THE QUAD ST. CHARLES

St. Charles, Illinois

PAVILION AREA

APARTMENT MAIN STREET

GENERAL SITE DATA

USE	Acres
Townhome Area	21.15 ac
Apartment Area	11.67 ac
Retail / Commercial Area	48.49 ac
Total Site Area	**81.31 ac**

RESIDENTIAL

USE	DU
Townhomes	155 du
Apartments	256 du
Total Dwelling Units	**411 du**

PARKING	STALLS
Townhomes (2 spaces/du)	310 spaces
Apartments (surface parking)	155 spaces
Apartments (covered parking)	256 spaces
Parking Provided	**721 spaces**
Ratio	1.75 / du

RETAIL

USE	GLA
Classic Cinemas	76,210 sq. ft.
Von Maur	132,000 sq. ft.
Carson's	148,760 sq. ft.
Mall	150,000 sq. ft.
Pad 1	11,163 sq. ft.
Pad 2	7,360 sq. ft.
Pad 3	6,000 sq. ft.
Pad 4	4,452 sq. ft.
Pad 5	5,510 sq. ft.
Pad 6	5,000 sq. ft.
Pad 7	5,000 sq. ft.
Total	**551,455 sq. ft.**
Required Parking (4.5)	2,482 sq. ft.

PARKING LOTS	STALLS
West Lot	711 spaces
South West Lot (Includes Pad 7)	681 spaces
Von Maur South	89 spaces
Von Maur East	139 spaces
Mall East	272 spaces
Carson's South	408 spaces
Pad 6 Lot	118 spaces
West Outlot Parking	99 spaces
Center Outlot Parking	66 spaces
East Outlot Parking	61 spaces
Parking Provided	**2,644 spaces**
Ratio/1,000 S.F.	4.79 / 1,000 s.f.

STREETSCAPE ELEMENTS

North

Date: April 5, 2017

Scale: 1" = 100'

0' 50' 100' 200' 400'

Graphic Scale

CONCEPTUAL DEVELOPMENT PLAN

The KRAUSZ COMPANIES, Inc.
44 Montgomery St., Suite 3300
San Francisco, CA 94104
Phone: (415) 732-5600

Prepared For:

Next Generation Development LLC
975 E. 22nd St., Suite 200
Wheaton, Illinois 60189
Phone: (630)384-6440

Prepared By:

Larson & Darby Group
Architects Engineers Planners

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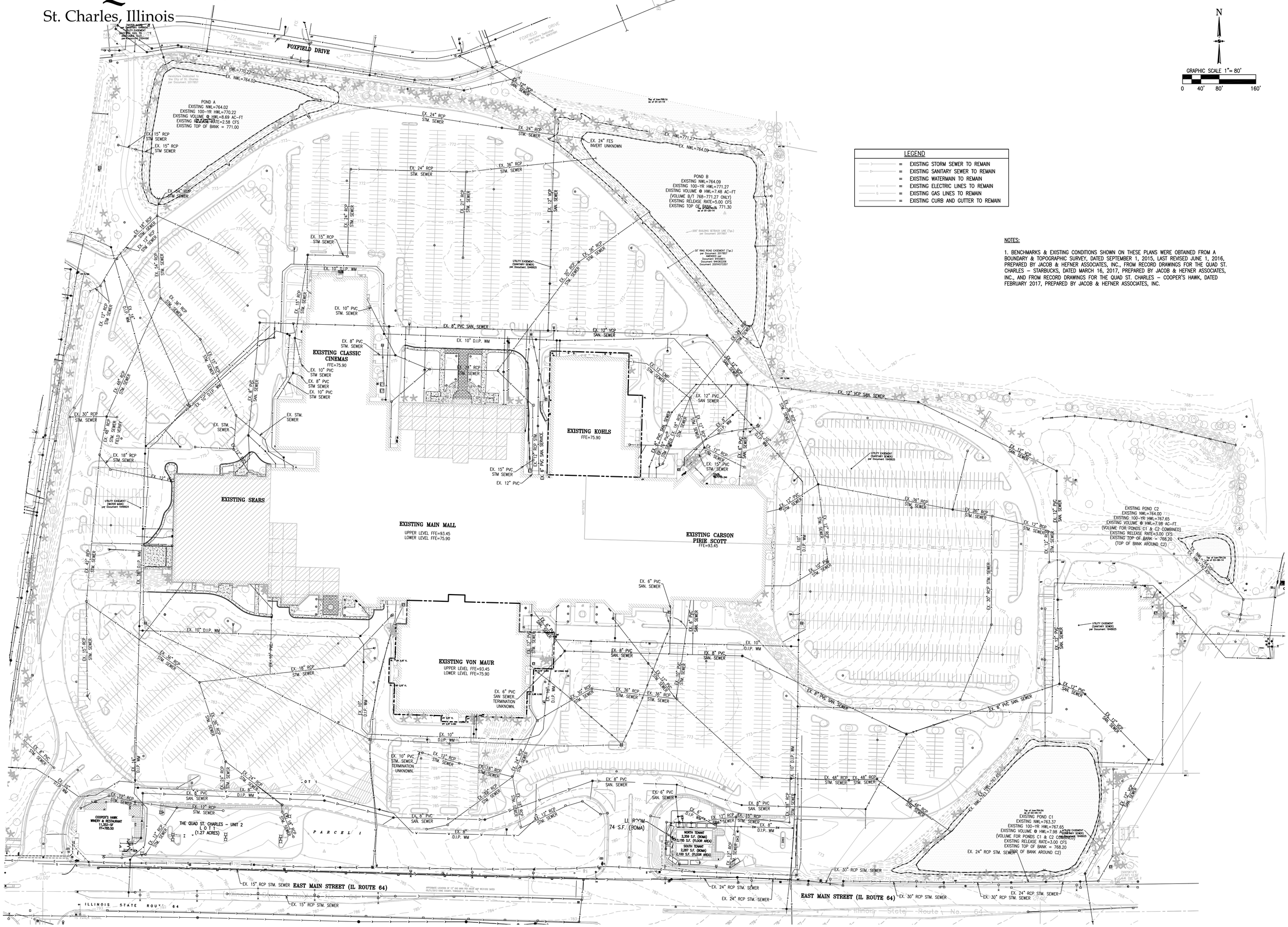
THE QUAD ST. CHARLES

