

PARKING

PARKING REQUIRED:

RESIDENTIAL ENCLOSED (1.0 / UNIT)	@ 609 UNITS	609 SPACES
ON GRADE (0.5 / UNIT)	@ 609 UNITS	305 SPACES
COMMERCIAL		
REST. (10 / 1000 SF)	@ 33,150 SF	332 SPACES
RETAIL (4 / 1000 SF)	@ 83,328 SF	334 SPACES
SUB-TOTAL		1,628 SPACES
20% REDUCTION FOR SHARED PARKING		-326 SPACES
TOTAL		1,302 SPACES

PARKING PROVIDED:

ENCLOSED	609 SPACES
ON GRADE	759 SPACES
TOTAL PROVIDED	1,368 SPACES

SITE AREA 26.48 AC

RESIDENTIAL

RESIDENTIAL B (36) (3 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 PRKG)	12 UNITS / FLR	108 UNITS
RESIDENTIAL C (1 BLDGS.)	13,880 SF / FLR (3 FLRS ABOVE 1 PRKG)	12 UNITS / FLR	36 UNITS
RESIDENTIAL D (5 BLDGS.)	15,615 SF / FLR (3 FLRS ABOVE 1 PRKG)	13 UNITS / FLR	195 UNITS
RESIDENTIAL E (1 BLDGS.)	17,344 SF / FLR (3 FLRS ABOVE 1 PRKG)	15 UNITS / FLR	45 UNITS

MIXED USE

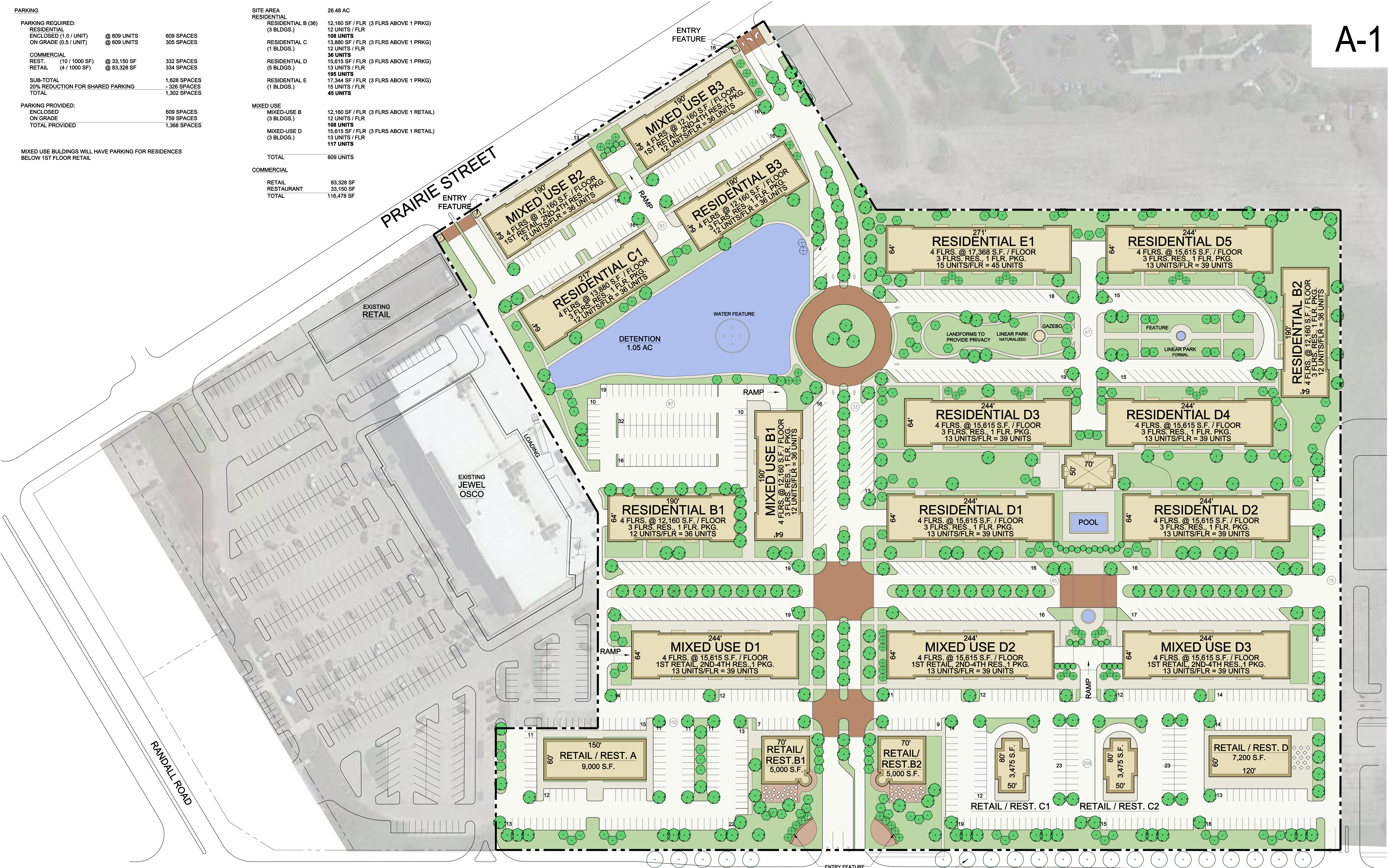
MIXED-USE B (3 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 RETAIL)	12 UNITS / FLR	108 UNITS
MIXED-USE D (3 BLDGS.)	15,615 SF / FLR (3 FLRS ABOVE 1 RETAIL)	13 UNITS / FLR	117 UNITS

