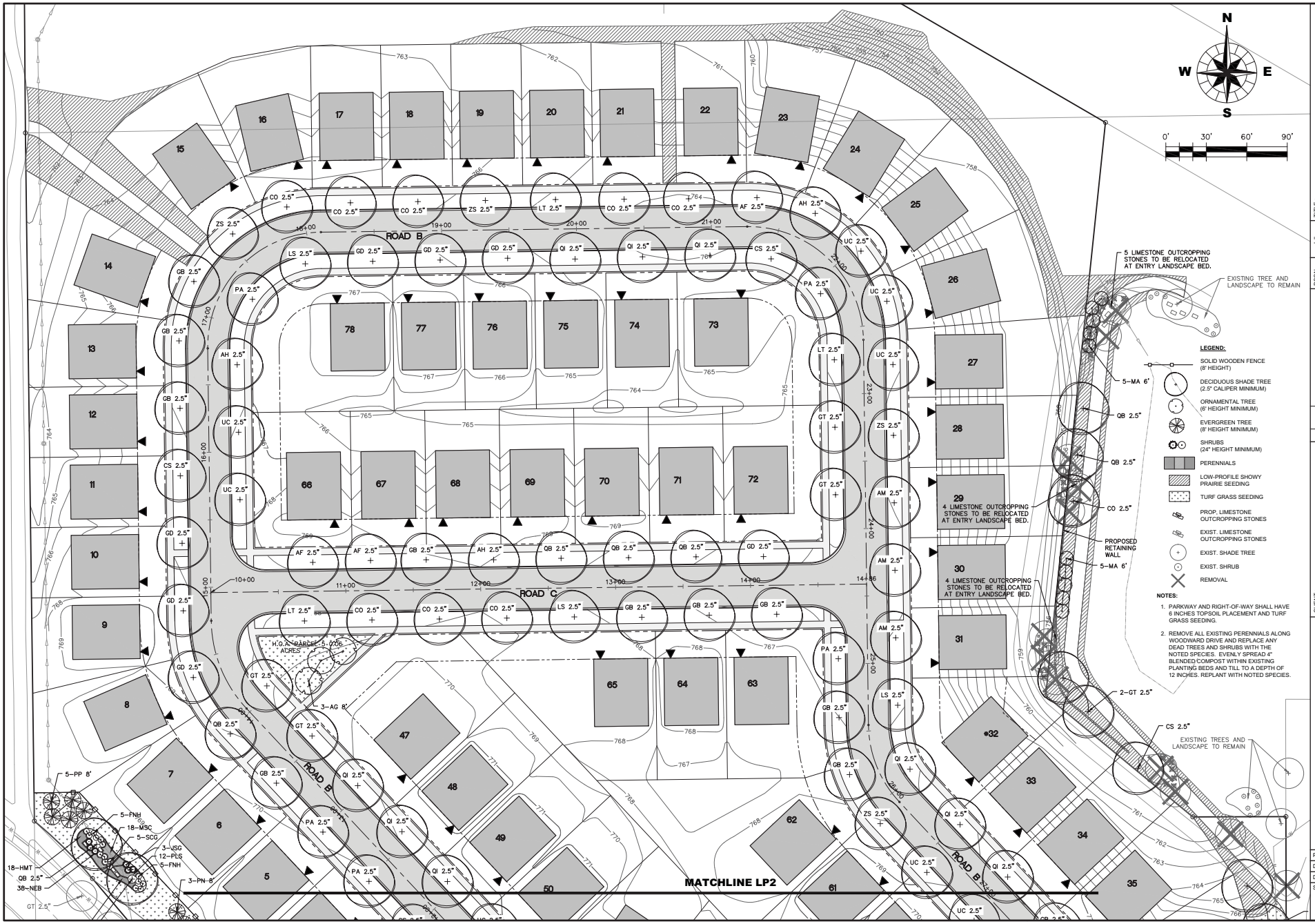
CORPORATE RESERVE SUBDIVISION OF LOT 8

GRADING AND DRAINAGE PLAN

CLIENT:
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE: 10-08-2015
DRAWING NO. 16 OF 36
SHEET:
GR4



