		AGENDA ITEM EXECUTIVE SUMMARY					
		Title:	First Amendment and Termination of the Corporate Reserve Annexation Agreement (Corporate Reserve PUD Lot 8)				
		Presenter:	Russell Colby				
<i>Please check appropriate box:</i>							
	Government Operations				Government Services		
	Planning & Development				City Council		
X	Public Hearing – 1/19/16						
Estimated Cost:				Budgeted:	YES		NO
If NO, please explain how item will be funded:							
Executive Summary:							
<p>Corporate Reserve Development Partners, LLC, property owner, has requested approval of a Map Amendment and PUD Amendment for a single-family residential subdivision on Lot 8 of the Corporate Reserve of St. Charles PUD. The property is subject to the provisions of the Corporate Reserve Annexation Agreement which must be amended in order to permit the development.</p> <p>On 12/14/15, the Planning & Development Committee reviewed and recommended approval of the project and directed staff to schedule a public hearing for an amendment to the Bricher Commons Annexation Agreement (in a vote of 9-0).</p> <p>An annexation agreement is a contractual agreement between the property owner/developer and the City that was signed at the time the property was originally annexed, and each agreement generally has a term of 20 years from the initial annexation of the property. Amending the annexation agreement is an independent City Council consideration in addition to the requested zoning/plan approval. The Council has discretion to approve or deny the annexation agreement amendment.</p> <p>Proposed is termination of the Corporate Reserve Annexation Agreement with respect to Lot 8. Almost all of the obligations listed in the existing agreement relate to the initial site development of the property and have been fulfilled by the developer and the City. The remainder of the Corporate Reserve office park development will continue to be subject to the existing Annexation Agreement, which expires in 2028.</p> <p>The proposed Annexation Agreement has been reviewed and approved by the applicant and the City's Legal Counsel. An ordinance authorizing the signing of the agreement is listed on the City Council agenda tonight (1/19/16).</p>							
Attachments: <i>(please list)</i>							
Annexation Agreement							
Recommendation / Suggested Action <i>(briefly explain):</i>							
Conduct the public hearing; close if all testimony has been received.							
<i>For office use only:</i>		<i>Agenda Item Number:</i>					

**FIRST AMENDMENT TO AND TERMINATION OF
ANNEXATION AGREEMENT
(THE CORPORATE RESERVE OF ST. CHARLES PUD – LOT 8)**

THIS FIRST AMENDMENT TO AND TERMINATION OF ANNEXATION AGREEMENT (“**Agreement**”) is made and entered into this ____ day of _____ 2016, by and between the CITY OF ST. CHARLES, an Illinois home rule municipal corporation, (hereinafter the “CITY”), and CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC, a Colorado Limited Liability Company (hereinafter the “OWNER”)(the CITY and OWNER are hereinafter sometimes collectively referred to as the “Parties”).

WITNESSETH:

WHEREAS, the CITY has previously entered into a certain Annexation Agreement dated March 19, 1990 (“**1990 Annexation Agreement**”) regarding the West Gateway Property, recorded as Document Number 90K14660 in Kane County, Illinois, which included the Corporate Reserve of St. Charles Property, a subdivision recorded as Document Number 2009K005931 in Kane County, Illinois; and

WHEREAS, the CITY has previously entered into a certain Amended Annexation Agreement dated May 5, 2008 (“**Thirteenth Amendment**”) by and between the CITY and ST. CHARLES FAIRGROUNDS OFFICE PARK INVESTORS, LLC, an Illinois Limited Liability Company and CHICAGO TRUST COMPANY, as Trustee under Trust Agreement dated November 10, 1965 and known as Trust 48722, recorded as Document Number 2008K039004 in Kane County, Illinois; and

WHEREAS, said Thirteenth Amendment superseded the 1990 Annexation Agreement with respect to the Corporate Reserve of St. Charles Property; and

WHEREAS, the OWNER is the owner of record of the real estate legally described in Exhibit “A” attached hereto and incorporated herein (“**Subject Property**”) which property is a

portion of the Corporate Reserve of St. Charles Property, said Corporate Reserve of St. Charles Property being the property which is the subject of the Thirteenth Amendment; and

WHEREAS, the OWNER has filed petitions with the CITY (a) to amend the 1990 Annexation Agreement and terminate said Agreement with respect to the Subject Property, (b) to rezone the Subject Property to RS-4 Suburban Single-Family Residential District, (c) to amend the Special Use for Planned Unit Development described in Ordinance No. 2008-Z-18 entitled “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)”, (“**Corporate Reserve PUD**”) and for approval of PUD Preliminary Plans (including a Subdivision Preliminary Plat) and Final Plat of Subdivision in conjunction therewith; and

WHEREAS, pursuant to the provisions of 65 ILCS 5/11-15.1 *et seq.*, a proposed amendment to the 1990 Annexation Agreement, substantially in the form of an Amendatory Agreement, was submitted to the CITY, and a public herein was held thereon by the CITY on January 19, 2016, pursuant to the notice duly published in the Kane County Chronicle, being a newspaper of general circulation, on December 31, 2015, all as required by law.

NOW, THEREFORE, in consideration of the foregoing premises and of the mutual covenants, conditions and agreements hereinafter set forth, IT IS HEREBY AGREED BY AND BETWEEN THE CITY and OWNER as follows:

1. TERMINATION OF AGREEMENT. Except as hereinafter otherwise expressly provided, upon the execution of this Agreement, the provisions of the 1990 Annexation Agreement and Thirteenth Amendment shall be terminated with respect to the Subject Property and shall thereafter become null and void and shall have no further force or effect with respect to the Subject Property.

2. ZONING. As soon as reasonably practicable and legally permissible following the execution of this Agreement, the CITY shall adopt and approve all ordinances and take such actions as necessary and appropriate to:

A. RS-4 ZONING: To rezone the Subject Property from the O-R Office/Research District to the RS-4 Suburban Single-Family Residential District pursuant to Ch. 17.12 of Title 17 of the St. Charles Municipal Code, for the purpose of developing the property with single-family homes.

C. PUD: Amend the Corporate Reserve PUD with respect to the Subject Property, which amending ordinance shall be in the form and substance of Exhibit “B” attached hereto, entitled “An Ordinance Granting Approval of a Map Amendment, Amendment to Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Lot 8 – The Corporate Reserve of St. Charles (Corporate Reserve of St. Charles PUD)” (“**Corporate Reserve Lot 8 PUD Ordinance**”).

3. RECORDING. This Agreement may be recorded in the office of the Kane County Recorder’s Office by either party; OWNER shall pay for the recording fee.

4. COUNTERPARTS. This Agreement may be executed in two (2) or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one (1) and the same document.

CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
a Colorado Limited Liability Company

By: SAINT JOSEPH CHARITABLE FOUNDATION
Its sole manager

By: _____
Title: _____

STATE OF COLORADO)
) SS
COUNTY OF _____)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, Authorized Signatory of SAINT JOSEPH CHARITABLE FOUNDATION, the sole manager of CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered this instrument as his own free and voluntary act, and as the free and voluntary act of CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____, 2016.

Notary Public

The CITY OF ST. CHARLES

By: _____
Mayor

Attest: _____
City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, the undersigned, a Notary Public, in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Raymond P. Rogina, personally known to me to be the Mayor of the City of St. Charles, a municipal corporation, and Nancy Garrison, personally known to me to be the City Clerk of the City of St. Charles, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Mayor and City Clerk of said municipal corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the City Council of the City of St. Charles as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____, 2016.

Notary Public

EXHIBIT "A"
Legal Description of Subject 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 NUMBER
2009K005931, IN KANE COUNTY, ILLINOIS.

EXHIBIT "B"
Corporate Reserve Lot 8 PUD Ordinance

City of St. Charles, Illinois
Ordinance No. 2016-Z-

An Ordinance Amending Ordinance No. 2008-Z-18 (Corporate Reserve of St. Charles PUD) and Granting Approval of a Map Amendment, New Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision for Lot 8 - The Corporate Reserve of St. Charles

WHEREAS, on or about October 15, 2015, Corporate Reserve Development Partners, LLC, (the “Applicant” and “Record Owner”), filed petitions for 1) Map Amendment from O-R Office/Research District to the RS-4 Suburban Single Family Residential District, 2) Amendment to Special Use for Planned Unit Development Ordinance No. 2008-Z-18 “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)”, 3) PUD Preliminary Plan, and 4) Final Plat of Subdivision, all for the real estate legally described on Exhibit “A” attached hereto and incorporated herein (the “Subject Property”), for the purpose of constructing 78 single-family homes; and,

WHEREAS, on or about May 5, 2008, the City Council passed and approved Ordinance No. 2008-Z-18 “An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)” which ordinance approved a planned unit development named Corporate Reserve of St. Charles PUD, of which the Subject Property is a part; and,

WHEREAS, from and after the date of passage and approval of this Ordinance, Ordinance No. 2008-Z-18 shall be null, void and of no further force or effect with respect to the Subject Property; and,

WHEREAS, Notice of Public Hearing on said petitions for Map Amendment and Amendment to Special Use for Planned Unit Development was published on or about October 31, 2015 in a newspaper having general circulation within the City, to-wit, the Kane County Chronicle newspaper, as required by the statutes of the State of Illinois and the ordinances of the City; and,

WHEREAS, pursuant to said Notice, the Plan Commission conducted a public hearing on or about November 17, 2015 on said petitions in accordance with the statutes of the State of Illinois and the ordinances of the City; and,

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

WHEREAS, the Plan Commission recommended approval of said Map Amendment, Special Use for Planned Unit Development, PUD Preliminary Plan, and Final Plat of Subdivision petitions on or about November 17, 2015; and,

WHEREAS, the Planning & Development Committee of the City Council recommended approval of said petitions on or about December 14, 2015; and,

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

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

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

2. That passage of this Ordinance shall constitute approval of the petition for a Map Amendment for the Subject Property from the O-R Office/Research District to the RS-4 Suburban Single Family Residential District, and the Findings of Fact for Map Amendment attached hereto and incorporated herein as Exhibit "B" are expressly adopted by the corporate authorities of the City.

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

4. That the Special Use for Planned Unit Development heretofore granted with respect to the Subject Property by Ordinance No. 2008-Z-18 "An Ordinance Rezoning Property and Granting a Special Use as a Planned Unit Development for Corporate Reserve of St. Charles PUD (A Portion of the West Gateway PUD)", which ordinance approved a planned unit development, shall be null, void and of no further force or effect with respect to the Subject Property.

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

- PUD Preliminary Plan
 - Site Improvement Plans; Wills Burke Kelsey Associates, LTD; dated 1/7/2016
 - Catchment Area Map; Wills Burke Kelsey Associates, LTD; dated 9/29/2015
 - Topography Maps; Wills Burke Kelsey Associates, LTD; dated 9/30/2015 and 9/29/2015
 - Preliminary Plat; Wills Burke Kelsey Associates, LTD; dated 12/21/2015
- Final Plat of Subdivision; Control Point Engineering, LLC; dated 9/19/2015

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

- a. Zoning: The Subject Property shall be subject to the requirements of the RS-4 Suburban Single Family Residential District, as amended, and all other applicable requirements of the St. Charles Zoning Ordinance, as amended, except as specifically varied in the “PUD Deviations” attached hereto and incorporated herein as Exhibit “F”.
- b. Fence: The fence along the rear property lines of lots backing up to Woodward Dr. (Lots 1-7 and Lots 41-46) shall be of a uniform height and design, as show on the PUD Preliminary Plan.
- c. Owners’ Association: The Applicant shall create one or more Owners’ Associations and create a Declaration of Covenants, Conditions & Restrictions that clearly identifies all responsibilities of the Owners Associations with respect to the use, maintenance and continued protection of common open space and improvements in the Subject Property, including, but not limited to, stormwater management facilities. The Declaration shall also include a “monotony code” that regulates the building architecture and modifications to the building architecture following the initial construction of the development. Such “monotony code” shall include the types of regulations listed in the “Summary of Monotony Code Regulations” attached hereto and incorporated herein as Exhibit “G”. Such Declaration shall be in a form reasonably acceptable to the City and shall be recorded immediately following the recording of the Final Plat of Subdivision for the Subject Property.
- d. Special Service Area: Following a recording of the Final Plat of Subdivision, the City shall initiate the formation of a Special Service Area for the purpose of maintaining and repairing stormwater management facilities and other facilities serving the Subject Property. The Record Owner shall not sell or transfer ownership of any individual single-family lots within the Subject Property until such Special Service Area has been established. Such Special Service Area shall be of perpetual duration with a maximum rate sufficient to provide for maintenance, repair, and reconstruction of such facilities. Such Special Service Area may provide for maintenance by the City in the event that stormwater management facilities or other facilities are not adequately maintained by the Owner or successors.
- e. School and Park Contributions: The Applicant has agreed to convey, and the St. Charles Park District has agreed to accept, the 1.02 acre parcel at the southeast corner of the Subject Property, shown as “Outlot 1” on the Final Plat of Subdivision, and the 0.17 acre parcel providing a trail connection at the west side of the Subject Property, shown as “Outlot 2” on the Final Plat of Subdivision. The remainder of the Park and School contribution shall be provided as cash in lieu of

land contribution in accordance with the provisions of Title 16 of the St. Charles Municipal Code, as the same may be amended from time to time.

- f. Inclusionary Housing: The Applicant shall not be required to provide Affordable Units or a fee in-lieu thereof, due to the suspension of the Inclusionary Housing Ordinance, Ch. 17.18 of the St. Charles Zoning Ordinance, Title 17 of the St. Charles Municipal Code, as of the date of passage of this Ordinance.

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

PRESENTED to the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January, 2016.

PASSED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January, 2016.

APPROVED by the Mayor of the City of St. Charles, Kane and DuPage Counties, Illinois this 19th day of January, 2016.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

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

APPROVED AS TO FORM:

City Attorney

DATE: _____

EXHIBIT "A"

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.

EXHIBIT “B”

FINDINGS OF FACT FOR MAP AMENDMENT

1. The existing uses and zoning of nearby property.

The existing uses of nearby property include single family attached residential, open space, industrial business park, and undeveloped land. Zoning of nearby properties include RM-1 Mixed Medium Density Residential, PL Public Land, O-R Office/Research, and BC Community Business.

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

The subject property value is diminished under the current zoning and will increase in value if the proposed zoning within the jurisdiction of the City of St. Charles is granted. Values of surrounding properties will not be diminished based on the proposed zoning amendment.

3. The extent to which the reduction of the property’s value under the existing zoning restrictions promotes the health, safety, morals or general welfare of the public.

The current zoning of the subject property does not produce any perceptible public benefits.

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

The property is currently zoned O-R Office/Research under the jurisdiction of the City of St. Charles. The development of the property under the O-R Office/Research zoning classification is physically feasible; however, the applicant finds current market conditions to be more favorable to the development of single family homes rather than office/industrial use.

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

Corporate Reserve north of Woodward Drive was rezoned from BC Community Business to O-R Office/Research in 2008, when the PUD for the site was approved.

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

Market analyses of the subject property have determined that single-family housing would be a viable and desirable use for the property.

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

The City's Comprehensive Plan calls out Industrial/Business Park for the Subject Property, however, it also lists Single Family Detached Residential as an alternative land use to Industrial/Business Park, which is consistent with the proposed amendment.

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

The proposed amendment does not correct an error or omission in the Zoning Map.

9. The extent to which the proposed amendment creates nonconformities.

The proposed amendment will create minor nonconformities with the new zoning.

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

The frontage between IL Route 64 and Woodward Drive, from Peck Road to Oak Street, has been slow to develop. To the west of the site, north of Woodward Drive, is Remington Glen, a townhome development, approved as RM-1 zoning in 2004. To the east of the site, north of Woodward Drive, is Regency Estates. Regency Estates was originally approved in 2006 as a townhome development, however, construction of the townhomes units halted. The development was then acquired by a new homebuilder and a PUD change to single family was approved in 2011 (the zoning district remained RM-1). The home builder executed a complete buildout of small lot residential with minimum lot sizes of 5,000 square feet. Remington Glen, however, still has remaining lots where townhomes have not been built. The most recent and successful trend of development in the area is for small lot single family residential homes.

EXHIBIT "C"

CRITERIA FOR PLANNED UNIT DEVELOPMENTS

- i. **The proposed PUD advances one or more of the purposes of the Planned Unit Development procedure stated in Section 17.04.400.A:**
1. **To promote a creative approach to site improvements and building design that results in a distinctive, attractive development that has a strong sense of place, yet becomes an integral part of the community.**

The proposed Corporate Reserve neighborhood has a strong sense of place with well-defined boundaries including open space, trails and Woodard Drive. The public park creates an active meeting location for neighbors. The proposed Corporate Reserve neighborhood is also well connected to adjacent and nearby residential communities and other community amenities via a regional trail system that borders the south and west edges. The proposed neighborhood is connected to the nearby Great Western Trail and to the Peck Road trail that terminates at James O. Breen Community Park.

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

Lot 8 of the Corporate Reserve provides a sidewalk network on both sides of internal streets to promote connection and walkability within the development. Trail connections are provided at strategic locations to provide pedestrian connections from the development to the external sidewalk and trail network. A trail connection is provided between lots 14 and 15 for access to the existing north-south (Nicor) trail which connects to the Great Western Trail to the north of the property. An additional path is provided north of the proposed public neighborhood park to provide access to the sidewalk/path system along Woodward Drive, making other open space and recreational facilities, such as Renaux Manor Park and James O. Breen Community Park, easily accessible to Lot 8 residents.

Additionally, a 1.02 acre public park site is located along Woodward Drive at the southeast corner of Lot 8. The park is intentionally placed at an exterior location of the site in order to best serve residents of adjacent neighborhoods.

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

Lot 8 of the Corporate Reserve will provide single family homes whose character is harmonious with existing surrounding land uses.

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

There are no environmentally sensitive areas that exist on Lot 8 of the Corporate Reserve. The subject site has been previously mass graded and improved with stormwater management basins and utilities.

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

Lot 8 of the Corporate Reserve will bring an increased density of residents to a concentration of retailers and commercial establishments in the City. This new neighborhood will provide a great deal of additional revenue opportunities for local businesses to help invigorate local retailers in the area as well as increase future tax revenue to the City.

Lot 8 of the Corporate Reserve effectively utilizes existing infrastructure. Proposed utilities for the development will tie into existing infrastructure along Woodward and Cardinal Drive. Stormwater drainage from the site will be carried to existing detention basins either on or adjacent to the property. Street improvements for the development will be continued from existing curb cuts off of Woodward and Cardinal Drives.

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

The proposed Lot 8 development will establish a desirable land use on an otherwise underutilized property. The development is highly favored by nearby homeowners as evidenced in a petition from residents of the Remington Glen and Regency Estates neighborhoods submitted to the City in June 2015.

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

Corporate Reserve Development Partners has prioritized working positively and collaboratively with community stakeholders, including residents from the Remington Glen and Regency Estates adjacent neighborhoods, the St. Charles Park District, and various departments, boards, and commissions from the City of St. Charles from the beginning of the development process. Efforts such as resident meetings, site visits with the Park District, and collaboration meetings with staff were held to ensure all parties are satisfied with the end product of the development process.

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

A. Conforming to the requirements would inhibit creative design that serves community goals, or

B. Conforming to the requirements would be impractical and the proposed PUD will provide benefits that outweigh those that would have been realized by conforming to the applicable requirements.

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

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

Lot 8 of the Corporate Reserve provides a 1.02 acre community park space, landscaping, buffering, and screening, and efficient site design that conforms to the standards listed above. With the requested minimal variations from a few of the RS-4 standards, the development will still comply with the spirit and intent of the above listed standards. The residential development as proposed provides usable internal open space and access to nearby off-site amenities via reginal trail connections.

iii. The proposed PUD conforms with the standards applicable to Special uses (section 17.04.330.C.0):

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

The proposed Special Use will serve the public convenience through the addition of community park space. The proposed Lot 8 of the Corporate Reserve will provide a 1.02 acre park as part of the site improvements. The park is intentionally located at the southeast corner of the site, exterior to the proposed street network, to allow residents from nearby subdivisions, such as Remington Glen and Regency Estates, to easily access the proposed park.

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

Adequate and sufficient utilities, access roads, drainage, and other necessary facilities will be provided as part of the site improvements to the property.

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

The proposed special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. Values of surrounding properties will not be diminished based on the proposed Special Use.

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

The establishment of the proposed Special Use will not impede the normal and orderly development and improvement of the surrounding property.

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

The establishment, maintenance, and operation of the proposed Special Use will not be detrimental to or endanger the public health, safety, comfort, or general welfare.

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

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

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

Lot 8 of the Corporate Reserve brings an increased density of residents to a concentration of retailers and commercial establishments in the City. This provides a great deal of additional revenue opportunities for local businesses to help invigorate local retailers in the area as well as increased future tax revenue to the City.

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

The City's Comprehensive Plan calls out Industrial/Business Park for the subject property, however, lists Single Family Detached Residential as an alternative land use to Industrial/Business Park, which is consistent with the proposed amendment.

EXHIBIT “D”

**PUD PRELIMINARY PLAN
(42 pages)**

SITE IMPROVEMENT PLANS FOR

CORPORATE RESERVE SUBDIVISION OF LOT 8

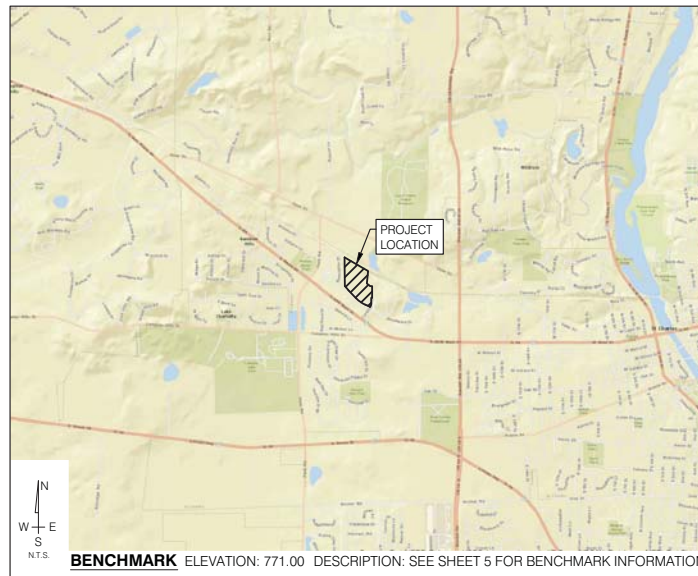
ST CHARLES, ILLINOIS

WBK PROJECT NO. 140256

PLAN LEGEND

EXISTING	LINE TYPES	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN (W SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	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	
	SPOT ELEVATION	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	TREE, EVERGREEN, SHRUB & PRICKLEWOOD TREE TO REMOVE	

LOCATION MAP



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	SP1	SIGNAGE LIGHTING AND PAVEMENT MARKING PLAN
25-27	LP1-LP3	LANDSCAPING PLAN
28-29	SW1-SW2	STORMWATER POLLUTION PREVENTION PLAN
30-32	SE1-SE3	SOIL EROSION SEDIMENTATION CONTROL PLAN
33-37	DT1-DT5	DETAILS

REVISIONS

ORIGINAL PLAN DATE: 10-08-2015			
#	SHEET #	DESCRIPTION	DATE
1	ALL	PER CITY REVIEW LETTER DATED 11-13-15	1-7-16

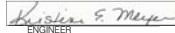
PERMITS

AGENCY	DATE	PERMIT #


CLIENT

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

CIVIL ENGINEER

 1/8/16
ENGINEER DATE
KRISTINE E. MEYER, P.E.
ILLINOIS REGISTRATION NO.: 062-060877
EXPIRATION DATE: 11/30/2017
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL AND EXPIRATION DATE OF SEAL OF THE ENGINEER.

