PRELIMINARY SITE IMPROVMENT PLANS
FOR
THE QUAD ST. CHARLES
ST. CHARLES, ILLINOIS
SC 3800 MAIN, LLC

F021
THE QUAD ST. CHARLES
2/26/14

LEGEND (JACOB AND HEFNER ASSOCIATES, INC.)

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
8W	WATER MAIN WITH SIZE	W
	SANITARY SEWER	
	RIGHT-OF-WAY	
842	CONTOUR	701
805.25	SPOT GRADE	701.30
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	GATE VALVE W/VAULT	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
XX	SILT FENCE	
	ROAD SIGN	
UGE	UNDERGROUND ELECTRIC	E
G	UNDERGROUND GAS	G
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
TF	TOP OF FOUNDATION	
GF	GARAGE FLOOR, AT REAR OF GARAGE	
TD	TOP OF CURB, DEPRESSED	
TW	TOP OF RETAINING WALL	
R=	RIM FOR STRUCTURES	
R	RISER FOR SANITARY SERVICE	
HWL/NWL	HIGH/NORMAL WATER LEVEL	
T	TRANSFORMER	
X	FENCE LINE	X
	GUARD RAIL	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	T
	UNDERGROUND ELECTRIC	E
	OVERHEAD ELECTRIC	OHE
	GAS LINE	G

LOCATION MAP
CHARLESTOWNE MALL
3800 E MAIN ST
ST CHARLES, KANE COUNTY, IL

N

NOTES:

1. EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

2. SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

CONTACTS:

APPLICANT
SC 3800 MAIN, LLC.
CONTACT: DAVID E. PYLE
44 MONTGOMERY ST. SUITE 3300
SAN FRANCISCO, CA 94104
(P) (415) 732-5600
(F) (415) 732-5699

CIVIL ENGINEER
JACOB & HEFNER ASSOCIATES, INC.
CONTACT: BILL BOHNE, P.E.
1910 S. HIGHLAND AVENUE, SUITE 100
LOMBARD, IL 60148
(P) (630) 652-4600
(F) (630) 652-4601

CITY OF ST. CHARLES

DEVELOPMENT ENGINEERING DIVISION
CONTACT: CHRISTOPHER TIEDT, P.E.
2 E. MAIN ST
ST. CHARLES, IL 60174
(P) (630) 443-3677
(F) (630) 377-4062

PLANNING DIVISION
CONTACT: RUSSELL COLBY
2 E. MAIN ST
ST. CHARLES, IL 60174
(P) (630) 762-6925
(F) (630) 377-4062

No.	Description	Date
	REVISIONS	
2	REVISED PER OWNER	2/26/14
1	ISSUED FOR REVIEW	9/19/13

DRAWING INDEX

SHEET	TITLE
C1.0	COVER SHEET
C2.0	OVERALL EXISTING CONDITIONS PLAN
C2.1	PAVEMENT DEMOLITION PLAN NE QUADRANT
C2.2	PAVEMENT DEMOLITION PLAN SE QUADRANT
C2.3	PAVEMENT DEMOLITION PLAN SW QUADRANT
C2.4	PAVEMENT DEMOLITION PLAN NW QUADRANT
C2.5	UTILITY DEMOLITION PLAN NE QUADRANT
C2.6	UTILITY DEMOLITION PLAN SE QUADRANT
C2.7	UTILITY DEMOLITION PLAN SW QUADRANT
C2.8	UTILITY DEMOLITION PLAN NW QUADRANT
C3.0	OVERALL PROPOSED SITE PLAN
C3.1	PROPOSED PAVING PLAN NE QUADRANT
C3.2	PROPOSED PAVING PLAN SE QUADRANT
C3.3	PROPOSED PAVING PLAN SW QUADRANT
C3.4	PROPOSED PAVING PLAN NW QUADRANT
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN NE QUADRANT
C4.2	GRADING PLAN SE QUADRANT
C4.3	GRADING PLAN SW QUADRANT
C4.4	GRADING PLAN NW QUADRANT
C5.0	OVERALL UTILITY PLAN
C5.1	UTILITY PLAN NE QUADRANT
C5.2	UTILITY PLAN SE QUADRANT
C5.3	UTILITY PLAN SW QUADRANT
C5.4	UTILITY PLAN NW QUADRANT

MUNICIPALITY: ST CHARLES
COUNTY: KANE
TOWNSHIP: 40N
RANGE: 8E
SECTION: 25

JACOB & HEFNER
ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

N

GRAPHIC SCALE 1"= 80'

0 40' 80' 160'

LEGEND

EXISTING MALL AND ADJOINING STRUCTURES TO REMAIN

EXISTING MALL AND ADJOINING STRUCTURES TO BE DEMOLISHED

LEGEND			
=	EXISTING STORM SEWER TO REMAIN	=	EXISTING STORM SEWER TO BE REMOVED
=	EXISTING SANITARY SEWER TO REMAIN	=	EXISTING SANITARY SEWER TO BE REMOVED
=	EXISTING WATERMAIN TO REMAIN	=	EXISTING WATERMAIN TO BE REMOVED
=	EXISTING ELECTRIC LINES TO REMAIN	=	EXISTING ELECTRIC LINES TO BE REMOVED
=	EXISTING GAS LINES TO REMAIN	=	EXISTING GAS LINES TO BE REMOVED
=	EXISTING CURB AND GUTTER TO REMAIN	=	EXISTING CURB AND GUTTER BETO REMOVED

NOTES:

1. EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

2. SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

OVERALL EXISTING CONDITIONS PLAN

THE QUAD ST. CHARLES

3800 E. MAIN STREET

ST. CHARLES, ILLINOIS

#	DESCRIPTION	DATE	CHECKED BY:
2	REVISED PER OWNER	2/28/14	
1	ORIGINAL PLAN DATE	2/5/14	

JACOB & HEFNER ASSOCIATES

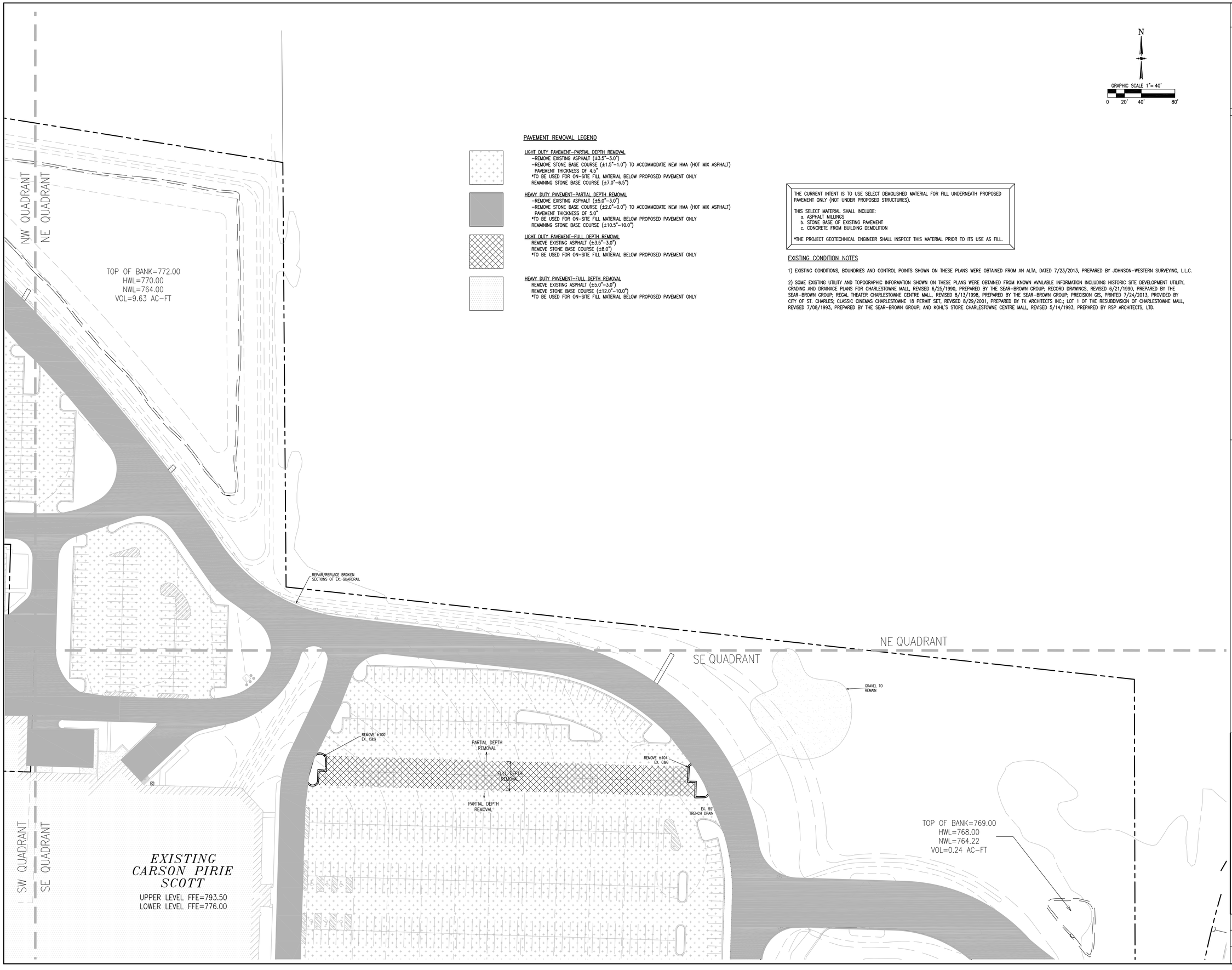
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-6600, FAX: (630) 652-6601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=80'

F021

C2.0



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

PAVEMENT REMOVAL LEGEND

LIGHT DUTY PAVEMENT-PARTIAL DEPTH REMOVAL
- -REMOVE EXISTING ASPHALT (±3.5"-3.0")
- -REMOVE STONE BASE COURSE (±1.5"-1.0") TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT) PAVEMENT THICKNESS OF 4.5"
- *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
- REMAINING STONE BASE COURSE (±7.0"-6.5")

HEAVY DUTY PAVEMENT-PARTIAL DEPTH REMOVAL
- -REMOVE EXISTING ASPHALT (±5.0"-3.0")
- -REMOVE STONE BASE COURSE (±2.0"-0.0") TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT) PAVEMENT THICKNESS OF 5.0"
- *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
- REMAINING STONE BASE COURSE (±10.5"-10.0")

LIGHT DUTY PAVEMENT-FULL DEPTH REMOVAL
- REMOVE EXISTING ASPHALT (±3.5"-3.0")
- REMOVE STONE BASE COURSE (±8.0")
- *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

HEAVY DUTY PAVEMENT-FULL DEPTH REMOVAL
- REMOVE EXISTING ASPHALT (±5.0"-3.0")
- REMOVE STONE BASE COURSE (±12.0"-10.0")
- *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

THE CURRENT INTENT IS TO USE SELECT DEMOLISHED MATERIAL FOR FILL UNDERNEATH PROPOSED PAVEMENT ONLY (NOT UNDER PROPOSED STRUCTURES).

