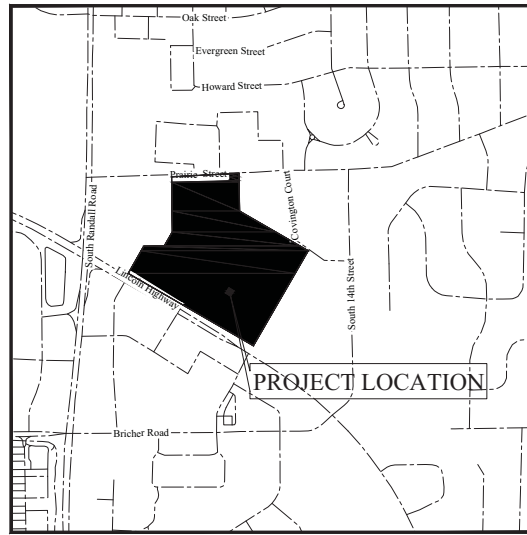


# PRELIMINARY ENGINEERING PLANS FOR **PRAIRIE CENTRE** IL ROUTE 38 & EAST OF RANDALL ROAD ST CHARLES, ILLINOIS

Sheet Number	Sheet Title
1	Cover Sheet
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS 1
4	EXISTING CONDITIONS 2
5	EXISTING CONDITIONS 3
6	EXISTING CONDITIONS 4
7	GEOMETRIC DESIGN 1
8	GEOMETRIC DESIGN 2
9	GEOMETRIC DESIGN 3
10	GEOMETRIC DESIGN 4
11	GEOMETRIC DESIGN 5
12	UTILITY DESIGN 1
13	UTILITY DESIGN 2
14	UTILITY DESIGN 3
15	UTILITY DESIGN 4
16	UTILITY DESIGN 5
17	GRADING 1
18	GRADING 2
19	GRADING 3
20	GRADING 4
21	GRADING 5
22	DETAIL 1



**VICINITY MAP**  
NO SCALE

**NOTES:**

- THE TOPOGRAPHY SURVEY FOR THIS PROJECT IS BASED ON A FIELD SURVEY CONDUCTED BY OTHERS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY ESM CIVIL SOLUTIONS AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.
- ESM CIVIL SOLUTIONS MAKES NO CLAIMS AS TO THE ACCURACY OF THE EXISTING CONDITIONS REPRESENTED BY THE TOPOGRAPHIC DATA PREPARED BY OTHERS.

ESM CIVIL SOLUTIONS LLC. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

**LEGEND**

● FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (FIELD LOCATION) (CONTROL POINT)	⊙ TELEPHONE MARKER	⊙ TELEPHONE MARKER
■ CONCRETE MONUMENT	⊙ GAS VALVE	⊙ WATER MARKER
⊕ CROSS IN CONCRETE	⊙ SANITARY SEWER	
⊙ MANHOLE	⊙ STORM SEWER	
⊙ STONE STRUCTURE	⊙ WATER MAIN	
⊙ SANITARY MANHOLE	⊙ GAS MAIN	
⊙ HOLE IN WALL	⊙ ELECTRIC LINE	
⊙ PIPE HYDRANT	⊙ TELEPHONE LINE	
⊙ FLARE END SECTION		
⊙ UTILITY POLE	⊙ CONCRETE TREE	
⊙ GUY POLE	⊙ W/APPROX. DIAMETER	
⊙ OVERHEAD TRAFFIC SIGNAL	⊙ W/APPROX. DIAMETER	
⊙ TRAFFIC SIGNAL MANHOLE	⊙ SIGNALS TO CURB	
⊙ OVERHEAD WIRE	⊙ (DRIP LINE SHOWN IS APPROXIMATE)	
⊙ GAS METER		
⊙ ELECTRIC METER		
⊙ TRANSFORMER PAD		
⊙ TELEPHONE FEEDLINE		
⊙ ELECTRIC PEDESTAL		
⊙ TELEPHONE MANHOLE		
⊙ CABLE TELEVISION PEDESTAL		
⊙ ELECTRIC MANHOLE		
⊙ HOLE BOX		
⊙ BUROR		
⊙ BOLLARD POLE		
⊙ LIGHT POLE		
⊙ HAND HOLE		
⊙ MANHOLE		
⊙ GAS MARKER		
⊙ ELECTRIC MARKER		

**ABBREVIATIONS**

O.D.I.P.	= OUTSIDE DIAMETER IRON PIPE
T.F.	= TOP OF FOUNDATION
F.F.	= FINISHED FLOOR
F.S.	= FINISHED INS. SECTION
P.F.	= PREFERRED FLAT PIPE
D.P.	= DUCTILE IRON PIPE
R.C.P.	= REINFORCED CONCRETE
R.C.P.	= REINFORCED CONCRETE PIPE
C.M.P.	= CORRUGATED METAL PIPE
(R)	= RECORD BEARING OR DISTANCE
(M)	= MEASURED BEARING OR DISTANCE
(C)	= CALCULATED BEARING OR DISTANCE
(D)	= DIET BEARING OR DISTANCE
(A)	= ARC LENGTH
(R)	= RADIUS
(C)	= CHORD
(B.S.)	= BUILDING SETBACK LINE
(U.E.)	= UTILITY EASEMENT
(E.E.)	= EASEMENT
(P.L.)	= PUBLIC UTILITY EASEMENT
(P.C.)	= POINT OF COMMENCEMENT
(P.O.S.)	= POINT OF BEGINNING
(P.U. & D.E.)	= PUBLIC UTILITY AND DRIFTS EASEMENT
(B.C.)	= BACK OF CURB
(B.O.S.)	= BACK OF STOPPED
(C)	= CONCRETE
(G)	= GRAVEL
(E.W.)	= EDGE OF WALK
(T.W.)	= TOP OF WALL
(T.P.)	= TOP OF PAVEMENT
(I.L.)	= INVERT ELEVATION
(P.L.)	= PROPERTY LINE
(S.S.)	= FORM POINT
(S.F.)	= SQUARE FEET



**BENCHMARKS:**

- CUT SQUARE ON TRANSFORMER PAD, NORTH SIDE OF BRICHER ROAD, CORNER OF BRICHER AND AMACO STATION (WEST SIDE)  
ELEV = 784.38 (DATUM = NAVD 88)
- PIN IN CONCRETE MONUMENT AT MOST NORTHERLY CORNER OF ST. CHARLES COMMERCIAL CENTER UNIT NO. 9  
ELEV = 786.56 (USGS DATUM?)

**LINE LEGEND**

---	LIMITS OF LAND PER LEGAL DESCRIPTION
---	ADJACENT LAND PARCEL LINE
---	EASEMENT LINE
---	CONTORLINE
---	BUILDING SETBACK LINE
---	SECTION LINE
---	400' RADIUS FROM HYDRANT



PREPARED FOR:  
**SHODEEN, INC.**  
77 NORTH FIRST STREET  
GENEVA, IL 60134

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Maccom Drive - Suite 205 Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

NO.		DATE		DESCRIPTION	
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW			
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW			

COVER SHEET					
PRAIRIE CENTRE					
FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	F.L.D. BK: ----	SHEET NO.	
DISC NUM: ----	DRN BY: MCA	DATE: 5-13-16	SCALE: NA	1 of 22	



**PARKING**

**PARKING REQUIRED:**

<b>RESIDENTIAL</b>		
ENCLOSED (1.0 / UNIT)	@ 609 UNITS	609 SPACES
ON GRADE (0.5 / UNIT)	@ 609 UNITS	305 SPACES
<b>COMMERCIAL</b>		
REST. APRVD (10 / 1000 SF)	@ 21,000 SF	210 SPACES
REST. ACTUAL	@ 33,150 SF	332 SPACES
RETAIL APRVD (4 / 1000 SF)	@ 55,000 SF	220 SPACES
RETAIL ACTUAL	@ 95,488 SF	382 SPACES
<b>SUB-TOTAL APRVD.</b>		1,344 SPACES
10% REDUCTION FOR SHARED PARKING		- 135 SPACES
<b>TOTAL APPROVED</b>		1,209 SPACES
<b>SUB-TOTAL ACTUAL</b>		1,628 SPACES
10% REDUCTION FOR SHARED PARKING		- 163 SPACES
<b>TOTAL ACTUAL</b>		1,465 SPACES
<b>PARKING PROVIDED:</b>		
ENCLOSED		609 SPACES
ON GRADE		778 SPACES
<b>TOTAL PROVIDED</b>		1,387 SPACES
		(178 APPROVED)
		(-78 REQUIRED PER ACTUAL AREA)

**SITE AREA** 26.48 AC

**RESIDENTIAL**

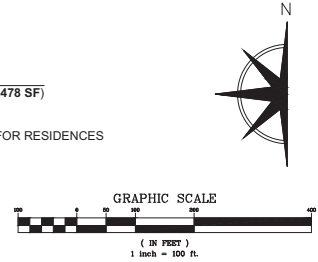
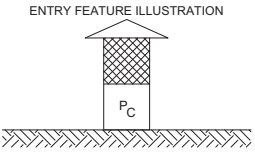
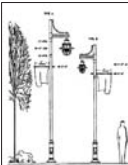
RESIDENTIAL B (36 (3 BLDGS.))	12,160 SF / FLR (3 FLRS ABOVE 1 PRKG)	12 UNITS / FLR	<b>108 UNITS</b>
RESIDENTIAL C (1 BLDGS.)	13,880 SF / FLR (3 FLRS ABOVE 1 PRKG)	12 UNITS / FLR	<b>36 UNITS</b>
RESIDENTIAL D (5 BLDGS.)	15,615 SF / FLR (3 FLRS ABOVE 1 PRKG)	13 UNITS / FLR	<b>195 UNITS</b>
RESIDENTIAL E (1 BLDGS.)	17,344 SF / FLR (3 FLRS ABOVE 1 PRKG)	15 UNITS / FLR	<b>45 UNITS</b>
<b>MIXED USE</b>			
MIXED-USE B (3 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 RETAIL)	12 UNITS / FLR	<b>108 UNITS</b>
MIXED-USE D (3 BLDGS.)	15,615 SF / FLR (3 FLRS ABOVE 1 RETAIL)	13 UNITS / FLR	<b>117 UNITS</b>
<b>TOTAL</b>			<b>609 UNITS</b>

**COMMERCIAL**

<b>COMMERCIAL APPROVED:</b>		
RETAIL	55,000 SF	
RESTAURANT	21,000 SF	
<b>TOTAL</b>	<b>76,000 SF</b>	
<b>COMMERCIAL ACTUAL:</b>		
RETAIL	83,328 SF	
RESTAURANT	33,150 SF	
<b>TOTAL</b>	<b>116,478 SF (+40,478 SF)</b>	

MIXED USE BUILDINGS WILL HAVE PARKING FOR RESIDENCES BELOW 1ST FLOOR RETAIL

- LEGEND:**
- ◻ INTERSECTION/PARKING LOT LIGHTS (TYPE A)
  - ◻ RESIDENTIAL/MIXED USE LIGHTS (TYPE B)