LANDSCAPE ARCHITECT

 1/7/2016
LANDSCAPE ARCHITECT DATE
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 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



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. 184-002079
EXPIRATION DATE: 04/30/2017

GENERAL NOTES

1. REFERENCED SPECIFICATIONS AND CODES
 - A. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), ADOPTED APRIL 1, 2016 AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS, ADOPTED APRIL 1, 2016 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. 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.
 - C. ILLINOIS DESIGN STANDARDS FOR SEWAGE WORKS, LATEST VERSIONS.
 - D. TECHNICAL POLICY STATEMENTS OF THE EPA, DIVISION OF PUBLIC WATER SUPPLIES AND DIVISION OF WATER POLLUTION CONTROL, LATEST VERSIONS.
 - E. TECHNICAL STANDARDS FOR WATER WORKS, BY THE GREAT LAKES UPPER MISSISSIPPI RIVER BOARD OF STATE SANITARY ENGINEERS ("10 STATES STANDARDS"), LATEST VERSIONS.
 - F. MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST VERSION.
 - G. THE AMERICANS WITH DISABILITIES ACT, THE ILLINOIS ACCESSIBILITY CODE AND THE FAIR HOUSING ACT, LATEST VERSIONS.
 - H. THE ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND EPA STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, LATEST VERSIONS.
 - I. U.S. SOIL CONSERVATION SERVICE FIELD ENGINEERING HANDBOOK, LATEST VERSION.
 - J. 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 WITH 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 RELATIONS. 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 1.1.U.L.L.E. AT 800-892-6123 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, GUTTER 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, SUMP, 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 SURFACED 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 OWNERS 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, WATERMAN - 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 TO THE CONTRACTOR'S OBLIGATIONS TO FINISHED GRADE. WORK NOT ALLOWED IF 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. INDIFICATION
 - 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 REPORTERS 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 DONG CONSTRUCTION OBSERVATION FOR THE CITY AS ADDITIONAL NAMED INSUREDS ON ALL LIABILITY INSURANCE POLICES AND SHALL PROVIDE THE CITY AND WKB 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 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 CONCUURRENCE 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 CONCUURRENCE 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 MUST 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 DURING 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 CDD. 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.

CORPORATE RESERVE SUBDIVISION OF LOT 8

DATE	DATE	DATE	DATE
ISSN	DRAWN	CHECKED	SCALE
BY	DATE	PER CITY REVIEW	DATE
DATE	DATE	DATE	DATE

CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #3006
DENVER, COLORADO 80206
PHONE NUMBER

WILLS BURKE KELSEY ASSOCIATES LTD.
2700 W. 10th Ave #201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE: 10-08-2015
DRAWING NO. 2 OF 38
SHEET:

GN1

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 (SRBCC), 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 (SRBCC) SECTION 729 (OR 2" PREFERRED STEEL TUBE PER (SRBCC) SECTION 728).
3. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL 1/2" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SRBCC) SECTION 729 (OR 2" PREFERRED STEEL TUBE PER (SRBCC) SECTION 728).
4. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SRBCC) SECTIONS AND DOT STANDARD 728001 OR 728001.
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 (SRBCC) SECTION 780.
6. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SRBCC) 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 (SRBCC) ARTICLE 351.10. IF UNSUITABLE SUB-BASE IS ENCOUNTERED IT SHALL BE CORRECTED BY REMOVING AND REPLACING WITH GRANULAR PSE MATERIAL AS SPECIFIED BY THE ENGINEER. HOT-MIX ASPHALT SHALL BE COMPACTED ACCORDING TO (SRBCC) ARTICLE 408.07.
C. HOT-MIX ASPHALT SHALL BE PLACED ON A CLEAN DRY BASE. THE HOT-MIX ASPHALT BASE COURSE SHALL BE PLACED ACCORDING TO (SRBCC) ARTICLE 355.05. THE HOT-MIX ASPHALT BINDER COURSE, LEVELING BINDER, AND SURFACE COURSE SHALL BE PLACED ACCORDING TO (SRBCC) ARTICLE 408.06.
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 BARRICADE, 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 (SRBCC) 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" PREMOLEDED FIBER EXPANSION JOINTS SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL P.C.S, P.TS AND CURB RETURNS. TWO #4 REBARS SHALL BE CONTINUOUSLY INSTALLED ALONG ALL CURB AND GUTTER. ALTERNATE ENDS OF THE DONUT BARS SHALL BE GREASED AND FITTED WITH CAPS. SAILED FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS AND 2" IN DEPTH, BETWEEN EXPANSION JOINTS AND AT ALL P.C.S, P.TS 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 DETAILS).
D. THE CURBS SHALL BE BACKFILLED ACCORDING TO (SRBCC) ARTICLE 606.13.
E. CONCRETE SIDEWALK SHALL HAVE JOINTS SCORED AT 5 FOOT INTERVALS AND 1/2" PREMOLEDED 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" PREMOLEDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAUED OR FORMED CONTRACTION JOINT AT MID-POINT AND TEN (10) FOOT MAXIMUM.
G. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SRBCC) - METHOD A, B, OR C. TWO (2) COATS OF BOILED LINSEED OIL IN CONFORMANCE WITH (SRBCC) SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.
3. FLEXIBLE PAVEMENT
A. THE PAVEMENT MATERIALS FOR HOT-MIX ASPHALT STREETS, PARKING LOTS, DRIVEWAYS, AND MULTIPURPOSE 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, NS0, HOT-MIX ASPHALT BINDER COURSE, IL-19, NS0, AND HOT-MIX ASPHALT

SURFACE, MIX "D", NS0, 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 (SRBCC) ARTICLE 408.02.
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 IMPED 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 (SRBCC), 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 F697 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 DTS.
5. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BEFORE 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. WATERMANS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH EPA 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 DTS.
13. FRAMES AND LIDS: ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEEHAN R-1713 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSES (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 INCLUDES 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 "CRETEC" 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 TWO FEET (2'), 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 MANS SHALL BE VIDEO-TAPED. 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 BE TELEVIEWED AND REPORTED. THE CONTRACTOR SHALL COORDINATE THE TELEVIEWING OF EXISTING CONTIGUOUS SEWERS WITH THE CITY OF ST. CHARLES. ALL LINES SHALL BE FLUSHED AND CLEANED PRIOR TO VIDEO-TAPING.

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 SHALL BE 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 SRBCC SECTION 565. USE CLASS IV PIPE FOR 12" TO 24". 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 DTS.
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 DTS.
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 MANS SHALL BE VIDEO-TAPED. 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 BE TELEVIEWED AND REPORTED. THE CONTRACTOR SHALL COORDINATE THE TELEVIEWING OF EXISTING CONTIGUOUS SEWERS WITH THE CITY OF ST. CHARLES. ALL LINES SHALL BE FLUSHED AND CLEANED PRIOR TO VIDEO-TAPING.

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 PERFORMED 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 EPA 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 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.

CORPORATE RESERVE SUBDIVISION OF LOT 8 GENERAL NOTES AND SPECIFICATIONS

Table with columns: DATE, DRAWN, CHECKED, SCALE, DATE OF REVISION, PER CITY ENGINEER, PER CIVIL ENGINEER, PER SURVEYOR.

CLIENT: WILLI WUNKE KELSEY ASSOCIATES LTD. DEVELOPMENT PARTNER, LLC 270 S. PAUL STREET, #300 DENVER, COLORADO 80206 PHONE NUMBER



PROJECT NO. 140256 DATE: 10-08-2015 DRAWING NO. 3 OF 36 SHEET: GN2

WATERMAIN NOTES

1. PIPE MATERIALS: WATERMANS SHALL BE CONSTRUCTED OF A BITUMINOUS COATED, CEMENT LINED DUCTILE IRON PIPE, CLASS S2, 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 HOPE. 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 UN-FLANGE BY FORD COMPANY OR MEGALUG BY EBAA IRON. PUSH JOINT PIPE RESTRAINT SHALL BE FIELD LOCK GASKETS BY US PIPE OR SERIES 1700 MEGALUG 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 S2, 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.

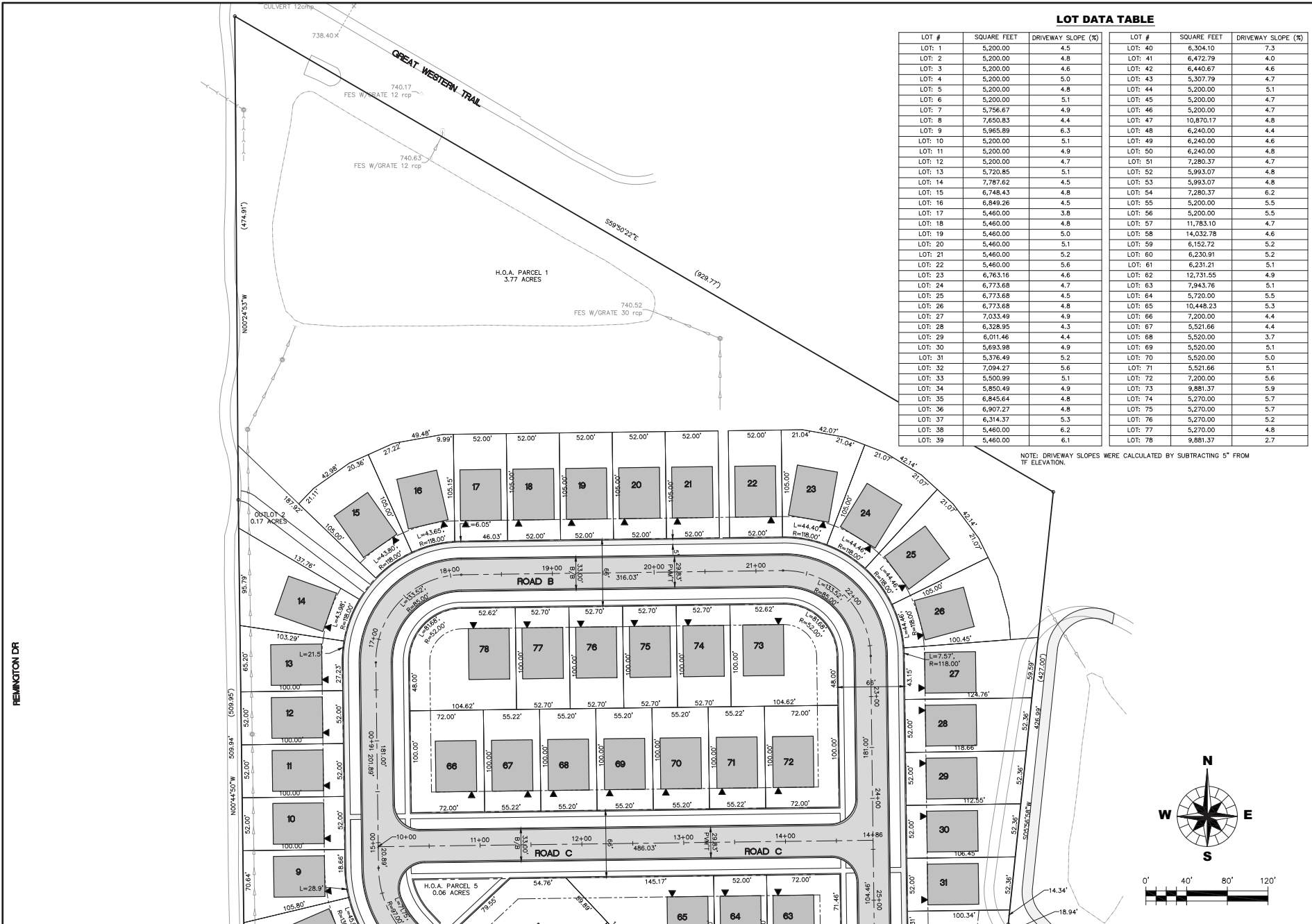
PROVIDE AND INSTALL FOUR MEGALUG JOINT RESTRAINTS AT EACH JOINT FROM THE MAINLINE TEE TO THE AUXILIARY VALVE, AND BETWEEN THE AUXILIARY VALVE AND HYDRANT BARREL.

ALL HYDRANTS SHALL HAVE 6" MECHANICAL JOINT CONNECTION, 5-1/4" VALVE OPENING, 6" 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-2508-N (3/4", 1", 1-1/2", 2"), FORD FB1000-4-Q-NL 1", FORD FB1000-8-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-44-686-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 MANUFACTURERS CURRENT RECOMMENDATIONS AND AWWA SPECIFICATIONS.
13. BEDDING: ALL WATERMANS SHALL BE BEDDED ON 4" MIN. IDOT CA-7 VIRGIN CRUSHED LIMESTONE BEDDING PER THE CITY OF ST. CHARLES STANDARD DETAIL ON DTS.
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 WATERMANS AT ALL BENDS, OF 22 1/2" AND LARGER.
17. IEPA WATERMAIN PROTECTION
 - A. HORIZONTAL SEPARATION:
 - a. WATERMANS SHALL BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER OR SEWER SERVICES CONNECTION
 - b. WATERMANS 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 WATERMANS 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 CROSSING. 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 WATERMANS 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 WATERMANS SHALL BE PRESSURE TESTED, FLUSHED AND DISINFECTED IN ACCORDANCE WITH AWWA C800 & C805, 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.

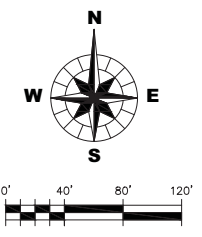
THE CORPORATE RESERVE SUBDIVISION OF LOT 8	
GENERAL NOTES AND SPECIFICATIONS	
<p>CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET, #300 DENVER, COLORADO 80206 PHONE NUMBER</p>	<p>PROJECT NO. 140256 DATE: 10-08-2015 DRAWING NO. 4 OF 38 SHEET:</p> <p style="text-align: center;">GN3</p>
<p>WILLI WUNKE KELLEY ASSOCIATES LTD. 2700 W. 120th Ave Suite 201 St. Charles, Illinois 60174 (630) 443-7755</p>	<p>PER CITY REVIEW LETTER DATED 11-13-15 DATE: 11/13/15 BY: [Signature] TITLE: [Title]</p>



LOT DATA TABLE

LOT #	SQUARE FEET	DRIVEWAY SLOPE (%)	LOT #	SQUARE FEET	DRIVEWAY SLOPE (%)
LOT: 1	5,200.00	4.5	LOT: 40	6,304.10	7.3
LOT: 2	5,200.00	4.8	LOT: 41	6,472.79	4.0
LOT: 3	5,200.00	4.6	LOT: 42	6,440.67	4.6
LOT: 4	5,200.00	5.0	LOT: 43	5,307.79	4.7
LOT: 5	5,200.00	4.8	LOT: 44	5,200.00	5.1
LOT: 6	5,200.00	5.1	LOT: 45	5,200.00	4.7
LOT: 7	5,756.83	4.9	LOT: 46	5,200.00	4.7
LOT: 8	7,650.83	4.4	LOT: 47	10,870.17	4.8
LOT: 9	5,965.89	6.3	LOT: 48	6,240.00	4.4
LOT: 10	5,200.00	5.1	LOT: 49	6,240.00	4.6
LOT: 11	5,200.00	4.9	LOT: 50	6,240.00	4.8
LOT: 12	5,200.00	4.7	LOT: 51	7,280.37	4.7
LOT: 13	5,720.85	5.1	LOT: 52	5,993.07	4.8
LOT: 14	7,787.62	4.5	LOT: 53	5,993.07	4.8
LOT: 15	6,748.43	4.8	LOT: 54	7,280.37	6.2
LOT: 16	6,849.26	4.5	LOT: 55	5,200.00	5.5
LOT: 17	5,460.00	3.8	LOT: 56	5,200.00	5.5
LOT: 18	5,460.00	4.8	LOT: 57	11,783.10	4.7
LOT: 19	5,460.00	5.0	LOT: 58	14,032.78	4.6
LOT: 20	5,460.00	5.1	LOT: 59	6,152.72	5.2
LOT: 21	5,460.00	5.2	LOT: 60	6,231.91	5.2
LOT: 22	5,460.00	5.6	LOT: 61	6,231.21	5.1
LOT: 23	6,763.16	4.6	LOT: 62	12,731.55	4.9
LOT: 24	6,773.68	4.7	LOT: 63	7,943.76	5.1
LOT: 25	6,773.68	4.5	LOT: 64	5,720.00	5.5
LOT: 26	6,773.68	4.8	LOT: 65	10,448.23	5.3
LOT: 27	7,033.49	4.9	LOT: 66	7,200.00	4.4
LOT: 28	6,328.95	4.3	LOT: 67	5,521.66	4.4
LOT: 29	6,011.46	4.4	LOT: 68	5,520.00	3.7
LOT: 30	5,693.98	4.9	LOT: 69	5,520.00	5.1
LOT: 31	5,376.49	5.2	LOT: 70	5,520.00	5.0
LOT: 32	7,094.27	5.6	LOT: 71	5,521.66	5.1
LOT: 33	5,500.99	5.1	LOT: 72	7,200.00	5.6
LOT: 34	5,850.49	4.9	LOT: 73	9,881.37	5.9
LOT: 35	6,845.84	4.8	LOT: 74	5,270.00	5.7
LOT: 36	6,907.27	4.8	LOT: 75	5,270.00	5.7
LOT: 37	6,314.37	5.3	LOT: 76	5,270.00	5.2
LOT: 38	5,460.00	6.2	LOT: 77	5,270.00	4.8
LOT: 39	5,460.00	6.1	LOT: 78	9,881.37	2.7

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



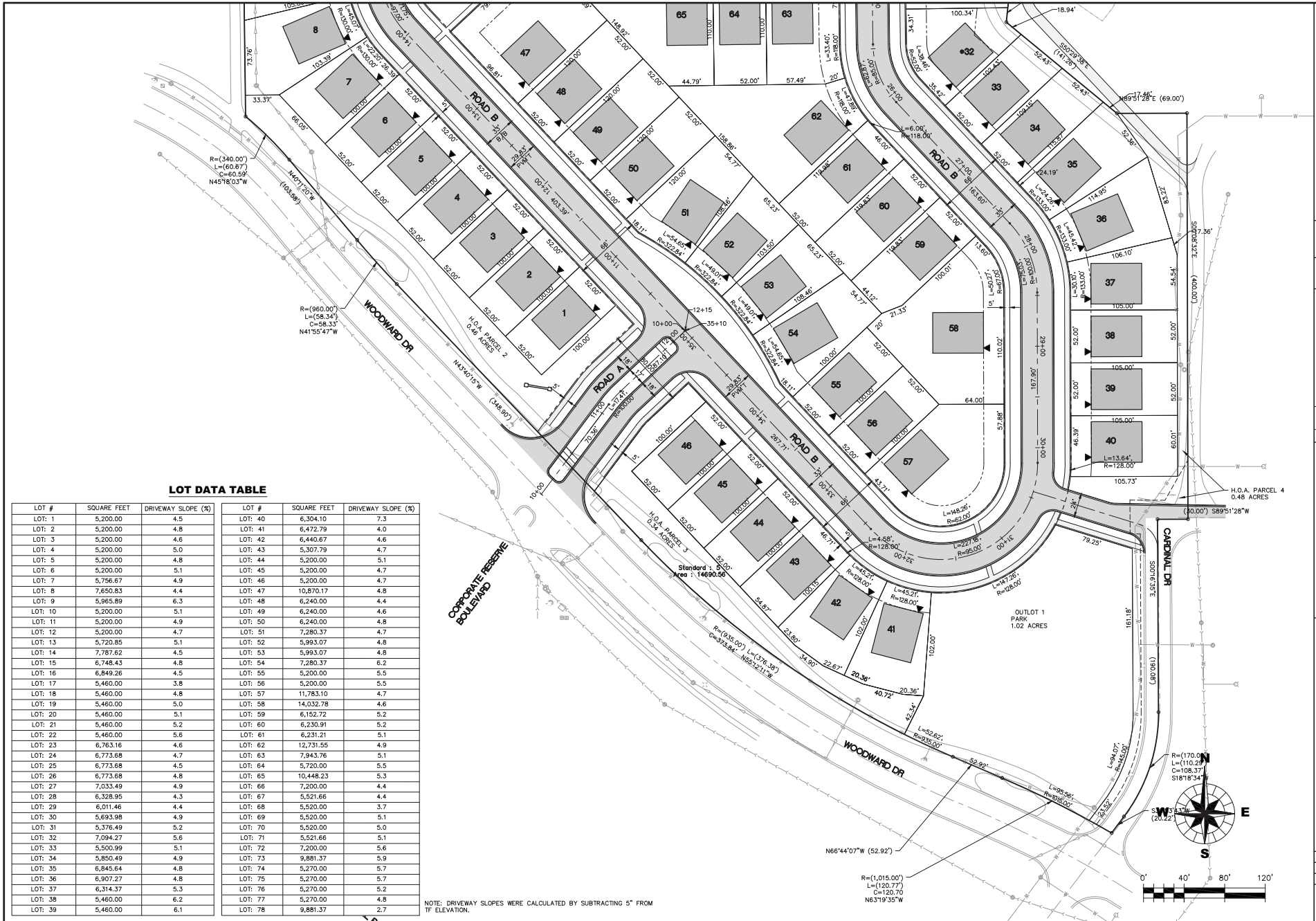
CORPORATE RESERVE SUBDIVISION OF LOT 8

GEOMETRIC PLAN

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

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. **6 OF 38**
 SHEET:

GM1



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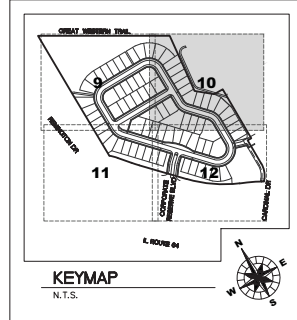
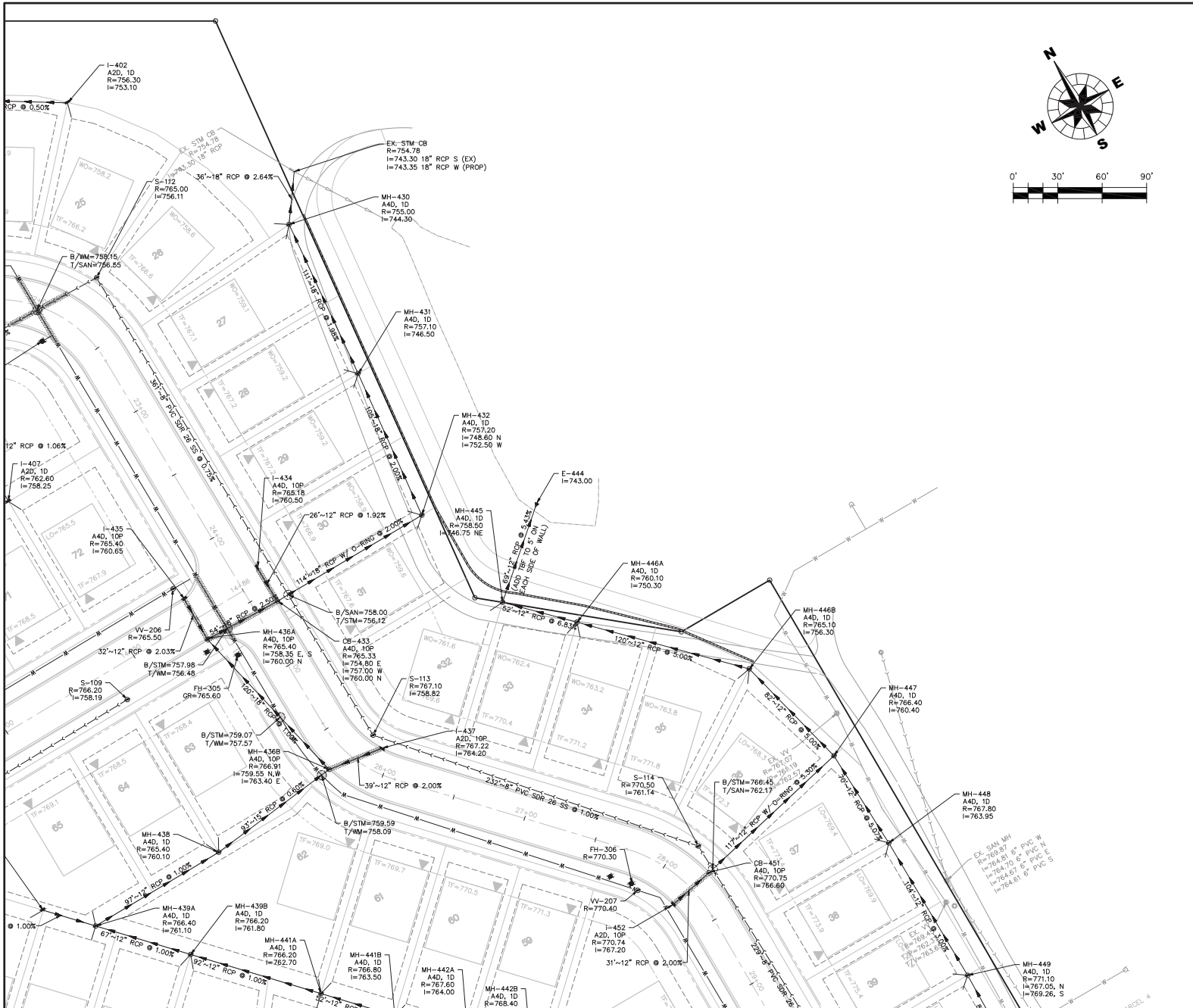
NOTE: DRIVEWAY SLOPES WERE CALCULATED BY SUBTRACTING 5" FROM TF ELEVATION.

