



AGENDA ITEM EXECUTIVE SUMMARY

Title:	Recommend Approval of a Special Use for a Daycare Center on Lot 2 of the Tyler & Rt. 64 PUD (Children of America)
Presenter:	Matthew O'Rourke

Please check appropriate box:

	Government Operations		Government Services
X	Planning & Development (11/14/11)		City Council
	Public Hearing		

Estimated Cost:	NA	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

Executive Summary:

The applicant, Bob Rasmussen, has submitted applications for a Special Use and PUD Preliminary Plan for a Children of America Daycare Center on a portion of Lot 2. The salient features of the proposed development are as follows:

- The daycare is proposed in the same location as the approved building 4.
- A 4,000 SQ FT outdoor play area is proposed north of the Daycare Center.
- This proposal will add 3 parking spaces for a total of 191 four all 4 buildings.
- Access to the site is through an existing network of drives with a full access on Tyler Road and a right-in right-out on Rt. 64.

The Plan Commission held a public hearing on October 18, 2011 to discuss the proposal.

The Plan Commission recommended approval of the Applications for a Special Use for a Daycare Center and PUD Preliminary Plan on November 8, 2011.

The vote was 5- AYE and 0- NAY.

Attachments: *(please list)*

Preliminary/Final Engineering Plans; ESI Consultants, LTD; dated 10-3-11
 Landscape Plan; Pamela Self; 10-7-11
 Elevation; Culver Franchise System; dated 10-25-11

Recommendation / Suggested Action *(briefly explain):*

Staff recommends approval of the Application for a Special Use for a Daycare Center in the Tyler & Rt. 64 PUD (Children of America).

<i>For office use only:</i>	<i>Agenda Item Number: 2a</i>
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Community Development
 Planning Division

Phone: (630) 377-4443

Fax: (630) 377-4062



Staff Report

TO: Chairman Cliff Carrigan
 And the Planning & Development Committee

FROM: Matthew O'Rourke, AICP
 Planner

RE: Proposed Special Use and Preliminary PUD Plan (Children of America)

DATE: November 4, 2011

I. APPLICATION INFORMATION:

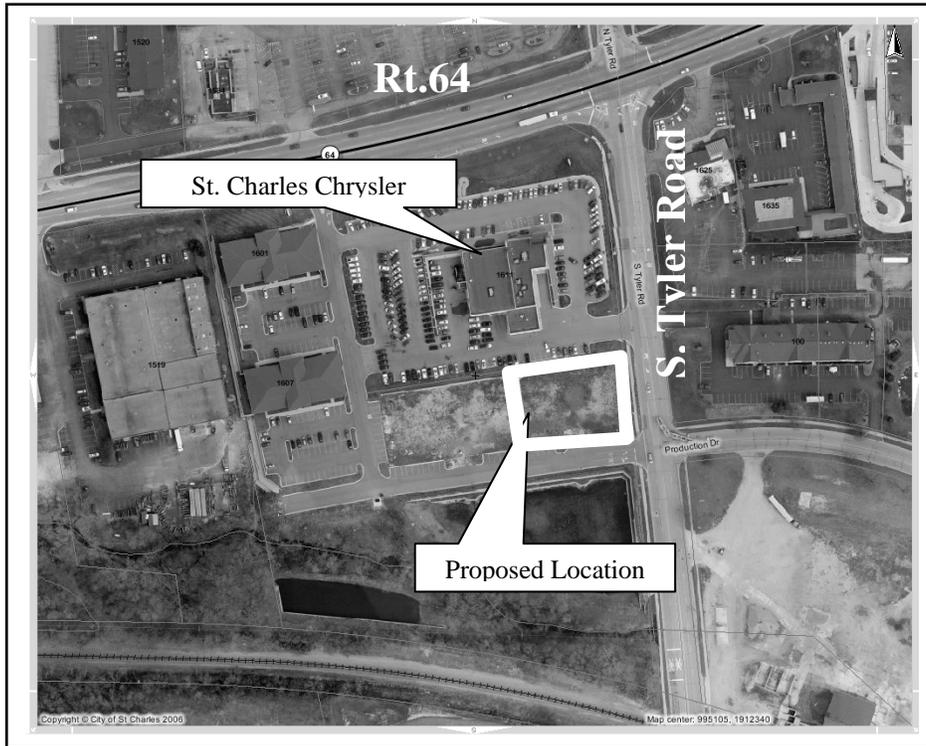
Project Name: Tyler & Rt. 64 PUD - Special Use for a Daycare Center (Children of America)

Applicant: Bob Rasmussen

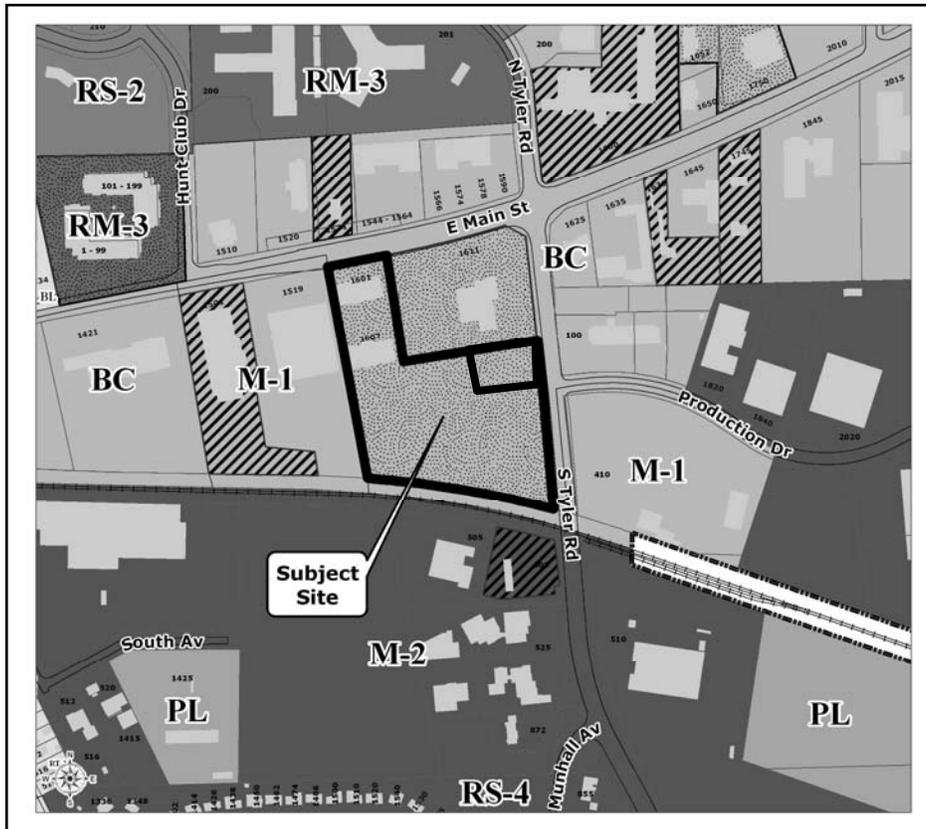
Purpose: To Develop Property as a Daycare Center

General Information:		
Site Information		
Location	Lot 2 in the Tyler and Rt. 64 PUD, Southwest Corner of Tyler Road and Rt. 64; South of the St. Charles Chrysler Dealership	
Acres	0.5	
Applications	1) Special Use for a Daycare Center 2) PUD Preliminary Plan	
Applicable Zoning Code Sections	All provision for the PUD are incorporated into ORD 2004-Z-14	
PUD ORD-2004-Z-14	ORD 2004-Z-14 established the bulk standards and list of permitted and Special Use on the site.	
Existing Conditions		
Land Use	Vacant	
Zoning	BC- Community Business District (PUD)	
Zoning Summary		
North	BC- Community Business District (PUD)	St. Charles Chrysler Dealership
East	BC- Community Business District	Days Inn
South	BC- Community Business District (PUD)	Detention Pond
West	BC- Community Business District (PUD)	Vacant/ Office Buildings
Comprehensive Plan Designation		
Retail and Service		

Aerial Photo



Surrounding Zoning



II. OVERVIEW:

1. BACKGROUND

In 2004, the City Council approved Ordinance 2004-Z-14 “An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and Rt. 64 PUD)”. The approved PUD included two lots. Lot 1 was developed as the Al Piemonte Dealership (now St. Charles Chrysler). Lot 2 was approved with 4 office buildings and a stormwater retention facility. Two of these office buildings are already constructed.

2. PROPOSAL

The applicant, Bob Rasmussen, has submitted Applications for a Special Use and PUD Preliminary Plan for a Children of America daycare center on a portion of Lot 2. The salient features of the proposed development are as follows:

- The daycare is proposed in the same location as the approved building 4.
- The building footprint is reduced from 11,000sf to 10,000sf.
 - The new footprint is 15 ft. wider and 20 ft. more shallow than the original footprint.
- A 4,000 SQ FT outdoor play area is proposed north of the Daycare Center.
- The existing curb cut off of the east-west access-drive is relocated further east.
- This proposal will add 3 parking spaces for a total of 191 four all 4 buildings.
- The eastern parking lot has been shifted 24 ft. to the east.
- Access to the site is through an existing network of drives with a full access on Tyler Road and a right-in right-out on Rt. 64.

III. ZONING ANALYSIS

The majority of permitted uses and bulk standards were incorporated into ORD 2004-Z-14. Staff has reviewed the proposal to ensure compliance with those standards as detailed below:

1. PERMITTED AND SPECIAL USES

Per Exhibit III of the Tyler and Rt. 64 PUD, Nursery Schools and Daycare Centers are listed as a special use.

Additionally, the underlying Zoning District for this property is BC-Business Community. Daycare Center is listed as a permitted use in the underlying Zoning District.

2. BULK STANDARDS

Table 1 details Staff’s review to ensure compliance with the established bulk standards.

Table 1

Category	Standards Established per ORD 2004-Z-14	Proposed
Lot Area		No Changes
Lot Width	Layout approved as part of PUD	No Changes
Building Setbacks:		
<i>Tyler Road Setback</i>	40’ from S. Tyler Road	117’ from S. Tyler Road

<i>Interior Side</i>	5'	N/A
<i>Exterior Side</i>	N/A	N/A
<i>Rear</i>	20'	29.7'
Parking/Paving Setbacks:		
<i>Tyler Road Setback</i>	40' from S. Tyler Road	41.1'
<i>Interior Side</i>	N/A	N/A
<i>Exterior Side</i>	N/A	N/A
<i>Rear</i>	None	0'
Building Coverage (FAR)	N/A	N/A
Parking Stall Size	9' wide by 18'	9' wide by 18'
Drive-Aisle Width	24' Wide	24' Wide

Parking

Category	Standards Established per ORD 2004-Z-14	Proposed
Parking Requirement (Per Approved PUD Preliminary Plan for all 4 Buildings)	188 Shared Parking Spots	191 Shared Parking Spots
Parking Requirement for Daycare Centers	1 Space per Employee and 1 Space per Every 15 Students	21 Employees (21 Spaces) 183 Students (12.2 Spaces) Total of 33 Off-Street Spaces Required 40 Spaces Shown on Site Plan

Staff examined the difference in parking requirements for the original proposed office use and the Daycare Center use. The approved PUD contemplated 188 shared parking spaces based on the use category, professional office. The parking requirement for professional office is 4 spaces per every 1,000 SQ FT of floor area. The original building at 11,000 SQ FT would have had a requirement of 44 spaces. The Daycare use requires 33 off-street parking spaces; therefore, the revised proposal shows an increase in the total number of off-street parking spaces provided, and a decrease in the number of required off-street parking spaces.

Architectural Review

Section 2 A. Preliminary Plan Approval of Ordinance 2004-Z-14 states, “Building elevations for Office Buildings Three and Four on Lot 2 must be approved by the City Council, upon recommendation by the Plan Commission, prior to issuance of any building permits for these buildings.”

The applicant has submitted elevations for the proposed building. The materials shown compliment the color scheme and design of the approved elevations for buildings 1 and 2.

Landscape Review

Staff compared the revised landscape plan to the one approved as part of the PUD. This plan shows an increase in the amount of overall landscaping. An additional 10.5ft of foundation landscaping has been added east of the proposed building.

IV. PLAN COMMISSION

A. PUBLIC HEARING

The Plan Commission held a public on 10-18-11 regarding this application. During that hearing, there were traffic concerns raised by members of the public. In particular, how the proposed use would affect the surrounding road network.

Staff has examined the proposed special use within the context of the Tyler and Rt. 64 PUD and the surrounding road network. There are no known capacity issues in this vicinity.

Staff also considered this use within the context of the surrounding properties and the underlying Zoning District of the subject property. The majority of the properties in the location are zoned BC-Community Business District, including the subject property. Daycare is considered a permitted use in the BC District, and therefore would not require a Special Use review or traffic analysis when a new daycare use is established. Daycare is considered a special use in the Tyler and Rt. 64 PUD because the property was zoned M1 Limited Manufacturing District at the time the PUD was approved. However, in 2006 the underlying zoning was modified as a result of the complete Zoning Ordinance rewrite. At that time, it was determined that the character of this development is more commercial in nature and not manufacturing. Therefore, the request for a daycare does not create any unique concerns in this location.

B. RECOMMENDATION

This item has been placed on the November 8, 2011 Plan Commission Meeting agenda for a recommendation. Staff will forward that recommendation to the Planning & Development Committee under separate cover.

V. RECOMMENDATION

Staff is recommending approval and has provided DRAFT Findings of Fact to support that recommendation.

VI. FINDINGS OF FACT FOR SPECIAL USE:

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

The proposed daycare use is located near existing commercial businesses, offices, manufacturing facilities, and residential districts and will provide a convenient location for local employees or residents. The location is situated on a collector street that provides convenient access for anyone trying to enter this site.

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

All necessary utilities, access roads, and other facilities are already constructed, or will be constructed in conjunction with this project. The majority of utilities needed for the development of the proposed use were constructed as part of the Tyler and Rt. 64 PUD.

3. 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 use is similar in character to the existing businesses and permitted uses in the surrounding neighborhood. The proposed use will be a harmonious mix with the surrounding properties and the development of the vacant property will add to and not diminish the property values in the area.

4. 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 majority of the surrounding properties are already developed. The development of this this use will continue the planned development of Lot 2 in Tyler and Rt. 64 PUD, and assist with the orderly development in this portion of the City of St. Charles.

5. 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 of this special use will permit a daycare center to be constructed on Lot 2 of the Tyler and Rt. 64 PUD, which is a permitted use in the underlying BC-Community Business District. Since this use is allowed within the underlying Zoning District and is compatible with the surrounding established uses, the special use will not endanger the public health, safety, comfort, or general welfare.

6. 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 Special Use for Planned Unit Development.

The applicant has submitted the following plans:

- Preliminary/Final Engineering Plans for Tyler & Rt. 64 Daycare Center; ESI Consultants, LTD.; Dated 10-3-11
- Landscape Plan; Pamela Self; Dated 10-7-11
- Architectural Elevation; Lima Architects, LLC.; Dated 10-25-11

These plans demonstrate that the proposed use will meet the applicable guidelines of the underlying BC-Community Business District and the requirements established by Ordinance 2004-Z-14, “An Ordinance Granting a Special Use as a Planned Unit Development (Tyler and Rt. 64 PUD)”.

