



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommendation to approve a Minor Change to PUD Preliminary Plan for Costco Wholesale Fuel Facility, 215 S. Randall Rd. (Zylstra PUD)
Presenter:	Ellen Johnson

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development – (12/14/15)		City Council
	Public Hearing		

Estimated Cost:	N/A	Budgeted:	YES		NO	
If NO, please explain how item will be funded:						

Executive Summary:

Theodore R. Johnson of TJ Design Strategies, applicant representing Costco Wholesale, is proposing to modify the Costco fuel facility. The property is part of the Zylstra PUD. The PUD Preliminary Plan for Costco was approved under Ordinance No. 2008-Z-15.

Details of the proposal are as follows:

- Addition of three (3) fuel pumps; each of the three existing fuel islands will be expanded to the west to accommodate an additional pump.
 - The total number of pumps will increase from six (6) to nine (9).
- Expansion of the canopy to the west to cover the new fuel pumps.
 - Design and materials will match the existing canopy.
- The fuel facility entrance will be widened by shortening landscape bump-out at the north side of the entrance drive.
 - 261 sf of landscaping will be removed.
- The pavement striping at the entrance will be modified to more clearly define the entrance.

A Minor Change to PUD Preliminary Plan is required to permit the proposed changes.

The proposal has the ability to meet applicable Zoning Ordinance and PUD ordinance requirements. The applicant will be provided with staff comments that must be addressed prior to City Council action, including removal of one canopy sign and modifications to site lighting. Staff also recommends that the striped area at the southwest corner of the fuel station be made into a landscape island to make up for the lost landscaping.

Attachments: *(please list)*

Application for Minor Change to PUD Preliminary Plan; Plan documents

Recommendation / Suggested Action *(briefly explain):*

Recommendation to approve a Minor Change to PUD Preliminary Plan for Costco Wholesale, 215 S. Randall Rd. (Zylstra PUD), subject to resolution of outstanding staff comments.

<i>For office use only:</i>	<i>Agenda Item Number: 4C</i>
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CITY OF ST. CHARLES
TWO EAST MAIN STREET
ST. CHARLES, ILLINOIS 60174-1984



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

MINOR CHANGE TO PUD APPLICATION



CITYVIEW	
Project Name:	<u>Costco Wholesale Fuel Facility Expansion</u>
Project Number:	<u>2008 -PR- 01</u>
Application No.	<u>2015 -AP- 018</u>

Instructions:

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

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

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

1. Property Information:	Parcel Number (s): 09-32-230-010	
	Street Address (or common location if no address is assigned): 215 S. Randall Road	
2. Applicant Information:	Name Theodore R. Johnson	Phone 630-368-0840
	Address TJ Design Strategies 2311 W. 22nd Street, Suite 208 Oak Brook, IL 60523	Fax 630-368-0845
		Email tjohnson@tjdesignltd.com
3. Record Owner Information:	Name Costco Wholesale Corporation	Phone 425-313-8100
	Address 999 Lake Drive Issaquah, WA 98027	Fax 425-313-8105
		Email jfrank@costco.com
4. Billing: <i>To whom should costs for this application be billed?</i>	Name Costco Wholesale	Phone 630-368-0840
	Address c/o TJ Design Strategies, Ltd. 2311 W. 22nd Street, Suite 208 Oak Brook, IL 60523	Fax 630-368-0845
		Email tjohnson@tjdesignltd.com

Information for proposed Minor Change:

Name of PUD: Costco Wholesale - Zylstra PUD

PUD Ordinance Number: 2008-Z-15

Ord. or Resolution(s) that approved the current plans: _____

Identify Specific PUD Plans to be changed:

- Site/Engineering Plan
- Landscape Plan
- Architectural Elevations (Fueling Facility)
- Signs
- Other plans: Site Lighting, Grading

Description of Proposed Changes:

Expansion of Fueling Facility from Three Islands/ 6 Pumps / 12 Fueling stations to a total of Three Islands/ 9 pumps / 18 Fueling Stations. Original PUD in 2008 indicated a future expansion to Four Island/8 pumps/16 fueling locations. Current utility locations and easement does not efficiently support that proposed layout

Attachment Checklist:

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

APPLICATION FEE: Application fee in accordance with Appendix B of the Zoning Ordinance. (\$200)

REIMBURSEMENT OF FEES AGREEMENT:

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

REIMBURSEMENT OF FEES INITIAL DEPOSIT:

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

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

□ PROOF OF OWNERSHIP and DISCLOSURE:

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

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

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

□ PLAT OF SURVEY:

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

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

□ PLANS:

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

Copies of Plans:

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

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

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

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

CECOCO WHOLESALE CORPORATION

By [Signature] 12/4/15
Record Owner *BRUCE GORREY, CORP COUNCIL* Date

[Signature] 12.4.15
Applicant or Authorized Agent Date

**OWNERSHIP DISCLOSURE FORM
CORPORATION**

State of Illinois)
) SS.
Kane County)

I, Bruce Coffey, being first duly sworn on oath depose and say that I am the
Legal Counsel of Costco Wholesale Corporation, an
~~(Illinois)~~ () Corporation and that the following persons are all of the shareholders
of 7% or more of the common stock of said Corporation:

NONE OWN 7% OR MORE

BY: *[Handwritten Signature]*

TITLE: *Corp. Counsel*

Subscribed and Sworn before me this *28th* day of

May, 20 *15*.

[Handwritten Signature]

Notary Public





WRITER'S DIRECT LINE: 425.313.6549
WRITER'S FAX NO.: 425.313.8114
WRITER'S EMAIL: BCOFFEY@COSTCO.COM

June 18, 2015

Ms. Ellen Johnson
Planner
City of St Charles
Community & Economic Development
Planning Division
2 E Main Street
St Charles, IL 60174

RE: Proposed Costco Wholesale Fueling Facility Expansion
Minor PUD Change (Zylstra PUD)

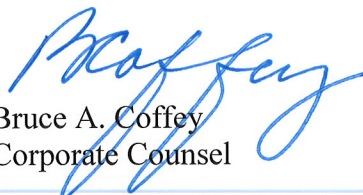
Dear Ms. Johnson:

This will confirm that Theodore R. Johnson of the firm TJ Design Strategies, Ltd. is authorized by Costco Wholesale Corporation to submit, process and act as our agent in connection with all applications to City of St Charles regarding the proposed Costco Fueling Facility expansion within the Zylstra PUD, located at 215 South Randall Road.