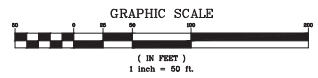
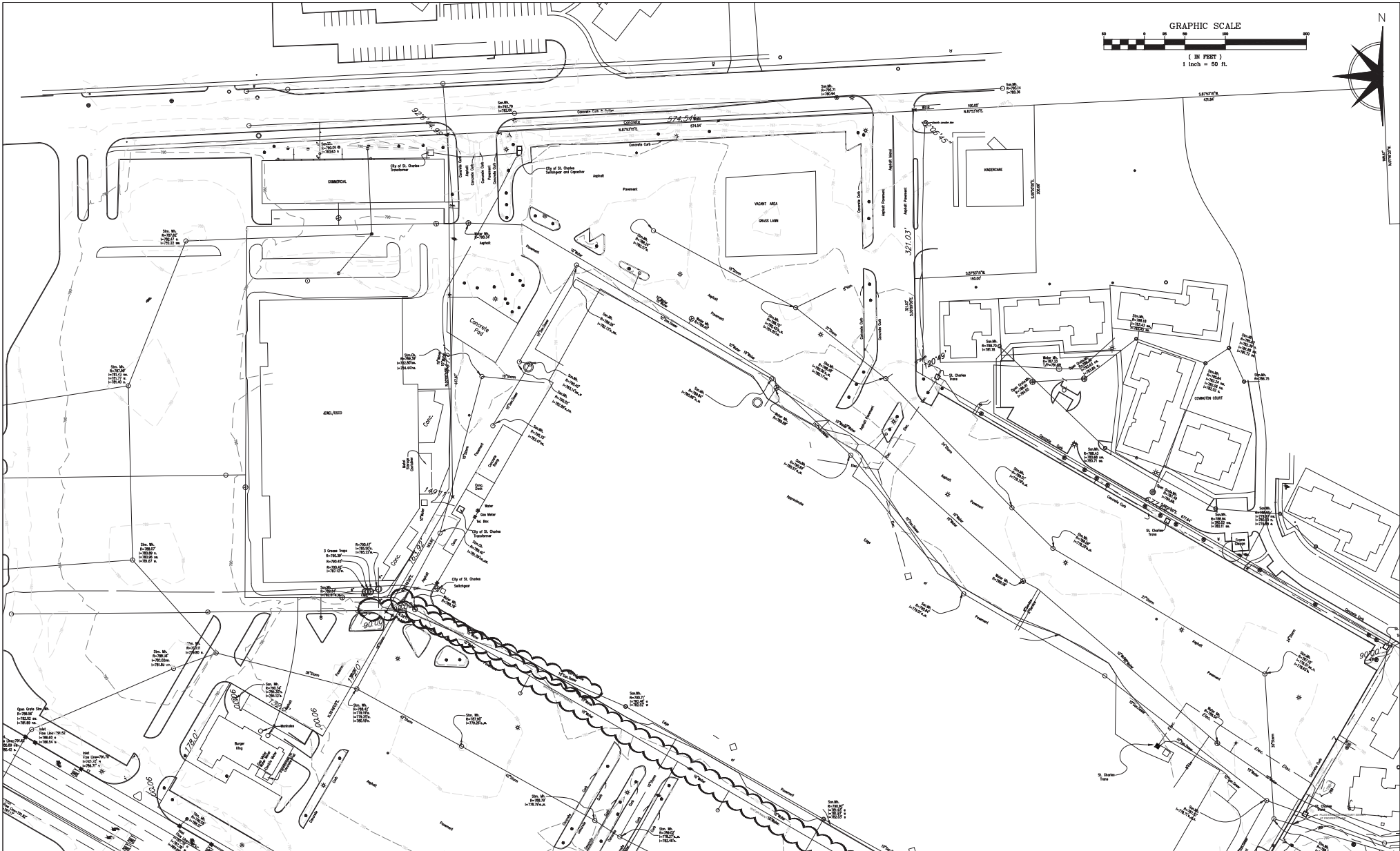
PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 ☎: 630-300-0933 ☎: 630-624-0520

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	6-29-16	ADDED HYDRANTS & RELOCATED VALVE VAULT PER CITY	---	---	---
2	07-05-16	REVISED SIDEWALK AND ADDED STREET LIGHTS	---	---	---
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---

**OVERALL SITE PLAN**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD BKC: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=100'	2 of 22



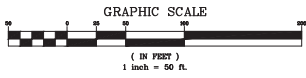
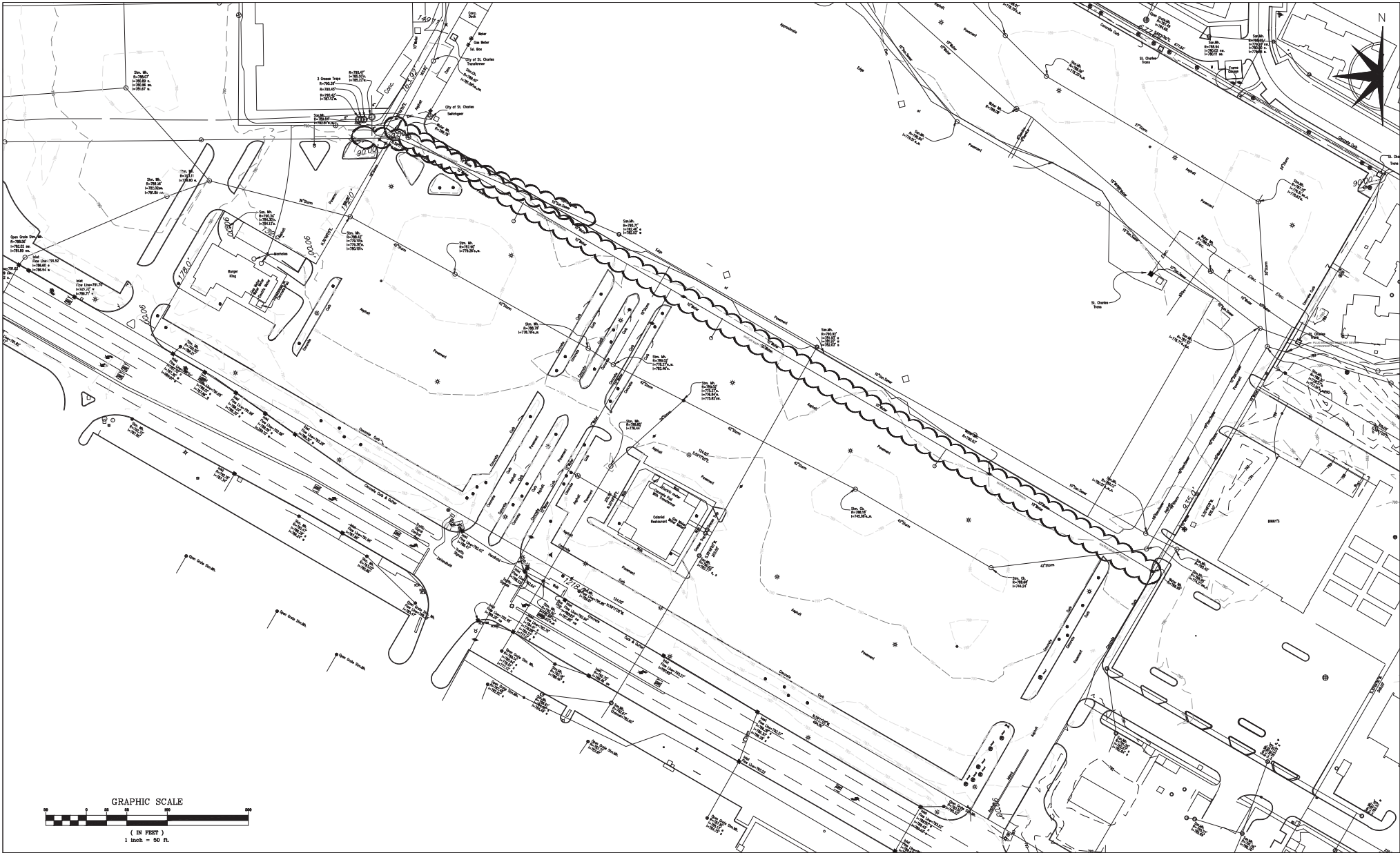
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 77 NORTH FIRST STREET  
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		REVISIONS	
NO.	DATE	NO.	DATE
3	7-08-16	---	---
4	10-17-16	---	---
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---	---	---	---
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EXISTING CONDITIONS 1				
PRAIRIE CENTRE				
FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	F.L.D. BK: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	3 of 22



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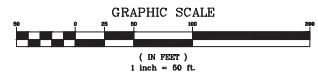
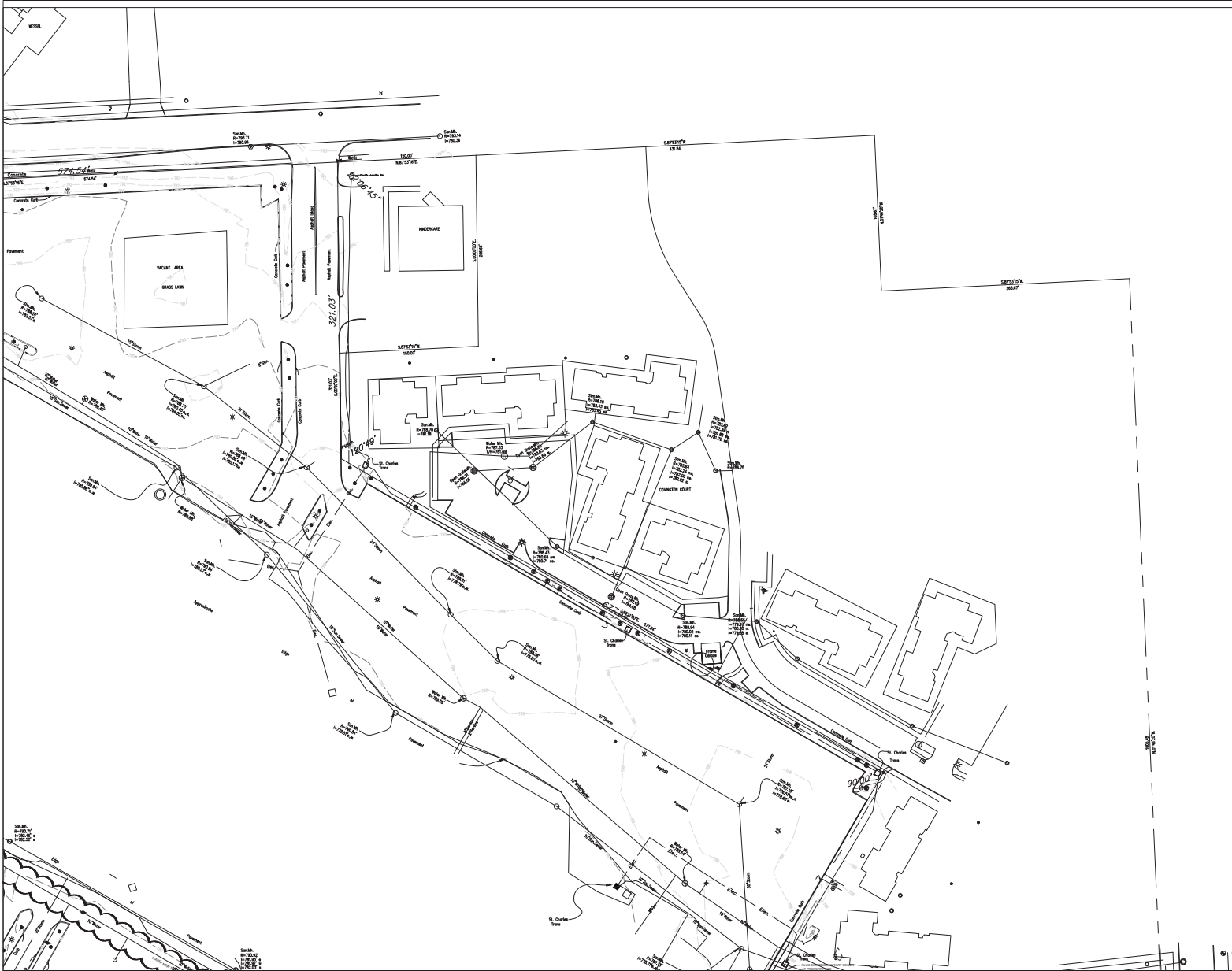
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		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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**EXISTING CONDITIONS 2**

**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	4 of 22



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 77 NORTH FIRST STREET  
 GENEVA, IL 60134

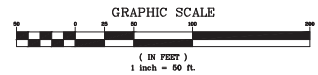


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NO.	DATE	DESCRIPTION	REVISIONS		
			NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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**EXISTING CONDITIONS 3**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	5 of 22



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**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

PREPARED BY:  

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		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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**EXISTING CONDITIONS 4**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	F.LD. BK: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	<b>6 of 22</b>

PRAIRIE STREET



GRAPHIC SCALE

(1 IN. REPRESENTS)  
1 inch = 30 ft.

