

**SITE AREA** 28.48 AC

RESIDENTIAL	RESIDENTIAL B (38) (3 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 PKG.)	12 UNITS / FLR
	RESIDENTIAL C (21) (3 BLDGS.)	12,616 SF / FLR (3 FLRS ABOVE 1 PKG.)	72 UNITS / FLR
	RESIDENTIAL D (45) (6 BLDGS.)	16,800 SF / FLR (3 FLRS ABOVE 1 PKG.)	15 UNITS / FLR
	RESIDENTIAL E (40) (1 BLDG.)	17,800 SF / FLR (3 FLRS ABOVE 1 PKG.)	30 UNITS
	RESIDENTIAL F (51) (3 BLDGS.)	18,236 SF / FLR (3 FLRS ABOVE 1 PKG.)	44 UNITS
	RESIDENTIAL F (51) (3 BLDGS.)	18,236 SF / FLR (3 FLRS ABOVE 1 PKG.)	117 UNITS / FLR
			162 UNITS

**MIXED USE**

MIXED-USE B (38) (3 BLDGS.)	12,160 SF / FLR (3 FLRS ABOVE 1 RETAIL)	12 UNITS / FLR
MIXED-USE D (45) (3 BLDGS.)	16,800 SF / FLR (3 FLRS ABOVE 1 RETAIL)	15 UNITS / FLR
		133 UNITS

**TOTAL** 670 UNITS

RESIDENTIAL	63,726 SF
RETAIL	33,300 SF
TOTAL	117,026 SF

**NOTES**

BUILDING SQUARE FOOTAGE AND UNITS CAN BE ADDED OR DELETED FROM EACH BUILDING AND AS THE TOTAL OF THE DEVELOPMENT COULD NOT EXCEED 10% ABOVE

**SITE PLAN**  
SCALE: 1"=150'

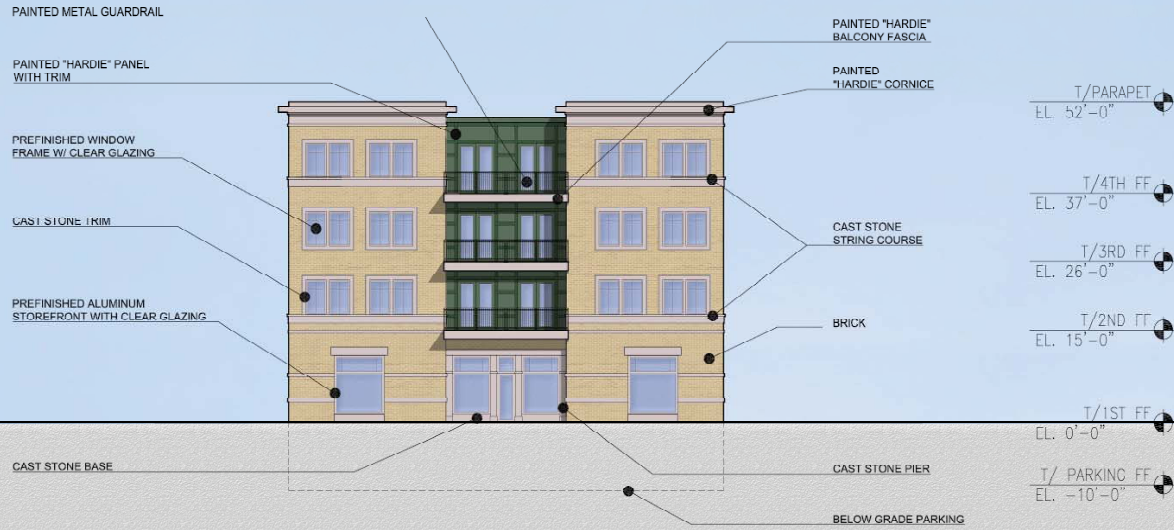
**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

SHODEEN

**PRAIRIE CENTRE**  
St. Charles, Illinois  
February 7, 2017 Project #: 16033

A-01

MIXED-USE  
SIDE ELEVATION



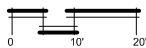
MIXED-USE  
FRONT ELEVATION



**OKW ARCHITECTS**  
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Chicago, IL 60661

**BUILDING ELEVATIONS**

SCALE: 1"=20' @ 11"x17"



SHODEEN

PRAIRIE CENTRE  
St. Charles, Illinois

February 7, 2017 Project #: 16033

A-02

RESIDENTIAL  
SIDE ELEVATION



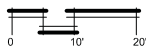
RESIDENTIAL  
FRONT ELEVATION



**OKW ARCHITECTS**  
600 W. Jackson, Suite 250  
Chicago, IL 60661

**BUILDING ELEVATIONS**

SCALE: 1"=20' @ 11"X17"

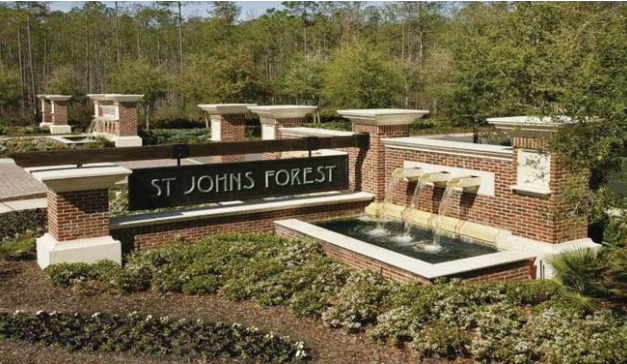


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PRAIRIE CENTRE  
St. Charles, Illinois

February 7, 2017 Project #: 16033

A-03



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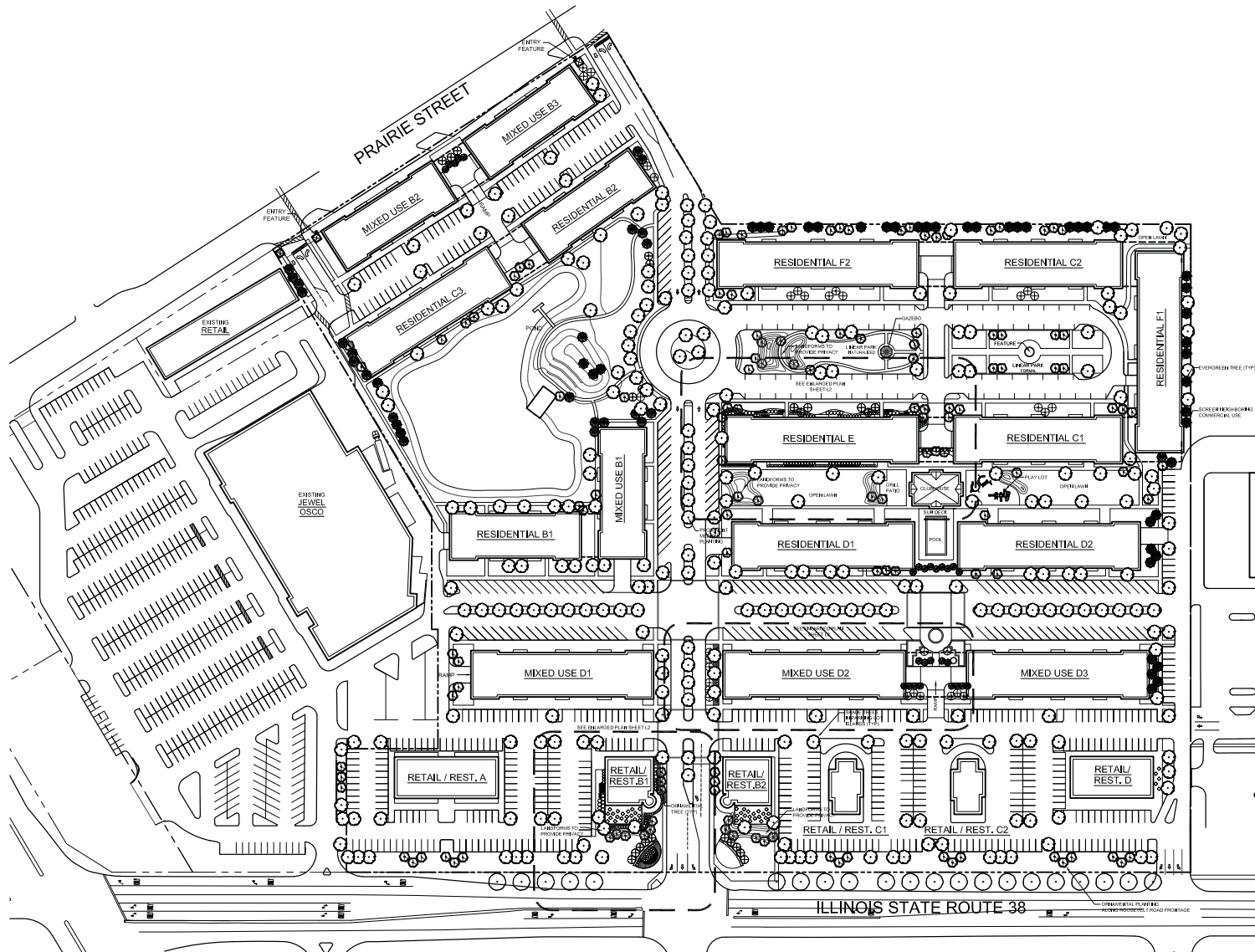
INSPIRATION IMAGES

SHODEEN

PRAIRIE CENTRE  
St. Charles, Illinois  
February 7, 2017 Project #: 16033

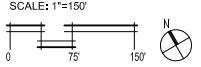
A-04

Symbol	Quantity	Botanical Name	Common Name	Size
<b>Shade Trees</b>				
AFN		ACER XFREEMANI	FREEMAN'S MAPLE	3" BB
AFM		ACER XFREEMANI 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
OBI		QINQOO BILOBA	QINQOO	3" BB
GTI		OLECITHIA TRIACANTHOS F. NERMIS	THORNLESS HONEYLOCUST	3" BB
UT		LIRIODENDRON TULIFERA	TULIP TREE	3" BB
NYS		NYSSA SYLVATICA	BLACK TUPelo	3" BB
PLA		PLATANUS X ACERIFOLIA MORTON CIRCLE	EXCLAMATION LONDON PLANE TREE	3" BB
QBI		QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB
QMA		QUERCUS MACROCARPA	BUR OAK	3" BB
TRR		TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB
UMP		ULMUS AMERICANA PRINCETON	PRINCETON elm	3" BB
<b>Evergreen Trees</b>				
ACC		ABIES CONCOLOR	WHITE FIR	8" BB
PSM		PICEA MARMORA	HERBES SPRUCE	8" BB
PSU		PICEA PUNGENS	COLORADO SPRUCE	8" BB
PN		PINUS STROBUS	EASTERN WHITE PINE	8" BB
PSU		PSEUDOTSUGA MENZIESI	DOUGLAS FIR	8" BB
TOT		THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	8" BB
TBU		TSUGA CANADENSIS	CANADIAN HEMLOCK	8" BB
<b>Ornamental Trees</b>				
AP		ACER PALMATUM VAR DISSECTUM	JAPANESE MAPLE	4" BB
AE		AESCULUS PAVIA	RED BUCKEYE	8" BB
AC		AMELANCHIER CANADENSIS	SHADBLow SERVICEBERRY	8" BB
AG		AMELANCHIER X GRANDIFLORA	APPLE SERVICEBERRY	8" BB
CC		CERCIS CANADENSIS	EASTERN REDBUD	8" BB
CV		CHIONANTHUS VIRGINICUS	WHITE FRINGEE TREE	8" BB
CA		CORNUS ALTERNIFOLIA	PAONDA DOGWOOD	8" BB
CF		CORNUS FLORIDA	FLORENCE DOGWOOD	8" BB
CM		CORNUS MAS	CORNELIANCHERRY DOGWOOD	8" BB
CC		CORATAEUS CRUSGALLI VAR INERMIS	THORNLESS HAW THORN	8" BB
HV		HAMAMELIS VIRGINIANA	COBWEB WITCHHAZEL	8" BB
MO		MAGNOLIA STELLATA	STAR MAGNOLIA	4" BB
MY		MAGNOLIA VIRGINIANA	SWEE BAY MAGNOLIA	8" BB
MA		MALUS ADAMI	CRABAPPLE	8" BB
MD		MALUS DONALD WYMAN	CRABAPPLE	8" BB
MF		MALUS FLORIBUNDA	CRABAPPLE	8" BB
MP		MALUS 'PRAIRIE FIRE'	CRABAPPLE	8" BB
MS		MALUS SARCOENT	SARGENT CRABAPPLE	8" BB
OV		OSTRYA VIRGINIANA	ROWAN	8" BB
SP		SYRINGA PEKINENSIS MORTON	CHINA SNOW PEKING LIAC	8" BB
SR		SYRINGA RETICULATA 'VORY SILK'	VORY SILK TREE LIAC	8" BB
<b>Evergreen Shrubs</b>				
BC		BUXUS 'CHICAGO LAND GREEN'	BOWWOOD	18" BB
IS		ILEX GLABRA	HIBERRY	24" BB
TD		TAXUS X MEDIA DENSE	DENSE YEW	24" BB
TH		TAXUS X MEDIA 'HICKSIF'	HICKS YEW	24" BB
<b>Deciduous Shrubs</b>				
AP		AESCULUS PARVIFLORA	BOTTLEBUSH BUCKEYE	4" BB
AA		ARONIA ARBUTIFOLIA 'BRILLANTISSIMA'	RED CHOKEBERRY	24" BB
AM		ARONIA MELANOCARPA 'WOODS BEAUTY'	WOODS BEAUTY BLACK CHOKEBERRY	24" BB
CA		CLETHRA ALPINA 'HAMBURGRO'	HAMBURGRO CLETHRA	5" GAL
CS		CORNUS SERICEA 'SAINT'	SAINT RED TWIG DOGWOOD	24" BB
EA		EUONYMUS ALATA 'COMPACTA'	DWARF BURNING BUSH	30" BB
FO		FORSYTHIA X INTERMEDIA 'SUNRISE'	SUNRISE FORSYTHIA	24" BB
FV		FORSYTHIA VIRIDISSIMA 'BRONXENSIS'	BRONXFORSYTHIA	5" GAL
FO		FOTHERGILLIA GARDNERI	DWARF FOTHERGILLIA	24" BB
HV		HAMAMELIS VERNALIS	VERNAL WITCHHAZEL	40" BB
HJ		HEPTACODUM ACONITOIDES	SEVENSON FLOWER	8" BB
HS		HIBISCUS SYRIACUS	ROSE OF SHARON	8" BB
HA		HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5" GAL
HP		HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	30" BB
RA		ROSA 'ARISTATA' 'GOLD LOW'	GOLD LOW ROSE	5" GAL
RF		ROSA 'FLOWER CARPET'	FLOWER CARPET SHRUB ROSE	3" GAL
SS		SOPHARIA SORBIFOLIA 'SEM'	SEM URAL FALSE SPIREA	24" BB
VD		VIORNIUM DENTATUM 'CHICAGO LUSTRE'	CHICAGO LUSTRE ARROWWOOD	48" BB
VJ		VIORNIUM X JUDDI	JUDD VIORNIUM	30" BB
VO		VIORNIUM OPULOIDES 'COMPACTUM'	DWARF EUROPEAN CRANBERRY	24" BB
<b>Groundcover</b>				
EF		EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTTS



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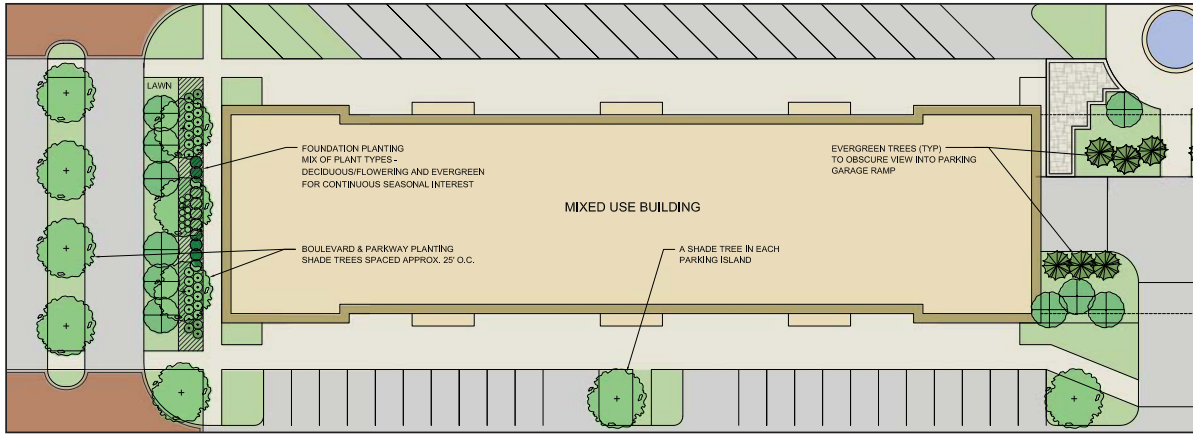
**CONCEPTUAL LANDSCAPE PLAN**



**SHODEEN**

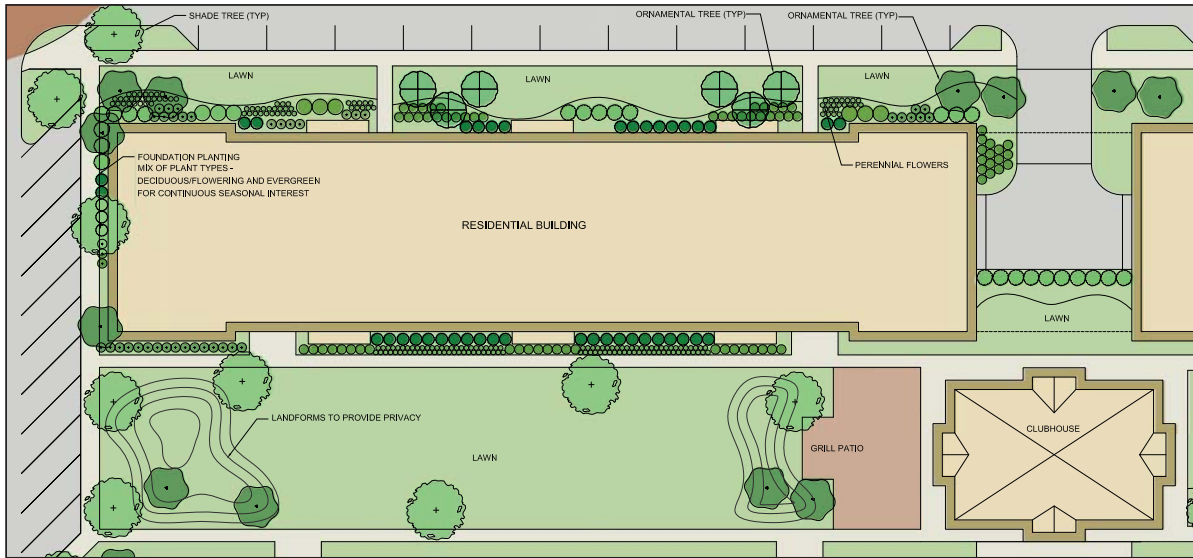
**PRAIRIE CENTRE**  
St. Charles, Illinois  
February 7, 2017 Project #: 16033

**L-01**



TYPICAL MIXED-USE BUILDING PLANTING

SCALE: 1"=30'



TYPICAL RESIDENTIAL BUILDING PLANTING

SCALE: 1"=20'



TYPICAL RETAIL OUTLOT BUILDING PLANTING

SCALE: 1"=20'

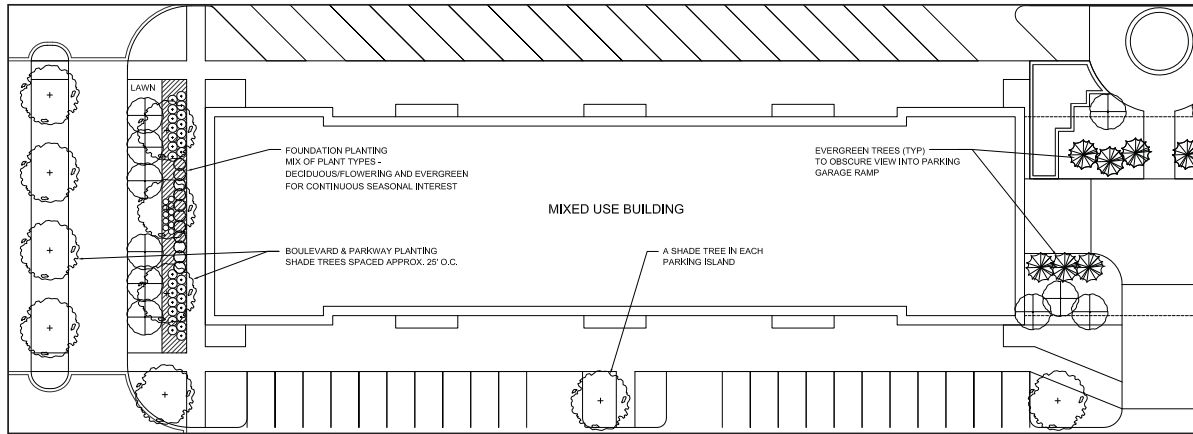


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Chicago, IL 60661

SHODEEN

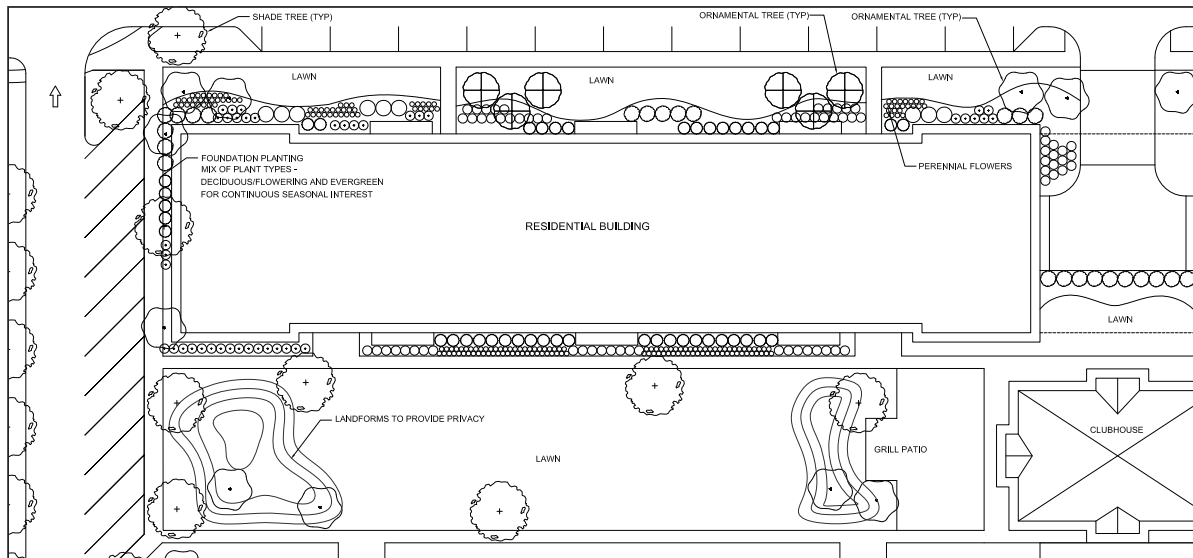
PRAIRIE CENTRE  
St. Charles, Illinois  
February 7, 2017 Project #: 16033

L-02



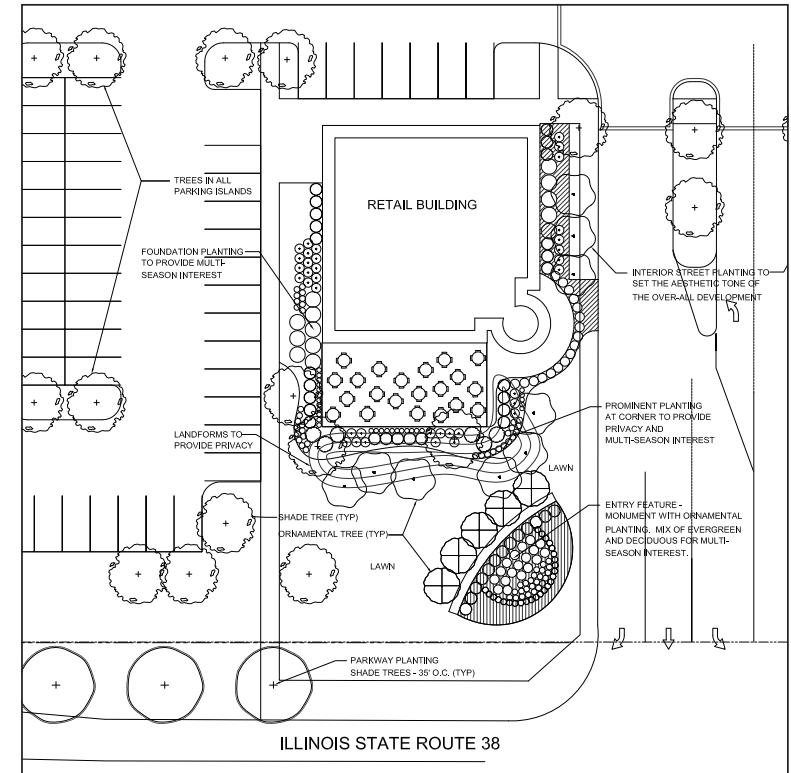
TYPICAL MIXED-USE BUILDING PLANTING

SCALE: 1"=30'



TYPICAL RESIDENTIAL BUILDING PLANTING

SCALE: 1"=20'

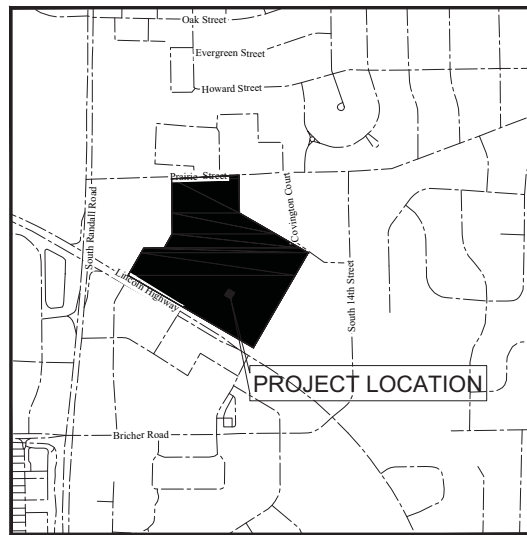


TYPICAL RETAIL OUTLOT BUILDING PLANTING

SCALE: 1"=20'

# 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 TOP G.D.I.P. UNLESS OTHERWISE NOTED (FIELD LOCATION) (CONTROL POINT)
- CONCRETE MONUMENT
- ▲ CROSS IN CONCRETE
- MANKOLE
- STONE STRUCTURE
- SANITARY MANHOLE
- VALVE WELD
- FIRE HYDRANT
- LAMP END SECTION
- UTILITY POLE
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- OVERHEAD WIRES
- ELECTRIC METER
- GAS METER
- TRANSFORMER PAD
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- TELEPHONE MANHOLE
- CABLE TELEVISION PEDESTAL
- ELECTRIC MANHOLE
- VALVE BOX
- SIGN
- BOLLARD POLE
- LIGHT POLE
- HAZARD POLE
- MAILBOX
- GAS MANDER
- OVERHEAD TRAFFIC SIGNAL
- TELEPHONE MARKER
- GAS VALVE
- WATER MARKER
- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- TELEPHONE LINE
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHROPPICK DIAMETER
- SIGNAL SYSTEM (CIRCLINE SHOWS IS APPROXIMATE)
- ELEVATION
- SUBURBAN PAVEMENT
- CONCRETE SURFACE
- GRAVEL SURFACE
- EASEMENT
- LANDSCAPE AREA
- F.L. = FLOOR LINE
- S.F. = SQUARE FEET
- WOOD FENCE
- CHAINLINK FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC SIGNAL

**ABBREVIATIONS**

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- T.P. = TOP OF FOUNDATION
- F.F. = FINISHED FLOOR
- F.F.S. = FINISHED FLOOR SECTION
- V.C.P. = VITRIFIED CLAY PIPE
- D.C.P. = DUCTILE IRON PIPE
- P.C. = POLYETHYLENE GLYCOL
- R.C.P. = REINFORCED CONCRETE PIPE
- C.P. = CORRUGATED METAL PIPE
- R1 = RECORD BEARING OR DISTANCE
- R2 = MEASURED BEARING OR DISTANCE
- C1 = CALCULATED BEARING OR DISTANCE
- C2 = MEASURED BEARING OR DISTANCE
- C3 = CHORD
- R = RADIUS
- CS = CHORD BEARING
- B.S.L. = BEARING SETBACK LINE
- U.L. = UTILITY BASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.L. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- BC = BACK OF CURB
- RC = RACK OF DEPRESSION
- F.L. = FLOOR LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- B.V. = EDGE OF WALK
- T.W. = TOP OF WALL
- T.P. = TOP OF PIPE
- I.E. = INVERT ELEVATION
- S.L. = PROPOSED LINE
- S.P. = SQUARE FEET