Staff Report – Tyler and Rt. 64 PUD (Children of America Daycare)
11/4/11
Page 7

Cc: Russell Colby, Planning Division Manager
Bob Rasmussen, Applicant

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



COMMUNITY DEVELOPMENT/PLANNING DIVISION

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

PUD PRELIMINARY PLAN APPLICATION

Received Date

RECEIVED

AUG 4 - 2009

PLANNING OFFICE

CITYVIEW
Project Name: _____
Project Number: <u>2009</u> -PR- <u>011</u>
Application Number: <u>2009</u> -AP- <u>025</u>

Instructions:

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

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

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

1. Property Information:	Parcel Number (s): <u>09-26-328-010.000</u>	
	Proposed Name of PUD: <u>Tyler + 64 Business Park - Lot #2 774-9101</u>	<u>(630)</u>
2. Applicant:	Name <u>Tyler + 64 LLC</u>	Phone <u>630-443-9393</u>
	Address <u>409 Illinois Ave #1-D</u>	Fax <u>630-443-9008</u>
	<u>St. Charles, IL 60174</u>	Email <u>Bob@MidwestCustomHomes.com</u>
3. Record Owner:	Name <u>Same</u>	Phone
	Address	Fax
		Email
4. Billing: <i>Who is responsible for paying application fees and reimbursements?</i>	Name <u>Same</u>	Phone
	Address	Fax
		Email

Attachment Checklist

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

APPLICATION: Completed application form signed by the applicant

APPLICATION FEE: Application fee in accordance with Appendix B of the Zoning Ordinance.

REIMBURSEMENT OF FEES AGREEMENT:

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

PROOF OF OWNERSHIP and DISCLOSURE:

a) a current title policy report; or

b) a deed and a current title search.

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

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

PLAT OF SURVEY:

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

SOIL AND WATER CONSERVATION DISTRICT APPLICATION:

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

ENDANGERED SPECIES REPORT:

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

PLANS:

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

Copies of Plans:

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

SITE/ENGINEERING PLAN:

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Existing and proposed easements: location, width, purpose

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

- Photometric information pertaining to locations of proposed lighting fixtures

37. Typical construction details and specifications

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

39. Proof of application for Stormwater Management Permit

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

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

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

□ **ARCHITECTURAL PLANS:**

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

□ **TREE PRESERVATION PLAN:**

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

□ **LANDSCAPE PLAN:**

Landscape Plan showing the following information:

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

PUBLIC BENEFITS, DEPARTURES FROM CODE:

A description of how the PUD meets the purposes and requirements set out in Section 17.04.400 of the Zoning Ordinance. Any requests for departures from the requirements of Title 16, "Subdivisions and Land Improvement," and Title 17, "Zoning," shall be listed and reasons for requesting each departure shall be given.

SCHEDULE: Construction schedule indicating:

- a. Phases in which the project will be built with emphasis on area, density, use and public facilities, such as open space, to be developed with each phase. Overall design of each phase shall be shown on the plat and through supporting material.
- b. Approximate dates for beginning and completion of each phase.
- c. If different land use types are to be included within the PUD, the schedule must include the mix of uses to be built in each phase.

INCLUSIONARY HOUSING SUMMARY: For residential developments, submit information describing how the development will comply with the requirements of Chapter 17.18, Inclusionary Housing, including:

- The number and rental/for sale status of Market-Rate Units and Affordable Units to be constructed including type of dwelling, number of bedrooms per unit, proposed pricing, and construction schedule, including anticipated timing of issuance of building permits and occupancy certificates.
- Documentation and plans regarding locations of Affordable Units and Market-Rate Units, and their exterior appearance, materials, and finishes.
- A description of the marketing plan that the Applicant proposes to utilize and implement to promote the sale or rental of the Affordable Units within the development; and,
- Any proposal to pay fees in lieu of providing the required Affordable Unit, per section 17.18.050.

SUBDIVISION PRELIMINARY PLAN CHECKLIST:

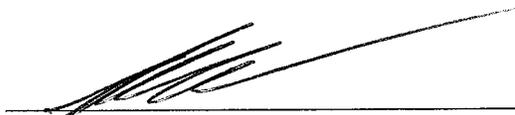
If the PUD Preliminary Plan involves the subdivision of land, a completed Subdivision Preliminary Plan Checklist must be submitted. This Subdivision Checklist may reference the same set(s) of plans as the preceding checklists for Site/Engineering, Sketch Plan, Tree Preservation, and Landscape Plans, but the additional information required by the Subdivision Preliminary Plan Checklist must be included, where applicable.

APPLICATION FOR SPECIAL USE FOR A PUD:

The application for PUD Preliminary Plan must be accompanied by an application for a Special Use for a PUD, unless the Special Use was previously granted and no amendment is needed. Documentation required for both applications need not be duplicated.

HISTORIC DESIGNATION: Is the property a designated Landmark or in a Historic District? _____

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



Record Owner 8-3-09
Date



Applicant or Authorized Agent 8-3-09
Date

SUMMARY OF PROPOSED DEVELOPMENT



Name of Development Tyler + 64 Business Park

Number of years expected for build out 1

Acreage or Square Ft. Breakdown:

Area of residential development _____

Area of nonresidential development 1/2 acre

Area of private open space _____

Area of stormwater ponds/basins _____

Park land dedication _____

School land dedication _____

Total Acres _____

Residential Breakdown:

Number of units

Single Family Detached: _____

Attached Single Family (Townhomes): _____

Multi-Family: _____

Other: _____

Total Dwelling Units _____

Gross Density (Total D.U./Total Residential Acres) _____

Estimated Total Population (from Park Worksheet) _____

Estimated Student Population (from School Worksheet) _____

Information Regarding Proposed Special Use:

Comprehensive Plan designation of the property: office

Is the property a designated Landmark or in a Historic District? NO

What is the property's current zoning? PUD

What is the property currently used for? Vacant

What Special Use(s) are you applying for? Please select from the list of Special Uses in the Zoning Ordinance for the appropriate zoning district.

If the proposed Special Use is approved, what improvements or construction are planned?

Construction of 10,000 sq Building

For Special Use Amendments only:

What Special Use ordinance do you want to amend? Ordinance No. _____

Why is the proposed change necessary?

What are the proposed amendments? (Attach proposed language if necessary)

Note for existing buildings:

If your project involves using an existing building, whether you plan to alter it or not, please contact the St. Charles Fire Department (630-377-4458) and the Building and Code Enforcement Division (630-377-4406) for information on building, life safety and other code requirements. Depending on the proposed use, size of structure and type of construction, these requirements can result in substantial costs.

Attachment Checklist

- APPLICATION:** Completed application form signed by the applicant
- APPLICATION FEE:** Application fee in accordance with Appendix B of the Zoning Ordinance.
- REIMBURSEMENT OF FEES AGREEMENT:** An original, executed Reimbursement of Fees Agreement and deposit of funds in escrow with the City, as provided by Appendix B of the Zoning Ordinance.
- PROOF OF OWNERSHIP and DISCLOSURE:**
 - a) A current title policy report; or
 - b) A deed and a current title search.

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

□ **LEGAL DESCRIPTION:** For entire subject property, on 8 1/2 x 11 inch paper

□ **PLAT OF SURVEY:**

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

□ **SOIL AND WATER CONSERVATION DISTRICT APPLICATION:**

Copy of completed Land Use Opinion application as required by state law, as submitted to The Kane-Dupage Soil and Water Conservation District. <http://www.kanedupageswcd.org/>

□ **ENDANGERED SPECIES REPORT:**

Copy of Endangered Species Consultation Agency Action to be filed with the Illinois Department of Natural Resources. <http://dnrecocat.state.il.us/ecopublic/>

□ **TRAFFIC STUDY:** If requested by the Director of Community Development.

□ **PLANS:**

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

Copies of Plans:

- Initial Submittal - Fifteen (15) full size copies, Three (3) 11" by 17", and a PDF electronic file on a CD-ROM.
- Revision Submittal for Plan Commission - Twenty-Two (22) full size copies, Three (3) 11" by 17" and a PDF electronic file on a CD-ROM.

□ **SITE PLAN (Note: For a Special Use for PUD, submit PUD Preliminary Plan Application in lieu of Site Plan)**

A plan or plans showing the following information:

1. Accurate boundary lines with dimensions
2. Streets on and adjacent to the tract: Name and right-of-way width
3. Location, size, shape, height, and use of existing and proposed structures
4. Location and description of streets, sidewalks, and fences
5. Surrounding land uses
6. Date, north point, and scale
7. Ground elevation contour lines
8. Building/use setback lines
9. Location of any significant natural features
10. Location of any 100-year recurrence interval floodplain and floodway boundaries
11. Location and classification of wetland areas as delineated in the National Wetlands Inventory
12. Existing zoning classification of property
13. Existing and proposed land use
14. Area of property in square feet and acres
15. Proposed off-street parking and loading areas
16. Number of parking spaces provided, and number required by ordinance

- 17. Angle of parking spaces
- 18. Parking space dimensions and aisle widths
- 19. Driveway radii at the street curb line
- 20. Width of driveways at sidewalk and street curb line
- 21. Provision of handicapped parking spaces
- 22. Dimensions of handicapped parking spaces
- 23. Depressed ramps available to handicapped parking spaces
- 24. Location, dimensions and elevations of freestanding signs
- 25. Location and elevations of trash enclosures
- 26. Provision for required screening, if applicable
- 27. Exterior lighting plans showing:
 - a. Location, height, intensity and fixture type of all proposed exterior lighting
 - b. Photometric information pertaining to locations of proposed lighting fixtures

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



Record Owner 8-3-09
Date



Applicant or Authorized Agent 8-3-09
Date

FINDINGS OF FACT SHEET – SPECIAL USE



The St. Charles Zoning Ordinance requires the Plan Commission to consider the factors listed below in making a recommendation to the City Council.

As the applicant, the “burden of proof” is on you to show how your proposed Special Use will comply with each of the applicable standards. Therefore, you need to “make your case” by explaining specifically how your project meets each of the following standards.

Project Name or Address

Date

From the Charles Zoning Ordinance, Section 17.04.430.C.2:

No Special Use or amendment to Special Use shall be recommended by the Plan Commission unless it finds that the proposed Special Use or amendment to Special Use will conform with each of these standards. The Plan Commission shall submit its written findings together with its recommendations to the City Council after the conclusion of the Public Hearing, and also may recommend such conditions as it may deem necessary to ensure conformance with these standards.

On the basis of the evidence presented at the public hearing, the Plan Commission shall record its reasons for recommending approval or denial of the petition (findings of fact) in accordance with the following standards:

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

Provide Day Care / Pre-school to nearby
families

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

all facilities are currently in place
from the original development

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

Facility will enhance the local businesses and restaurants by bringing more people to the location.

- 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.

Facility will create similar traffic to original PUD and within similar hours as previously approved.

- 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.

There are no potential negative affects from the facility, all parking, roadways and walkways will allow for safe use of the building.

- 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.

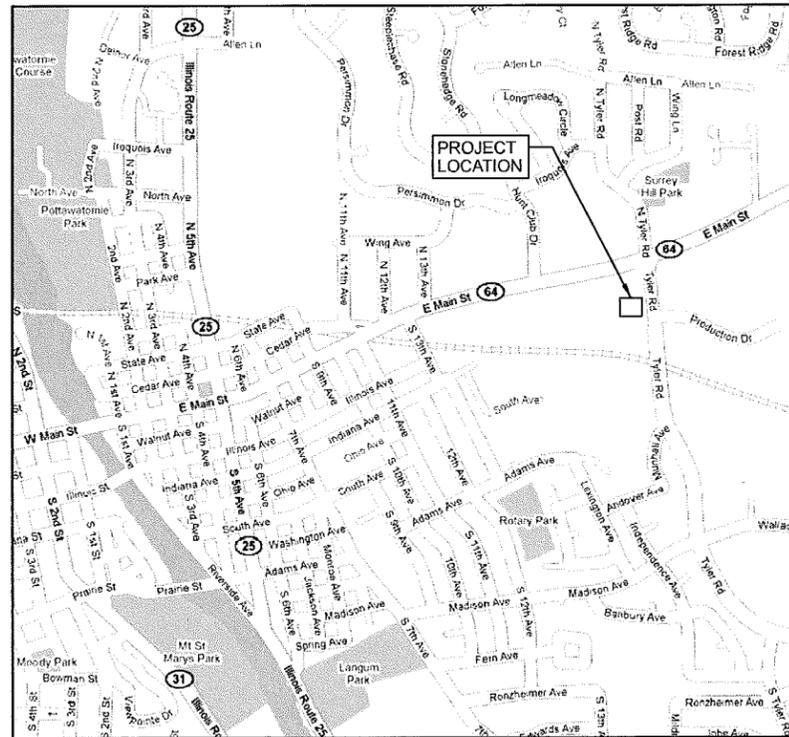
The facility proposed abides by all development & building codes.

**PRELIMINARY / FINAL ENGINEERING PLANS
FOR
TYLER & 64 DAY CARE CENTER
SW 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 8 EAST
ST. CHARLES, KANE COUNTY, ILLINOIS
2010**

ESI CONSULTANTS PROJECT NO: 10-366

INDEX OF DRAWINGS

1. COVER SHEET
2. GENERAL NOTES & LEGEND
3. SITE PLAN
4. UTILITY PLAN
5. GRADING PLAN
6. SOIL EROSION & SEDIMENT CONTROL PLAN
- 7-9. STANDARD DETAILS



**LOCATION MAP
NOT TO SCALE**

BENCHMARKS

PRIMARY BENCHMARK:
KANE COUNTY BENCHMARK 3-68
ELEVATION 773.41

SITE BENCHMARK:
NW FLANGE BOLT ON HYDRANT NEAR
NW CORNER OF PARCEL
ELEVATION 767.82

CLIENT
TYLER & 64 LLC.
P.O. BOX 3970
ST. CHARLES, IL 60174
630.443.9393

ENGINEER
ESI CONSULTANTS, LTD
1979 NORTH MILL STREET, SUITE 100
NAPERVILLE, IL 60563
TEL: 630.420.1700 | FAX: 630.420.1733

ENGINEERING PLAN SUBMITTAL	
THESE ENGINEERING PLANS AND SUPPORTING DOCUMENTS ARE ISSUED FOR THE FOLLOWING PURPOSE ONLY	
<input type="checkbox"/>	PRELIMINARY PLAN REVIEW NO.
<input checked="" type="checkbox"/>	FINAL PLAN REVIEW NO.
<input type="checkbox"/>	PERMIT APPLICATION NO.
<input type="checkbox"/>	BIDDING
<input type="checkbox"/>	CONSTRUCTION

PROFESSIONAL ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBMISSION WAS PREPARED UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____, _____

ANTHONY MALONE
ILLINOIS REG. PROF. ENGINEER NO. 062-049869 EXPIRATION DATE 11-30-2011



PRINTED DATE: 10/3/2011 10:52:53 AM FILE: 10-366-Cover.dwg & 14 Day Cover.dwg User: ESI\jgarcia

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NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS
1	8-28-09	PER CITY OF ST. CHARLES REVIEW			
2	10-30-10	PER CLIENT MODIFICATIONS			
3	10-3-11	PER CITY OF ST. CHARLES REVIEW			

ESI PROJECT NO. 10-366
FILE: 01-Cover
DATE: 10/3/2011

TYLER & 64 DAY CARE CENTER
ST. CHARLES, KANE COUNTY, ILLINOIS

COVER SHEET

DRAWING NO.
1

GENERAL CONSTRUCTION NOTES

ALL AIRWORK AND STREET CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE (SSRBC) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL SUPPLEMENTS AND REVISIONS THERETO, THE "SPECIAL PROVISIONS", THESE "CONSTRUCTION NOTES" AND THE STANDARD SPECIFICATIONS OF THE CITY OF ST. CHARLES.

ALL SANITARY SEWER AND WATER MAIN CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, CITY OF ST. CHARLES ENGINEERING DESIGN AND INSPECTION POLICY MANUAL AND ALL SUPPLEMENTS AND REVISIONS THERETO, WITH THE "SPECIAL PROVISIONS", THESE "CONSTRUCTION NOTES" AND THE STANDARD SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

ALL SEWER AND WATER MAIN CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, CITY OF ST. CHARLES ENGINEERING DESIGN AND INSPECTION POLICY MANUAL AND ALL SUPPLEMENTS AND REVISIONS THERETO, WITH THE "SPECIAL PROVISIONS", THESE "CONSTRUCTION NOTES" AND THE STANDARD SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

A COPY OF THE ABOVE SPECIFICATIONS SHALL BE IN THE POSSESSION OF THE CONTRACTOR OF THIS PROJECT AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING, AND OTHER REQUIRED PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO THE STREETS OR ROADWAYS AND ASSOCIATED STRUCTURES AND SHALL MAKE REPAIRS AS NECESSARY TO THE SATISFACTION OF THE ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF ADEQUATE SIGNS AND WARNING DEVICES TO INFORM AND PROTECT THE PUBLIC.