**MIXED USE B2**  
4 FLRS. @ 12,160 S.F. / FLOOR  
3 FLRS. RES., 1 FLR. PKG.  
12 UNITS/FLR = 36 UNITS

**MIXED USE B3**  
4 FLRS. @ 12,160 S.F. / FLOOR  
3 FLRS. RES., 1 FLR. PKG.  
12 UNITS/FLR = 36 UNITS

**RESIDENTIAL C1**  
4 FLRS. @ 13,880 S.F. / FLOOR  
3 FLRS. RES., 1 FLR. PKG.  
12 UNITS/FLR = 36 UNITS

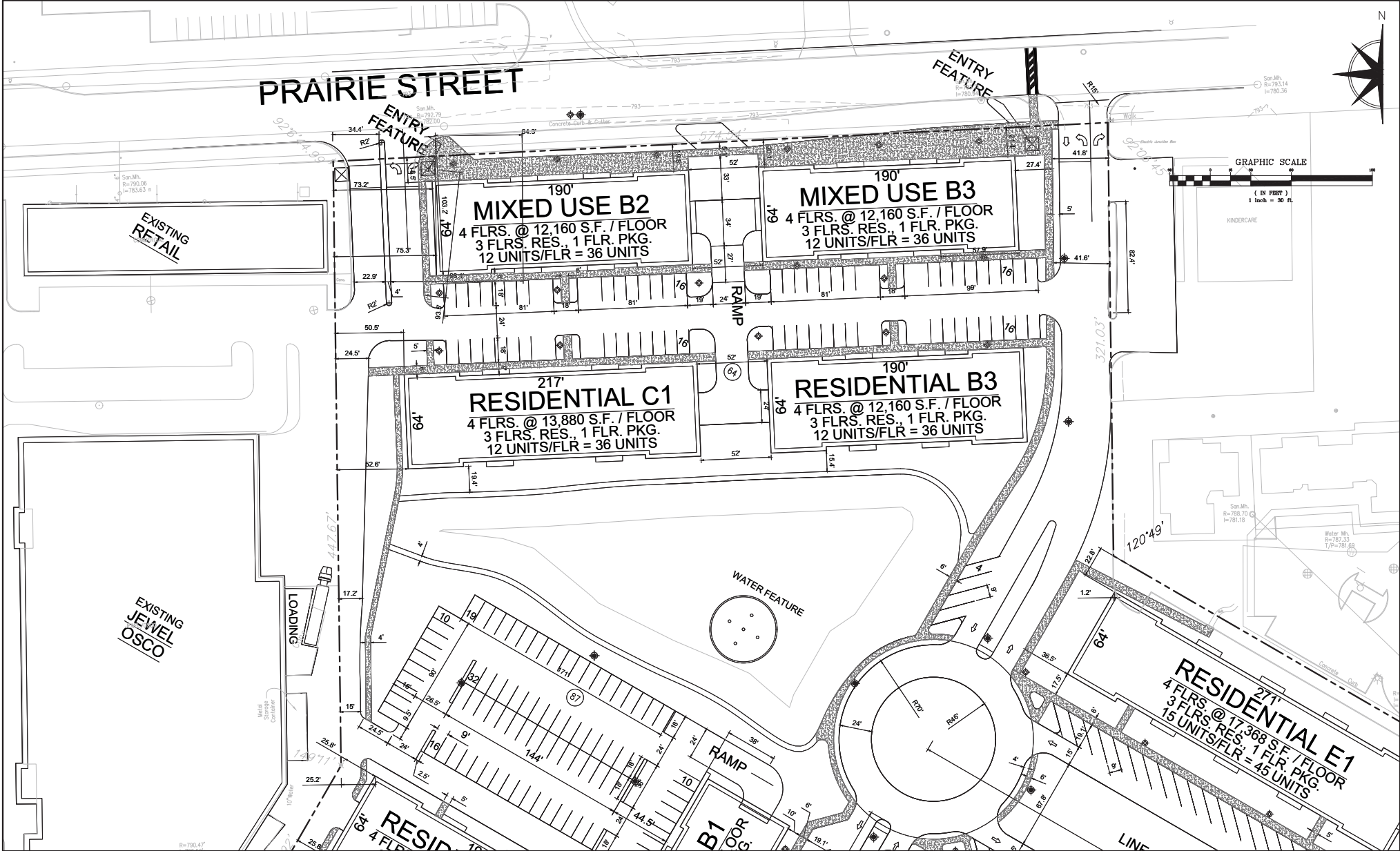
**RESIDENTIAL B3**  
4 FLRS. @ 12,160 S.F. / FLOOR  
3 FLRS. RES., 1 FLR. PKG.  
12 UNITS/FLR = 36 UNITS

**RESIDENTIAL E1**  
4 FLRS. @ 17,368 S.F. / FLOOR  
3 FLRS. RES., 1 FLR. PKG.  
15 UNITS/FLR = 45 UNITS

EXISTING RETAIL

EXISTING JEWEL OSCO

WATER FEATURE



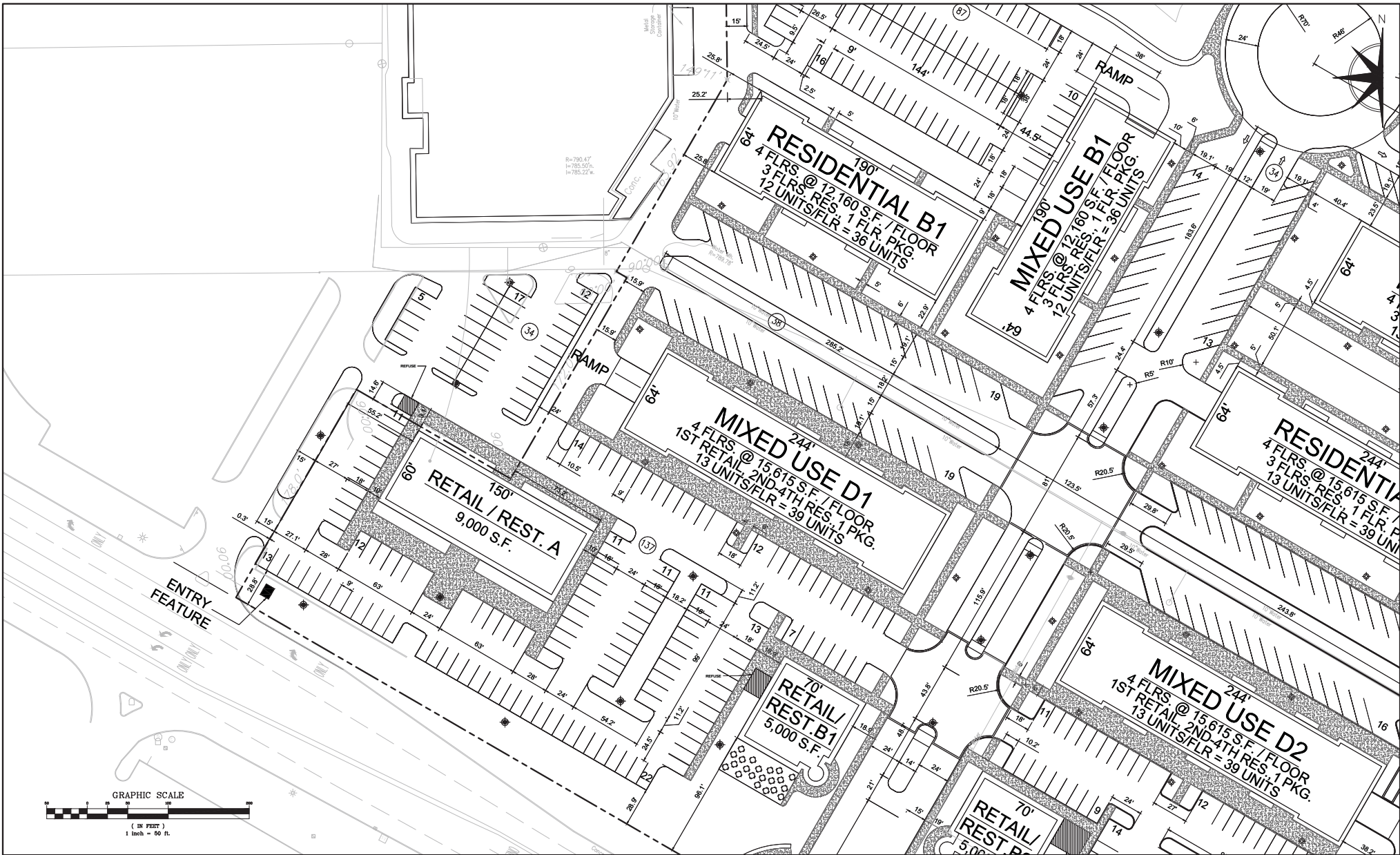
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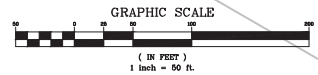
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW			
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS			

GEOMETRIC DESIGN 1  
PRAIRIE CENTRE

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	7 of 22



R=790.47  
 L=765.50'  
 I=765.22'



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**SHODEEN, INC**  
 77 NORTH FIRST STREET  
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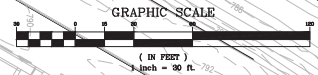
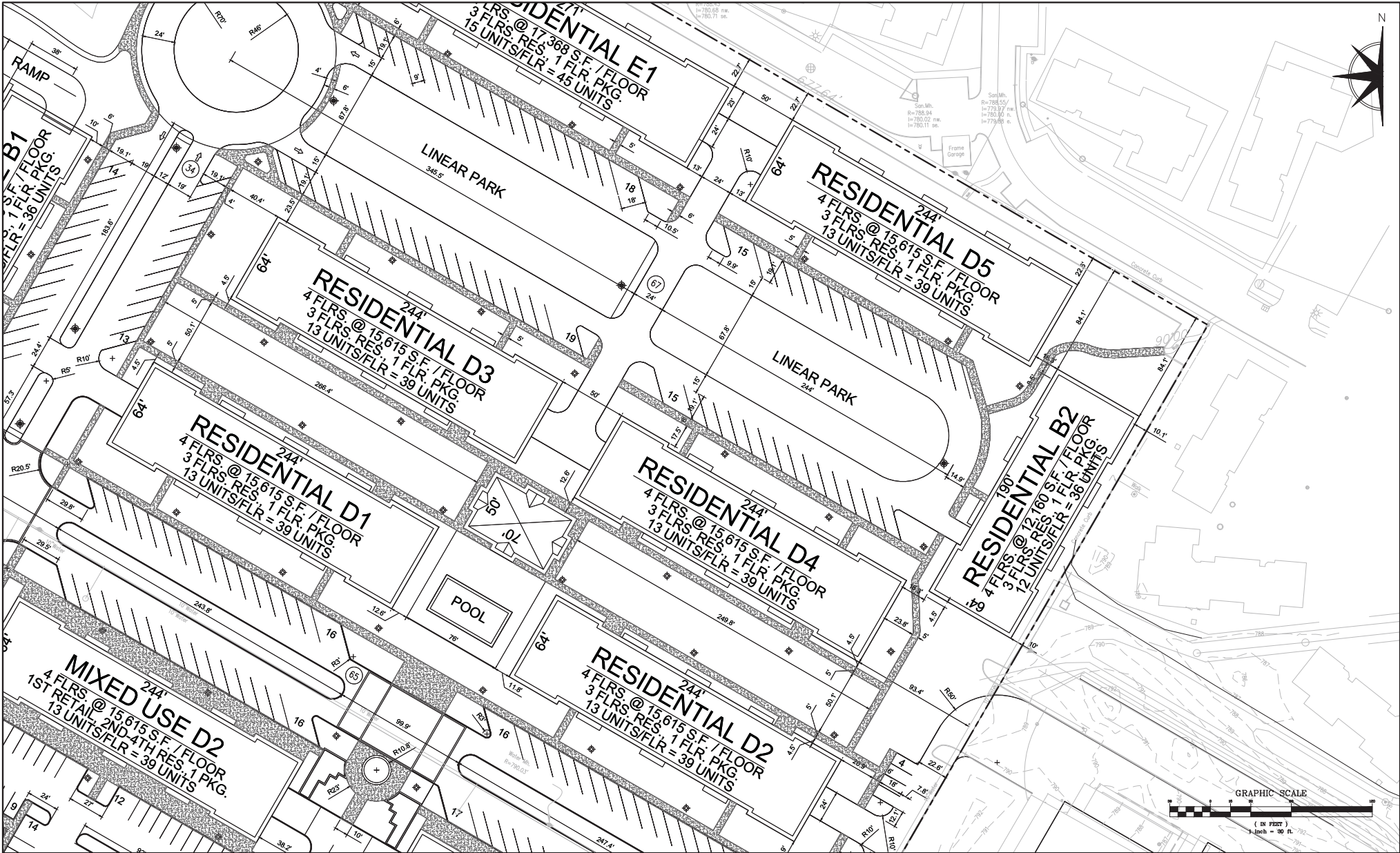
REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-16-17	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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**GEOMETRIC DESIGN 2**