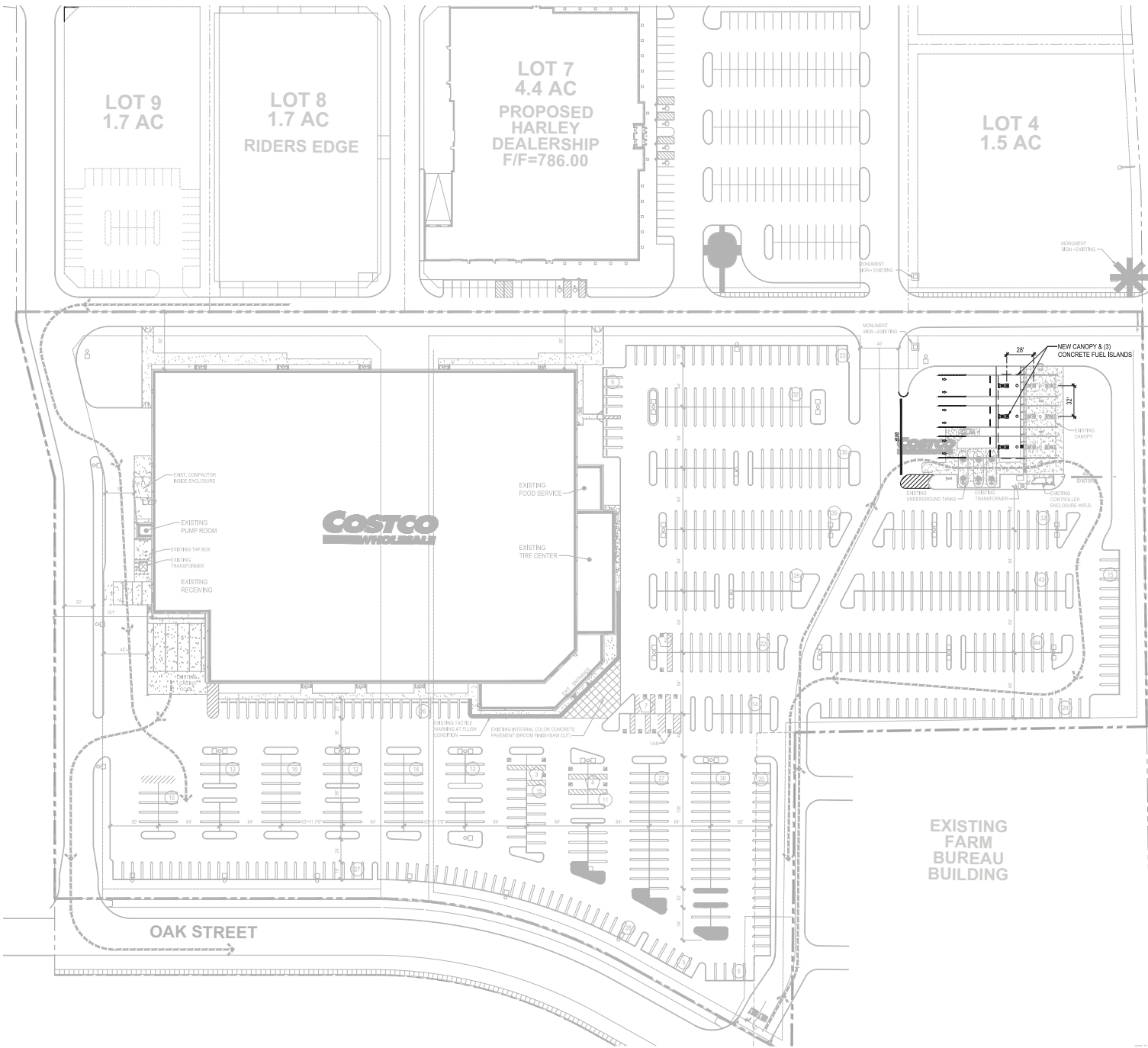
Please do not hesitate to call me at (425) 313-6549 should you have any questions or require further information. Thanks.

Sincerely,

COSTCO WHOLESALE


Bruce A. Coffey
Corporate Counsel

cc: Ted Johnson



PROJECT DATA

CLIENT: COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027
PROJECT ADDRESS: 221 S. RANDALL RD
 ST. CHARLES, IL 60174
ZONING: PUD
SITE AREA: 15.17 ACRES (660,889 S.F.)
JURISDICTION: CITY OF ST. CHARLES, IL
SETBACKS: FRONT 20' (TO ROW)
 BACK 10' (TO ROW)
 SIDE 20' (TO WATERMAIN)
BOUNDARIES INFORMATION: THIS PLAN HAS BEEN PREPARED
 BY USING A SITE PLAN FROM V3
 COMPANIES LTD. DATED 12.20.07

BUILDING DATA:
 BUILDING AREA 140,820 S.F.
 TIRE CENTER 5,200 S.F.
 FOOD SERVICE 1,302 S.F.
 TOTAL BUILDING 147,322 S.F.
 EMPLOYEE LOCKER ROOM 1,475 S.F.
 FIRE PUMP ROOM 261 S.F.

PARKING DATA:
 PARKING PROVIDED:
 ○ 10' WIDE STALLS (90°) 630 STALLS
 ◐ ACCESSIBLE STALLS (90°) 16 STALLS
 TOTAL PARKING 646 STALLS
 PARKING REQUIRED: 4 STALLS / 1,000 OF GFA
 NO. OF STALLS/1000 SF OF BUILDING AREA: 4.33 STALLS
 POTENTIAL FUTURE EMPLOYEE PARKING:
 ○ 9' WIDE STALLS (90°) 46 STALLS
INTERIOR OPEN SPACE

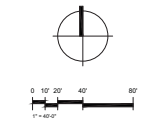
EXISTING 98,515 S.F. (14.91%)
REMOVED FOR GAS STATION EXPANSION (-7,600) S.F.
PROPOSED 90,915 S.F. (13.76%)