EXISTING UTILITIES AND UTILITY EASEMENTS, BOTH PUBLIC AND PRIVATE, ARE SHOWN ON THE PLANS ACCORDING TO INFORMATION AVAILABLE TO THE ENGINEER AND ARE ONLY INCLUDED FOR THE CONVENIENCE OF THE OWNER. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY WHATSOEVER IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF ALL UTILITY LINES AND FOR THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT IN LOCATION WITH NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT SAID CONFLICT MAY BE RESOLVED.

BEFORE FINAL APPROVAL BY THE OWNER AND THE CITY OF ST. CHARLES, ALL WORK SHALL BE INSPECTED BY A REPRESENTATIVE OF THE AGENCY HAVING JURISDICTION OVER THE PROJECT. THE FINAL PAYMENT WILL BE MADE AFTER ALL OF THE CONTRACTORS WORK HAS BEEN APPROVED AND CERTIFIED TO BE COMPLETE. THE CONTRACTOR SHALL GUARANTEE THE WORK PERFORMED FOR A PERIOD OF ONE YEAR FROM THE DATE ON THE CERTIFICATE OF COMPLETION AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP OF THIS WORK DURING THAT PERIOD.

PUBLIC WATER MAIN FACILITIES MAY BE OPERATED ONLY BY CITY PERSONNEL. THE CONTRACTOR IS NOT PERMITTED TO OPEN, CLOSE OR ADJUST ANY PUBLIC WATER VALVE FOR ANY REASON. CONTRACTOR SHALL PROVIDE 72 HOUR NOTICE FOR ANY SERVICES REQUIRED BY VILLAGE. IF AN EMERGENCY SITUATION ARISES, THE CONTRACTOR SHALL CONTACT THE CITY OF ST. CHARLES PUBLIC WORKS DEPARTMENT IMMEDIATELY.

SAVING OF EXISTING SURFACES WHEN REQUIRED FOR REMOVAL OR CONSTRUCTION WILL NOT BE PAID FOR SEPARATELY BUT WILL BE CONSIDERED INCIDENTAL TO THE VARIOUS REMOVAL PAY ITEMS.

STORM SEWER

ALL STORM SEWER CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, AND ALL SUPPLEMENTS AND REVISIONS THERETO, THE "SPECIAL PROVISIONS", THESE "CONSTRUCTION NOTES" AND THE STANDARD SPECIFICATIONS OF THE CITY OF ST. CHARLES.

STRUCTURES FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. ALL JOINT SECTIONS SHALL BE SEALED WITH CONTINUOUS BUTYL MASTIC ROPE & MORTARED WITH NON-SHRINK MORTAR WHICH SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE VARIOUS SEWER PAY ITEMS.

EXCEPT WHERE INDICATED OTHERWISE IN THE PLANS, ALL MANHOLES SHALL HAVE A FRAME CONFORMING TO NEENAH R-1712 OR R-1510.

ALL LIDS SHALL BE NEENAH R-1712 OR R-1510 TYPE "B" SELF SEALING WITH A CONCEALED PICK HOLE AND "CITY OF ST. CHARLES" CAST INTO THE TOP SURFACE TO IDENTIFY THE LINE.

ALL TOPS OF FRAMES FOR STORM SEWER ARE TO BE ADJUSTED TO MEET FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND SHALL NOT EXCEED 12 INCHES.

STEPS SHALL BE INSTALLED IN ALL STORM MANHOLES ON 16" CENTERS (NEENAH R-1981-1 CAST IRON OR EAST JORDAN 8533).

THE CONTRACTOR SHALL MARK THE END OF ALL SLUMP PUMP SERVICE LINES WITH A 4"x4" YELLOW PINE WOOD POST AT LEAST SIX (6) FEET IN LENGTH. THE POST SHALL BE BURIED WITH THE LOWER END AT THE INVERT OF THE SEWER. THE EXPOSED PORTION SHALL BE PAINTED ORANGE. THE CONTRACTOR WILL TIE IN THE LOCATION OF THE END OF ALL SLUMP PUMP SERVICE LINES BY MEASUREMENTS TO LOT CORNERS AND WILL FURNISH A COPY OF SUCH MEASUREMENTS TO THE ENGINEER.

UNLESS OTHERWISE INDICATED ON THE PLANS, STORM SEWER PIPE AND CULVERT PIPE 12" IN DIAMETER AND LARGER SHALL BE REINFORCED CONCRETE PIPE, ASTM C-76, CLASS IV.

ALL STORM SEWER SHALL HAVE GASKETED JOINTS MEETING THE REQUIREMENTS OF WATER QUALITY PIPE. RUBBER GASKETS SHALL BE ACCORDING TO AASHTO M315 / ASTM C443.05A.

ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORING OR SAWCUTTING THE EXISTING STRUCTURE. BREAKING INTO STRUCTURES WILL NOT BE ALLOWED. IN LINE CURB STRUCTURES MAY NOT INCLUDE THE USE OF SHIMS. ALL FRAMES SHALL SIT DIRECTLY ABOVE THE ADJACENT RINGS OR FLAT TOP. OFFSET FRAMES WILL NOT BE ACCEPTED.

LIDS AND GRATES, WHERE PRACTICAL, SHALL COMPLY WITH NPDES PHASE II BEST MANAGEMENT PRACTICES THROUGH APPROPRIATE FACIAL MARKINGS.

PROVIDE TRENCH BACKFILL FOR ALL UTILITY LINES UNDER OR WITHIN 2 FEET OF PAVED AREAS.

WATERMAIN

ALL WATER MAIN CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, CITY OF ST. CHARLES ENGINEERING DESIGN AND INSPECTION POLICY MANUAL AND ALL SUPPLEMENTS AND REVISIONS THERETO, WITH THE "SPECIAL PROVISIONS", THESE "CONSTRUCTION NOTES" AND THE STANDARD SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

GRANULAR FOUNDATION AND BACKFILL TRENCH SECTIONS FOR WATER MAINS ARE TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. GRANULAR BEDDING TYPE 5 SHALL BE PROVIDED FOR THE ENTIRE LENGTH OF THE WATER MAIN. THE COST OF THE BEDDING SHALL BE MERGED WITH THE COST FOR THE WATER MAIN AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 5.0' UNLESS WEATHERED/ FRACTURE ROCK OR BouldERS ARE ENCOUNTERED FROM THE PROPOSED FINAL GRADE. IF EXISTING VALVES ARE TO BE USED DURING PRESSURE TESTING, THE CONTRACTOR IS RESPONSIBLE FOR PASSING TESTS. IF ROCK IS ENCOUNTERED SEE DETAIL ON SHEET DTL-2.

ALL WATER MAINS SHALL BE DUCTILE CAST IRON, CLASS 52, IN ACCORDANCE WITH ANSI/AWWA C-151/A21.5 AND ANSI/AWWA C-111/A21.11 STANDARDS. FITTINGS SHALL BE DUCTILE IRON MECHANICAL JOINT CONFORMING TO THE LATEST ANSI SPECIFICATION A21.10 AND AWWA C-100. ALL PIPE AND FITTINGS SHALL BE CEMENT LINED IN ACCORDANCE WITH PROVIDED INFORMATION ON MECHANICAL ELECTRICAL CONDUCTIVITY SHALL BE PROVIDED WITH BRASS WEDGES. CORROSION PROTECTION OF THE WATER MAIN SHALL BE PROVIDED THROUGH THE USE OF A PROPERLY INSTALLED POLYETHYLENE DOUBLE WRAPPED ENCASEMENT WITH TAPED JOINTS. PROVIDE JOINT RESTRAINTS IN ACCORDANCE WITH CITY STANDARDS.

VALVE VAULT STRUCTURES FOR WATER MAIN SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURES.

EXCEPT WHERE INDICATED OTHERWISE IN THE PLANS, ALL VALVE VAULTS SHALL HAVE A FRAME CONFORMING TO NEENAH R-1530.

ALL LIDS SHALL BE NEENAH R-1712 WITH A CONCEALED PICK HOLE AND "WATER" AND "CITY OF ST. CHARLES" CAST INTO THE TOP SURFACE TO IDENTIFY THE LINE. (SEE SPECIAL DETAIL ON SHEET DTL-2)

ALL TOPS OF FRAMES FOR VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE WATER AND SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THE ADJUSTMENT SHALL NOT EXCEED 12 INCHES.

WATER SERVICES: THIS ITEM SHALL INCLUDE ALL EXCAVATION, THE FURNISHING AND PLACING 2" SOFT TEMPERED TYPE K, COPPER WATER SERVICE LINES INSTALLED IN ONE PIECE.

SELECT GRANULAR BACKFILL (CA-7 OR CA-11) SHALL BE PROVIDED FOR ALL WATER SERVICES UNDER AND WITHIN 2 FEET OF EXISTING OR PROPOSED PAVEMENT, AS SPECIFIED IN THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION.

SERVICE CONNECTIONS: THIS ITEM SHALL INCLUDE FURNISHING AND INSTALLING ALL FITTINGS, SUCH AS CORROSION STOPS AND CURB STOPS WITH A BOX. ALL AS REQUIRED FOR A SERVICE CONNECTION THIS WORK SHALL ALSO INCLUDE THE TAPPING OF THE WATER MAIN TO INSTALL THE CORROSION STOP. THE CONTRACTOR WILL TIE IN THE LOCATION OF ALL SERVICE BOXES BY MEASUREMENTS TO LOT CORNERS AND WILL FURNISH A COPY OF SUCH MEASUREMENTS TO THE ENGINEER. ALL REQUIRED TRENCH BACKFILL SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST FOR THE SERVICE.

STEPS SHALL BE INSTALLED IN ALL VALVE VAULTS (NEENAH R-1981-1 CAST IRON OR EAST JORDAN 8533 ON 16" CENTERS) HAVING A WATER MAIN BURY DEPTH GREATER THAN 6 FEET.

TAPPING SLEEVES SHALL BE ROMAC SST-945 STAINLESS STEEL 1/4" (8" DIA) AND MUELLER MECHANICAL JOINT TAPPING SLEEVE MODEL H615 CAST IRON 10" AND LARGER PIPES. ALL HARDWARE SHALL BE STAINLESS STEEL.

PROVIDE EAST JORDAN 9825 VALVE BOX STABILIZER AND TYLER 6850 SERIES AUXILIARY VALVE AND AUXILIARY VAULT WITH STAINLESS STEEL TRIM AT ALL FIRE HYDRANTS.

ALL WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS A MINIMUM OF 10' HORIZONTALLY (WHEN RUNNING PARALLEL) OR 18" VERTICALLY WHEN CROSSING EACH OTHER. IN ADDITION, IF THE WATER MAIN LIES BELOW THE SEWER LINE, THE WATER MAIN SHALL BE ENCASED IN A WATER TIGHT SLEEVE SUCH THAT NEITHER END OF THE SLEEVE IS CLOSER THAN 10" AS MEASURED PERPENDICULAR FROM THE SEWER. WATER MAIN PROTECTION FOR CROSSING SEWER LINES SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT UNIT PRICE FOR WATER MAIN.

CONTRACTOR SHALL TEST WATER MAINS FOR ACCEPTANCE BY PRESSURE TESTING IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION. IF EXISTING VALVES ARE USED FOR PRESSURE TESTS, THE CONTRACTOR REMAINS RESPONSIBLE FOR PASSING THE TESTS. TESTING SHALL BE WITNESSED BY A REPRESENTATIVE OF THE CITY OF ST. CHARLES. COST OF TESTING SHALL BE INCLUDED IN THE UNIT PRICE FOR WATER MAIN CONSTRUCTION AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH WILL BE PROPERLY DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE, UNLESS MATERIAL IS CONSIDERED SPECIAL WASTE.

THE CITY OF ST. CHARLES, WATER DEPARTMENT SHOULD BE CONTACTED AT LEAST 48 HOURS IN ADVANCE OF ANY CONNECTIONS TO THE WATER SYSTEM OR ANY SHUT DOWN REQUIRED TO CONSTRUCT THE WATER SYSTEM. ALL SHUT DOWNS SHALL BE ACCOMPLISHED UNDER THE DIRECTION OF THE WATER DEPARTMENT.

THE CONTRACTOR SHALL MARK THE END OF ALL SERVICES INSTALLED WITH A 4"x4" YELLOW PINE WOOD POST AT LEAST EIGHT (8) FEET IN LENGTH. THE POST SHALL BE BURIED WITH THE LOWER END AT THE SAME ELEVATION AS THE WATER SERVICE PIPE. THE EXPOSED PORTION SHALL BE PAINTED BLUE.

THE CONTRACTOR WILL TIE IN THE LOCATION OF THE END OF ALL SERVICE BOXES BY MEASUREMENT TO LOT CORNERS AND WILL FURNISH A COPY OF SUCH MEASUREMENTS TO THE ENGINEER.

ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORING / SAWCUTTING THE EXISTING STRUCTURE. BREAKING INTO STRUCTURES WILL NOT BE ALLOWED. PROVIDE 18" MINIMUM SPACING BETWEEN THE WATER MAIN FITTINGS HAS MEASURED BETWEEN THE TWO CLOSEST POINTS OF ADJACENT FITTINGS).

STAKING

THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL SECTION OR SUBSECTION MONUMENTS, PROPERTY CORNERS, AND REFERENCE MARKERS UNTIL THE OWNER, HIS AGENT, OR A PROFESSIONAL LAND SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.

STRUCTURE OFFSET LOCATIONS GIVEN ON THE DETAILED PLANS ARE TO THE FOLLOWING POINTS:
 A) FOR STRUCTURES FALLING IN THE CURB LINE - TO THE BACK OF CURB
 B) FOR ALL OTHER STRUCTURES - TO THE CENTER OF THE STRUCTURE.

ALL ELEVATIONS ARE ON U.S.G.S. DATUM. ALL OFFSET LOCATIONS GIVEN ON THE DETAILED PLANS FOR STRUCTURES, BACK OF CURB, ETC., ARE FROM THE BASELINE AS SHOWN ON THE PLANS.

EXCAVATED MATERIALS

ALL SURPLUS EXCAVATED MATERIALS SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.

ALL CONSTRUCTION AND DEMOLITION DEBRIS OR WASTE, INCLUDING EXCESS OR UNSUITABLE MATERIAL, SHALL BE DISPOSED OF IN A LICENSED LANDFILL, RECYCLED, REUSED OR OTHERWISE DISPOSED OF AS ALLOWED BY STATE OR FEDERAL SOLID WASTE DISPOSAL LAWS AND REGULATIONS AND SOLID WASTE DETERMINATIONS OF THE IEPA.

SANITARY SEWER

ALL SANITARY SEWER CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, CURRENT EDITION, CITY OF ST. CHARLES ENGINEERING DESIGN AND INSPECTION POLICY MANUAL AND ALL SUPPLEMENTS AND REVISIONS THERETO, WITH THE "SPECIAL PROVISIONS", THESE "CONSTRUCTION NOTES" AND THE STANDARD SPECIFICATIONS OF THE AGENCY HAVING JURISDICTION OVER THE PROJECT.

GRANULAR FOUNDATION AND BACKFILL TRENCH SECTIONS FOR SANITARY SEWER ARE TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS.