**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	8 of 22





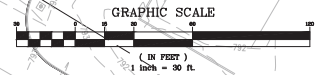
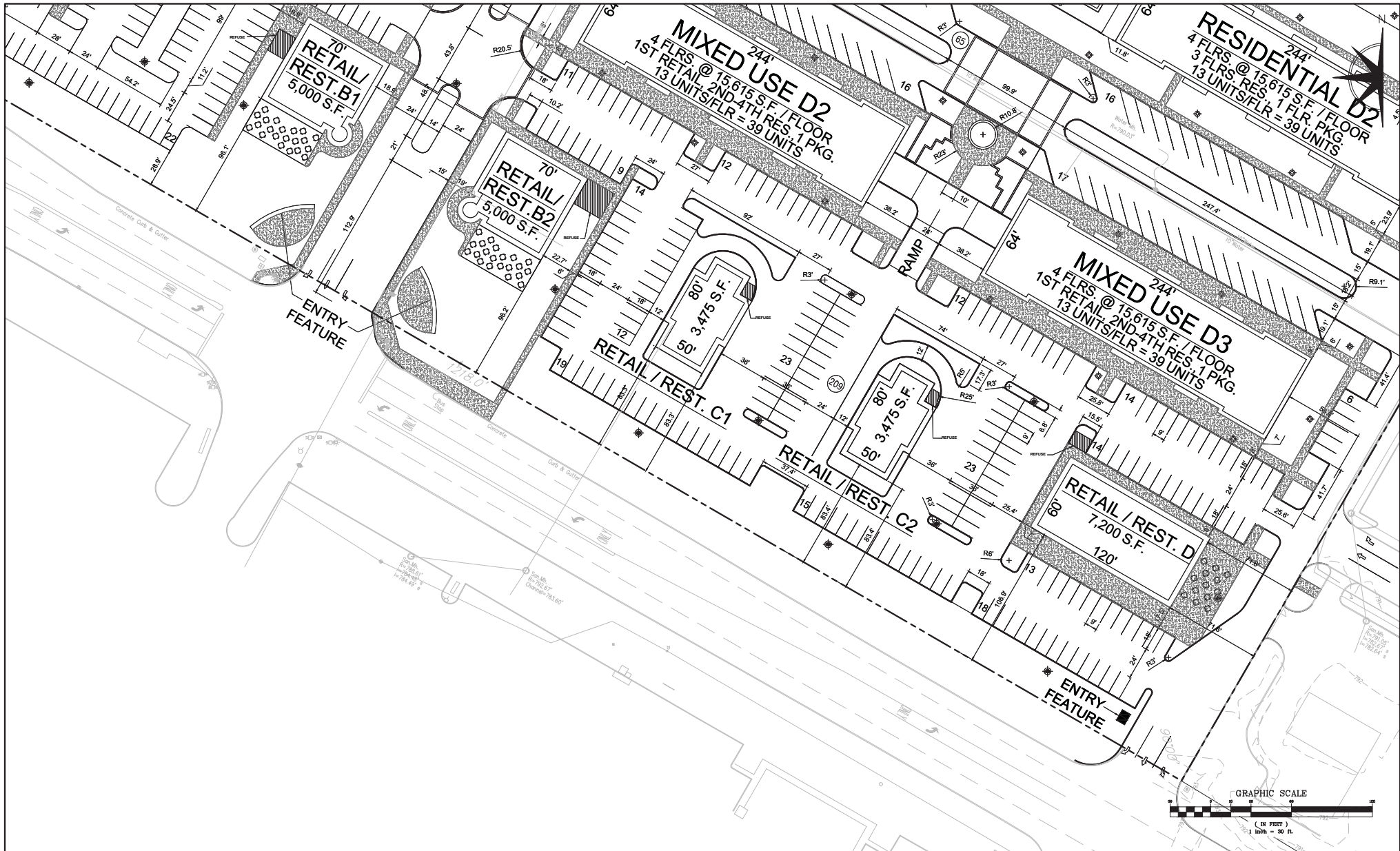
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NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-16-17	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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**GEOMETRIC DESIGN 3**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	9 of 22



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SHODEEN, INC  
77 NORTH FIRST STREET  
GENEVA, IL 60134

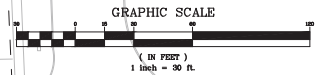
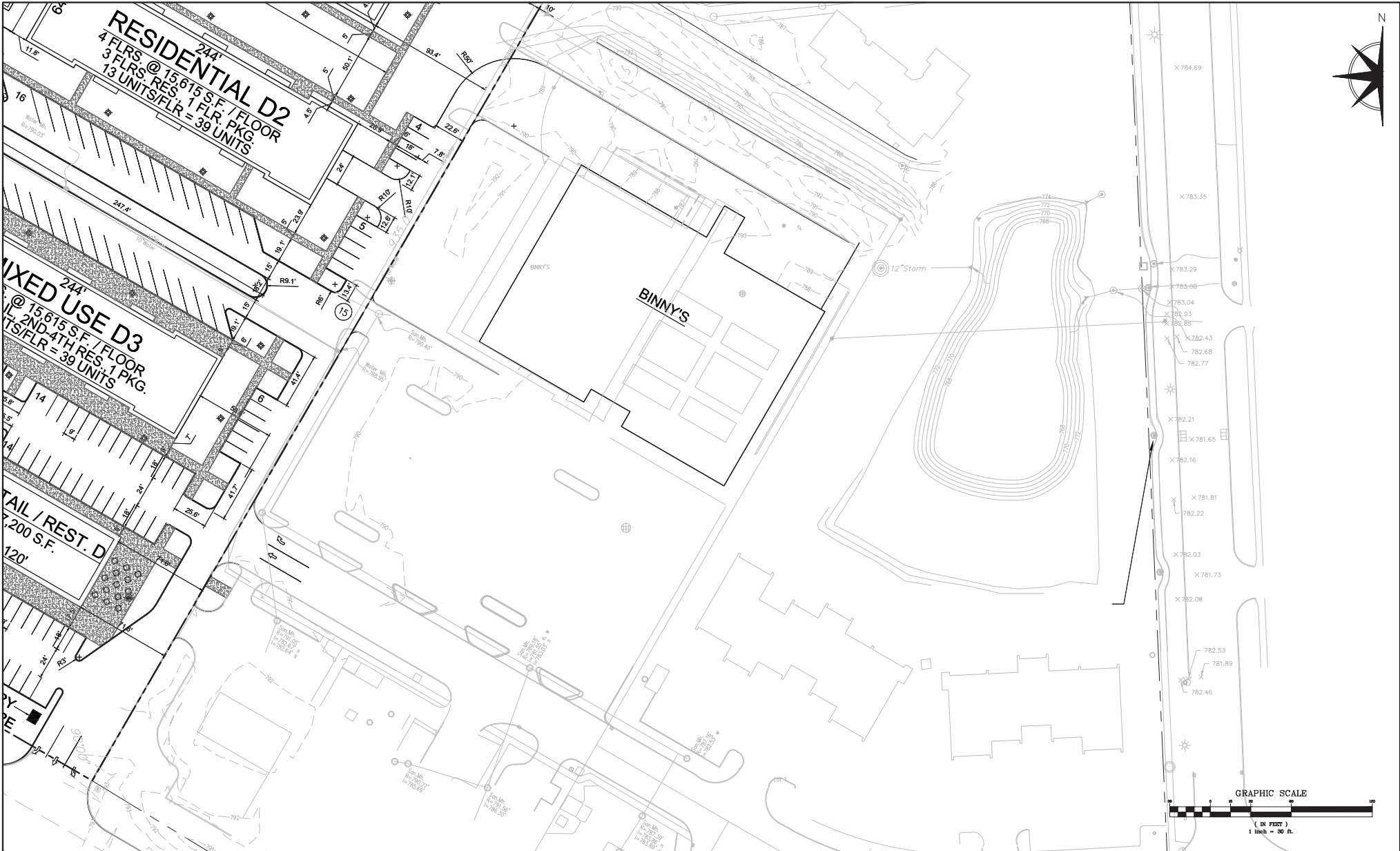


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		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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GEOMETRIC DESIGN 4  
PRAIRIE CENTRE

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	10 of 22



PREPARED FOR:  
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 GENEVA, IL 60134

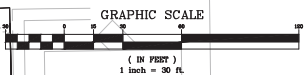
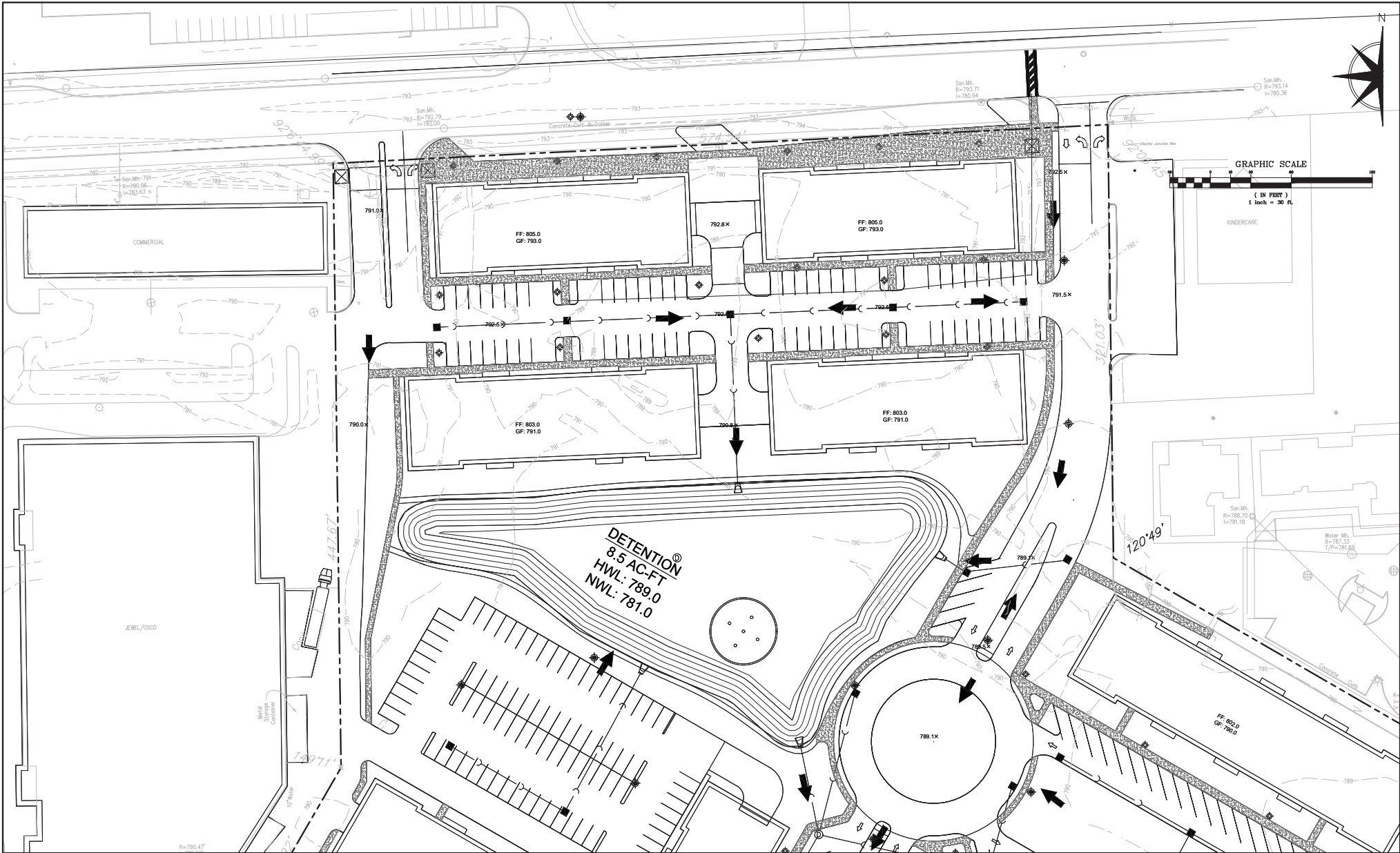


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		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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**GEOMETRIC DESIGN 5**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	11 of 22