**LINE LEGEND**

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

**BENCHMARKS:**

- CUT SQUARE ON TRANSFORMER PAD, NORTH SIDE OF BRICHER ROAD, CORNER OF BRICHER AND AMACO STATION (WEST SIDE)  
ELEV = 786.38 (DATUM = NAVD 88)
- PIN IN CONCRETE MONUMENT AT MOST NORTHERLY CORNER OF ST. CHARLES COMMERCIAL CENTER UNIT NO.9  
ELEV = 786.56



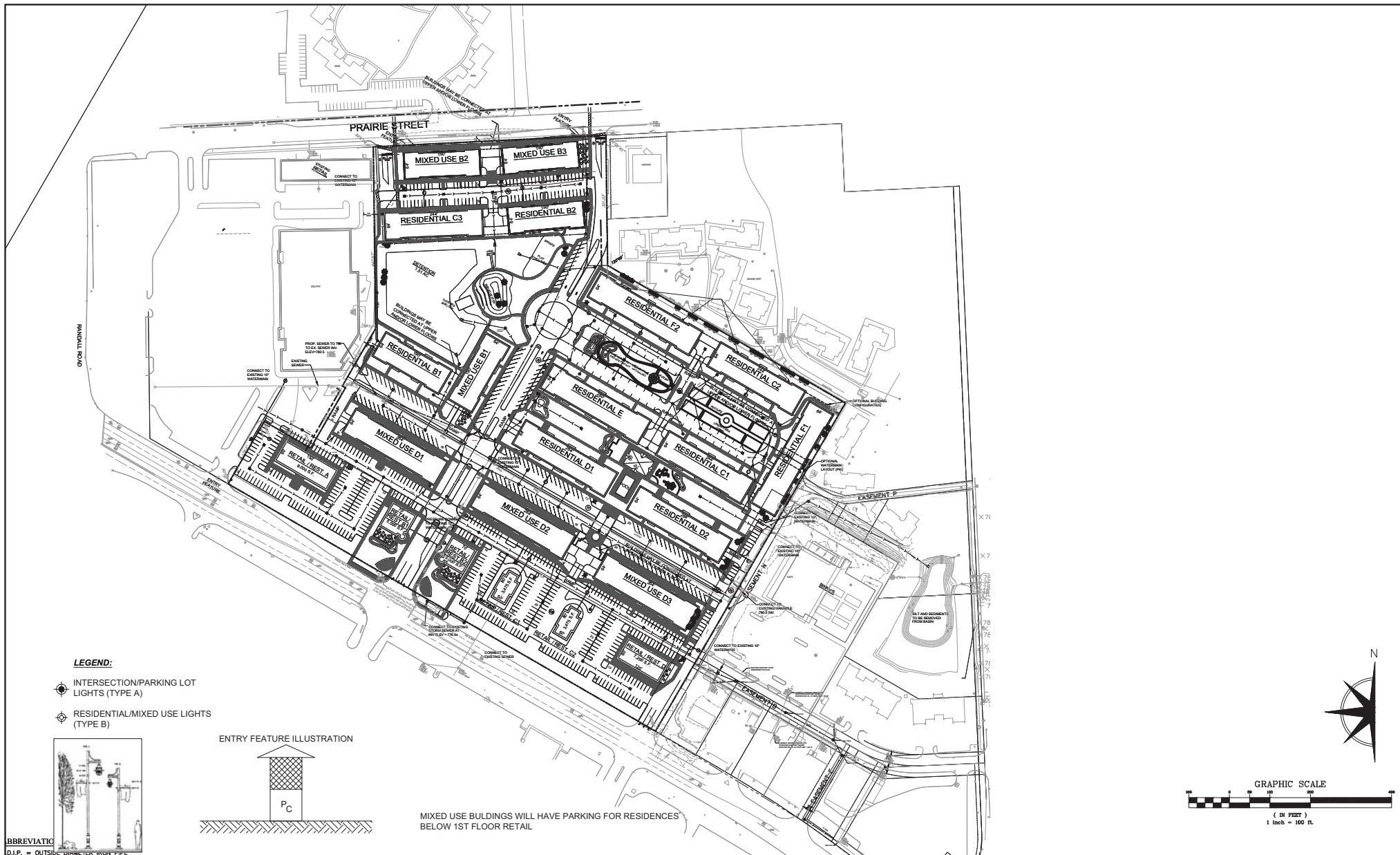
PREPARED FOR:  
**SHODEEN, INC.**  
77 NORTH FIRST STREET  
GENEVA, IL 60134

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
1515 Mason Drive - Suite 205 Naperville Illinois 60564  
c. 630-300-0553 c. 630-624-0520

NO.	DATE	DESCRIPTION	REVISIONS		DESCRIPTION
			NO.	DATE	
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	
5	12-20-16	REVISED SITE PLAN PER CITY COMMENTS	---	---	
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	

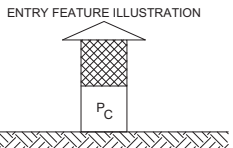
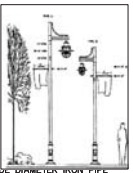
COVER SHEET					
PRAIRIE CENTRE					
FILE NAME:	DSGN BY:	JOB NO.:	F.L.D. BK.:	SHEET NO.	
---	ESM	16033	---	1 of 22	
DISC. NUM.:	DRN BY:	DATE:	SCALE:		
---	MCA	5-13-16	NA		



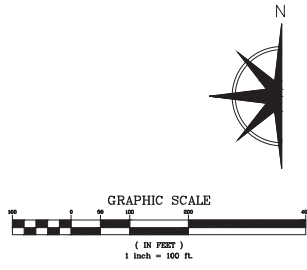


**LEGEND:**

- INTERSECTION/PARKING LOT LIGHTS (TYPE A)
- RESIDENTIAL/MIXED USE LIGHTS (TYPE B)



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



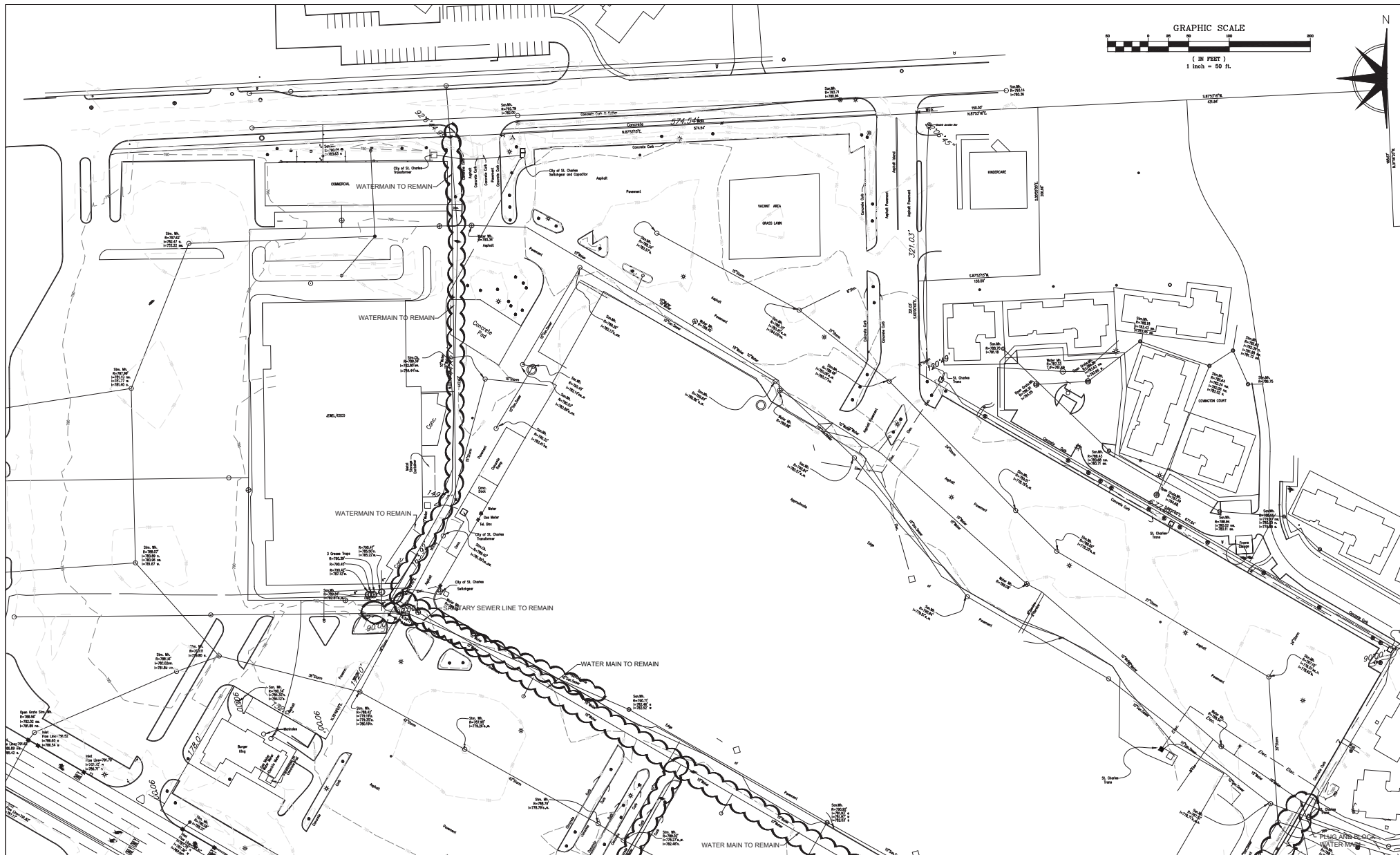
ABBREVIATIC  
D.I.P. = OUTSIDE DOWNSPOUT ROOF DRAIN

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
1	6-29-16		ADDED HYDRANTS & RELOCATED VALVE VAULT PER CITY	6	01-32-17			REVISED PER CITY PLANNING & ENGINEERING REVIEW
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. BK: ---	SHEET NO. 2 of 22
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=100'	



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

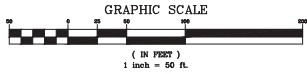


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 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 o: 630-300-0933 c: 630-624-0520

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	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---

**EXISTING CONDITIONS 1**  
**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'	3 of 22



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

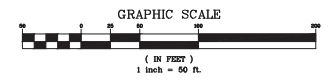


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**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
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 o: 630-300-0933 c: 630-624-0520

			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	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---

**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



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

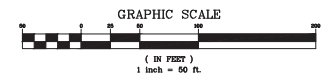
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 o: 630-300-0933 c: 630-624-0520

REVISIONS		
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
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW

**EXISTING CONDITIONS 3**

**PRAIRIE CENTRE**

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

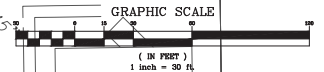
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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---

**EXISTING CONDITIONS 4**

**PRAIRIE CENTRE**

FILE NAME:	DSGN. BY: ESM	JOB NO: 16033	FLD. BK: ---	FILE NO. 6
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=50'	SHEET NO. 22

PRAIRIE STREET



EXISTING RETAIL

MIXED USE B2

MIXED USE B3

RESIDENTIAL C3

RESIDENTIAL B2

DETENTION  
1.51 AC

BUILDINGS MAY BE  
CONNECTED AT UPPER  
AND/OR LOWER FLOORS

RESIDENTIAL F2

CONNECTED AT  
LOWER FLOORS

ENTRY  
FEATURE

ENTRY  
FEATURE

RAMP

SWINGS

PLAY  
STRUCTURE

PIER

COVERED  
SHELTER

AMPHITHEATER

RESIDENTIAL

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



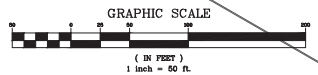
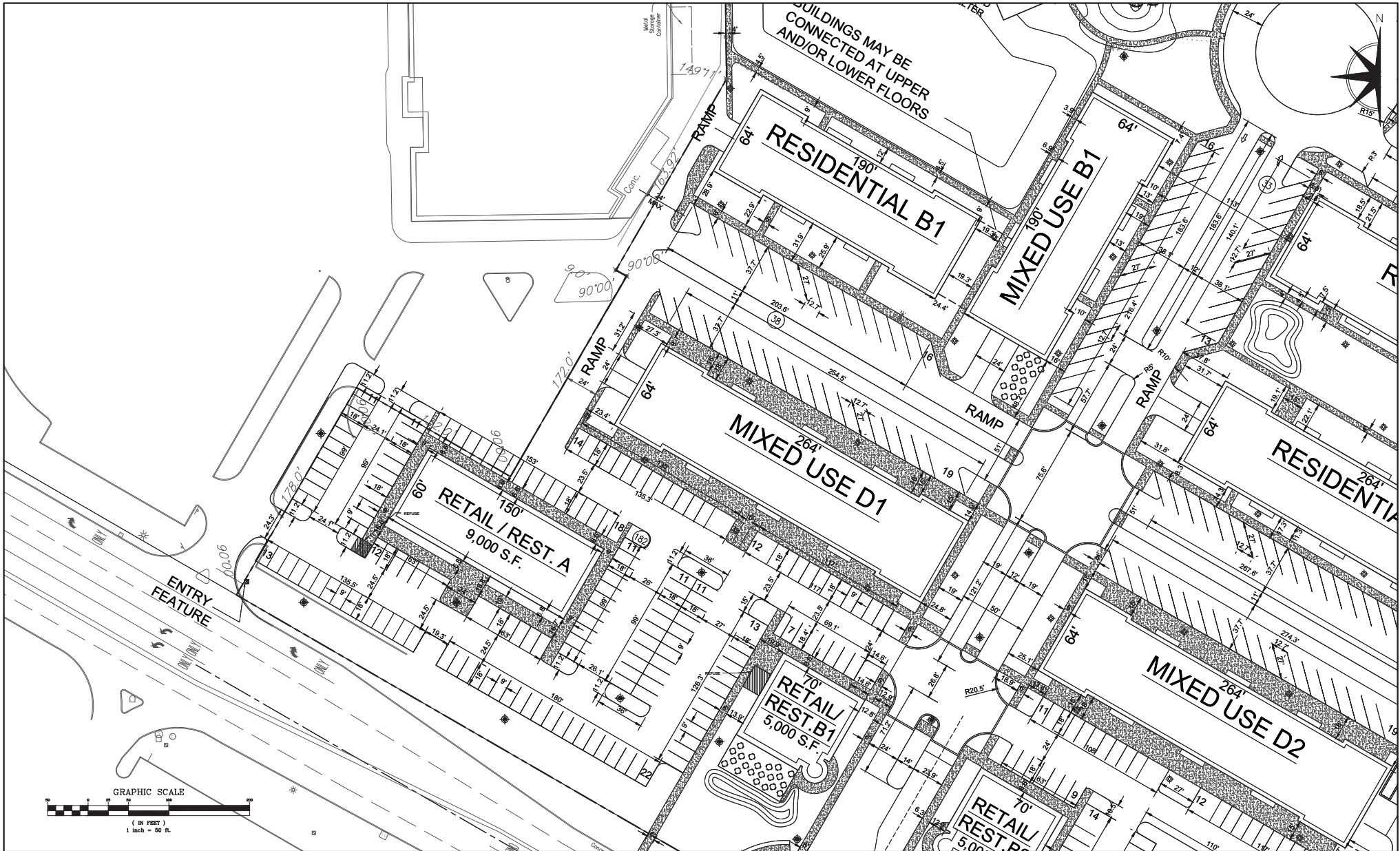
PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Mason Drive - Suite 205 - Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
5	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