GRANULAR BEDDING, HAUNCHING AND INITIAL BACKFILL ASTM D3212, CL II SHALL BE PROVIDED FOR THE ENTIRE LENGTH OF THE SANITARY SEWER AND SANITARY SERVICE SERVICES. THE COST FOR THE BEDDING, HAUNCHING AND INITIAL BACKFILL SHALL BE MERGED WITH THE COST OF THE SANITARY SEWER AND SANITARY SERVICE SERVICES RESPECTIVELY AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

ALL SANITARY SEWER PIPE SHALL BE DUCTILE IRON CLASS 50 OR POLYVINYL CHLORIDE (PVC) SEWER PIPE, SDR 26, CONFORMING TO ASTM D3034 WITH FLEXIBLE ELASTOMERIC SEALED JOINTS CONFORMING TO ASTM D3212.

STRUCTURES FOR SANITARY SEWERS SHALL BE IN ACCORDANCE WITH THESE IMPROVEMENT PLANS AND THE APPLICABLE STANDARD SPECIFICATIONS. WHERE GRANULAR TRENCH BACKFILL IS REQUIRED AROUND THESE STRUCTURES, THE COST SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE CONTRACT UNIT PRICE FOR THE STRUCTURES.

EXCEPT WHERE INDICATED OTHERWISE IN THE PLANS, ALL MANHOLES SHALL HAVE A FRAME CONFORMING TO NEENAH R-1712 OR R-1510.

ALL LIDS SHALL BE NEENAH R-1712 OR R-1510 TYPE "B" SELF SEALING WITH A CONCEALED PICK HOLE AND "SANITARY" AND "CITY OF ST. CHARLES" CAST INTO THE TOP SURFACE TO IDENTIFY THE LINE. (SEE SPECIAL DETAIL) ALL TOPS OF FRAMES FOR SANITARY SEWER ARE TO BE ADJUSTED TO MEET FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THE ADJUSTMENT SHALL NOT EXCEED 12 INCHES.

STEPS SHALL BE INSTALLED IN ALL SANITARY MANHOLES ON 16" CENTERS (NEENAH R-1981-1 CAST IRON OR EAST JORDAN 8533).

PROVIDE A BITUMINOUS JOINTING COMPOUND APPROVED BY THE CONTRACTOR AND WITNESSED BY A REPRESENTATIVE OF THE PROJECT, IN ACCORDANCE WITH THE PROVISIONS OF SECTION 31-111 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS WITH METHOD D, DEFLECTION FOR FLEXIBLE THERMOPLASTIC PIPE TO BE USED. THE COST OF TESTING SHALL BE INCLUDED IN THE UNIT PRICE BID FOR SANITARY SEWER AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED. ALL PROPOSED SANITARY MANHOLES SHALL BE LEAKAGE TESTED IN ACCORDANCE WITH ASTM C969-94 OR ASTM C1244-93 PRIOR TO PLACING INTO SERVICE.

ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH WILL BE PROPERLY DISPOSED OF BY THE CONTRACTOR AT HIS EXPENSE, UNLESS MATERIAL IS CONSIDERED SPECIAL WASTE.

THE CONTRACTOR SHALL MARK THE END OF ALL SANITARY SERVICE LINES WITH A 4"x4" YELLOW PINE WOOD POST AT LEAST TEN (10) FEET IN LENGTH. THE POST SHALL BE BURIED WITH THE LOWER END AT THE INVERT OF THE SEWER. THE EXPOSED PORTION SHALL BE PAINTED YELLOW.

THE CONTRACTOR WILL MAINTAIN A RECORD OF THE LOCATIONS OF ALL SANITARY SEWER WYE LOCATIONS ALONG SEWER MAINS BY MEASUREMENTS TO THE NEAREST DOWNSTREAM MANHOLE. THE CONTRACTOR WILL TIE IN THE LOCATION OF THE END OF ALL SANITARY SEWER SERVICE LINES BY MEASURING THE APPROXIMATE DEPTH FROM THE GROUND LINE TO THE PIPE INVERT AND WILL FURNISH A COPY OF SUCH MEASUREMENTS TO THE ENGINEER.

ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE MADE BY CORING OR SAWCUTTING THE EXISTING STRUCTURE. BREAKING INTO STRUCTURES WILL NOT BE ALLOWED.

TRENCHING

GRANULAR FOUNDATION AND BACKFILL TRENCH SECTIONS FOR SANITARY SEWER, STORM SEWER AND WATER MAIN ARE TO BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS. THE COST OF BEDDING, HAUNCHING AND INITIAL BACKFILL SHALL BE MERGED WITH THE COST FOR SEWERS AND WATER MAIN AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

ALL SURPLUS EXCAVATED MATERIAL FROM THE TRENCH WILL BE PROPERLY DISPOSED OF BY THE CONTRACTOR. SEE NOTES UNDER "EXCAVATED MATERIALS" FOR ADDITIONAL INFORMATION.

CONTRACTOR SHALL EXCAVATE AN EXPLORATORY TRENCH TO DETERMINE EXACT LOCATIONS AND ELEVATIONS AT UTILITY CROSSINGS AND CONNECTIONS TO EXISTING.

TRAFFIC CONTROL

WHEN ROAD / LANE CLOSURES ARE REQUIRED TO PERFORM THE WORK, CONTRACTOR SHALL PROVIDE SIGNAGE AND FLAGMEN AS NECESSARY.

CONTRACTOR SHALL NOTIFY THE VILLAGE ENGINEERING DEPARTMENT AND EMERGENCY DISPATCHER OF ANY ROAD OR LANE CLOSURE A MINIMUM OF 48 HOURS IN ADVANCE OF CLOSURE.

SPECIAL SIGNAGE AS PROVIDED BY THE VILLAGE OF OWNERS GROVE SHALL BE MAINTAINED BY CONTRACTOR.

ALL TRAFFIC CONTROL ITEMS SHALL BE INCLUDED IN THE PAY ITEM "TRAFFIC CONTROL AND PROTECTION (SPECIAL)".

STORMWATER POLLUTION PREVENTION

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, THE APPROVED STORMWATER POLLUTION PREVENTION PLAN AND THE FOLLOWING STANDARD SPECIFICATIONS:
 A. THE ILLINOIS URBAN MANUAL, USDA NATURAL RESOURCES CONSERVATION SERVICE (LATEST EDITION)
 B. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, ILLINOIS DEPARTMENT OF TRANSPORTATION (LATEST EDITION)

A COPY OF THE APPROVED STORMWATER POLLUTION PREVENTION PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.

PRIOR TO COMMENCING LAND-DISTURBING ACTIVITIES IN AREAS OTHER THAN INDICATED ON THESE PLANS (INCLUDING BUT NOT LIMITED TO ADDITIONAL PHASES OF DEVELOPMENT AND OFF-SITE BOROUP OR WASTE AREAS) A SUPPLEMENTARY STORMWATER POLLUTION PREVENTION PLAN SHALL BE SUBMITTED BY THE CONTRACTOR TO THE OWNER FOR REVIEW BY THE CITY.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL STORMWATER POLLUTION CONTROL MEASURES NECESSARY TO PREVENT STORMWATER POLLUTION AS DETERMINED BY THE CITY.

ADDITIONAL PERIMETER SILT FENCE MAY BE NEEDED IN AREAS NOT SHOWN ON PLANS. CONTRACTOR SHALL MONITOR LIMITS OF PROJECT ON A REGULAR BASIS TO DETERMINE IF SUCH AREAS EXIST AND INSTALL ADDITIONAL SILT FENCE AS NEEDED.

RUNOFF FROM DISTURBED AREAS SHALL NOT LEAVE THE SITE WITHOUT FIRST PASSING THROUGH STORMWATER POLLUTION PREVENTION MEASURES OR DEVICES.

ALL STORMWATER POLLUTION PREVENTION MEASURES ARE TO BE IN PLACE BEFORE ANY WORK BEGINS ON THE SITE.

ALL STORMWATER POLLUTION PREVENTION MEASURES AND DEVICES SHALL BE INSPECTED OR AFTER ONE-HALF INCH OR MORE OF RAINFALL AND REPAIRED OR REPLACED TO KEEP THE MEASURES AND DEVICES FUNCTIONING PROPERLY.

THE SURFACE OF STRIPPED AREAS SHOULD BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHOULD BE PROTECTED FROM EROSION. TEMPORARY STORMWATER POLLUTION PREVENTION MEASURES SHOULD BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.

STOCKPILES OF SOIL AND OTHER BUILDING MATERIALS (AGGREGATE, LIMESTONE, ETC.) TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE FURNISHED WITH STORMWATER POLLUTION PREVENTION MEASURES. STOCKPILES OF SOIL TO REMAIN IN PLACE FOR MORE THAN 60 DAYS SHALL BE STABILIZED WITH TEMPORARY SEEDING.

ALL STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTERING DEVICES DURING CONSTRUCTION.

WATER DISCHARGED DURING CONSTRUCTION DEWATERING SHALL BE FILTERED AND DISCHARGED USING MEASURES OR DEVICES TO DISSIPATE ENERGY AND REDUCE THE EROSION POTENTIAL OF THE DISCHARGE.

STABILIZED CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY. IF CONDITIONS ARE SUCH THAT THE MAJORITY OF SOIL IS NOT REMOVED WHEN VEHICLES TRAVEL OVER THE COARSE AGGREGATE, VEHICLE WASH DOWN FACILITIES SHALL BE PROVIDED.

REFERENCE SHEET 7 FOR NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMITS FOR CONSTRUCTION SITE STORM WATER DISCHARGES.

SPECIFICATIONS: STORM SEWER

ITEM	MATERIAL	SPECIFICATION	MANUFACTURER	COMMENTS
STORM SEWER	REINF. CONC. PIPE	ASTM C-76		WITHIN 10 FT FROM WATERMAIN, PROVIDE FLEXIBLE GASKETS IN ACCORDANCE WITH ASTM C-443 OR C-361
PIPE CULVERT	REINF. CONC. PIPE	ASTM C-76		15.0' O.D. STANDARD SPECIFICATIONS
PIPE DRAINS	PVC SDR 26	ASTM D-3034		6" DIA/LEAK OR AS SHOWN ON PLANS
INLET FRAME - HIGHBACK	CAST IRON	ASTM A-48	NEENAH	NO. R-3281-A OR R-3278-1
INLET FRAME - LOWBACK	CAST IRON	ASTM A-48	NEENAH	NO. R-3280-A2
MANHOLE - TYPE A	PRECAST REINF. CONC.	ASTM C-478		
MANHOLE FRAME - TYPE 1	CAST IRON	ASTM A-48	NEENAH	TYPE D NEENAH
MANHOLE LID - CLOSED	CAST IRON	ASTM A-48	NEENAH	TYPE B (SEE STORM SEWER DETAILS FOR SPECIFICATIONS)
CATCH BASIN FRAME - HIGHBACK	CAST IRON	ASTM A-48	NEENAH	NO. R-3281-A OR R-3278-1
CATCH BASIN GRATE - DEEP-SEEDED	CAST IRON	ASTM A-48	NEENAH	NO. R-3506-A2
CATCH BASIN FRAME	CAST IRON	ASTM A-48	NEENAH	NO. R-4340-0
TRENCH BACKFILL	CA-6 OR FA-6			PER CITY STANDARD (COMPACTED TO 95% MODIFIED PROCTOR DENSITY)

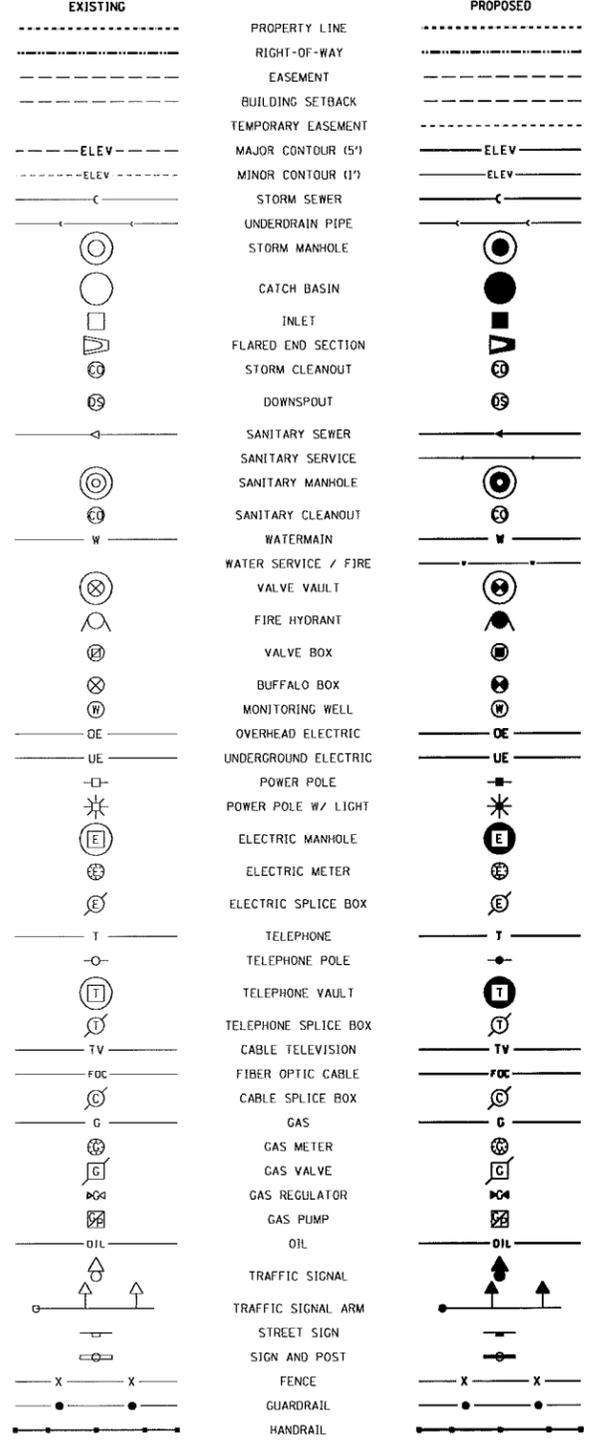
SPECIFICATIONS: SANITARY SEWER

ITEM	MATERIAL	SPECIFICATION	MANUFACTURER	COMMENTS
WATNS	PVC SDR 26	ASTM D-3034		ASTM D-3221 FOR INSTALLATION
FORCE MAIN	DUCT. IRON PIPE, CL 52	AWWA C-151	CLOW CORP.	MUEL
MANHOLE - TYPE A	PRECAST REINF. CONC.	ASTM C-478		W/ POLY WRAP OR PVC SDR 26
MANHOLE FRAME - TYPE 1	CAST IRON	ASTM A-48	NEENAH	W/ FLEXIBLE RUBBER BOOTS
MANHOLE LID - CLOSED	CAST IRON	ASTM A-48	NEENAH	NO. R-1712 OR R-1510
SERVICES	PVC SDR 26	ASTM D-3034		TYPE B (SEE SANITARY SEWER DETAILS FOR SPECIFICATIONS)
TRENCH BACKFILL	CA-6 OR FA-6	ASTM D-3212		6" DIA/LEAK
JOINTS	M. THUD C	SECTION 31-1-11		FLEXIBLE SEAL
AIR TEST	M. THUD C	SECTION 31-1-11		PER CITY STANDARD (COMPACTED TO 95% MODIFIED PROCTOR DENSITY)
TELEVISION	M. THUD C	SECTION 31-1-11		STANDARD SPECIFICATION (INCIDENTAL)
DEFLECTION TEST	MANHOLE TEST	SECTION 31-1-11		STANDARD SPECIFICATION (INCIDENTAL)