THIS SELECT MATERIAL SHALL INCLUDE:
- a. ASPHALT MILLINGS
- b. STONE BASE OF EXISTING PAVEMENT
- c. CONCRETE FROM BUILDING DEMOLITION

*THE PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT THIS MATERIAL PRIOR TO ITS USE AS FILL.

EXISTING CONDITION NOTES

1) EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

DESIGNED BY:	DESCRIPTION	DATE
	1 ORIGINAL PLAN DATE	2/5/14
	2 REVISED PER OWNER	2/25/14

CHECKED BY:

PAVEMENT DEMOLITION PLAN
NE QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C2.1

NE QUADRANT

SE QUADRANT

SW QUADRANT

SE QUADRANT

EXISTING CARSON PIRIE SCOTT

UPPER LEVEL FFE=793.50

LOWER LEVEL FFE=776.00

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRAVEL TO REMAIN

REMOVE ±100' EX. C&G

PARTIAL DEPTH REMOVAL

FULL DEPTH REMOVAL

PARTIAL DEPTH REMOVAL

REMOVE ±104' EX. C&G

PARTIAL DEPTH REMOVAL

FULL DEPTH REMOVAL

REMOVE ±135' EX. C&G

REMOVE ±183' EX. C&G

REMOVE ±85' EX. C&G

REMOVE ±698' EX. C&G

REMOVE ±699' EX. C&G

REMOVE ±107' EX. C&G

REMOVE ±218' EX. C&G

PARTIAL DEPTH REMOVAL

FULL DEPTH REMOVAL

PARTIAL DEPTH REMOVAL

FULL DEPTH REMOVAL

REMOVE ±138' EX. C&G

REMOVE ±194' EX. C&G

REMOVE ±759' EX. C&G

REMOVE ±85' EX. C&G

REMOVE ±386' EX. GUARDRAIL

REMOVE EX. MONUMENT SIGN

STORMWATER DETENTION BASIN C2

TOP OF BANK=769.00

HWL=768.00

NWL=764.22

VOL=0.24 AC-FT

STORMWATER DETENTION BASIN C1

TOP OF BANK=770.00

HWL=768.00

NWL=763.50

VOL=8.18 AC-FT

SMITH ROAD

Road

EXISTING EAST MAIN STREET (IL ROUTE 64)

No.

PAVEMENT REMOVAL LEGEND

LIGHT DUTY PAVEMENT-PARTIAL DEPTH REMOVAL (TOTAL PROJECT: ±76,900 SY)
- -REMOVE EXISTING ASPHALT (±3.5"-3.0")
- -REMOVE STONE BASE COURSE (±1.5"-1.0") TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT) PAVEMENT THICKNESS OF 4.5"
- *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
- REMAINING STONE BASE COURSE (±7.0"-6.5")

HEAVY DUTY PAVEMENT-PARTIAL DEPTH REMOVAL (TOTAL PROJECT: ±34,100 SY)
- -REMOVE EXISTING ASPHALT (±5.0"-3.0")
- -REMOVE STONE BASE COURSE (±2.0"-0.0") TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT) PAVEMENT THICKNESS OF 5.0"
- *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
- REMAINING STONE BASE COURSE (±10.5"-10.0")

LIGHT DUTY PAVEMENT-FULL DEPTH REMOVAL (TOTAL PROJECT: ±59,900 SY)
- REMOVE EXISTING ASPHALT (±3.5"-3.0")
- REMOVE STONE BASE COURSE (±8.0")
- *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

HEAVY DUTY PAVEMENT-FULL DEPTH REMOVAL (TOTAL PROJECT: ±28,200 SY)
- REMOVE EXISTING ASPHALT (±5.0"-3.0")
- REMOVE STONE BASE COURSE (±12.0"-10.0")
- *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

THE CURRENT INTENT IS TO USE SELECT DEMOLISHED MATERIAL FOR FILL UNDERNEATH PROPOSED PAVEMENT ONLY (NOT UNDER PROPOSED STRUCTURES).

THIS SELECT MATERIAL SHALL INCLUDE:
- a. ASPHALT MILLINGS
- b. STONE BASE OF EXISTING PAVEMENT
- c. CONCRETE FROM BUILDING DEMOLITION

*THE PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT THIS MATERIAL PRIOR TO ITS USE AS FILL.

EXISTING CONDITION NOTES

1) EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

	DESCRIPTION	DATE
2	REVISED PER OWNER	2/26/14
1	ORIGINAL PLAN DATE	2/5/14
	DESIGNED BY:	CHECKED BY:

PAVEMENT DEMOLITION PLAN
SE QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C2.2

QUADRANT NW
QUADRANT SW

EXISTING MOVIE THEATER
FFE=776.00

EXISTING KOHL'S
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING SEARS DEPARTMENT STORE
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING MALL
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING VON MAUR
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

SW QUADRANT
SE QUADRANT

REMOVE ±70' EX. C&G
REMOVE ±131' EX. C&G
REMOVE ±102' EX. C&G
REMOVE ±640' EX. C&G
REMOVE ±138' EX. C&G
REMOVE ±50 SF EX. SIDEWALK
REMOVE ±341' EX. C&G
REMOVE ±135' EX. C&G
REMOVE ±345' EX. C&G
REMOVE ±93' EX. C&G
REMOVE ±91' EX. C&G
REMOVE ±688' EX. C&G
FULL DEPTH REMOVAL
REMOVE ±306' EX. C&G
REMOVE ±1,200 SF EX. SIDEWALK
REMOVE EX. RETAINING WALL
REMOVE ±170' EX. C&G
REMOVE EX. CONC STAIRS
PARTIAL DEPTH REMOVAL
REMOVE EX. RETAINING WALL
REMOVE EX. RETAINING WALL
REMOVE ±4,430 SF EX. SIDEWALK
REMOVE EX. BRICK PAVERS
REMOVE ±705' EX. C&G
REMOVE ±2,625 SF EX. SIDEWALK
REMOVE ±121' EX. C&G
REMOVE ±370' EX. C&G
REMOVE EX. BRICK PAVERS
REMOVE 1,530 SF EX. SIDEWALK
REMOVE ±123' EX. C&G
REMOVE ±388' EX. C&G
REMOVE ±135' EX. C&G
REMOVE ±275' EX. C&G
REMOVE ±82' EX. C&G
REMOVE ±137' EX. C&G
REMOVE ±125' EX. C&G
REMOVE ±3,230 SF EX. SIDEWALK
REMOVE ±205' EX. C&G
REMOVE ±102' EX. C&G
REMOVE ±48' EX. C&G
REMOVE ±143' EX. C&G
REMOVE ±127' EX. C&G
REMOVE ±89' EX. C&G
REMOVE ±97' EX. C&G
REMOVE ±112' EX. C&G
REMOVE ±133' EX. C&G
REMOVE ±124' EX. C&G
REMOVE ±275' EX. C&G
REMOVE ±89' EX. C&G
REMOVE ±509' EX. C&G
REMOVE ±91' EX. C&G
REMOVE ±93' EX. C&G
REMOVE ±582' EX. C&G
REMOVE ±41' EX. C&G
REMOVE ±89' EX. C&G
REMOVE EX. MONUMENT SIGN
EX. CONC SIDEWALK

REMOVE EX. CONC STAIRS
REMOVE ±3,178 SF EX. SIDEWALK
REMOVE EX. CONC STAIRS
PORTION OF EX. MALL STRUCTURE TO BE DEMOLISHED
APPROXIMATE LIMITS OF BUILDING DEMOLITION (±33,000 SF)

PAVEMENT REMOVAL LEGEND

LIGHT DUTY PAVEMENT–PARTIAL DEPTH REMOVAL
–REMOVE EXISTING ASPHALT (±3.5"–3.0")
–REMOVE STONE BASE COURSE (±1.5"–1.0") TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT) PAVEMENT THICKNESS OF 4.5"
*TO BE USED FOR ON–SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
REMAINING STONE BASE COURSE (±7.0"–6.5")

HEAVY DUTY PAVEMENT–PARTIAL DEPTH REMOVAL
–REMOVE EXISTING ASPHALT (±5.0"–3.0")
–REMOVE STONE BASE COURSE (±2.0"–0.0") TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT) PAVEMENT THICKNESS OF 5.0"
*TO BE USED FOR ON–SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
REMAINING STONE BASE COURSE (±10.5"–10.0")

LIGHT DUTY PAVEMENT–FULL DEPTH REMOVAL
REMOVE EXISTING ASPHALT (±3.5"–3.0")
REMOVE STONE BASE COURSE (±8.0")
*TO BE USED FOR ON–SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

HEAVY DUTY PAVEMENT–FULL DEPTH REMOVAL
REMOVE EXISTING ASPHALT (±5.0"–3.0")
REMOVE STONE BASE COURSE (±12.0"–10.0")
*TO BE USED FOR ON–SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

SIDEWALK–FULL DEPTH REMOVAL
REMOVE EXISTING CONCRETE (±4.0")
REMOVE STONE BASE COURSE (±4.0")
*TO BE USED FOR ON–SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

REFER TO SHEET C2.1 PAVEMENT DEMOLITION PLAN NE QUADRANT, FOR PAVEMENT DEMOLITION NOTES.

N
GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

EXISTING EAST MAIN STREET (IL ROUTE 64)
Center Line

PAVEMENT DEMOLITION PLAN
SW QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

	DESIGNED BY:	CHECKED BY:
2	REVISED PER OWNER	2/26/14
1	ORIGINAL PLAN DATE	2/5/14
	DESCRIPTION	DATE

JACOB & HEFFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandheffner.com

SC 3800 MAIN, LLC.

1"=40'
F021
C2.3

THE CURRENT INTENT IS TO USE SELECT DEMOLISHED MATERIAL FOR FILL UNDERNEATH PROPOSED PAVEMENT ONLY (NOT UNDER PROPOSED STRUCTURES).

THIS SELECT MATERIAL SHALL INCLUDE:
a. ASPHALT MILLINGS
b. STONE BASE OF EXISTING PAVEMENT
c. CONCRETE FROM BUILDING DEMOLITION

*THE PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT THIS MATERIAL PRIOR TO ITS USE AS FILL.