GEOMETRIC DESIGN 1

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"=30'	7 of 22



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



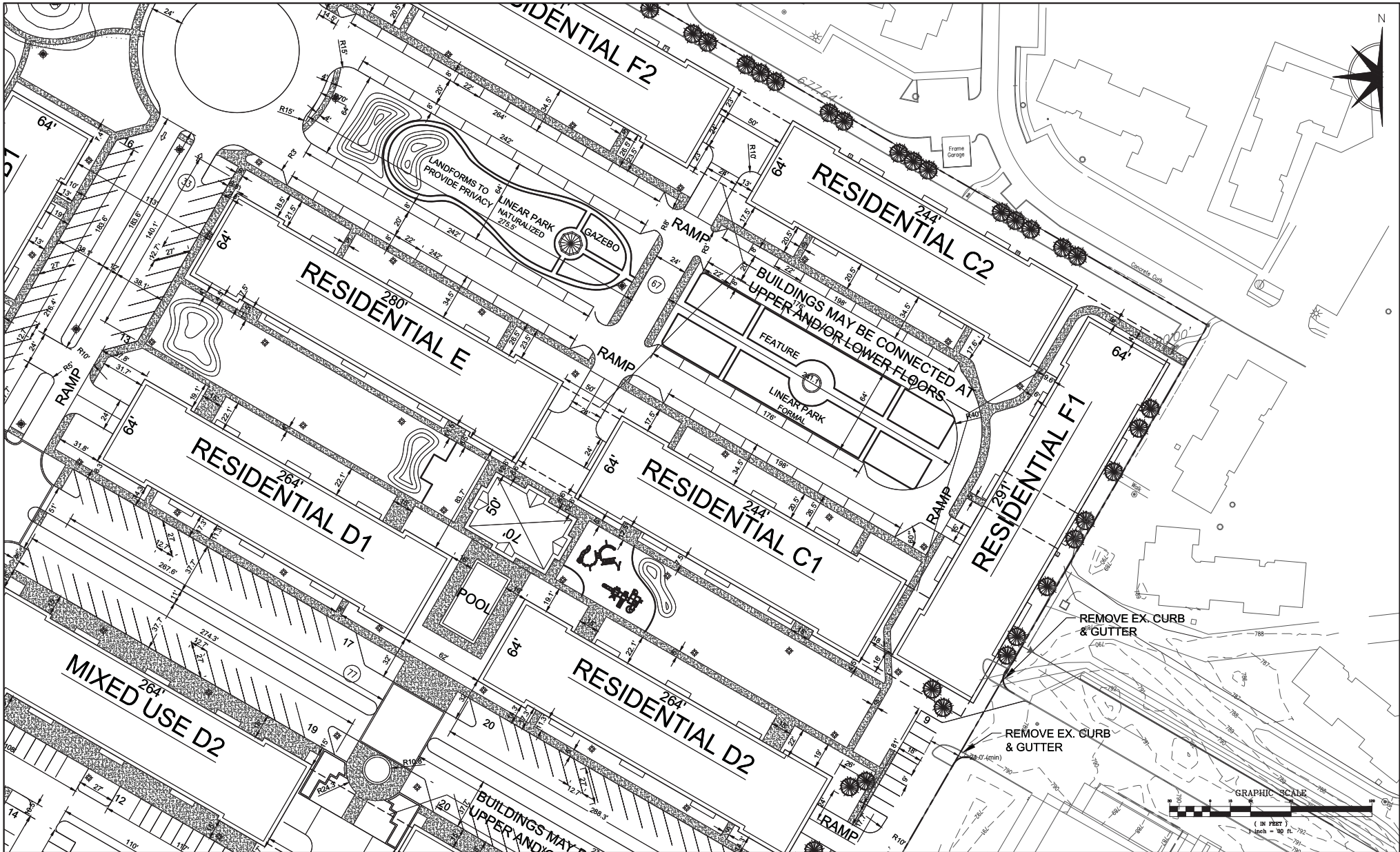
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
1515 Macorn Drive - Suite 205 Naperville Illinois 60564  
c. 630-300-0630 c. 630-424-0520

NO.		DATE	DESCRIPTION	REVISIONS		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	---	---	---	---	---
6		01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---	---	---

**GEOMETRIC DESIGN 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"=30'	8 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  
 1515 Macom Drive - Suite 205 Naperville Illinois 60564  
 c. 630-300-0630 f. 630-424-0520

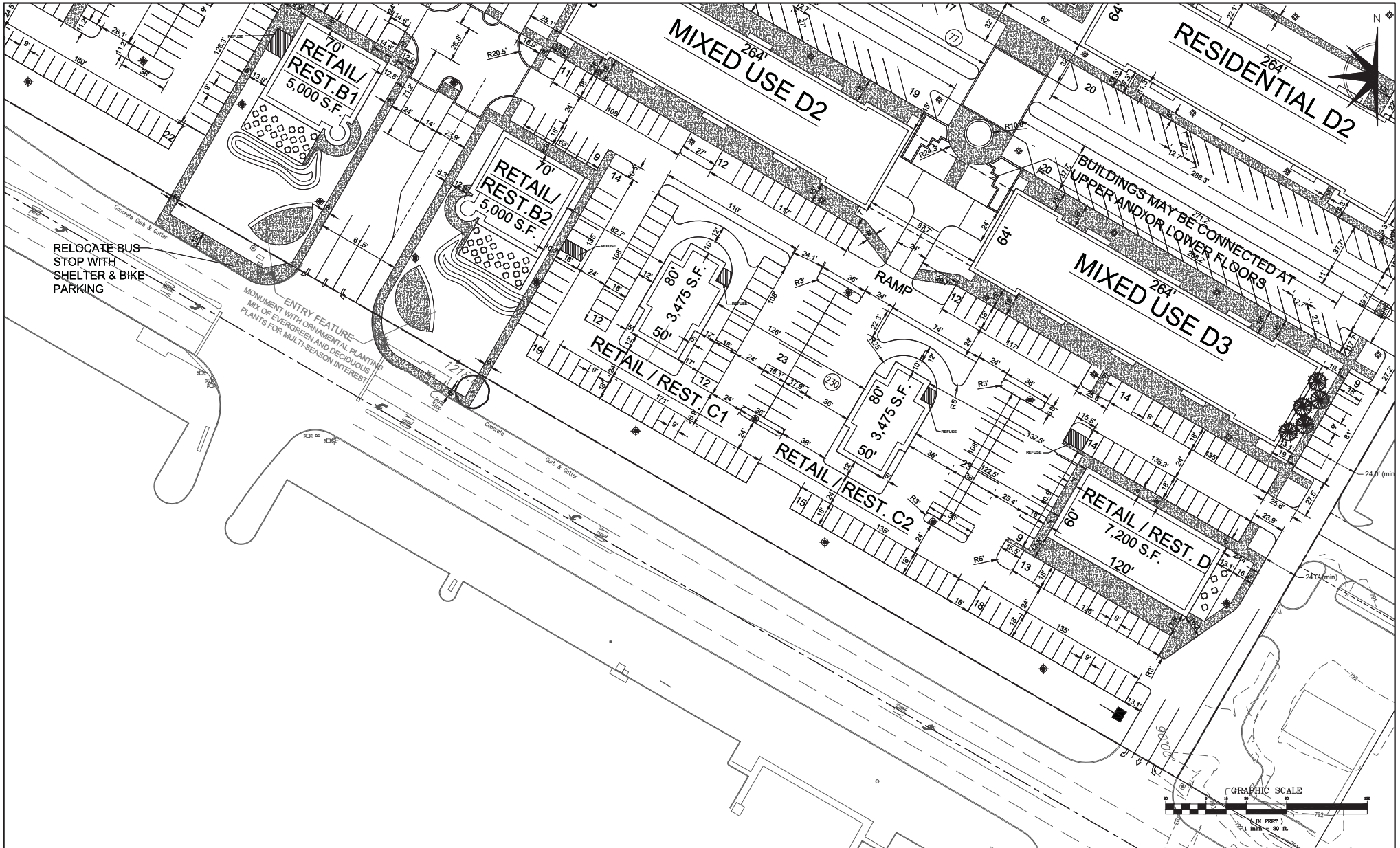
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			NO.	DATE	
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4	10-16-17	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
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**GEOMETRIC DESIGN 3**

**PRAIRIE CENTRE**

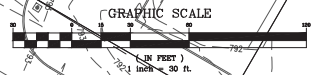
FILE NAME:	DSGN BY: ESM	JOB NO: 16033	FLD. BK: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'	9 of 22





RELOCATE BUS STOP WITH SHELTER & BIKE PARKING

ENTRY FEATURE  
MONUMENT WITH ORNAMENTAL PLANTING  
MIX OF EVERGREEN AND DECIDUOUS PLANTS FOR MULTI-SEASON INTEREST



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



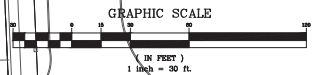
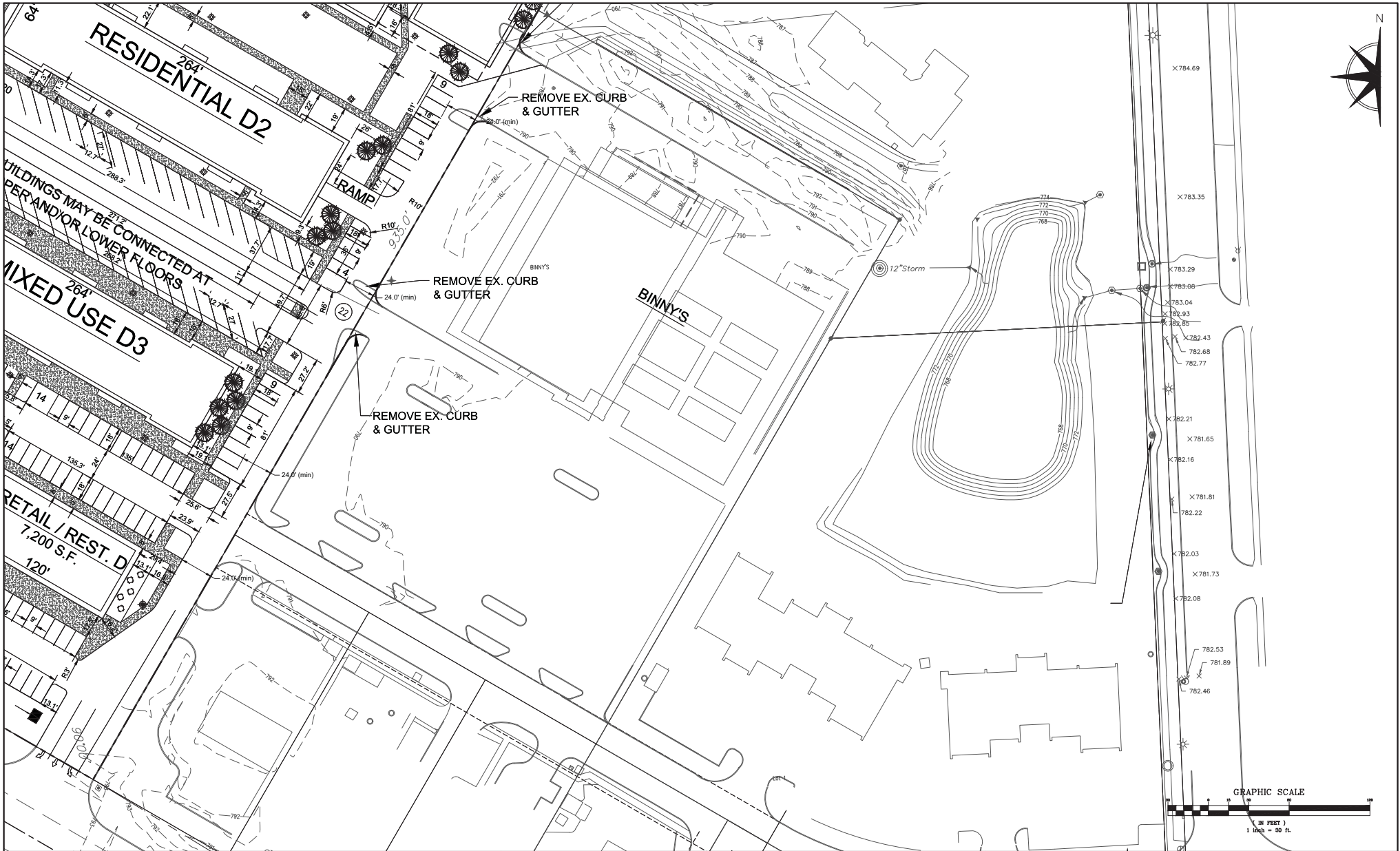
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
Civil Engineering - Land Entitlement - Project Feasibility  
1515 Macom Drive - Suite 205 Naperville Illinois 60564  
c. 630-300-0630 f. 630-624-0520

		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	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

**GEOMETRIC DESIGN 4**

**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"=30'	10 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  
 1515 Macom Drive - Suite 205 Naperville Illinois 60564  
 c. 630-300-0630 f. 630-424-0520