TITLE: CORPORATE RESERVE SUBDIVISION OF LOT 8

LANDSCAPING PLAN

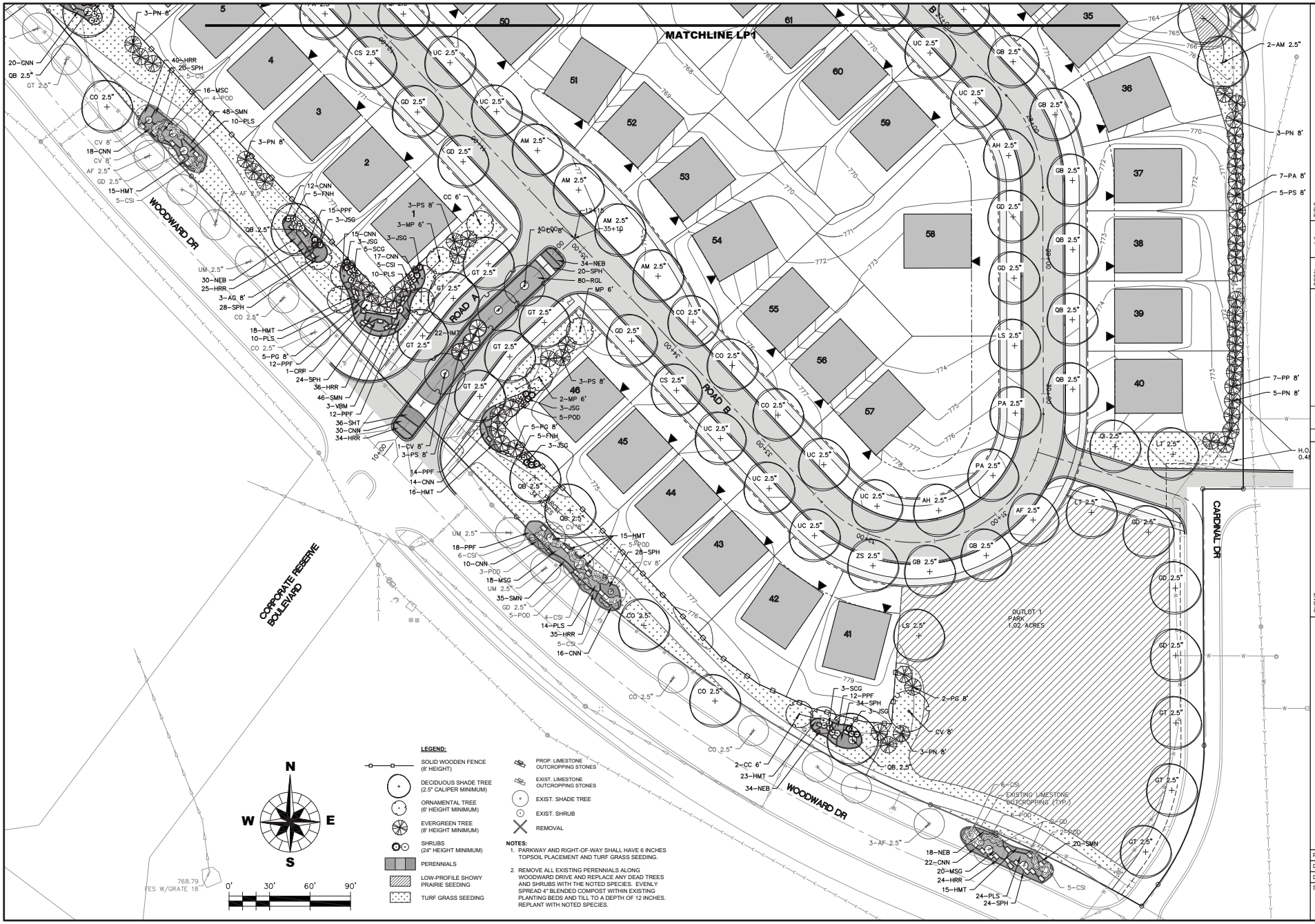
DSGN. L.J.L.
DWN. L.J.L.
CHKD. J.C.L.
SCALE: 1" = 30'
P-L140256.DWG

NO.	DATE	NATURE OF REVISION

CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KELSEY ASSOCIATES LTD.
516 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE: 10-08-2015
DRAWING NO. 240F36
SHEET:
LP1



