

# RIVER EAST LOFTS

## NEW CONSTRUCTION

216-218 SOUTH RIVERSIDE AVENUE  
ST. CHARLES, ILLINOIS 60174

RIVER EAST LOFTS  
NEW CONSTRUCTION  
216-218 SOUTH RIVERSIDE AVENUE  
ST. CHARLES, ILLINOIS 60174



3D VIEW LOOKING NORTHEAST:

**BÂTIR**  
DESIGN • BUILD • SUSTAINABLE SOLUTIONS  
BÂTIR ARCHITECTURE, LTD.  
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174  
PHONE: 630-433-5109 FAX: 630-433-5919  
WWW.BATIRARCH.COM

### BUILDING DATA:

PROPOSED BUILDING CONSTRUCTION TYPE:	IIB SPRINKLED	BUILDING HEIGHT ABOVE GRADE:	50'-0"
GROSS BUILDING AREA:	54,921 SQ. FT.	STORIES ABOVE GRADE:	4 STORIES
NET RESIDENTIAL AREA:	48,499 SQ. FT.	TOTAL RESIDENTIAL UNITS:	42 UNITS
NET RETAIL AREA:	6,422 SQ. FT.		

### CONTACT INFORMATION:

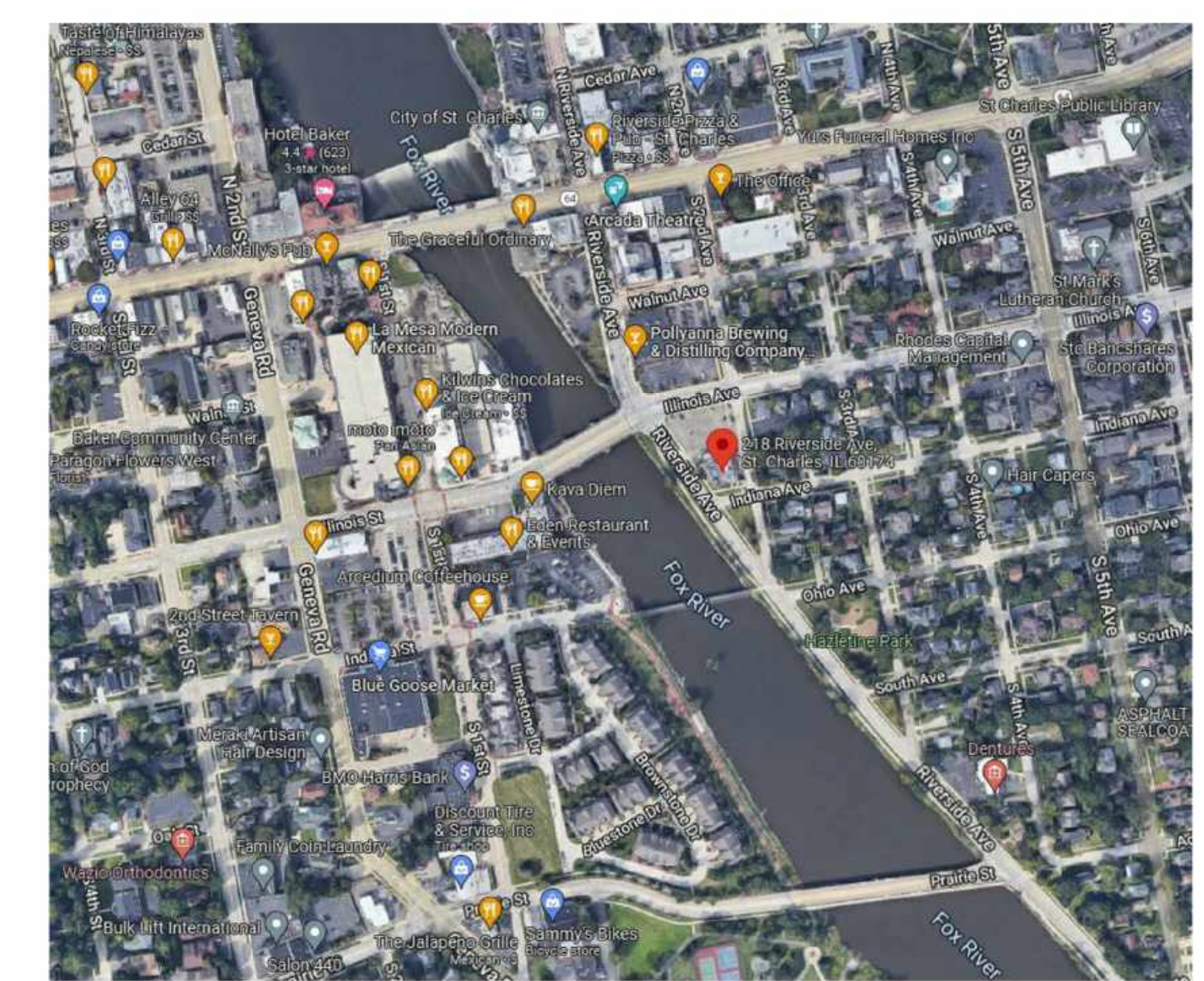
OWNER:  
Frontier Development Group

ARCHITECT:  
Batir Architecture

CIVIL ENGINEER:  
WBK Engineering

### SHEET INDEX:

- A001 COVER SHEET
- C100 EXISTING CONDITIONS PLAN
- C101 EXISTING CONDITIONS AND DEMOLITION PLAN
- C200 CROSS SECTION SHEET
- C201 CROSS SECTION SHEET
- C300 GEOMETRIC PLAN
- C400 UTILITY PLAN
- C500 GRADING & DRAINAGE PLAN
- C600 PLANTING PLAN
- C700 STORMWATER POLLUTION PREVENTION PLAN
- L100 LANDSCAPE PLAN
- A201 FIRST FLOOR PLAN
- A202 SECOND FLOOR PLAN
- A203 THIRD FLOOR PLAN
- A204 FOURTH FLOOR PLAN
- A301 EXTERIOR ELEVATIONS
- A302 EXTERIOR ELEVATIONS
- A303 3D EXTERIOR VIEW
- A304 3D EXTERIOR VIEW
- A305 3D EXTERIOR VIEW



VICINITY MAP:  
Not to Scale

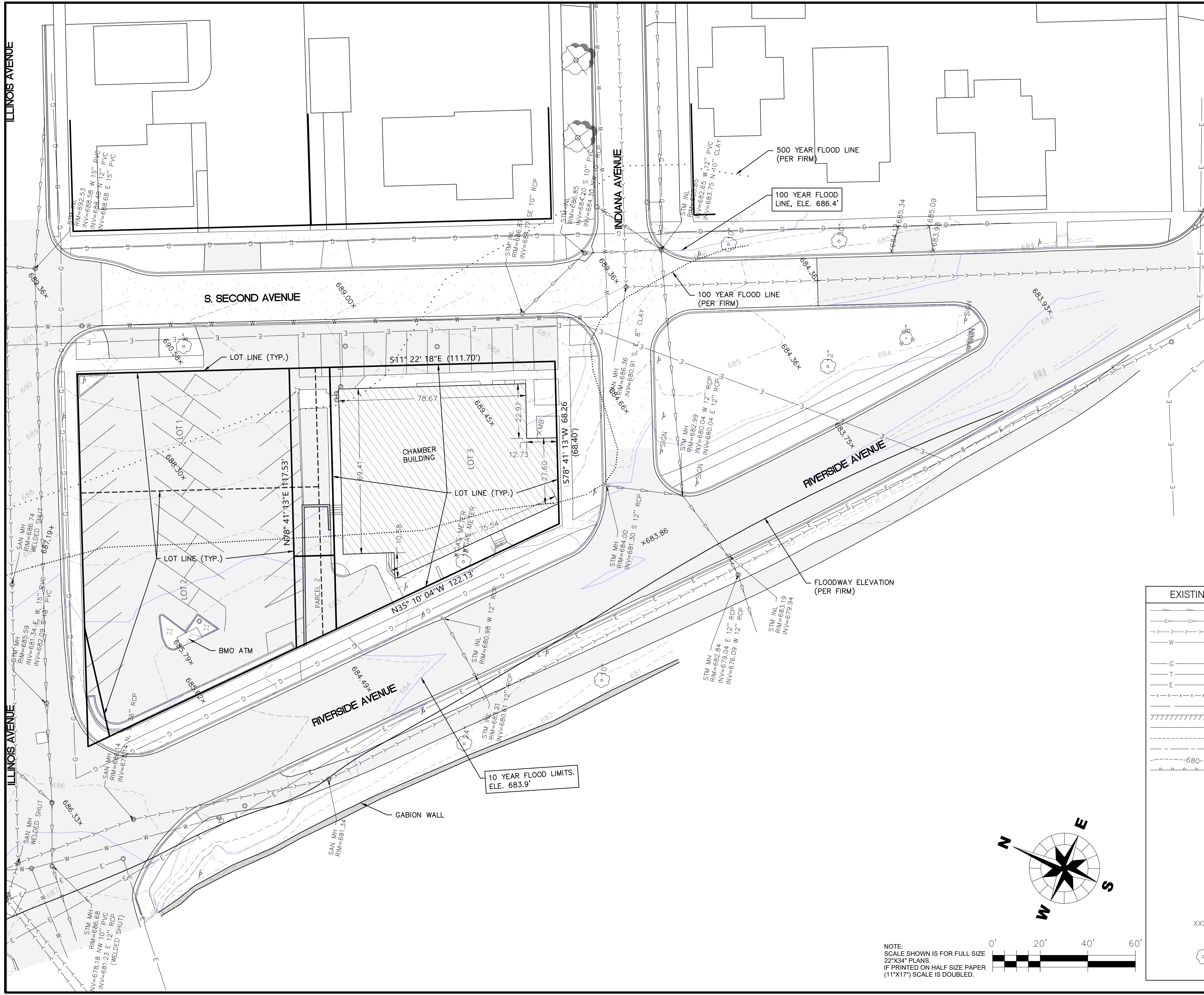
COVER SHEET

ISSUED:  
06-22-2022  
PUD APP SUBMITTAL

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BATIR ARCHITECTURE, LTD.