TOTAL 609 UNITS

COMMERCIAL

RETAIL	83,328 SF
RESTAURANT	33,150 SF
TOTAL	116,478 SF

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



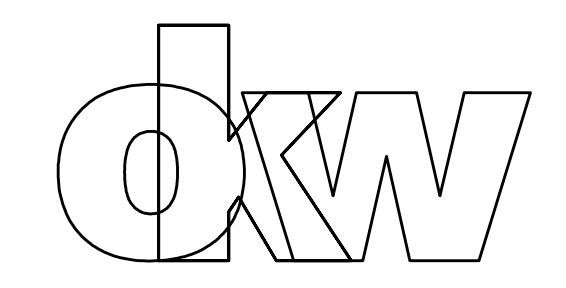
SITE PLAN - OPT. 1

SCALE: 1" = 50'

PRAIRIE CENTRE
ST. CHARLES, ILLINOIS

SHODEEN

ILLINOIS STATE ROUTE 38



OKW Architects

DATE: SEPTEMBER 13, 2016

PROJECT NUMBER: 16033

PARKING

PARKING REQUIRED:

RESIDENTIAL ENCLOSED (1.0 / UNIT)	@ 609 UNITS	609 SPACES
ON GRADE (0.5 / UNIT)	@ 609 UNITS	305 SPACES
COMMERCIAL		
REST. (10 / 1000 SF)	@ 33,150 SF	332 SPACES
RETAIL (4 / 1000 SF)	@ 46,848 SF	188 SPACES
SUB-TOTAL		1,434 SPACES
20% REDUCTION FOR SHARED PARKING		-287 SPACES
TOTAL		1,147 SPACES

PARKING PROVIDED:

ENCLOSED	609 SPACES
ON GRADE	665 SPACES
TOTAL PROVIDED	1,274 SPACES

SITE AREA 26.48 AC

RESIDENTIAL

RESIDENTIAL B (36) (6 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 PRKG)	12 UNITS / FLR	216 UNITS
RESIDENTIAL C (1 BLDGS.)	13,880 SF / FLR (3 FLRS ABOVE 1 PRKG)	36 UNITS	36 UNITS
RESIDENTIAL D (5 BLDGS.)	15,615 SF / FLR (3 FLRS ABOVE 1 PRKG)	13 UNITS / FLR	195 UNITS
RESIDENTIAL E (1 BLDGS.)	17,344 SF / FLR (3 FLRS ABOVE 1 PRKG)	15 UNITS / FLR	45 UNITS