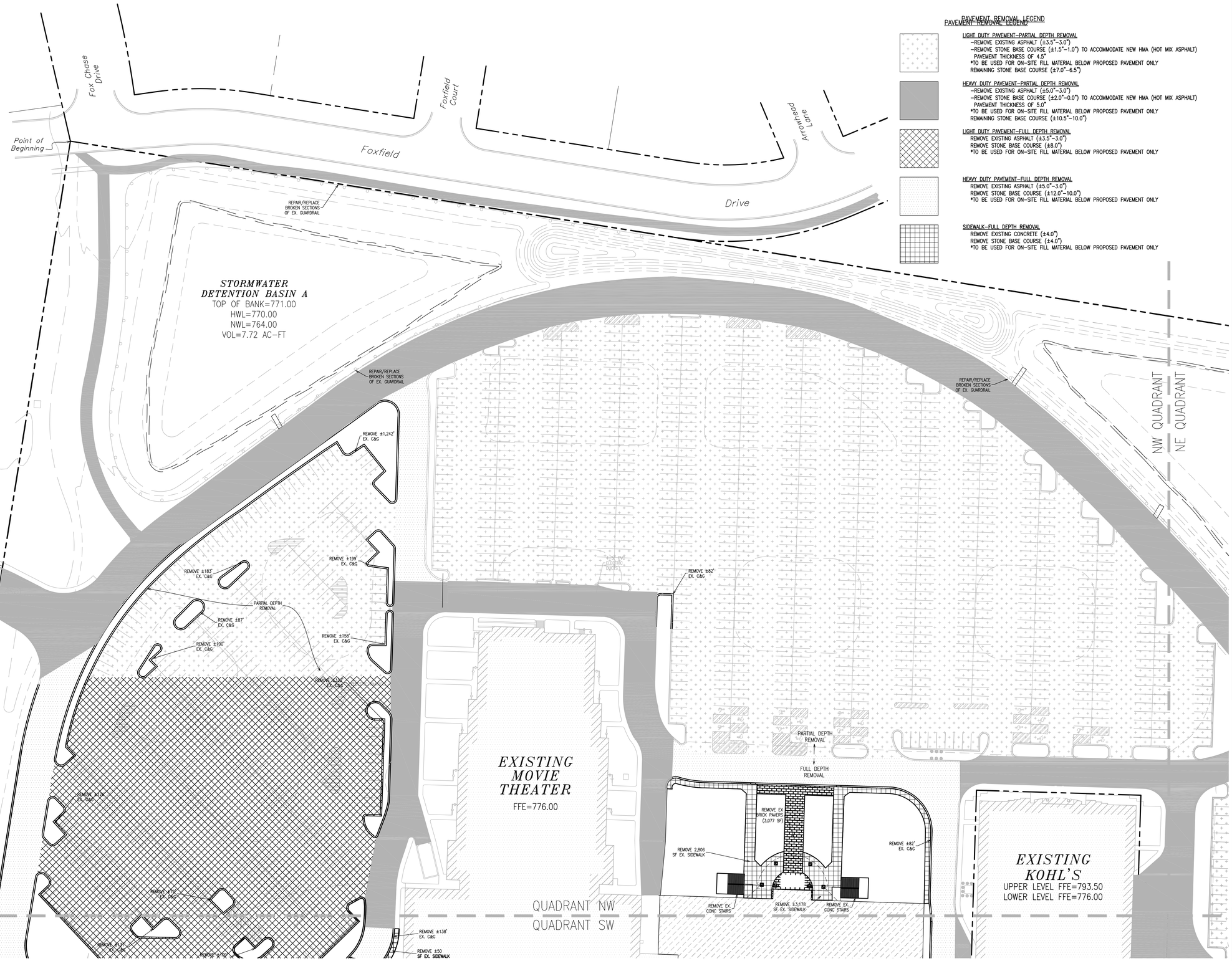
EXISTING CONDITION NOTES

1) EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'



PAVEMENT REMOVAL LEGEND

PAVEMENT REMOVAL LEGEND

LIGHT DUTY PAVEMENT-PARTIAL DEPTH REMOVAL
-REMOVE EXISTING ASPHALT (±3.5"-3.0")
-REMOVE STONE BASE COURSE (±1.5"-1.0") TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT) PAVEMENT THICKNESS OF 4.5"
*TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
REMAINING STONE BASE COURSE (±7.0"-6.5")

HEAVY DUTY PAVEMENT-PARTIAL DEPTH REMOVAL
-REMOVE EXISTING ASPHALT (±5.0"-3.0")
-REMOVE STONE BASE COURSE (±2.0"-0.0") TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT) PAVEMENT THICKNESS OF 5.0"
*TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
REMAINING STONE BASE COURSE (±10.5"-10.0")

LIGHT DUTY PAVEMENT-FULL DEPTH REMOVAL
REMOVE EXISTING ASPHALT (±3.5"-3.0")
REMOVE STONE BASE COURSE (±8.0")
*TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

HEAVY DUTY PAVEMENT-FULL DEPTH REMOVAL
REMOVE EXISTING ASPHALT (±5.0"-3.0")
REMOVE STONE BASE COURSE (±12.0"-10.0")
*TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

SIDEWALK-FULL DEPTH REMOVAL
REMOVE EXISTING CONCRETE (±4.0")
REMOVE STONE BASE COURSE (±4.0")
*TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

	DESCRIPTION	DATE
2	REVISED PER OWNER	2/26/14
1	ORIGINAL PLAN DATE	2/5/14
	DESIGNED BY:	CHECKED BY:

PAVEMENT DEMOLITION PLAN
NW QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

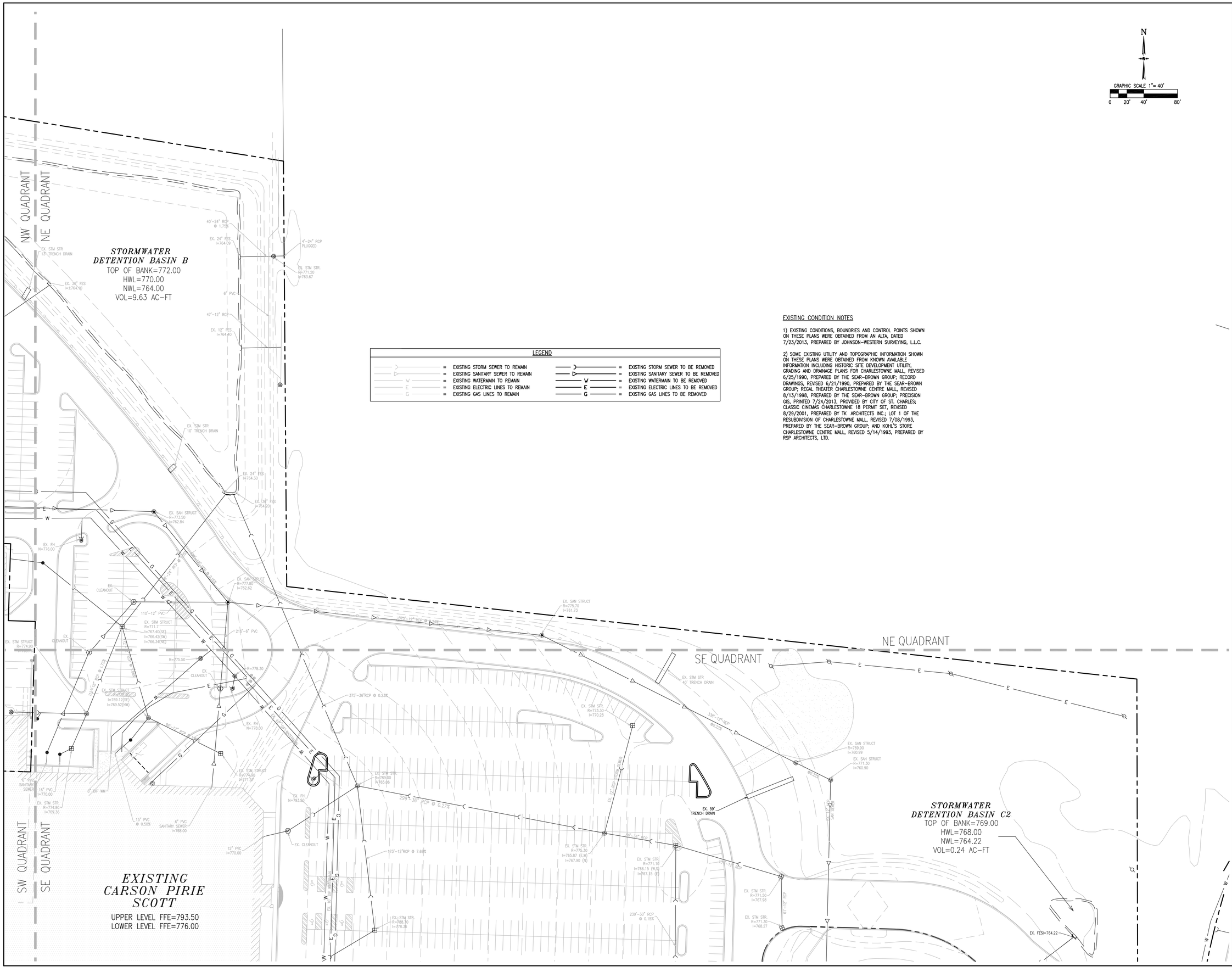
JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C2.4



LEGEND			
	= EXISTING STORM SEWER TO REMAIN		= EXISTING STORM SEWER TO BE REMOVED
	= EXISTING SANITARY SEWER TO REMAIN		= EXISTING SANITARY SEWER TO BE REMOVED
W	= EXISTING WATERMAIN TO REMAIN	W	= EXISTING WATERMAIN TO BE REMOVED
E	= EXISTING ELECTRIC LINES TO REMAIN	E	= EXISTING ELECTRIC LINES TO BE REMOVED
G	= EXISTING GAS LINES TO REMAIN	G	= EXISTING GAS LINES TO BE REMOVED

EXISTING CONDITION NOTES

1) EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

#	DESCRIPTION	DATE
2	REVISED PER OWNER	2/26/14
1	ORIGINAL PLAN DATE	2/5/14
#	DESIGNED BY:	CHECKED BY:

UTILITY DEMOLITION PLAN
NE QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C2.5