COSTCO WHOLESALE

ST. CHARLES, ILLINOIS

CONCEPT SITE PLAN

NOVEMBER 12, 2015

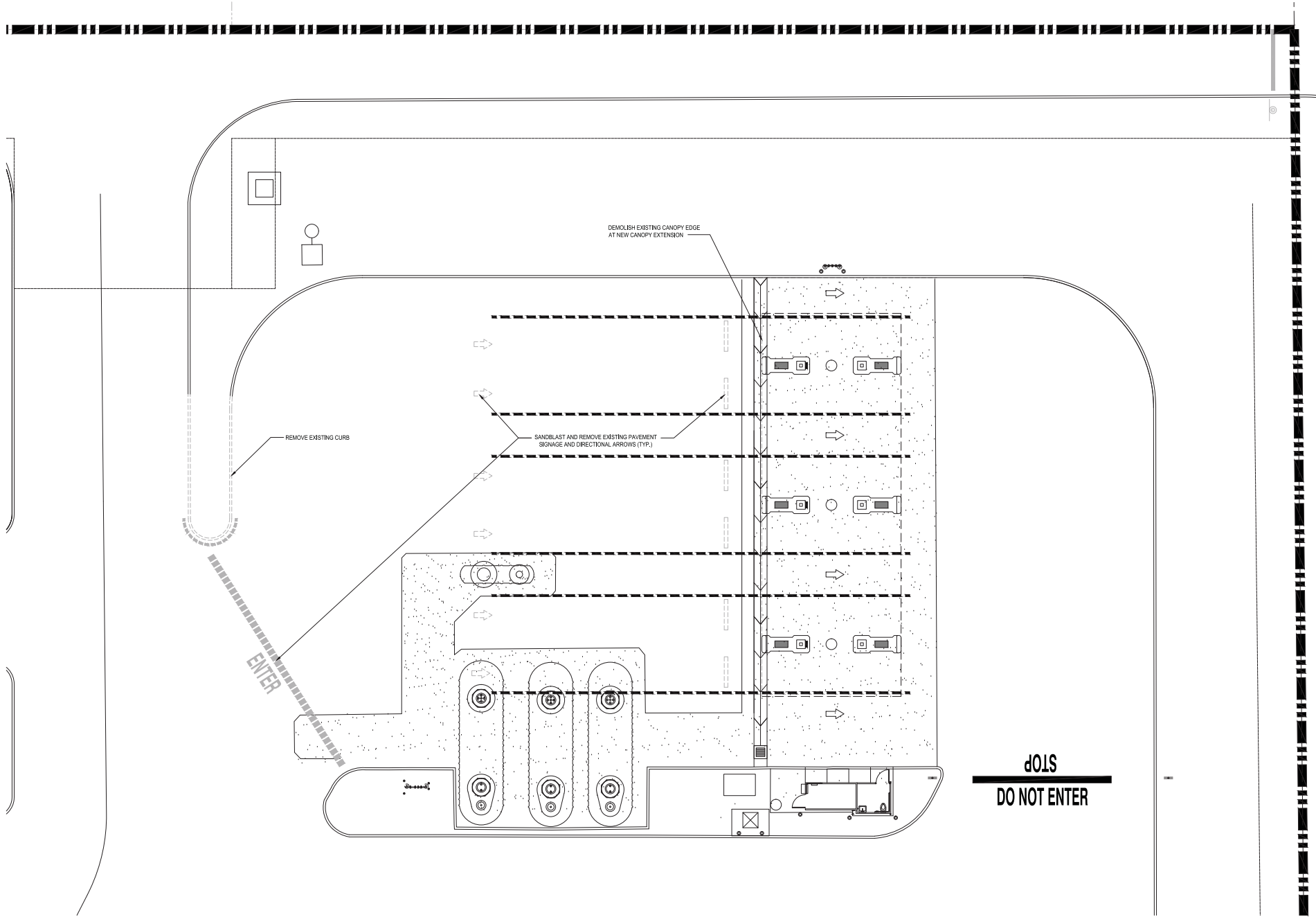


07-0378-05
NOVEMBER 12, 2015

CONCEPT
SITE PLAN

DD11-04

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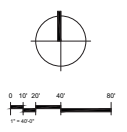


COSTCO WHOLESALE

ENLARGED DEMOLITION PLAN

ST. CHARLES, ILLINOIS

NOVEMBER 12, 2015



ST. CHARLES, IL
#1040

221 SOUTH RANDALL ROAD ST.
CHARLES, IL 60174



07-0378-05
NOVEMBER 12, 2015

ENLARGED
DEMOLITION PLAN

DA12-04

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ENTER

NEW STRIPING AND SIGNAGE

(3) NEW COLUMN
(3) NEW DISPENSER

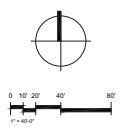
(3) NEW TRASHCANS

NEW GUTTER AND DRAIN

NEW STRIPING

28'-0"
17'-0"