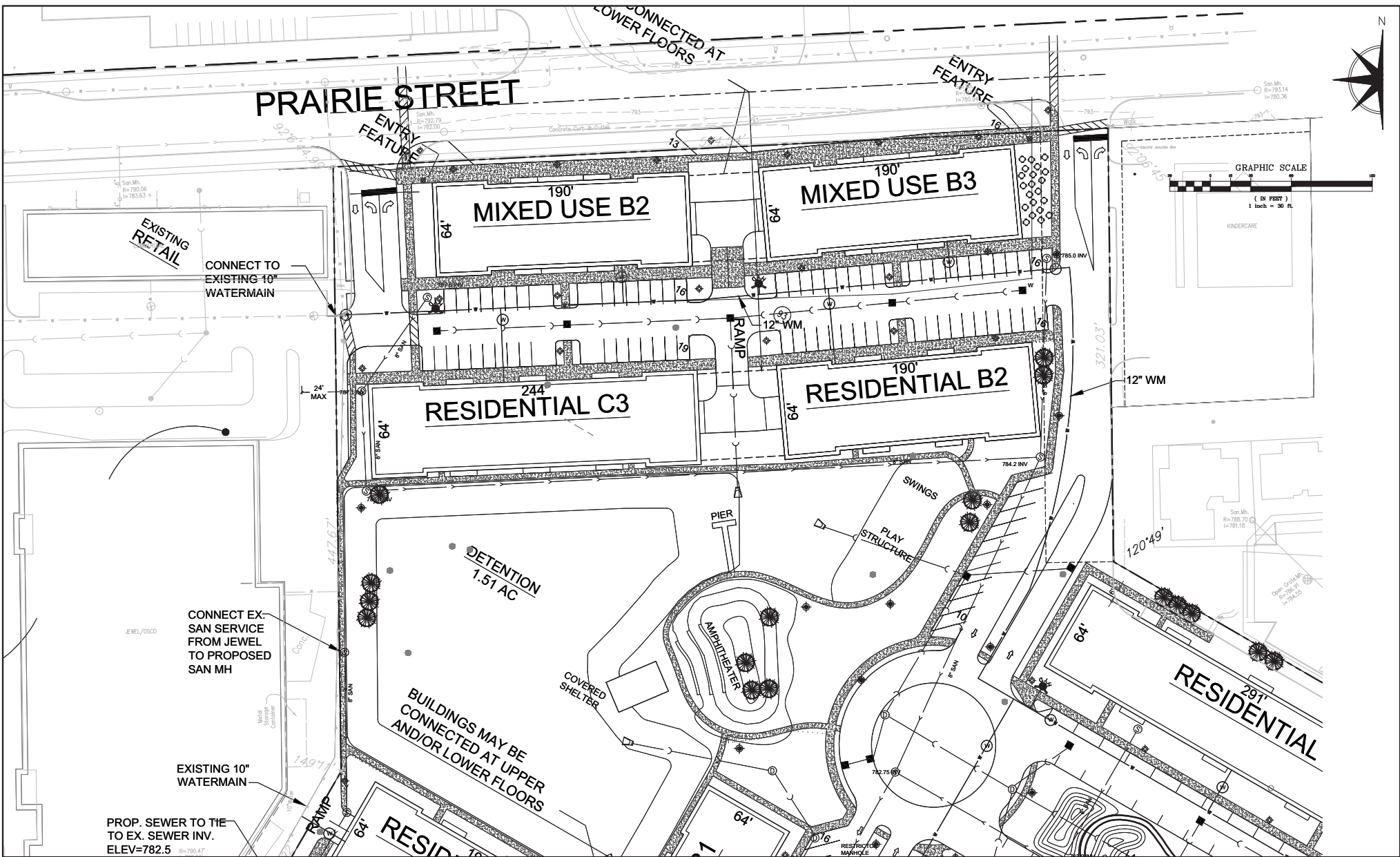
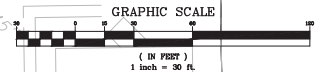
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NO.	DATE	DESCRIPTION	
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	

**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'	<b>11 of 22</b>

# PRAIRIE STREET



EXISTING RETAIL

CONNECT TO EXISTING 10" WATERMAIN

CONNECT EX-SAN SERVICE FROM JEWEL TO PROPOSED SAN MH

EXISTING 10" WATERMAIN

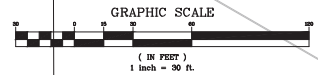
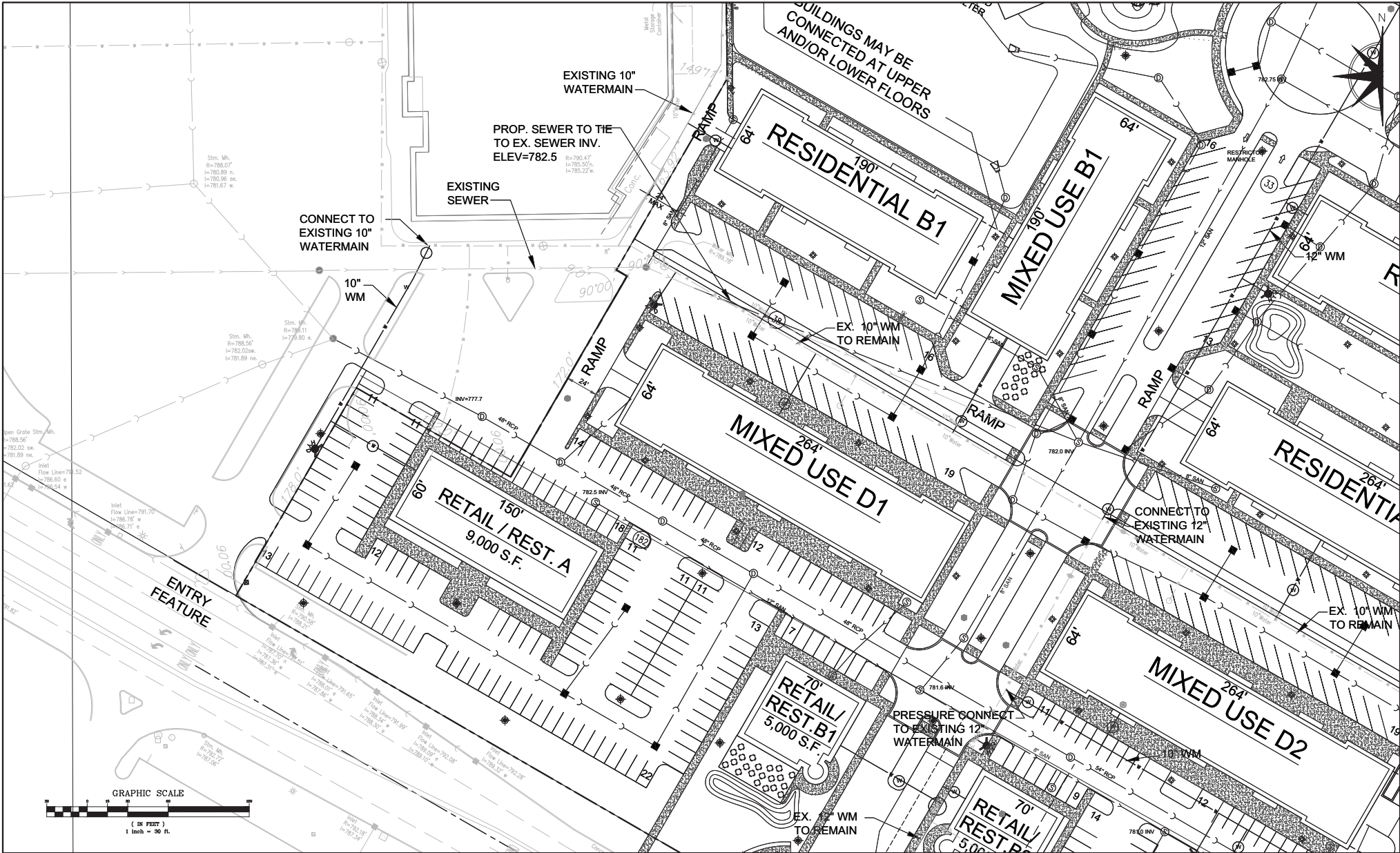
PROP. SEWER TO TIE TO EX. SEWER INV. ELEV=782.5

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

REVISIONS			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	---	---	---
5	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---

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

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



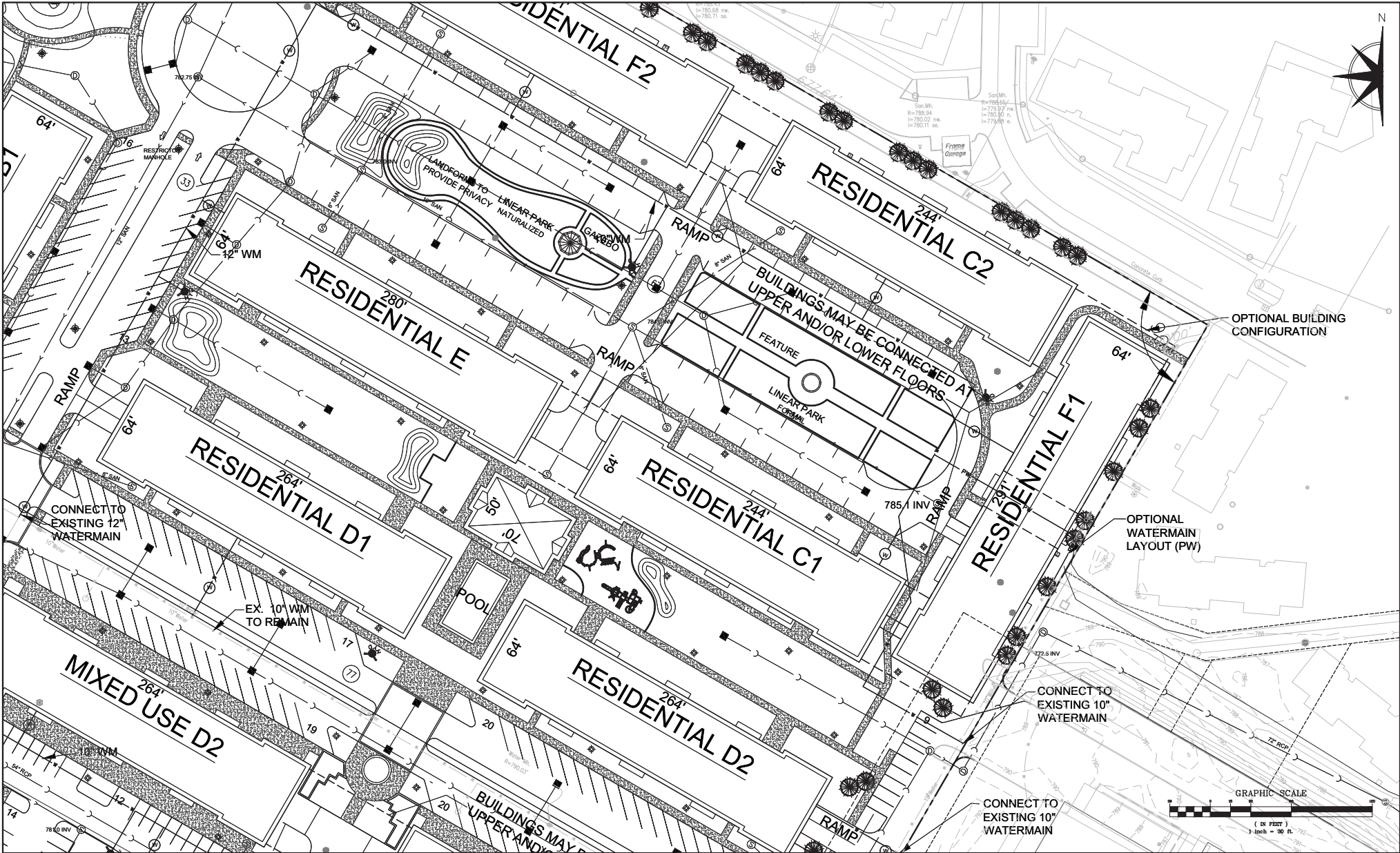
PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134



PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 13145 Macom Drive - Suite 205 Naperville Illinois 60564  
 c: 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			
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW			

<b>UTILITY DESIGN 2</b>			
<b>PRAIRIE CENTRE</b>			
FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD. BK: ---
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'
			SHEET NO. 13 of 22

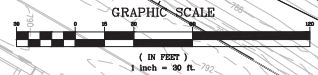


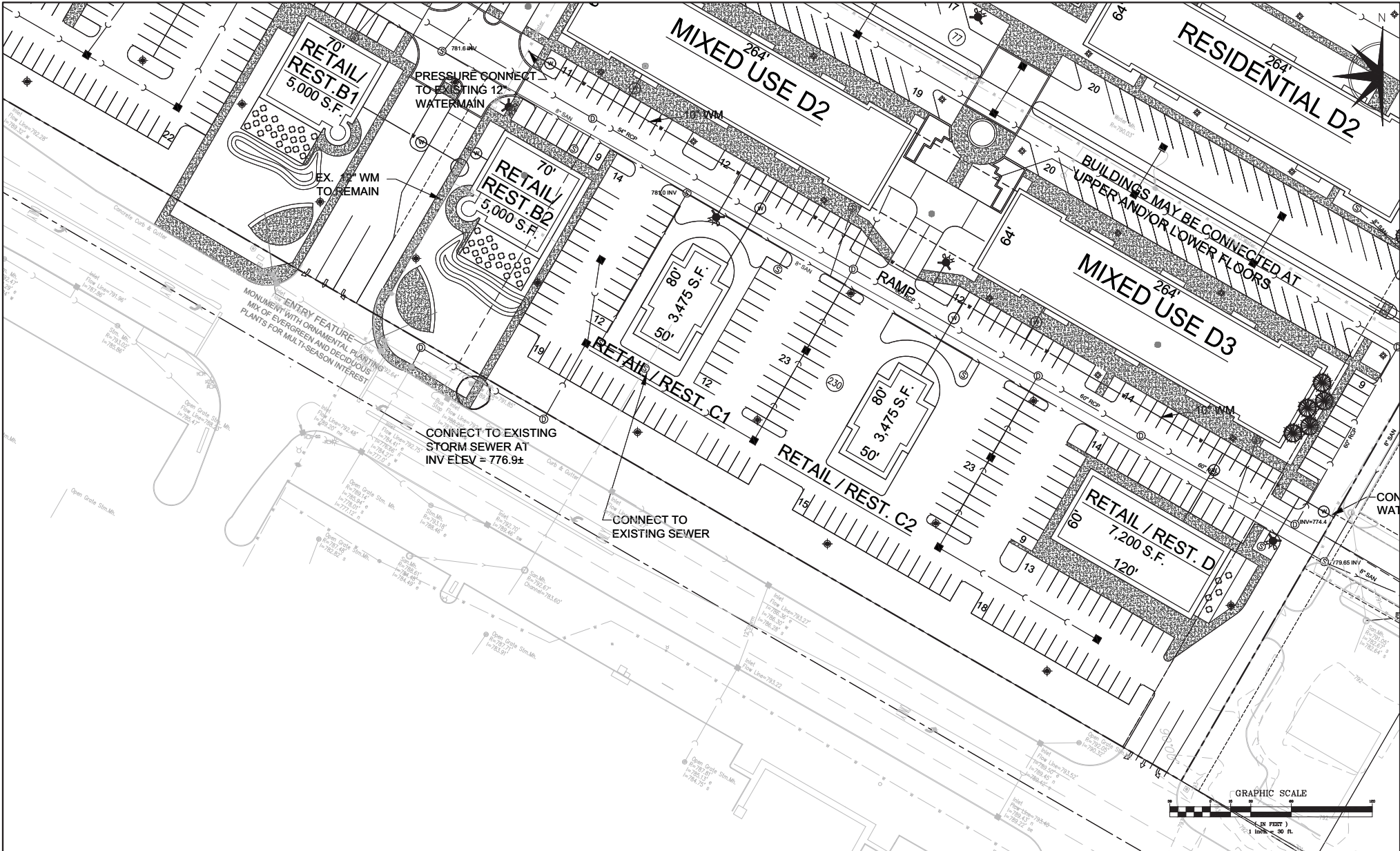
PREPARED FOR:  
**SHODEEN, INC**  
 77 NORTH FIRST STREET  
 GENEVA, IL 60134

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

		REVISIONS	
NO.	DATE	NO.	DATE
3	7-08-16	---	---
4	10-17-16	---	---
6	01-31-17	---	---

<b>UTILITY DESIGN 3</b>			
<b>PRAIRIE CENTRE</b>			
FILE NAME:	DSGN BY: CAD	JOB NO: 16033	FLD. BKC: ---
DISC. NUM: ---	DRN BY: MCA	DATE: 5-13-16	SCALE: 1"=30'
			SHEET NO. 14 of 22