NE QUADRANT

SE QUADRANT

SW QUADRANT

SE QUADRANT

EXISTING CARSON PIRIE SCOTT

UPPER LEVEL FFE=793.50

LOWER LEVEL FFE=776.00

STORMWATER DETENTION BASIN C2

TOP OF BANK=769.00

HWL=768.00

NWL=764.22

VOL=0.24 AC-FT

STORMWATER DETENTION BASIN C1

TOP OF BANK=770.00

HWL=768.00

NWL=763.50

VOL=8.18 AC-FT

EXISTING EAST MAIN STREET (IL ROUTE 64)

SMITH ROAD

CONC. PVMNT

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

EXISTING CONDITION NOTES

1) EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

LEGEND

- = EXISTING STORM SEWER TO REMAIN
- = EXISTING SANITARY SEWER TO REMAIN
- W = EXISTING WATERMAIN TO REMAIN
- E = EXISTING ELECTRIC LINES TO REMAIN
- G = EXISTING GAS LINES TO REMAIN
- = EXISTING STORM SEWER TO BE REMOVED
- = EXISTING SANITARY SEWER TO BE REMOVED
- W = EXISTING WATERMAIN TO BE REMOVED
- E = EXISTING ELECTRIC LINES TO BE REMOVED
- G = EXISTING GAS LINES TO BE REMOVED

DESIGNED BY:	DESCRIPTION	DATE
	2 REVISED PER OWNER	2/25/14
	1 ORIGINAL PLAN DATE	2/5/14

CHECKED BY:

UTILITY DEMOLITION PLAN
SE QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C2.6

QUADRANT NW
QUADRANT SW

EXISTING MOVIE THEATER
FFE=776.00

PORTION OF EX. MALL STRUCTURE TO BE DEMOLISHED

APPROXIMATE LIMITS OF BUILDING DEMOLITION (±33,000 SF)

EXISTING KOHL'S
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

SW QUADRANT

SE QUADRANT

EXISTING SEARS DEPARTMENT STORE
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

REFER TO SHEET C2.5 UTILITY DEMOLITION PLAN NE QUADRANT, FOR DEMOLITION NOTES.

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

EXISTING MALL
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

LEGEND

= EXISTING STORM SEWER TO REMAIN	= EXISTING STORM SEWER TO BE REMOVED
= EXISTING SANITARY SEWER TO REMAIN	= EXISTING SANITARY SEWER TO BE REMOVED
W = EXISTING WATERMAIN TO REMAIN	W = EXISTING WATERMAIN TO BE REMOVED
E = EXISTING ELECTRIC LINES TO REMAIN	E = EXISTING ELECTRIC LINES TO BE REMOVED
G = EXISTING GAS LINES TO REMAIN	G = EXISTING GAS LINES TO BE REMOVED

EXISTING VON MAUR
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING EAST MAIN STREET (IL ROUTE 64)

Illinois State Route

Center Line

DESIGNED BY:	DRAWN BY:	CHECKED BY:
1 ORIGINAL PLAN DATE	DESCRIPTION	DATE
2 REVISED PER OWNER		2/26/14
		2/5/14

UTILITY DEMOLITION PLAN
SW QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C2.7

LEGEND

	= EXISTING STORM SEWER TO REMAIN		= EXISTING STORM SEWER TO BE REMOVED
	= EXISTING SANITARY SEWER TO REMAIN		= EXISTING SANITARY SEWER TO BE REMOVED
W	= EXISTING WATERMAIN TO REMAIN	W	= EXISTING WATERMAIN TO BE REMOVED
E	= EXISTING ELECTRIC LINES TO REMAIN	E	= EXISTING ELECTRIC LINES TO BE REMOVED
G	= EXISTING GAS LINES TO REMAIN	G	= EXISTING GAS LINES TO BE REMOVED

EXISTING CONDITION NOTES

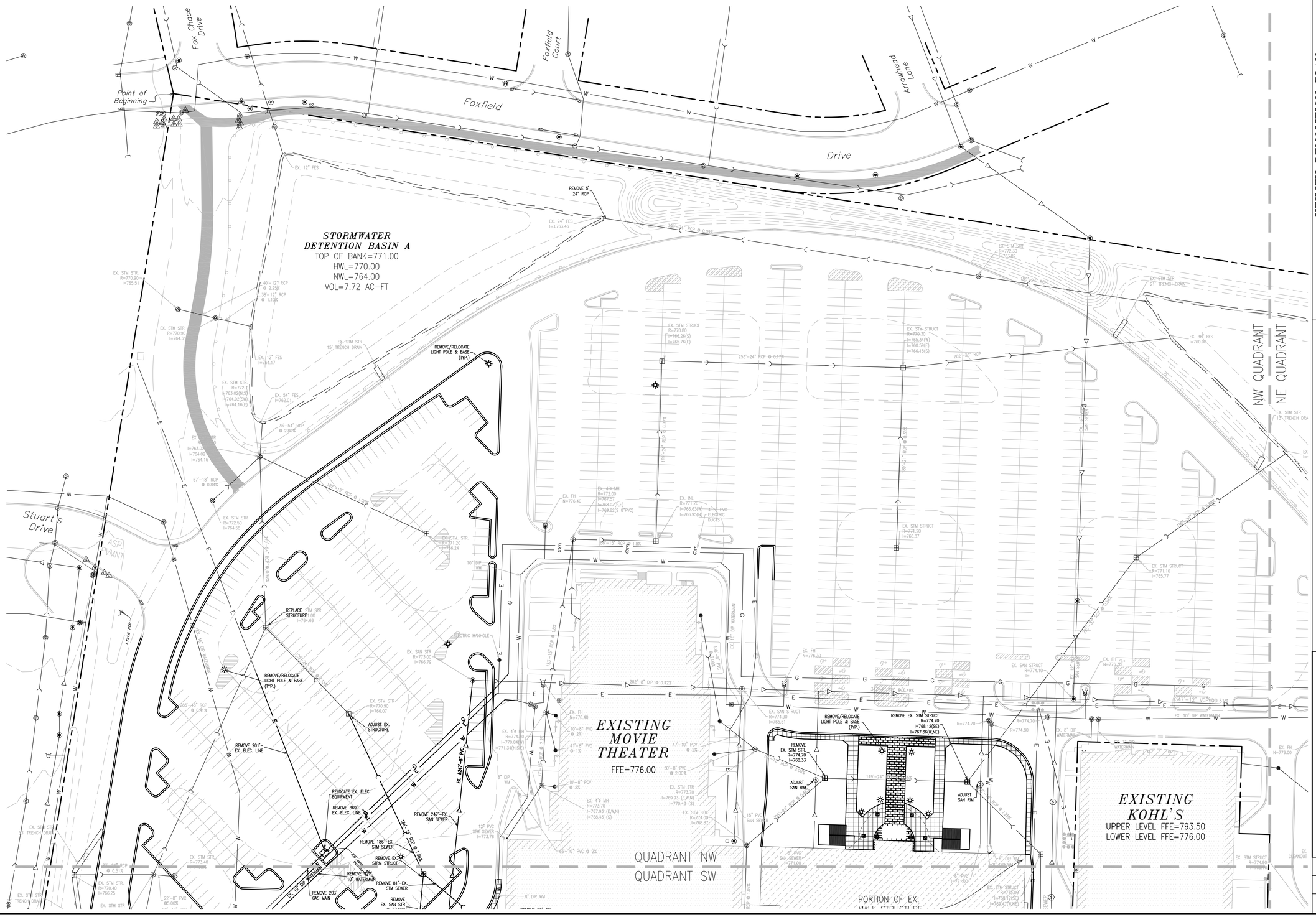
1) EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'



UTILITY DEMOLITION PLAN
NW QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

#	DESCRIPTION	DATE
2	REVISED PER OWNER	2/28/14
1	ORIGINAL PLAN DATE	2/5/14

DESIGNED BY: | CHECKED BY:

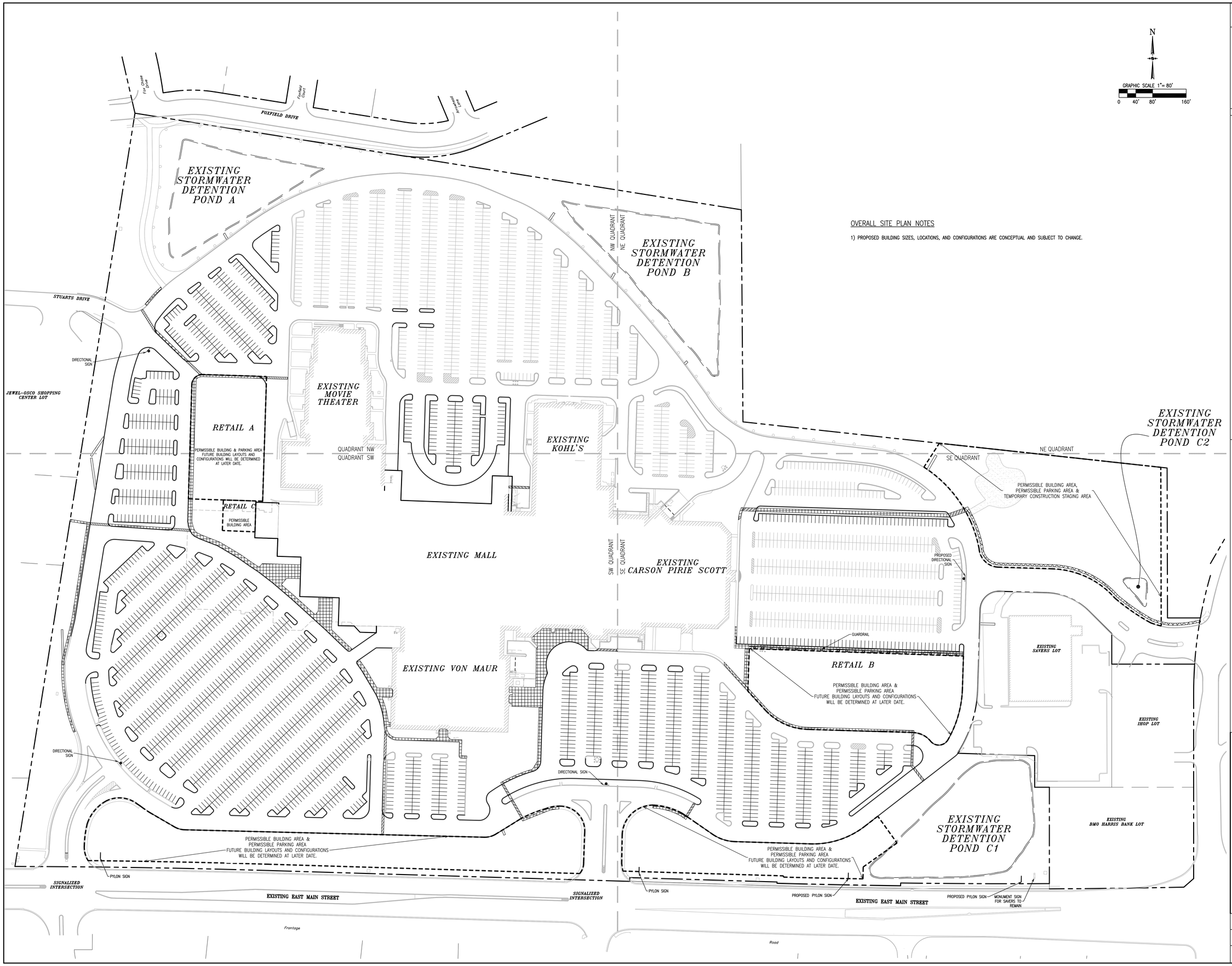
JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C2.8