TITLE: CORPORATE RESERVE SUBDIVISION OF LOT 8

LANDSCAPING PLAN

DSGN. L.J.L.
DWN. L.J.L.
CHKD. JCL
SCALE: 1" = 30'
P-L140256.DWG

NO.	DATE	NATURE OF REVISION

CLIENT:
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KELSEY ASSOCIATES LTD.
516 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE: 10-08-2015
DRAWING NO. 25 OF 36
SHEET:
LP2

GENERAL NOTES

A. ALL PLANTS SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.

B. ALL PLANTS WILL BE HANDLED AND PLANTED IN ACCORDANCE WITH ACCEPTED HORTICULTURAL PRACTICES AND PROFESSIONAL STANDARDS AS PUBLISHED BY THE ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION IN "A UNIFORM SET OF WORKMANSHIP STANDARDS IN LANDSCAPE SPECIFICATIONS."

C. SPECIFIED VARIETIES OF ANY SPECIES SHALL BE SPECIMEN TYPE TREES AND SHALL BE FIRST CLASS REPRESENTATIVES OF THEIR NORMAL SPECIES AND VARIETIES. THEY SHALL HAVE WELL DEVELOPED ROOT AND BRANCH SYSTEMS, REASONABLY STRAIGHT STEMS, AND A WELL DEFINED SINGLE LEADER.

D. TREES SHALL BE NURSERY GROWN WITH A GOOD COMPACT, FULLY DEVELOPED FIBROUS ROOT SYSTEM WHICH HAS BEEN DEVELOPED BY PROPER CULTURAL TREATMENT AND IS SUFFICIENT ENOUGH TO INSURE PLANT GROWTH.

E. TREES SHALL BE A MINIMUM TRUNK DIAMETER OF THREE INCHES, CALIPERED AT FOUR AND ONE-HALF FEET ABOVE THE HIGHEST GROUND LEVEL. TREES SHALL BE NORTHERN NURSERY GROWN (HARDINESS ZONE 5 USDA MAP). TREES SHALL HAVE BEEN TRANSPLANTED TWICE, THE LAST TRANSPLANTING NOT LESS THAN FOUR YEARS PRIOR TO PLANTING. ALL TREES SHALL BE TAGGED AND IDENTIFIED AS TO SPECIES, SIZE, AND PLACE OF ORIGIN. TAGS SHALL REMAIN IN PLACE UNTIL INSPECTION AND APPROVAL BY THE PUBLIC WORKS DEPARTMENT IS DONE BOTH AT THE NURSERY AND AT THE FINAL PLANTING SITE. ALL TREES SHALL BE BALLED AND BURLAPPED. ALL TREES SHALL HAVE STRAIGHT TRUNKS AND GOOD BRANCHING. BRANCHES SHALL BEGIN FROM FIVE TO SIX FEET ABOVE THE GROUND LEVEL, AND SHALL BE HIGH QUALITY REPRESENTATIVES OF THEIR SPECIES IN ALL REGARDS, INCLUDING GENERAL SHAPE. EACH TREE SHALL BE PLANTED PLUMB AND AT THE SAME LEVEL AS WHERE IT STOOD IN THE NURSERY IN RELATION TO FINISHED GRADE. BACKFILL SHALL BE BLACK TOPSOIL PROPERLY FERTILIZED WITH ORGANIC FERTILIZER AND SHALL BE THOROUGHLY WATERED WHEN THE HOLE IS TWO-THIRDS FULL OF TOPSOIL. ALL SPOILS SHALL BE REMOVED FROM THE SITE.

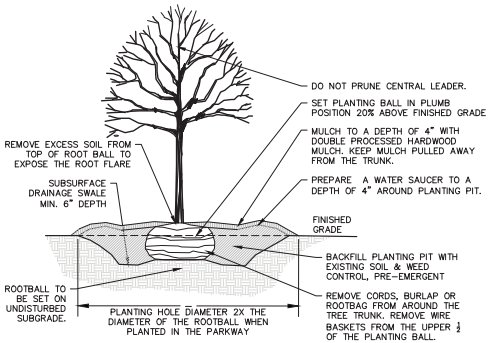
F. AFTER WATERING, THE FILLING SHALL BE COMPLETED AND THE SOIL THOROUGHLY TAPPED. AFTER PLANTING, A FOUR INCH HARDWOOD BARK MULCH OR AN APPROVED EQUAL SHALL BE APPLIED OVER THE DISTURBED GROUND AND A SHALLOW WATERING BASIN PROVIDED AROUND THE TREE.