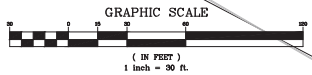
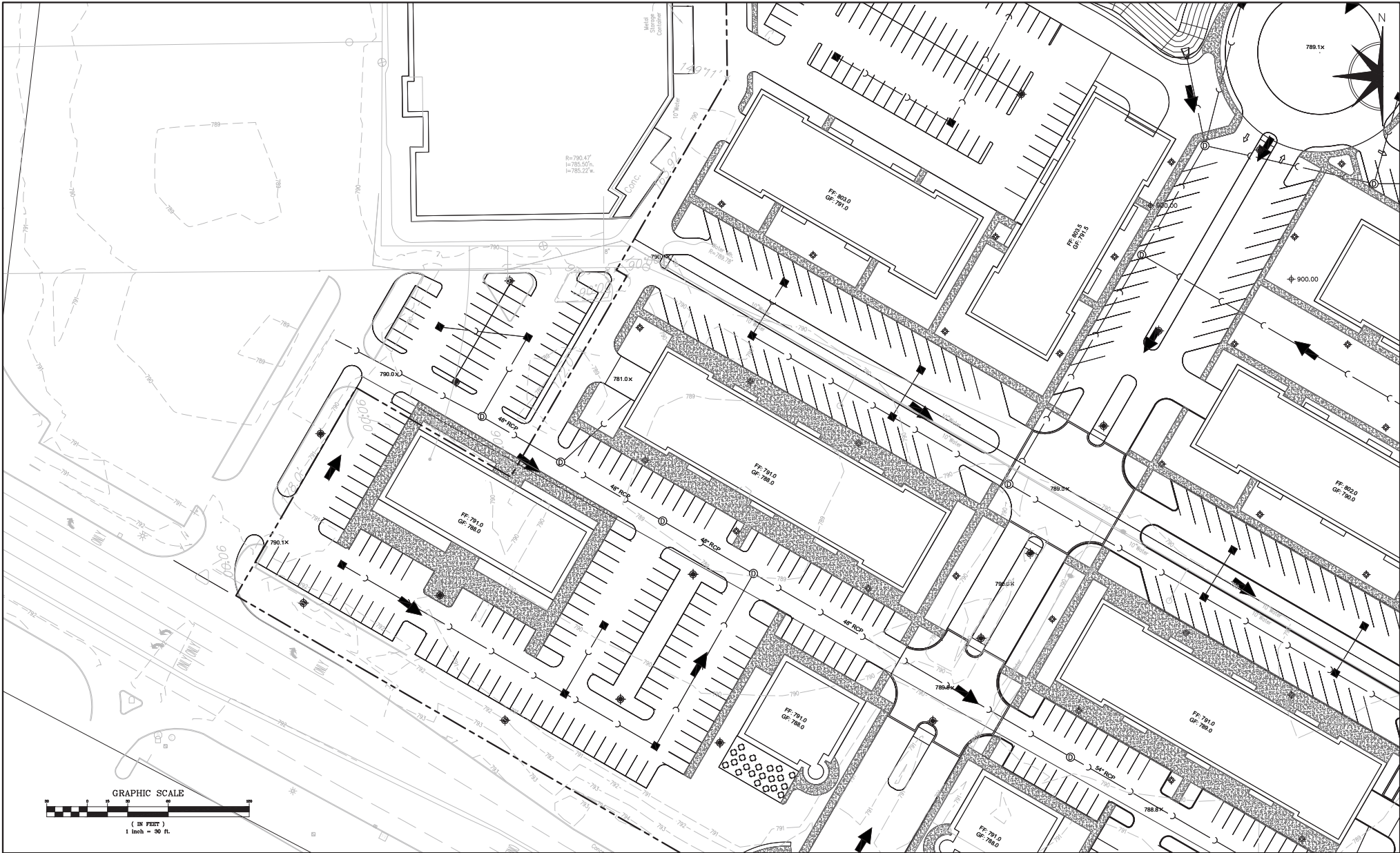
PREPARED FOR:  
**SHODEEN, INC.**  
 17 NORTH FIRST STREET  
 GENEVA, IL 60134



PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 c: 630-300-0933 c: 630-624-0520

NO.			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
04	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS			

GRADING 1				
PRAIRIE CENTRE				
FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. Bk: ---	SHEET NO.
DISC. NUM: ---	DRN BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	17 of 22



PREPARED FOR:  
**SHODEEN, INC.**  
 17 NORTH FIRST STREET  
 GENEVA, IL 60134

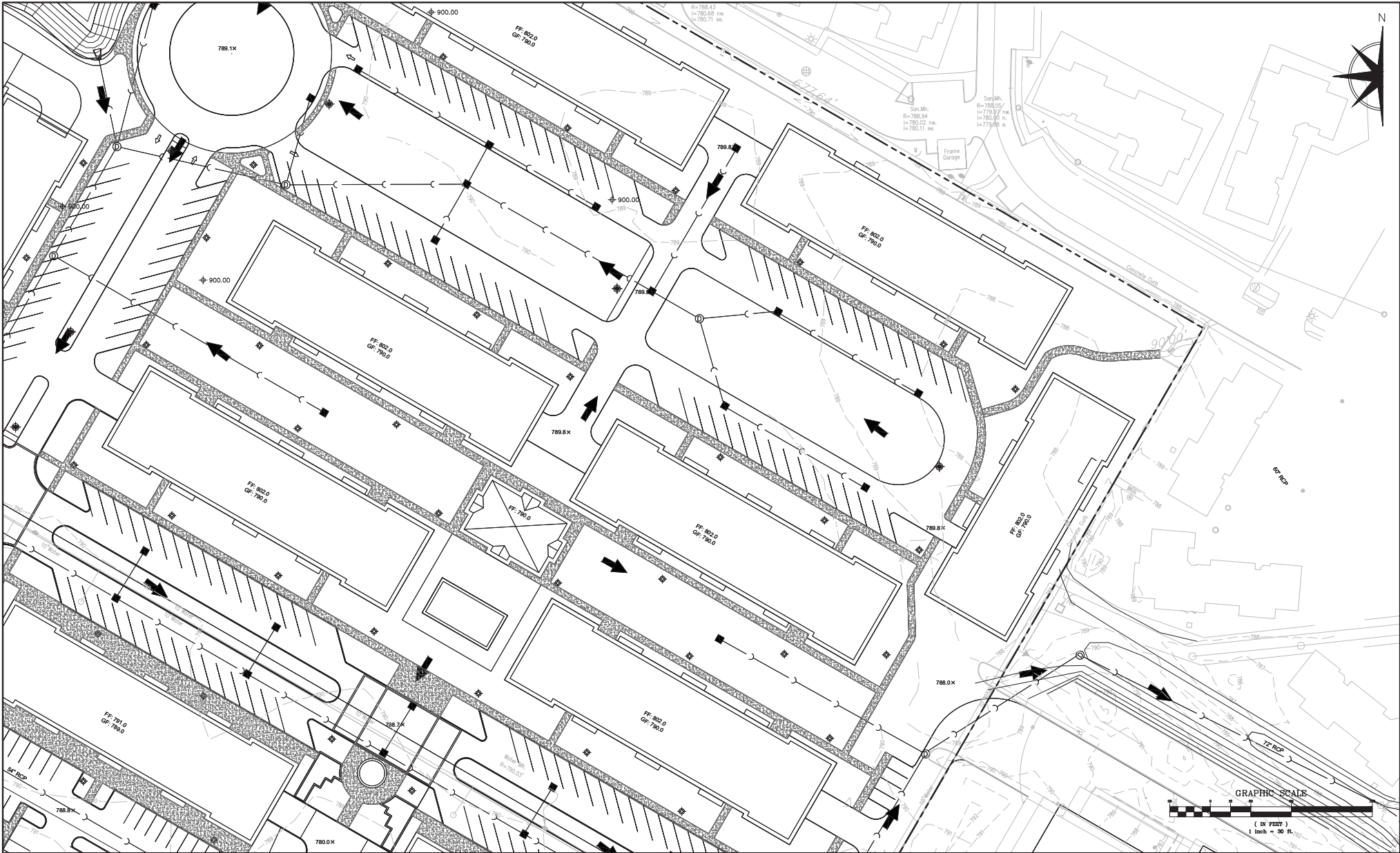


PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 c: 630-300-0933 c: 630-624-0520

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
4		10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS					

**GRADING 2**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	18 of 22



PREPARED FOR:  
**SHODEEN, INC.**  
 17 NORTH FIRST STREET  
 GENEVA, IL 60134

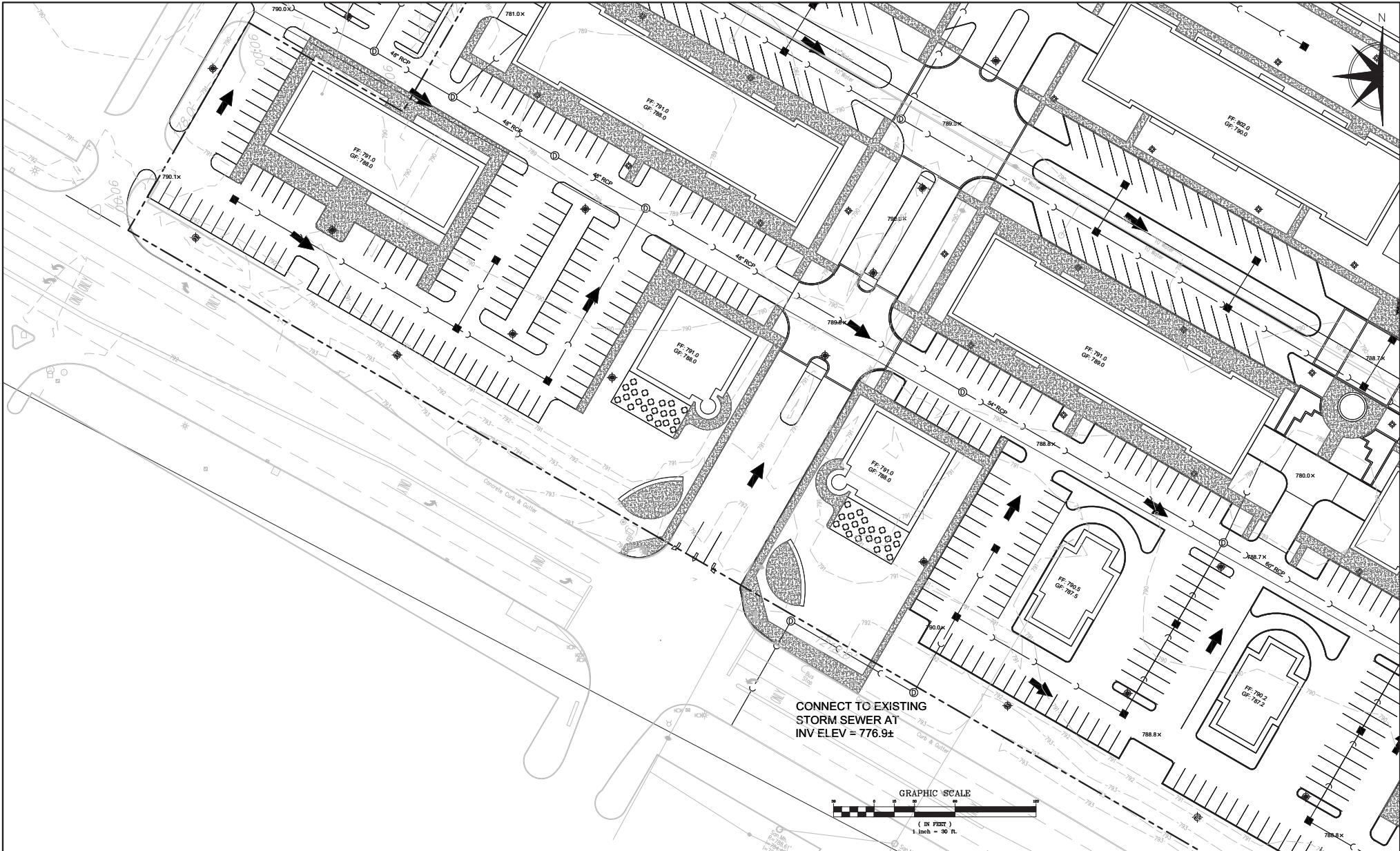
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Mason Drive - Suite 205 Naperville Illinois 60564  
 c: 630-300-0933 c: 630-624-0520

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
4		10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS					