MIXED USE

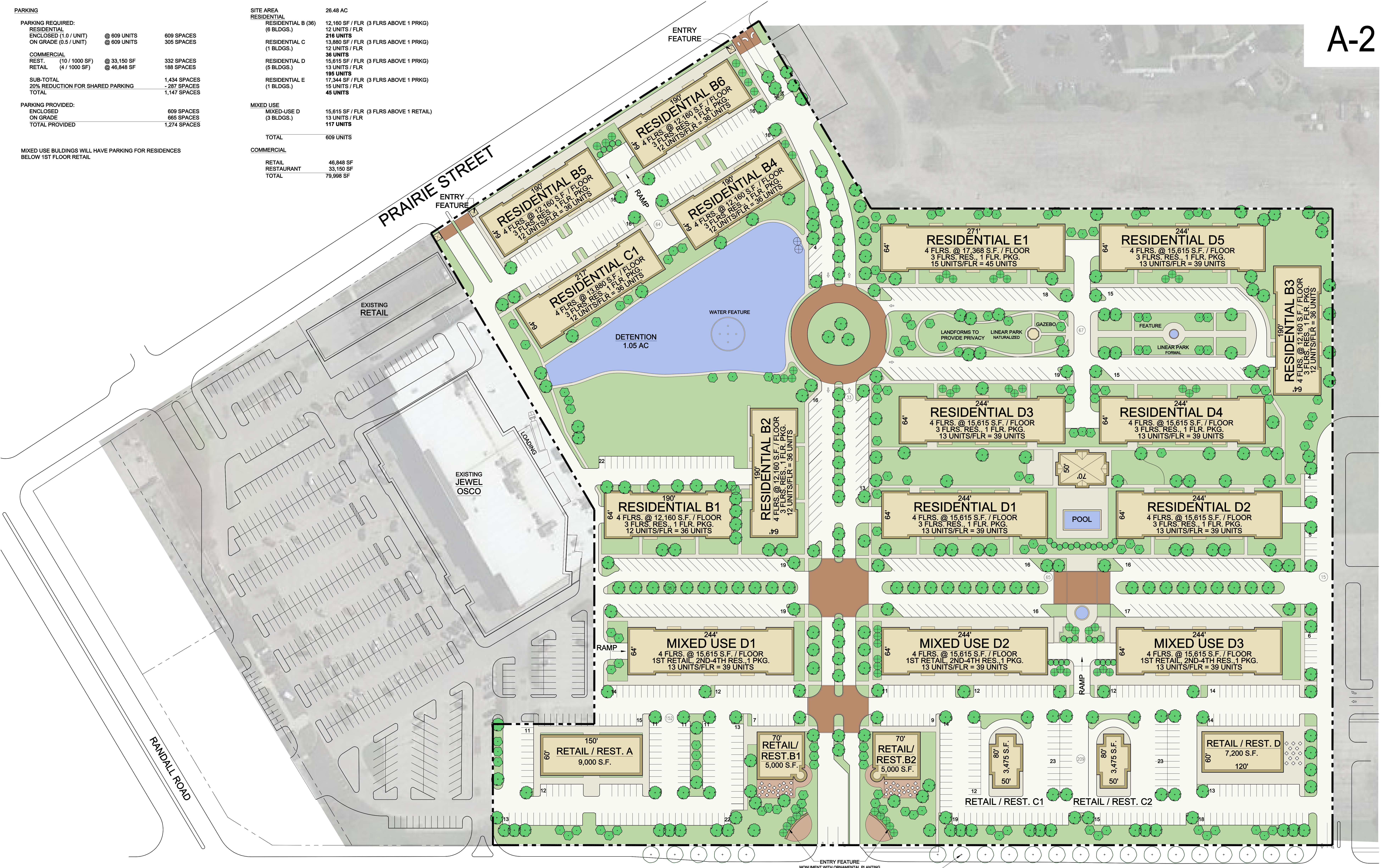
MIXED-USE D (3 BLDGS.)	15,615 SF / FLR (3 FLRS ABOVE 1 RETAIL)	13 UNITS / FLR	117 UNITS
------------------------	---	----------------	-----------

TOTAL 609 UNITS

COMMERCIAL

RETAIL	46,848 SF
RESTAURANT	33,150 SF
TOTAL	79,998 SF

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

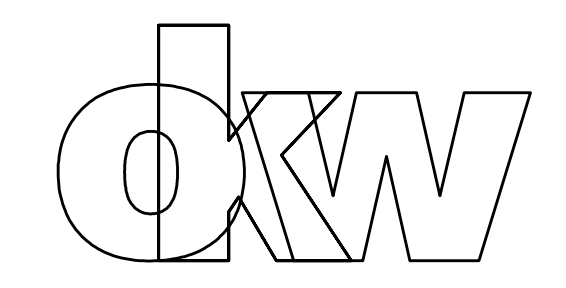


SITE PLAN - OPT. 2
SCALE: 1" = 50'