G. ALL DIGGING OF TREES IN THE NURSERY AND ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON.

H. ALL TREES SHALL BE MAINTAINED UNTIL ESTABLISHED. ALL TREES NOT IN A VIGOROUS GROWING CONDITION AFTER ONE GROWING SEASON SHALL BE REPLACED AT THE BEGINNING OF THE NEXT SUCCEEDING PLANTING SEASON.

I. TREE PITS SHALL BE AT LEAST EIGHTEEN INCHES WIDER THAN THE DIAMETER OF THE BALL, HAVE VERTICAL SIDES AND A DEPTH OF AT LEAST TWENTY-FOUR INCHES BELOW FINISHED GRADE.

J. ALL TREES SHALL BE WRAPPED WITHIN SEVENTY TWO HOURS AFTER PLANTING. TRUNKS OF THE TREES SHALL BE WRAPPED SPIRALLY FROM TOP TO BOTTOM WITH WATERPROOF CREPE PAPER AND SHALL BE SECURELY TIED WITH HEMP CORD AT TOP AND BOTTOM AND AT TWELVE-INCH INTERVALS ALONG THE TRUNK. THE WRAP SHALL COVER THE TRUNK FROM THE GROUND TO THE FIRST BRANCH AND SHALL BE NEAT AND SNUG.



TREE PLANTING DETAIL

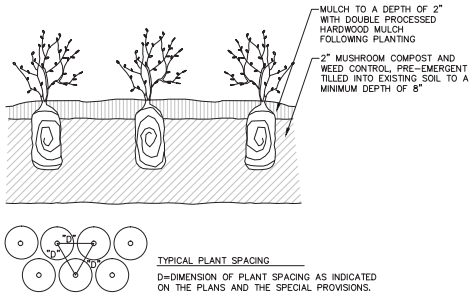
N.T.S.