SPECIFICATIONS: WATERMAIN

ITEM	MATERIAL	SPECIFICATION	MANUFACTURER	COMMENTS
WATNS	DUCT. IRON PIPE, CL 52	AWWA C-151	CLOW CORP.	CEMENT LINED AWWA C-104
POLYETHYLENE ENCASEMENT	AWWA C-509			AWWA C-105
GATE VALVE	CAST IRON	ASTM A-48	NEENAH	WITH 316 SS TRIM
VALVE VAULT	RESILIENT WEDGE	ASTM A-48	NEENAH	R-1530
VALVE LID	CAST IRON	ASTM A-48	NEENAH	TYPE B (SEE WATER DETAILS FOR SPECIFICATIONS)
STANDARD HYDRANTS	CAST IRON	AWWA C-502		MUELLER SUPER CENTURION 250 A-423, CLOW MEDALLION OR WATERLOUS PACER 80-57-250
SPECIAL HYDRANTS	DUCTILE IRON	AWWA C-502		MUELLER SUPER CENTURION 205 A-425
FITTINGS	DUCTILE IRON	C-110/A.21.10		CEMENT LINED IN ACCORDANCE WITH AWWA C-104
SERVICES	2" COPPER, TYPE K			CONTINUOUS
CORROSION STOP				B-2500B
CURB STOP				MUELLER B-2500B
B-BOX				H-10300 "MINNEAPOLIS PATTERN" BUFFALO TYPE
JOINTS	M.J. OR PUSH-ON	ANSI/AWWA C-110/A.21.10		SERR. BRASS WEDGES REQUIRED
JOINT RESTRAINTS	"MEGA-LUG"			BY ERBA (IRON CO. OR APPROVED EQUAL
TRENCH BACKFILL	CA-6 OR FA-6			PER CITY STANDARD (COMPACTED TO 95% MODIFIED PROCTOR DENSITY)

LEGEND



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 (618) 420-1100
 WWW.ESICONSULTANTS.COM
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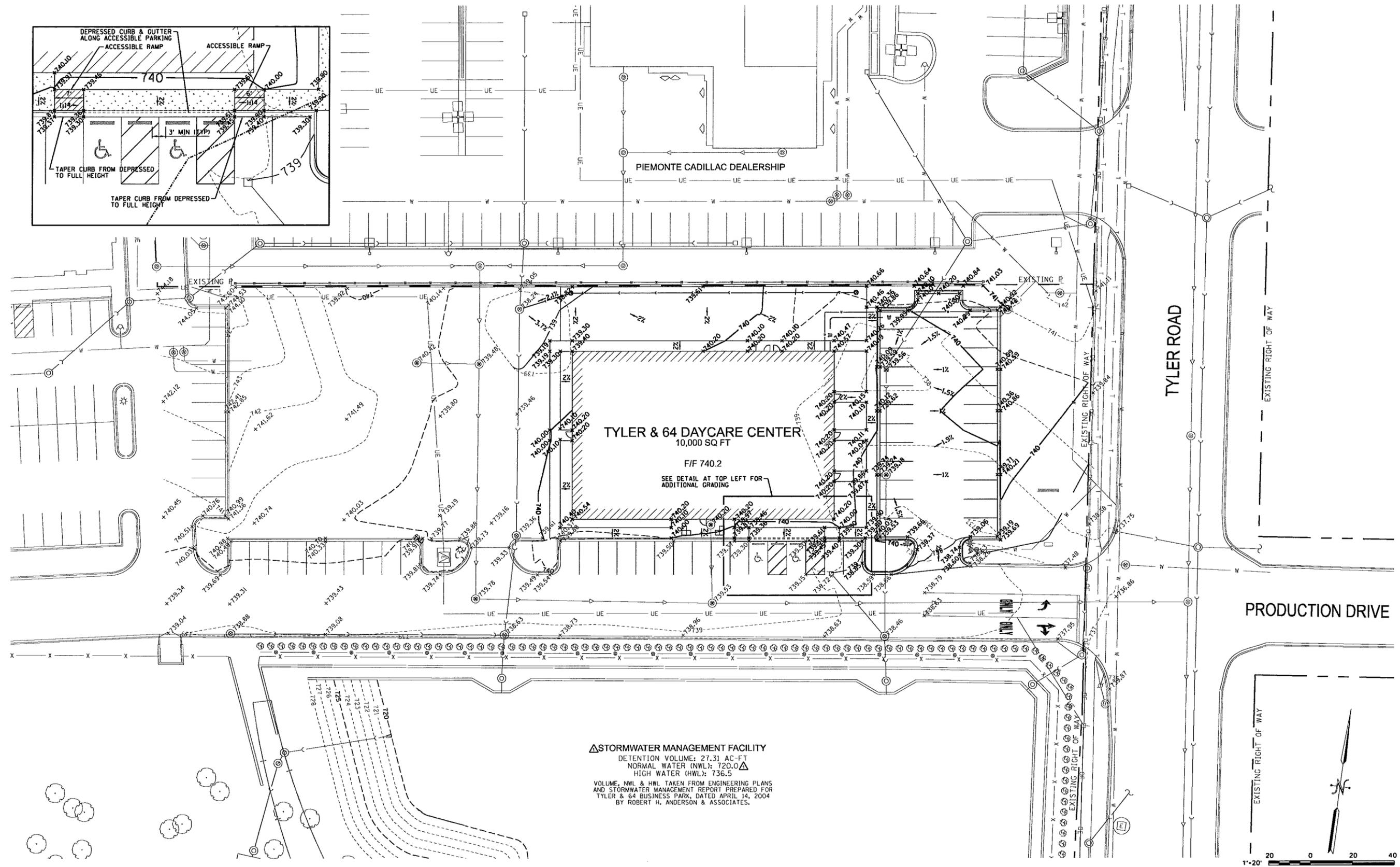
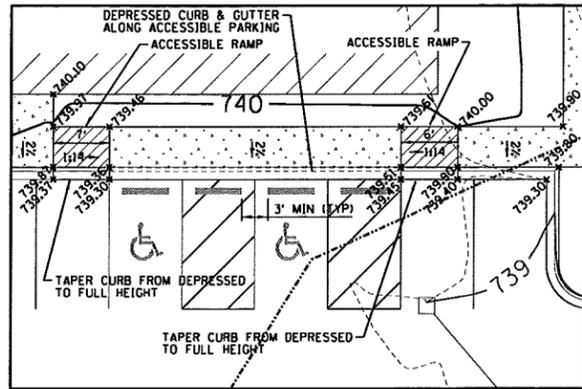
TYLER & 64 LLC.
 P.O. Box 3970
 St. Charles, IL 62278
 618.478.9193

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS
1	8-28-09	PER CITY OF ST. CHARLES REVIEW			
2	8-28-09	PER CITY OF ST. CHARLES REVIEW			
3	10-5-11	PER CITY OF ST. CHARLES REVIEW			

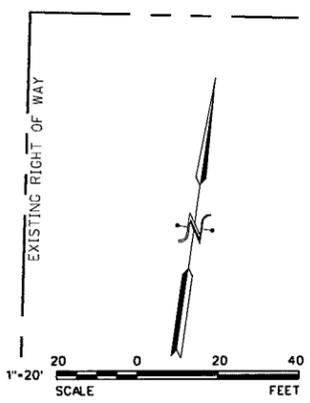
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 FILE: 02-General
 DATE: 10/4/2011
 ENGR: AM
 TECH: MD
 QA/QC: AM

TYLER & 64 DAY CARE CENTER
ST. CHARLES, KANE COUNTY, ILLINOIS

GENERAL NOTES & LEGEND



STORMWATER MANAGEMENT FACILITY
 DETENTION VOLUME: 27.31 AC-FT
 NORMAL WATER (NWL): 720.0
 HIGH WATER (HWL): 736.5
 VOLUME, NWL & HWL TAKEN FROM ENGINEERING PLANS AND STORMWATER MANAGEMENT REPORT PREPARED FOR TYLER & 64 BUSINESS PARK, DATED APRIL 14, 2004 BY ROBERT H. ANDERSON & ASSOCIATES.



PRINTED DATE: 10/3/2011
 PLOT DATE: 10/3/2011
 PLOT TIME: 10:30:00 AM
 PLOT USER: ESI

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 630-421-9195

NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS
1	8-28-09	PER CITY OF ST. CHARLES REVIEW			
2	10-20-10	PER CLIENT MODIFICATIONS			
3	10-3-11	REMOVED FLOODPLAIN & FLOODWAY			

ESI PROJECT NO. 10-366
 ENGR: AM
 FILE: 05-Grading
 TECH: MD
 DATE: 10/3/2011
 QA/QC: AM

TYLER & 64 DAY CARE CENTER
 ST. CHARLES, KANE COUNTY, ILLINOIS

GRADING PLAN

DRAWING NO. **5**

STORMWATER POLLUTION PREVENTION NOTES:

- UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL REVISED FEBRUARY 2002.
- A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN SHALL BE MAINTAINED ON SITE AT ALL TIMES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL EROSION CONTROL MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
- ADDITIONAL PERIMETER SILT FENCE MAY BE NEEDED IN AREAS NOT SHOWN ON PLANS. CONTRACTOR SHALL MONITOR LIMITS OF PROJECT ON A REGULAR BASIS TO DETERMINE IF SUCH AREAS EXIST AND INSTALL ADDITIONAL SILT FENCE AS NEEDED.
- RUNOFF FROM DISTURBED AREAS SHALL NOT LEAVE THE SITE WITHOUT FIRST PASSING THROUGH STORMWATER POLLUTION PREVENTION MEASURES.
- ALL STORMWATER POLLUTION PREVENTION MEASURES ARE TO BE IN PLACE BEFORE ANY WORK BEGINS ON THE SITE.
- ALL STORMWATER POLLUTION PREVENTION MEASURES AND DEVICES SHALL BE INSPECTED OR AFTER ONE-HALF INCH OR MORE OF RAINFALL AND REPAIRED OR REPLACED TO KEEP THE MEASURES AND DEVICES FUNCTIONING PROPERLY.
- SOIL STABILIZATION
 - CONTRACTOR SHALL MINIMIZE DISTURBED AREA DURING CONSTRUCTION.
 - TEMPORARY SEEDING - PROVIDE WITHIN 7 DAY IF SITE IS LEFT DORMANT FOR MORE THAN 14 DAYS.
 - PERMANENT SEEDING - ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF FINAL GRADING.
 - WHEN SHOOTING SHALL BE ADJUSTED EARLY IN THE FALL DURING SEASON SO THAT SLOPES AND OTHER BARE EARTH AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER FOR PROPER EROSION AND SEDIMENT CONTROL.
- CONTRACTOR SHALL PROTECT SLOPES WITH SEEDING AND STRAW MULCH WITH NETTING OR EROSION CONTROL BLANKETS.
- ALL STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTERING DEVICES DURING CONSTRUCTION.
- STABILIZE CONSTRUCTION ENTRANCES SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE REMOVED IMMEDIATELY. SUCH ROADWAYS ARE SUCH THAT THE MASONRY OR SOIL NOT BE MOVED WHEN VEHICLES TRAVEL OVER THE COURSE. APPROPRIATE VEHICLE WASH DOWN FACILITIES SHALL BE PROVIDED.
- IT IS THE RESPONSIBILITY OF THE LANDOWNER AND/OR CONTRACTOR TO INFORM ANY SUBCONTRACTORS WHO MAY PERFORM WORK ON THIS PROJECT OF THE REQUIREMENTS IN IMPLEMENTING AND MAINTAINING THESE POLLUTION CONTROL PLANS AND THE NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT REQUIREMENTS SET FORTH BY THE ILLINOIS EPA.
- ADJACENT STREETS AND PARKING LOTS SHALL BE KEPT CLEAR OF DEBRIS, INSPECTED DAILY, AND CLEANED WHEN NECESSARY.
- ANY STOCKPILED MATERIAL REMAINING IN PLACE FOR MORE THAN THREE (3) DAYS MUST BE PROTECTED FROM EROSION WITH, AT MINIMUM, SILT FENCE AROUND THE OUTSIDE OF THE PILE.

CONSTRUCTION SEQUENCING / SCHEDULE OF IMPLEMENTATION

- INSTALLATION OF SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE AND FILTER FABRIC INLET PROTECTION
- DEMOLITION / PAVEMENT REMOVAL
- EARTHWORK - BUILDING FOUNDATION EXCAVATION, SITE GRADING
- BUILDING FOUNDATION CONSTRUCTION
- INSTALLATION OF WATER SERVICE AND FIRE PROTECTION
- CURB & GUTTER AND PAVING
- LANDSCAPING AND PERMANENT SEEDING

IT IS ANTICIPATED THAT WORK WILL BEGIN AND BE COMPLETED PRIOR TO SUMMER 2012.

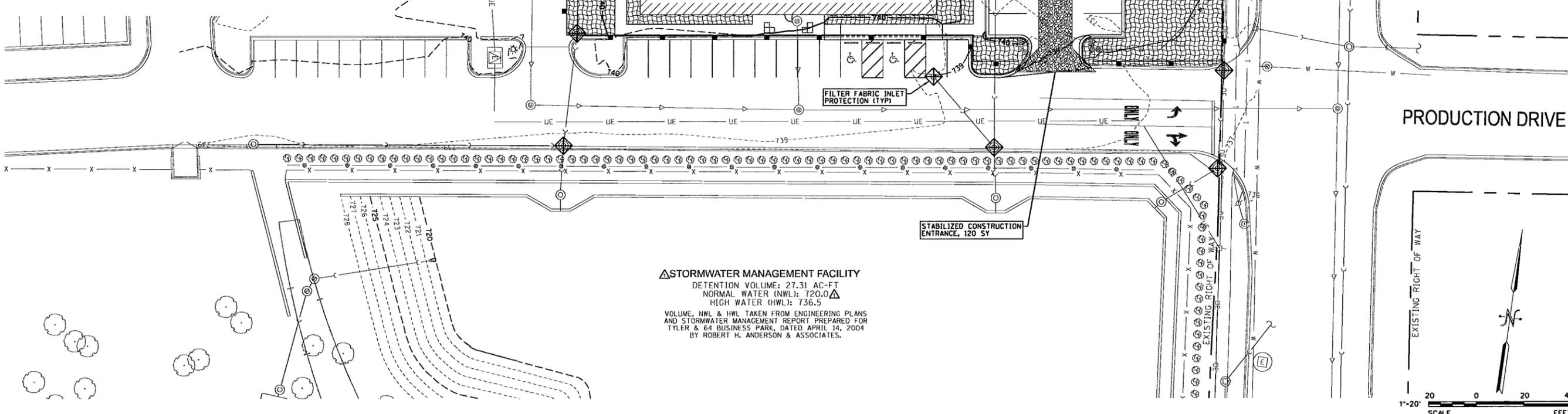
STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
TEMPORARY SEEDING												
MULCHING												
PERMANENT SEEDING												
DORMANT SEEDING												
SODDING												

EACH PRACTICE SHALL BE APPLIED AT A MINIMUM RATE OF 90 LF/ACRE

SEEDING AND MULCHING APPLICATION RATES AND APPLICATION TIME OF YEAR AS WELL AS SEEDING SPECIES SHALL BE IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, LATEST EDITION

TABLE 1
TEMPORARY SEEDING SPECIES, RATES AND DATES

Species	Lbs/Acre	Lbs./1000 ft ²	Seeding Dates
Oats	90	2	Early spring - July 1
Cereal Rye	90	2	Early spring - Sept. 30
Wheat	90	2	Early spring - Sept. 30
Perennial Ryegrass	25	0.6	Early spring - Sept. 30

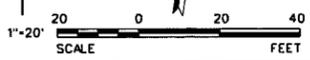


CONTRACTOR'S CERTIFICATION

I HEREBY CERTIFY, UNDER PENALTY OF LAW, THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR01) THAT AUTHORIZES THE STORMWATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

CONTRACTOR'S CERTIFICATION		SUB-CONTRACTOR	
SIGNATURE	TITLE DATE	SIGNATURE	TITLE DATE
COMPANY		COMPANY	
WITNESSED BY OWNER		SUB-CONTRACTOR	
SIGNATURE	TITLE DATE	SIGNATURE	TITLE DATE
COMPANY		COMPANY	

STORMWATER MANAGEMENT FACILITY
 DETENTION VOLUME: 27.31 AC-FT
 NORMAL WATER (NWL): 720.0
 HIGH WATER (HWL): 736.5
 VOLUME, NWL & HWL TAKEN FROM ENGINEERING PLANS AND STORMWATER MANAGEMENT REPORT PREPARED FOR TYLER & 64 BUSINESS PARK, DATED APRIL 14, 2004 BY ROBERT H. ANDERSON & ASSOCIATES.