STOP
DO NOT ENTER



COSTCO
WHOLESALE
ST. CHARLES, IL
#1040
221 SOUTH RANDALL ROAD ST.
CHARLES, IL 60174



07-0378-05
NOVEMBER 12, 2015

CONCEPT
SITE PLAN

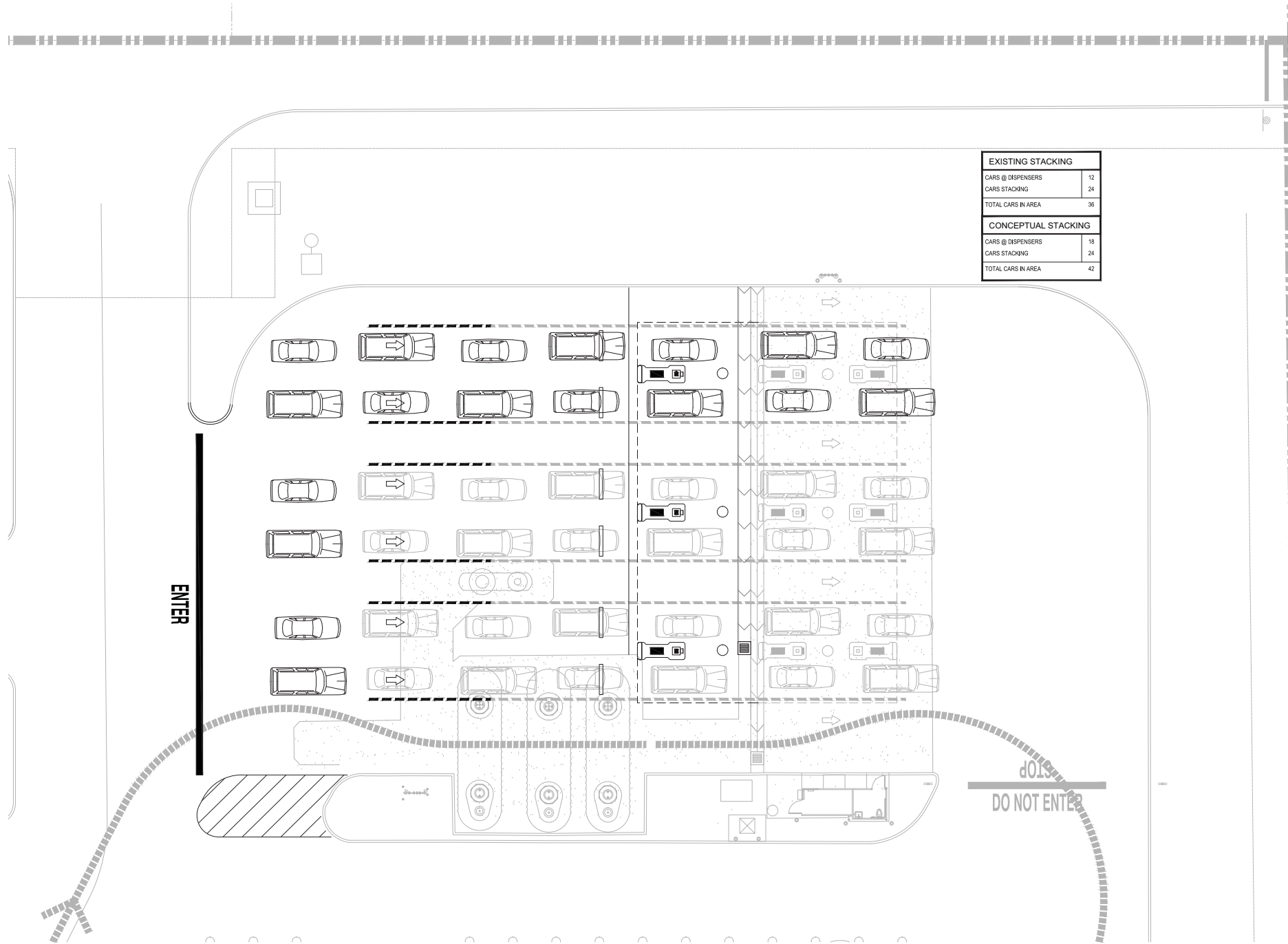
DD12-04

COSTCO WHOLESALE

ST. CHARLES, ILLINOIS

ENLARGED CONCEPT SITE PLAN

NOVEMBER 12, 2015

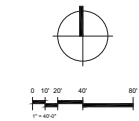


COSTCO WHOLESALE

ST. CHARLES, ILLINOIS

CONCEPT STACKING PLAN

NOVEMBER 12, 2015



ST. CHARLES, IL
#1040

221 SOUTH RANDALL ROAD ST.
CHARLES, IL 60174



07-0378-05
NOVEMBER 12, 2015

CONCEPT
STACKING PLAN

DD13-04

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ST CHARLES, IL

221 S. RANDALL ROAD
ST. CHARLES, IL 60174

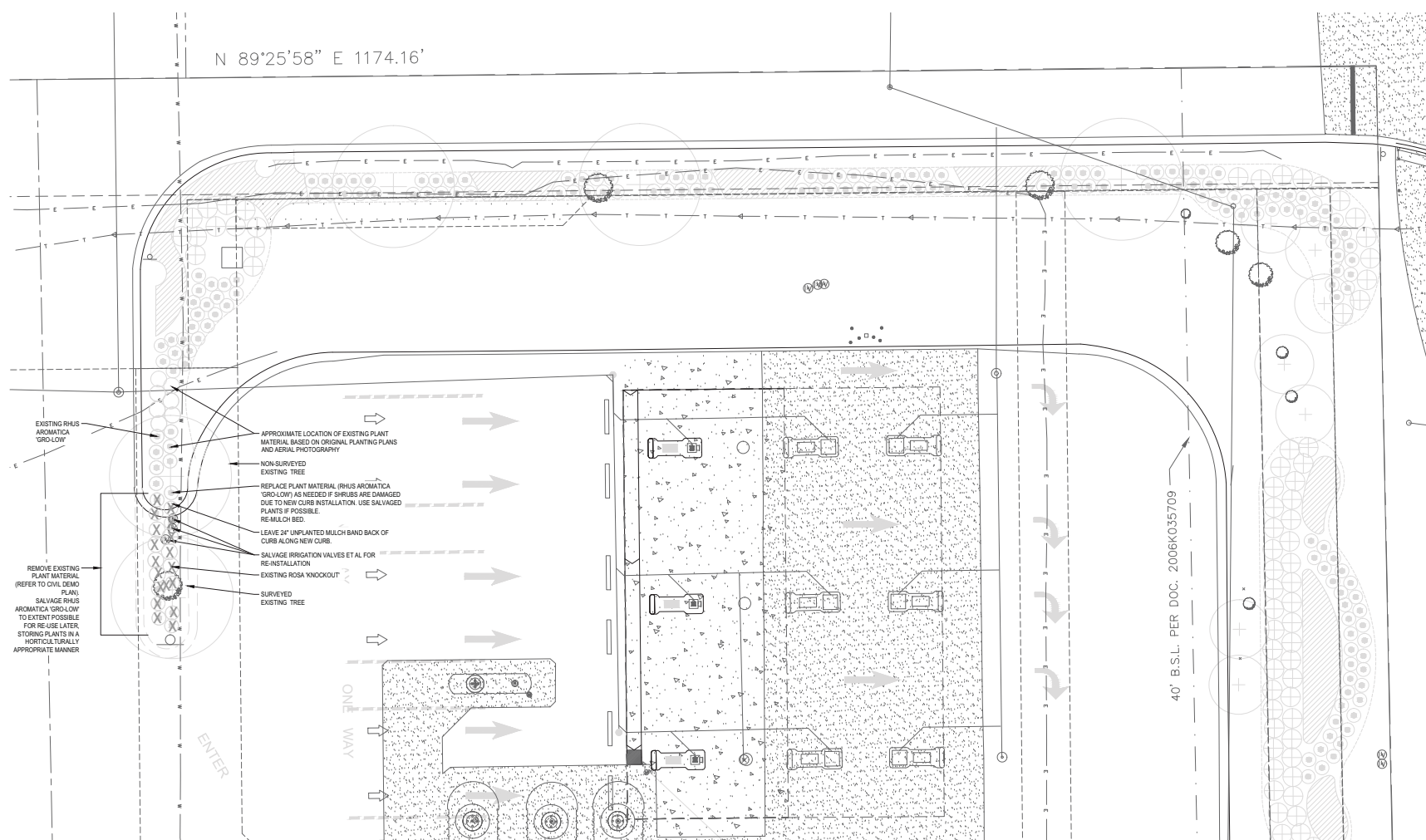
**COSTCO
WHOLESALE
CORPORATION**

999 LAKE DRIVE
ISSAQUAH, WA 98027
T: 425.313.8100
www.costco.com

SMITHGROUP JJR

201 DEPOT STREET
SECOND FLOOR
ANN ARBOR, MI 48104
734.662.4457
www.smithgroupjr.com

N 89°25'58" E 1174.16'



ISSUED FOR	REV DATE

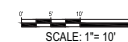
SEALS AND SIGNATURES

NOT FOR CONSTRUCTION

KEY PLAN

- NOTES:
- THERE ARE EXISTING SHRUBS, TREES, AND PERENNIALS THAT ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ON THIS PLAN. CONTRACTOR SHALL RETAIN AS MUCH EXISTING PLANT MATERIAL AS POSSIBLE. ANY EXISTING PLANTS TO BE REMOVED THAT ARE SUITABLE FOR USE AS PROPOSED PLANTINGS MUST BE IN GOOD FORM AND HEALTH, AND STORED IN A HORTICULTURALLY APPROPRIATE MANNER UNTIL REPLANTED. TIMING OF PLANT REMOVAL AND PLANT RE-INSTALLATION MUST BE ADEQUATELY COORDINATED WITH OTHER CONTRACTORS IN ORDER FOR RE-USE OF PLANTS TO BE VIABLE.
 - REPAIR ANY EXISTING SOIL DISTURBED BY CONSTRUCTION.
 - ALL SHRUB BEDS/GRUPINGS AND SHALL RECEIVE 2" COMPOSTED SHREDDED HARDWOOD BARK MULCH.
 - ALL BEDS SHALL BE GRADED TO DRAIN.
 - ALL PLANTS SHALL CONFORM TO ANSI Z 60.1 STANDARDS.
 - ALL LANDSCAPE PLANT BEDS AND TURF SHALL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM.
 - ALL LANDSCAPE SHALL BE MAINTAINED BY PROFESSIONALS EXPERIENCED IN THIS TYPE OF WORK.