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

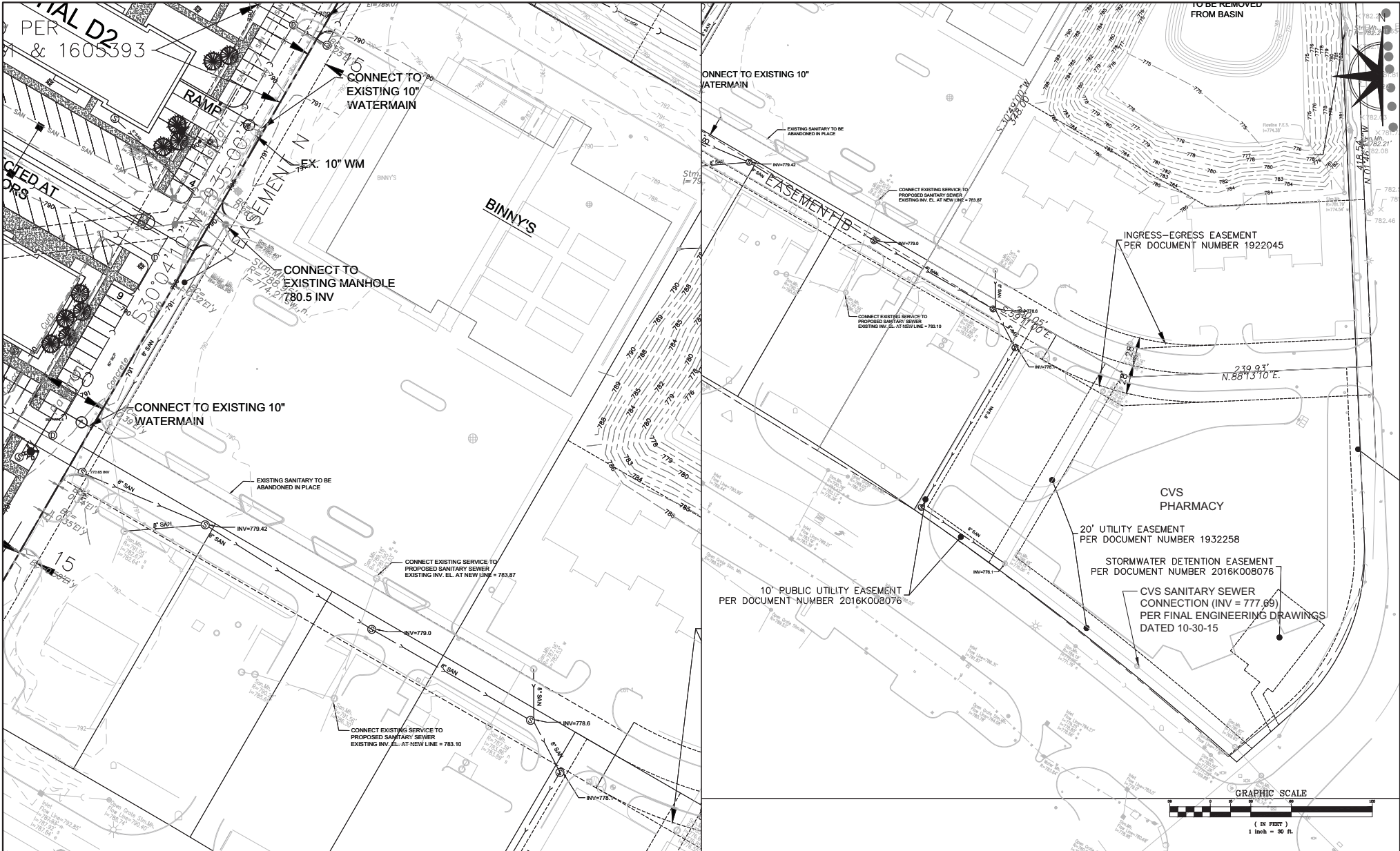


PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Mason Drive - Suite 205 Naperville Illinois 60564  
 ©: 630-300-0933 ©: 630-624-0520

NO.		DATE		DESCRIPTION		REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE
3	7-08-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---	---	---
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---	---	---

**UTILITY DESIGN 4**  
**PRAIRIE CENTRE**

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



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  
 c: 630-300-0933 c: 630-624-0520

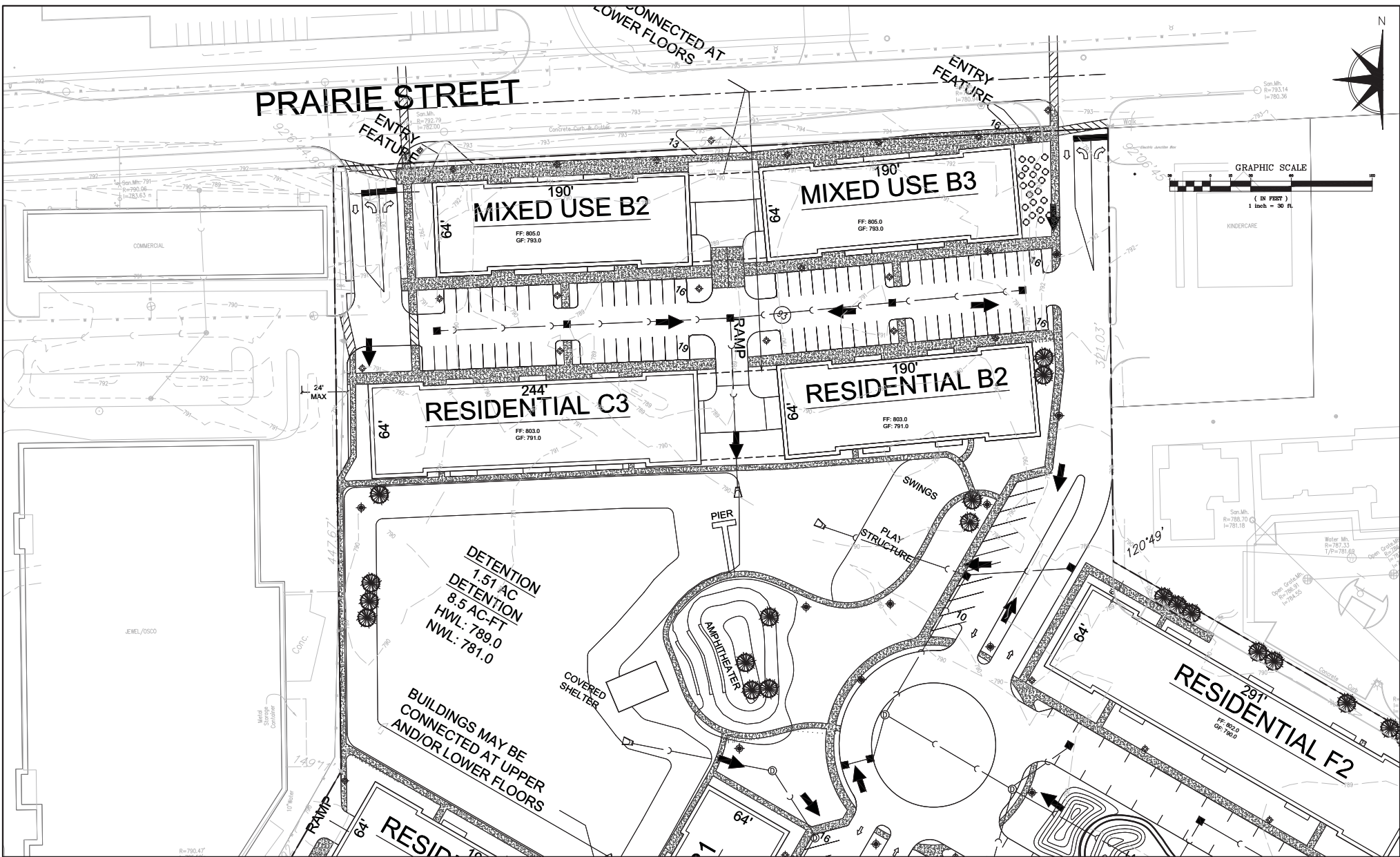
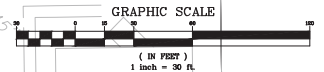
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4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
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---	---	---	---	---	---
---	---	---	---	---	---

**UTILITY DESIGN 5**

**PRAIRIE CENTRE**

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

PRAIRIE STREET



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

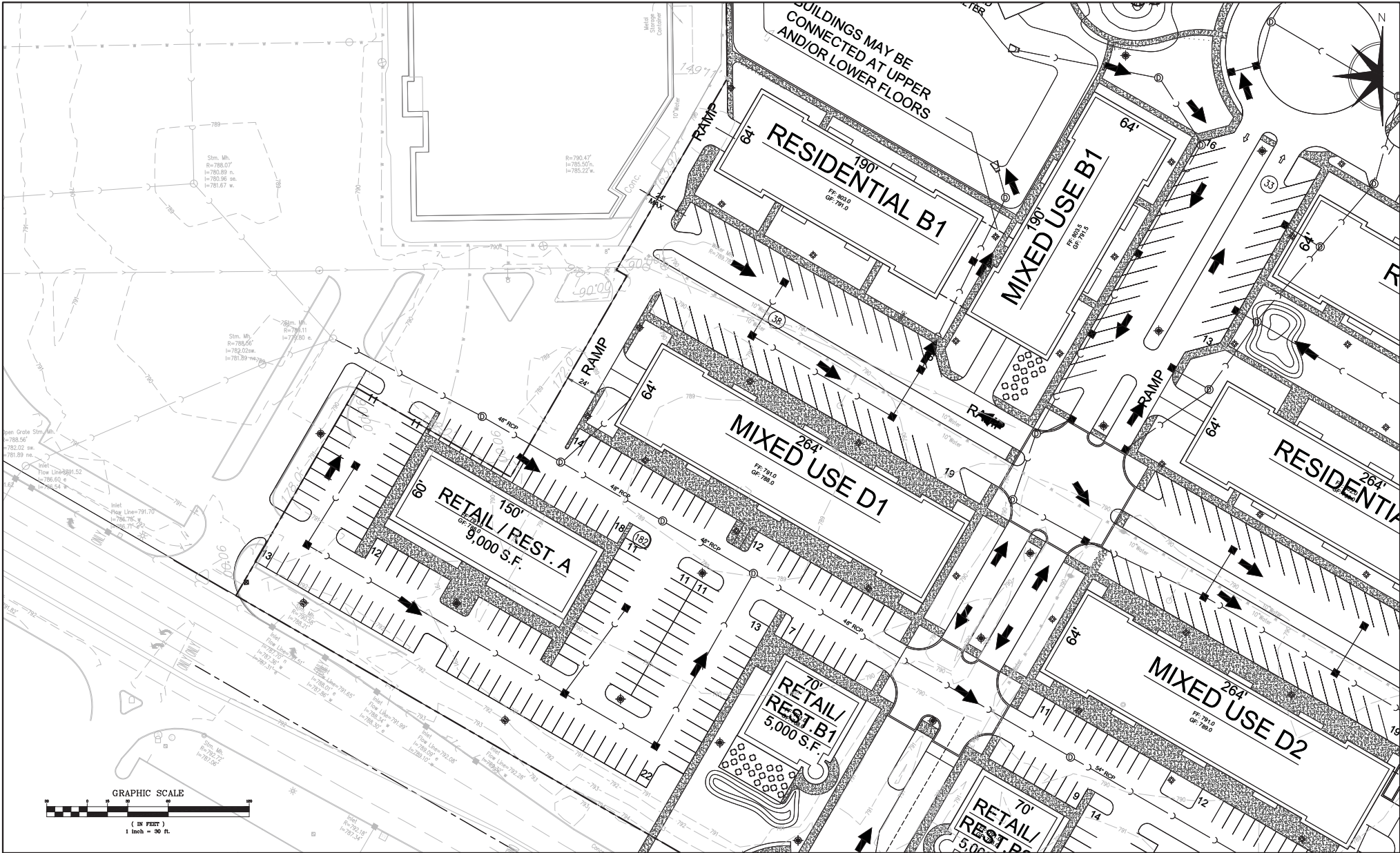
PREPARED BY:  
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Macom Drive - Suite 205 Naperville Illinois 60564  
o: 630-300-0933 c: 630-624-0520

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS	---	---	---
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---
---	---	---	---	---	---