OVERALL SITE PLAN NOTES

1) PROPOSED BUILDING SIZES, LOCATIONS, AND CONFIGURATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

DESIGNED BY:	DESCRIPTION	DATE
2	REVISED PER OWNER	2/25/14
1	ORIGINAL PLAN DATE	2/5/14

OVERALL PROPOSED SITE PLAN

THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

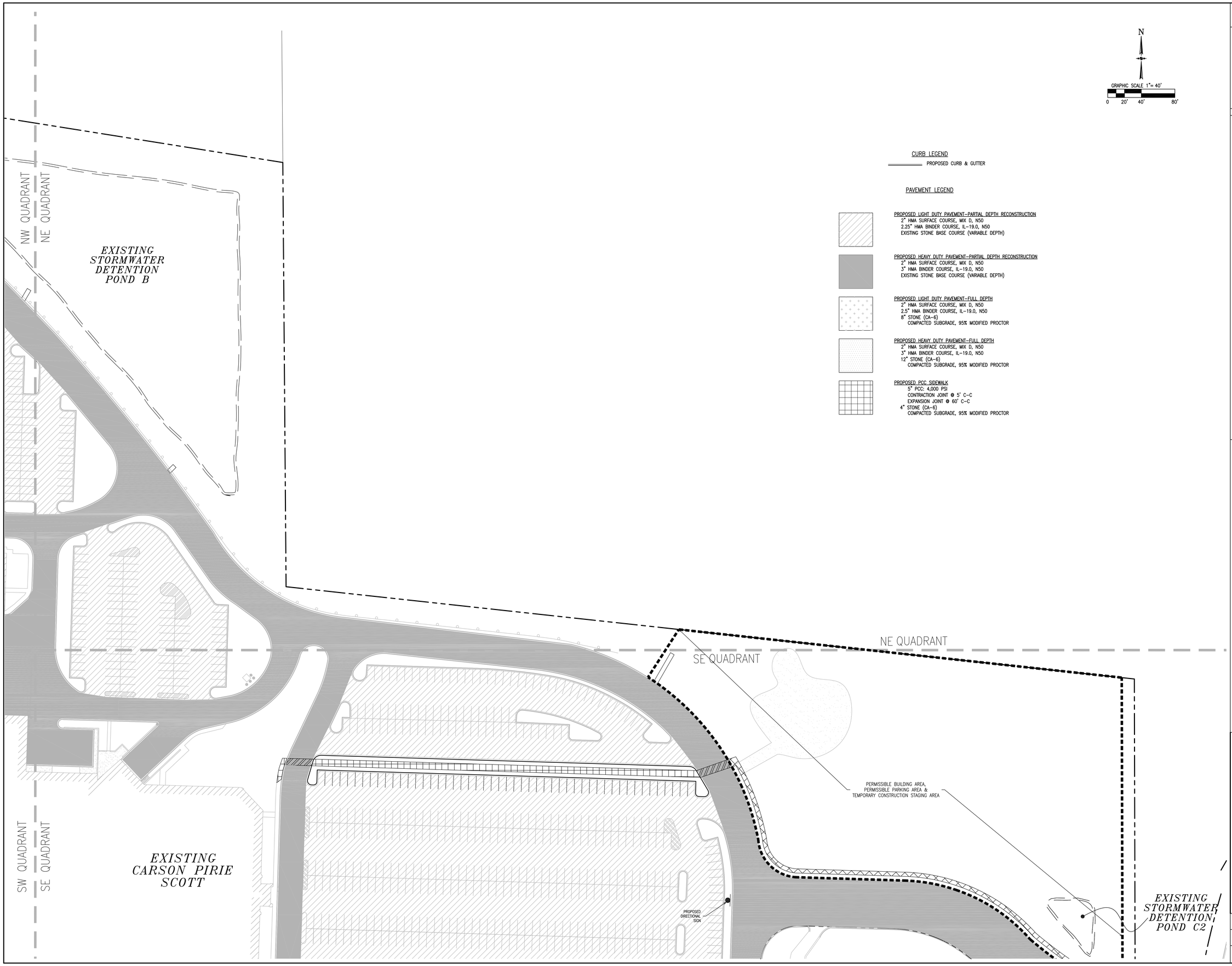
JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-6600, FAX: (630) 652-6601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=80'

F021

C3.0



#	DESCRIPTION	DATE
2	REVISED PER OWNER	2/25/14
1	ORIGINAL PLAN DATE	2/5/14

DESIGNED BY: | CHECKED BY:

PROPOSED PAVING PLAN
NE QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER
ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C3.1

NE QUADRANT

SE QUADRANT

SW QUADRANT

SE QUADRANT

EXISTING CARSON PIRIE SCOTT

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

PERMISSIBLE BUILDING AREA,
PERMISSIBLE PARKING AREA &
TEMPORARY CONSTRUCTION STAGING AREA

PROPOSED DIRECTIONAL SIGN

EXISTING STORMWATER DETENTION POND C2

GUARDRAIL

EXISTING SAVERS' LOT

PERMISSIBLE BUILDING AREA &
PERMISSIBLE PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS
WILL BE DETERMINED AT LATER DATE.

PROPOSED DIRECTIONAL SIGN

EXISTING STORMWATER DETENTION POND C1

PERMISSIBLE BUILDING AREA &
PERMISSIBLE PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS
WILL BE DETERMINED AT LATER DATE.

PYLON SIGN

PROPOSED PYLON SIGN

PROPOSED PYLON SIGN

EXISTING EAST MAIN STREET

CURB LEGEND

PROPOSED CURB & GUTTER

PAVEMENT LEGEND

PROPOSED LIGHT DUTY PAVEMENT–PARTIAL DEPTH RECONSTRUCTION
2" HMA SURFACE COURSE, MIX D, N50
2.25" HMA BINDER COURSE, IL–19.0, N50
EXISTING STONE BASE COURSE (VARIABLE DEPTH)

PROPOSED HEAVY DUTY PAVEMENT–PARTIAL DEPTH RECONSTRUCTION
2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL–19.0, N50
EXISTING STONE BASE COURSE (VARIABLE DEPTH)

PROPOSED LIGHT DUTY PAVEMENT–FULL DEPTH
2" HMA SURFACE COURSE, MIX D, N50
2.5" HMA BINDER COURSE, IL–19.0, N50
8" STONE (CA–6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED HEAVY DUTY PAVEMENT–FULL DEPTH
3" HMA BINDER COURSE, IL–19.0, N50
12" STONE (CA–6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED PCC SIDEWALK
5" PCC: 4,000 PSI
CONTRACTION JOINT @ 5' C–C
EXPANSION JOINT @ 60' C–C
4" STONE (CA–6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

	DESCRIPTION	DATE
2	REVISED PER OWNER	2/25/14
1	ORIGINAL PLAN DATE	2/5/14
	DESIGNED BY:	CHECKED BY:

PROPOSED PAVING PLAN
SE QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C3.2

PERMISSIBLE BUILDING & PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS WILL BE DETERMINED AT LATER DATE.

RETAIL A

RETAIL C

PERMISSIBLE BUILDING AREA

QUADRANT NW
QUADRANT SW

EXISTING MOVIE THEATER

EXISTING KOHL'S

EXISTING MALL

EXISTING VON MAUR

SW QUADRANT
SE QUADRANT

CURB LEGEND

PROPOSED CURB & GUTTER

PAVEMENT LEGEND

PROPOSED LIGHT DUTY PAVEMENT–PARTIAL DEPTH RECONSTRUCTION
2" HMA SURFACE COURSE, MIX D, N50
2.25" HMA BINDER COURSE, IL-19.0, N50
EXISTING STONE BASE COURSE (VARIABLE DEPTH)

PROPOSED HEAVY DUTY PAVEMENT–PARTIAL DEPTH RECONSTRUCTION
2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL-19.0, N50
EXISTING STONE BASE COURSE (VARIABLE DEPTH)

PROPOSED LIGHT DUTY PAVEMENT–FULL DEPTH
2" HMA SURFACE COURSE, MIX D, N50
2.5" HMA BINDER COURSE, IL-19.0, N50
8" STONE (CA-6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED HEAVY DUTY PAVEMENT–FULL DEPTH
2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL-19.0, N50
12" STONE (CA-6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED PCC SIDEWALK
5" PCC, 4,000 PSI
CONTRACTION JOINT @ 5' C-C
EXPANSION JOINT @ 60' C-C
4" STONE (CA-6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

PROPOSED DIRECTIONAL SIGN

PERMISSIBLE BUILDING AREA &
PERMISSIBLE PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS
WILL BE DETERMINED AT LATER DATE.

PYLON SIGN

PYLON SIGN

SIGNALIZED INTERSECTION

EXISTING EAST MAIN STREET

SIGNALIZED INTERSECTION

DESIGNED BY:	DESCRIPTION	DATE	CHECKED BY:
1	ORIGINAL PLAN DATE	2/5/14	
2	REVISED PER OWNER	2/25/14	

PROPOSED PAVING PLAN
SW QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C3.3

N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

CURB LEGEND

PROPOSED CURB & GUTTER

PAVEMENT LEGEND

PROPOSED LIGHT DUTY PAVEMENT–PARTIAL DEPTH RECONSTRUCTION
2" HMA SURFACE COURSE, MIX D, N50
2.25" HMA BINDER COURSE, IL–19.0, N50
EXISTING STONE BASE COURSE (VARIABLE DEPTH)

PROPOSED HEAVY DUTY PAVEMENT–PARTIAL DEPTH RECONSTRUCTION
2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL–19.0, N50
EXISTING STONE BASE COURSE (VARIABLE DEPTH)

PROPOSED LIGHT DUTY PAVEMENT–FULL DEPTH
2" HMA SURFACE COURSE, MIX D, N50
2.5" HMA BINDER COURSE, IL–19.0, N50
8" STONE (CA–6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED HEAVY DUTY PAVEMENT–FULL DEPTH
2" HMA SURFACE COURSE, MIX D, N50
3" HMA BINDER COURSE, IL–19.0, N50
12" STONE (CA–6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED PCC SIDEWALK
5" PCC: 4,000 PSI
CONTRACTION JOINT @ 5' C–C
EXPANSION JOINT @ 60' C–C
4" STONE (CA–6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

Fox Chase Drive

FOXFIELD DRIVE

Foxfield Court

Arrowhead Lane

EXISTING STORMWATER DETENTION POND A

STUARTS DRIVE

PROPOSED DIRECTIONAL SIGN

RETAIL A

PERMISSIBLE BUILDING & PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS WILL BE DETERMINED AT LATER DATE.