CORPORATE RESERVE SUBDIVISION OF LOT 8
GEOMETRIC PLAN

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

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. 7 OF 38
 SHEET:

GM2



- LEGEND**
- MH = MANHOLE
 - CB = CATCH BASIN
 - E = FLARED END SECTION
 - S = SANITARY MANHOLE
 - FH = FIRE HYDRANT
 - VV = VALVE VAULT
 - I = INLET
 - 10P = NEENAH R-3281-A CURB FRAME AND GRATE FOR B.612
 - 11P = NEENAH R-3506-A2 CURB FRAME AND GRATE DEPRESSED
 - 1C = NEENAH R-1713-C FRAME WITH CLOSED LID
 - 1D = NEENAH R-1713 FRAME AND GRATE (OPEN LID)
- INDICATES PIPE CONFLICT WATER MAIN LOWERING
 INDICATES PIPE CROSSING
- TRENCH BACKFILL

- TYPE OF STRUCTURE**
- A = FLARED END SECTION
 B = FLAT TOP
 DIAMETER SIZE OF STRUCTURE
- MH-10 → STRUCTURE NUMBER
 → TYPE OF FRAME & LID
 → RIM ELEVATION
 → INVERT ELEVATION AND DIRECTION

- 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. ALL SANITARY MANHOLES TO BE 48" DIAMETER WITH NEENAH R-1713 FRAME AND CLOSED LID. PROVIDE EXTERNAL CHIMNEY SEALS AFTER FINAL GRADE ADJUSTMENT.
 3. ALL WATERMAIN TO BE 8" DIA. DIP CL. 52 UNLESS NOTED OTHERWISE ON PLANS.
 4. SEE PLAN OF SUBDIVISION FOR ALL UTILITY EASEMENTS.
 5. ALL SANITARY SEWER, WATER MAIN, AND STORM SEWER WILL BE OWNED BY THE CITY OF ST. CHARLES UNLESS NOTED OTHERWISE ON THE PLANS.
 6. WATER SERVICE TO EACH UNIT SHALL BE 1" MINIMUM TYPE K COPPER PIPE AND WILL CONFORM TO CITY STANDARDS.
 7. CONTRACTORS TO PROVIDE ADDITIONAL FITTINGS AS NECESSARY TO (NO 90 DEGREE FITTINGS WILL BE ALLOWED) DEFLECT WATERMAIN ALONG STREET CURVES WITHOUT EXCEEDING MANUFACTURER'S RECOMMENDED MAXIMUM DEFLECTION AT PIPE JOINTS (MINIMUM RADIUS OF CURVATURE TO BE OBTAINED BY PIPE JOINTS ONLY - 260'-3).
 8. TRENCH BACKFILL SHOWN FOR MANLINE SANITARY, STORM AND WATER ONLY. TRENCH BACKFILL REQUIRED FOR SANITARY AND WATER SERVICES AND CONDUITS THAT CROSS PROPOSED PAVEMENT EVEN THOUGH IT IS NOT SHOWN.
 9. SOME SANITARY SERVICE CONNECTIONS WILL REQUIRE RISER TO AVOID CONFLICT WITH OTHER UTILITIES.
 10. ALL STORM SEWER SHALL BE REINFORCED CONCRETE PIPE AND A MINIMUM OF 12" IN DIAMETER. THE CLASS OF STORM SEWER PIPE SHALL CONFORM TO THE CHART IN SECTION 550 OF THE SDRBC FOR TYPE I OR TYPE II CONSTRUCTION. ALL FLARED END SECTIONS SHALL BE REINFORCED CONCRETE.
 11. ALL SUMP CONNECTIONS ARE 10"-6" PVC SCH 40.

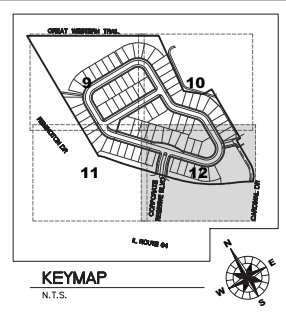
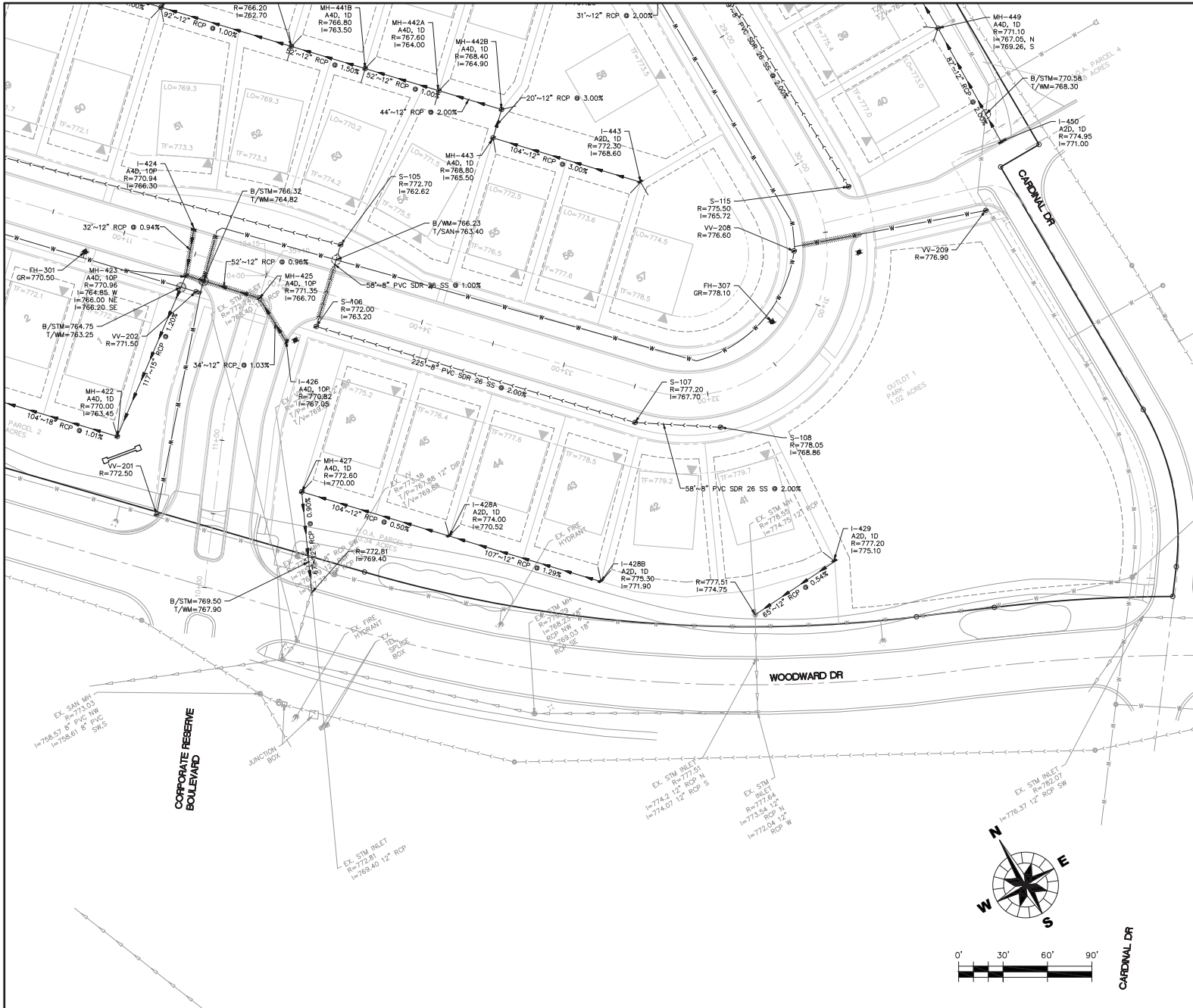
UTILITY PLAN

CORPORATE RESERVE SUBDIVISION OF LOT 8

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. 100F-38
 SHEET:

UT2

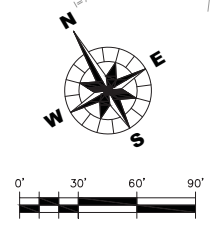
WILLI WANKEL KELLEY ASSOCIATES LTD.
 DEVELOPMENT PARTNERS, LLC
 270 ST. PAUL STREET, #300
 DENVER, COLORADO 80206
 PHONE NUMBER



- LEGEND**
- MH = MANHOLE
 - CB = CATCH BASIN
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- INDICATES PIPE CONFLICT
○ INDICATES PIPE CROSSING
- ▨ TRENCH BACKFILL

- TYPE OF STRUCTURE**
- MH-10
 - B = FLAT TOP
 - DIAMETER SIZE OF STRUCTURE
 - TYPE OF FRAME & LID
 - RIM ELEVATION
 - INVERT ELEVATION AND DIRECTION

- NOTES:**
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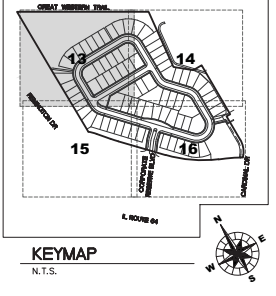
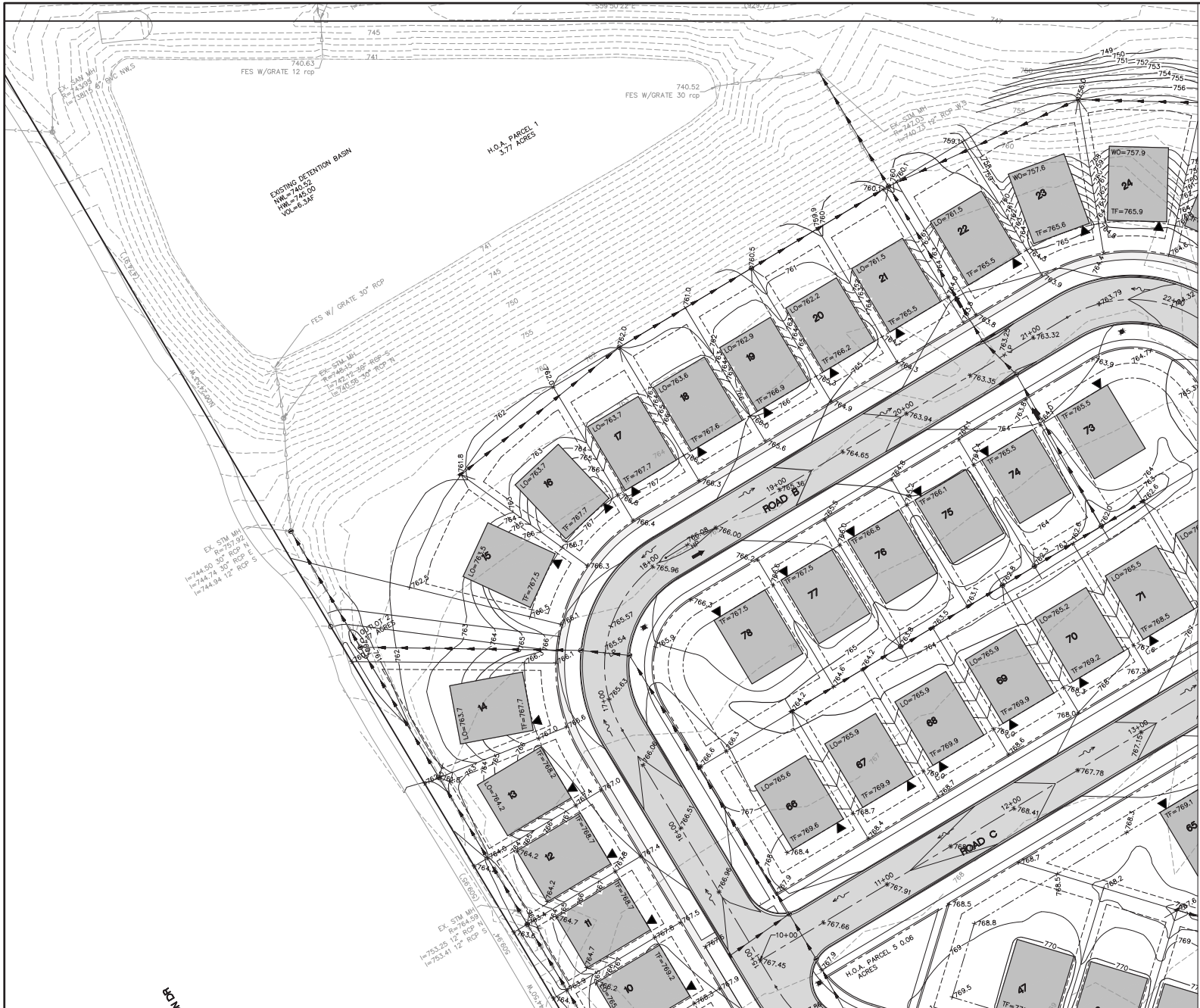


CORPORATE RESERVE SUBDIVISION OF LOT 8 UTILITY PLAN

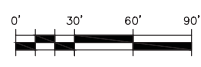
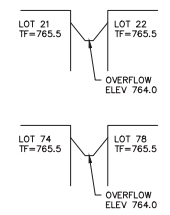
CLIENT: **CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC**
270 ST. PAUL STRADD, #300 DENVER, COLORADO 80206
PHONE NUMBER

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. 120F38
 SHEET:

UT4



- NOTES:**
1. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDD.
 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 SPI FOR SPECIFICATIONS.
 5. OVERFLOW ROUTE
 6. FLOW DIRECTION
 7. SPOT GRADE $\times 741.48$
 8. ALL SPOT GRADES REPRESENT FINISHED GRADE, OR BACK OF CURB FINISHED GRADE UNLESS OTHERWISE NOTED.
 9. EP = EDGE OF PAVEMENT GRADE
R = RM GRADE-RM 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
DIS = PROPOSED DROP SIDING
 10. FINISHED GRADE SHALL BE 4" BELOW TF UNLESS NOTED.
 11. RESPAVED 6" TOPSOIL IN ALL DISTURBED GRASS AREAS.
 12. APPROXIMATE DRIVEWAY LOCATION
 13. FOR DEMOLITION OF EXISTING STRUCTURES SEE ECI.
 14. GARAGE FLOOR IS 0.5' BELOW TF UNLESS NOTED.
 15. MAX ROADWAY CENTERLINE SLOPE IS 2.80% ALL SIDEWALKS AND SIDEWALK RAMPS SHALL CONFORM TO ADA/PROWAG STANDARDS.



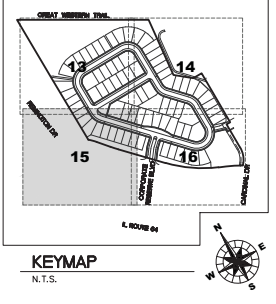
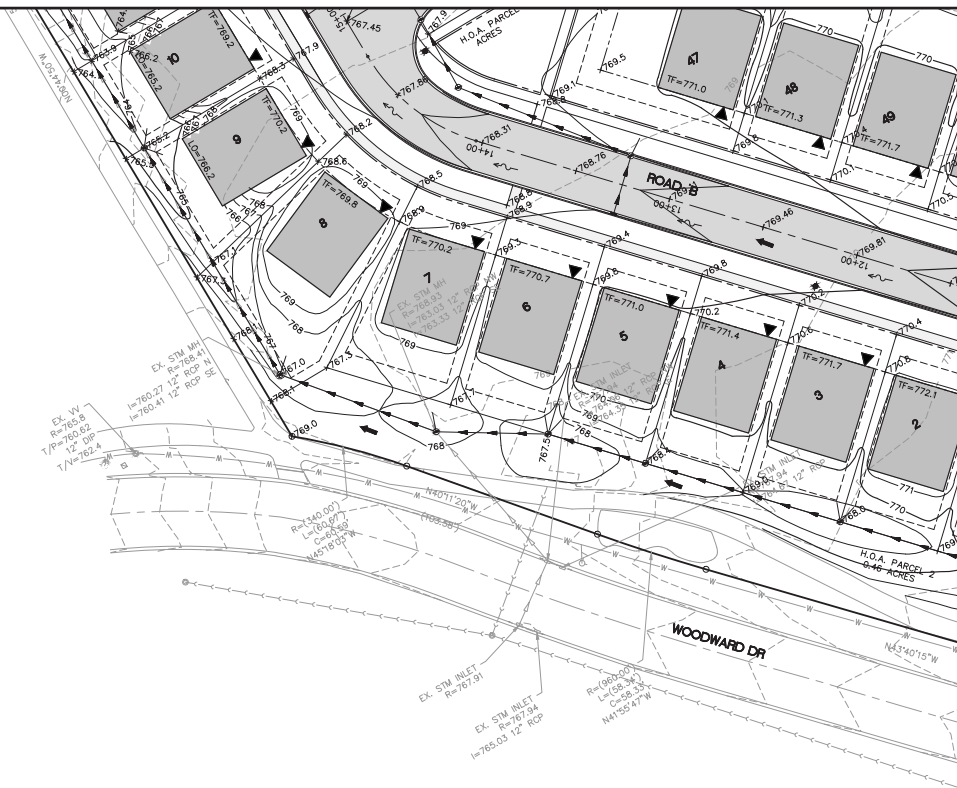
CLIENT:
CORPORATE RESERVE SUBDIVISION OF LOT 8
WILLI WUNKE KELLEY ASSOCIATES LTD.
DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER (303) 443-7755

PROJECT NO. 140256
DATE: 10-08-2015
DRAWING NO. 13 OF 38
SHEET: GR1

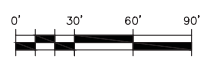
DATE	DESCRIPTION	BY	CHKD.	SCALE

DATE OF REVIEW: 11-13-15
BY: J. W. WUNKE
SCALE: AS SHOWN
PROJECT NO. 140256

80' ROUNDBY



- NOTES:**
1. ALL UNPAVED AREAS WITHIN THE STREET RIGHT-OF-WAY SHALL BE SEEDD.
 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 ×741.48
- ALL SPOT GRADES REPRESENT FINISHED GRADE, OR BACK OF CURB FINISHED GRADE UNLESS OTHERWISE NOTED.
8. EP = EDGE OF PAVEMENT GRADE
 R = RM GRADE-RM GRADES FOR STORM STRUCTURE IN THE CURB REPRESENT THE FLOW LINE OF THE GUTTER
- TF = PROPOSED TOP OF FOUNDATION ELEVATION
 LO = PROPOSED LOCK-OUT ELEVATION
 WO = PROPOSED WALK-OUT ELEVATION
 PLO = PROPOSED PARTIAL LOCK-OUT
 GF = PROPOSED GARAGE FLOOR ELEVATION
 DS = PROPOSED DROP SLOPE
9. FINISHED GRADE SHALL BE 4" BELOW TF UNLESS NOTED.
 10. RESPADE 6" TOPSOIL IN ALL DISTURBED GRASS AREAS.
 11. APPROXIMATE DRIVEWAY LOCATION ▲
 12. FOR DEMOLITION OF EXISTING STRUCTURES SEE ECI.
 13. GARAGE FLOOR IS 0.5' BELOW TF UNLESS NOTED.
 14. MAX ROADWAY CENTERLINE SLOPE IS 2.80% ALL SIDEWALKS AND SIDEWALK RAMPS SHALL CONFORM TO ADA/PROWAG STANDARDS.



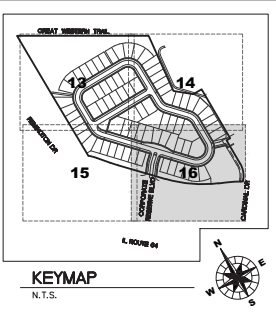
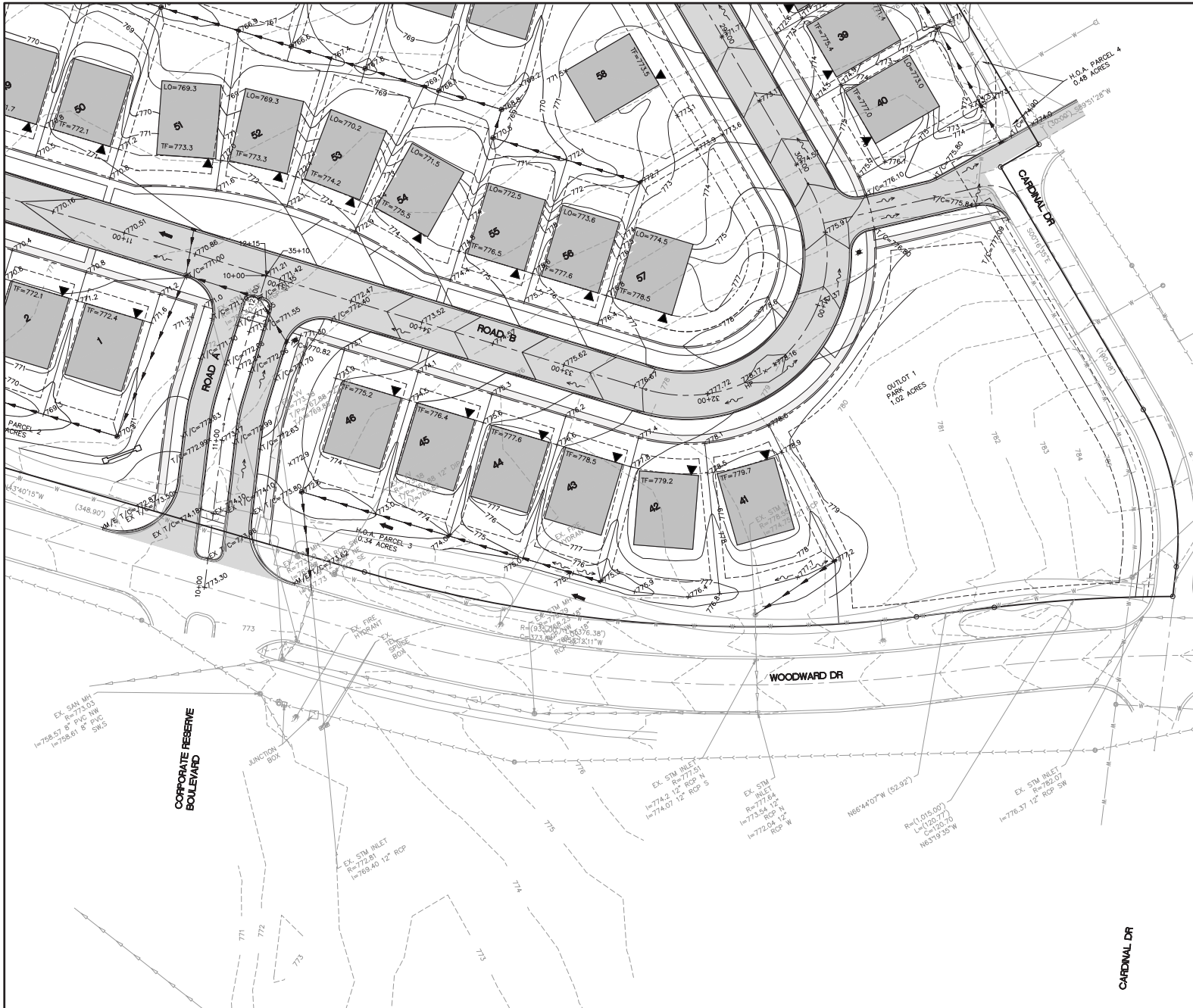
CORPORATE RESERVE SUBDIVISION OF LOT 8 GRADING AND DRAINAGE PLAN

DATE	BY	CHKD.	SCALE	PROJECT
11-13-15	PER CITY REVIEW LETTER DATED 11-13-15			140256
				150F36

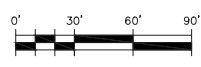
CLIENT: **CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC**
 270 ST. PAUL STREET, #300
 DENVER, COLORADO 80206
 PHONE NUMBER

WILLI WUNKE KELLEY ASSOCIATES LTD.
 2416 201
 St Charles, Illinois 60174
 (630) 443-7755

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. 150F36
 SHEET:
GR3



- 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 $\times 74.48$
 8. ALL SPOT GRADES REPRESENT FINISHED GRADE, OR BACK OF CURB FINISHED GRADE UNLESS OTHERWISE NOTED.
 - EP = EDGE OF PAVEMENT GRADE
 - R = RIM GRADE-RM 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
 - NO = PROPOSED WALK-OUT ELEVATION
 - PLO = PROPOSED PARTIAL LOOK-OUT
 - GF = PROPOSED GARAGE FLOOR ELEVATION
 - DS = PROPOSED DROP SLOING
 9. FINISHED GRADE SHALL BE 4" BELOW IF UNLESS NOTED.
 10. RESPADE 6" TOPSOIL IN ALL DISTURBED GRASS AREAS.
 11. APPROXIMATE DRIVEWAY LOCATION
 12. FOR DEMOLITION OF EXISTING STRUCTURES SEE ECI.
 13. GARAGE FLOOR IS 0.5' BELOW IF UNLESS NOTED.
 14. MAX ROADWAY CENTERLINE SLOPE IS 2.80% ALL SIDEWALKS AND SIDEWALK RAMPS SHALL CONFORM TO ADA/PROWAG STANDARDS.