SCALE  
UNLESS NOTED OTHERWISE

A001



- NOTES:**
1. SURVEY BY WBK ENGINEERING LLC.
  2. HORIZONTAL CONTROL IS BASED ON SPC83 ILLINOIS STATE PLANES EAST ZONE.
  3. VERTICAL CONTROL IS BASED ON NAVD88. SITE BENCHMARKS HAVE BEEN PLACED AS SHOWN.
  4. UTILITIES ARE SHOWN BASED ON THE MEASURED LOCATIONS OF THEIR ABOVE GROUND SURFACE IMPROVEMENTS ONLY. NO RESEARCH OR INVESTIGATION HAS BEEN MADE TO THE EXISTENCE OR LOCATION OF UNDERGROUND UTILITIES. SANITARY SEWER FORCEMAIN AND WATERMAIN ARE KNOWN TO RUN ALONG THE SOUTH SIDE OF EAST MICHIGAN AVENUE FROM PRIOR WORK, BUT ARE NOT SHOWN. OTHER UTILITIES MAY EXIST. PLEASE CALL MISS-DIG PRIOR TO CONSTRUCTION.
  5. NO RESEARCH OR INVESTIGATION HAS BEEN MADE IN MATTERS OF TITLE INCLUDING PROPERTY BOUNDARIES AND/OR EASEMENTS OR OTHER ENCUMBRANCES THAT MAY AFFECT THIS PROPERTY. PROPERTY LINES AS SHOWN ARE BASED ON THE NEIGHBORING RECORDING PLATS AND ASSESSOR'S LEGAL DESCRIPTION ONLY. NO PROPERTY CORNERS HAVE BEEN SET. 100 AND 500 YEAR FLOODPLAIN LOCATIONS ARE LOCATED TO THE WEST OF THE SITE.
  6. THE CONTRACTOR SHALL LOCATE ALL ACTIVE UNDERGROUND UTILITIES PRIOR TO STARTING WORK AND SHALL CONDUCT OPERATIONS IN SUCH A MANNER AS TO ENSURE THAT THOSE UTILITIES NOT REQUIRING RELOCATION WILL NOT BE DISTURBED. EXCEPT WHERE OTHERWISE INDICATED ON THESE PLANS OR IN THE PROPOSAL AND SUPPLEMENTAL SPECIFICATIONS CONTAINED THEREIN, ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE 2020 "STANDARD SPECIFICATIONS" FOR THE CONSTRUCTION BY THE DEPARTMENT OF TRANSPORTATION.

**CONTROL COORDINATES FRONTIER DEVELOPMENT**

NO.	NORTHING	EASTING	ELEV.	DESC.
482	1910894.44	989955.75	687.48	CP TAG BOLT
483	1910896.72	989887.63	687.98	CP TAG BOLT
484	1911138.69	989791.68	693.99	CP NW BOLT

**UTILITY INFORMATION:**

**AT&T**  
EMAIL: G11629@ATT.COM

**COMCAST**  
PHONE: (224)229-5862  
EMAIL: MARTHA.GIERAS@COMCAST.COM  
ATTN: MARTHA GIERAS

**VERIZON**  
EMAIL: INVESTIGATIONS@VERIZON.COM  
ATTN: INVESTIGATION TEAM

**METRO FIBERNET LLC.**  
PHONE: (812)213-1378  
EMAIL: KORIE.NELLIS@METRONETINC.COM  
ATTN: KORIE NELLIS

**NICOR GAS**  
PHONE: (630)388-2362  
ATTN: UTILITY CONSULTANT G03W

**CITY OF ST. CHARLES**  
PHONE: (630)762-7079  
EMAIL: MAPS@STCHARLESIL.GOV  
ATTN: ERIC CREIGHTON

**PLAN LEGEND**

EXISTING	LINETYPES	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	WATER MAIN (W) (SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	GUARDRAIL	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	SUMP STRUCTURE	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	VALVE & VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
	SPOT ELEVATION	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	TREE, EVERGREEN, SHRUB & PROPOSED TREE TO REMOVE	

**TITLE: 216 & 218 RIVERSIDE AVENUE PUD EXISTING CONDITIONS PLAN**

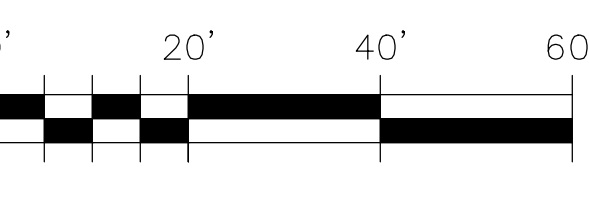
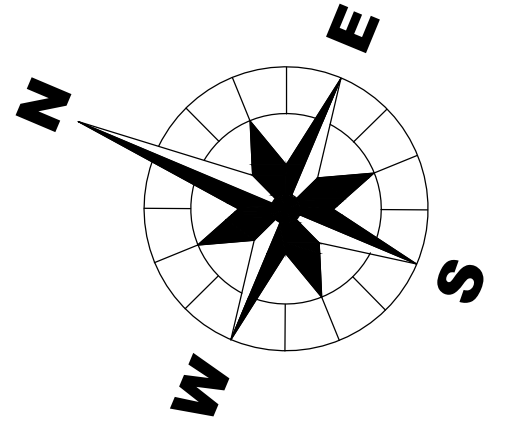
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DWN.	CHKD.	CHKD.	SCALE: AS NOTED
NO.	DATE	NATURE OF REVISION	

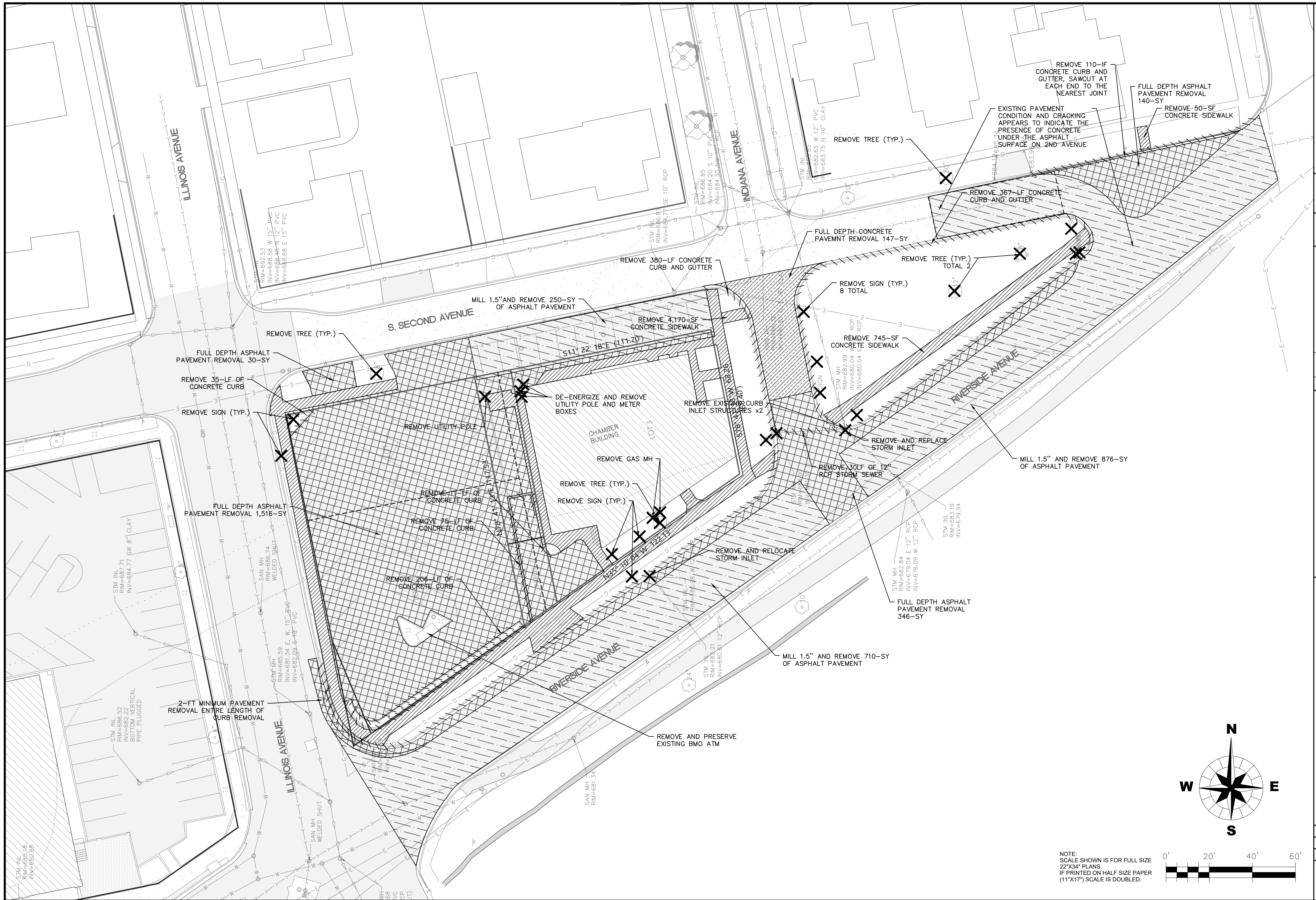
**CLIENT: STC MORSE, LLC  
1 E. MAIN STREET  
ST. CHARLES, IL 60174  
IL 60174**

**WBK ENGINEERING**  
116 WEST MAIN STREET, SUITE 201  
ST. CHARLES, ILLINOIS 60174  
(630) 443-7755

PROJECT NO. 200254  
DATE: 06/30/2022  
DRAWING NO. EC  
SHEET: C100

**NOTE:**  
SCALE SHOWN IS FOR FULL SIZE 22"X34" PLANS.  
IF PRINTED ON HALF SIZE PAPER (11"X17") SCALE IS DOUBLED.





TITLE  
**216 & 218 RIVERSIDE AVENUE PUD**  
 EXISTING CONDITIONS AND DEMOLITION PLAN

NO.	DATE	NATURE OF REVISION

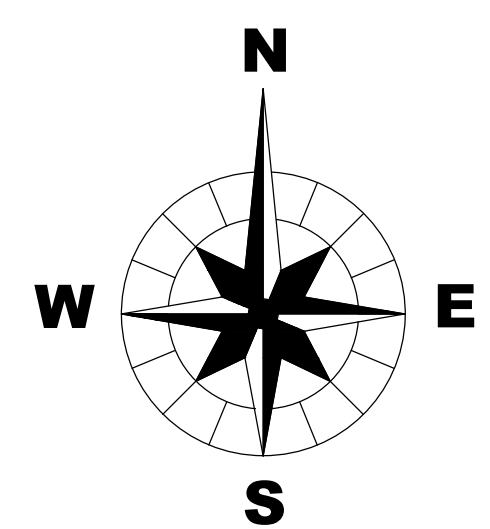
CLIENT:  
**STC MORSE, LLC**  
 1 E. MAIN STREET  
 ST. CHARLES, IL 60174  
 IL 60174