PRAIRIE CENTRE
ST. CHARLES, ILLINOIS

SHODEEN

ILLINOIS STATE ROUTE 38

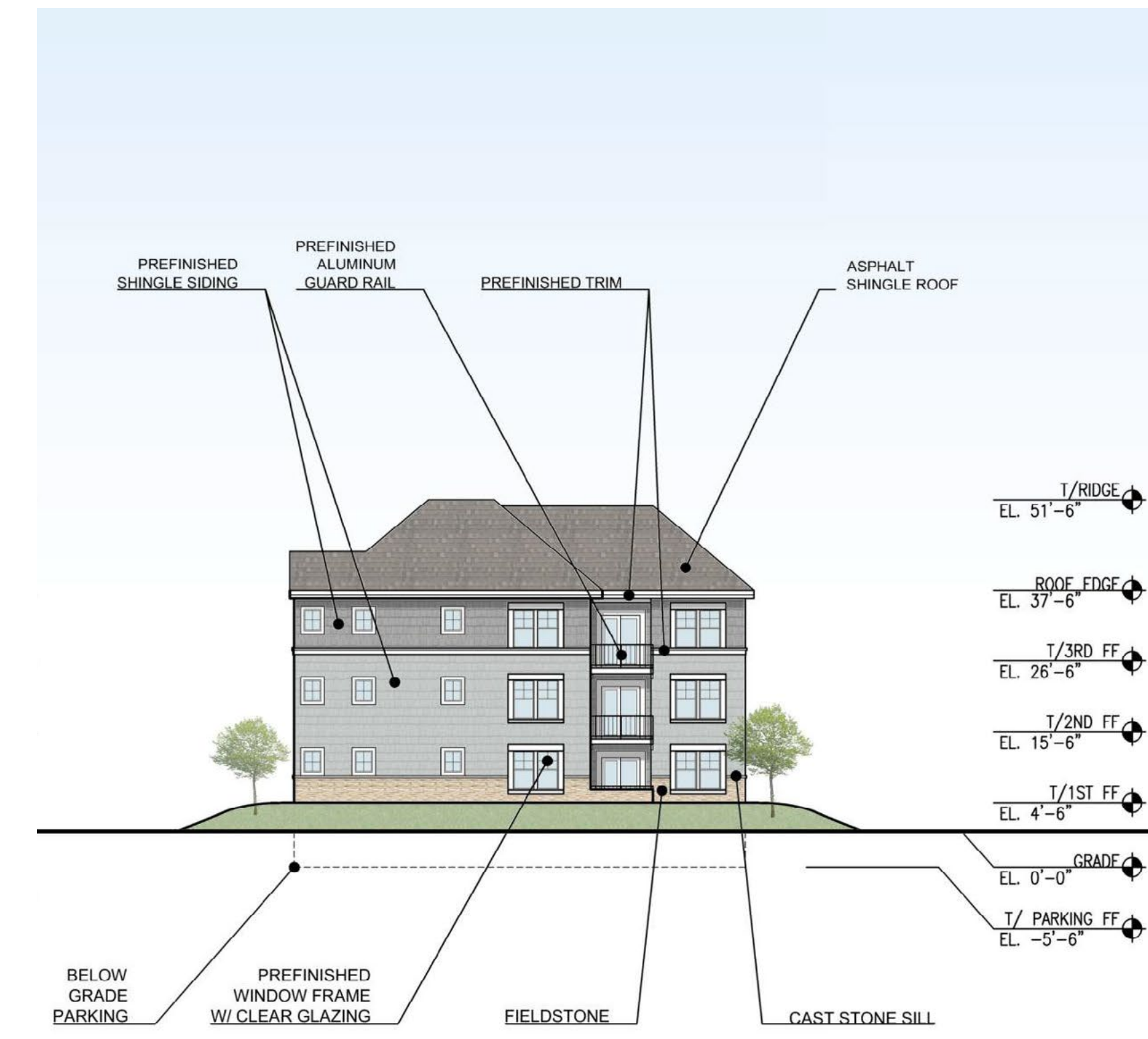


OKW Architects

DATE: SEPTEMBER 13, 2016 PROJECT NUMBER: 16033



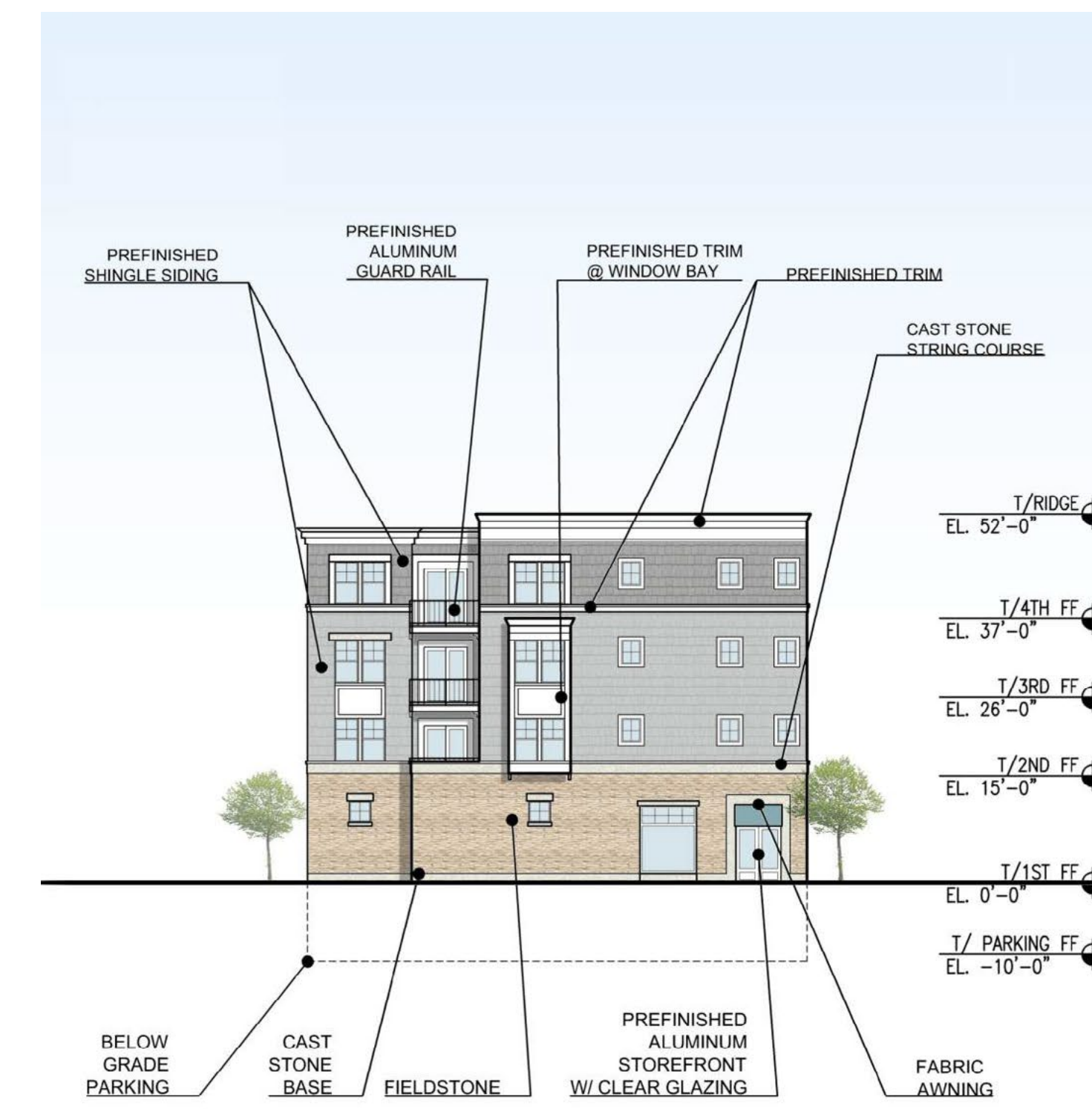
RESIDENTIAL BUILDING
FRONT ELEVATION
SCALE 1/20"=1'-0"