EXISTING MOVIE THEATER

EXISTING KOHL'S

NW QUADRANT

NE QUADRANT

QUADRANT NW

QUADRANT SW

PROPOSED PAVING PLAN
NW QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

2	REVISED PER OWNER	2/25/14	
1	ORIGINAL PLAN DATE	2/5/14	
#	DESCRIPTION	DATE	CHECKED BY:

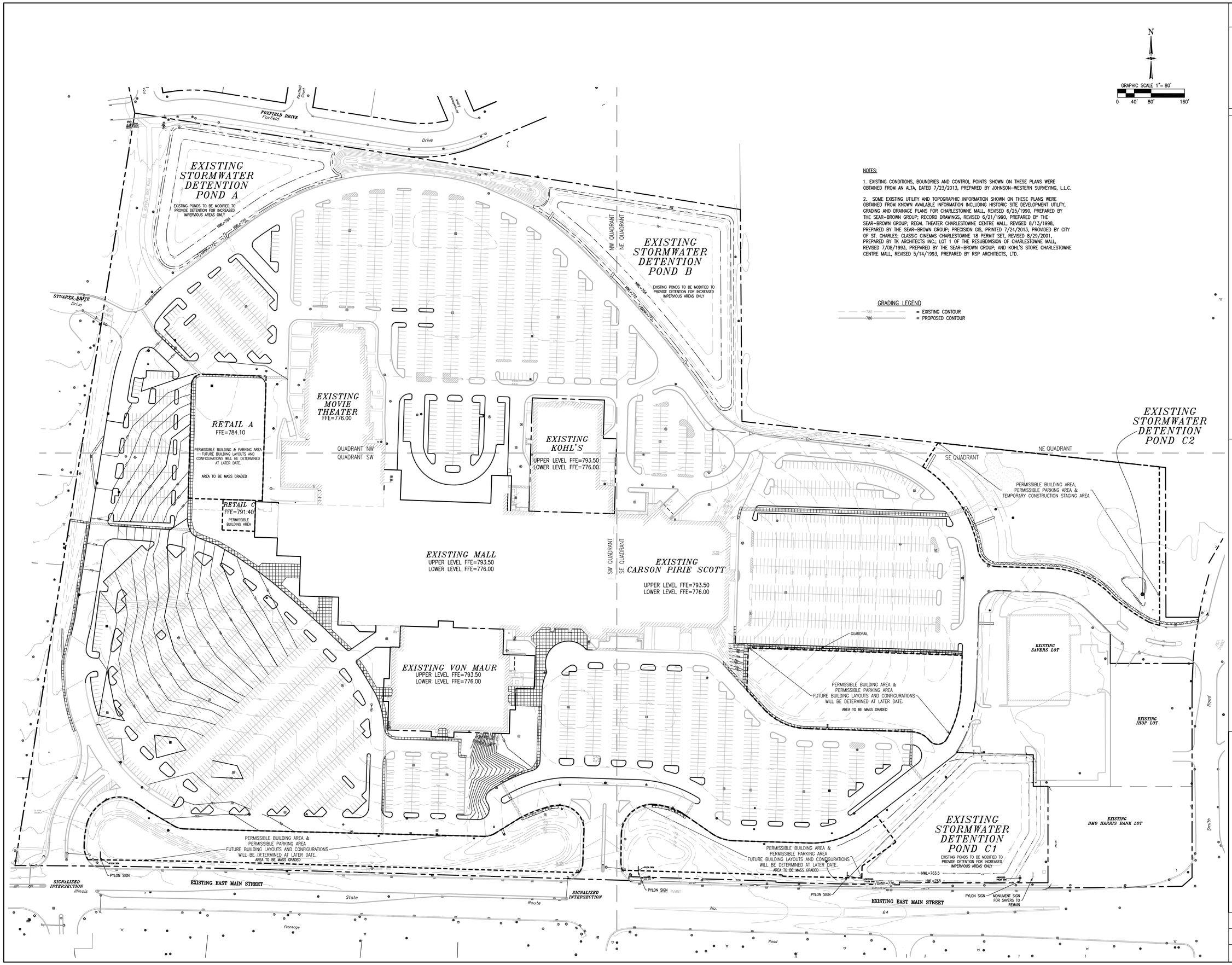
JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C3.4



NOTES:

1. EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

2. SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

GRADING LEGEND

786 = EXISTING CONTOUR
786 = PROPOSED CONTOUR

#	DESCRIPTION	DATE
2	REVISED PER OWNER	2/28/14
1	ORIGINAL PLAN DATE	2/5/14

DESIGNED BY: | CHECKED BY:

OVERALL GRADING PLAN

THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

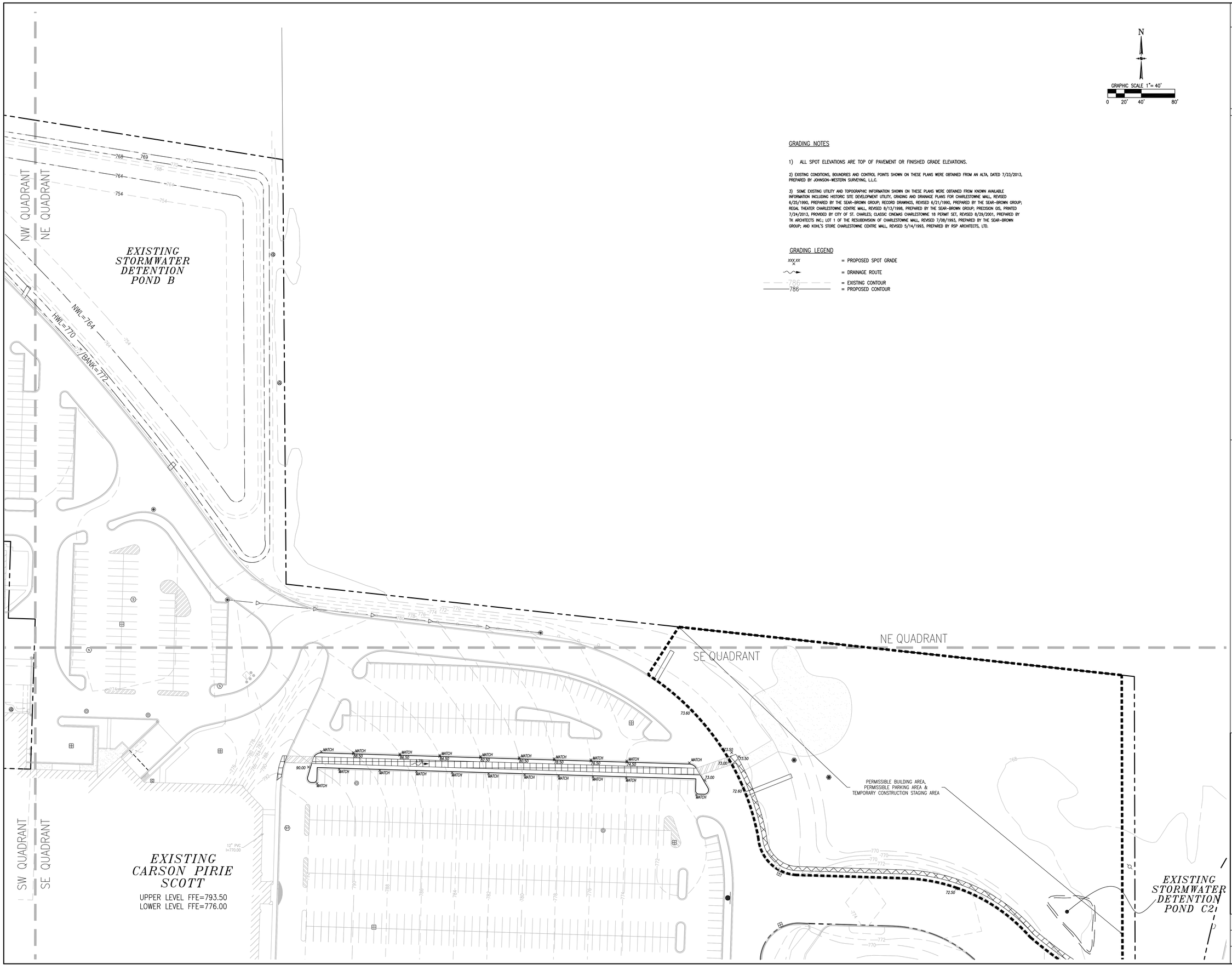
JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=80'

F021

C4.0



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING NOTES

1) ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.

2) EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

3) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

GRADING LEGEND

- xxx.xx = PROPOSED SPOT GRADE
- = DRAINAGE ROUTE
- 786 = EXISTING CONTOUR
- 786 = PROPOSED CONTOUR

	DESIGNED BY:	DRAWN BY:	CHECKED BY:
1	ORIGINAL PLAN DATE	2/5/14	
2	REVISED PER OWNER	2/26/14	

DESCRIPTION DATE

GRADING PLAN
NE QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C4.1

NE QUADRANT

SE QUADRANT

SW QUADRANT

SE QUADRANT

EXISTING CARSON PIRIE SCOTT

UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

12" PVC
I=770.00

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

PERMISSIBLE BUILDING AREA,
PERMISSIBLE PARKING AREA &
TEMPORARY CONSTRUCTION STAGING AREA

EXISTING STORMWATER DETENTION POND C2

GUARDRAIL

PR. 5 SETS OF 5-6 STEPS (7" RISER/ 11" TREAD)

PERMISSIBLE BUILDING AREA &
PERMISSIBLE PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS
WILL BE DETERMINED AT LATER DATE.

AREA TO BE MASS GRADED

EXISTING SAVERS LOT

EXISTING IHOP LOT

EXISTING STORMWATER DETENTION POND C1

EXISTING BMO HARRIS BANK LOT

PERMISSIBLE BUILDING AREA &
PERMISSIBLE PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS
WILL BE DETERMINED AT LATER DATE.