**WBK ENGINEERING, LLC**  
 116 WEST MAIN STREET, SUITE 201  
 ST. CHARLES, ILLINOIS 60174  
 (630) 443-7755

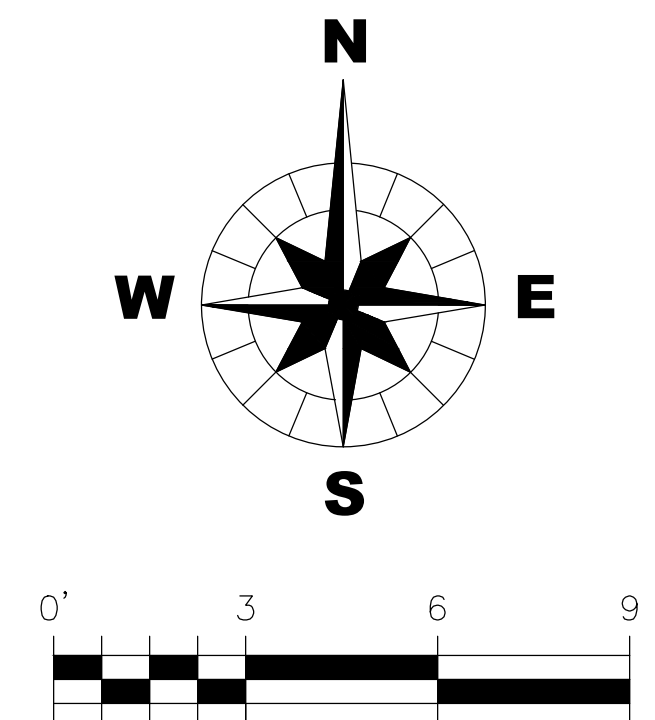
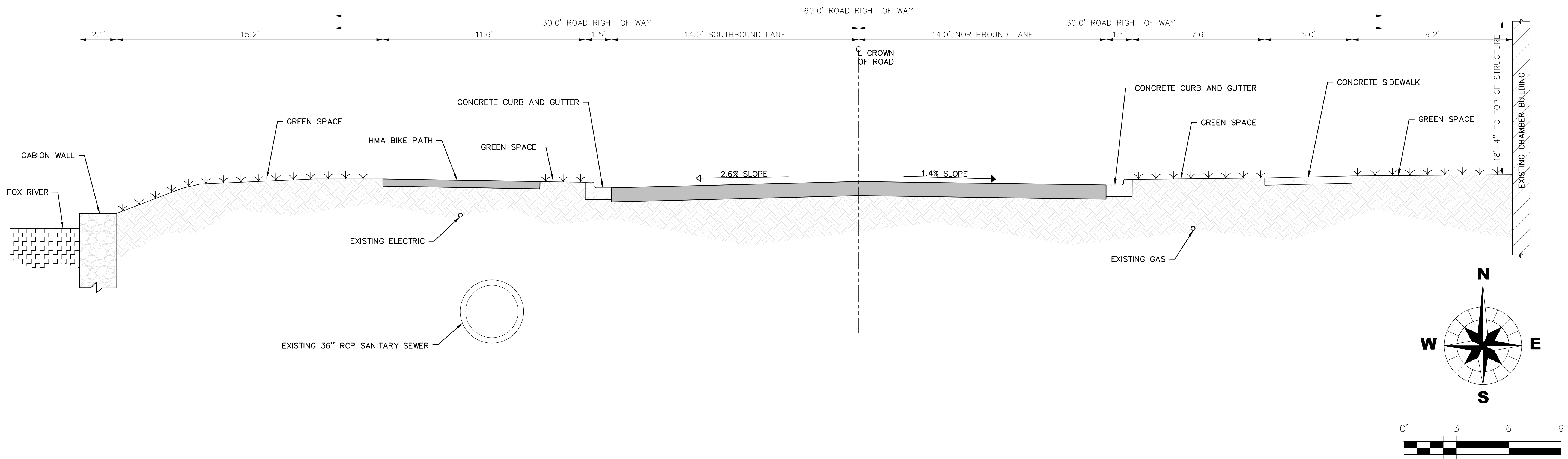


PROJECT NO. 200254  
 DATE : 06/30/2022  
 DRAWING NO. **DM**  
 SHEET:  
**C101**

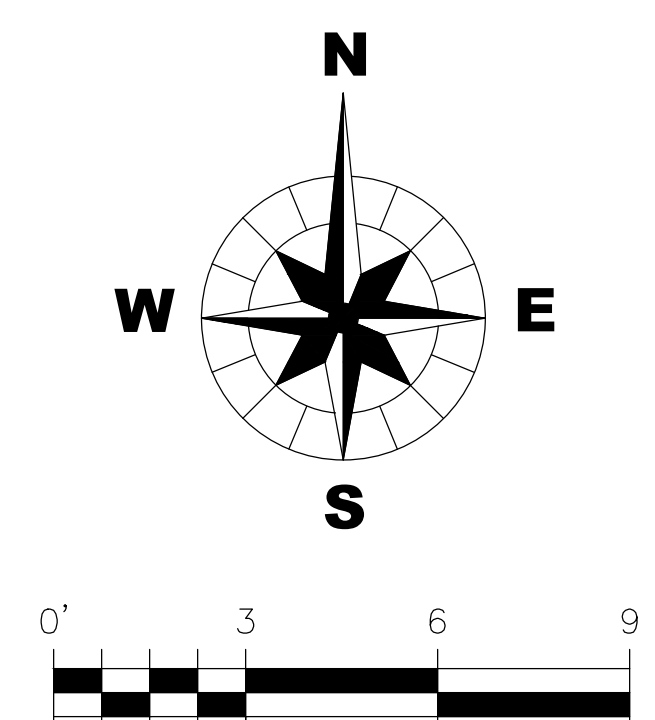
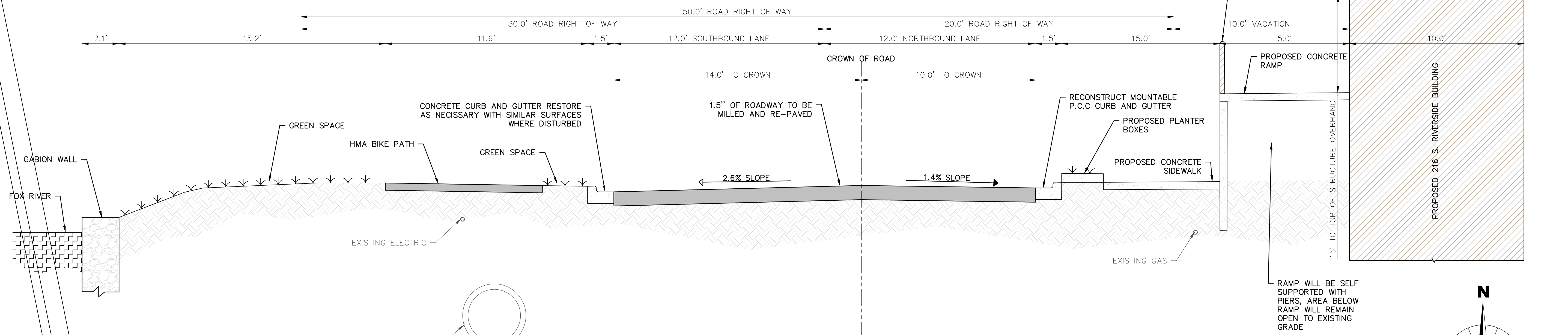
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EXISTING ROAD CROSS SECTION (RIVERSIDE AVENUE)



PROPOSED ROAD CROSS SECTION (RIVERSIDE AVENUE)



MIX DESIGN	ITEM	APPLICATION RATE	LIFT THICKNESS	PG BINDER GRADE
IDOT HMA MIC "C", 50	HMA SURFACE COURSE	168 LB/SY	1.5 INCH	PG 58-28
IL-19.0, N50	HMA BINDER COURSE	308 LB/SY (MAX)	2.75 INCH (3 LIFTS REQUIRED)	PG 58-28

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TITLE: 216 & 218 RIVERSIDE AVENUE PUD  
CROSS SECTION SHEET

DSGN.	BTD	NO.   DATE	NATURE OF REVISION
DWN.	BTD		
CHKD.	JWC		
SCALE: AS NOTED			CS200254.DWG

CLIENT: STC MORSE, LLC  
1 E. MAIN STREET  
ST. CHARLES, IL 60174

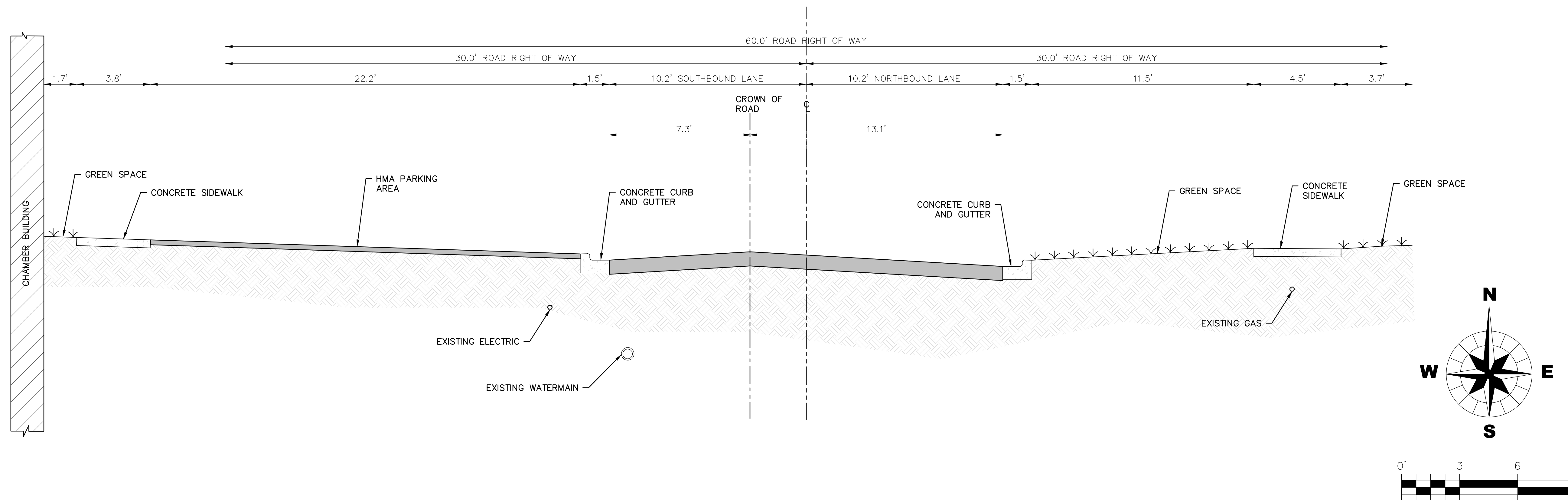
WBK ENGINEERING, LLC  
116 WEST MAIN STREET, SUITE 201  
ST. CHARLES, ILLINOIS 60174  
(630) 443-7755