CORPORATE RESERVE SUBDIVISION OF LOT 8 GRADING AND DRAINAGE PLAN

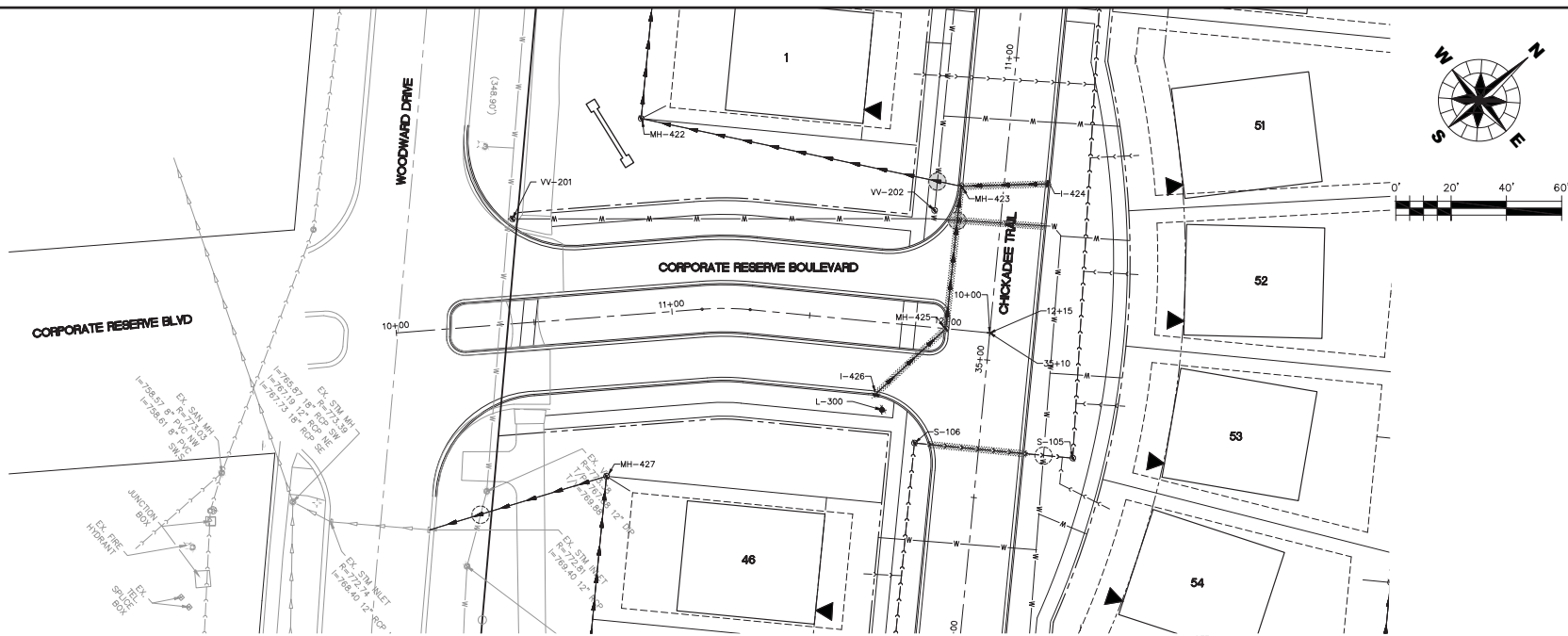
DATE	BY	CHKD.	SCALE	PROJECT NO.
11/13/15	PER CITY REVIEW LETTER DATED 11/13/15			140256
12/15/15	PER CITY REVIEW LETTER DATED 12/15/15			140256

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

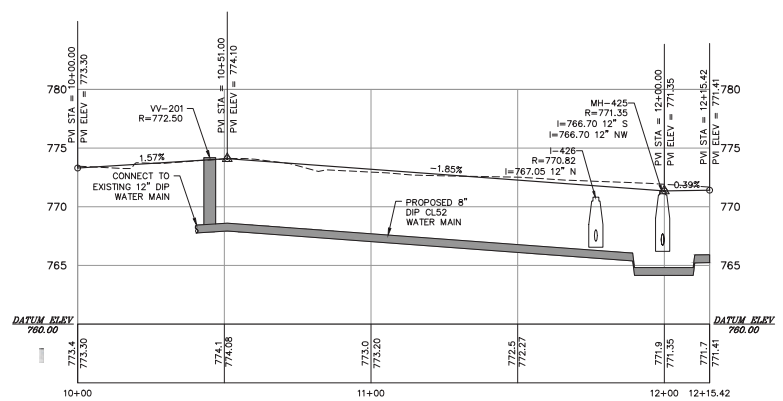
WILLI WUNKE KELLEY ASSOCIATES LTD.
 2701 W. 24th Ave 201
 St. Charles, Illinois 60154
 (630) 443-7755

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. 160F-38
 SHEET:

GR4

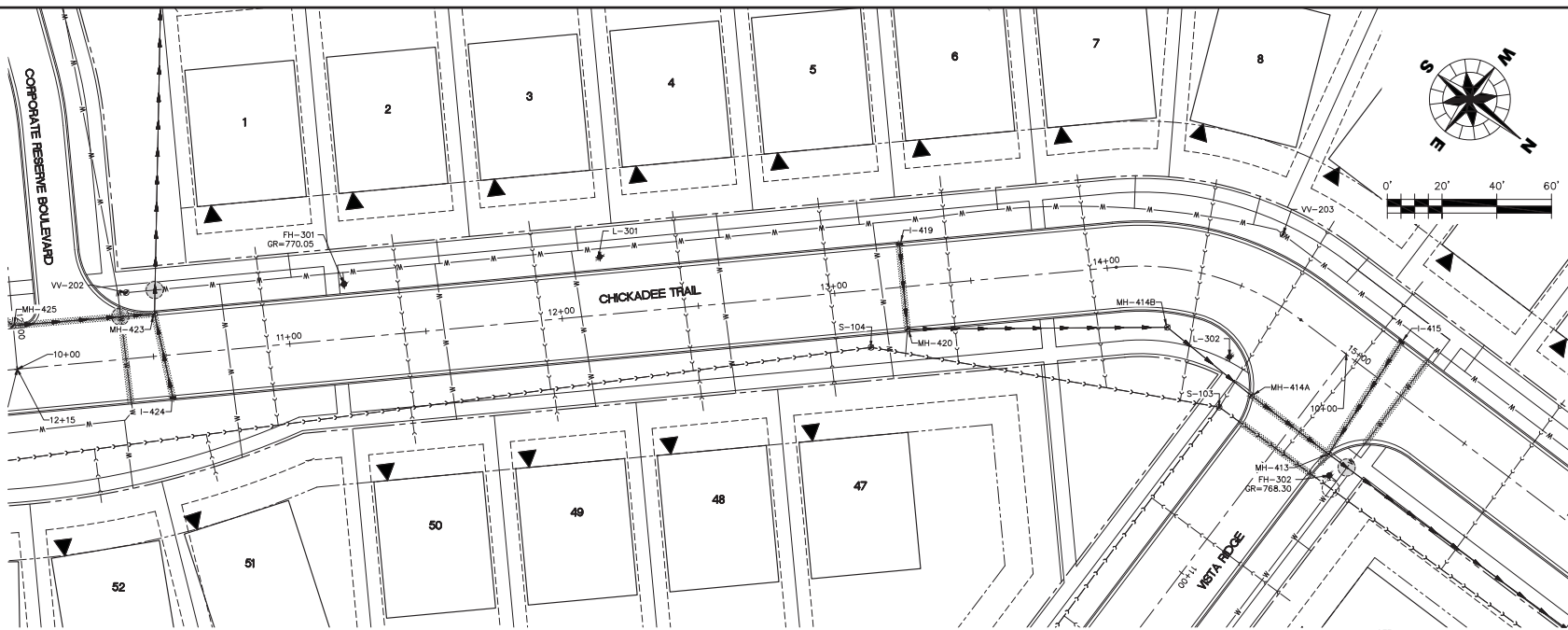


NOTE:
 1. RIM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.



CORPORATE RESERVE BOULEVARD
 (STA. 10+00-12+14.42) VERTICAL SCALE: 1" = 5'
 HORIZONTAL SCALE: 1" = 20'

WILLI WYNKE KELLEY ASSOCIATES LTD. 270 ST. PAUL STREET, #300 DENVER, COLORADO 80206 (303) 443-7755		CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET, #300 DENVER, COLORADO 80206 PHONE NUMBER
PROJECT NO. 140256 DATE: 10-08-2015 DRAWING NO. 17 OF 38 SHEET:	TITLE: CORPORATE RESERVE SUBDIVISION OF LOT 8 PLAN AND PROFILES	DESIGN: DRAWN: [] CHECKED: [] SCALE: AS NOTED DATE: 11/13/15 PROJECT: PER CITY REVIEW LETTER DATED 11/13/15 DRAWING: P140256.DWG



NOTE:
 1. RIM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.

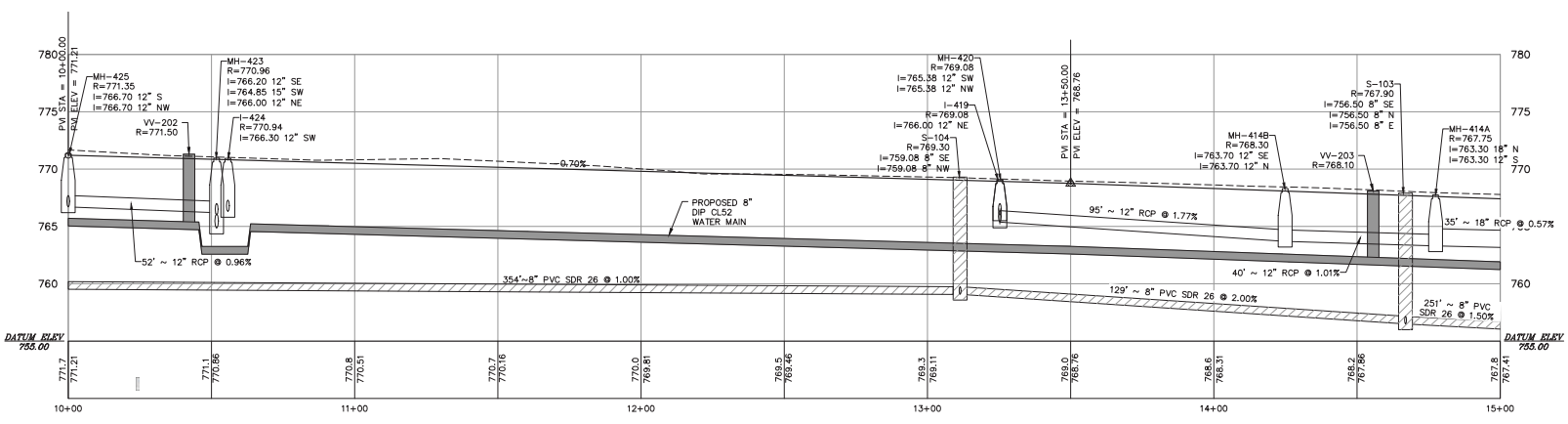
CORPORATE RESERVE SUBDIVISION OF LOT 8
PLAN AND PROFILES

NO.	DATE	BY	CHKD.	SCALE	DESCRIPTION
1	11-13-15	PH	PH	AS NOTED	PH

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

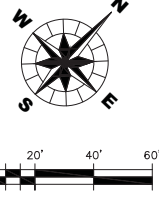
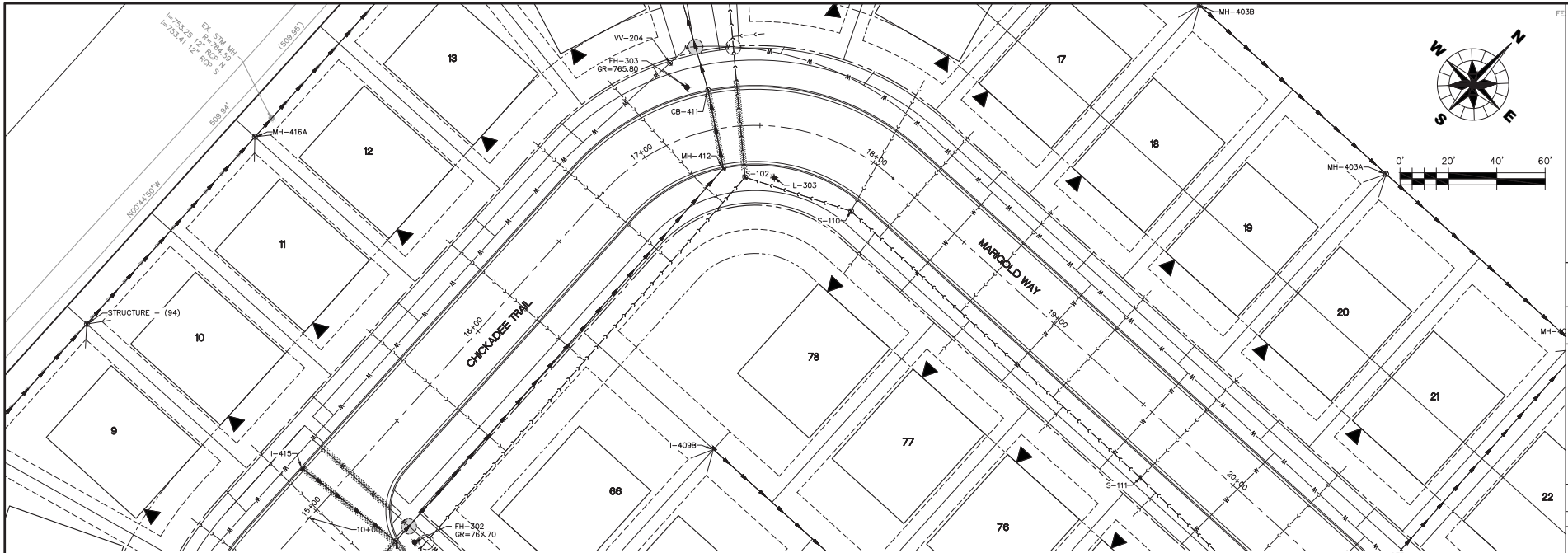
WILLI WUNKE KELLEY ASSOCIATES LTD.
 246 201
 St Charles, Illinois 60174
 (630) 443-7755

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. 180F-38
 SHEET:
PP2



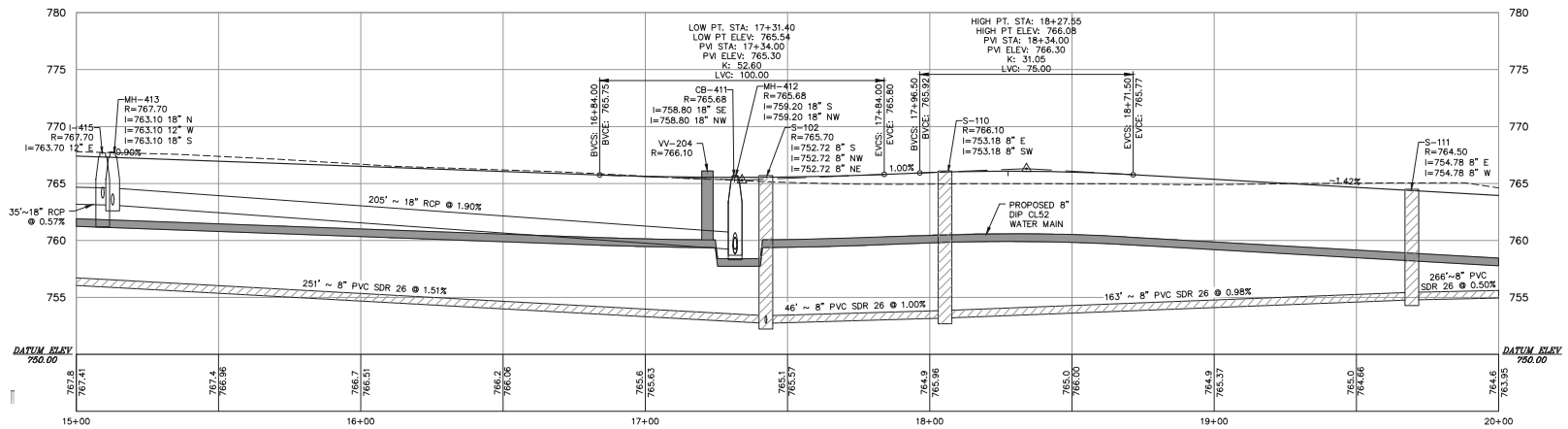
CHICKADEE TRAIL
 (STA. 10+00-15+50)

VERTICAL SCALE: 1" = 5'
 HORIZONTAL SCALE: 1" = 20'



CORPORATE RESERVE SUBDIVISION OF LOT 8			
DATE	DATE	DATE	DATE
DESIGN	CHKD	SCALE	SCALE
AS NOTED	AS NOTED	AS NOTED	AS NOTED
DATE: 10-08-2015			
DRAWING NO. 190F-38			
SHEET:			

NOTE:
1. RIM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.

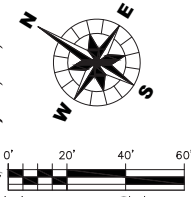
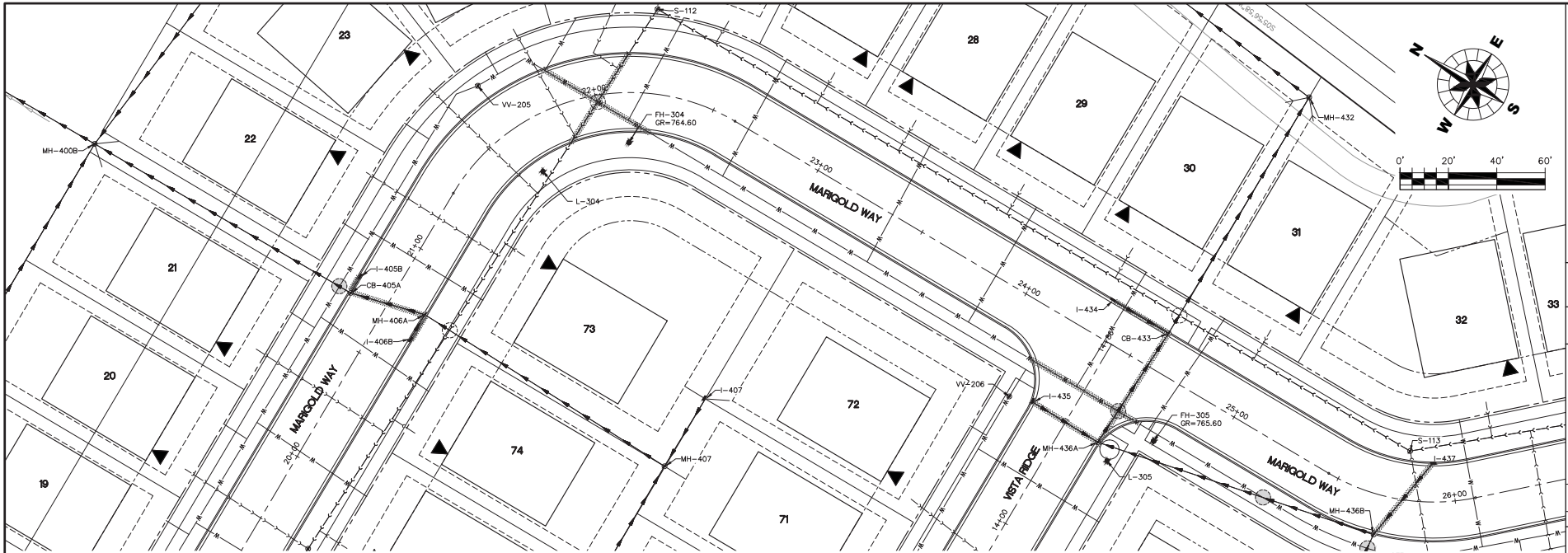


CHICKADEE TRAIL - MARIGOLD WAY
(STA. 15+00-20+00)

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'

CLIENT:
WILLI WUNKE KELLEY ASSOCIATES LTD.
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER: (303) 443-7755

PROJECT NO. 140256
DATE: 10-08-2015
DRAWING NO. 190F-38
SHEET:
PP3

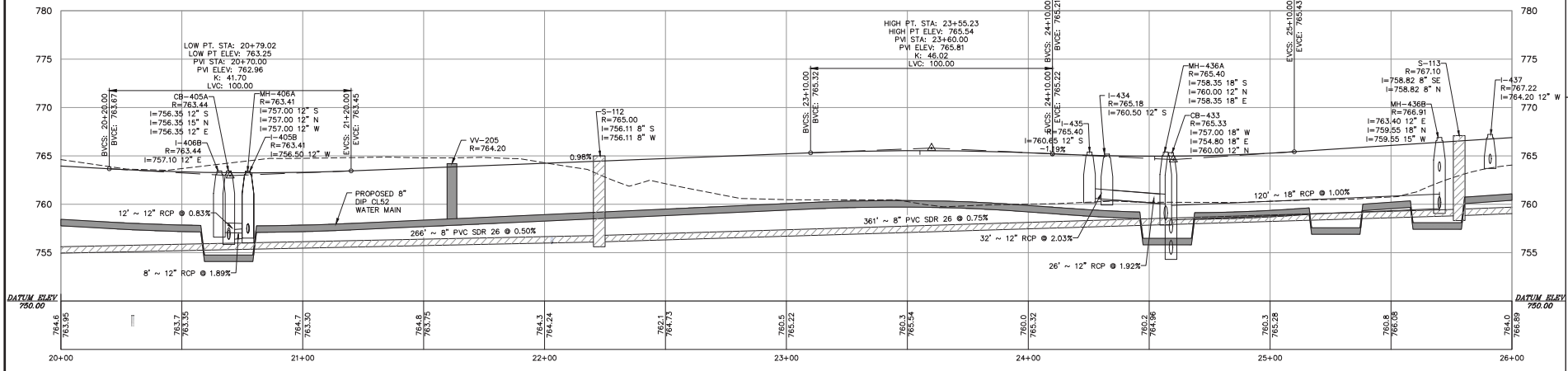


CORPORATE RESERVE SUBDIVISION OF LOT 8

DESIGN	ASE	ASE	ASE	ASE
DRAWN	ASE	ASE	ASE	ASE
CHECKED	ASE	ASE	ASE	ASE
SCALE	AS NOTED	AS NOTED	AS NOTED	AS NOTED
DATE	PER CITY REVIEW LETTER DATED 11.13.15	DATE	DATE	DATE
PROJECT	NUMBER OF SHEETS	PROJECT	NUMBER OF SHEETS	PROJECT
15	15	15	15	15

NOTE:
1. RIM GRADES FOR CURB STRUCTURES (INLETS, CATCH BASINS, AND MANHOLES) REFLECT THE TOP OF THE CURB GRADE.