DRAWING TITLE
LANDSCAPE CONCEPT PLAN

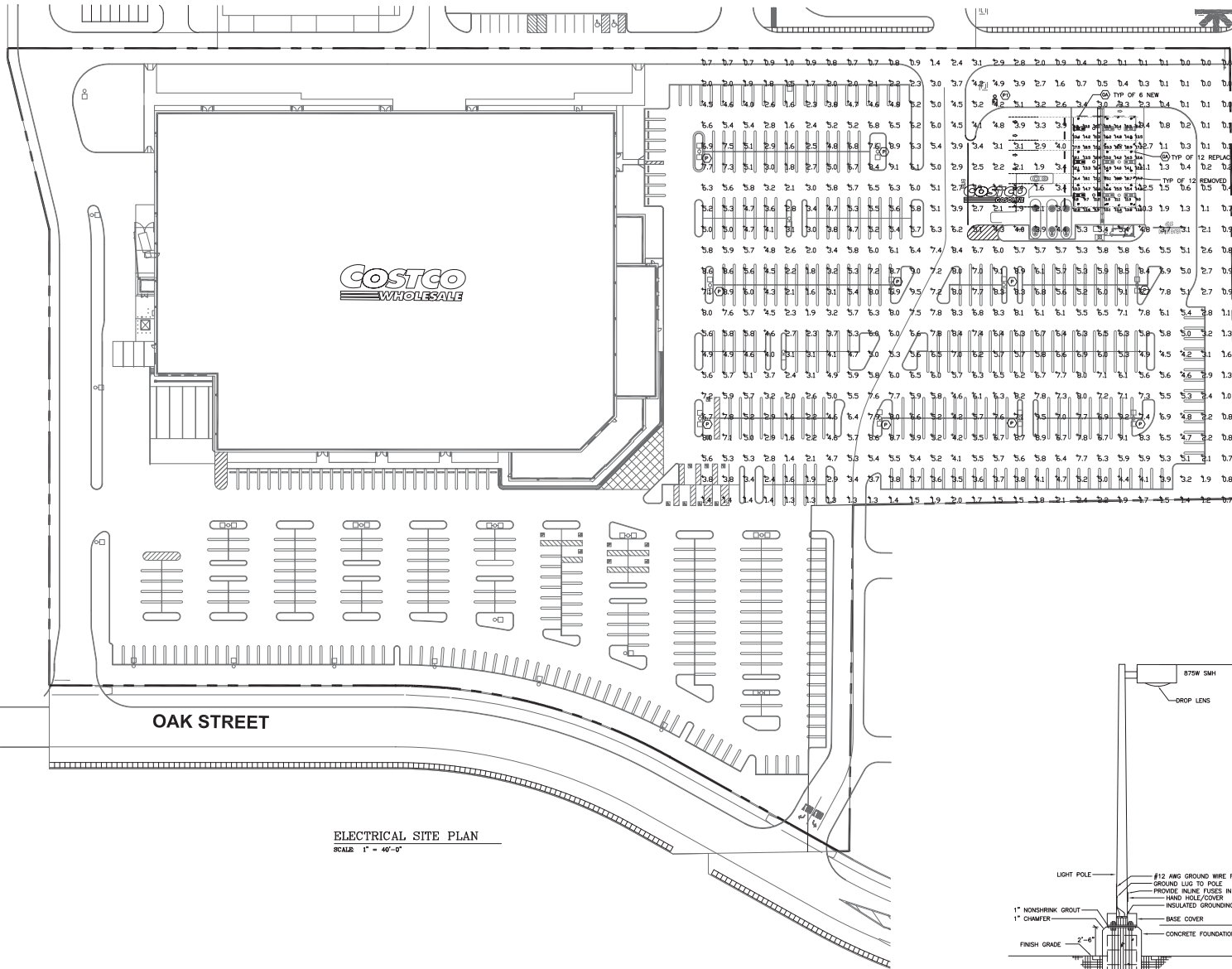


SCALE

PROJECT NUMBER: 20606.000

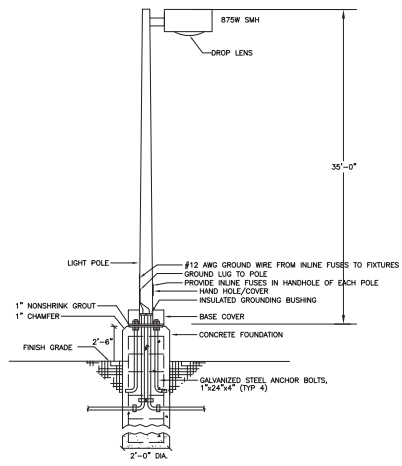
DRAWING NUMBER: **L-1.0**

FILE: P:\2006\0001\COA\1\Sheet\SI_03a.dwg L-SHEET_1_2015.rvt USER: scswhite DATE: Nov 24 2015 TIME: 09:42 am



ELECTRICAL SITE PLAN
SCALE: 1" = 40'-0"

FIXTURE DESCRIPTION	
(P)	EXISTING COOPER GALLERIA GSM-875W-PSHM-AS-DROP LENS, TYPE 2 DISTRIBUTION, EXISTING 35'-0" POLE, WITH 2'-6" BASE.
(P)	EXISTING COOPER GALLERIA GSM-875W-PSHM-30-DROP LENS, TYPE 3 DISTRIBUTION, EXISTING 35'-0" POLE, WITH 2'-6" BASE.
(N)	NEW/REPLACED 43W LED, SURFACE FLAT LENS DOWN LIGHT, + 16' AFF.



NOTE: PROVIDE CONCRETE J-BOX AS REQUIRED.
THIS DETAIL IS FOR ELECTRICAL CONDUITS ROUTING ONLY.
SEE STRUCTURAL DRAWINGS FOR CONSTRUCTION DETAIL.

POLE BASE DETAIL
NO SCALE

PROJECT NO: 15-149
 ELECTRICAL SITE PLAN
 © SR IN PART WITHOUT THE PRIOR WRITTEN CONSENT OF T.E. INC.
 ARCHITECT REFERENCE NO: 07-0376-06
 ISSUE DATE: MARCH 2015
 REGION DATE
 DRAWN: JGM
 CHECKED: ANT/JGM