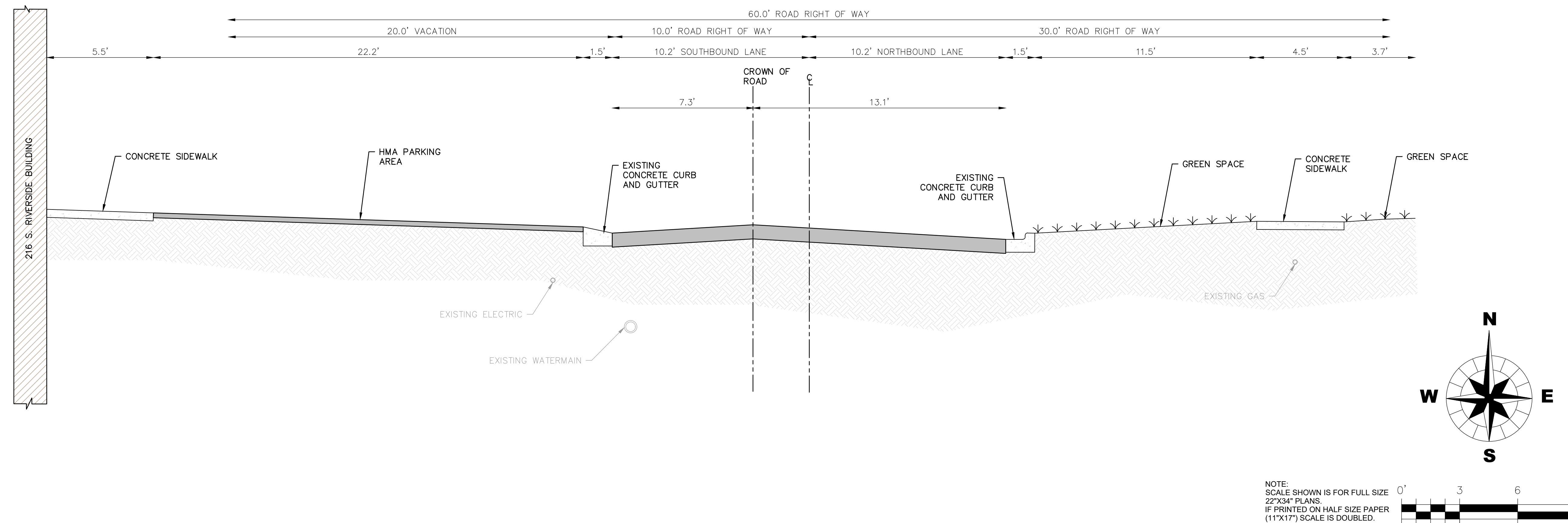
PROJECT NO. 200254  
DATE: 06/30/2022  
DRAWING NO. CS1  
SHEET: C200

UNAPPROVED FOR CONSTRUCTION

EXISTING ROAD CROSS SECTION (2ND AVENUE)



PROPOSED ROAD CROSS SECTION (2ND AVENUE)



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22"x34" PLANS  
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TITLE: **216 & 218 RIVERSIDE AVENUE PUD**  
**CROSS SECTION SHEET**

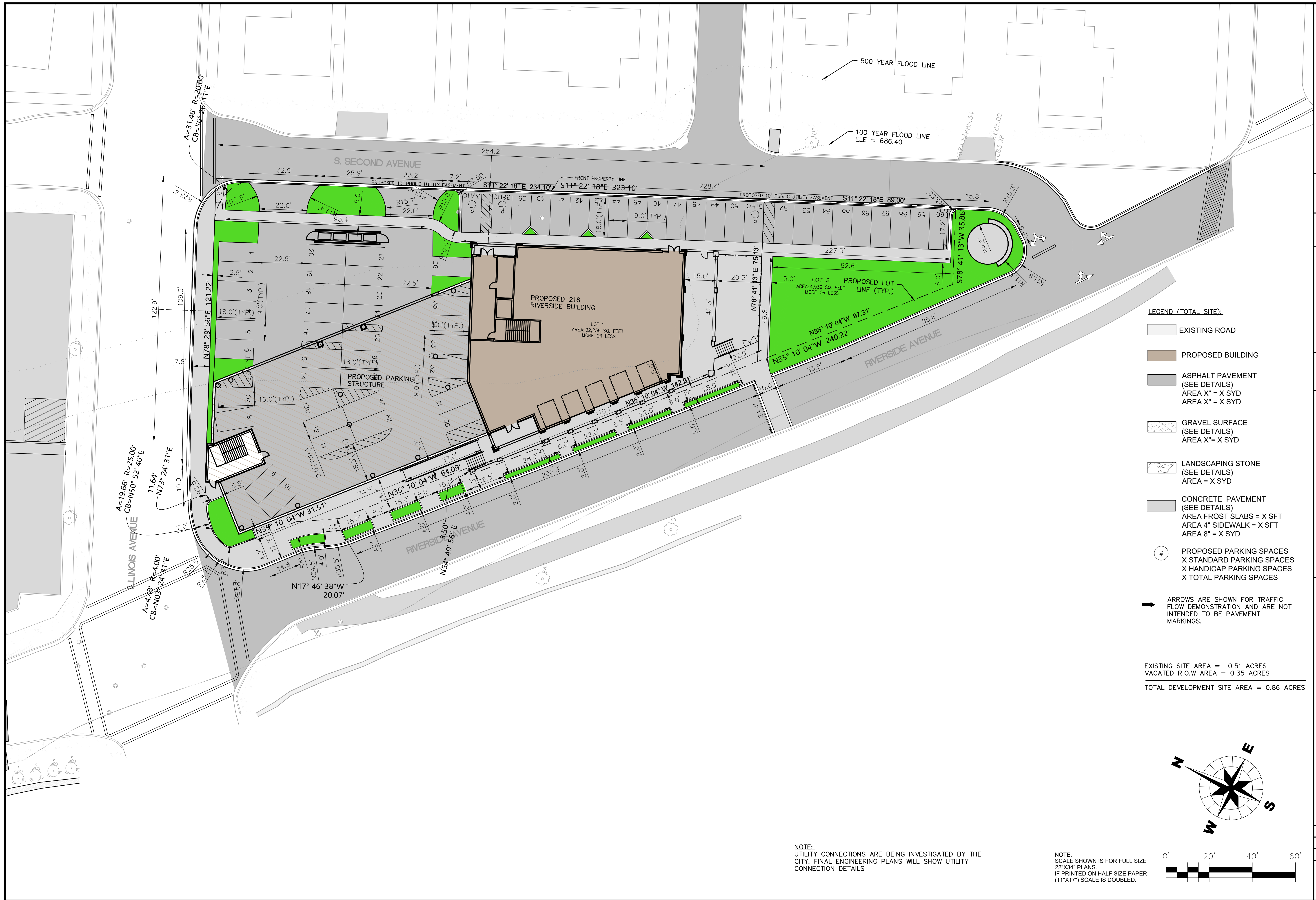
DSGN.	BTD	BTD	JWC
DWN.	CHKD.	SCALE : AS NOTED	

NO.	DATE	NATURE OF REVISION

CLIENT: **STC MORSE, LLC**  
**1 E. MAIN STREET**  
**ST. CHARLES, IL 60174**

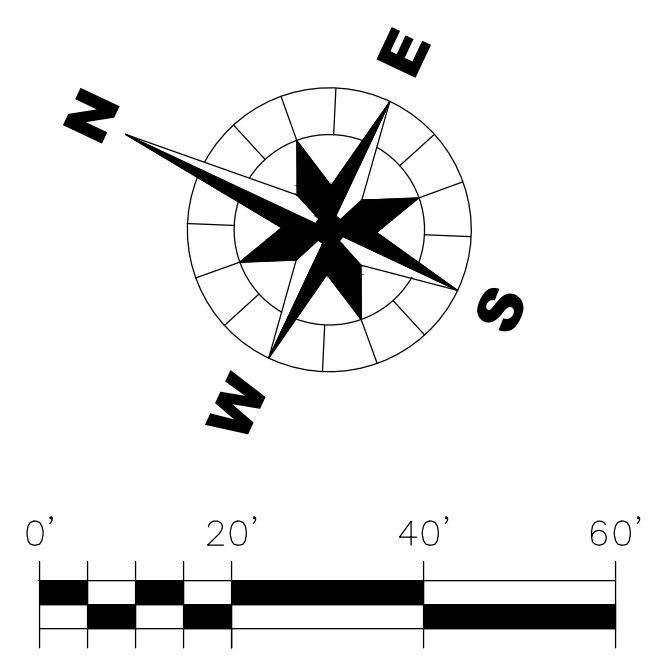
**WBK ENGINEERING**  
WBK ENGINEERING, LLC  
116 WEST MAIN STREET, SUITE 201  
ST. CHARLES, ILLINOIS 60174  
(630) 443-7755

PROJECT NO. 200254  
DATE : 06/30/2022  
DRAWING NO. **CS2**  
SHEET:  
**C201**



- LEGEND (TOTAL SITE):**
- EXISTING ROAD
  - PROPOSED BUILDING
  - ASPHALT PAVEMENT (SEE DETAILS)  
AREA X" = X SYD  
AREA X" = X SYD
  - GRAVEL SURFACE (SEE DETAILS)  
AREA X" = X SYD
  - LANDSCAPING STONE (SEE DETAILS)  
AREA = X SYD
  - CONCRETE PAVEMENT (SEE DETAILS)  
AREA FROST SLABS = X SFT  
AREA 4" SIDEWALK = X SFT  
AREA 8" = X SYD
  - PROPOSED PARKING SPACES  
X STANDARD PARKING SPACES  
X HANDICAP PARKING SPACES  
X TOTAL PARKING SPACES
  - ARROWS ARE SHOWN FOR TRAFFIC FLOW DEMONSTRATION AND ARE NOT INTENDED TO BE PAVEMENT MARKINGS.