LANDSCAPE PLANTINGS					
QUANTITY	CODE	SCIENTIFIC NAME	COMMON NAME	TYPE	SIZE
SHADE TREES					
5.0	AF	ACER FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	B & B	2.5" CALIPER
10.0	AM	ACER MIAYBEI 'MORTON'	STATE STREET MAPLE	B & B	2.5" CALIPER
5.0	AH	AESCULUS HIPPOCASTANUM	HORSE CHESTNUT	B & B	2.5" CALIPER
5.0	CS	CATALPA SPECIOSA	CATALPA TREE	B & B	2.5" CALIPER
15.0	CO	CELTIS OCCIDENTALIS	HACKBERRY	B &B	2.5" CALIPER
15.0	GB	GINKGO BILOBA 'PRINCETON SENTRY'	MAIDENHAIR TREE	B & B	2.5" CALIPER
15.0	GT	GLEDITSIA TRIACANTHOS 'SKYLINE'	HONEYLOCUST	B & B	2.5" CALIPER
15.0	GD	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEE TREE	B & B	2.5" CALIPER
5.0	LS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	B & B	2.5" CALIPER
5.0	LT	LIRIODENDRON TULIPIFERA	TULIPTREE	B & B	2.5" CALIPER
5.0	PA	PLATANUS x ACERIFOLIA 'MORTON EUCLID'	OVATION PLANETREE	B & B	2.5" CALIPER
15.0	QB	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CALIPER
10.0	QI	QUERCUS IMBRICARIA	SHINGLE OAK	B & B	2.5" CALIPER
15.0	UC	ULMUS 'MORTON'	ACCOLADE ELM	B & B	2.5" CALIPER
5.0	ZS	ZELKOVA SERRATA	JAPANESE ZELKOVA	B & B	2.5" CALIPER
ORNAMENTAL TREES					
6.0	AG	AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE	APPLE SERVICEBERRY	B & B	8' HEIGHT
3.0	CC	CERCIS CANADENSIS	EASTERN REDBUD	B & B	6' HEIGHT
4.0	CV	CRATAEGUS VIRIDIS 'WINTER KING'	GREEN HAWTHORN	B & B	8' HEIGHT
10.0	MA	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	B & B	6' HEIGHT
6.0	MP	MALUS 'PRAIRIE FIRE'	CRABAPPLE	B & B	6' HEIGHT
EVERGREEN TREES					
12.0	PG	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	B & B	8' HEIGHT
5.0	PP	PICEA PUNGENS	COLORADO GREEN SPRUCE	B & B	8' HEIGHT
9.0	PN	PINUS NIGRA	AUSTRIAN PINE	B & B	8' HEIGHT
9.0	PS	PINUS STROBUS	EASTERN WHITE PINE	B & B	8' HEIGHT
209.0	**TOTAL TREE PLANTING**				
SHRUBS					
5.0	CSI	CORNUS SERICEA 'INSANTI'	REDOSIER DOGWOOD	CONTAINER	24" HEIGHT
1.0	CRP	COTINUS COGGYGRIA 'ROYAL PURPLE'	PURPLE SMOKEBUSH	CONTAINER	36" HEIGHT
20.0	FNH	FORSYTHIA X INTERMEDIA 'NEW HAMPSHIRE GOLD'	NEW HAMPSHIRE GOLD FORSYTHIA	CONTAINER	24" HEIGHT
21.0	JSG	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	CONTAINER	24" HEIGHT
5.0	POD	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	PURPLELEAF NINEBARK	CONTAINER	24" HEIGHT
80.0	RGL	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	CONTAINER	12" HEIGHT - 36" O.C.
15.0	SCG	SPIRAEA X CINEREA 'GREFSHEIM'	FIRST SNOW SPIREA	CONTAINER	24" HEIGHT
3.0	VBM	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	CONTAINER	36" HEIGHT
150.0	**TOTAL SHRUB PLANTING**				
PERENNIALS					
174.0	CNN	CALAMINTHA NEPETA SPP. NEPETA	LESSER CALAMINTHA	CONTAINER	1 GALLON - 24" O.C.
142.0	HMT	HEMEROCALLIS 'MARY TODD'	MARY TODD	CONTAINER	1 GALLON - 24" O.C.
194.0	HRR	HEMEROCALLIS 'ROSY RETURNS'	ROSY RETURNS	CONTAINER	1 GALLON - 18" O.C.
72.0	MSG	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	CONTAINER	3 GALLON - 36" O.C.
154.0	NEB	NEPETA RACEMOSA 'EARLY BIRD'	EARLY BIRD CATMINT	CONTAINER	1 GALLON - 18" O.C.
83.0	PPF	PANICUM VIRGATUM 'PRAIRIE FIRE'	PRAIRIE FIRE SWITCH GRASS	CONTAINER	3 GALLON - 36" O.C.
80.0	PLS	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	CONTAINER	3 GALLON - 36" O.C.
102.0	SPH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	CONTAINER	1 GALLON - 24" O.C.
149.0	SMN	SALVIA NEMEROSA 'MAY NIGHT'	MAY NIGHT SALVIA	CONTAINER	1 GALLON - 18" O.C.
1150.0	**TOTAL PERENNIAL PLANTING**				

TURF GRASS SEEDING	
RATE (LBS/ACRE)	COMMON NAME
60.0	PARK KENTUCKY BLUEGRASS
60.0	DAWSON CREEPING RED FESCUE
60.0	"FULTS" PUCCINELLIA DISTANS
20.0	PENNFINE PERENNIAL RYEGRASS
200.0	**TOTAL RATE PER ACRE (LBS)**

CITY OF ST. CHARLES - LANDSCAPE ORDINANCE CALCULATIONS	
DESCRIPTION	REQUIREMENT
TOTAL PUBLIC SITE AREA	481,903.4 SQFT
TOTAL IMPERVIOUS AREA	164,917.5 SQFT
PERCENTAGE OF IMPERVIOUS AREA	34.2%
TOTAL LANDSCAPE AREA	316,985.9 SQFT
PERCENTAGE OF LANDSCAPE AREA	65.8%
PARKWAY LANDSCAPE AREA	18,789.8 SQFT