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





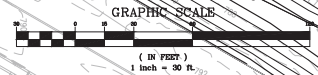
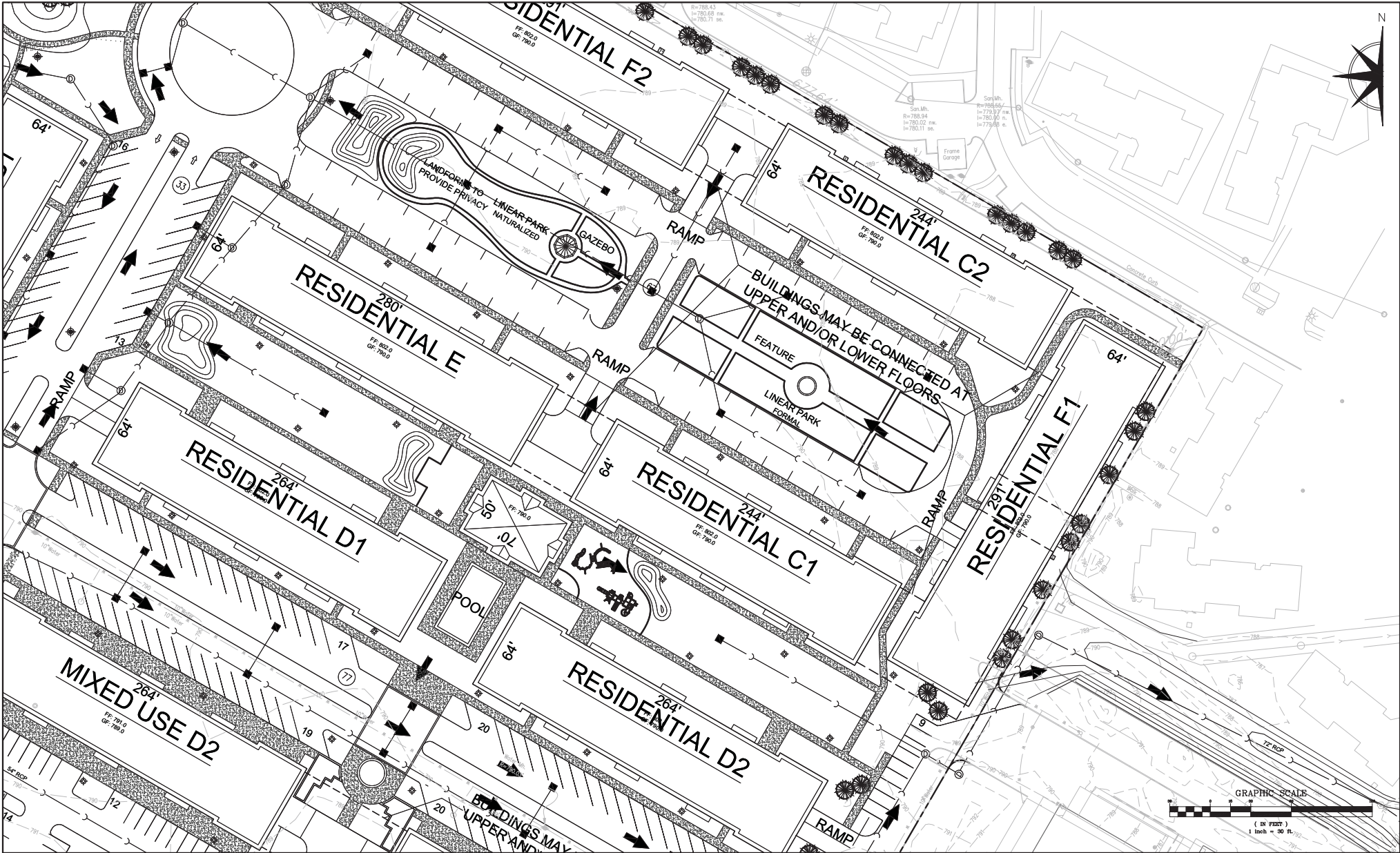
PREPARED FOR:  
SHODEEN, INC.  
17 NORTH FIRST STREET  
GENEVA, IL 60134



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	NO.	DATE	DESCRIPTION
4	10-17-16	REVISED PER CITY PLANNING & ENG REVIEW LETTERS			
6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW			

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

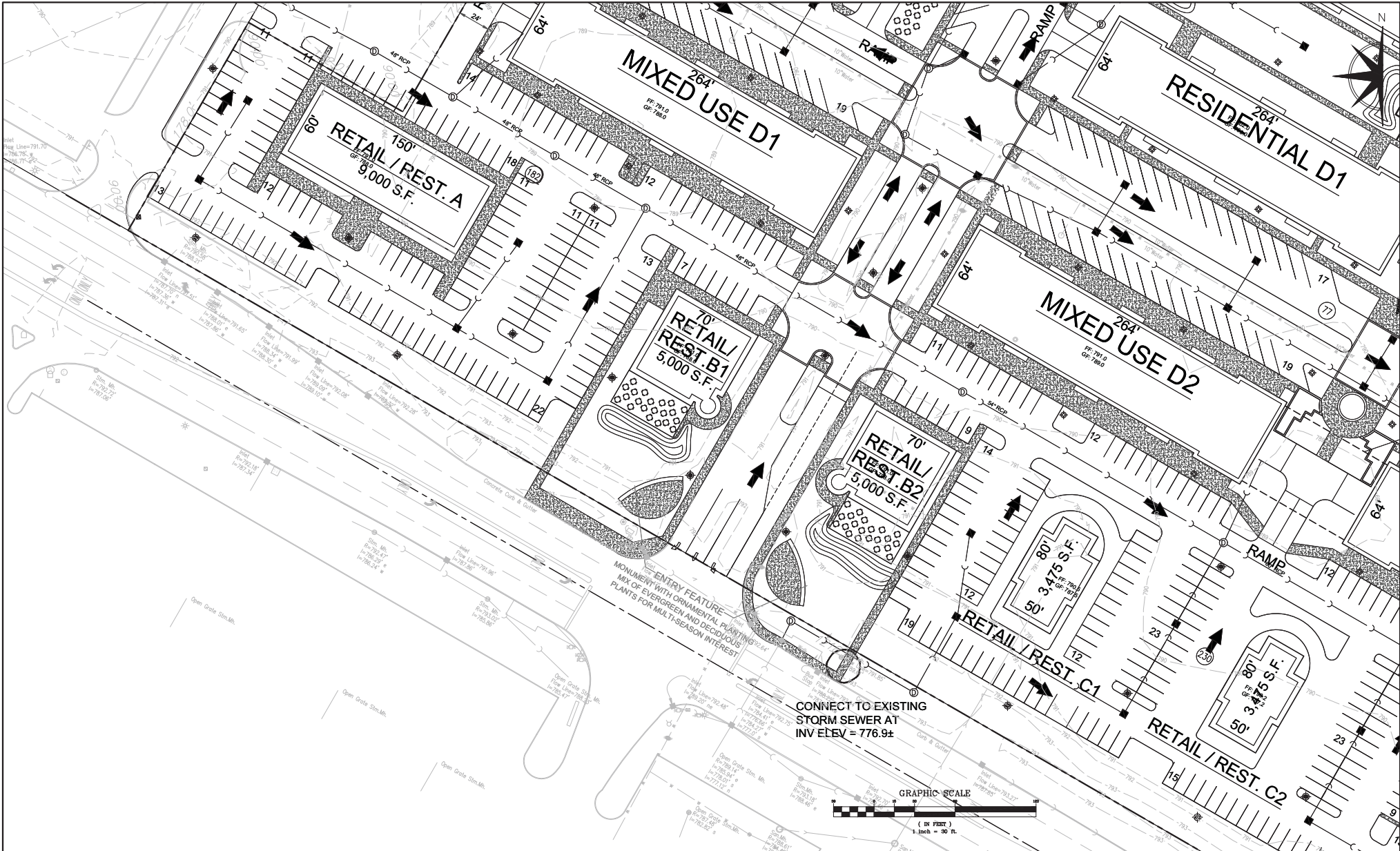


PREPARED FOR:  
**SHODEEN, INC.**  
 17 NORTH FIRST STREET  
 GENEVA, IL 60134

PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 o: 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					
6		01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW					

GRADING 3				
PRAIRIE CENTRE				
FILE NAME:	DSGN BY: CAD	JOB NO: 16033	F.L.D. B.K: ---	SHEET NO:
DISC NUM: ---	DRN BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	19 of 22



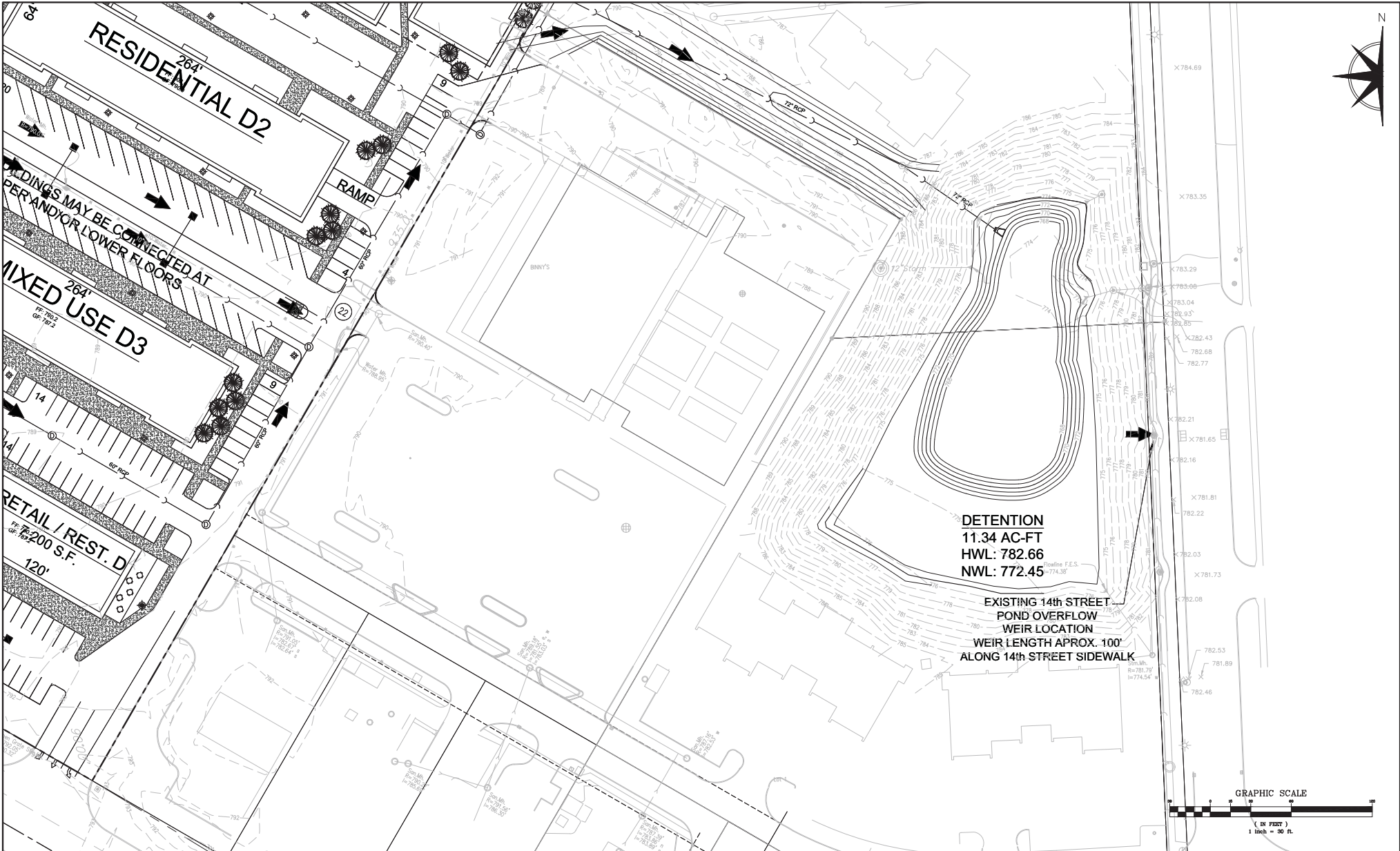
PREPARED FOR:  
**SHODEEN, INC.**  
 17 NORTH FIRST STREET  
 GENEVA, IL 60134



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

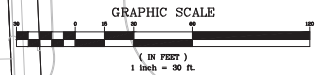
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6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
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---	---	---	---	---	---

GRADING 4					
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'	20 of 22	



**DETENTION**  
 11.34 AC-FT  
 HWL: 782.66  
 NWL: 772.45

**EXISTING 14th STREET  
 POND OVERFLOW  
 WEIR LOCATION  
 WEIR LENGTH APPROX. 100'  
 ALONG 14th STREET SIDEWALK**



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

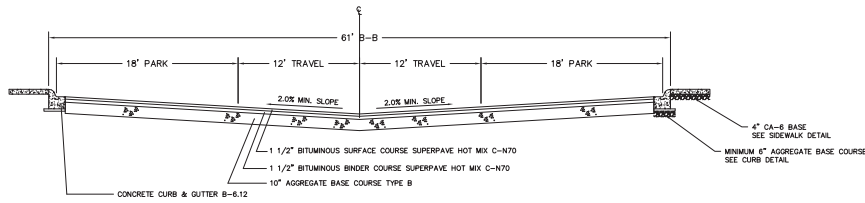


PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Macom Drive - Suite 205 Naperville Illinois 60564  
 c: 630-300-0933 c: 630-624-0520

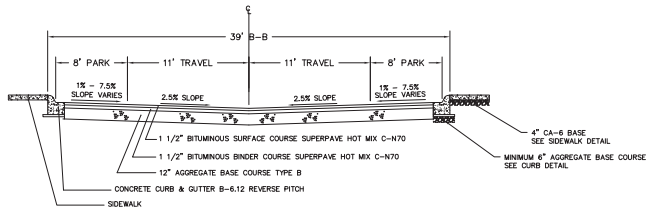
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6	01-31-17	REVISED PER CITY PLANNING & ENGINEERING REVIEW	---	---	---
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**GRADING 5  
 PRAIRIE CENTRE**

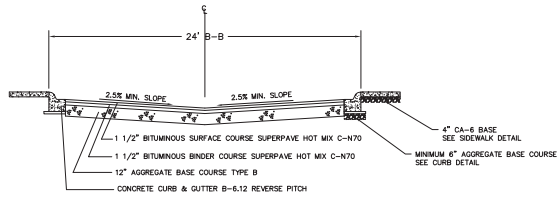
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DISC NUM: ---	DRN BY: MCA	DATE: 5-9-16	SCALE: 1"=30'	21 of 22



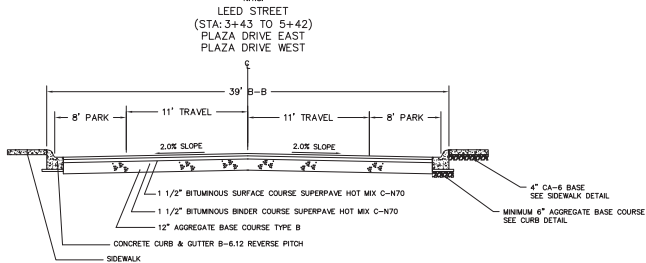
PARKING LOT WITH PERPENDICULAR PARKING  
N.T.S.



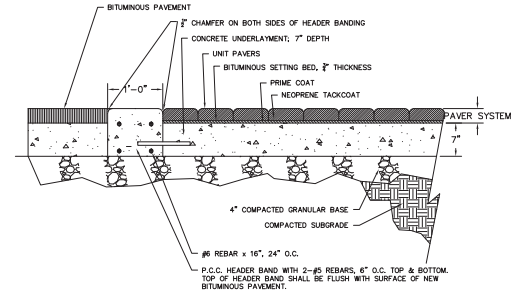
PRIVATE DRIVE WITH PARALLEL PARKING  
N.T.S.  
MARKET STREET  
MERTES STREET



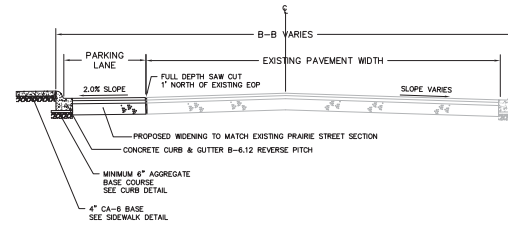
PRIVATE DRIVE WITHOUT PARKING  
N.T.S.