AREA TO BE MASS GRADED

PYLON SIGN

PROPOSED PYLON SIGN

PROPOSED PYLON SIGN

NWL=763.5

HWL=768

BANK=770

501.20'

R=20,162.06'

698.43'

EXISTING EAST MAIN STREET

PYLON SIGN

PYLON SIGN

MONUMENT SIGN FOR SAVERS TO REMAIN

242.05'

GRADING LEGEND

XXX.XX	= PROPOSED SPOT GRADE
	= DRAINAGE ROUTE
786	= EXISTING CONTOUR
786	= PROPOSED CONTOUR

GRADING NOTES

1) ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.

2) EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

3) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

Road

Smith

No.

DESIGNED BY:	DESCRIPTION	DATE
1	ORIGINAL PLAN DATE	2/5/14
2	REVISED PER OWNER	2/25/14

GRADING PLAN
SE QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C4.2

PERMISSIBLE BUILDING & PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS WILL BE DETERMINED AT LATER DATE.
AREA TO BE MASS GRADED

RETAIL A
FFE=784.10

RETAIL C
FFE=791.40

PERMISSIBLE BUILDING AREA
AREA TO BE MASS GRADED

QUADRANT NW
QUADRANT SW

EXISTING MOVIE THEATER
FFE=776.00

EXISTING KOHL'S
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING MALL
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING VON MAUR
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

SW QUADRANT

SE QUADRANT

VARIABLE HEIGHT CURB

ADJUST EX. RIMs TO PR. GRADE (TYP.)

GRADING NOTES

1) ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.

2) EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

3) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL; REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

GRADING NOTES

1) ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.

GRADING LEGEND

XXX.XX = PROPOSED SPOT GRADE
= DRAINAGE ROUTE
786 = EXISTING CONTOUR
786 = PROPOSED CONTOUR

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

PERMISSIBLE BUILDING AREA &
PERMISSIBLE PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS
WILL BE DETERMINED AT LATER DATE.
AREA TO BE MASS GRADED

PYLON SIGN

SIGNALIZED INTERSECTION
Illinois

EXISTING EAST MAIN STREET

State

Route

SIGNALIZED INTERSECTION

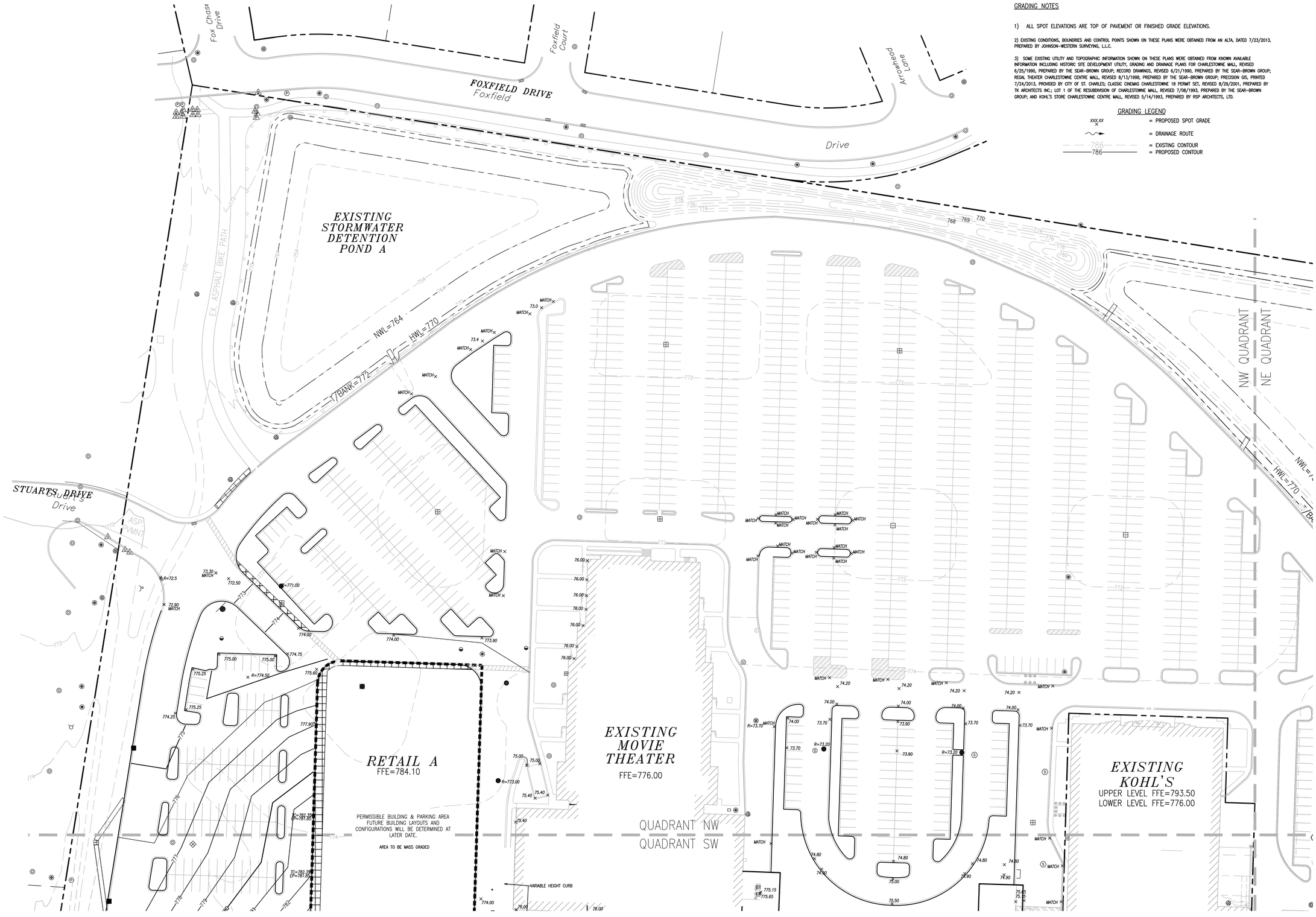
DESIGNED BY:	DESCRIPTION	DATE
CHECKED BY:	1 ORIGINAL PLAN DATE	2/5/14
	2 REVISED PER OWNER	2/26/14

GRADING PLAN
SW QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-6600, FAX: (630) 652-6601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'
F021
C4.3



N

GRAPHIC SCALE 1"= 40'

0 20' 40' 80'

GRADING NOTES

1) ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.

2) EXISTING CONDITIONS, BOUNDRIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

3) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

GRADING LEGEND

xxx.xx ×	= PROPOSED SPOT GRADE
~~→	= DRAINAGE ROUTE
786	= EXISTING CONTOUR
786	= PROPOSED CONTOUR

NO	DESCRIPTION	DATE
2	REVISED PER OWNER	2/26/14
1	ORIGINAL PLAN DATE	2/5/14

DESIGNED BY:
CHECKED BY:

GRADING PLAN
NW QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-6600, FAX: (630) 652-6601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C4.4

N

GRAPHIC SCALE 1"= 80'

0 40' 80' 160'

NOTES:

1. SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

UTILITY LEGEND			
=	EXISTING STORM SEWER TO REMAIN	=	PROPOSED STORM SEWER
=	EXISTING SANITARY SEWER TO REMAIN	=	PROPOSED SANITARY SEWER
=	EXISTING WATERMAIN TO REMAIN	=	PROPOSED WATERMAIN
=	EXISTING ELECTRIC LINES TO REMAIN	=	PROPOSED ELECTRIC LINES
=	EXISTING GAS LINES TO REMAIN	=	PROPOSED GAS LINES

FOXFIELD DRIVE

EXISTING STORMWATER DETENTION POND A

RETAIL A

EXISTING STORMWATER DETENTION POND B

NW QUADRANT

NE QUADRANT

STUARTS DRIVE

JEWEL-OSCO SHOPPING CENTER LOT

RETAIL A

PERMISSIBLE BUILDING & PARKING AREA FUTURE BUILDING LAYOUTS AND CONFIGURATIONS WILL BE DETERMINED AT LATER DATE.

RETAIL C

PERMISSIBLE BUILDING AREA

QUADRANT NW

QUADRANT SW

EXISTING MOVIE THEATER

FFE=776.00

EXISTING KOHL'S

UPPER LEVEL FFE=793.50

LOWER LEVEL FFE=776.00

EXISTING STORMWATER DETENTION POND C2

NE QUADRANT

SE QUADRANT

PERMISSIBLE BUILDING AREA, PERMISSIBLE PARKING AREA & TEMPORARY CONSTRUCTION STAGING AREA

EXISTING MALL

UPPER LEVEL FFE=793.50

LOWER LEVEL FFE=776.00

SW QUADRANT

SE QUADRANT

EXISTING CARSON PIRIE SCOTT

UPPER LEVEL FFE=793.50

LOWER LEVEL FFE=776.00

EXISTING VON MAUR

UPPER LEVEL FFE=793.50

LOWER LEVEL FFE=776.00

RETAIL B

PERMISSIBLE BUILDING AREA & PERMISSIBLE PARKING AREA

FUTURE BUILDING LAYOUTS AND CONFIGURATIONS WILL BE DETERMINED AT LATER DATE.

EXISTING SAVERS LOT

EXISTING STORMWATER DETENTION POND C1

PERMISSIBLE BUILDING AREA & PERMISSIBLE PARKING AREA FUTURE BUILDING LAYOUTS AND CONFIGURATIONS WILL BE DETERMINED AT LATER DATE.

PERMISSIBLE BUILDING AREA & PERMISSIBLE PARKING AREA FUTURE BUILDING LAYOUTS AND CONFIGURATIONS WILL BE DETERMINED AT LATER DATE.