LOW PT. STA: 24+52.27
LOW PT. ELEV: 764.96
PVI STA: 24+60.00
PVI ELEV: 764.62
K: 35.52
LVC: 100.00



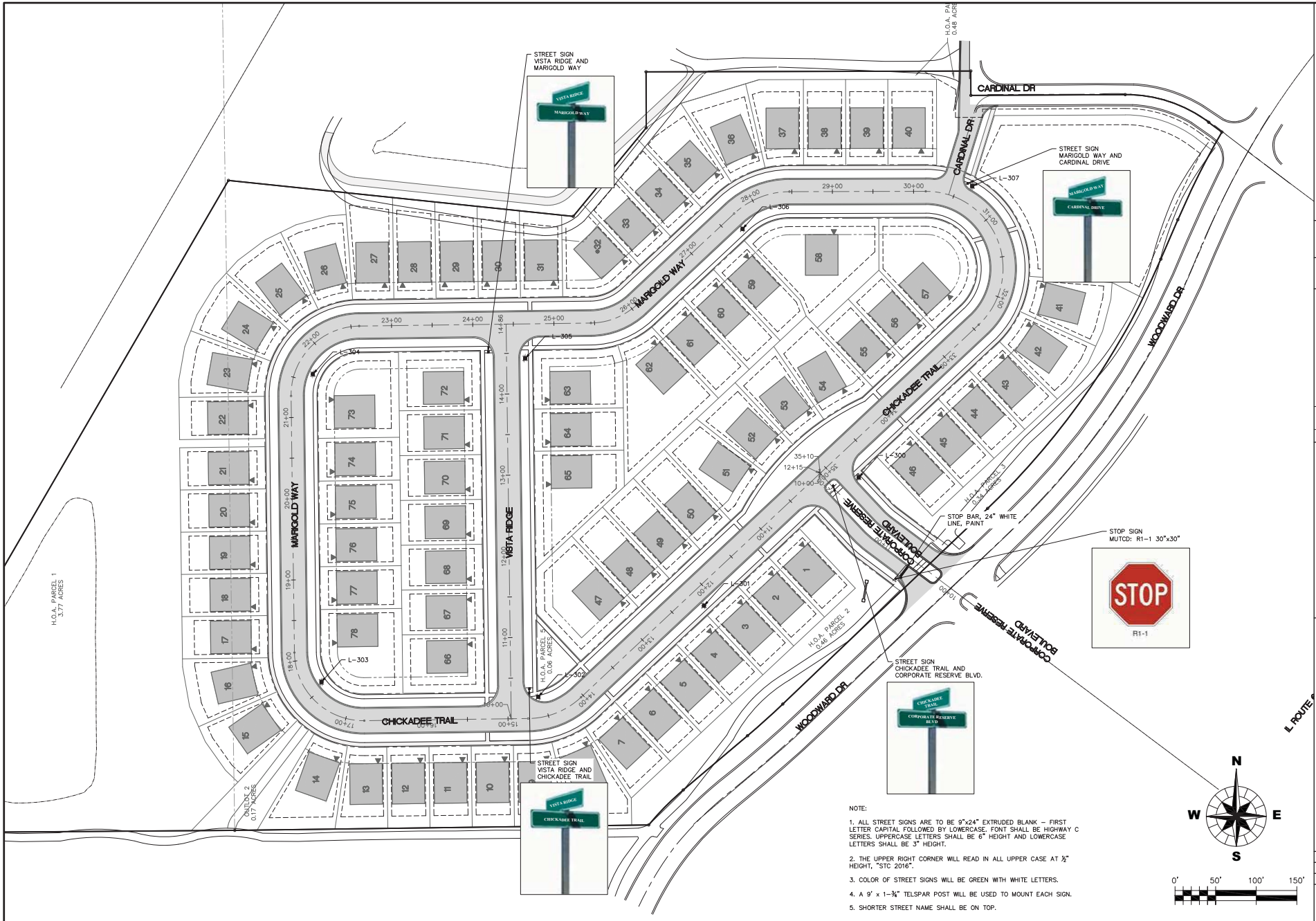
**MARIGOLD WAY
(STA. 20+00-26+00)**

VERTICAL SCALE: 1" = 5'
HORIZONTAL SCALE: 1" = 20'

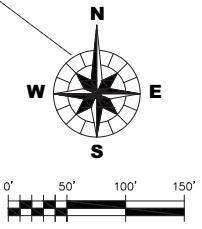
CLIENT:
CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
270 ST. PAUL STREET, #300
DENVER, COLORADO 80206
PHONE NUMBER

WJK
WILLI WUNKE KELLEY ASSOCIATES LTD.
2416 20th St
St Charles, Illinois 60154
(630) 443-7755

PROJECT NO. 140256
DATE: 10-08-2015
DRAWING NO. 200F38
SHEET:
PP4

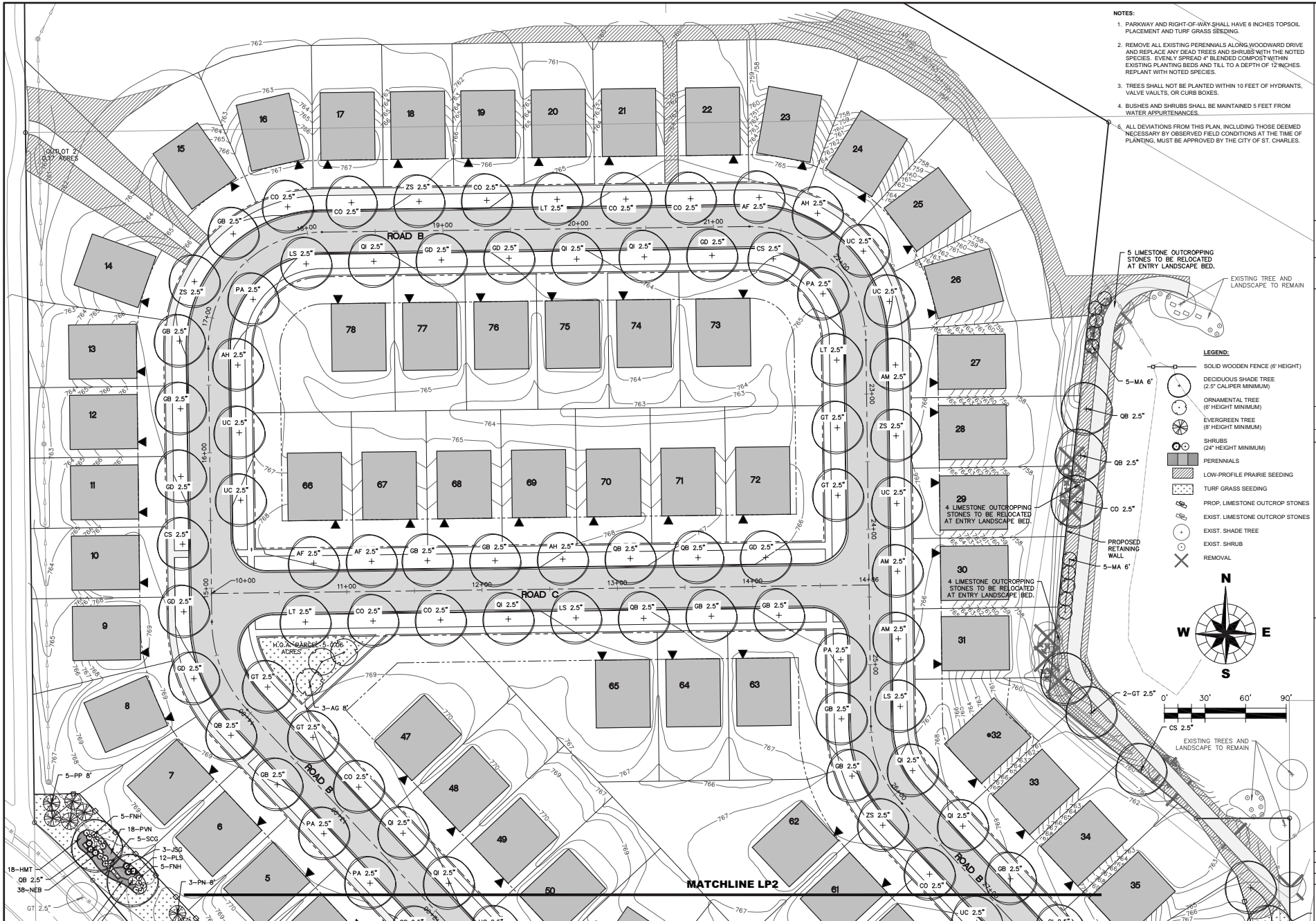


- NOTE:
1. ALL STREET SIGNS ARE TO BE 9"x24" EXTRUDED BLANK - FIRST LETTER CAPITAL FOLLOWED BY LOWERCASE. FONT SHALL BE HIGHWAY C SERIES. UPPERCASE LETTERS SHALL BE 6" HEIGHT AND LOWERCASE LETTERS SHALL BE 3" HEIGHT.
 2. THE UPPER RIGHT CORNER WILL READ IN ALL UPPER CASE AT 1/2" HEIGHT, "STC 2016".
 3. COLOR OF STREET SIGNS WILL BE GREEN WITH WHITE LETTERS.
 4. A 9' x 1-3/4" TELSIPAR POST WILL BE USED TO MOUNT EACH SIGN.
 5. SHORTER STREET NAME SHALL BE ON TOP.



CLIENT: CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET #300 DENVER, COLORADO 80206 PHONE NUMBER		CORPORATE RESERVE SUBDIVISION OF LOT 8 SIGNAGE LIGHTING AND PAVEMENT MARKING PLAN
PROJECT NO. 140256 DATE: 10-08-2015 DRAWING NO. 240F38 SHEET:	W/K/K WILLIS WUNKE KELLEY ASSOCIATES LTD. 511 S. CLARK ST. CHICAGO, ILLINOIS 60601 (312) 443-7755	DESIGN: [] DRAWN: [] CHECKED: [] SCALE: 1" = 50' PER CITY REVIEW LETTER DATED 11-13-15 DATE OF PREPARED: []

DATE PLOTTED: 10/28/15 10:47 AM

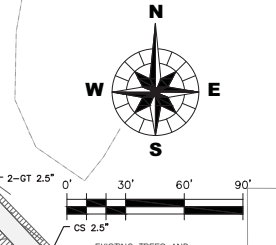


- NOTES:**
1. PARKWAY AND RIGHT-OF-WAY SHALL HAVE 6 INCHES TOPSOIL PLACEMENT AND TURF GRASS SEEDING.
 2. REMOVE ALL EXISTING PERENNIALS ALONG WOODWARD DRIVE AND REMOVE ANY DEAD TREES AND SHRUBS WITH THE NOTED SPECIES. EVENLY SPREAD 4" BLENDED COMPOST WITHIN EXISTING PLANTING BEDS AND TILL TO A DEPTH OF 12 INCHES. REPLANT WITH NOTED SPECIES.
 3. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF HYDRANTS, VALVE VAULTS, OR CURB BOXES.
 4. BUSHES AND SHRUBS SHALL BE MAINTAINED 5 FEET FROM WATER APPURTENANCES.
 5. ALL DEVIATIONS FROM THIS PLAN, INCLUDING THOSE DEEMED NECESSARY BY OBSERVED FIELD CONDITIONS AT THE TIME OF PLANTING, MUST BE APPROVED BY THE CITY OF ST. CHARLES.

5 LIMESTONE OUTCROPPING STONES TO BE RELOCATED AT ENTRY LANDSCAPE BED.

EXISTING TREE AND LANDSCAPE TO REMAIN

- LEGEND:**
- SOLID WOODEN FENCE (6' HEIGHT)
 - DECIDUOUS SHADE TREE (2.5" CALIPER MINIMUM)
 - ORNAMENTAL TREE (6' HEIGHT MINIMUM)
 - EVERGREEN TREE (6' HEIGHT MINIMUM)
 - SHRUBS (24" HEIGHT MINIMUM)
 - PERENNIALS
 - LOW-PROFILE PRAIRIE SEEDING
 - TURF GRASS SEEDING
 - PROP. LIMESTONE OUTCROP STONES
 - EXIST. LIMESTONE OUTCROP STONES
 - EXIST. SHADE TREE
 - EXIST. SHRUB
 - REMOVAL



**CORPORATE RESERVE
SUBDIVISION OF LOT 8
LANDSCAPING PLAN**

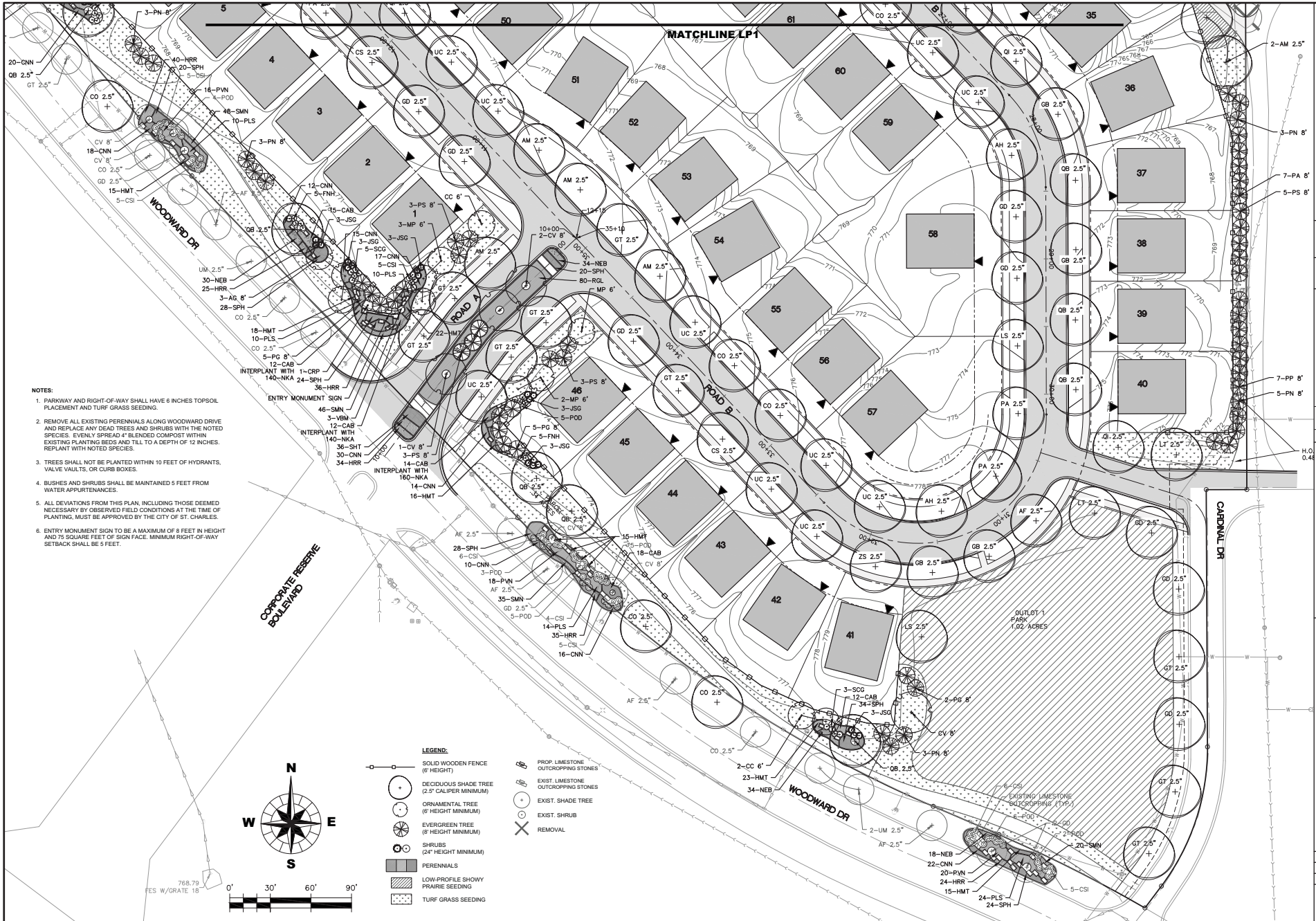
DATE	11/13/15
SCALE	1" = 30'
PROJECT	140256
CLIENT	CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC
ADDRESS	270 ST. PAUL STREET, #300 DENVER, COLORADO 80206
PHONE	443-7755

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

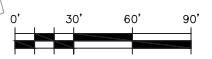
WILLI WUNKE KELLEY ASSOCIATES LTD.
2700 W. WOODWARD AVENUE, SUITE 200
ST. CHARLES, ILLINOIS 60144
(630) 443-7755

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

LP1



- NOTES:**
1. PARKWAY AND RIGHT-OF-WAY SHALL HAVE 6 INCHES TOPSOIL PLACEMENT AND TURF GRASS SEEDING.
 2. REMOVE ALL EXISTING PERENNIALS ALONG WOODWARD DRIVE AND REPLACE ANY DEAD TREES AND SHRUBS WITH THE NOTED SPECIES. EVENLY SPREAD 4" BLENDED COMPOST WITHIN EXISTING PLANTING BEDS AND TILL TO A DEPTH OF 12 INCHES. REPLANT WITH NOTED SPECIES.
 3. TREES SHALL NOT BE PLANTED WITHIN 10 FEET OF HYDRANTS, VALVE VAULTS, OR CURB BOXES.
 4. BUSHES AND SHRUBS SHALL BE MAINTAINED 5 FEET FROM WATER APURTANCES.
 5. ALL DEVIATIONS FROM THIS PLAN, INCLUDING THOSE DEEMED NECESSARY BY OBSERVED FIELD CONDITIONS AT THE TIME OF PLANTING, MUST BE APPROVED BY THE CITY OF ST. CHARLES.
 6. ENTRY MONUMENT SIGN TO BE A MAXIMUM OF 8 FEET IN HEIGHT AND 75 SQUARE FEET OF SIGN FACE. MINIMUM RIGHT-OF-WAY SETBACK SHALL BE 5 FEET.

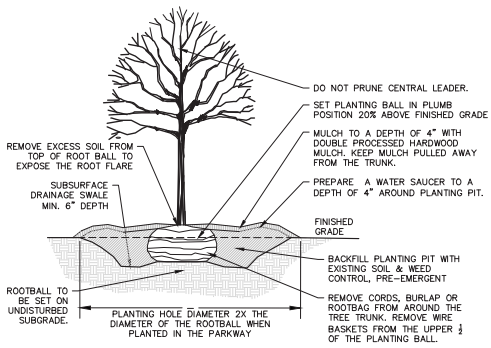


- LEGEND:**
- SOLID WOODEN FENCE (6' HEIGHT)
 - DECIDUOUS SHADE TREE (2.5" CALIPER MINIMUM)
 - ORNAMENTAL TREE (6' HEIGHT MINIMUM)
 - EVERGREEN TREE (6' HEIGHT MINIMUM)
 - SHRUBS (24" HEIGHT MINIMUM)
 - PERENNIALS
 - LOW-PROFILE SHOWY PRAIRIE SEEDING
 - TURF GRASS SEEDING
 - PROP. LIMESTONE OUTCROPPING STONES
 - EXIST. LIMESTONE OUTCROPPING STONES
 - EXIST. SHADE TREE
 - EXIST. SHRUB
 - REMOVAL

CLIENT: WILLI WUNKE KELLEY ASSOCIATES LTD. 270 ST. PAUL STREET, #300 DENVER, COLORADO 80202 (303) 443-7755		TITLE: CORPORATE RESERVE SUBDIVISION OF LOT 8 LANDSCAPING PLAN	
PROJECT NO. 140256 DATE: 10-08-2015 DRAWING NO. 26 OF 36 SHEET:	U.S. L.S. 1" = 30' S.C. 1" = 30' SCALE: 1" = 30' DATE: 10/8/2015 DRAWN BY: J. KELLEY CHECKED BY: J. KELLEY PROJECT NO. 140256	U.S. L.S. 1" = 30' S.C. 1" = 30' SCALE: 1" = 30' DATE: 10/8/2015 DRAWN BY: J. KELLEY CHECKED BY: J. KELLEY PROJECT NO. 140256	U.S. L.S. 1" = 30' S.C. 1" = 30' SCALE: 1" = 30' DATE: 10/8/2015 DRAWN BY: J. KELLEY CHECKED BY: J. KELLEY PROJECT NO. 140256
LP2			

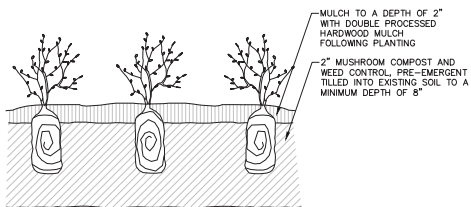
GENERAL NOTES

- ALL PLANTS SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
- 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."
- 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.
- 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 SURE PLANT GROWTH.
- 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 SPOOLS SHALL BE REMOVED FROM THE SITE.
- 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.
- ALL DIGGING OF TREES IN THE NURSERY AND ALL PLANTING SHALL BE DONE DURING THE PROPER SEASON.
- 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.
- 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.
- 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 GREPE 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.



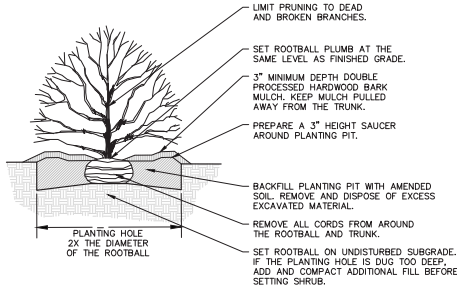
PERENNIAL PLANTING DETAIL

N.T.S.

LANDSCAPE PLANTINGS					
QUANTITY	CODE	SCIENTIFIC NAME	COMMON NAME	TYPE	SIZE
SHADE TREES					
5.0	AF	ACER FREEMANI 'JEFFERSRED'	AUTUMN BLOOM MAPLE	B & B	2.5" CALIPER
10.0	AM	ACER MAYBEI 'MORTON'	STATE STREET MAPLE	B & B	2.5" CALIPER
5.0	AH	AESCLULUS 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 'PRINCEITON 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	LIGUAMBAR STYRACIFLUA	AMERICAN SWEETGUM	B & B	2.5" CALIPER
5.0	LT	LIRIODENDRON TULIPIFERA	TULIP TREE	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 IMBERICARIA	SINGLE 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	8' HEIGHT
4.0	CV	CRATAEGUS VIRIDIS 'WINTER KING'	GREEN HAWTHORN	B & B	8' HEIGHT
10.0	MA	MALUS 'ADIRONDACK'	ADIRONDACK CRABAPPLE	B & B	8' HEIGHT
6.0	MP	MALUS 'PRAIRIE FIRE'	CRABAPPLE	B & B	8' 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
200.0 TOTAL TREE PLANTING					
SHRUBS					
5.0	CSI	CORNUS SERICEA 'NSANT'	REDOSBER DOGWOOD	CONTAINER	24" HEIGHT
1.0	CRP	COTINUS COGGYGROA 'ROYAL PURPLE'	PURPLE SMOKEBUSH	CONTAINER	36" HEIGHT
20.0	FNI	FORSYTHIA X INTERMEDIA 'NEW HAMPSHIRE GOLD'	NEW HAMPSHIRE GOLD FORSYTHIA	CONTAINER	24" HEIGHT
21.0	JSH	JUNIPERUS X PFTZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	CONTAINER	24" HEIGHT
5.0	POD	PHYSOCARPUS OPUULIFOLIUS '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
190.0 TOTAL SHRUB PLANTING					
PERENNIALS					
83.0	CAB	CALAMAGROSTIS ARUNDINCEA VAR. BRACHYTRICHA	KOREAN LEATHER REED GRASS	CONTAINER	3 GALLON - 36" O.C.
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.
154.0	NEB	NEPETA RACEMOSA 'EARLY BIRD'	EARLY BIRD CATMINT	CONTAINER	1 GALLON - 18" O.C.
72.0	PVN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	CONTAINER	3 GALLON - 36" O.C.
80.0	PLS	PEROVSKIA ATRIPLEXIFOLIA	RUSSIAN SAGE	CONTAINER	3 GALLON - 36" O.C.
102.0	SPH	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSSEED	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					
BULBS					
440	NKA	NARCISSUS 'KING ALFRED'	KING ALFRED DAFFOIL	BULB	INTERPLANT W/ CAB

SHRUB PLANTING DETAIL

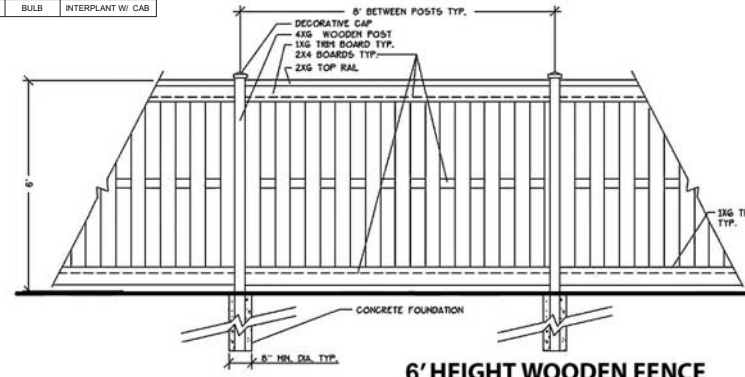
N.T.S.