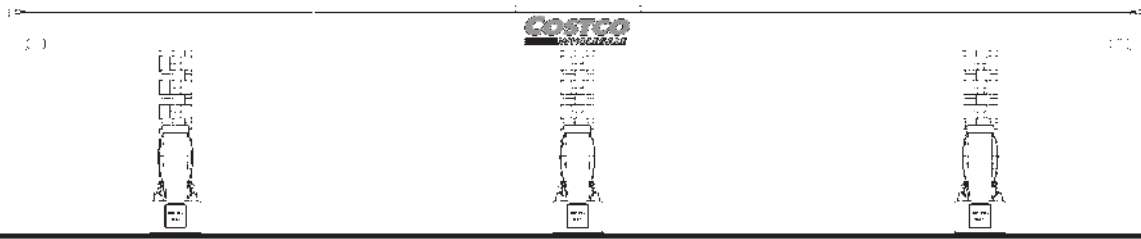


T.E. Inc.
630 N. EVERSHADE DRIVE
SUITE #200
CHICAGO, IL 60642
PHONE: 425-870-0793
FAX: 425-870-3700

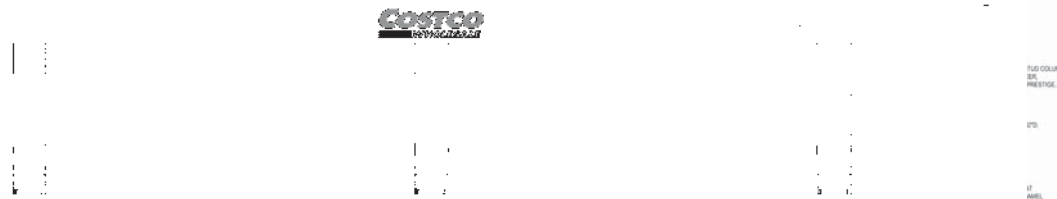
FUEL EXPANSION WAREHOUSE #1040
221 S. RANDALL ROAD
ST. CHARLES, IL 60174-1524



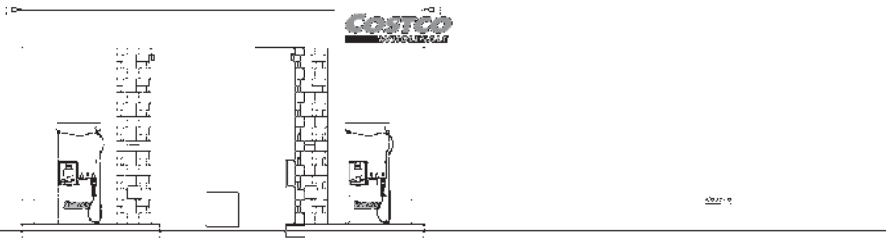
SE-1



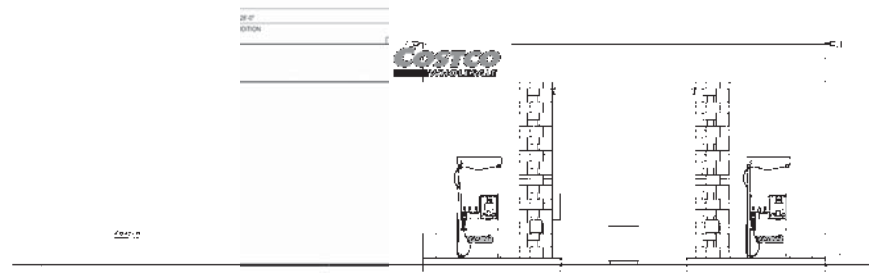
EAST SIDE AND CANOPY ELEVATION



WEST SIDE AND CANOPY ELEVATION



NORTH SIDE AND CANOPY ELEVATION



SOUTH SIDE AND CANOPY ELEVATION



CANOPY SIGN

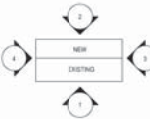
COSTCO WHOLESALE

ST. CHARLES, ILLINOIS

CONCEPT ELEVATIONS

MARCH 4, 2015

KEY PLAN



215 SOUTH RANDALL ROAD
ST. CHARLES, IL 60174

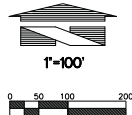
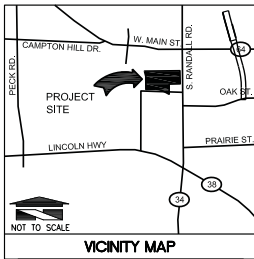
MULVANNY G2

1110 112TH AVE NE | SUITE 500
BELLEVUE, WA 98004
1425.463.2000 | 1425.463.2002

MulvannyG2.com

07-0378-05
MARCH 4, 2015
CONCEPT
ELEVATIONS

DD31-04



COSTCO GASOLINE

COVER SHEET

COSTCO WHOLESALE FUEL FACILITY EXPANSION
215 S. RANDALL ROAD, ST. CHARLES, IL 60174
COSTCO GASOLINE FACILITY #1040

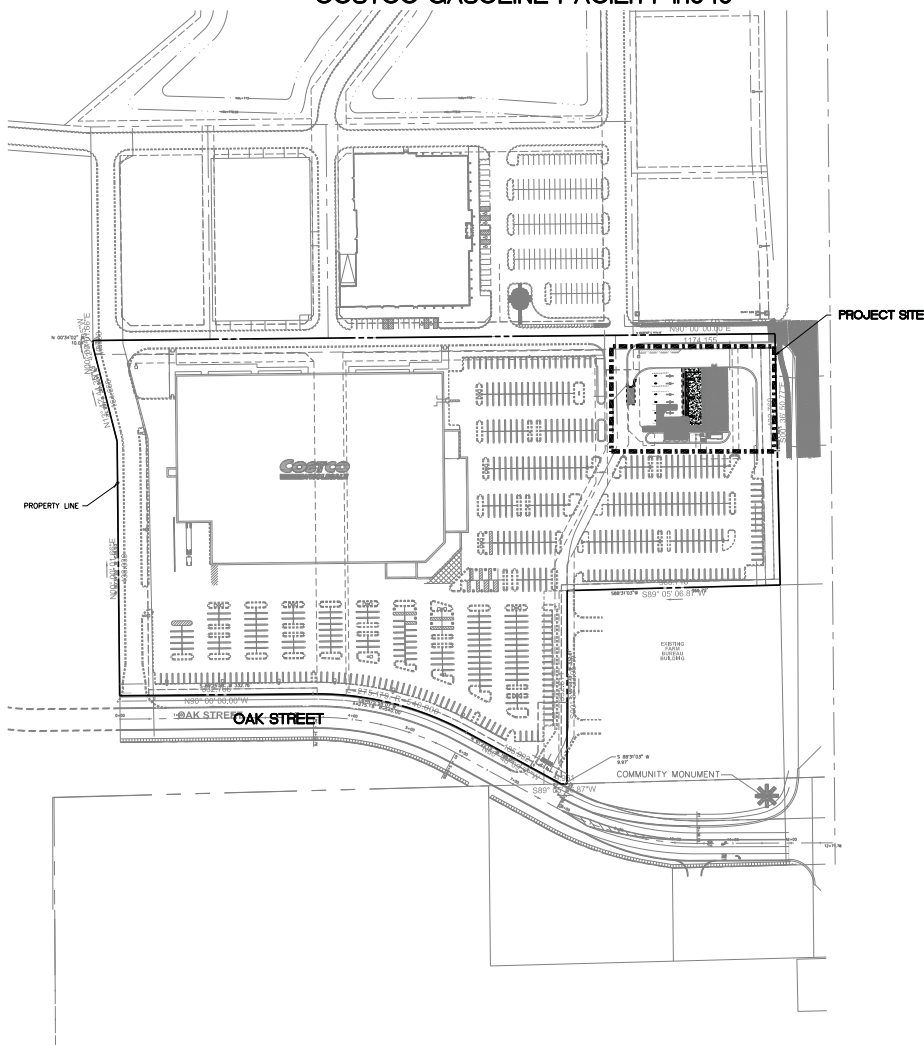
LEGAL DESCRIPTION

PARCEL ONE:
 LOT 6 IN ZYLSTRA CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 29 AND PART OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 4, 2006 AS DOCUMENT 2006K035709 AND CERTIFICATE OF CORRECTION RECORDED JUNE 26, 2008 AS DOCUMENT NO. 2008K053274, IN THE CITY OF ST. CHARLES, KANE COUNTY, ILLINOIS.