EXISTING EAST MAIN STREET

SIGNALIZED INTERSECTION

SIGNALIZED INTERSECTION

EXISTING EAST MAIN STREET

2	REVISED PER OWNER	2/26/14
1	ORIGINAL PLAN DATE	2/5/14
#	DESCRIPTION	DATE

DESIGNED BY:

CHECKED BY:

OVERALL UTILITY PLAN

THE QUAD ST. CHARLES

3800 E. MAIN STREET

ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES

1910 S. Highland Avenue, Suite 100, Lombard, IL 60148

PHONE: (630) 652-6600, FAX: (630) 652-6601

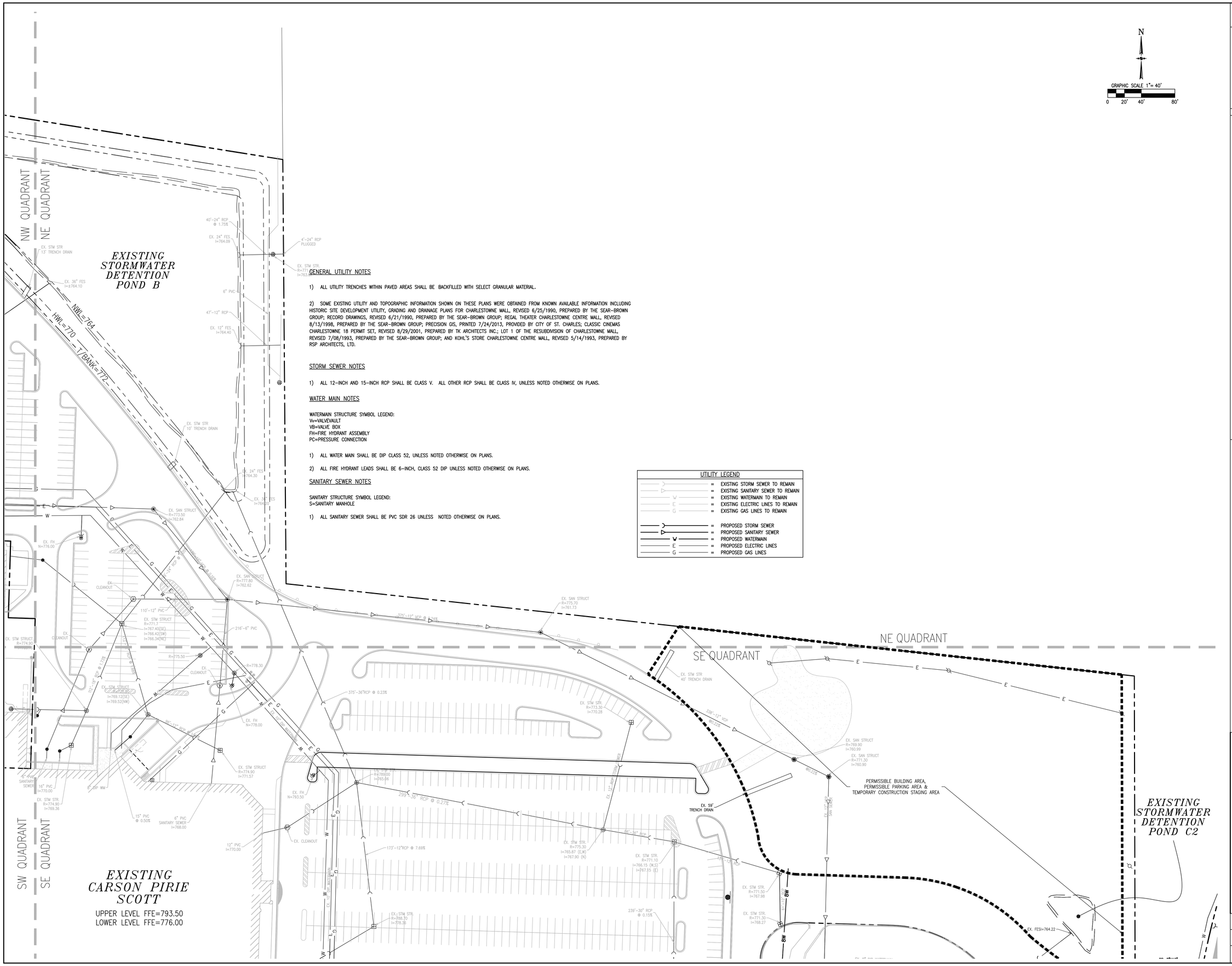
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=80'

F021

C5.0



GENERAL UTILITY NOTES

1) ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

STORM SEWER NOTES

1) ALL 12-INCH AND 15-INCH RCP SHALL BE CLASS V. ALL OTHER RCP SHALL BE CLASS IV, UNLESS NOTED OTHERWISE ON PLANS.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:
Vv=VALVEVAULT
VB=VALVE BOX
FH=FIRE HYDRANT ASSEMBLY
PC=PRESSURE CONNECTION

1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON PLANS.

2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON PLANS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S=SANITARY MANHOLE

1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS.

UTILITY LEGEND

	= EXISTING STORM SEWER TO REMAIN
	= EXISTING SANITARY SEWER TO REMAIN
W	= EXISTING WATERMAIN TO REMAIN
E	= EXISTING ELECTRIC LINES TO REMAIN
G	= EXISTING GAS LINES TO REMAIN
	= PROPOSED STORM SEWER
	= PROPOSED SANITARY SEWER
W	= PROPOSED WATERMAIN
E	= PROPOSED ELECTRIC LINES
G	= PROPOSED GAS LINES

#	DESCRIPTION	DATE	CHECKED BY:
2	REVISED PER OWNER	2/26/14	
1	ORIGINAL PLAN DATE	2/5/14	
#	DESIGNED BY:		

UTILITY PLAN
NE QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C5.1

NE QUADRANT

SE QUADRANT

SW QUADRANT

SE QUADRANT

EXISTING CARSON PIRIE SCOTT

UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

PERMISSIBLE BUILDING AREA,
PERMISSIBLE PARKING AREA &
TEMPORARY CONSTRUCTION STAGING AREA

EXISTING STORMWATER DETENTION POND C2

EXISTING SAVERS' LOT

EXISTING STORMWATER DETENTION POND C1

GUARDRAIL

RETAIL B

PERMISSIBLE BUILDING AREA &
PERMISSIBLE PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS
WILL BE DETERMINED AT LATER DATE.

PERMISSIBLE BUILDING AREA &
PERMISSIBLE PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS
WILL BE DETERMINED AT LATER DATE.

EXISTING EAST MAIN STREET

CONC. PVMNT

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

GENERAL UTILITY NOTES

1) ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

STORM SEWER NOTES

1) ALL 12-INCH AND 15-INCH RCP SHALL BE CLASS V. ALL OTHER RCP SHALL BE CLASS IV, UNLESS NOTED OTHERWISE ON PLANS.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:
Vv=VALVEVAULT
VB=VALVE BOX
FH=FIRE HYDRANT ASSEMBLY
PC=PRESSURE CONNECTION

1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON PLANS.

2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON PLANS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S=SANITARY MANHOLE

1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS.

UTILITY LEGEND

=	EXISTING STORM SEWER TO REMAIN
=	EXISTING SANITARY SEWER TO REMAIN
W =	EXISTING WATERMAIN TO REMAIN
E =	EXISTING ELECTRIC LINES TO REMAIN
G =	EXISTING GAS LINES TO REMAIN
=	PROPOSED STORM SEWER
=	PROPOSED SANITARY SEWER
W =	PROPOSED WATERMAIN
E =	PROPOSED ELECTRIC LINES
G =	PROPOSED GAS LINES

DESIGNED BY:	CHECKED BY:
1 ORIGINAL PLAN DATE	2/5/14
2 REVISED PER OWNER	2/25/14

DESCRIPTION	DATE

UTILITY PLAN
SE QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFFNER
ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandheffner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C5.2

PERMISSIBLE BUILDING & PARKING AREA
FUTURE BUILDING LAYOUTS AND CONFIGURATIONS WILL BE DETERMINED AT LATER DATE.

RETAIL A

RETAIL C

PERMISSIBLE BUILDING AREA

QUADRANT NW
QUADRANT SW

EXISTING MOVIE THEATER
FFE=776.00

EXISTING KOHL'S
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING MALL
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

SW QUADRANT

SE QUADRANT

EXISTING VON MAUR
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

P2
FFE=783.85

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

GENERAL UTILITY NOTES

1) ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

STORM SEWER NOTES

1) ALL 12-INCH AND 15-INCH RCP SHALL BE CLASS V. ALL OTHER RCP SHALL BE CLASS IV, UNLESS NOTED OTHERWISE ON PLANS.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:
Vv=VALVEVAULT
VB=VALVE BOX
FH=FIRE HYDRANT ASSEMBLY
PC=PRESSURE CONNECTION

1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON PLANS.

2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON PLANS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S=SANITARY MANHOLE

1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS.

UTILITY LEGEND

- = EXISTING STORM SEWER TO REMAIN
- = EXISTING SANITARY SEWER TO REMAIN
- W = EXISTING WATERMAIN TO REMAIN
- E = EXISTING ELECTRIC LINES TO REMAIN
- G = EXISTING GAS LINES TO REMAIN
- = PROPOSED STORM SEWER
- = PROPOSED SANITARY SEWER
- W = PROPOSED WATERMAIN
- E = PROPOSED ELECTRIC LINES
- G = PROPOSED GAS LINES

SIGNALIZED INTERSECTION
Illinois State Route
EXISTING EAST MAIN STREET
SIGNALIZED INTERSECTION
Center Line

DESIGNED BY:	
CHECKED BY:	
2 REVISED PER OWNER	2/26/14
1 ORIGINAL PLAN DATE	2/5/14
DESCRIPTION	DATE

UTILITY PLAN
SW QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C5.3

GENERAL UTILITY NOTES

1) ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

STORM SEWER NOTES

1) ALL 12-INCH AND 15-INCH RCP SHALL BE CLASS V. ALL OTHER RCP SHALL BE CLASS IV, UNLESS NOTED OTHERWISE ON PLANS.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:

Vv=VALVEVAULT
VB=VALVE BOX
FH=FIRE HYDRANT ASSEMBLY
PC=PRESSURE CONNECTION

1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON PLANS.

2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON PLANS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
S=SANITARY MANHOLE

1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS.

UTILITY LEGEND

= EXISTING STORM SEWER TO REMAIN
= EXISTING SANITARY SEWER TO REMAIN
W = EXISTING WATERMAIN TO REMAIN
E = EXISTING ELECTRIC LINES TO REMAIN
G = EXISTING GAS LINES TO REMAIN
= PROPOSED STORM SEWER
= PROPOSED SANITARY SEWER
W = PROPOSED WATERMAIN
E = PROPOSED ELECTRIC LINES
G = PROPOSED GAS LINES

N

GRAPHIC SCALE 1"= 40'
0 20' 40' 80'

#	DESCRIPTION	DATE
2	REVISED PER OWNER	2/26/14
1	ORIGINAL PLAN DATE	2/5/14

DESIGNED BY: CHECKED BY:

UTILITY PLAN
NW QUADRANT
THE QUAD ST. CHARLES
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES
1910 S. Highland Avenue, Suite 100, Lombard, IL 60148
PHONE: (630) 652-4600, FAX: (630) 652-4601
www.jacobandhefner.com

SC 3800 MAIN, LLC.

1"=40'

F021

C5.4