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
TOTAL LANDSCAPE AREA	316,985.9 SQFT
PERCENTAGE OF IMPERVIOUS AREA	34.2%
PERCENTAGE OF LANDSCAPE AREA	65.8%
PARKWAY LANDSCAPE AREA	18,789.8 SQFT

LOW-PROFILE SHOWY PRAIRIE SEEDING		
RATE (LBS/ACRE)	SCIENTIFIC NAME	COMMON NAME
1.000	AGROPYRON TRACHYCALLUM	SLENDER WHEAT GRASS
3.000	ANDROPOGON SCOPARIUS	LITTLE BLUE STEM
1.000	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA
1.000	ELIMYS CANADENSIS	CANADA WILD RYE
1.000	ELIMYS 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 HELIANTHODES	OX-EYE SUNFLOWER
0.250	LIATRIS ASPERA	BUTTON SUNFLOWER
0.125	LIATRIS SPICATA	SPIKED GAYFEATHER
0.250	LUPINUS PERENNIS OCCIDENTALIS	LUPINE
0.063	MONARDA FISTULOSA	WILD BERGAMOT
0.188	PENSTEMON DIGITALIS	FOXGLOVE BEARTOUNGE
0.500	PETALOSTEMUM PURPUREUM	PURPLE PRAIRIE CLOVER
0.063	PYCANANTHEMUM VIRGINIANUM	COMMON MOUNTAIN MINT
0.625	RATIBIDA PINNATA	YELLOW CONEFLOWER
0.750	RUBICECKA 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



6' HEIGHT WOODEN FENCE
 NOT TO SCALE

CORPORATE RESERVE
 SUBDIVISION OF LOT 8
 LANDSCAPING PLAN

DATE	BY	SCALE	TITLE
11/13/15	PL	AS SHOWN	LANDSCAPING PLAN

CLIENT: **CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC**
 270 ST. PAUL STREET, #300
 DENVER, COLORADO 80202
 PHONE NUMBER

WILLI WUNKE KELLEY ASSOCIATES LTD.
 415 WOODEN POST
 ST. CHARLES, ILLINOIS 60174
 (630) 443-7755

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. 270F.36
 SHEET:

LP3

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMIT
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	X	TS	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.	X	
	PERMANENT SEEDING	X	PS	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X
	DORMANT SEEDING	X	DS	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.	X	X
	SODDING	X	SO	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGEWAYS WHERE SEEDING MAY BE DIFFICULT.		X
NON VEGETATIVE SOIL COVER	PLANTS, TREES, & SHRUBS	X	GC	PROVIDES GROUND COVER, SHRUBS AND TREES IN ADDITION TO PERMANENT VEGETATION OF A FINAL LANDSCAPE PLAN ALONG WITH SHRUBS AND TREES.		X
	MULCHING	X	M	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. CONTROLS UNWANTED VEGETATION AND PRESERVES MOISTURE. PROVIDES COVER WHERE VEGETATION CANNOT BE ESTABLISHED.	X	
	EROSION CONTROL BLANKET	X	EB	PROTECTS AND PRESERVES MOISTURE FOR PERMANENT SEEDING ON STEEP SLOPES, AREAS OF PERIODIC CONCENTRATED RUNOFF (DITCHES) OR IN AREAS THAT MAY BE DAMAGED BY PEDESTRIAN TRAFFIC.	X	
	AGGREGATE COVER	X	AG	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.	X	X
DIVERSIONS	PAVING	X	P	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X
	RIDGE DIVERSION		RD	TYPICALLY USED ABOVE SLOPES. USED WHERE AN EXCESS OF SOIL IS AVAILABLE.		
	CHANNEL DIVERSION		CD	TYPICALLY USED AT TOP OR BASE OF SLOPES. USED WHEN EXCESS SOIL IS NOT AVAILABLE.		
	COMBINATION DIVERSION		DC	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.		
WATERWAYS	CURB AND GUTTER	X	CG	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.	X	X
	BENCHES		B	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.		
	BARE CHANNEL		BC	PROVIDES MEANS OF CONVEYING RUNOFF TO DESIRED LOCATION. MAY BE USED TO DRAIN DEPRESSIONAL AREAS. ONLY APPLICABLE WHEN VELOCITY OF FLOW IS VERY LOW.		
	STRUCTURAL STREAMBANK STABILIZATION		SS	PROTECTS STREAMBANKS FROM EROSION FORCE OF FLOWING WATER.		
ENCLOSED DRAINAGE	VEGETATIVE CHANNEL		VC	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.		
	VEGETATIVE STREAMBANK STABILIZATION		VS	PROTECTS STREAMBANKS FROM EROSION FORCE OF FLOWING WATER AND PROVIDES NATURAL, PLEASING APPEARANCE.		
	LINED CHANNEL	X	LC	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.	X	X
	DITCH CHECKS		SDC	USED IN DITCHES TO RETARD THE VELOCITY OF WATER IN A DITCH TO MINIMIZE SOIL EROSION PRIOR TO THE DITCH BEING VEGETATED.		
SPILLWAYS	STORM SEWER	X	ST	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.	X	X
	UNDERDRAIN		UD	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.		
	STRAIGHT PIPE SPILLWAY		SS	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		
	DROP INLET SPILLWAY		DIS	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		
OUTLETS	WEIR SPILLWAY		W	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		
	BOX INLET WEIR SPILLWAY		BS	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		
	LINED APRON	X	LA	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.	X	X
	EMBANKMENT SEDIMENT BASIN		ES	USED WHERE TOPOGRAPHY LENDS ITSELF TO CONSTRUCTING A DAM AND EARTH FILL IS AVAILABLE.		
SEDIMENT BASINS	EXCAVATED SEDIMENT BASIN		XS	USED WHERE EMBANKMENT COULD CAUSE A HAZARD DOWNSTREAM IN CASE OF FAILURE AND WHEN EXCESS EARTH FILL IS NOT AVAILABLE.		
	COMBINATION SEDIMENT BASIN		CS	USED WHEN TOPOGRAPHY IS SUITABLE BUT ADDITIONAL CAPACITY IS NEEDED.		
	BARRIER FILTER	X	BF	USED TO FILTER SEDIMENT FROM RUNOFF.	X	
SEDIMENT FILTERS	VEGETATIVE FILTER		VF	USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.		
	FILTER FABRIC	X	FF	USED FOR ROADWAY CURB INLETS.	X	
	SILT FENCE	X	SF	USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF.	X	
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE	X	SE	PREVENTS MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.	X	
	DUST AND TRAFFIC CONTROL	X	DT	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.	X	

CONSTRUCTION STAGING:

CORPORATE RESERVE

PRE-CONSTRUCTION

INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE CONSTRUCTION AND STAGING AREA. STABILIZE CONSTRUCTION ENTRANCE AND SILT FENCE.

STAGE 1

1. GRADE BASINS FOR SEDIMENT STORAGE
2. MASS GRADE REMAINING SITE
3. ADD DITCH CHECKS
4. INSTALL STORM SEWERS AND OTHER UTILITIES
5. INSTALL LINED APRONS AND INLET PROTECTION

STAGE 2

1. INITIATE STABILIZATION WHERE APPLICABLE
2. PAVE AND INSTALL CURB AND GUTTERS, SIDEWALKS, AND ALL OTHER IMPERVIOUS SURFACES

STAGE 3

1. REMOVE SOIL EROSION AND SEDIMENTATION CONTROL MEASURES WHICH ARE NO LONGER REQUIRED

CONSTRUCTION STAGING NOTES:

THE CONTRACTOR WILL NOT BE ALLOWED TO CLEAR MORE THAN ONE STAGE AT A TIME. SOIL STABILIZATION (TEMPORARY OR PERMANENT) MUST BE COMPLETED WITHIN 48 HOURS OF OPENING THE SOIL TO THE ELEMENTS. PERMANENT SOIL STABILIZATION WILL BE INSTALLED PRIOR TO STARTING THE NEXT STAGE OF CONSTRUCTION.

WINTER SHUT DOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER TO PROVIDE PROPER SOIL EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET, HEAVY MULCH, OR HYDRO MULCH.

CONTRACTOR CERTIFICATION

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (LR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

GENERAL CONTRACTOR

SIGNATURE _____ TITLE _____ DATE _____

COMPANY

SUB-CONTRACTOR RESPONSIBLE FOR:

SIGNATURE _____ TITLE _____ DATE _____

COMPANY

WITNESSED BY OWNER

SIGNATURE _____ TITLE _____ DATE _____

COMPANY

THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL GENERAL AND SPECIAL REQUIREMENTS, CONDITIONS, AND PROVISIONS OR ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS ISSUED FOR THIS PROJECT.

WILLS BURKE KELSEY ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN, INCLUDING MAINTENANCE AND/OR REPAIR OF SOIL EROSION AND SEDIMENT CONTROL MEASURES, OR FOR COMPLIANCE OF THE CONTRACTORS (AND SUB-CONTRACTORS) WITH THE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

INSPECTION AND MAINTENANCE TABLE

ACTIVITY	RESPONSIBLE PARTY	DURATION
MAINTENANCE OF STABILIZATION DURING CONSTRUCTION		DURING CONSTRUCTION AS NEEDED
OBSERVATION OF STABILIZATION DURING CONSTRUCTION		WEEKLY AND WITHIN 24 HRS AFTER RAINFALL EVENT OF 0.5" OR GREATER
VEGETATION MAINTENANCE		1 YEAR FROM COMPLETION
VEGETATION AND STABILIZATION MAINTENANCE		ONGOING FROM PROJECT COMPLETION

SOIL PROTECTION SCHEDULE

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

- A. SEE LANDSCAPE PLAN.
- B. SEE LANDSCAPE PLAN.
- C. SPRING OATS 100 LBS/ACRE
- D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
- E. SOD
- F. STRAW MULCH 2 TONS/ACRE.

- * IRRIGATION NEEDED DURING JUNE AND JULY.
- ** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

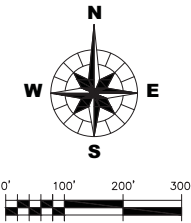
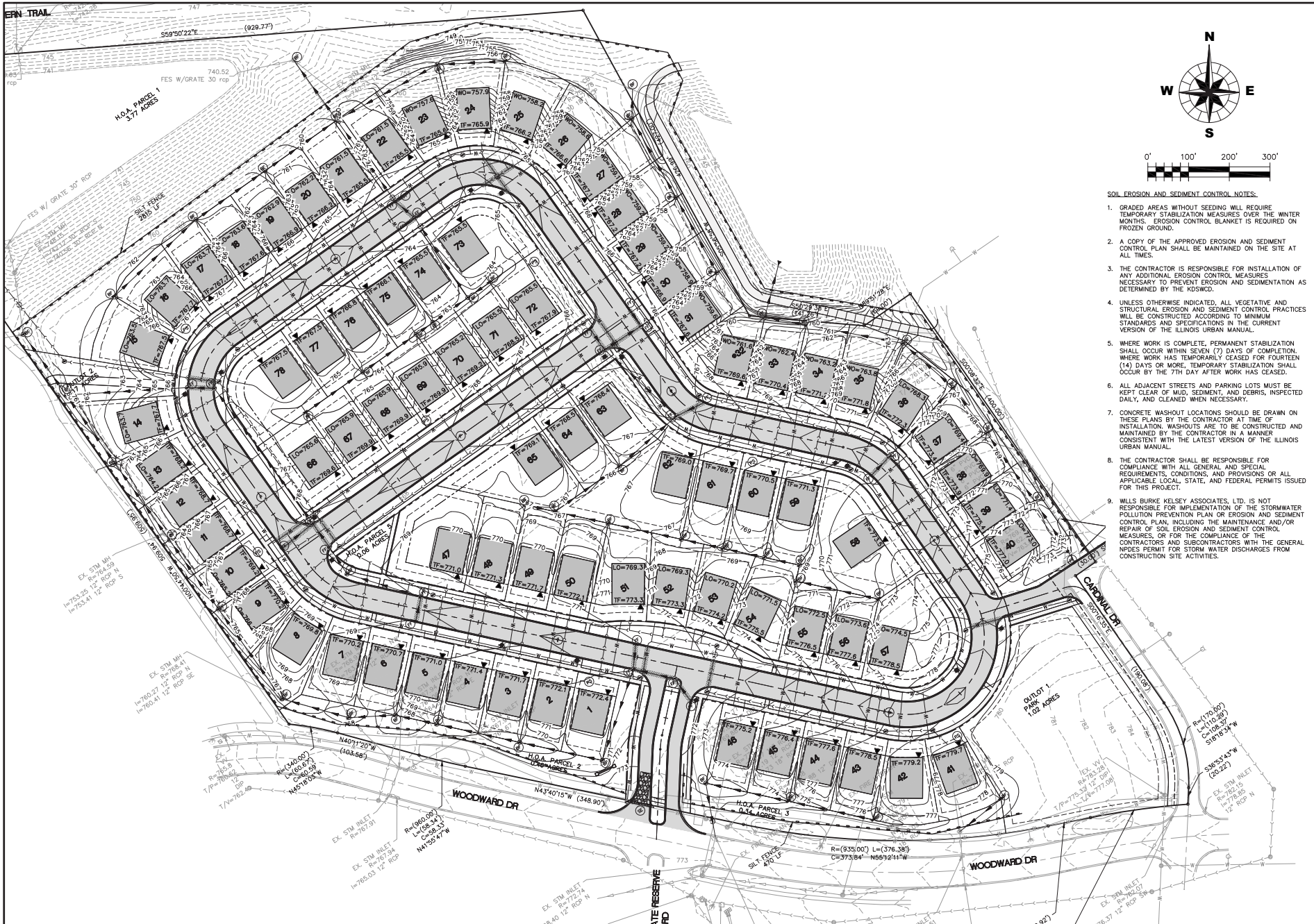
CORPORATE RESERVE SUBDIVISION OF LOT 8
STORMWATER POLLUTION PREVENTION PLAN

DATE: 10-08-2015
 DRAWING NO. 290f38
 SHEET: SW2

WILLS BURKE KELSEY ASSOCIATES LTD.
DEVELOPMENT PARTNERS, LLC
 270 ST. PAUL STREET, #300
 DENVER, COLORADO 80206
 PHONE NUMBER

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. 290f38
 SHEET: SW2

SW2



- SOIL EROSION AND SEDIMENT CONTROL NOTES:**
1. GRADED AREAS WITHOUT SEEDING WILL REQUIRE TEMPORARY STABILIZATION MEASURES OVER THE WINTER MONTHS. EROSION CONTROL BLANKET IS REQUIRED ON FROZEN GROUND.
 2. A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON THE SITE AT ALL TIMES.
 3. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION AS DETERMINED BY THE KDSWCD.
 4. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE CURRENT VERSION OF THE ILLINOIS URBAN MANUAL.
 5. WHERE WORK IS COMPLETE, PERMANENT STABILIZATION SHALL OCCUR WITHIN SEVEN (7) DAYS OF COMPLETION, WHERE WORK HAS TEMPORARILY CEASED FOR FOURTEEN (14) DAYS OR MORE, TEMPORARY STABILIZATION SHALL OCCUR BY THE 7TH DAY AFTER WORK HAS CEASED.
 6. ALL ADJACENT STREETS AND PARKING LOTS MUST BE KEPT CLEAR OF MUD, SEDIMENT, AND DEBRIS, INSPECTED DAILY, AND CLEANED WHEN NECESSARY.
 7. CONCRETE WASHOUT LOCATIONS SHOULD BE DRAWN ON THESE PLANS BY THE CONTRACTOR AT TIME OF INSTALLATION. WASHOUTS ARE TO BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN A MANNER CONSISTENT WITH THE LATEST VERSION OF THE ILLINOIS URBAN MANUAL.
 8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL GENERAL, AND SPECIAL REQUIREMENTS, CONDITIONS, AND PROVISIONS OR ALL APPLICABLE LOCAL, STATE, AND FEDERAL PERMITS ISSUED FOR THIS PROJECT.
 9. WILLS BURKE KELSEY ASSOCIATES, LTD. IS NOT RESPONSIBLE FOR IMPLEMENTATION OF THE STORMWATER POLLUTION PREVENTION PLAN OR EROSION AND SEDIMENT CONTROL PLAN, INCLUDING THE MAINTENANCE AND/OR REPAIR OF SOIL EROSION AND SEDIMENT CONTROL MEASURES, OR FOR THE COMPLIANCE OF THE CONTRACTORS AND SUBCONTRACTORS WITH THE GENERAL NPDES PERMIT FOR STORM WATER DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES.

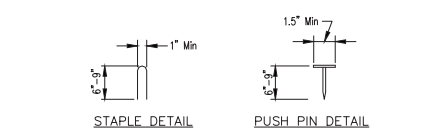
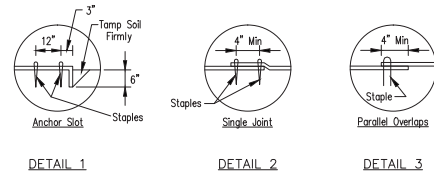
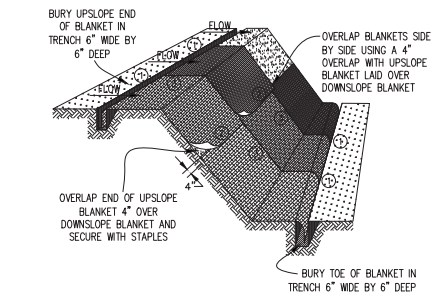
CORPORATE RESERVE SUBDIVISION OF LOT 8
SOIL EROSION SEDIMENTATION CONTROL PLAN

DATE	BY	SCALE
10/08/2015	WJK	1" = 100'

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

WILLS BURKE KELSEY ASSOCIATES LTD.
 2106 20TH ST
 ST. CHARLES, ILLINOIS 60144
 (630) 443-7755

PROJECT NO. 140256
 DATE: 10-08-2015
 DRAWING NO. 300F 38
 SHEET:
SE1

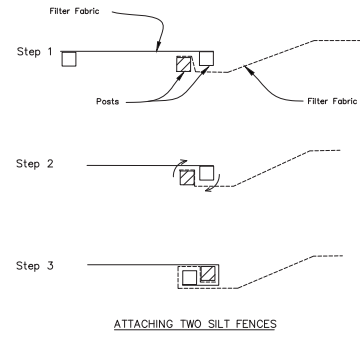


- NOTES:
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
 2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
 3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
 4. All anchor slots shall be stapled at approximately 12" intervals.

EROSION CONTROL BLANKET INSTALLATION DETAILS

DESIGNED	DATE	BY
CHECKED	DATE	BY
APPROVED	DATE	BY

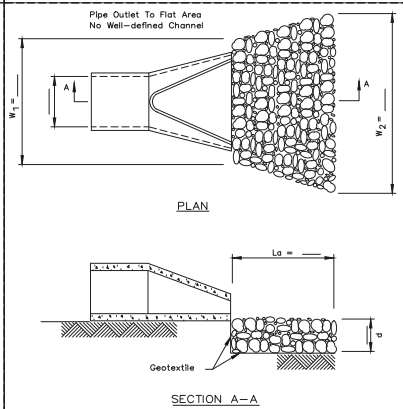
SILT FENCE - SPLICING TWO FENCES



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

REFERENCE Project	DATE	STANDARD DWG. NO.	REFERENCE Project	DATE	STANDARD DWG. NO.
Designed	DATE	IL-620B(W)	Designed	DATE	IL-610
Checked	DATE	SHEET 1 OF 1	Checked	DATE	SHEET 1 OF 1
Approved	DATE	3-16-2012	Approved	DATE	3-16-93

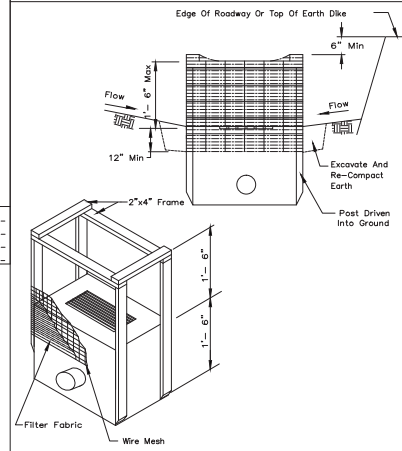
PIPE OUTLET TO FLAT AREA



- NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class , or II . III
 2. The rock riprap shall meet the IDOT requirements for the following gradation: RR - Quality
 3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

DESIGN	DATE	BY
CHECKED	DATE	BY
APPROVED	DATE	BY

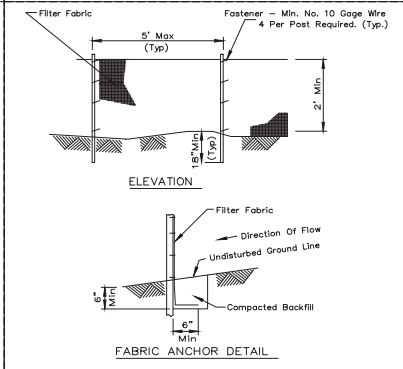
INLET PROTECTION - FABRIC DROP PLAN



- NOTES:
1. Filter fabric shall meet the requirement of material specification 592 GEOTEXTILE table 1 or 2, class , with an EOS of at least 30 for nonwoven and 50 for woven.
 2. The wire mesh shall have a maximum opening of at least 6 inches.
 3. Limit drainage area to the inlet protection to 1 acre.