PARCEL TWO:
 EASEMENTS FOR THE BENEFIT OF PARCEL ONE AS CREATED BY CONSTRUCTION, OPERATION AND RECIPROCAL EASEMENT AGREEMENT (REA) MADE BY AND BETWEEN ZYLSTRA LLC, THOMAS C. ZYLSTRA FARMS LLC, ROBERT C. ZYLSTRA FARMS LLC, RANDY K. JONES FARMS LLC, AND COSTCO WHOLESALE CORPORATION, DATED JUNE 10, 2008 AND RECORDED JUNE 18, 2008 AS DOCUMENT 2008K51113.

PARCEL THREE:
 EASEMENT FOR THE BENEFIT OF PARCEL ONE AS CREATED BY EASEMENT AGREEMENT BY AND BETWEEN ZYLSTRA, LLC AND KANE COUNTY FARM BUREAU RECORDED NOVEMBER 20, 2006 AS DOCUMENT 2006K125158 FOR ACCESS AND SIGN, FIRST AMENDMENT THERETO RECORDED JUNE 18, 2008 AS DOCUMENT NO. 2008K51112.

PARCEL FOUR:
 EASEMENTS FOR THE BENEFIT OF PARCEL ONE AS CREATED BY THE PLAT OF ZYLSTRA CENTER RECORDED APRIL 4, 2006 AS DOCUMENT 2006K035709.



OWNER
 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027
 PHONE: (425) 313-8100

ENGINEER
 BARGHAUSEN CONSULTING ENGINEERS, INC.
 18215 72ND AVENUE SOUTH
 KENT, WA 98032
 PHONE: (425) 251-8222
 FAX: (425) 251-8782
 CONTACT: CHRIS TESALDI

ARCHITECT
 M22
 1101 SECOND AVENUE, SUITE 100
 SEATTLE, WA 98101
 PHONE: (206) 962-6500
 FAX: (206) 962-6499

GEOTECHNICAL ENGINEER
 KLENFELDER, INC.
 7805 MESQUITE BEND DRIVE, SUITE 100
 IRVING, TX 75063
 PHONE: (972) 868-5900
 FAX: (972) 409-0008

SURVEYOR
 V3 COMPANIES
 7325 JAMES AVENUE, SUITE 100
 WOODBRIDGE, IL 60517
 PHONE: (630) 724-9200
 FAX: (630) 724-0384

CIVIL SHEET INDEX:

C1	COVER SHEET
C2	PRELIMINARY SITE PLAN
C3	PRELIMINARY GRADING AND UTILITY PLAN

Know what's below.
 Call before you dig.
 Dial 811 (J.U.L.I.E.).
 Or Call 1-800-892-0123

EX. TOPOGRAPHY/SURVEY INFORMATION NOTE:
 BARGHAUSEN CONSULTING ENGINEERS, INC. DOES NOT WARRANT THAT THE TOPOGRAPHY SHOWN ON THESE DRAWINGS IS REPRESENTATIVE OF WHAT IS CONSTRUCTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE OWNER TO HAVE ALL IMPROVEMENTS FIELD VERIFIED PRIOR TO CONSTRUCTION. DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF BARGHAUSEN CONSULTING ENGINEERS, INC. PRIOR TO WORK. UTILITIES AND UTILITY EASEMENTS FOR THIS SITE HAVE NOT BEEN RESEARCHED OR CONFIRMED.

1 11/21/15
 2 5/27/15
 3 4/27/15
 4
 5
 6
 7
 8
 9
 10
 11
 12

COVER SHEET
PRELIMINARY PLANS
215 S. RANDALL ROAD, ST. CHARLES, IL 60174
COSTCO FUEL FACILITY #1040

Costco GASOLINE
COSTCO WHOLESALE
999 LAKE DRIVE
ISSAQUAH, WA 98027

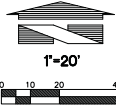
Scale: Horizontal 1"=100' Vertical N/A

Designed by: JDL
 Drawn by: JDL
 Checked by: JDL
 Approved by: JDL
 Date: 04/24/15

18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425) 251-8222
 (425) 251-8782 FAX
 CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES



Job Number: 13362
 Sheet: C1 3



PRELIMINARY SITE PLAN

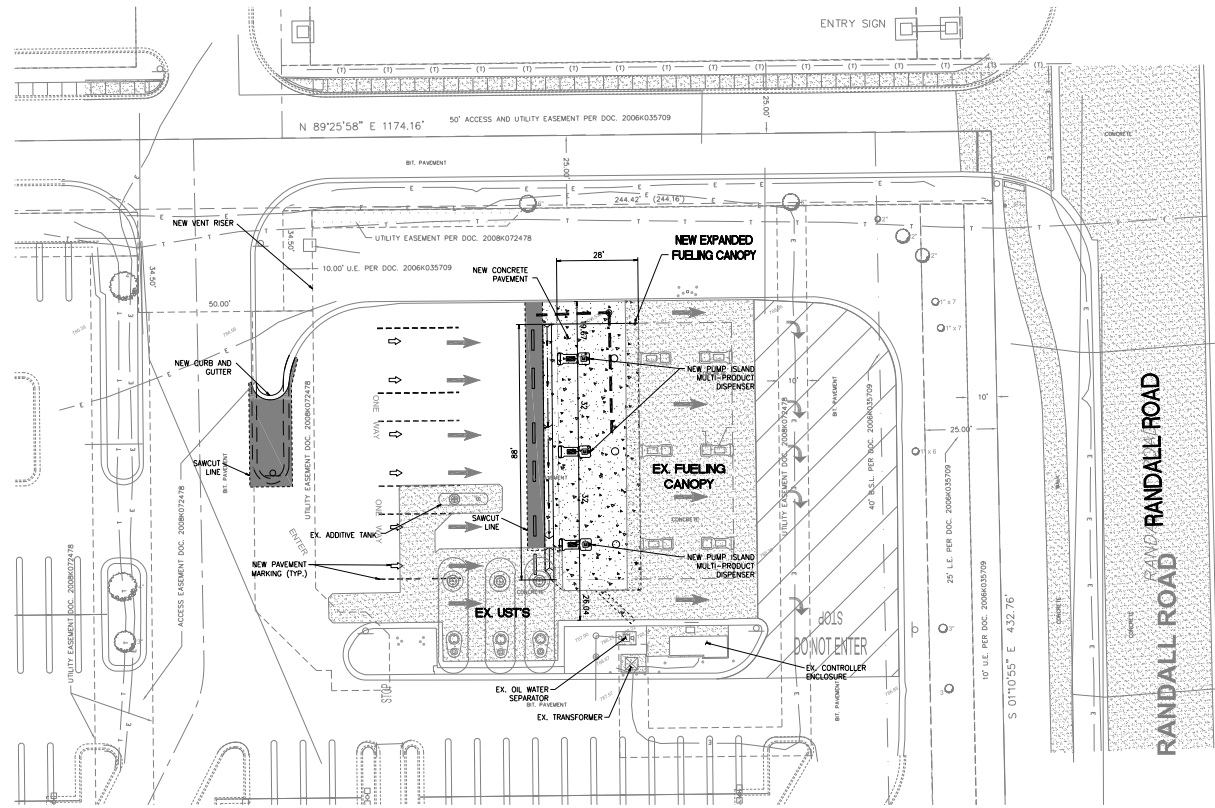
COSTCO WHOLESALE FUEL FACILITY EXPANSION