**GRADING 3**

**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	19 of 22



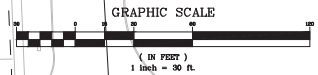
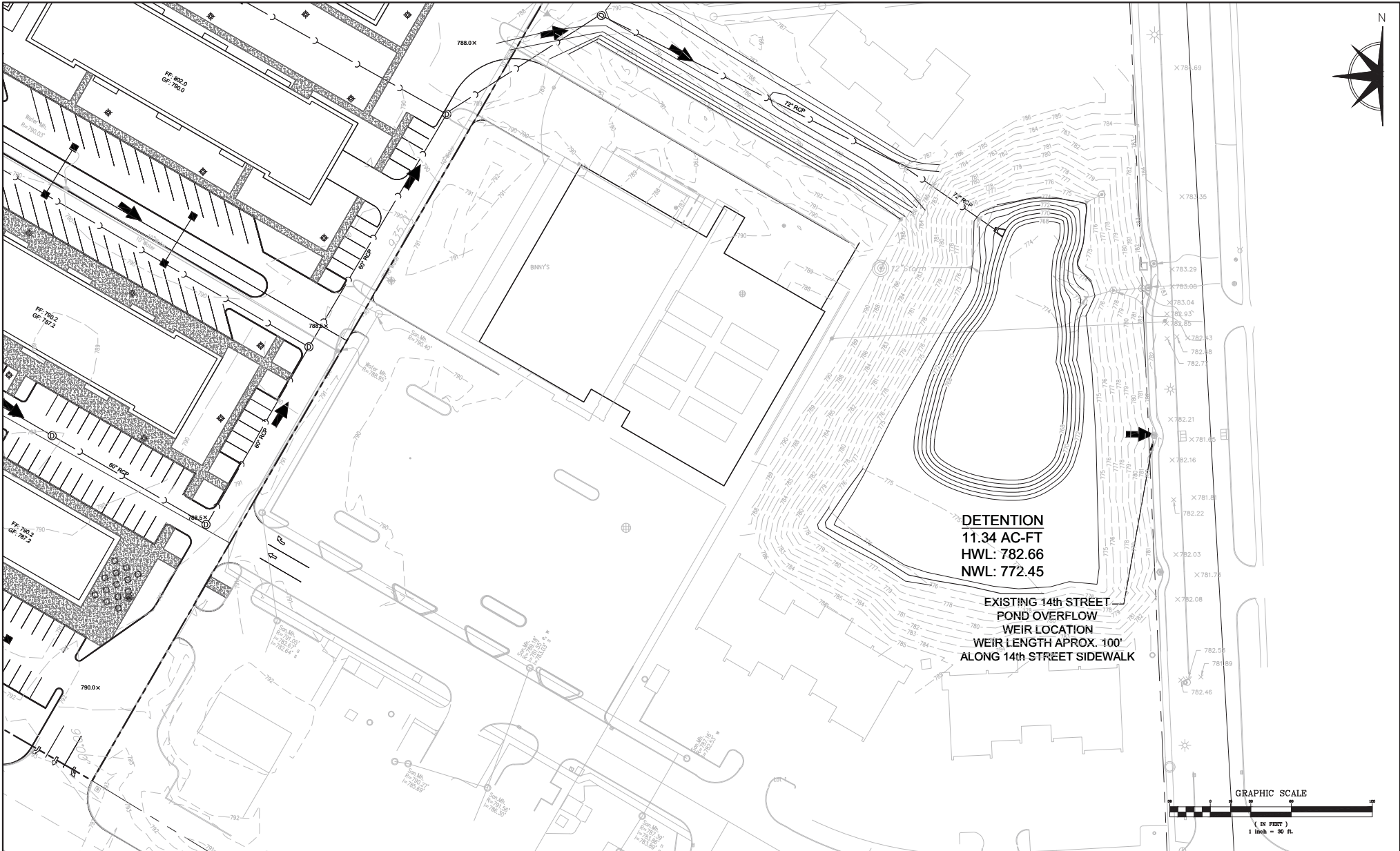
PREPARED FOR:  
**SHODEEN, INC.**  
 17 NORTH FIRST STREET  
 GENEVA, IL 60134



PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 c: 630-300-0933 c: 630-624-0520

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	10-16-17	REVISED PER CITY PLANNING & ENG REVIEW LETTERS			

GRADING 4				
PRAIRIE CENTRE				
FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BK: ---	SHEET NO: 20 of 22
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	



PREPARED FOR:  
**SHODEEN, INC.**  
 17 NORTH FIRST STREET  
 GENEVA, IL 60134



PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Mason Drive - Suite 205 Naperville Illinois 60564  
 c: 630-300-0933 c: 630-624-0520

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS			

**GRADING 5**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	21 of 22



PRAIRIE STREET



GRAPHIC SCALE

(1 IN. REPRESENTS)  
1 inch = 30 ft.

**MIXED USE B2**  
190'  
64'  
4 FLRS. @ 12,160 S.F. / FLOOR  
3 FLRS. RES., 1 FLR. PKG.  
12 UNITS/FLR = 36 UNITS

**MIXED USE B3**  
190'  
64'  
4 FLRS. @ 12,160 S.F. / FLOOR  
3 FLRS. RES., 1 FLR. PKG.  
12 UNITS/FLR = 36 UNITS

**RESIDENTIAL C1**  
217'  
64'  
4 FLRS. @ 13,880 S.F. / FLOOR  
3 FLRS. RES., 1 FLR. PKG.  
12 UNITS/FLR = 36 UNITS

**RESIDENTIAL B3**  
190'  
64'  
4 FLRS. @ 12,160 S.F. / FLOOR  
3 FLRS. RES., 1 FLR. PKG.  
12 UNITS/FLR = 36 UNITS

**RESIDENTIAL**  
271'  
64'  
4 FLRS. @ 17,368 S.F. / FLOOR  
3 FLRS. RES., 1 FLR. PKG.  
15 UNITS/FLR = 45 UNITS

EXISTING RETAIL

PRESSURE CONNECT TO EXISTING 10" WATERMAIN

EXISTING JEWEL OSCO

EXISTING 10" WATERMAIN

PROP. SEWER TO TIE TO EX. SEWER INV. ELEV=782.5

ENTRY FEATURE

ENTRY FEATURE

WATER FEATURE

RAMP

LOADING

RESID

B1 COR

LINE

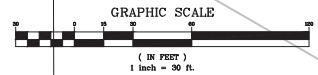
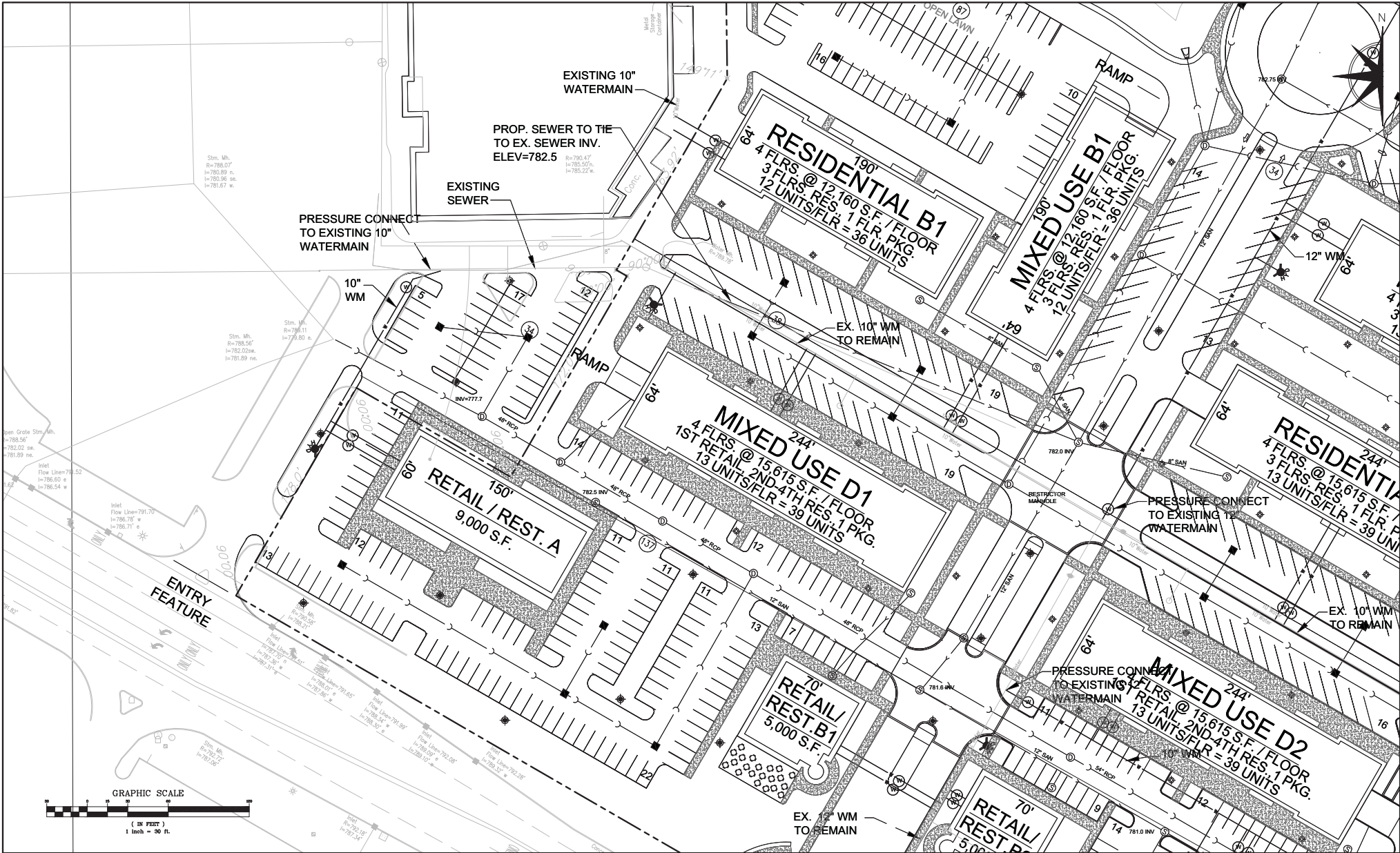
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Macom Drive - Suite 205 Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

NO.			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW			
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS			

PREPARED FOR:  
**SHODEEN, INC.**  
77 NORTH FIRST STREET  
GENEVA, IL 60134

UTILITY DESIGN 1  
PRAIRIE CENTRE

FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	12 of 22



PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

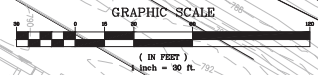
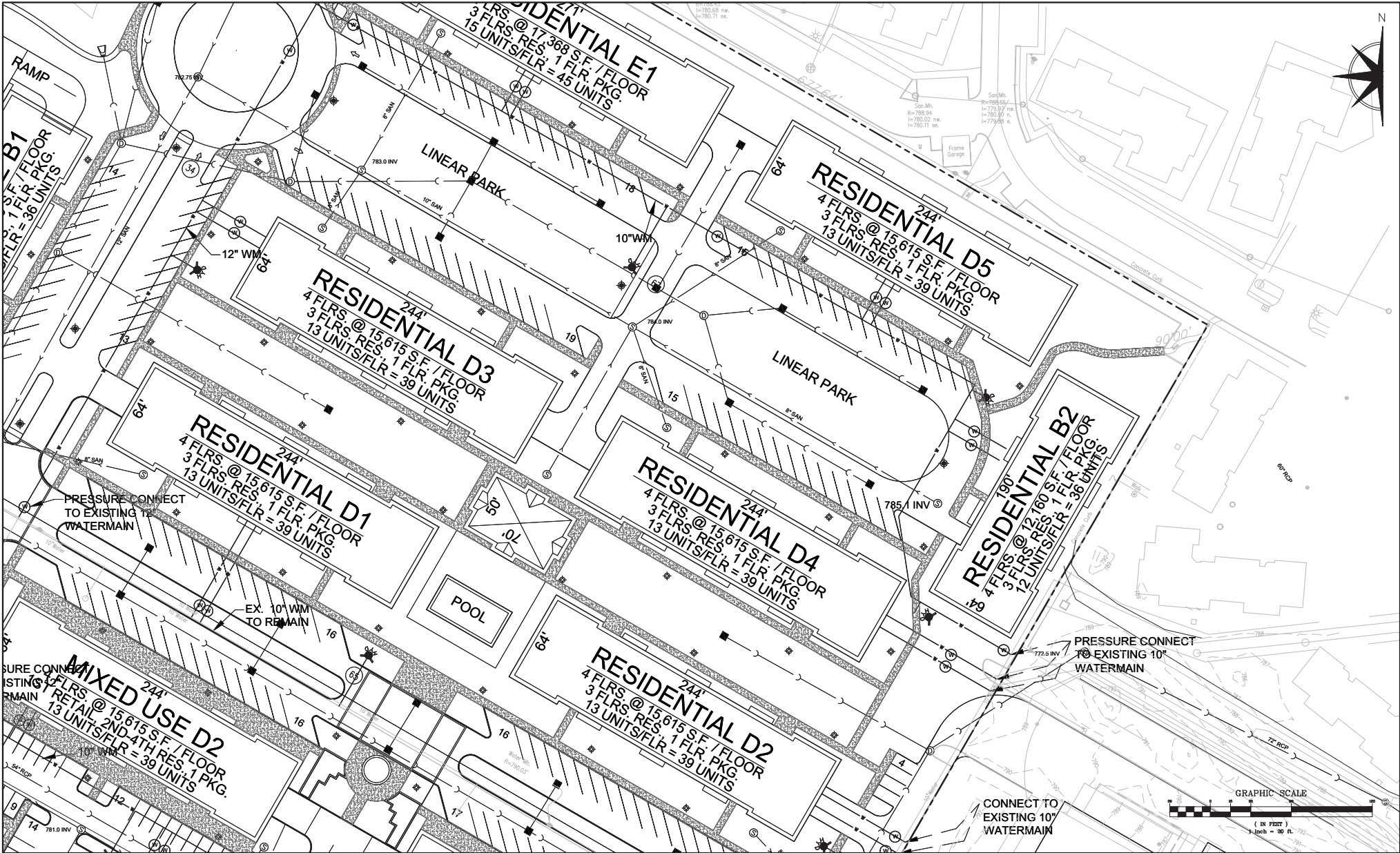


PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 13145 Macom Drive - Suite 205 Naperville Illinois 60564  
 o: 630-300-0933 c: 630-624-0520

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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UTILITY DESIGN 2  
 PRAIRIE CENTRE

FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	13 of 22



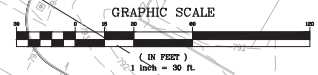
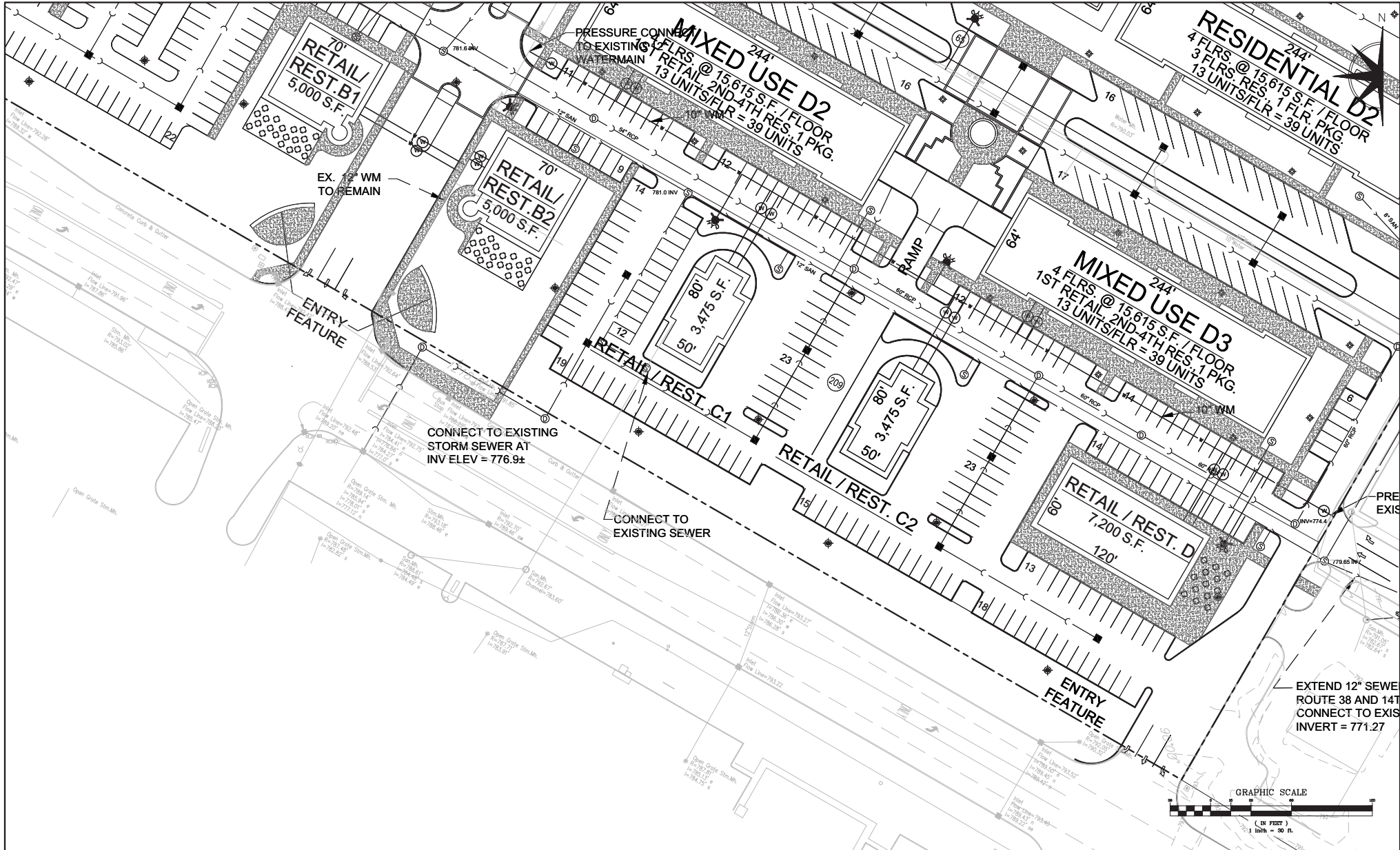
PREPARED FOR:  
**SHODEEN, INC**  
77 NORTH FIRST STREET  
GENEVA, IL 60134

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
13145 Mason Drive - Suite 205 Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

NO.			DATE			DESCRIPTION			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW									
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS									

**UTILITY DESIGN 3**  
**PRAIRIE CENTRE**

FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD BKC: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	14 of 22



PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

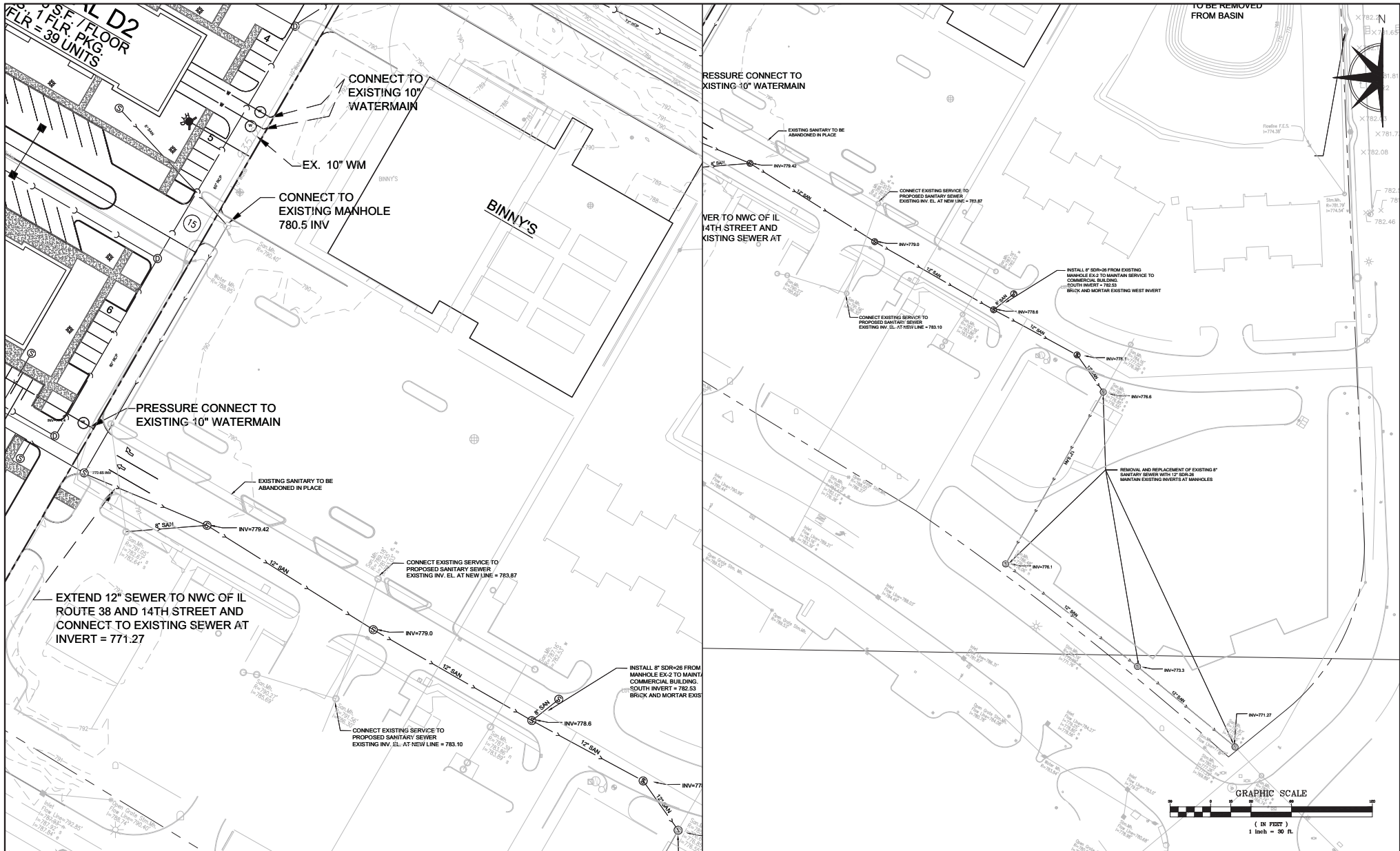


PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 o: 630-300-0933 c: 630-624-0520

NO.		DATE	DESCRIPTION	REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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UTILITY DESIGN 4  
**PRAIRIE CENTRE**

FILE NAME: \_\_\_\_\_ DSGN. BY: CAD JOB NO: 16033 FLD. Bk: --- SHEET NO:  
 DISC. NUM: --- DRN. BY: MCA DATE: 5-13-16 SCALE: 1"=30' 15 of 22



TO BE REMOVED FROM BASIN



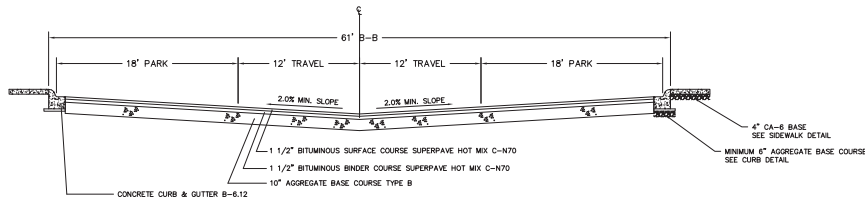
PREPARED FOR:  
**SHODEEN, INC**  
77 NORTH FIRST STREET  
GENEVA, IL 60134



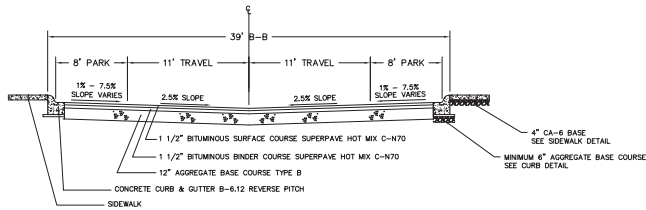
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Macom Drive - Suite 205 Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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UTILITY DESIGN 5					
PRAIRIE CENTRE					
FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	F.LD. BK: ---	SHEET NO.	
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	16 of 22	

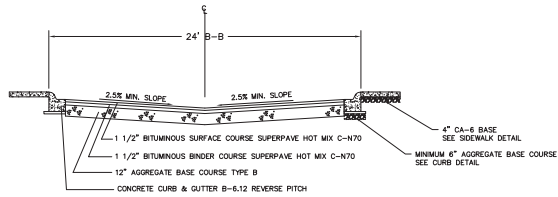


PARKING LOT WITH PERPENDICULAR PARKING  
N.T.S.



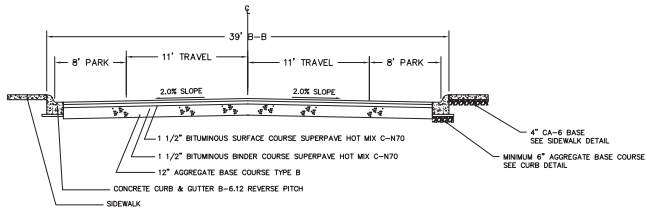
PRIVATE DRIVE WITH PARALLEL PARKING  
N.T.S.

MARKET STREET  
MERTES STREET



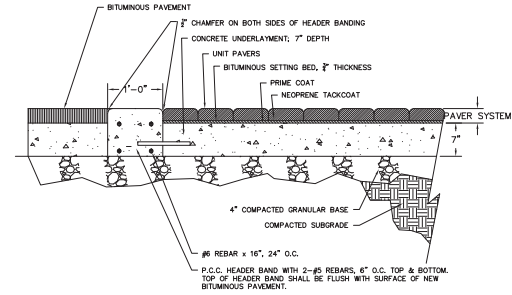
PRIVATE DRIVE WITHOUT PARKING  
N.T.S.

LEED STREET  
(STA: 3+43 TO 5+42)  
PLAZA DRIVE EAST  
PLAZA DRIVE WEST

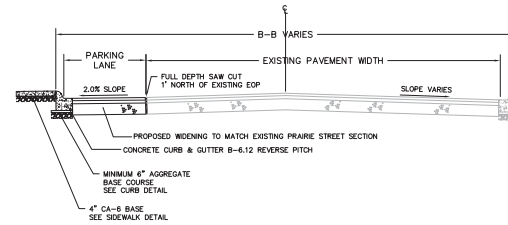


PRIVATE DRIVE WITH PARALLEL PARKING  
N.T.S.