EXISTING SITE AREA = 0.51 ACRES  
 VACATED R.O.W AREA = 0.35 ACRES  
 TOTAL DEVELOPMENT SITE AREA = 0.86 ACRES

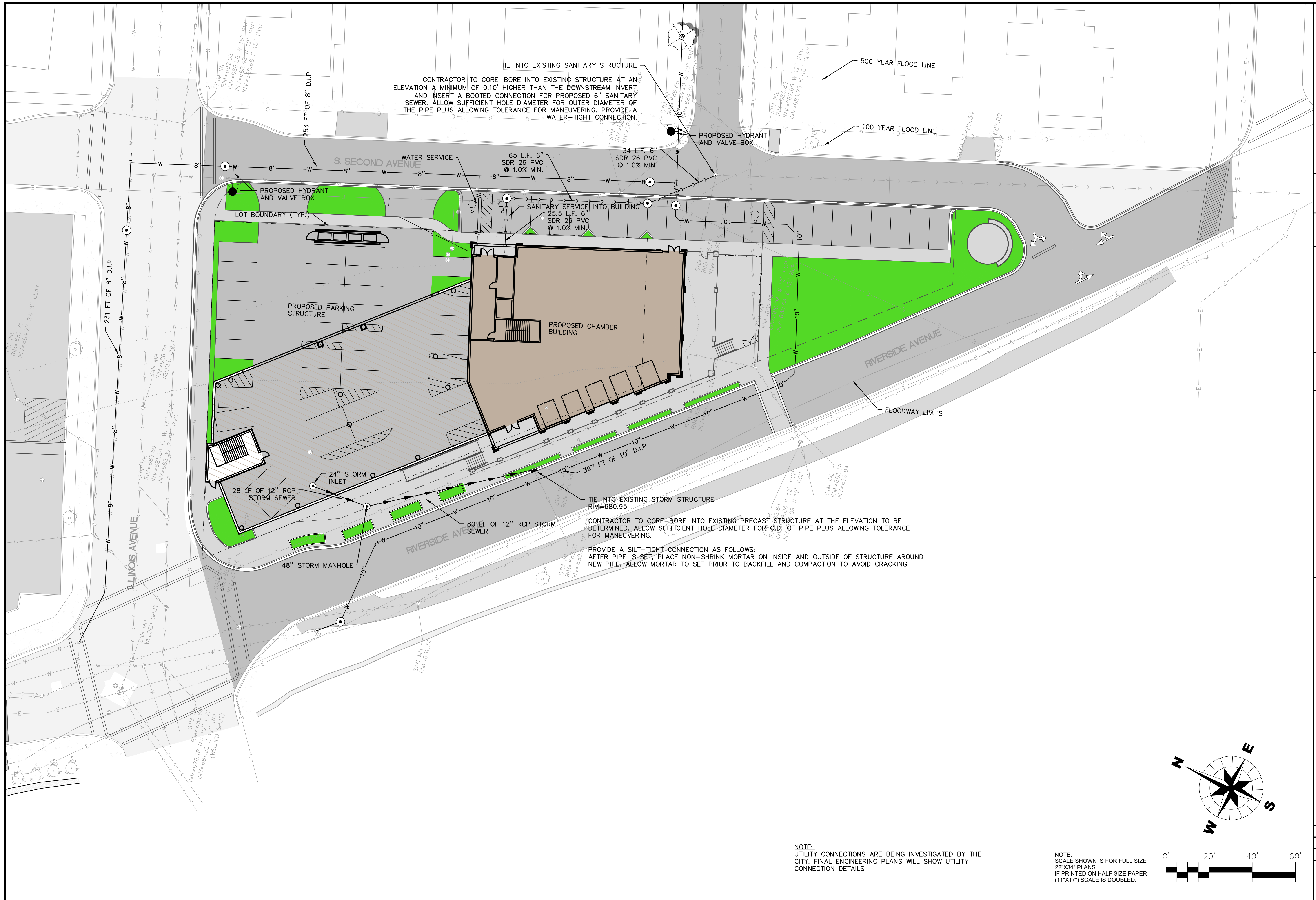


**NOTE:**  
 UTILITY CONNECTIONS ARE BEING INVESTIGATED BY THE CITY. FINAL ENGINEERING PLANS WILL SHOW UTILITY CONNECTION DETAILS

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<b>216 &amp; 218 RIVERSIDE AVENUE PUD</b>	
<b>GEOMETRIC PLAN</b>	
DSGN. _____ DWN. _____ CHKD. _____ SCALE: AS NOTED	BTD _____ BTD _____ JWC _____ SCALE: AS NOTED
NO. _____ DATE _____ NATURE OF REVISION _____	NO. _____ DATE _____ NATURE OF REVISION _____
<b>STC MORSE, LLC</b> 1 E. MAIN STREET ST. CHARLES, IL 60174 IL 60174	
<b>WBK ENGINEERING</b> 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755	
PROJECT NO. 200254 DATE : 06/30/2022 DRAWING NO. <b>GM</b> SHEET:	
<b>C300</b>	

UNAPPROVED REVISIONS



TIE INTO EXISTING SANITARY STRUCTURE  
 CONTRACTOR TO CORE-BORE INTO EXISTING STRUCTURE AT AN ELEVATION A MINIMUM OF 0.10' HIGHER THAN THE DOWNSTREAM-INVERT AND INSERT A BOOTED CONNECTION FOR PROPOSED 6" SANITARY SEWER. ALLOW SUFFICIENT HOLE DIAMETER FOR OUTER DIAMETER OF THE PIPE PLUS ALLOWING TOLERANCE FOR MANEUVERING. PROVIDE A WATER-TIGHT CONNECTION.

PROPOSED HYDRANT AND VALVE BOX

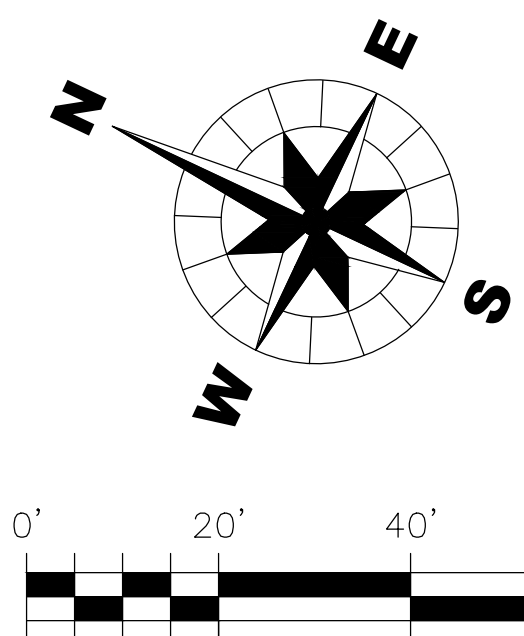
SANITARY SERVICE INTO BUILDING  
 25.5 L.F. 6" SDR 26 PVC @ 1.0% MIN.

TIE INTO EXISTING STORM STRUCTURE  
 RIM=680.95

CONTRACTOR TO CORE-BORE INTO EXISTING PRECAST STRUCTURE AT THE ELEVATION TO BE DETERMINED. ALLOW SUFFICIENT HOLE DIAMETER FOR O.D. OF PIPE PLUS ALLOWING TOLERANCE FOR MANEUVERING.  
 PROVIDE A SILT-TIGHT CONNECTION AS FOLLOWS:  
 AFTER PIPE IS SET, PLACE NON-SHRINK MORTAR ON INSIDE AND OUTSIDE OF STRUCTURE AROUND NEW PIPE. ALLOW MORTAR TO SET PRIOR TO BACKFILL AND COMPACTION TO AVOID CRACKING.

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<b>CLIENT:</b> <b>STC MORSE, LLC</b> <b>1 E. MAIN STREET</b> <b>ST. CHARLES, IL 60174</b> <b>IL 60174</b>	
<b>PROJECT NO. 200254</b> <b>DATE : 06/30/2022</b> <b>DRAWING NO. UT</b> <b>SHEET:</b>	
<b>WBK ENGINEERING</b> 116 WEST MAIN STREET, SUITE 201 ST. CHARLES, ILLINOIS 60174 (630) 443-7755	
<b>UTILITY PLAN</b>	
<b>TITLE: 216 &amp; 218 RIVERSIDE AVENUE PUD</b>	
DSGN.	NO.   DATE
DWN.	NATURE OF REVISION
CHD.	SCALE : AS NOTED
JWC	UT200254_CHAMBER.DWG
BTD	BTD



**LEGEND:**

- TOC = TOP OF CURB
- RIM = STRUCTURE RIM
- ME = MATCH EXISTING
- TOW = TOP OF WALL
- BOW = BOTTOM OF WALL
- +999.99 SPOT GRADE

NOTE:  
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TITLE: **216 & 218 RIVERSIDE AVENUE PUD GRADING AND DRAINAGE PLAN**