RESIDENTIAL BUILDING
SIDE ELEVATION
SCALE 1/20"=1'-0"

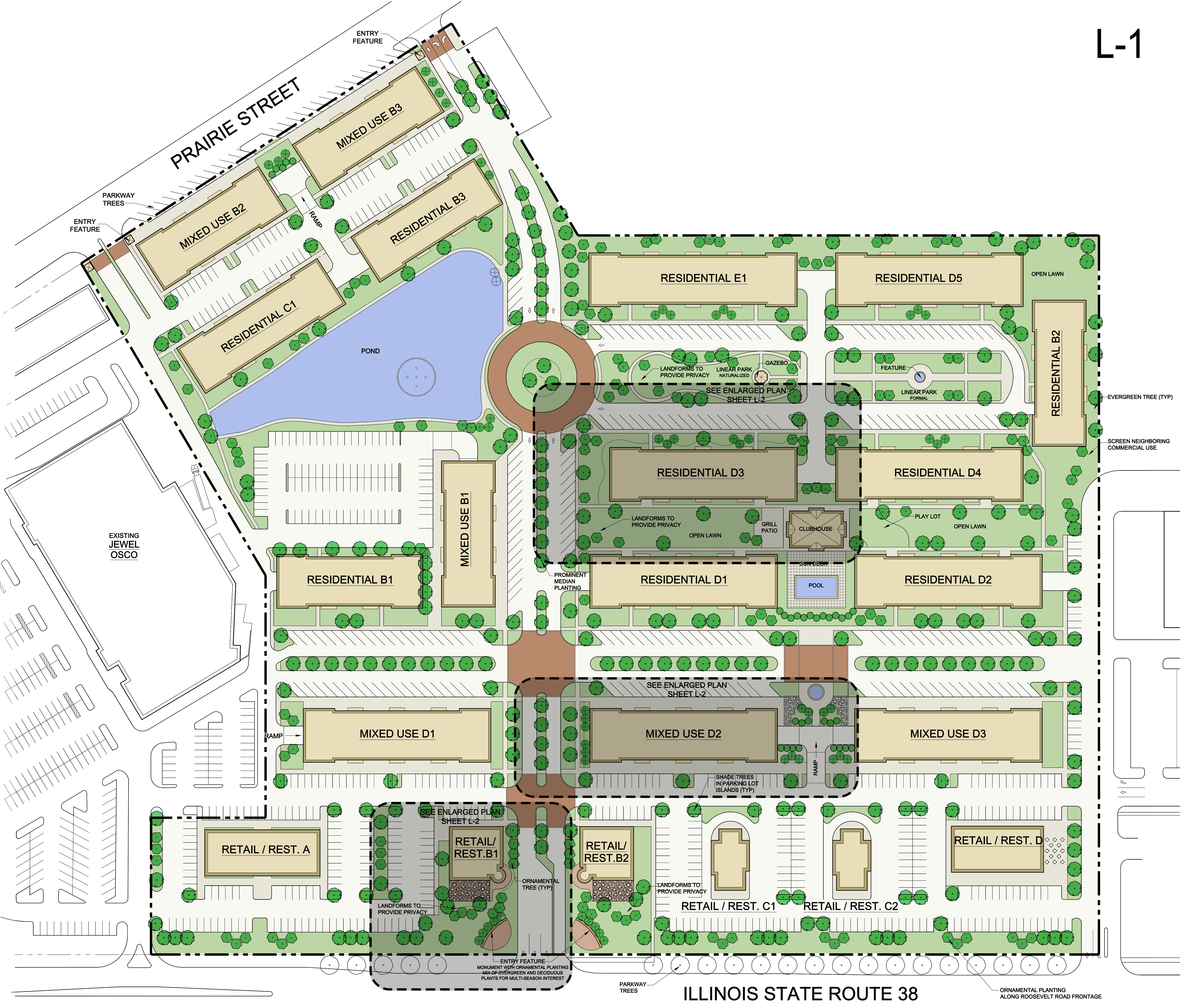


MIXED-USE BUILDING
FRONT ELEVATION
SCALE 1/20"=1'-0"



MIXED-USE BUILDING
SIDE ELEVATION
SCALE 1/20"=1'-0"

Symbol	Quantity	Botanical Name	Common Name	Size
Shade Trees				
AFN		ACER X FREEMANII	FREEMAN'S MAPLE	3" BB
AFM		ACER X FREEMANII 'MARMO'	MARMO FREEMAN MAPLE	3" BB
AEH		AESCULUS HIPPOCASTANUM	HORSE CHESTNUT	3" BB
CAB		CARPINUS BETULUS	EUROPEAN HORNBEAM	3" BB
CEO		CELTIS OCCIDENTALIS	HACKBERRY	3" BB
FAS		FAGUS SYLVATICA	EUROPEAN BEECH	3" BB
GBI		GINKGO BILOBA	GINKGO	3" BB
GTI		GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB
LIT		LIRODENDRON TULIPIFERA	TULIP TREE	3" BB
NYSSA		NYSSA SYLVATICA	BLACK TUPELO	3" BB
PLA		PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB
QBI		QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB
QMA		QUERCUS MACROCARPA	BUR OAK	3" BB
TAR		TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB
UAP		ULMUS AMERICANA 'PRINCETON'	PRINCETON ELM	3" BB
Evergreen Trees				
ACO		AIBES CONCOLOR	WHITE FIR	8" BB
POM		PICEA OMORIKA	SERBIAN SPRUCE	8" BB
PPU		PICEA PUNGENS	COLORADO SPRUCE	8" BB
PIN		PINUS STROBUS	EASTERN WHITE PINE	8" BB
PSU		PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8" BB
TOT		THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8" BB
TSU		TSUGA CANADENSIS	CANADIAN HEMLOCK	8" BB
Ornamental Trees				
AP		ACER PALMATUM VAR. DISSECTUM	JAPANESE MAPLE	4" BB
AE		AESCULUS PAVIA	RED BUCKEYE	6" BB
AC		AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6" BB
AG		AMELANCHIER X GRANDIFLORA	APPLE SERVICEBERRY	6" BB
CC		CERCIS CANADENSIS	EASTERN REDBUD	6" BB
CV		CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6" BB
CA		CORNUS ALTERNIFOLIA	PAGODA DOGWOOD	6" BB
CF		CORNUS FLORIDA	FLOWERING DOGWOOD	6" BB
CM		CORNUS MAS	CORNELIANCHERRY DOGWOOD	6" BB
CC		CRATAEGUS CRUGALLI VAR. INERMIS	THORNLESS HAWTHORN	6" BB
HV		HAMAMELIS VIRGINIANA	COMMON WITCH-HAZEL	6" BB