TURF GRASS SEEDING		
RATE (LBS/ACRE)	SCIENTIFIC NAME	COMMON NAME
1.000	AGROPYRON TRACHYCAULUM	SLENDER WHEAT GRASS
3.000	ANDROPOGON SCOPARIUS	LITTLE BLUE STEM
1.000	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA
1.000	ELYMUS CANADENSIS	CANADA WILD RYE
1.000	ELYMUS VIRGINICUS	VIRGINIA WILD RYE
0.125	JUNCUS TENUIS	SLENDER PATH RUSH
0.125	ASCLEPIAS TUBEROSA	BUTTERFLY WEED
0.125	ASTER LAEVIS	SMOOTH BLUE ASTER
0.250	ASTER NOVAE-ANGLIAE	NEW ENGLAND ASTER
0.250	CASSIA FASCICULATA*	PARTRIDGE PEA
1.000	COREOPSIS LANCEOLATA	SAND COREOPSIS
0.625	DESMANTHUS ILLINOENSIS	ILLINOIS BUNGLE FLOWER
0.625	ECHINACEA PURPUREA	PURPLE CONEFLOWER
0.250	HELIOPSIS HELIANTHOIDES	OX-EYE SUNFLOWER
0.250	LIATRIS ASPERA	BUTTON BLAZING STAR
0.125	LIATRIS SPICATA	SPIKED GAYFEATHER
0.250	LUPINUS PERENNIS OCCIDENTALIS	LUPINE
0.063	MONARDA FISTULOSA	WILD BERGAMOT
0.188	PENSTEMON DIGITALIS	FOXGLOVE BEARDTOUNGE
0.500	PETALOSTEMUM PURPUREUM	PURPLE PRAIRIE CLOVER
0.063	PYCANANTHEMUM VIRGINIANUM	COMMON MOUNTAIN MINT
0.625	RATIBIDA PINNATA	YELLOW CONEFLOWER
0.750	RUDBECKIA HIRTA	BLACK-EYED SUSAN
0.125	SOLIDAGO RIGIDA	STIFF GOLDENROD
0.063	TRADESCANTIA OHIENSIS	OHIO SPIDERWORT
0.125	VERBENA STRICTA	HOARY VERVAIN
13.502	**TOTAL RATE PER ACRE (LBS)**	* INNOCULANT REQUIRED



PERENNIAL PLANTING DETAIL

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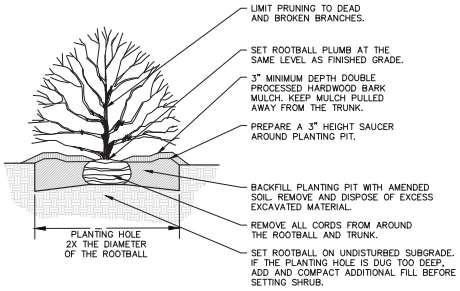

SHRUB PLANTING DETAIL

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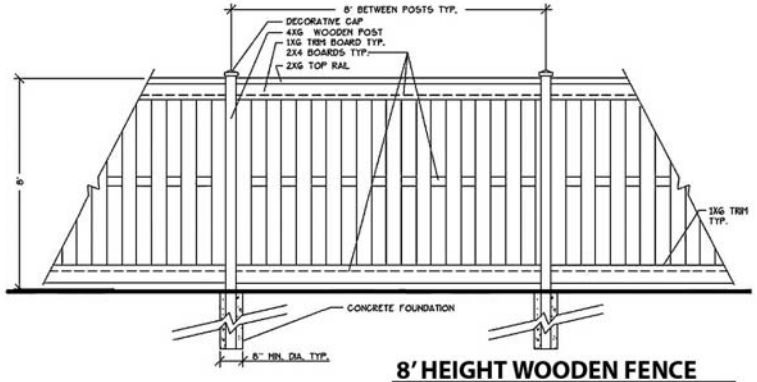

8' HEIGHT WOODEN FENCE

NOT TO SCALE

TITLE: CORPORATE RESERVE SUBDIVISION OF LOT 8

LANDSCAPING PLAN

DSGN. L.J.L.
DWN. L.J.L.
CHKD. JCL
SCALE : NA
PL140256.DWG

NO.	DATE	NATURE OF REVISION

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