REFERENCE Project	DATE	STANDARD DWG. NO.	REFERENCE Project	DATE	STANDARD DWG. NO.
Designed	DATE	IL-560	Designed	DATE	IL-620
Checked	DATE	SHEET 1 OF 1	Checked	DATE	SHEET 1 OF 2
Approved	DATE	6-29-93	Approved	DATE	11-20-01

SILT FENCE PLAN



- NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
 2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 50 for woven.
 3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

DESIGN	DATE	BY
CHECKED	DATE	BY
APPROVED	DATE	BY

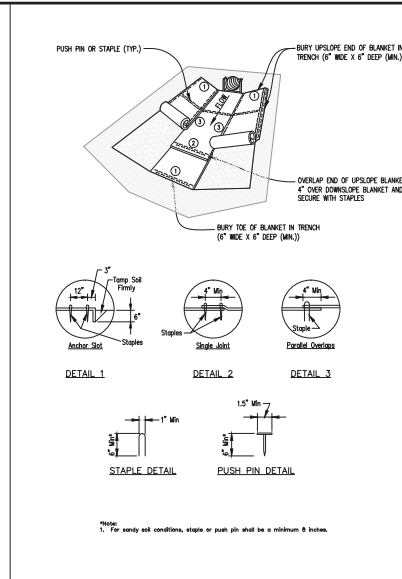
CORPORATE RESERVE SUBDIVISION OF LOT 8
SOIL EROSION SEDIMENTATION CONTROL PLAN DETAILS

DESIGN	DATE	BY
CHECKED	DATE	BY
APPROVED	DATE	BY

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

WILLI WANKEL KELLEY ASSOCIATES LTD.
2700 W. 10th Ave, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE: 10-08-2015
DRAWING NO. **31 OF 38**
SHEET:
SE2

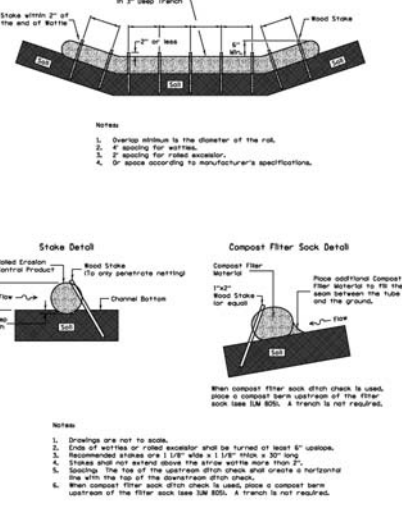


PROJECT	DATE	DESIGNED	DATE	CHECKED	DATE	APPROVED	DATE

EROSION CONTROL BLANKET TURF REINFORCEMENT MAT

STANDARD DWG. NO. IUM-514
SHEET 1 OF 1
DATE 8-18-11

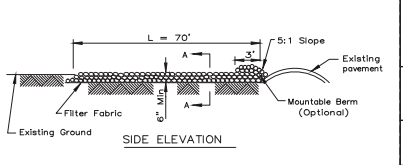
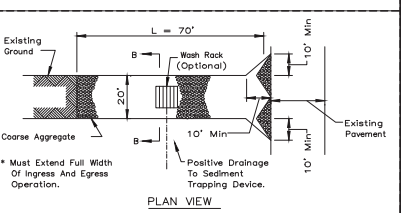
ROLLED EROSION CONTROL PRODUCTS



PROJECT	DATE	DESIGNED	DATE	CHECKED	DATE	APPROVED	DATE

STANDARD DWG. NO. IUM-514
SHEET 1 OF 1
DATE 8-18-11

STABILIZED CONSTRUCTION ENTRANCE PLAN



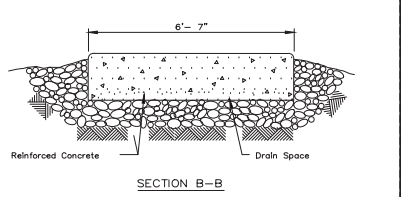
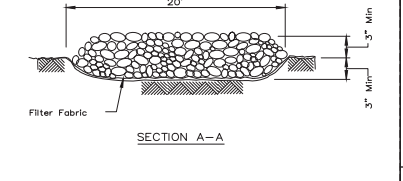
NOTES:
1. Filter fabric shall meet the requirements of material specification 552 GEOTEXTILE, Table 1 or 2, Class 1 and 2. It shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following DOT course aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturer's specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

PROJECT	DATE	DESIGNED	DATE	CHECKED	DATE	APPROVED	DATE

STABILIZED CONSTRUCTION ENTRANCE PLAN

STANDARD DWG. NO. IL-630
SHEET 1 OF 2
DATE 8-18-04

STABILIZED CONSTRUCTION ENTRANCE PLAN



PROJECT	DATE	DESIGNED	DATE	CHECKED	DATE	APPROVED	DATE

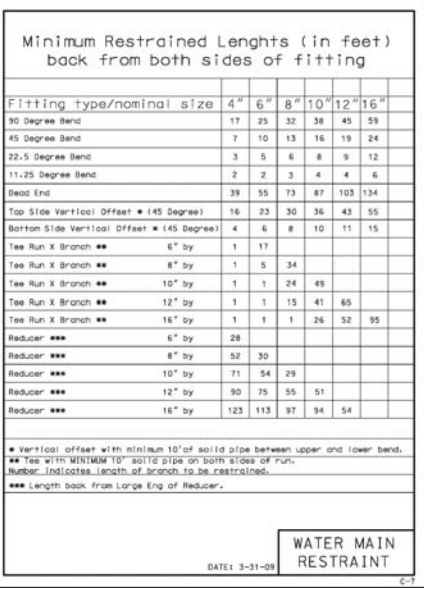
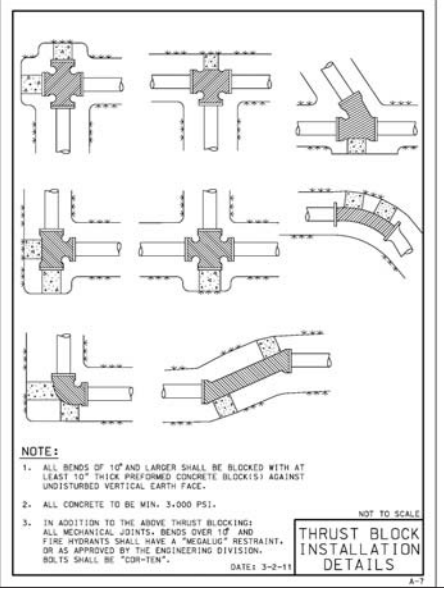
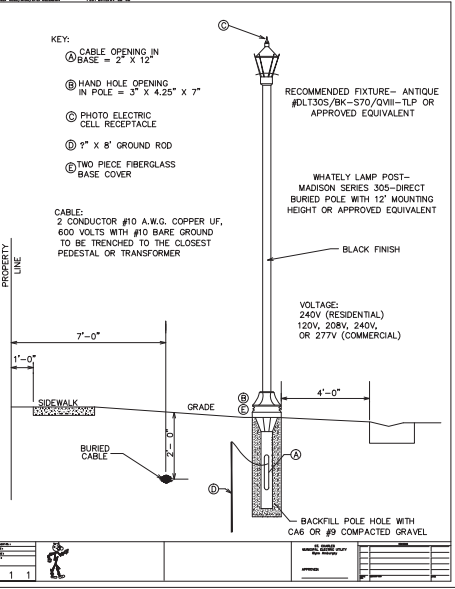
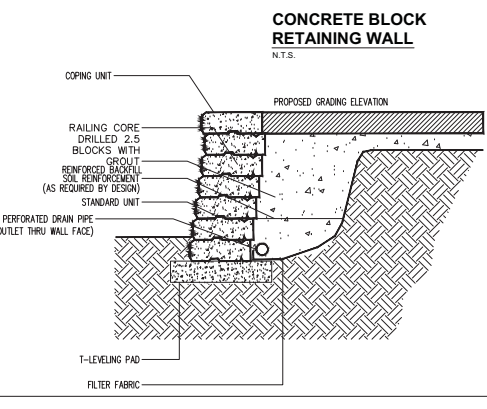
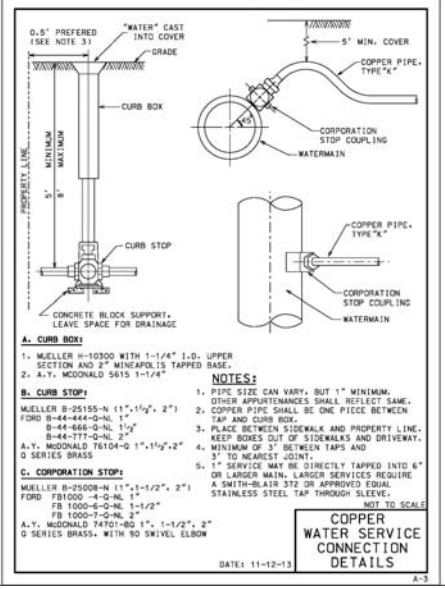
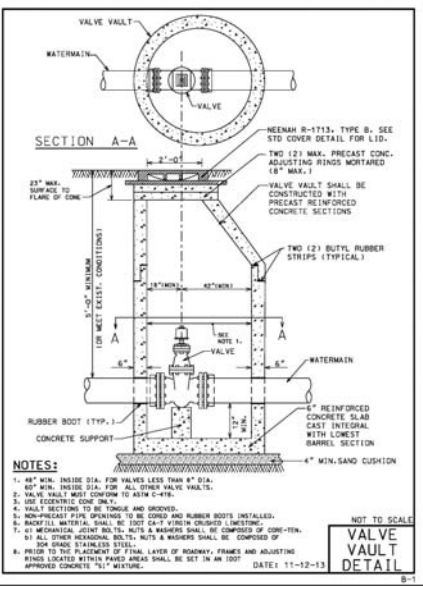
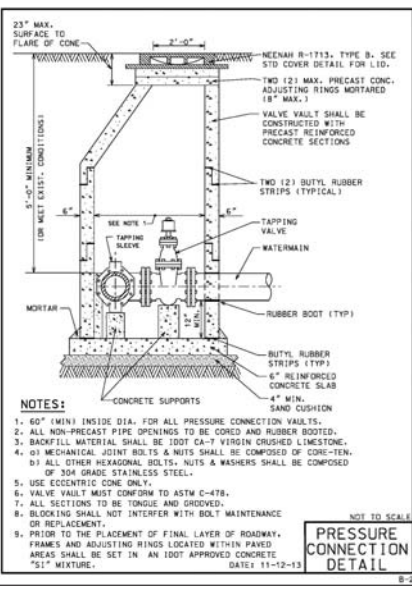
STANDARD DWG. NO. IL-630
SHEET 2 OF 2
DATE 8-18-04

CORPORATE RESERVE SUBDIVISION OF LOT 8		SOIL EROSION SEDIMENTATION CONTROL PLAN	
DISCN.	ASE	ASE	SCL
DOWN	CONCD.	CONCD.	SCALE: N/A
PROJECT NO. 140256		DATE: 10-08-2015	
DRAWING NO. 320F-38		SHEET:	

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

WILLI WUNKE KELSEY ASSOCIATES LTD.
1111 W. 19th Ave 201
St Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 140256
DATE: 10-08-2015
DRAWING NO. 320F-38
SHEET:
SE3



CORPORATE RESERVE SUBDIVISION OF LOT 8

DETAILS

DATE: 11-12-13

SCALE: 1" = 100'

DATE: 11-12-13

SCALE: 1" = 100'

DATE: 11-12-13

SCALE: 1" = 100'

CLIENT: WILLIAMS KELLEY ASSOCIATES LTD. DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET, #300 DENVER, COLORADO 80206 PHONE NUMBER (303) 443-7755

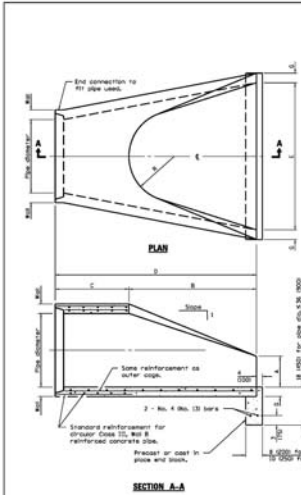
PROJECT NO. 140256

DATE: 10-08-2015

DRAWING NO. 340F-38

SHEET:

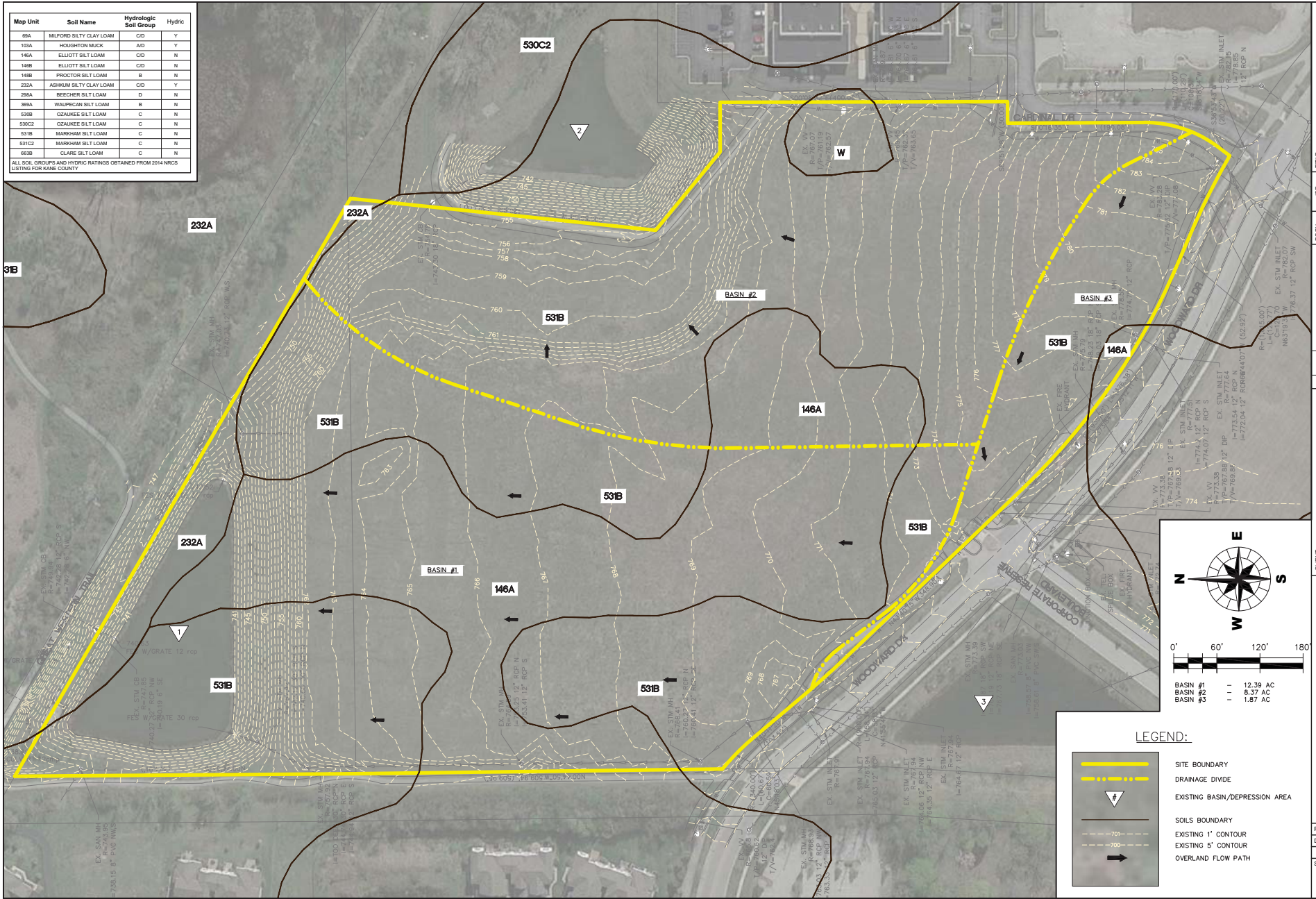
DT2



PIPE SIZE	WALL	A	B	C	D	E	G	H	APPROX. WEIGHT
12	12	2	4	24	4'-0"	4'-0"	24	3	18.4
15	15	2	4	24	4'-0"	4'-0"	24	3	20.8
18	18	2	4	24	4'-0"	4'-0"	24	3	23.2
21	21	2	4	24	4'-0"	4'-0"	24	3	25.6
24	24	2	4	24	4'-0"	4'-0"	24	3	28.0
27	27	2	4	24	4'-0"	4'-0"	24	3	30.4
30	30	2	4	24	4'-0"	4'-0"	24	3	32.8
33	33	2	4	24	4'-0"	4'-0"	24	3	35.2
36	36	2	4	24	4'-0"	4'-0"	24	3	37.6
39	39	2	4	24	4'-0"	4'-0"	24	3	40.0
42	42	2	4	24	4'-0"	4'-0"	24	3	42.4
45	45	2	4	24	4'-0"	4'-0"	24	3	44.8
48	48	2	4	24	4'-0"	4'-0"	24	3	47.2
51	51	2	4	24	4'-0"	4'-0"	24	3	49.6
54	54	2	4	24	4'-0"	4'-0"	24	3	52.0
57	57	2	4	24	4'-0"	4'-0"	24	3	54.4
60	60	2	4	24	4'-0"	4'-0"	24	3	56.8
63	63	2	4	24	4'-0"	4'-0"	24	3	59.2
66	66	2	4	24	4'-0"	4'-0"	24	3	61.6
69	69	2	4	24	4'-0"	4'-0"	24	3	64.0
72	72	2	4	24	4'-0"	4'-0"	24	3	66.4
75	75	2	4	24	4'-0"	4'-0"	24	3	68.8
78	78	2	4	24	4'-0"	4'-0"	24	3	71.2
81	81	2	4	24	4'-0"	4'-0"	24	3	73.6
84	84	2	4	24	4'-0"	4'-0"	24	3	76.0
87	87	2	4	24	4'-0"	4'-0"	24	3	78.4
90	90	2	4	24	4'-0"	4'-0"	24	3	80.8
93	93	2	4	24	4'-0"	4'-0"	24	3	83.2
96	96	2	4	24	4'-0"	4'-0"	24	3	85.6
99	99	2	4	24	4'-0"	4'-0"	24	3	88.0
102	102	2	4	24	4'-0"	4'-0"	24	3	90.4
105	105	2	4	24	4'-0"	4'-0"	24	3	92.8
108	108	2	4	24	4'-0"	4'-0"	24	3	95.2
111	111	2	4	24	4'-0"	4'-0"	24	3	97.6
114	114	2	4	24	4'-0"	4'-0"	24	3	100.0
117	117	2	4	24	4'-0"	4'-0"	24	3	102.4
120	120	2	4	24	4'-0"	4'-0"	24	3	104.8
123	123	2	4	24	4'-0"	4'-0"	24	3	107.2
126	126	2	4	24	4'-0"	4'-0"	24	3	109.6
129	129	2	4	24	4'-0"	4'-0"	24	3	112.0
132	132	2	4	24	4'-0"	4'-0"	24	3	114.4
135	135	2	4	24	4'-0"	4'-0"	24	3	116.8
138	138	2	4	24	4'-0"	4'-0"	24	3	119.2
141	141	2	4	24	4'-0"	4'-0"	24	3	121.6
144	144	2	4	24	4'-0"	4'-0"	24	3	124.0
147	147	2	4	24	4'-0"	4'-0"	24	3	126.4
150	150	2	4	24	4'-0"	4'-0"	24	3	128.8
153	153	2	4	24	4'-0"	4'-0"	24	3	131.2
156	156	2	4	24	4'-0"	4'-0"	24	3	133.6
159	159	2	4	24	4'-0"	4'-0"	24	3	136.0
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165	165	2	4	24	4'-0"	4'-0"	24	3	140.8
168	168	2	4	24	4'-0"	4'-0"	24	3	143.2
171	171	2	4	24	4'-0"	4'-0"	24	3	145.6
174	174	2	4	24	4'-0"	4'-0"	24	3	148.0
177	177	2	4	24	4'-0"	4'-0"	24	3	150.4
180	180	2	4	24	4'-0"	4'-0"	24	3	152.8
183	183	2	4	24	4'-0"	4'-0"	24	3	155.2
186	186	2	4	24	4'-0"	4'-0"	24	3	157.6
189	189	2	4	24	4'-0"	4'-0"	24	3	160.0
192	192	2	4	24	4'-0"	4'-0"	24	3	162.4
195	195	2	4	24	4'-0"	4'-0"	24	3	164.8
198	198	2	4	24	4'-0"	4'-0"	24	3	167.2
201	201	2	4	24	4'-0"	4'-0"	24	3	169.6
204	204	2	4	24	4'-0"	4'-0"	24	3	172.0
207	207	2	4	24	4'-0"	4'-0"	24	3	174.4
210	210	2	4	24	4'-0"	4'-0"	24	3	176.8
213	213	2	4	24	4'-0"	4'-0"	24	3	179.2
216	216	2	4	24	4'-0"	4'-0"	24	3	181.6
219	219	2	4	24	4'-0"	4'-0"	24	3	184.0
222	222	2	4	24	4'-0"	4'-0"	24	3	186.4
225	225	2	4	24	4'-0"	4'-0"	24	3	188.8
228	228	2	4	24	4'-0"	4'-0"	24	3	191.2
231	231	2	4	24	4'-0"	4'-0"	24	3	193.6
234	234	2	4	24	4'-0"	4'-0"	24	3	196.0
237	237	2	4	24	4'-0"	4'-0"	24	3	198.4
240	240	2	4	24	4'-0"	4'-0"	24	3	200.8
243	243	2	4	24	4'-0"	4'-0"	24	3	203.2
246	246	2	4	24	4'-0"	4'-0"	24	3	205.6
249	249	2	4	24	4'-0"	4'-0"	24	3	208.0
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255	255	2	4	24	4'-0"	4'-0"	24	3	212.8
258	258	2	4	24	4'-0"	4'-0"	24	3	215.2
261	261	2	4	24	4'-0"	4'-0"	24	3	217.6
264	264	2	4	24	4'-0"	4'-0"	24	3	220.0
267	267	2	4	24	4'-0"	4'-0"	24	3	222.4
270	270	2	4	24	4'-0"	4'-0"	24	3	224.8
273	273	2	4	24	4'-0"	4'-0"	24	3	227.2
276	276	2	4	24	4'-0"	4'-0"	24	3	229.6
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285	285	2	4	24	4'-0"	4'-0"	24	3	236.8
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291	291	2	4	24	4'-0"	4'-0"	24	3	241.6
294	294	2	4	24	4'-0"	4'-0"	24	3	244.0
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300	300	2	4	24	4'-0"	4'-0"	24	3	248.8
303	303	2	4	24	4'-0"	4'-0"	24	3	251.2
306	306	2	4	24	4'-0"	4'-0"	24	3	253.6
309	309	2	4	24	4'-0"	4'-0"	24	3	256.0
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315	315	2	4	24	4'-0"	4'-0"	24	3	260.8
318	318	2	4	24	4'-0"	4'-0"	24	3	263.2
321	321	2	4	24	4'-0"	4'-0"	24	3	265.6
324	324	2	4	24	4'-0"	4'-0"	24	3	268.0
327	327	2	4	24	4'-0"	4'-0"	24	3	270.4
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333	333	2	4	24	4'-0"	4'-0"	24	3	275.2
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360	360	2	4	24	4'-0"	4'-0"	24	3	296.8
363	363	2	4	24	4'-0"	4'-0"	24	3	299.2
366	366	2	4	24	4'-0"	4'-0"	24	3	301.6
369	369	2	4	24	4'-0"	4'-0"	24	3	304.0
372	372	2	4	24	4'-0"	4'-0"	24	3	306.4
375	375	2	4	24	4'-0"	4'-0"	24	3	308.8
378	378	2	4	24	4'-0"	4'-0"	24	3	311.2
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384	384	2	4	24	4'-0"	4'-0"	24	3	316.0
387	387	2	4	24	4'-0"	4'-0"	24	3	318.4
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393	393	2	4	24	4'-0"	4'-0"	24	3	323.2
396	396	2	4	24	4'-0"	4'-0"	24	3	325.6
399	399	2	4	24	4'-0"	4'-0"	24	3	328.0
402	402	2	4	24	4'-0"	4'-0"	24	3	330.4
405	405	2	4	24	4'-0"	4'-0"	24	3	332.8
408	408	2	4	24	4'-0"	4'-0"	24	3	335.2
411	411	2	4	24	4'-0"	4'-0"	24	3	337.6
414	414	2	4	24	4'-0"	4'-0"	24	3	340.0
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423	423	2	4	24	4'-0"	4'-0"	24	3	347.2
426	426	2	4	24	4'-0"	4'-0"	24	3	349.6
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438	438	2	4	24	4'-0"	4'-0"	24	3	359.2
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447	447	2	4	24	4'-0"	4'-0"	24	3	366.4
450	450	2	4	24	4'-0"	4'-0"	24	3	368.8
453	453	2	4	24	4'-0"	4'-0"	24	3	371.2
456	456	2	4	24	4'-0"	4'-0"	24	3	373.6
459	459	2	4	24	4'-0"	4'-0"	24	3	376.0
462	462	2	4	24	4'-0"	4'-0"	24	3	378.4
465	465	2	4	24	4'-0"	4'-0"	24	3	380.8
468	468	2	4	24	4'-0"	4'-0"	24	3	383.2
471	471	2	4	24	4'-0"	4'-0"	24	3	385.6
474	474	2	4	24	4'-0"	4'-0"	24	3	388.0
477									

Map Unit	Soil Name	Hydrologic Soil Group	Hydric
69A	MILFORD SILTY CLAY LOAM	C/D	Y
103A	HOUGHTON MUCK	A/D	Y
146A	ELLIOTT SILT LOAM	C/D	N
146B	ELLIOTT SILT LOAM	C/D	N
148B	PROCTOR SILT LOAM	B	N
232A	ASHKUM SILTY CLAY LOAM	C/D	Y
298A	BEECHER SILT LOAM	D	N
369A	WALPECAN SILT LOAM	B	N
530B	OZAUKEE SILT LOAM	C	N
530C2	OZAUKEE SILT LOAM	C	N
531B	MARKHAM SILT LOAM	C	N
531C2	MARKHAM SILT LOAM	C	N
663B	CLARE SILT LOAM	C	N

ALL SOIL GROUPS AND HYDRIC RATINGS OBTAINED FROM 2014 NRCS LISTING FOR KANE COUNTY



LEGEND:

- SITE BOUNDARY
- DRAINAGE DIVIDE
- EXISTING BASIN/DEPRESSION AREA
- SOILS BOUNDARY
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- OVERLAND FLOW PATH