PRINTED DATE: 08/27/11
 PLOT DATE: 08/27/11
 PLOT SCALE: 1"=20'
 PLOT SHEET: 01 OF 01
 PLOT FILE: C:\Users\Public\Desktop\ESI\Projects\Tyler & 64\Drawings\ESI-01-01.dwg
 PLOT DEVICE: HP DesignJet 2400

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NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS
1	8-28-09	PER CITY OF ST. CHARLES REVIEW			
2	10-29-10	PER CLIENT MODIFICATIONS			
3	05-31-11	REMOVED FLOODPLAIN & FLOODWAY			
		REVISED COMPLETION DATE			

ESI PROJECT NO. 10-366
 ENGR: AM
 FILE: 06-Erosion
 TECH: MD
 DATE: 10/4/2011
 QAQC: AM

TYLER & 64 DAY CARE CENTER
 ST. CHARLES, KANE COUNTY, ILLINOIS

SOIL EROSION & SEDIMENT CONTROL PLAN

**NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
PERMITS FOR CONSTRUCTION SITE STORMWATER DISCHARGES**

CONTRACTOR SHALL PROVIDE AN NPDES SIGNOFF PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ILLINOIS ENVIRONMENTAL PROTECTION AGENCY HAS ISSUED AN NPDES GENERAL PERMIT (NO. ILR01) FOR DISCHARGES FROM CONSTRUCTION SITE ACTIVITIES. MAJOR FEATURES OF THE ILLINOIS PERMIT ARE:

THE PERMIT CAN AUTHORIZE ALL DISCHARGES OF STORM WATER FROM CONSTRUCTION SITES ANYWHERE IN ILLINOIS REGARDLESS OF SIZE.

THE PERMIT REQUIRES EACH CONSTRUCTION SITE TO HAVE A STORM WATER POLLUTION PREVENTION PLAN (EROSION AND SEDIMENTATION CONTROL PLAN) PRIOR TO THE START OF CONSTRUCTION.

A COPY OF THE PLAN MUST BE MAINTAINED AT THE CONSTRUCTION SITE FROM THE DATE OF BEGINNING TO THE DATE OF FINAL STABILIZATION.

PERMITTEE IS REQUIRED TO HAVE QUALIFIED PERSONNEL INSPECT DISTURBED AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED, HAVE STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE AT LEAST ONCE EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OF RAIN OR GREATER OR AN EQUIVALENT SNOWFALL.

PERMITTEE IS REQUIRED TO SUBMIT WITHIN FIVE DAYS AN "INCIDENCE OF NONCOMPLIANCE" (INOC) REPORT FOR ANY OBSERVED VIOLATION OF THE PLAN. SUBMISSION SHALL BE ON "NOI" FORM AND SHALL INCLUDE CAUSE OF NONCOMPLIANCE, ACTIONS TAKEN TO PREVENT FURTHER INCIDENTS OF NONCOMPLIANCE, AND A STATEMENT DETAILING ENVIRONMENTAL IMPACTS THAT MAY HAVE RESULTED FROM NONCOMPLIANCE.

THE STORM WATER POLLUTION PREVENTION PLAN, INSPECTION RECORDS AND RELATED INFORMATION SHALL BE RETAINED FOR AT LEAST THREE YEARS FROM THE DATE OF FINAL STABILIZATION.

TO OBTAIN PERMIT COVERAGE, THE OPERATOR SHALL COMPLETE THE NOTICE OF INTENT ("NOI") FORM, SIGN IT, AND SEND THE ORIGINAL SIGNED COPY TO ILLINOIS EPA. UNLESS NOTIFIED BY THE AGENCY, PERMIT COVERAGE IS AUTOMATIC AND OPERATORS ARE AUTHORIZED TO DISCHARGE STORM WATER FROM THE SITE UNDER TERMS AND CONDITIONS OF THE PERMIT EITHER:

48 HOURS AFTER DATE "NOI" IS POSTMARKED, IF HISTORIC PRESERVATION AND ENDANGERED SPECIES COMPLIANCE WAS ESTABLISHED PRIOR TO SUBMITTAL OF THE "NOI" OR

30 DAYS AFTER DATE "NOI" IS POSTMARKED, IF HISTORIC PRESERVATION AND ENDANGERED SPECIES COMPLIANCE WAS NOT ESTABLISHED PRIOR TO "NOI" SUBMITTAL.

THE AGENCY WILL CONFIRM COVERAGE AND PERMIT NUMBER BY LETTER ABOUT ONE WEEK AFTER AUTOMATIC COVERAGE TAKES EFFECT. A COPY OF THE LETTER SHALL BE POSTED AT THE SITE IN A PROMINENT PLACE FOR PUBLIC VIEWING.

AFTER LAND DISTURBING ACTIVITIES ARE COMPLETE AND SITE HAS BEEN FINALLY STABILIZED, OPERATOR SHALL TERMINATE PERMIT COVERAGE BY COMPLETING A NOTICE OF TERMINATION ("NOT") FORM AND SUBMITTING IT TO THE AGENCY. USEPA CONSIDERS A SITE FINALLY STABILIZED WHEN ALL LAND DISTURBING ACTIVITIES ARE COMPLETE AND A UNIFORM PERENNIAL VEGETATION COVER OF 70% STABILIZATION HAS BEEN ESTABLISHED OR EQUIVALENT PERMANENT STABILIZATION MEASURES HAVE BEEN USED.

**TABLE ONE.
SEED MIXTURES FOR TEMPORARY SEEDING
REMAINING IN PLACE FOR LESS THAN ONE YEAR**

Seed	Rate pounds/acre	*ED	Soil Drainage WD	SP	PD	Planting Period
Timothy	5	X	X	X	X	Spring
Kentucky Blue Grass	5	X	X	X	X	Spring/Fall

With one of the following:

Oats	90					Early spring - July 1st.
Cereal rye	90					Early spring - October 15th.
Spring or winter wheat	90					Early spring - October 15th.

Spring planting - early Spring to June 15th
Fall planting - August 1st to October 15th

*ED = excessively drained; WD = well drained; SP = somewhat poorly drained; PD = poorly drained

**TABLE TWO.
SEED MIXTURES FOR TEMPORARY OR PERMANENT SEEDING
REMAINING IN PLACE FOR MORE THAN ONE YEAR**

Mix	Seed	Rate pounds/acre	*ED	Soil Drainage WD	SP	PD	Planting Period
1	Tall fescue	24	X	X	X		Spring/Fall/Dormant
2	Smooth brome	24	X	X			Spring/Fall/Dormant
3	Tall fescue or Smooth Brome and alfalfa	24	X	X			Spring/Dormant
4	Tall fescue and Timothy or Red top	14.5	X	X	X	X	Spring/Fall/Dormant
5	Tall fescue and Red top and Alsike clover	9.5		X	X		Spring
6	Orchard grass and Alsike or Ladino clover	7		X			Spring
7	Timothy and Alsike or Ladino clover	4		X	X	X	Spring

Hayland Mixtures

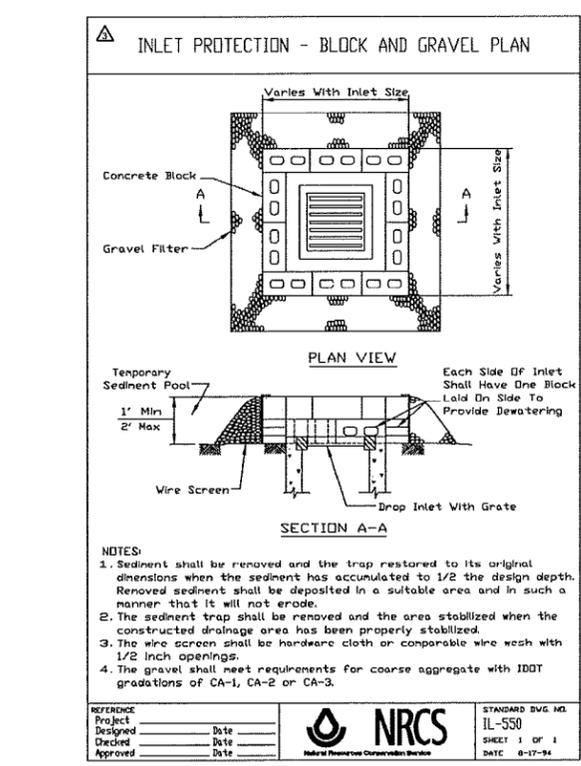
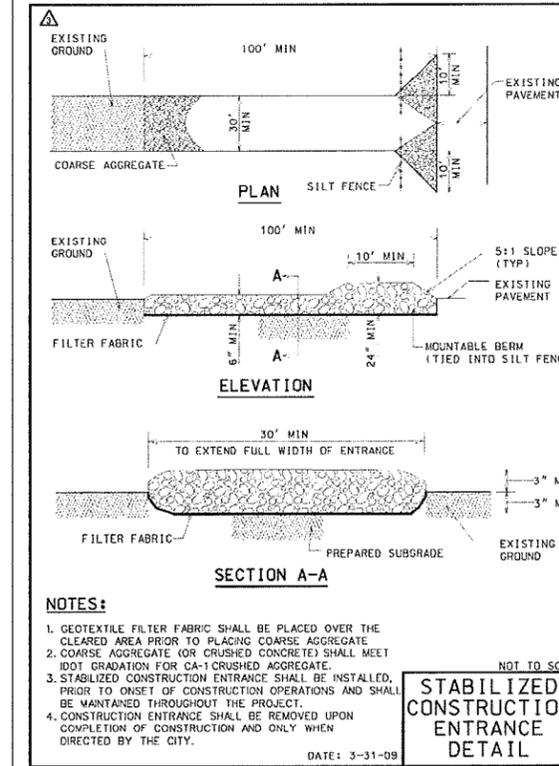
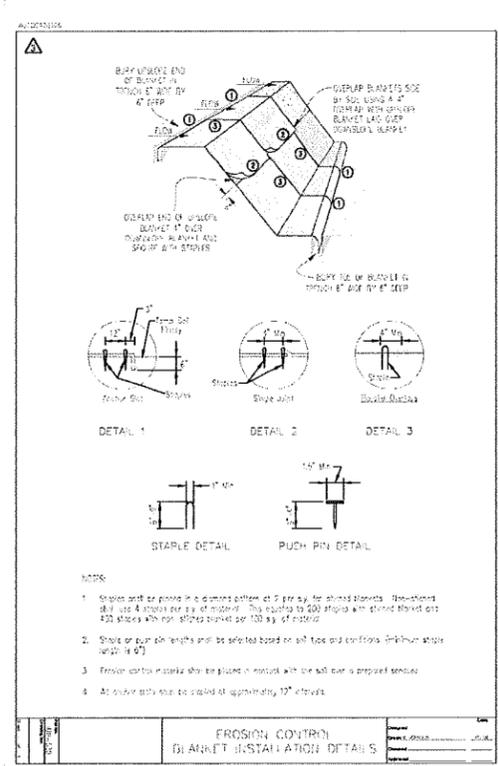
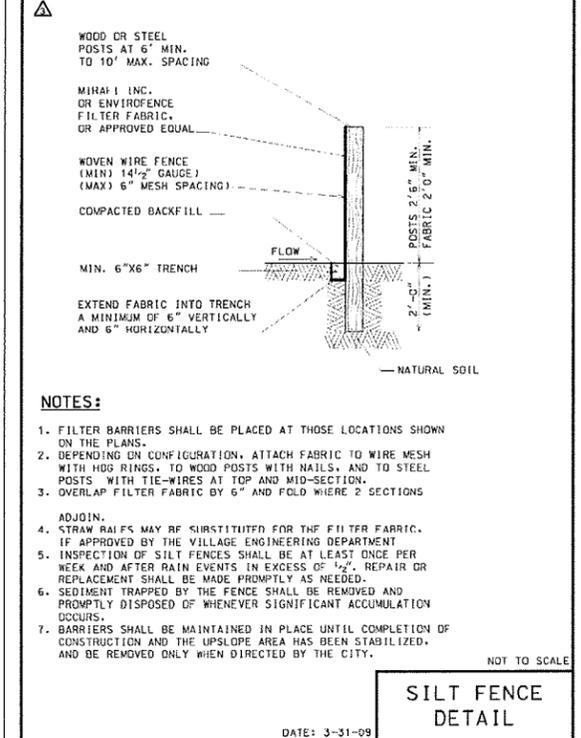
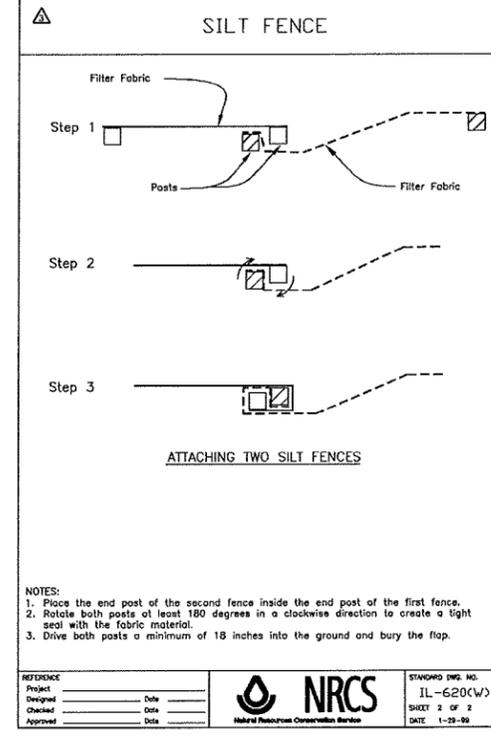
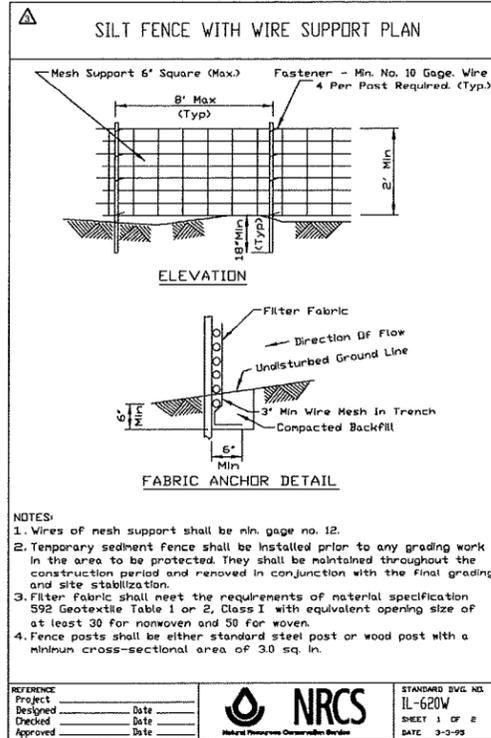
8	Alfalfa	12		X			Spring/Dormant
9	Alfalfa and Orchard grass	8		X			Spring/Dormant
10	Alfalfa and Timothy	4		X	X	X	Spring/Dormant
11	Alfalfa and Tall fescue or Smooth Brome	6		X	X		Spring/Dormant

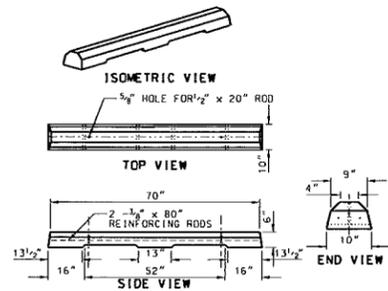
With one of the following:

A	Oats	30					Early spring - July 1st.
B	Cereal rye	30					Early spring - October 15th.
C	Spring or winter wheat	20					Early spring - October 15th.