St. Charles, Illinois



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

NOTES:

1. BENCHMARKS & EXISTING CONDITIONS SHOWN ON THESE PLANS WERE OBTAINED FROM A BOUNDARY & TOPOGRAPHIC SURVEY, DATED SEPTEMBER 1, 2015, LAST REVISED JUNE 1, 2016, PREPARED BY JACOB & HEFNER ASSOCIATES, INC., FROM RECORD DRAWINGS FOR THE QUAD ST. CHARLES – STARBUCKS, DATED MARCH 16, 2017, PREPARED BY JACOB & HEFNER ASSOCIATES, INC., AND FROM RECORD DRAWINGS FOR THE QUAD ST. CHARLES – COOPER'S HAWK, DATED FEBRUARY 2017, PREPARED BY JACOB & HEFNER ASSOCIATES, INC.

EXISTING CONDITIONS PLAN

North

Date: April 5, 2017

Scale: 1" = 80'

0' 40' 80' 160' 320'

Graphic Scale

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THE QUAD ST. CHARLES

St. Charles, Illinois

North

Date: April 5, 2017

Scale: 1" = 100'

Retail Architecture

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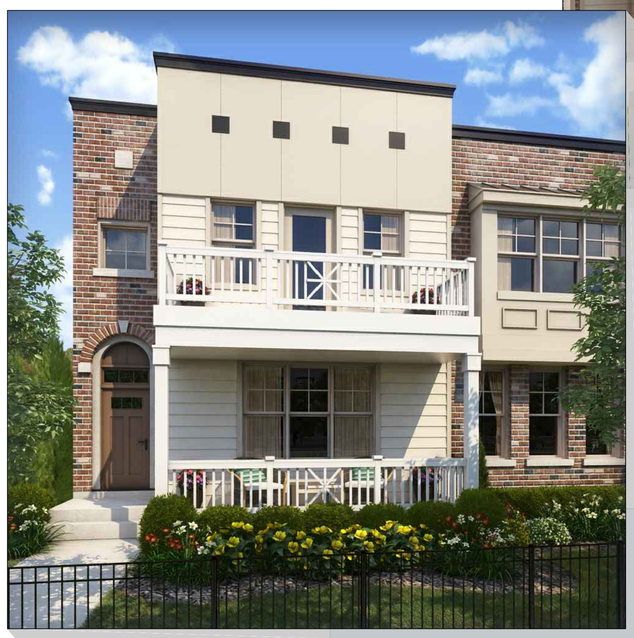
TYPICAL INTERIOR UNIT

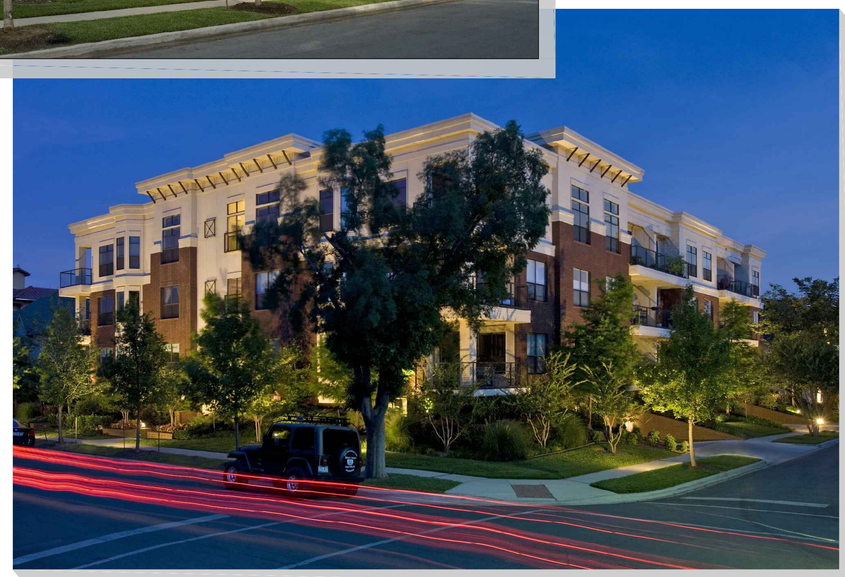


TYPICAL END UNIT

BUILDING ELEVATION

TOWNHOME ARCHITECTURE

FRONT ELEVATION



REAR ELEVATION

APARTMENT ARCHITECTURE

RESIDENTIAL ARCHITECTURE

Date: April 5, 2017

Scale: N.A.

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North

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Scale: 1" = 100'

50' 200' 400'

0' 100' Graphic Scale

AERIAL PHOTOGRAPH

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