DSGN.	BTD	BTD	JWC
DWN.	CHKD.	AS NOTED	SCALE :
NO.	DATE	NATURE OF REVISION	GR200254-CHAMBER.DWG

CLIENT: **STC MORSE, LLC  
1 E. MAIN STREET  
ST. CHARLES, IL 60174  
IL 60174**

**WBK ENGINEERING, LLC**  
68 EAST MICHIGAN AVENUE  
BATTLE CREEK, MICHIGAN 49017  
P: (269) 224-3182

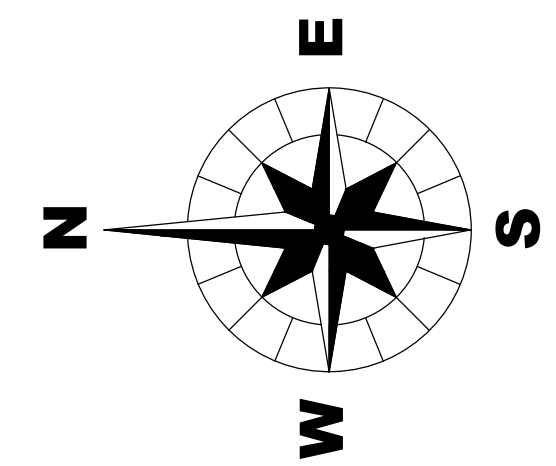
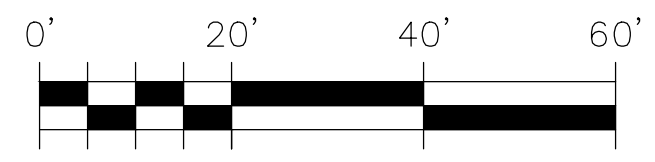


PROJECT NO. 200254  
DATE : 06/30/2022  
DRAWING NO. **GR**  
SHEET: **C500**





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 22"x34" PLANS.  
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PROJECT NO. 200254 DATE : 06/30/2022 DRAWING NO. LP SHEET: <b>C600</b>		<b>WBK ENGINEERING</b> 68 EAST MICHIGAN AVENUE BATTLE CREEK, MICHIGAN 49017 P: (269) 224-3182		CLIENT: <b>STC MORSE, LLC</b> <b>1 E. MAIN STREET</b> <b>ST. CHARLES, IL 60174</b> <b>IL 60174</b>		TITLE: <b>216 &amp; 218 RIVERSIDE AVENUE PUD</b> <b>PLANTING PLAN</b>	
NO.	DATE	NATURE OF REVISION	DSGN.	BTD	DWN.	BTD	CHKD.
							JWC
			SCALE : AS NOTED		LP200254.DWG		

CONTROL MEASURE GROUP	CONTROL MEASURE	APPL.	KEY	CONTROL MEASURE CHARACTERISTICS	TEMP.	PERMIT.
VEGETATIVE SOIL COVER	TEMPORARY SEEDING		(TS)	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.		
	PERMANENT SEEDING	X	(PS)	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION. FILTERS SEDIMENT FROM WATER. MAY BE PART OF FINAL LANDSCAPE PLAN.		X
	DORMANT SEEDING		(DS)	SAME AS PERMANENT SEEDING EXCEPT IS DONE DURING DORMANT SEASON. HIGHER RATES OF SEED APPLICATION ARE REQUIRED.		
	SODDING		(SO)	QUICK PERMANENT COVER TO CONTROL EROSION. QUICK WAY TO ESTABLISH VEGETATION FILTER STRIP. CAN BE USED ON STEEP SLOPES OR IN DRAINAGEWAYS WHERE SEEDING MAY BE DIFFICULT.		
	PLANTS, TREES, & SHRUBS	X	(GC)	PROVIDES GROUND COVER, SHRUBS AND TREES IN ADDITION TO PERMANENT VEGETATION. MAY BE USED AS PART OF A FINAL LANDSCAPE PLAN ALONG WITH SHRUBS AND TREES.		X
NON VEGETATIVE SOIL COVER	MULCHING		(M)	ADDED INSURANCE OF A SUCCESSFUL TEMPORARY OR PERMANENT SEEDING. CONTROLS UNWANTED VEGETATION AND PRESERVES MOISTURE. PROVIDES COVER WHERE VEGETATION CANNOT BE ESTABLISHED.		
	EROSION CONTROL BLANKET		(EB)	PROTECTS AND PRESERVES MOISTURE FOR PERMANENT SEEDING ON STEEP SLOPES, AREAS OF PERIODIC CONCENTRATED RUNOFF (DITCHES) OR IN AREAS THAT MAY BE DAMAGED BY PEDESTRIAN TRAFFIC.		
	AGGREGATE COVER		(AG)	PROVIDES SOIL COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.		
	PAVING	X	(P)	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.		X
DIVERSIONS	RIDGE DIVERSION		(RD)	TYPICALLY USED ABOVE SLOPES. USED WHERE AN EXCESS OF SOIL IS AVAILABLE.		
	CHANNEL DIVERSION		(CD)	TYPICALLY USED AT TOP OR BASE OF SLOPES. USED WHEN EXCESS SOIL IS NOT AVAILABLE.		
	COMBINATION DIVERSION		(DC)	TYPICALLY USED ANYWHERE ON A SLOPE. SOIL TAKEN OUT OF CHANNEL IS USED TO BUILD THE RIDGE.		
	CURB AND GUTTER	X	(CG)	SPECIAL CASE OF DIVERSION USED IN CONJUNCTION WITH A STREET TO DIVERT WATER FROM AN AREA NEEDING PROTECTION.		X
	BENCHES	X	(B)	SPECIAL CASE OF DIVERSION CONSTRUCTED WHEN WORKING ON CUT SLOPES TO SHORTEN LENGTH OF SLOPE AND ADD SLOPE STABILITY.		X
WATERWAYS	BARE CHANNEL		(BC)	PROVIDES MEANS OF CONVEYING RUNOFF TO DESIRED LOCATION. MAY BE USED TO DRAIN DEPRESSIONAL AREAS. ONLY APPLICABLE WHEN VELOCITY OF FLOW IS VERY LOW.		
	STRUCTURAL STREAMBANK STABILIZATION		(SSS)	PROTECTS STREAMBANKS FROM EROSION FORCE OF FLOWING WATER.		
	VEGETATIVE CHANNEL		(VC)	PROVIDED ADDED STABILITY TO CHANNEL. USED WHEN VELOCITY OF FLOW IS NOT EXTREMELY FAST.		
	VEGETATIVE STREAMBANK STABILIZATION		(VS)	PROTECTS STREAMBANKS FROM EROSION FORCE OF FLOWING WATER AND PROVIDES NATURAL, PLEASING APPEARANCE.		
	LINED CHANNEL		(LC)	USED WHEN VEGETATION WILL NOT PROTECT THE CHANNEL AGAINST HIGH VELOCITIES OF FLOW OR WHERE VEGETATION CANNOT BE ESTABLISHED.		
	DITCH CHECKS		(SDC)	USED IN DITCHES TO RETARD THE VELOCITY OF WATER IN A DITCH TO MINIMIZE SOIL EROSION PRIOR TO THE DITCH BEING VEGETATED.		
ENCLOSED DRAINAGE	STORM SEWER		(ST)	CAN BE USED TO CONVEY SEDIMENT LADEN WATER TO SEDIMENT BASIN OR IN CONJUNCTION WITH A WATERWAY.		
	UNDERDRAIN		(UD)	USED TO LOWER WATER TABLE AND INTERCEPT GROUNDWATER FOR BETTER VEGETATION GROWTH AND SLOPE STABILITY. USED TO CARRY BASE FLOW IN WATERWAYS AND TO DEWATER SEDIMENT BASINS.		
SPILLWAYS	STRAIGHT PIPE SPILLWAY		(SS)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND SMALL FLOWS OF WATER.		
	DROP INLET SPILLWAY		(DIS)	SAME AS PIPE SPILLWAY EXCEPT LARGER FLOWS AND LARGE VERTICAL DROPS CAN BE ACCOMMODATED.		
	WEIR SPILLWAY		(W)	USED FOR RELATIVELY SMALL VERTICAL DROPS AND FLOWS MUCH GREATER THAN PIPE STRUCTURES.		
	BOX INLET WEIR SPILLWAY		(BS)	SAME AS WEIR SPILLWAY EXCEPT LARGER FLOWS CAN BE ACCOMMODATED BECAUSE OF LOWER WEIR LENGTH.		
OUTLETS	LINED APRON		(LA)	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURES.		
SEDIMENT BASINS	EMBANKMENT SEDIMENT BASIN		(ES)	USED WHERE TOPOGRAPHY LENDS ITSELF TO CONSTRUCTING A DAM AND EARTH FILL IS AVAILABLE.		
	EXCAVATED SEDIMENT BASIN		(XS)	USED WHERE EMBANKMENT COULD CAUSE A HAZARD DOWNSTREAM IN CASE OF FAILURE AND WHEN EXCESS EARTH FILL IS NOT AVAILABLE.		
	COMBINATION SEDIMENT BASIN		(CS)	USED WHEN TOPOGRAPHY IS SUITABLE BUT ADDITIONAL CAPACITY IS NEEDED.		
SEDIMENT FILTERS	BARRIER FILTER		(BF)	USED TO FILTER SEDIMENT FROM RUNOFF.		
	VEGETATIVE FILTER		(VF)	USED ALONG DRAINAGEWAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF. SIZE MUST BE INCREASED IN PROPORTION TO DRAINAGE AREA.		
	FILTER FABRIC	X	(FF)	USED FOR ROADWAY MANHOLES, CATCH BASINS & INLETS.	X	
	SILT FENCE		(SF)	USED ALONG DRAINAGE WAYS OR PROPERTY LINES TO FILTER SEDIMENT FROM RUNOFF.		
MUD AND DUST CONTROL	STABILIZED CONST. ENTRANCE		(SE)	PREVENTS MUD FROM BEING PICKED UP AND CARRIED OFF-SITE.		
	DUST AND TRAFFIC CONTROL		(DT)	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.		

**PRE-CONSTRUCTION**

INSTALL SOIL EROSION AND SEDIMENT CONTROL MEASURES WITHIN THE CONSTRUCTION AND STAGING AREA.

**STAGE 1**

1. INSTALL FILTER FABRICS ALONG SITE.
2. INSTALL INLET PROTECTION-FABRIC DROP AT INFLOW STRUCTURES.
3. GRADE SITE AND PROCEED WITH PAVING AND BUILDING ACTIVITIES
4. ESTABLISH ACCEPTABLE GROUND COVER WITH PERMANENT SEEDING.