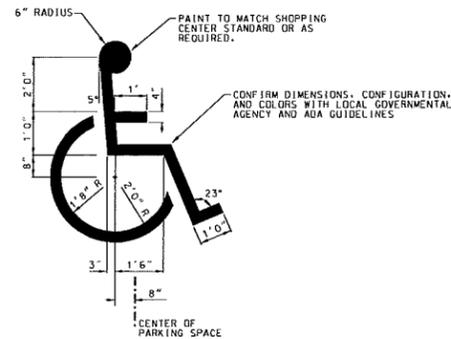
Spring planting - early Spring to June 15th
Fall planting - August 1st to October 15th

*ED = excessively drained; WD = well drained; SP = somewhat poorly drained; PD = poorly drained

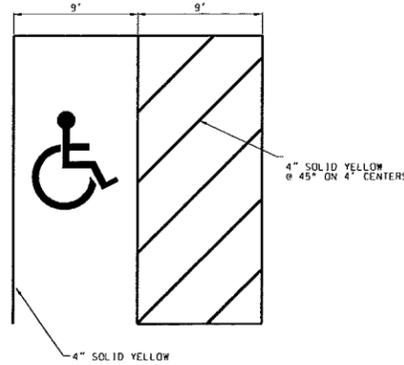




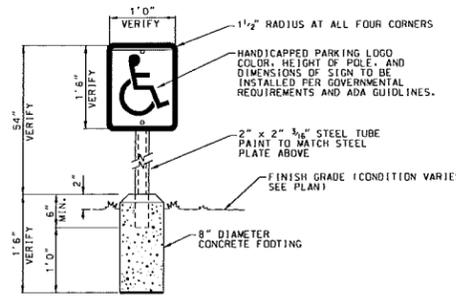
PRECAST CONCRETE PARKING BLOCK



HANDICAPPED PARKING SYMBOL



HANDICAPPED PARKING STALL

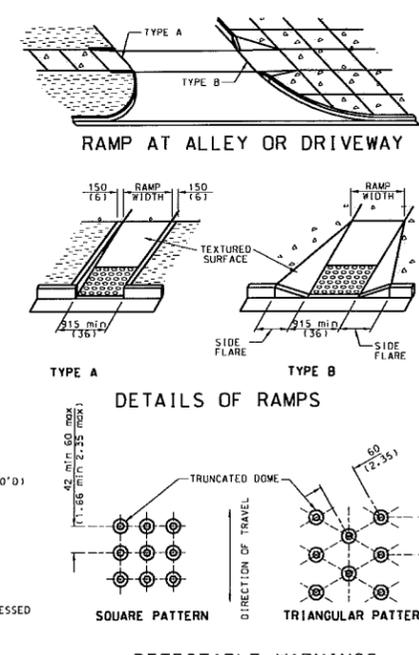
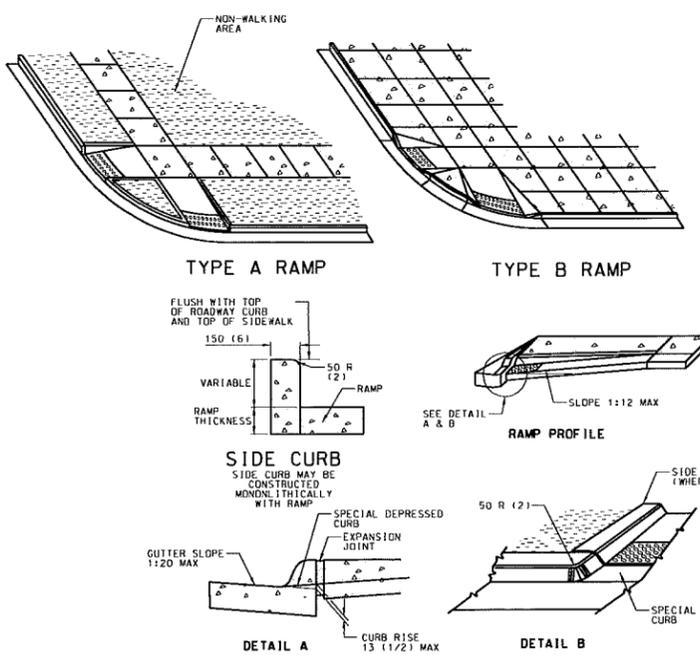
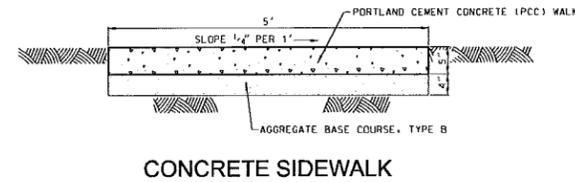
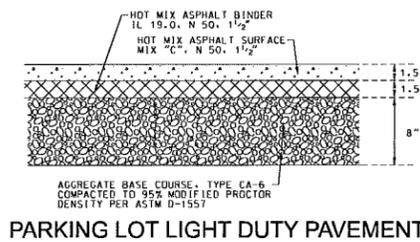
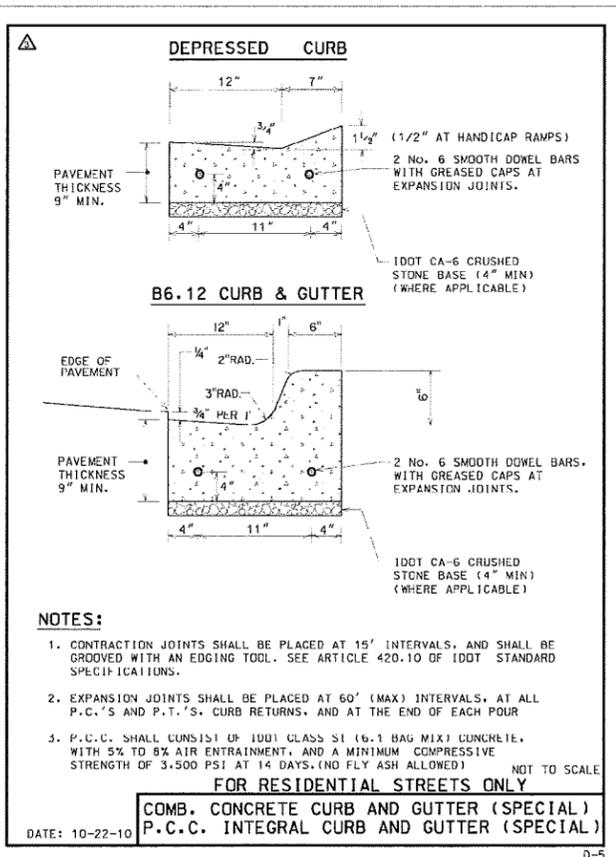


- NOTES:
1. SIGNS SHOULD BE PROPERLY CENTERED AT FRONT OF PARKING SPACE.
 2. SIGN FACE SHOULD BE LOCATED NO FURTHER THAN 6 FEET FROM THE FRONT OF EACH PARKING SPACE WITH A MINIMUM 3'-0" CLEAR.
 3. MOUNT SIGN ON COLUMN OR WALL AT SIM. CONDITION.
 4. WHERE SIGN IS PLACED IN PAVED AREA AT PARKING STALLS PROVIDE PRECAST BUMPERS.

HANDICAPPED PARKING SIGN & POST



HANDICAPPED PARKING SIGN



GENERAL NOTES

DETECTABLE WARNING SHALL BE INSTALLED AT CURB RAMPS, MEDIANS AND PEDESTRIAN REFUGE ISLANDS, AT-GRADE RAILROAD CROSSINGS, TRANSIT PLATFORM EDGES, AND OTHER LOCATIONS WHERE PEDESTRIANS ARE REQUIRED TO CROSS A HAZARDOUS VEHICULAR WAY. DETECTABLE WARNINGS SHALL ALSO BE INSTALLED AT ALLEYS AND COMMERCIAL ENTRANCES WHEN PERMANENT TRAFFIC CONTROL DEVICES ARE PRESENT.

THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 1:10, HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN 1.2 M (4'0") THEN THE MAXIMUM SLOPE SHALL BE 1:12.

ALL HANDICAP RAMPS SHALL HAVE RED COLORED CONCRETE FOR THE TRUNCATED DOME AREA. (24" x 48")

ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT TO UNITS OF HORIZONTAL DISPLACEMENT (V:H)

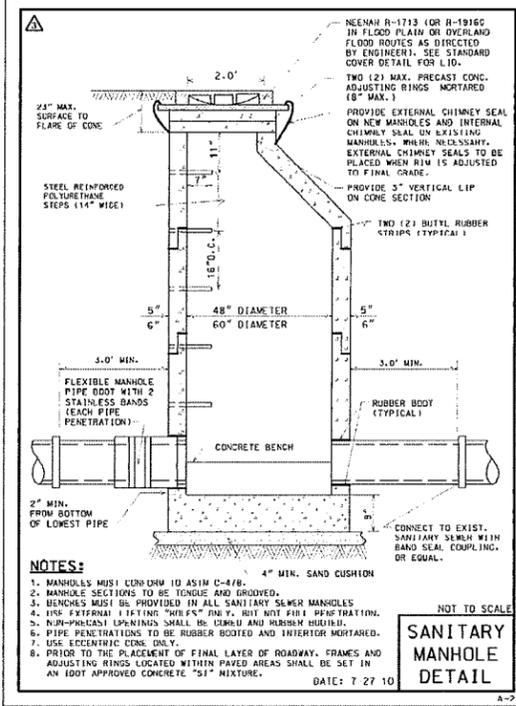
ALL DIMENSIONS ARE IN MILLIMETERS (INCHES) UNLESS OTHERWISE SHOWN.

CURB RAMP ACCESSIBLE TO THE DISABLED

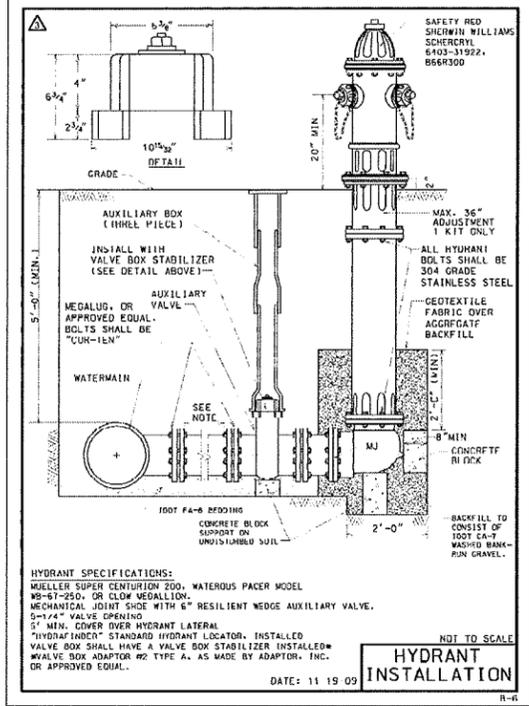
DETECTABLE WARNINGS

PRINTED DATE: 10/22/10
 FILE: 08-01011
 PROJECT: Tyler & 64 Day Care Center, Kane County, Illinois
 DRAWING NO. 8

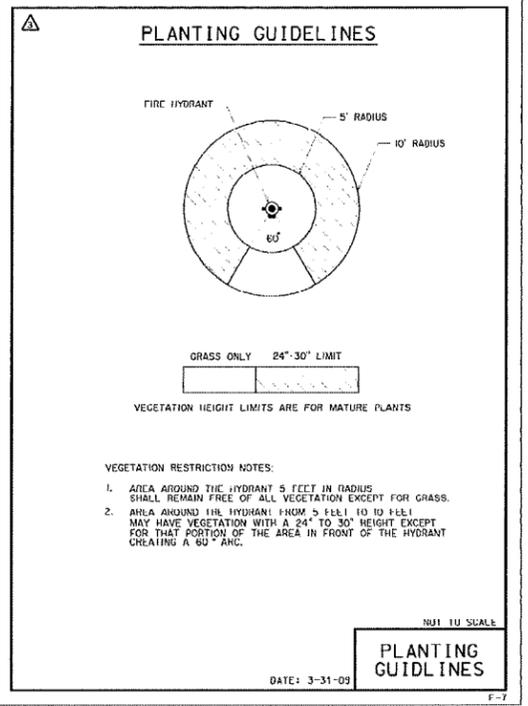
NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS
1	8-28-09	PER CITY OF ST. CHARLES REVIEW			
2	10-29-10	PER CLIENT MODIFICATIONS			
3	10-31-10	USE LATEST CITY STANDARDS			