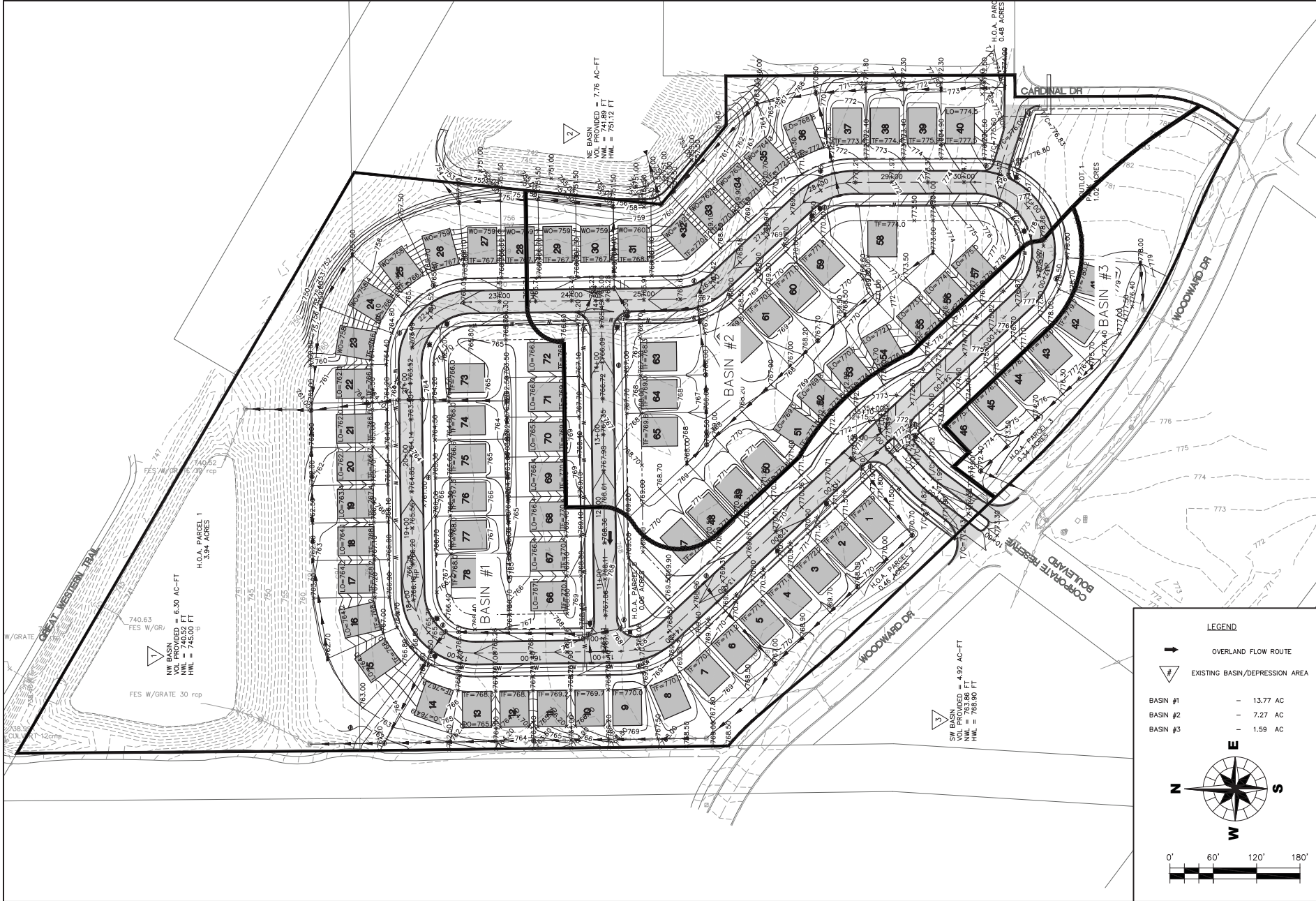
TITLE: **CORPORATE RESERVE
SUBDIVISION OF LOT 8
VICINITY TOPOGRAPHIC
MAP**

DESIGN.	JSE	DESIGN.	JSE
DRAWN:	AJR	CHECKED:	KEM
SCALE:	1" = 60'	NATURE OF REVISION:	
NO.	DATE		

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

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7155

PROJECT NO: 140256
DATE: 09/30/15
EXHIBIT 5
SHEET:
VTM



WILLS BURKE KELSEY ASSOCIATES LTD. 116 West Main Street, Suite 201 St. Charles, Illinois 60174 (630) 443-7755		CORPORATE RESERVE DEVELOPMENT PARTNERS, LLC 270 ST. PAUL STREET, #300 DENVER, COLORADO 80206		CORPORATE RESERVE SUBDIVISION OF LOT 8 SITE TOPOGRAPHIC MAP (PROPOSED)	
PROJECT NO. 13-0266	DATE: 09/25/15	EXHIBIT 6	SHEET:	NO.	DATE
STM-P		CLIENT:		NATURE OF REVISION:	
DESIGN:	JSE	AIR:		DATE:	
DRAWN:		CHECKED:	KEM	SCALE:	1" = 40'
DATE:		DATE:		STAMP:	140226K.DWG

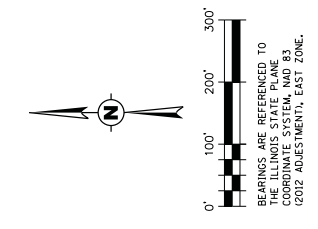
EXHIBIT "E"

**FINAL PLAT OF SUBDIVISION
(4 pages)**

PLOT DATE: 05/18/15
 DRAWN BY: M. W. HOFFMAN
 FILE NAME: 150515.DWG

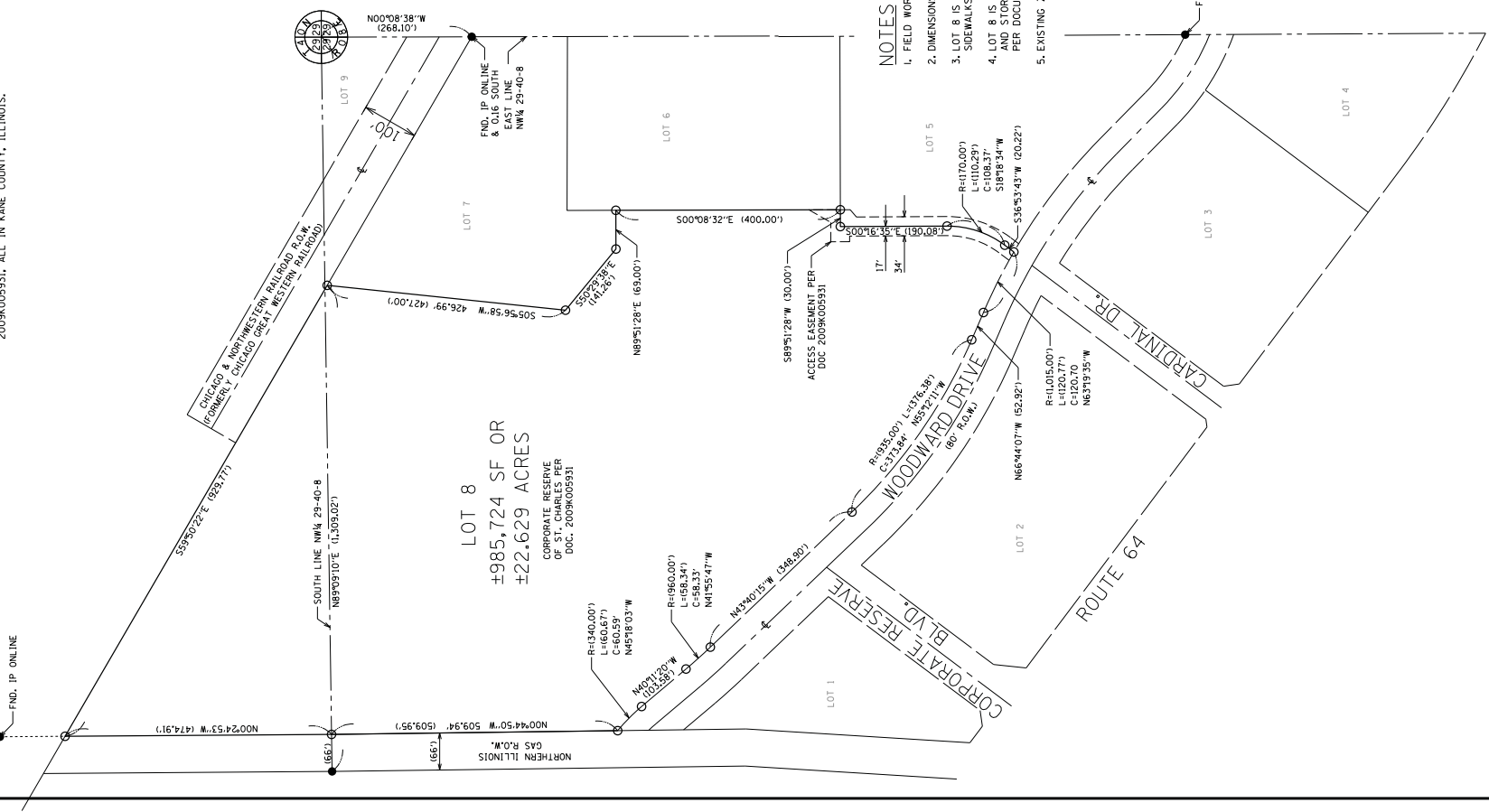
FINAL PLAT OF RESUBDIVISION CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A SUBDIVISION OF THE CITY OF ST. CHARLES, ILLINOIS, IN THE EAST HALF 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'
- 4000.00'
- MEASURED OR CALCULATED SURVEY DATA
- RECORDED OR PRIOR SURVEY DATA
- FOUND IRON PIPE OR IRON REBAR
- SET 1/2" X 24" IRON PIPE
- QUARTER SECTION CORNER



LOT 8
 ±985,724 SF OR
 ±22.629 ACRES
 CORPORATE RESERVE
 PER DOCUMENT
 NO. 2009K005931

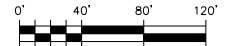
NOTES

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.

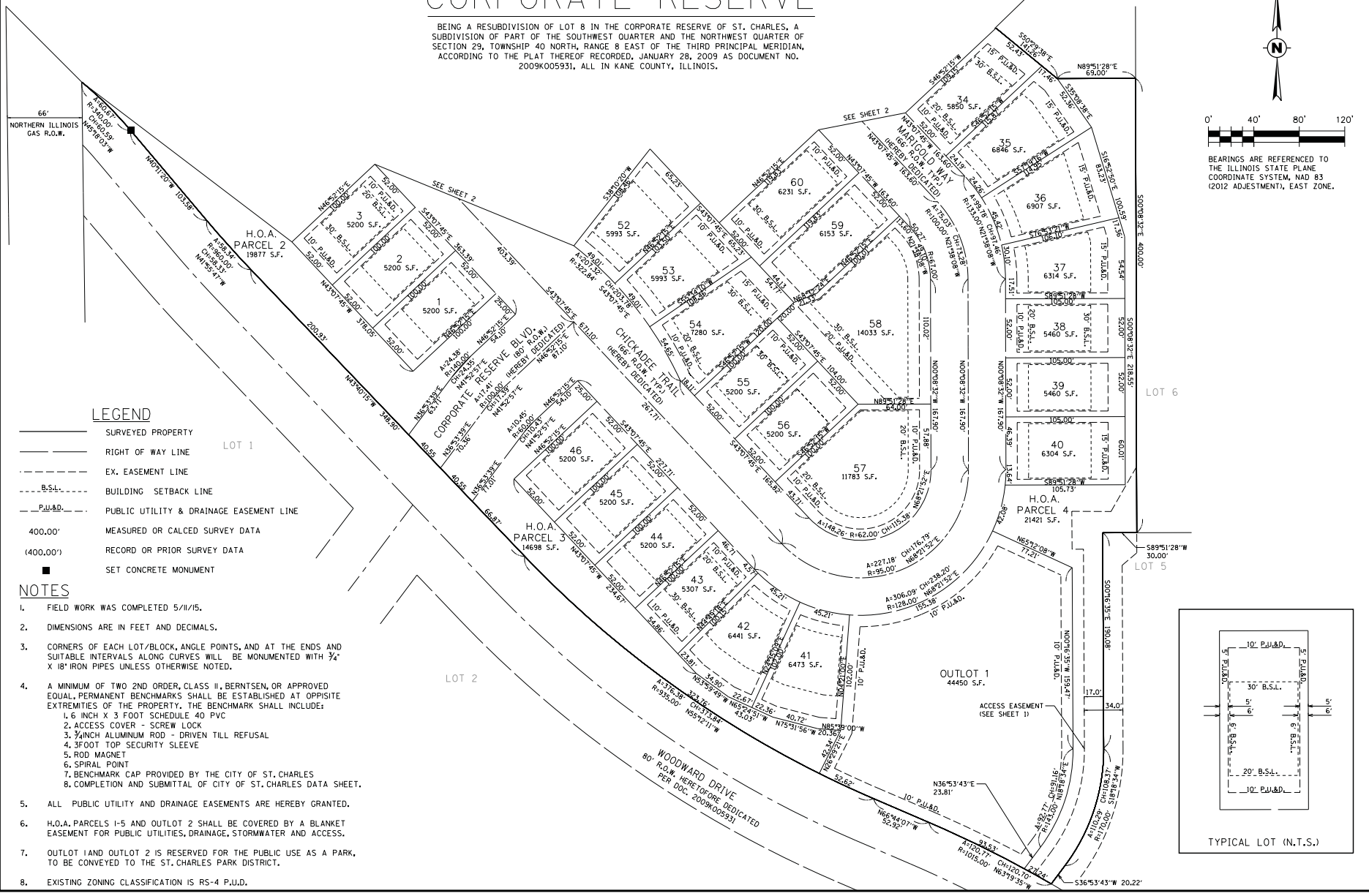
PLAT OF RESUBDIVISION																												
LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES																												
<p>CLIENT: CONTROL POINT ENGINEERING LLC 1240 LYON ROAD BATAVIA, IL 60510 PHONE: (630) 482-2341</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> </table>	NO.	DATE	REVISION DESCRIPTION	1			2			3			4			5			6			7			8		
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<p>PROJECT NO. 15-005 DATE: 9/18/15 SHEET 1 OF 4 DRAWING NO. PL1</p>																												

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 ADJUSTMENT), EAST ZONE.

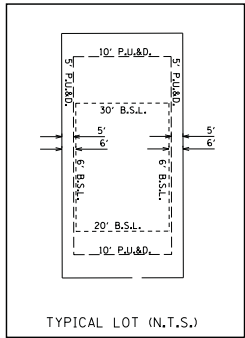


LEGEND

- 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 CALCD SURVEY DATA
- (400.00') RECORD OR PRIOR SURVEY DATA
- SET CONCRETE MONUMENT

NOTES

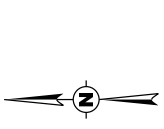
1. FIELD WORK WAS COMPLETED 5/11/15.
2. DIMENSIONS ARE IN FEET AND DECIMALS.
3. CORNERS OF EACH LOT/BLOCK, ANGLE POINTS, AND AT THE ENDS AND SUITABLE INTERVALS ALONG CURVES WILL BE MONUMENTED WITH 3/4" X 18" IRON PIPES UNLESS OTHERWISE NOTED.
4. A MINIMUM OF TWO 2ND ORDER, CLASS II, BERNTSEN, OR APPROVED EQUAL, PERMANENT BENCHMARKS SHALL BE ESTABLISHED AT OPPOSITE EXTREMITIES OF THE PROPERTY. THE BENCHMARK SHALL INCLUDE:
 1. 6 INCH X 3 FOOT SCHEDULE 40 PVC
 2. ACCESS COVER - SCREW LOCK
 3. 3/4 INCH ALUMINUM ROD - DRIVEN TILL REFUSAL
 4. 3 FOOT TOP SECURITY SLEEVE
 5. ROD MAGNET
 6. SPIRAL POINT
 7. BENCHMARK CAP PROVIDED BY THE CITY OF ST. CHARLES
 8. COMPLETION AND SUBMITTAL OF CITY OF ST. CHARLES DATA SHEET.
5. ALL PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED.
6. H.O.A. PARCELS 1-5 AND OUTLOT 2 SHALL BE COVERED BY A BLANKET EASEMENT FOR PUBLIC UTILITIES, DRAINAGE, STORMWATER AND ACCESS.
7. OUTLOT 1 AND OUTLOT 2 IS RESERVED FOR THE PUBLIC USE AS A PARK, TO BE CONVEYED TO THE ST. CHARLES PARK DISTRICT.
8. EXISTING ZONING CLASSIFICATION IS RS-4 P.U.D.



PLAT OF RESUBDIVISION																															
LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES																															
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	REVISION DESCRIPTION																						<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> CLIENT : CONTROL POINT ENGINEERING LLC 1240 LYON ROAD BATAVIA, IL 60510 PHONE: (630) 462-2341 </td> <td style="width: 50%; text-align: center;"> </td> </tr> <tr> <td colspan="2"> PROJECT NO. 15-0005 DATE: 9/18/15 SHEET 2 OF 4 DRAWING NO. </td> </tr> <tr> <td colspan="2" style="text-align: center;">PL2</td> </tr> </table>	CLIENT : CONTROL POINT ENGINEERING LLC 1240 LYON ROAD BATAVIA, IL 60510 PHONE: (630) 462-2341		PROJECT NO. 15-0005 DATE: 9/18/15 SHEET 2 OF 4 DRAWING NO.		PL2	
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PL2																															

FINAL PLAT OF RESUBDIVISION CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A SUBDIVISION OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, 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 ADJUSTMENT), EAST ZONE.

LEGEND

- SURVEYED PROPERTY
- RIGHT OF WAY LINE
- - - EX. EASEMENT LINE
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- - - P.U.&D. MEASURED OR CALCED SURVEY DATA
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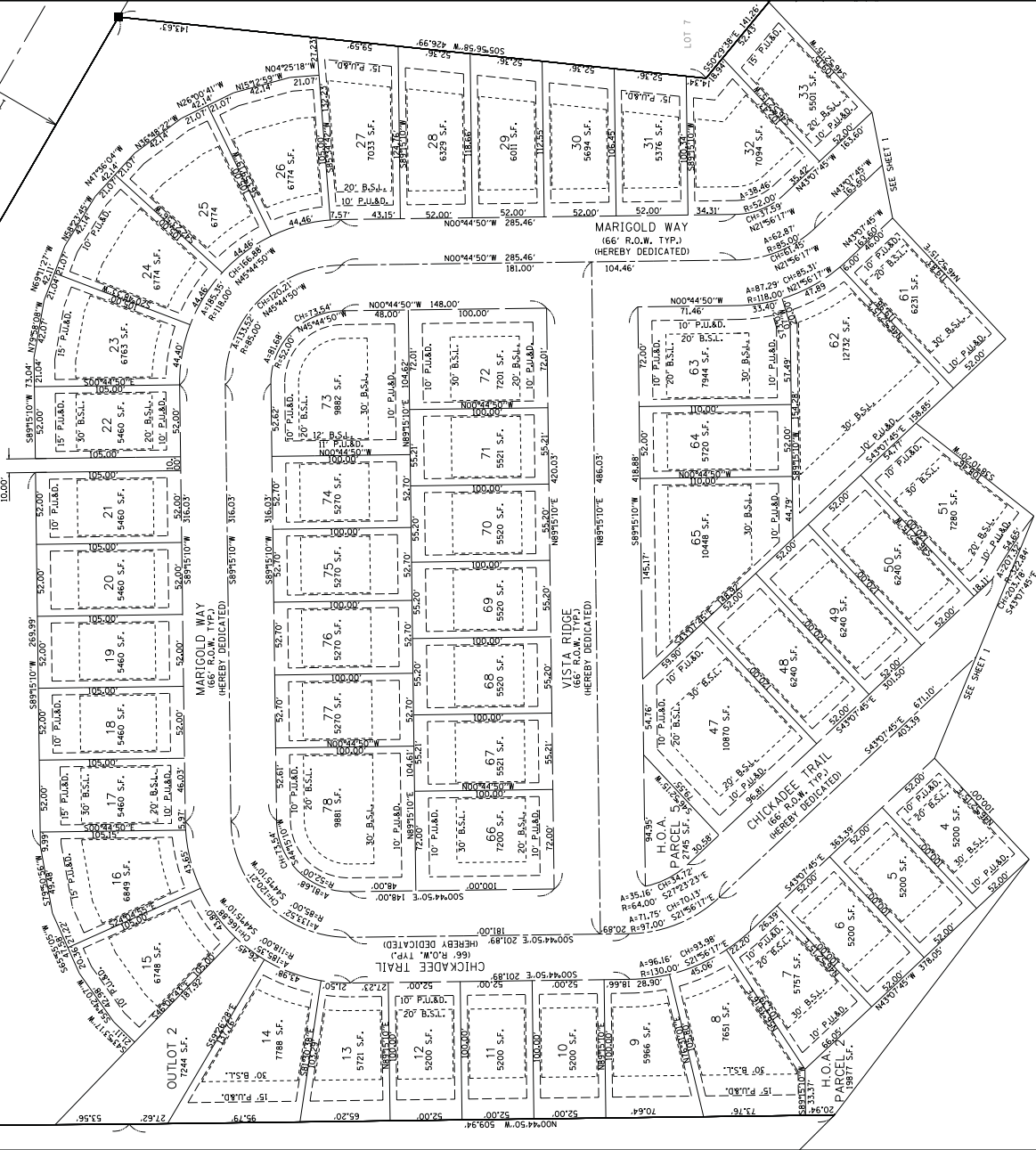
NOTES

- SEE SHEET 2 FOR ALL NOTES •

H.O.A. PARCEL 1
 164533 S.F.

421.35' 474.91' 53.56' 21.62'

CHICAGO & NORTHWESTERN RAILROAD R.O.W.
 FORMERLY CHICAGO GREAT WESTERN RAILROAD



CLIENT :		THOMAS CORPORATION 2700 SAINT PAULS DENVER, CO 80266	
PROJECT NO. 15-0005		PLAT OF RESUBDIVISION	
DATE: 9/18/15		LOT 8 OF THE CORPORATE RESERVE OF ST. CHARLES	
SHEET 3 OF 3		ESON. RPD	
DRAWING NO. PL3		DWN. RPD	
		CHD. RPD	
		SCALE: 1"=40'	
		NO. DATE REVISION DESCRIPTION	
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FINAL PLAT OF RESUBDIVISION CORPORATE RESERVE

BEING A RESUBDIVISION OF LOT 8 IN THE CORPORATE RESERVE OF ST. CHARLES, A SUBDIVISION OF THE CITY OF ST. CHARLES, ILLINOIS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 28, 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.
 "I, DO HEREBY 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 28, 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 _____

PLEASE RETURN THE RECORDED MYLAR TO:
 CITY OF ST. CHARLES
 2 - E. MAIN STREET
 ST. CHARLES, IL 60114



CLIENT: **CONTROL POINT ENGINEERING LLC**
 1240 LYON ROAD
 BATAVIA, IL 60100
 PHONE: (630) 482-2341

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 DESIGNER 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. 17090206H DATED AUGUST 3, 2009.

ILLINOIS REGISTERED LAND SURVEYOR NO. 3832

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 HERON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, 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 HERON DRAWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENOVATING, 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 MANNED 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 BOUND 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 SUBDIVISION HERON 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 52)

DSGN.	RPD
DWN.	RPD
CHRD.	RPD
SCALE	N/A
7.	
8.	
NO.	

1	11/18/15	REC	CITY OF ST. CHARLES
2			
3			
4			
5			
6			
7			
8			
NO.			

CLIENT: **CONTROL POINT ENGINEERING LLC**
 1240 LYON ROAD
 BATAVIA, IL 60100
 PHONE: (630) 482-2341

PROJECT NO.	15-0005
DATE:	9/18/15
SHEET	4 OF 4
DRAWING NO.	

EXHIBIT "F"

PUD DEVIATIONS

Table 17.12-2 Residential District Bulk Requirements – RS-4 District	
Minimum Lot Area	5,200 sq. ft.
Minimum Lot Width	52 ft.
Maximum Building Coverage	38.5%
Minimum Interior Side Yard	6 ft.

EXHIBIT "G"

SUMMARY OF MONOTONY CODE REGULATIONS

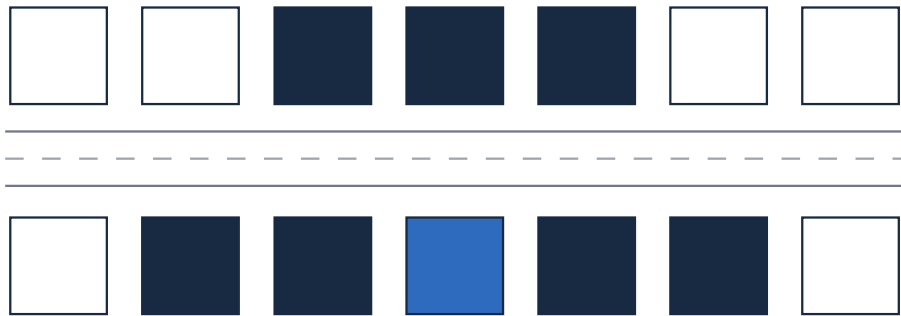


CORPORATE RESERVE ANTI-MONOTONY STANDARDS

I. Single Family Detached Community

- a. No house shall have the same configuration or the same color package that is within two (2) houses on either side or on any of the three (3) houses most directly across the street from the subject house except in the event lot lines do not match up or are “staggered” across from a subject house, in which event only 2 lots directly across the street shall be restricted.

CORPORATE RESERVE MONOTONY RESTRICTIONS



II. Definitions:

- a. Configuration - a combination of product type, elevation, exterior fenestration (siding or stone) and color package.
- b. Color Package - a combination of siding, stone, trim/gutter, accent, and roof colors incorporated into the exterior color fenestration of a single house.