215 S. RANDALL ROAD, ST. CHARLES, IL 60174

COSTCO FACILITY #1040

LEGEND

	EXISTING ASPHALT		PROPOSED ASPHALT
	EXISTING CONCRETE		PROPOSED CONCRETE
	EXISTING CURB		SLURRY SEAL
	EXISTING EASEMENT		PROPOSED CONCRETE BARRIER CURB
	EXISTING EDGE OF PAVEMENT		PROPOSED CONCRETE CURB AND GUTTER
			SAWCUT LINE



1	1/2/2015	0	0		
2	5/27/15	0	0		
3	8/27/15	0	0		
4	10/27/15	0	0		
5	12/27/15	0	0		

Title:
 PRELIMINARY SITE PLAN
 PRELIMINARY PLANS
 215 S. RANDALL ROAD, ST. CHARLES, IL 60174
 COSTCO FUEL FACILITY #1040

For:
COSTCO GASOLINE
 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

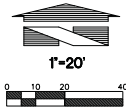
Scale:
 Horizontal
 1" = 100'
 Vertical
 N/A

Designed by: D.
Drawn by: D.
Checked by: D.
Approved by: D.
Date: 8/27/15



18215 72ND AVENUE SOUTH
 KENT, WA 98032
 (425) 251-6222
 (425) 251-8782 FAX
 CIVIL ENGINEERING, LAND PLANNING,
 SURVEYING, ENVIRONMENTAL SERVICES

Job Number: 13362
Sheet: C2 of 3



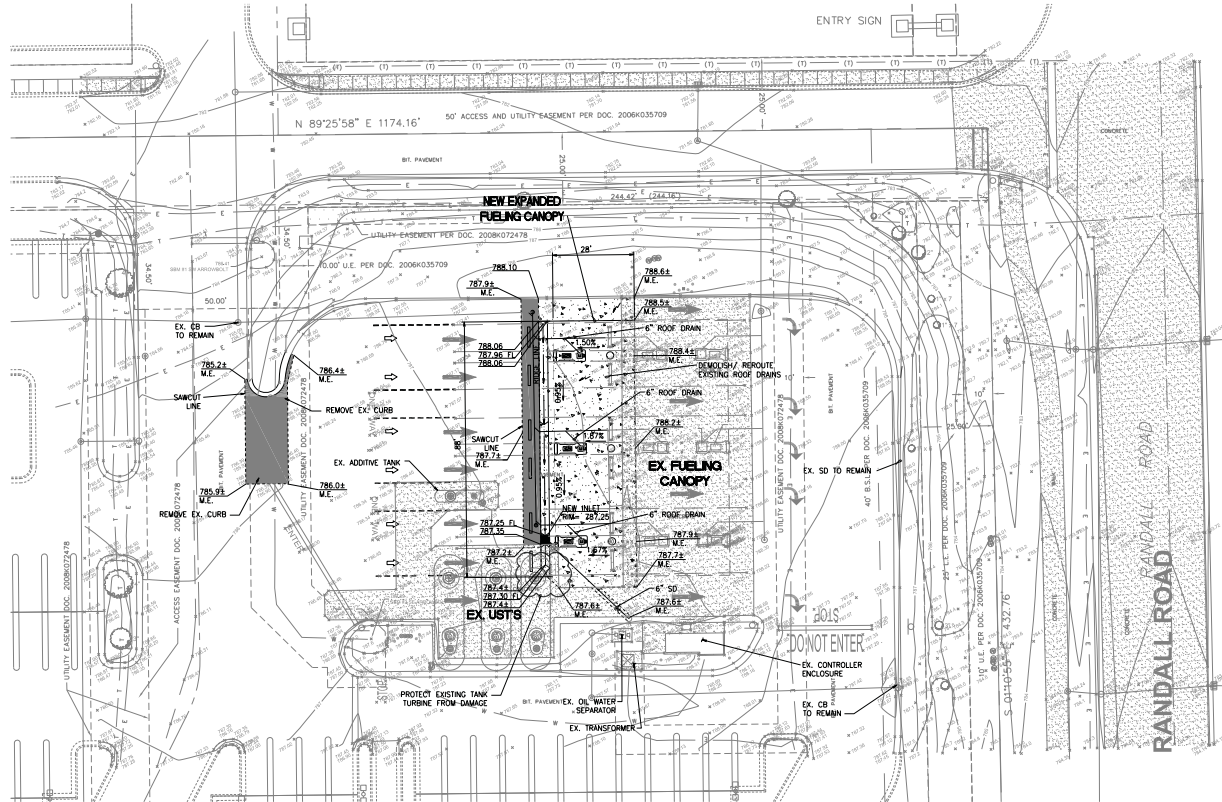
PRELIMINARY GRADING AND UTILITY PLAN

COSTCO WHOLESALE FUEL FACILITY EXPANSION

215 S. RANDALL ROAD, ST. CHARLES, IL 60174
COSTCO FACILITY #1040

LEGEND

	EXISTING ASPHALT		PROPOSED ASPHALT
	EXISTING CONCRETE		PROPOSED CONCRETE
	EXISTING CURB		PROPOSED PAINT STRIPPING
	EXISTING CANOPY DRILINE		PROPOSED CURB
	EXISTING EASEMENT		SAWCUT LINE
	EXISTING EDGE OF PAVEMENT		PROPOSED PVC (STORM)
	EXISTING STORM DRAIN		PROPOSED CANOPY DRILINE
	EXISTING UNDERGROUND TELEPHONE LINE		PROPOSED PERFORATED PVC
	EXISTING UNDERGROUND POWER		PROPOSED INLET
	EXISTING STORM DRAIN CATCH BASIN		PROPOSED CLEANOUT
	EXISTING STORM CLEANOUT		FLOW PATH
	EXISTING SPOT ELEVATION		PROPOSED SPOT GRADE
			PROPOSED GRADING SLOPE
			MATCH EXISTING



Title:
 PRELIMINARY GRADING PLAN
 PRELIMINARY PLANS
 COSTCO FUEL FACILITY #1040
 215 S. RANDALL ROAD, ST. CHARLES, IL 60174

For:
COSTCO GASOLINE
 COSTCO WHOLESALE
 999 LAKE DRIVE
 ISSAQUAH, WA 98027

Scale:
 Horizontal 1"=20'
 Vertical Noted
 Date 04/23/15

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Job Number
 13362
Sheet
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