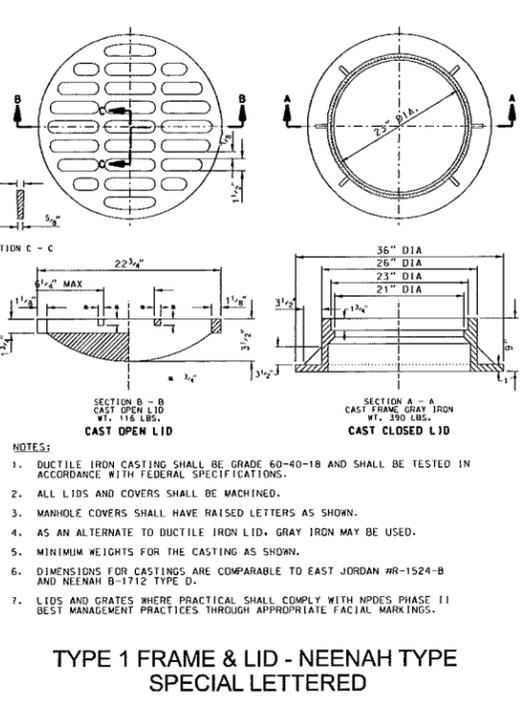
SANITARY MANHOLE DETAIL



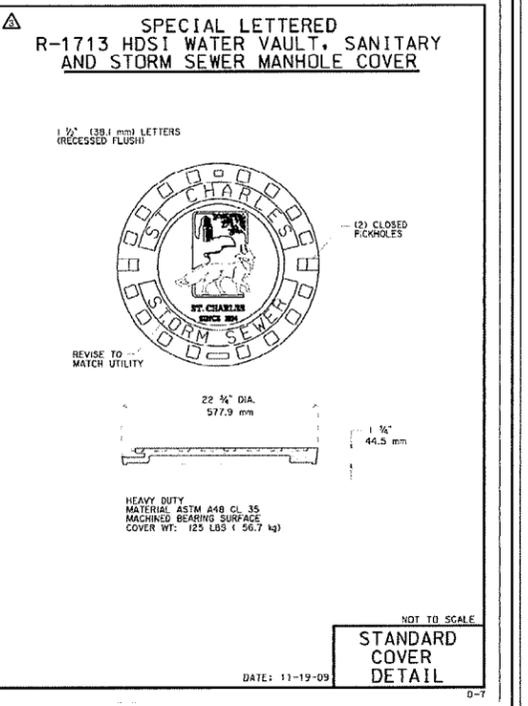
HYDRANT INSTALLATION



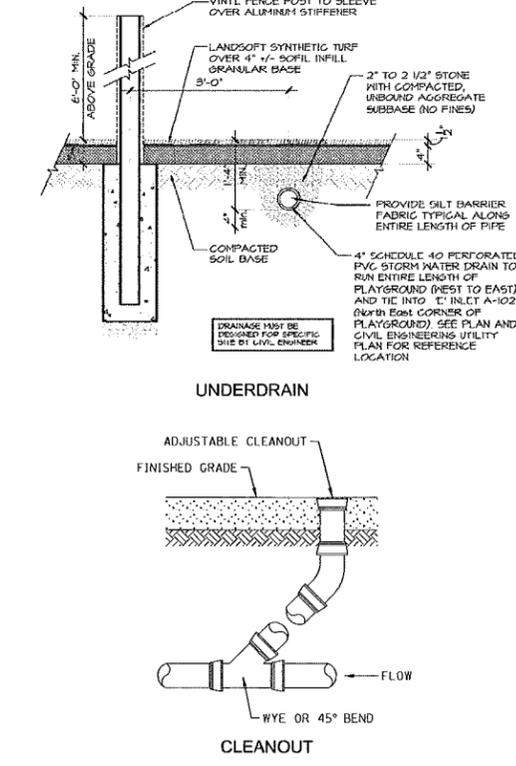
PLANTING GUIDELINES



TYPE 1 FRAME & LID - NEENAH TYPE SPECIAL LETTERED

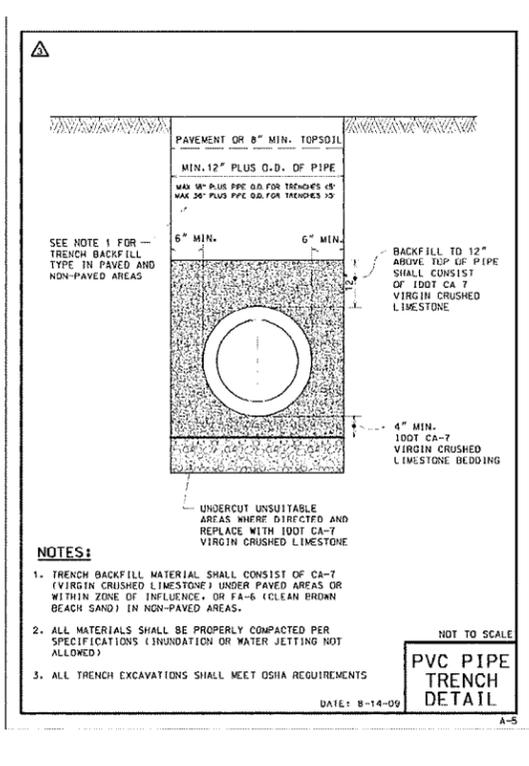


STANDARD COVER DETAIL

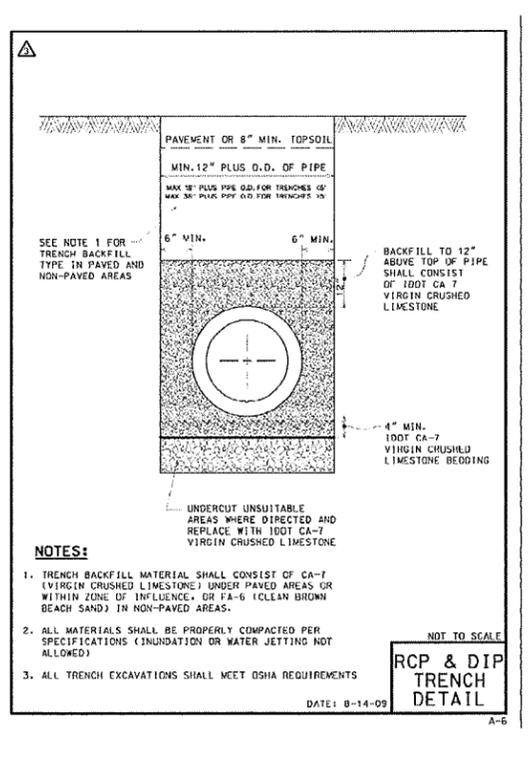


UNDERDRAIN

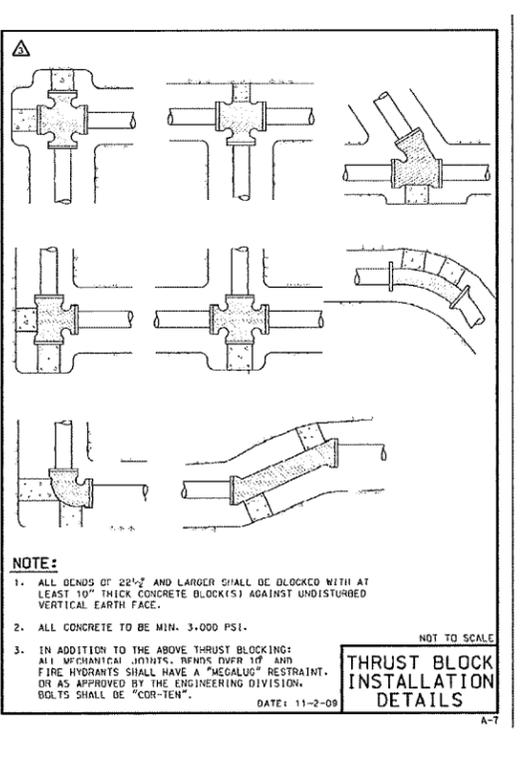
CLEANOUT



PVC PIPE TRENCH DETAIL



RCP & DIP TRENCH DETAIL



THRUST BLOCK INSTALLATION DETAILS

Minimum Restrained Lengths (in feet) back from both sides of fitting

Fitting type/nominal size	4"	6"	8"	10"	12"	16"
90 Degree Bend	17	25	32	38	45	59
45 Degree Bend	7	10	13	16	19	24
22.5 Degree Bend	3	5	6	8	9	12
11.25 Degree Bend	2	2	3	4	4	6
Bend End	19	55	73	87	103	134
Top Side Vertical Offset * (45 Degree)	16	23	30	36	43	55
Bottom Side Vertical Offset * (45 Degree)	4	6	8	10	11	15
Tee Run X Branch **	6"	by	1	17		
Tee Run X Branch **	8"	by	1	5	34	
Tee Run X Branch **	10"	by	1	1	24	49
Tee Run X Branch **	12"	by	1	1	15	41
Tee Run X Branch **	16"	by	1	1	1	26
Reducer ***	6"	by	28			
Reducer ***	8"	by	52	30		
Reducer ***	10"	by	71	54	29	
Reducer ***	12"	by	90	78	55	51
Reducer ***	16"	by	123	113	97	94

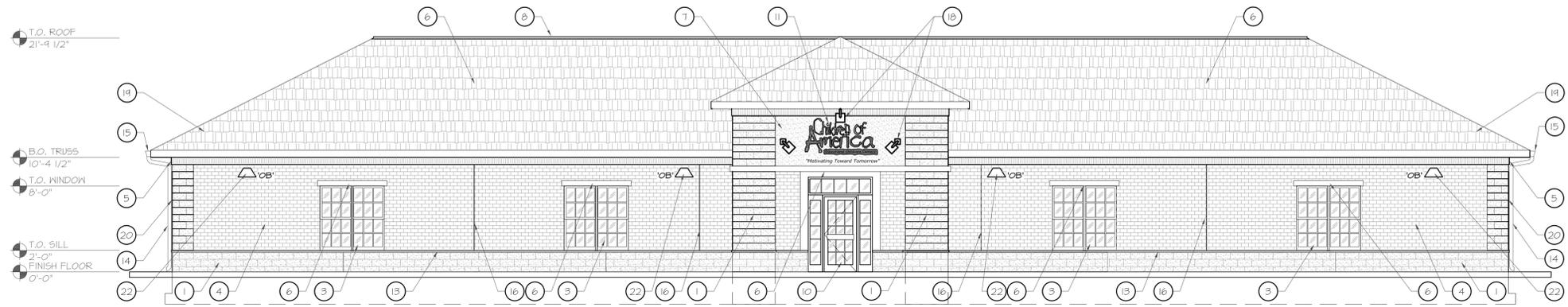
* Vertical offset with minimum 10' of solid pipe between upper and lower bend.
 ** Tee with minimum 10' solid pipe on both sides of run.
 Number indicates length of branch to be restrained.
 *** Length back from Large End of Reducer.

DATE: 3-31-09

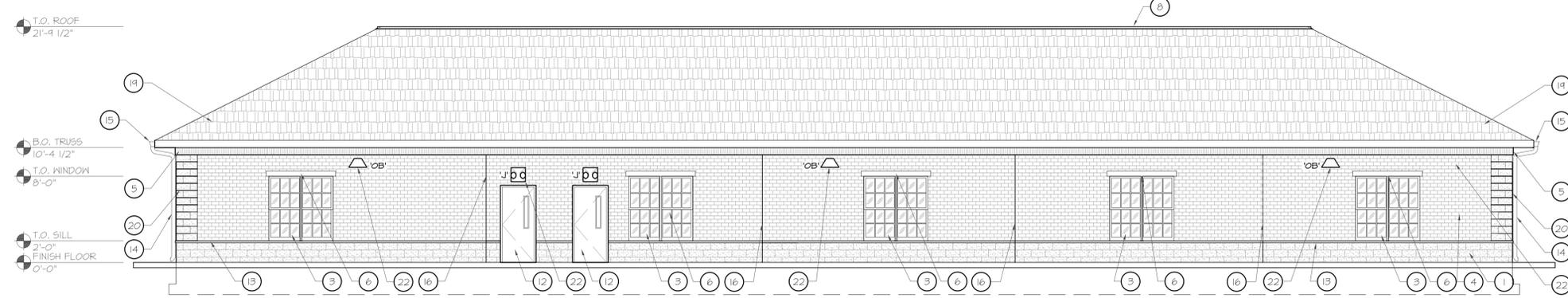
WATER MAIN RESTRAINT

PRINTED DATE: 05/22/2011 11:20:55 AM PROJECT: 10-366

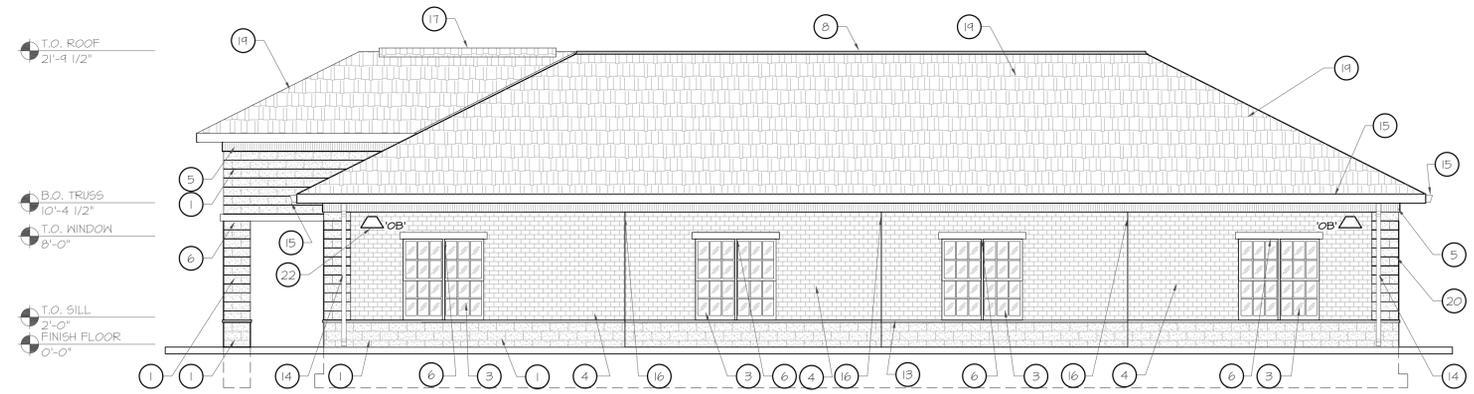
NO.	DATE	DESCRIPTION OF REVISIONS	NO.	DATE	DESCRIPTION OF REVISIONS
1	8-28-09	PER CHY OF ST. CHARLES REVIEW			
2	10-29-10	PER CLIENT MODIFICATIONS			
3	10-31-11	USED CURRENT CITY DETAILS			



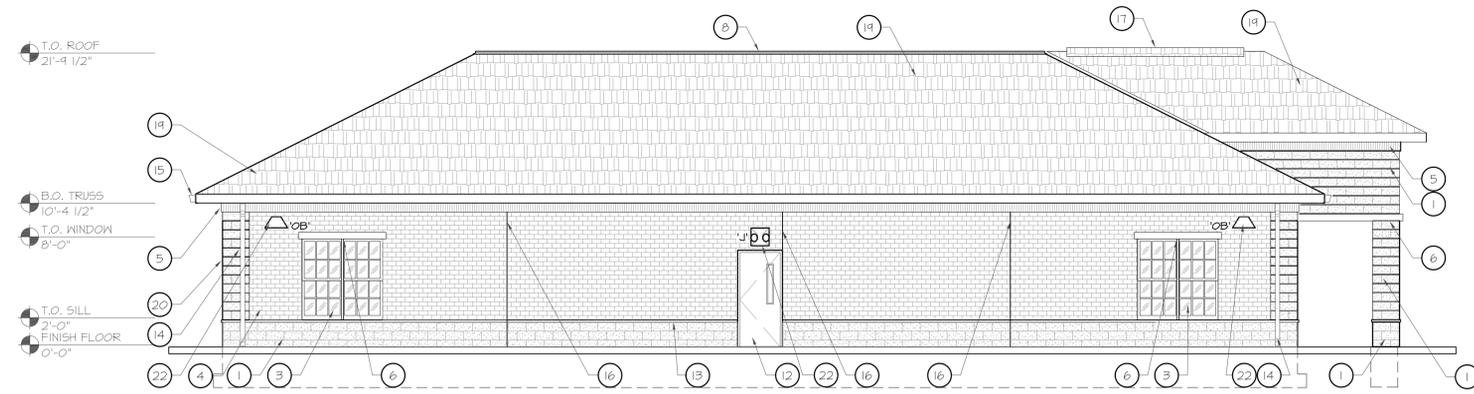
1 FRONT ELEVATION
SCALE: 3/16"=1'-0"



2 REAR ELEVATION
SCALE: 3/16"=1'-0"



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

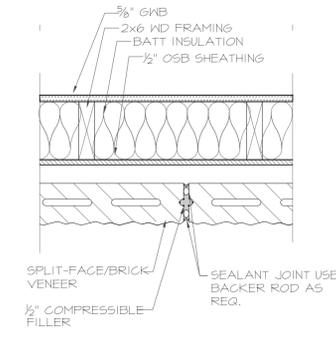


4 SIDE ELEVATION
SCALE: 3/16"=1'-0"

ELEVATION KEYNOTES	
1	SPLIT FACE BLOCK VENEER
2	NOT USED
3	JELDPHEN WINDOW W/VISION GLAZING
4	BRICK VENEER
5	BRICK SOLDIER COURSE
6	PRECAST TRIM
7	TEXTURED STUCCO FINISH W/CONTROL JOINTS AS REQ'D
8	PREFINISHED METAL COPING
9	COLONIAL VINYL RAISED PANEL SHUTTERS, 15"x11"
10	ANODIZED ALUMINUM STOREFRONT SYSTEM
11	SIGNAGE (BY LANDLORD) W/ (3) SPOT DOWNLIGHTS
12	GALVANIZED H.M. DOOR AND FRAME
13	4" PRECAST SILL, ROUNDED 2", TAPERED INTO EACH DOOR FRAME
14	PREFINISHED ALUMINUM DOWNSPOUT
15	6" PREFINISHED ALUMINUM GUTTER
16	MASONRY CONTROL JOINT (SEE DETAIL 20/A4.2)
17	RIDGE VENT
18	LIGHTING (SEE A2.1)
19	DIMENSIONAL ASPHALT SHINGLES
20	PRECAST QUOINS
21	F.R.P. TUSCAN COLUMN COVER, EDON ARCHITECTURAL FIBERGLASS #EC110C 12" STRAIGHT
22	EXTERIOR LIGHT FIXTURE (SEE SHEET A2.1)

GENERAL NOTES:
 1. SEE A4.2 FOR EXTERIOR FINISH SCHEDULE
 2. ALL EXHAUST FAN VENTING TO BE THRU ROOF (NO VENTING ALLOWED OUT SIDES OF BUILDING THROUGH THE FRONT REAR AND SIDE WALLS OF BUILDING)
 3. BUILDING MATERIALS TO MATCH BUILDING MATERIALS USED ON OFFICE BUILDING.

DENOTES SPANDREL GLAZING



5 TYP. MASONRY CONTROL JOINT
SCALE: 1 1/2"=1'-0"



PROPOSED DAYCARE: (#142)
CHILDREN OF AMERICA
 TYLER STREET
 ST. CHARLES, IL. 60174

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REVISIONS

COMMISSION NO: 147-010
 ISSUE DATE: 10-25-10
 DRAWN BY: STAFF

Elevations

SHEET NO.
A4.1