**CONSTRUCTION STAGING NOTES:**

THE CONTRACTOR WILL NOT BE ALLOWED TO CLEAR MORE THEN ONE STAGE AT A TIME. SOIL STABILIZATION (TEMPORARY OR PERMANENT) MUST BE COMPLETED WITHIN 48 HOURS OF OPENING THE SOIL TO THE ELEMENTS. PERMANENT SOIL STABILIZATION WILL BE INSTALLED PRIOR TO STARTING THE NEXT STAGE OF CONSTRUCTION.

WINTER SHUT DOWN SHALL BE ADDRESSED EARLY IN THE FALL GROWING SEASON SO THAT SLOPES AND OTHER BARE AREAS MAY BE STABILIZED WITH TEMPORARY AND/OR PERMANENT VEGETATIVE COVER TO PROVIDE PROPER SOIL EROSION AND SEDIMENT CONTROL. ALL OPEN AREAS THAT ARE TO REMAIN IDLE THROUGHOUT THE WINTER SHALL RECEIVE TEMPORARY EROSION CONTROL MEASURES INCLUDING TEMPORARY SEEDING, MULCHING AND/OR EROSION CONTROL BLANKET AND/OR SODDING PRIOR TO THE END OF THE FALL GROWING SEASON. THE AREAS TO BE WORKED BEYOND THE END OF THE GROWING SEASON MUST INCORPORATE SOIL STABILIZATION MEASURES THAT DO NOT RELY ON VEGETATIVE COVER SUCH AS EROSION CONTROL BLANKET, HEAVY MULCH, OR HYDRO MULCH.

**CONTRACTOR CERTIFICATION**

"I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION"

**GENERAL CONTRACTOR**

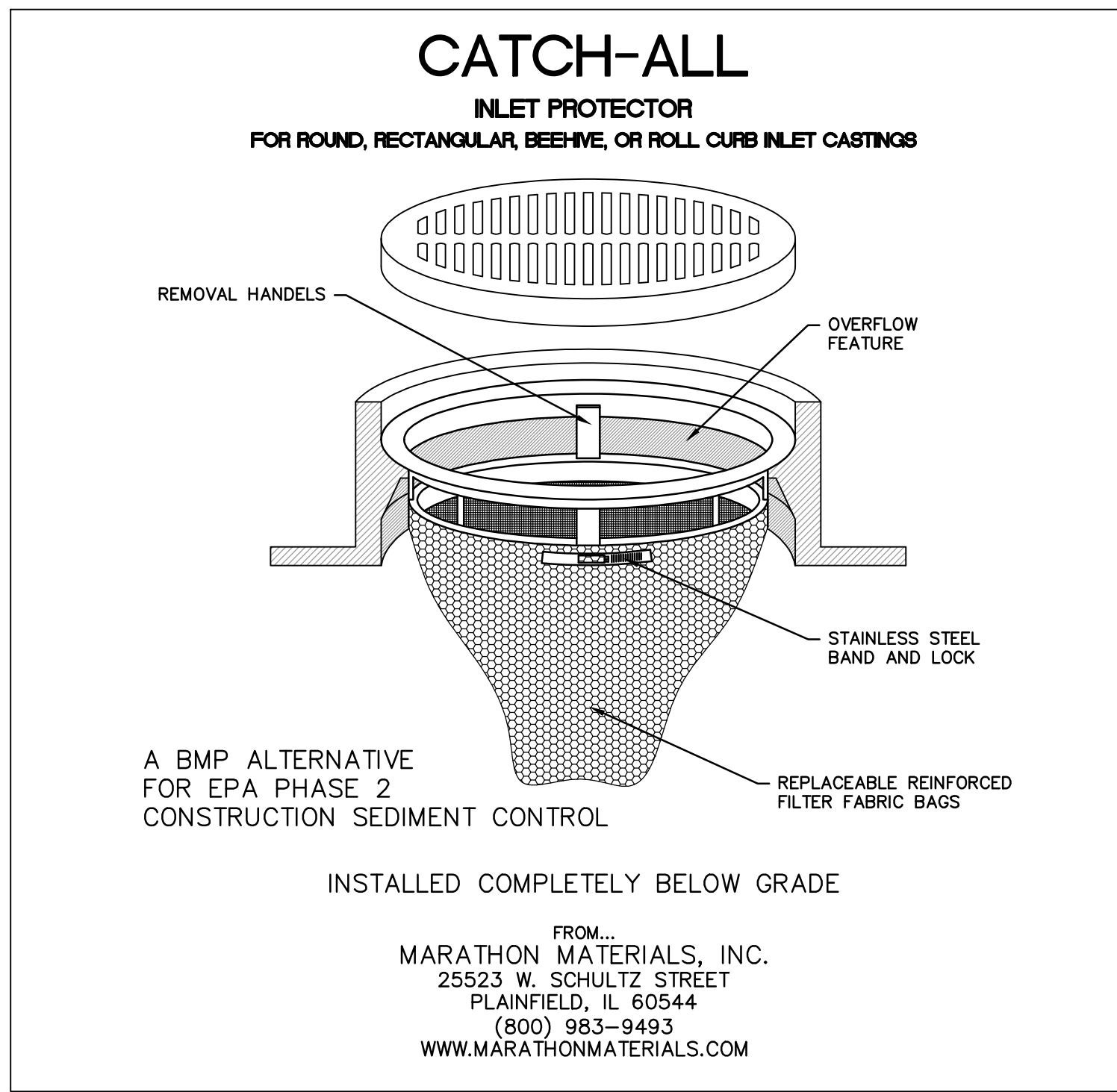
SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ COMPANY \_\_\_\_\_

**SUB-CONTRACTOR RESPONSIBLE FOR:**

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ COMPANY \_\_\_\_\_

**WITNESSED BY OWNER**

SIGNATURE \_\_\_\_\_ TITLE \_\_\_\_\_ DATE \_\_\_\_\_  
 \_\_\_\_\_ COMPANY \_\_\_\_\_



**INSPECTION AND MAINTENANCE TABLE**

ACTIVITY	RESPONSIBLE PARTY	DURATION
MAINTENANCE OF STABILIZATION DURING CONSTRUCTION		DURING CONSTRUCTION AS NEEDED
OBSERVATION OF STABILIZATION DURING CONSTRUCTION		WEEKLY AND W/IN 24 HRS AFTER RAINFALL EVENT OF 0.5" OR GREATER
VEGETATION MAINTENANCE		1 YEAR FROM COMPLETION
VEGETATION AND STABILIZATION MAINTENANCE		ONGOING FROM PROJECT COMPLETION

**SOIL PROTECTION SCHEDULE**

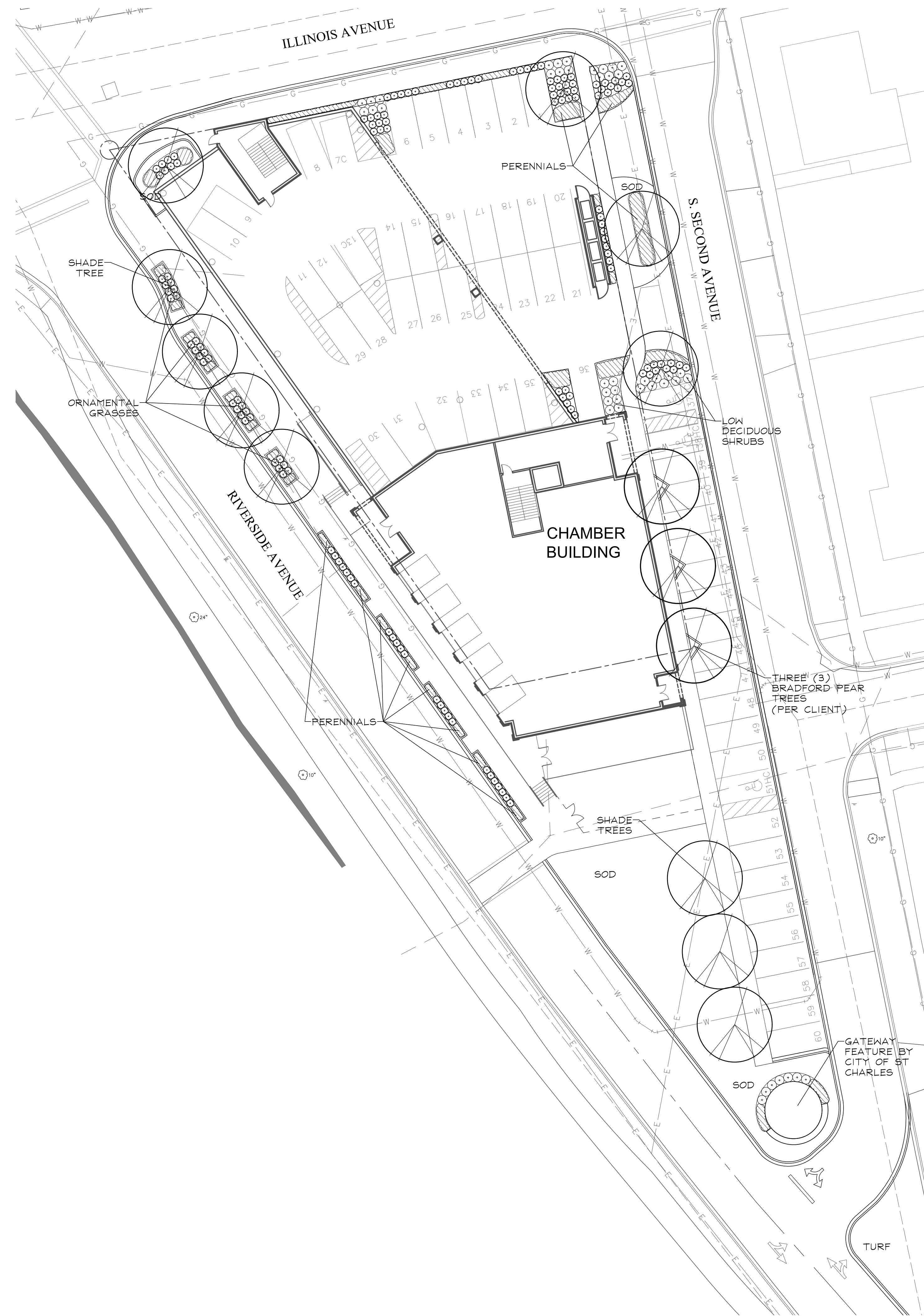
STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.
PERMANENT SEEDING			+A					
DORMANT SEEDING	B							
TEMPORARY SEEDING			+C			D		
SODDING			+E**					
MULCHING	F							