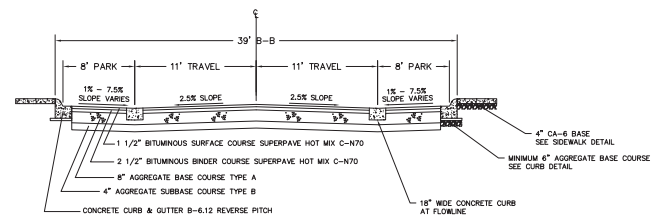
GREEN STREET  
(STA: 1+50 TO END)  
LEED STREET  
(STA: 0+00 TO 3+43)



CROSSWALK SECTION  
N.T.S.



PRAIRIE STREET  
N.T.S.



PUBLIC ROADS SECTION  
N.T.S.

LEED STREET (STA: 6+00 TO END)  
TOWNE CENTRE BOULEVARD (NORTH OF MARKET STREET)

DETAIL 1

PRAIRIE CENTRE

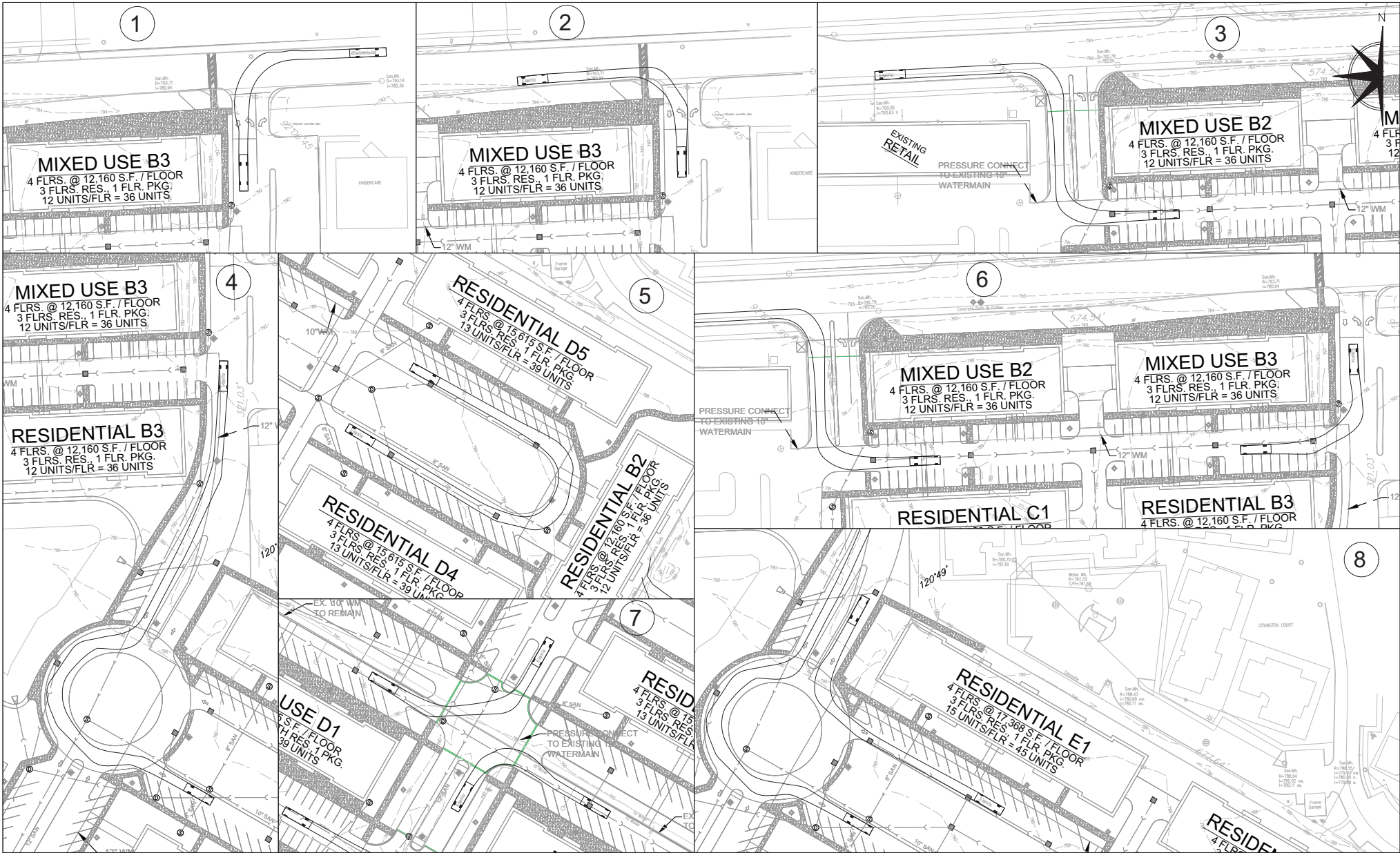
PREPARED FOR:  
SHO-DEEN, INC  
17 NORTH FIRST STREET  
GENEVA, IL 60134



PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Mecom Drive - Suite 205 Naperville Illinois 60134  
o: 630-300-0933 c: 630-624-0520

REVISIONS		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FILE NAME:	DSGN. BY: CAD	JOB NO: 16033	FLD. BK: -----	SHEET NO.
DISC NUM: -----	DRN BY: MCA	DATE: 5-9-16	SCALE: NA	D1 of 22



PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

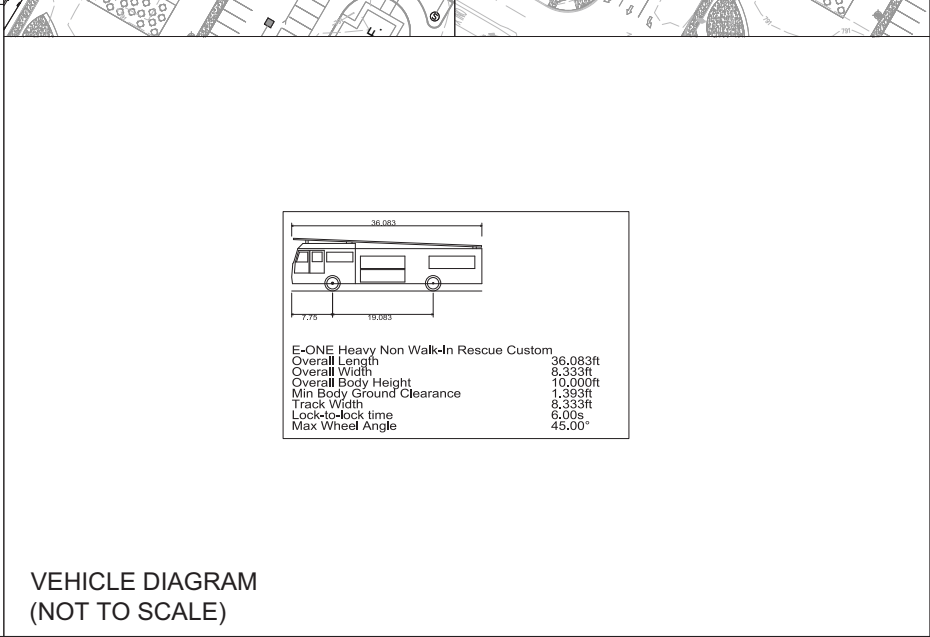
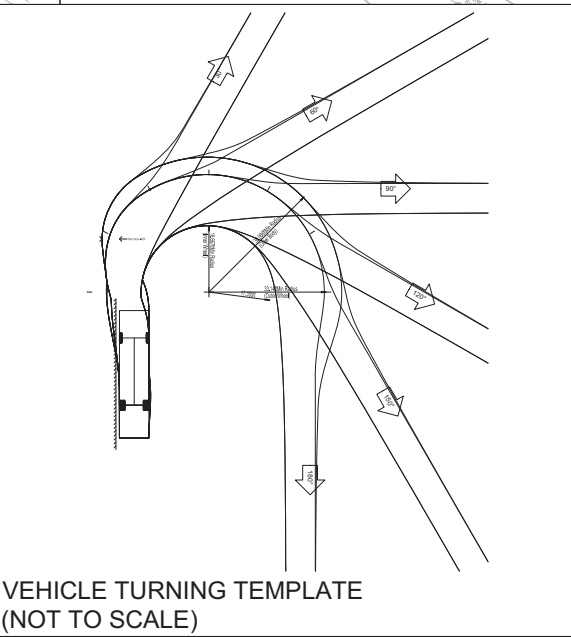
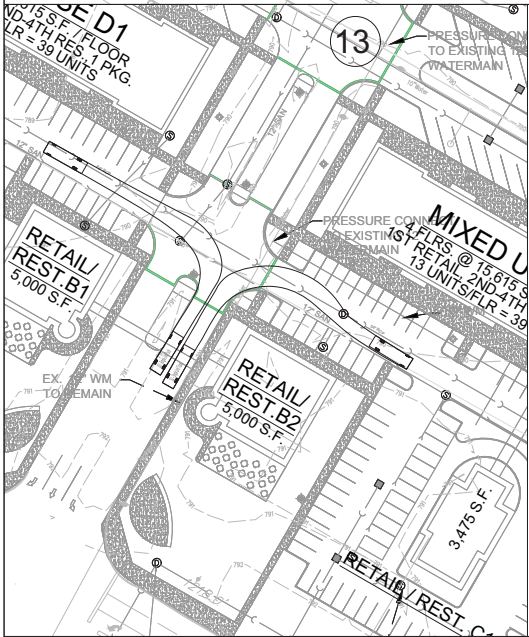
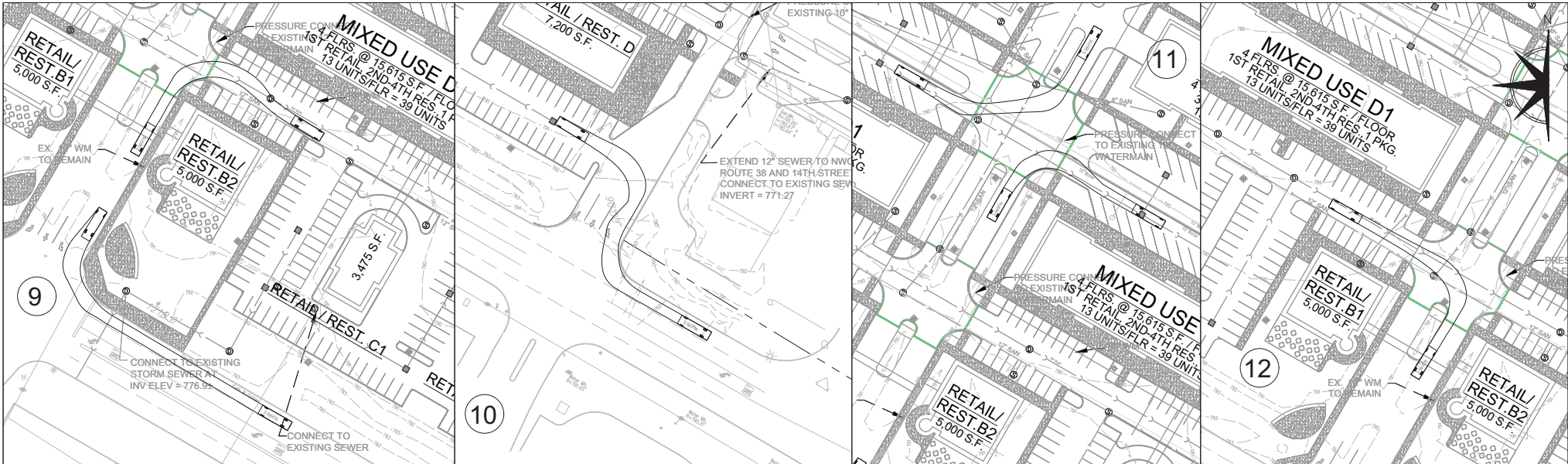
PREPARED BY:  
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 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
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REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
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**VEHICLE TURN TEMPLATES 1**

**PRAIRIE CENTRE**

FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BKC: ---	SHEET NO:
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	1 of 2



E-ONE Heavy Non Walk-In Rescue Custom	36,083
Overall Length	36,083ft
Overall Width	8,333ft
Overall Body Height	10,000ft
Min Body Ground Clearance	1,393ft
Track Width	8,333ft
Lock-to-lock time	6.00s
Max Wheel Angle	45.00°

VEHICLE TURNING TEMPLATE  
(NOT TO SCALE)

VEHICLE DIAGRAM  
(NOT TO SCALE)

PREPARED FOR:  
SHODEEN, INC  
77 NORTH FIRST STREET  
GENEVA, IL 60134

PREPARED BY:  
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Civil Engineering - Land Entitlement - Project Feasibility  
1315 Macom Drive - Suite 205 Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
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VEHICLE TURN TEMPLATES 2  
PRAIRIE CENTRE

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	F.LD. BK: ---	SHEET NO:
DISC. NUM: ---	DRN. BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	2 of 2