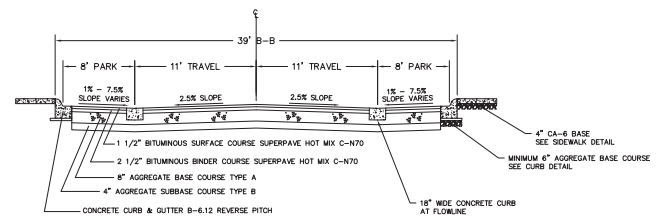
PRIVATE DRIVE WITH PARALLEL PARKING  
N.T.S.  
GREEN STREET  
(STA: 1+50 TO END)  
LEED STREET  
(STA: 0+00 TO 3+43)



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)

PREPARED FOR:

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



PREPARED BY:

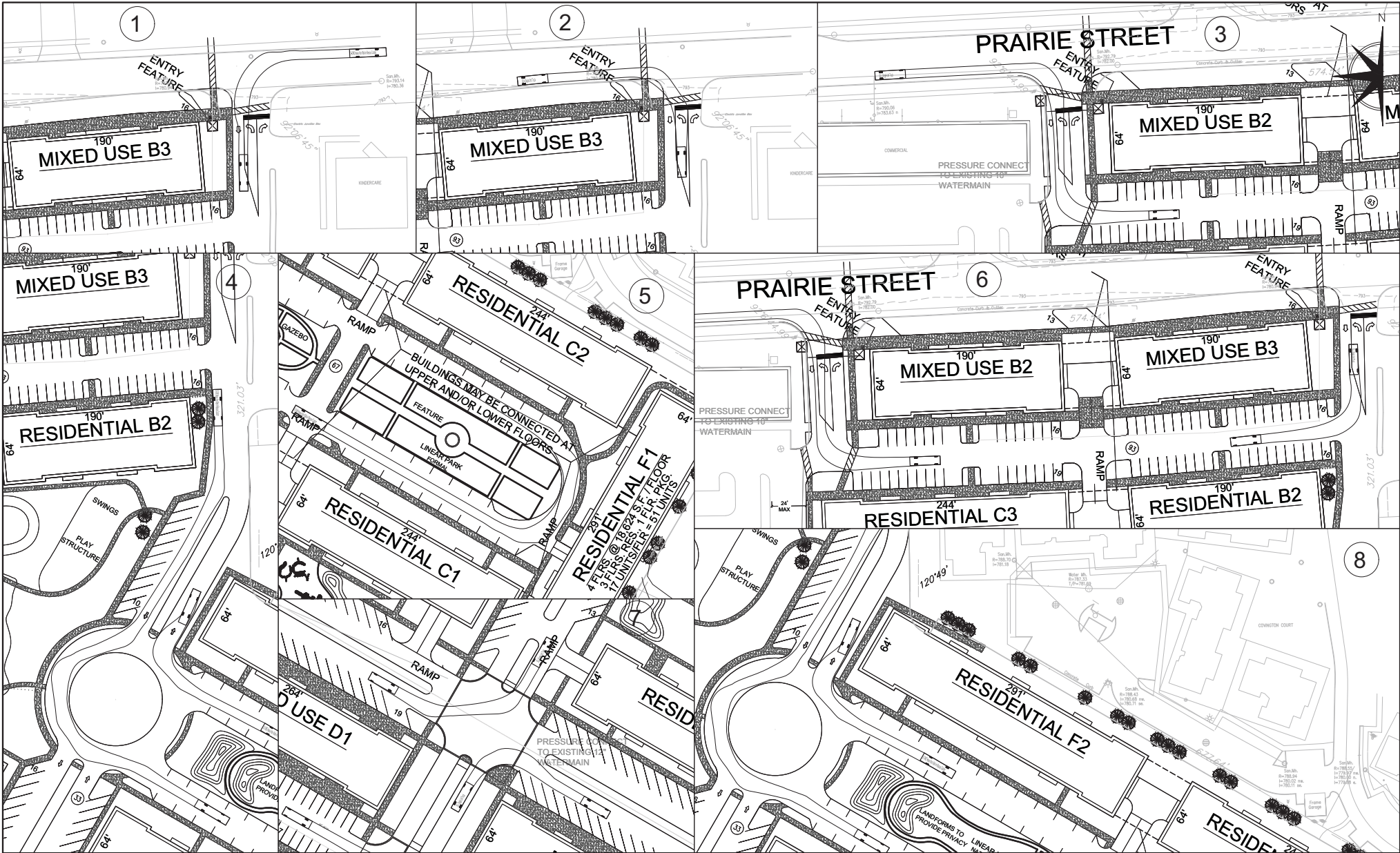
ESM CIVIL SOLUTIONS, LLC  
Civil Engineering - Land Entitlement - Project Feasibility  
1315 Mecom Drive - Suite 205 Naperville Illinois 60134  
o: 630-300-0933 c: 630-624-0520

		REVISIONS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
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DETAIL 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: NA	D1 of 22



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

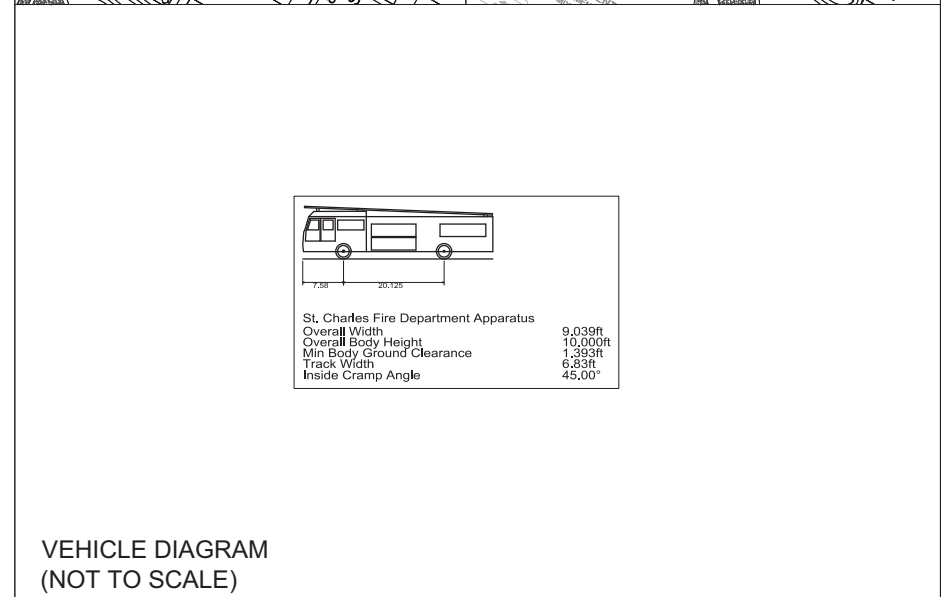
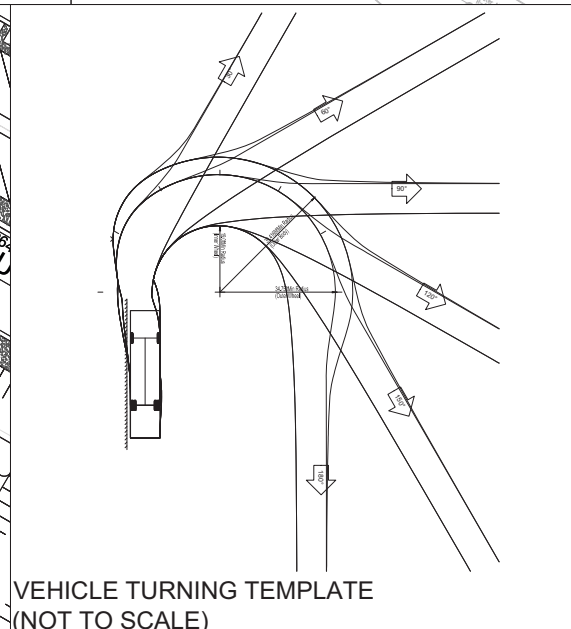
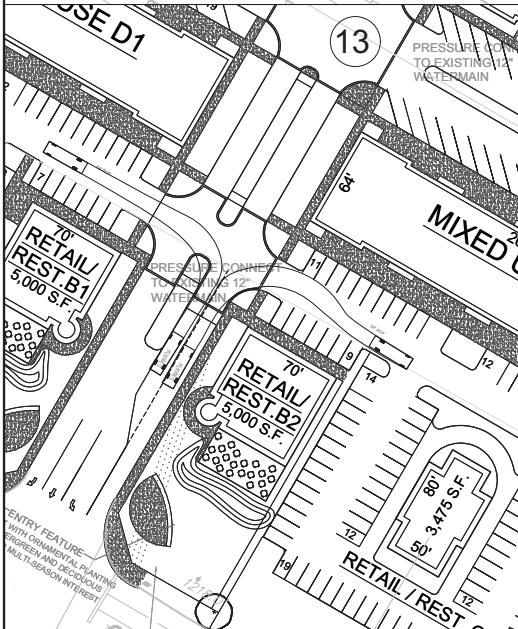
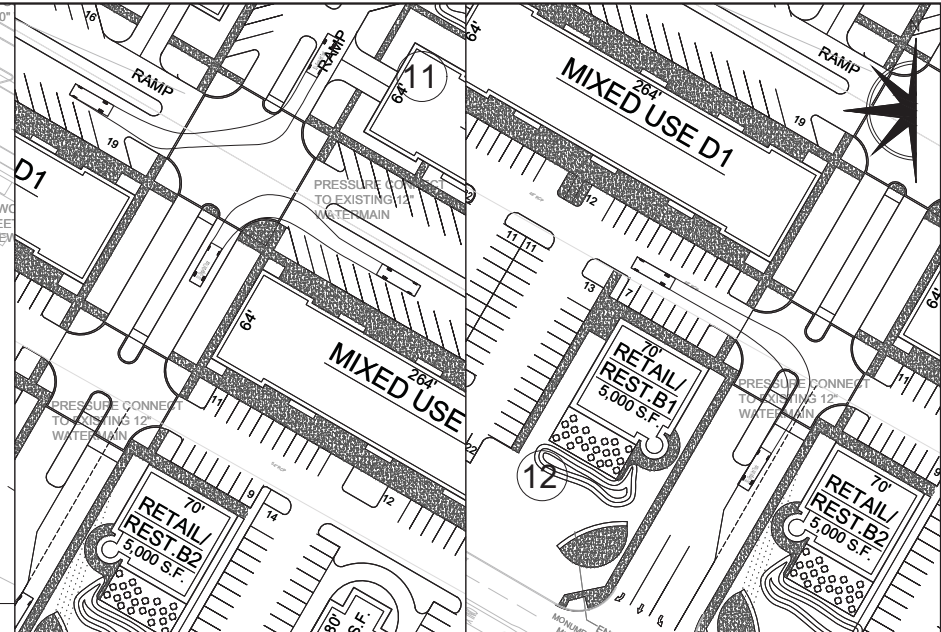
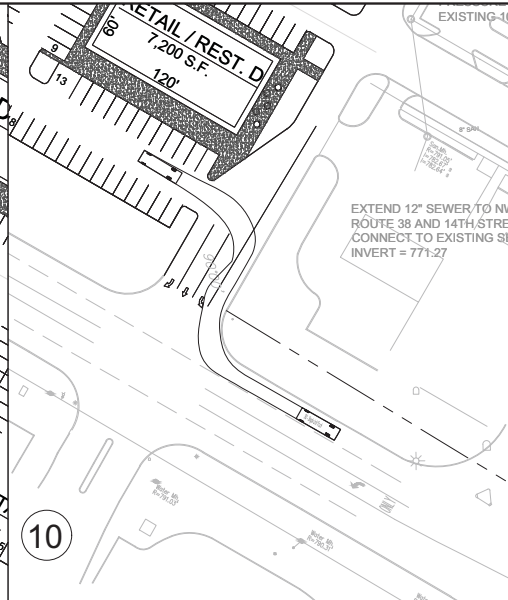
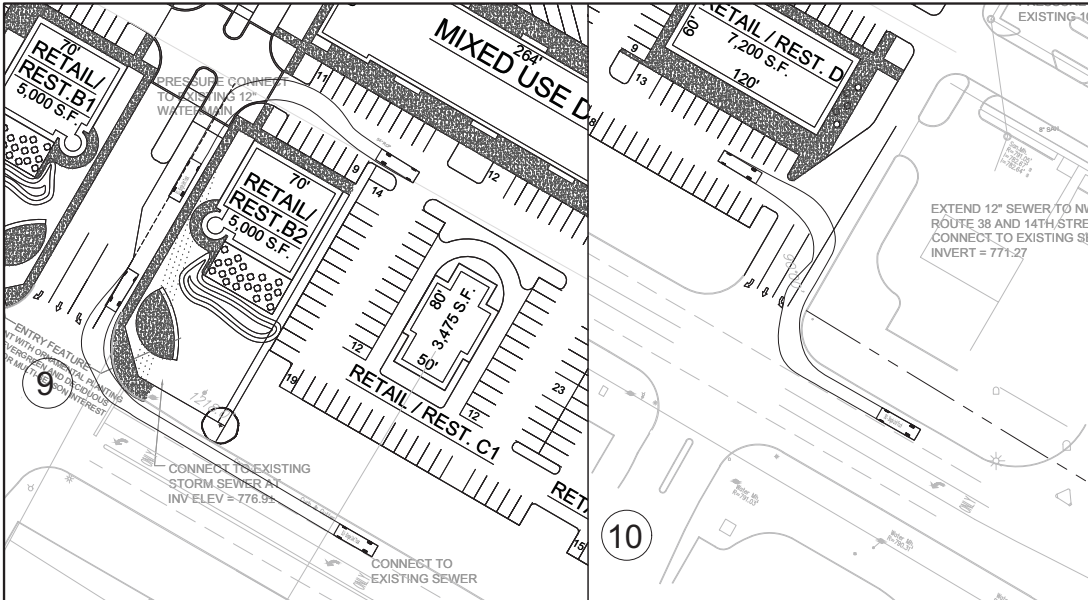
PREPARED BY:  
**ESM CIVIL SOLUTIONS, LLC**  
 Civil Engineering - Land Entitlement - Project Feasibility  
 1315 Mason Drive - Suite 205 Naperville Illinois 60564  
 o: 630-300-0933 c: 630-624-0520

REVISIONS			REVISIONS		
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
5	12-05-16	REV. DIA. 4.5, AND 8 PER FIRE DEPT REVIEW DATED 12-01-16	---	---	---
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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



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	
3	7-22-16	REVISED PER CITY PLANNING & ENG REVIEW	---	---	---
5	12-05-16	REV. DIA. 4.5, AND 8 PER FIRE DEPT REVIEW DATED 12-01-16	---	---	---
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VEHICLE TURN TEMPLATES 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'	2 of 2