MG		MAGNOLIA STELLATA	STAR MAGNOLIA	6" BB
MV		MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6" BB
MA		MALLUS 'ADAMS'	CRABAPPLE	6" BB
MD		MALLUS 'DONALD WYMAN'	CRABAPPLE	6" BB
MF		MALLUS 'FLORIBUNDA'	CRABAPPLE	6" BB
MP		MALLUS 'PRAIRIE FIRE'	CRABAPPLE	6" BB
MS		MALLUS SARGENT	SARGENT CRABAPPLE	6" BB
OV		OSTRYA VIRGINIANA	IRONWOOD	8" BB
SP		SYRINGA PEKINENSIS 'MORTON'	CHINA SNOW PEKING LILAC	8" BB
SR		SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8" BB
Evergreen Shrubs				
BC		BUXUS 'CHICAGOLAND GREEN'	BOXWOOD	18" BB
IG		ILEX GLABRA	INKBERRY	24" BB
TD		TAXUS X MEDIA 'DENSII'	DENSE YEW	24" BB
TH		TAXUS X MEDIA 'HICKSII'	HICKS YEW	24" BB
Deciduous Shrubs				
AP		AESCULUS PARVIFLORA	BOTTLEBRUSH BUCKEYE	4" BB
AA		ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	RED CHOKEBERRY	24" BB
AM		ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	24" BB
CA		CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL
CS		CORNUS SERICEA 'ISANTI'	ISANTI RED TWIG DOGWOOD	24" BB
EA		EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	36" BB
FO		FORSYTHIA X INTERMEDIA 'SUNRISE'	SUNRISE FORSYTHIA	24" BB
FV		FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	BRONX FORSYTHIA	5 GAL
FG		FOTHERGILLA GARDENII	DWARF FOTHERGILLA	24" BB
HV		HAMAMELIS VERNALIS	VERNAL WITCH-HAZEL	48" BB
HM		HEPTACODIUM MICONIODES	SEVEN-SON FLOWER	6" BB
HS		HIBISCUS SYRIACUS	ROSE OF SHARON	6" BB
HA		HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5 GAL
HP		HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB
RA		RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL
RF		ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	2 GAL
SS		SORBARIA SORBIFOLIA 'SEM'	SEM URAL FALSE SPIREA	24" BB
VD		VIBURNUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD VIBURNUM	48" BB
VJ		VIBURNUM X JUDDI	JUDD VIBURNUM	36" BB
VO		VIBURNUM OPULOUS 'COMPACTUM'	DWARF EUROPEAN CRANBERRY VIBURNUM	24" BB
Groundcover				
EF		EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS



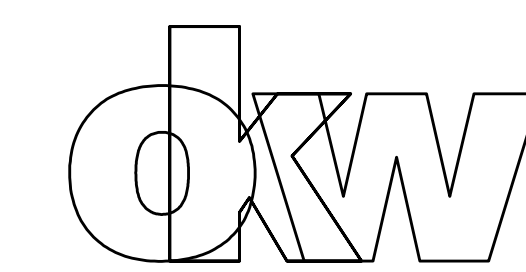
CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 50'

PRAIRIE CENTRE

ST. CHARLES, ILLINOIS

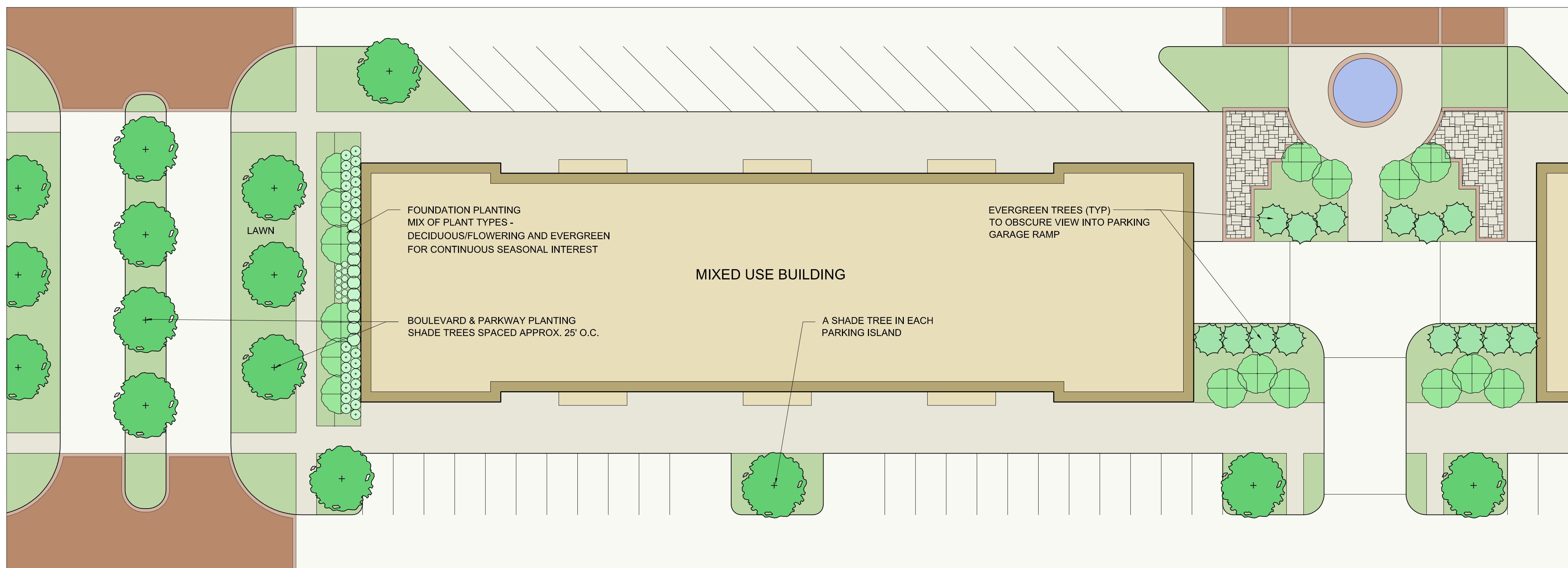
SHODEEN



OKW Architects

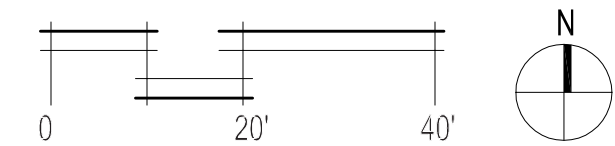
DATE: SEPTEMBER 13, 2016

PROJECT NUMBER: 16033



TYPICAL MIXED-USE BUILDING PLANTING

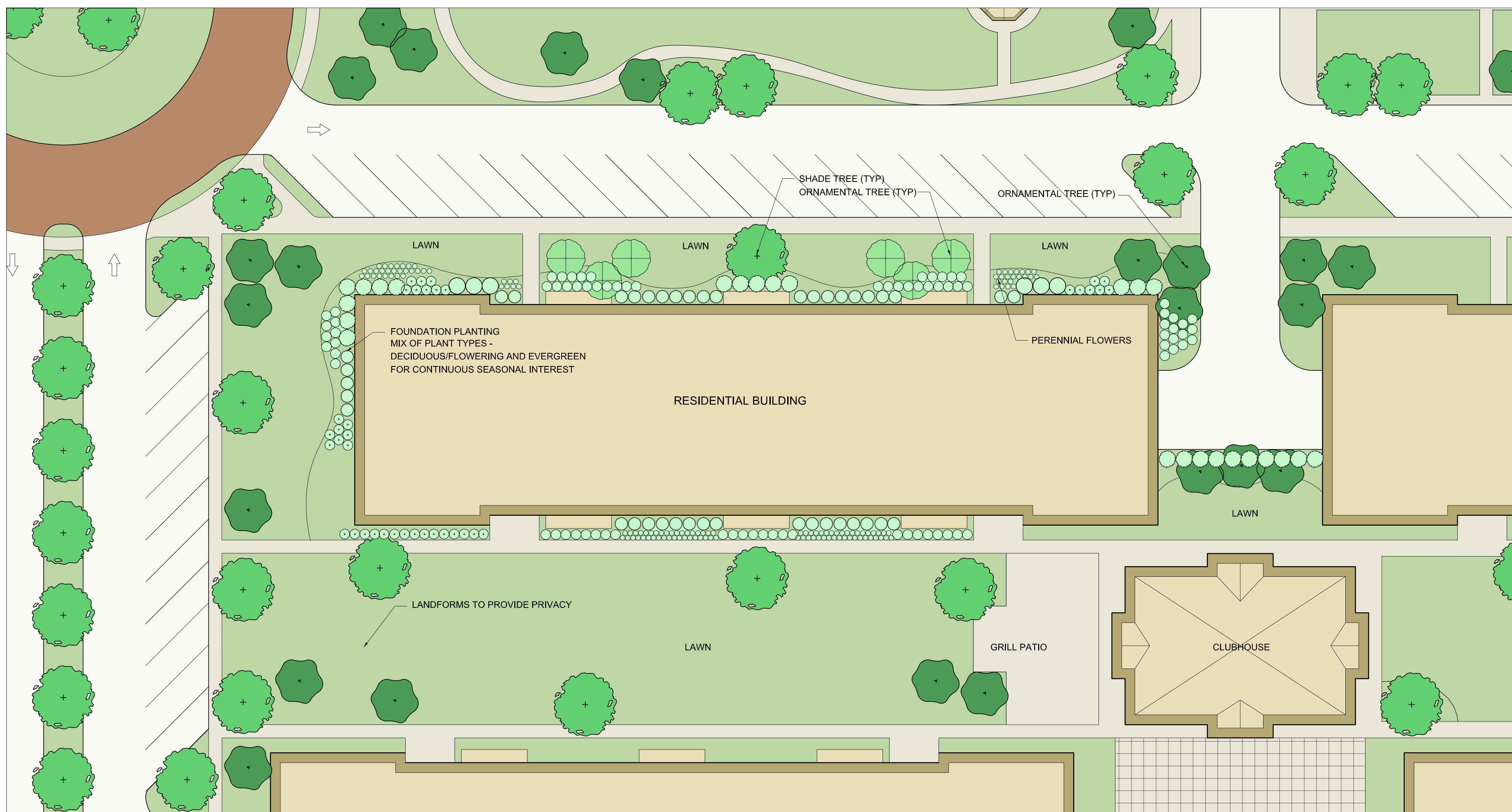
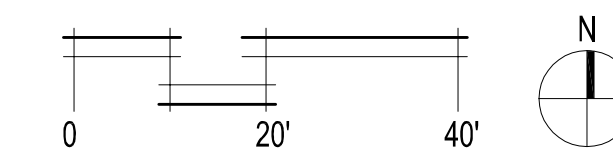
SCALE: 1"=20'



ILLINOIS STATE ROUTE 38

TYPICAL RETAIL OUTLOT BUILDING PLANTING

SCALE: 1"=20'



TYPICAL RESIDENTIAL BUILDING PLANTING

SCALE: 1"=20'