- A. KENTUCKY BLUEGRASS 90 LBS./ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS./ACRE. C. SPRING OATS 100 LBS./ACRE
- B. KENTUCKY BLUEGRASS 135 LBS./ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS./ACRE + 2 TONS STRAW MULCH/ACRE. D. WHEAT OR CEREAL RYE 150 LBS./ACRE.
- E. SOD F. STRAW MULCH 2 TONS/ACRE.
- \* IRRIGATION NEEDED DURING JUNE AND JULY.  
 \*\* IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

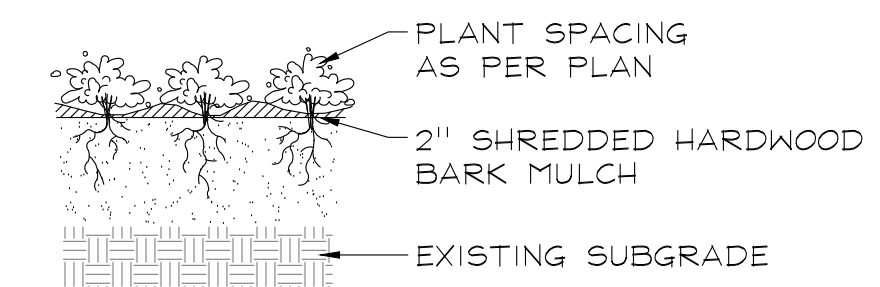
TITLE: **216 & 218 RIVERSIDE AVENUE PUD**  
**STORMWATER POLLUTION PREVENTION PLAN**  
 CLIENT: **STC MORSE, LLC**  
**1 E. MAIN STREET**  
**ST. CHARLES, IL 60174**  
**WBK ENGINEERING, LLC**  
 116 WEST MAIN STREET, SUITE 201  
 ST. CHARLES, ILLINOIS 60174  
 (630) 443-7755  
**WBK ENGINEERING**  
 PROJECT NO. 200254  
 DATE : 06/30/2022  
 DRAWING NO. SWPP  
 SHEET:  
**C700**

# REPRESENTATIVE PLANT LIST

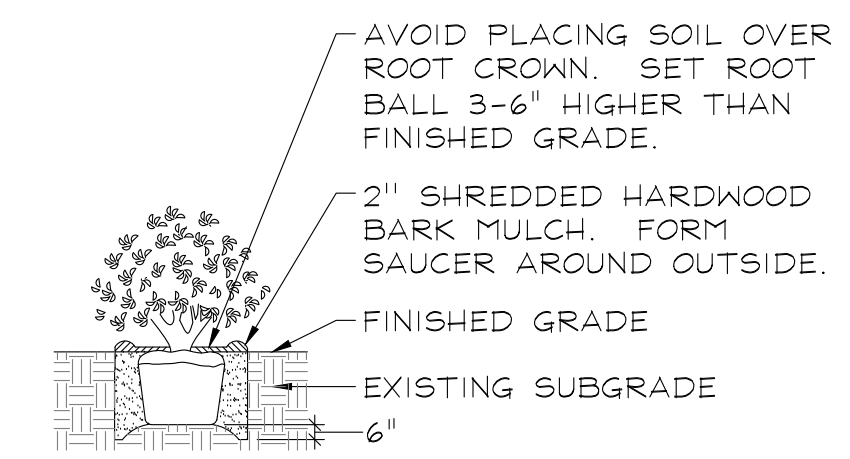
Key	Botanical/Common Name	Size	Remarks
<b>SHADE TREES</b>			
	Acer x freemanii AUTUMN BLAZE MAPLE	3" Cal.	
	Acer miyabei 'Morton' STATE STREET MAPLE	3" Cal.	
	Celtis occidentalis COMMON HACKBERRY	3" Cal.	
	Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	3" Cal.	
	Quercus bicolor SWAMP WHITE OAK	3" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	3" Cal.	
	Ulmus carpinifolia 'Regal' REGAL SMOOTHLEAF ELM	3" Cal.	
<b>ORNAMENTAL TREES</b>			
	Amelanchier grandiflora APPLE SERVICEBERRY	8' Tall	Multi-Stem
	Betula nigra RIVER BIRCH	8' Tall	Multi-Stem
	Cornus mas CORNELIANCHERRY DOGWOOD	8' Tall	Multi-Stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	8' Tall	Multi-Stem
<b>DECIDUOUS SHRUBS</b>			
	Cornus sericea 'Bailey' BAILEY'S REDTIG DOGWOOD	5 Gal./36" Tall	5' O.C.
	Cotoneaster acutifolia PEKING COTONEASTER	5 Gal./36" Tall	4' O.C.
	Spiraea betulifolia 'Tor' BIRCHLEAF SPIREA	5 Gal./24" Tall	3' O.C.
	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	5 Gal./24" Tall	4' O.C.
<b>EVERGREEN SHRUBS</b>			
	Juniperus chinensis 'Kallays Compact' KALLAY COMPACT PFITZER JUNIPER	5 Gal./24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	5 Gal./24" Wide	4' O.C.
<b>PERENNIALS AND ORNAMENTAL GRASSES</b>			
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Miscanthus sinensis 'Gracillimus' MAIDEN GRASS	#3	36" O.C.
	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#2	24" O.C.
	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	#1	18" O.C.
	Salvia nemorosa 'East Friesland' EAST FRIESLAND SALVIA	#1	18" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	18" O.C.
<b>GROUNDCOVERS</b>			
	Euonymus fortunei var. 'Coloratus' PURPLELEAF WINTERCREEPER	#SP4	12" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.



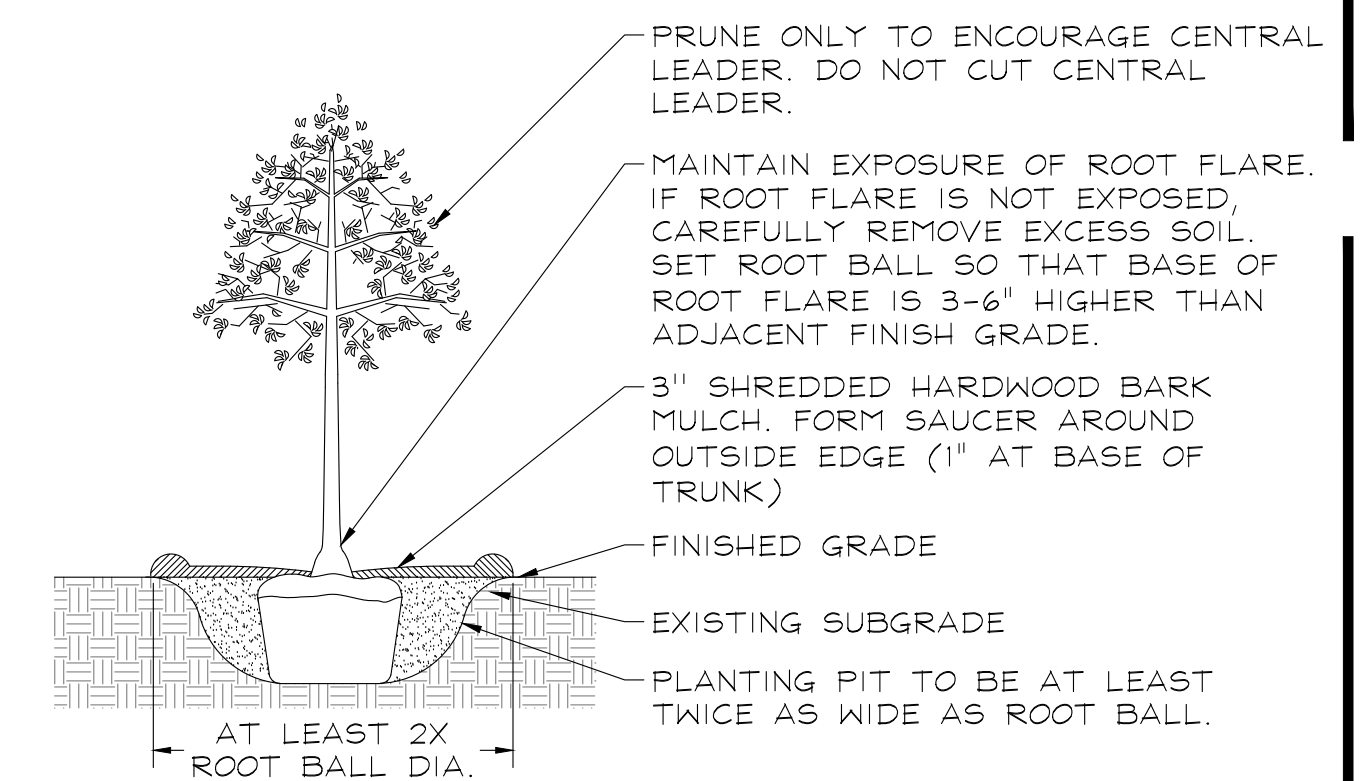
# PLANTING DETAILS



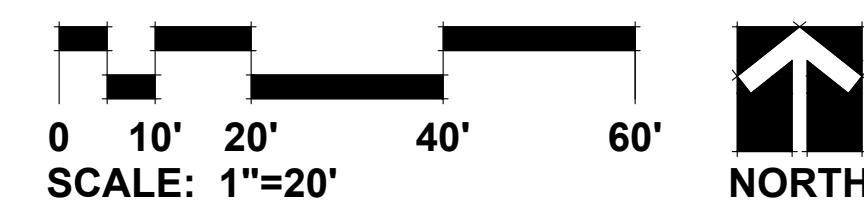
## PERENNIALS AND GROUNDCOVERS NOT TO SCALE



## DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



## DECIDUOUS TREES NOT TO SCALE



GARY R. WEBER ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 WEST LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

CLIENT: FRONTIER DEVELOPMENT  
1 E MAIN STREET  
ST CHARLES, IL 60174

ENGINEER: WBK engineering  
116 WEST MAIN STREET  
SUITE 201  
ST. CHARLES, ILLINOIS 60174

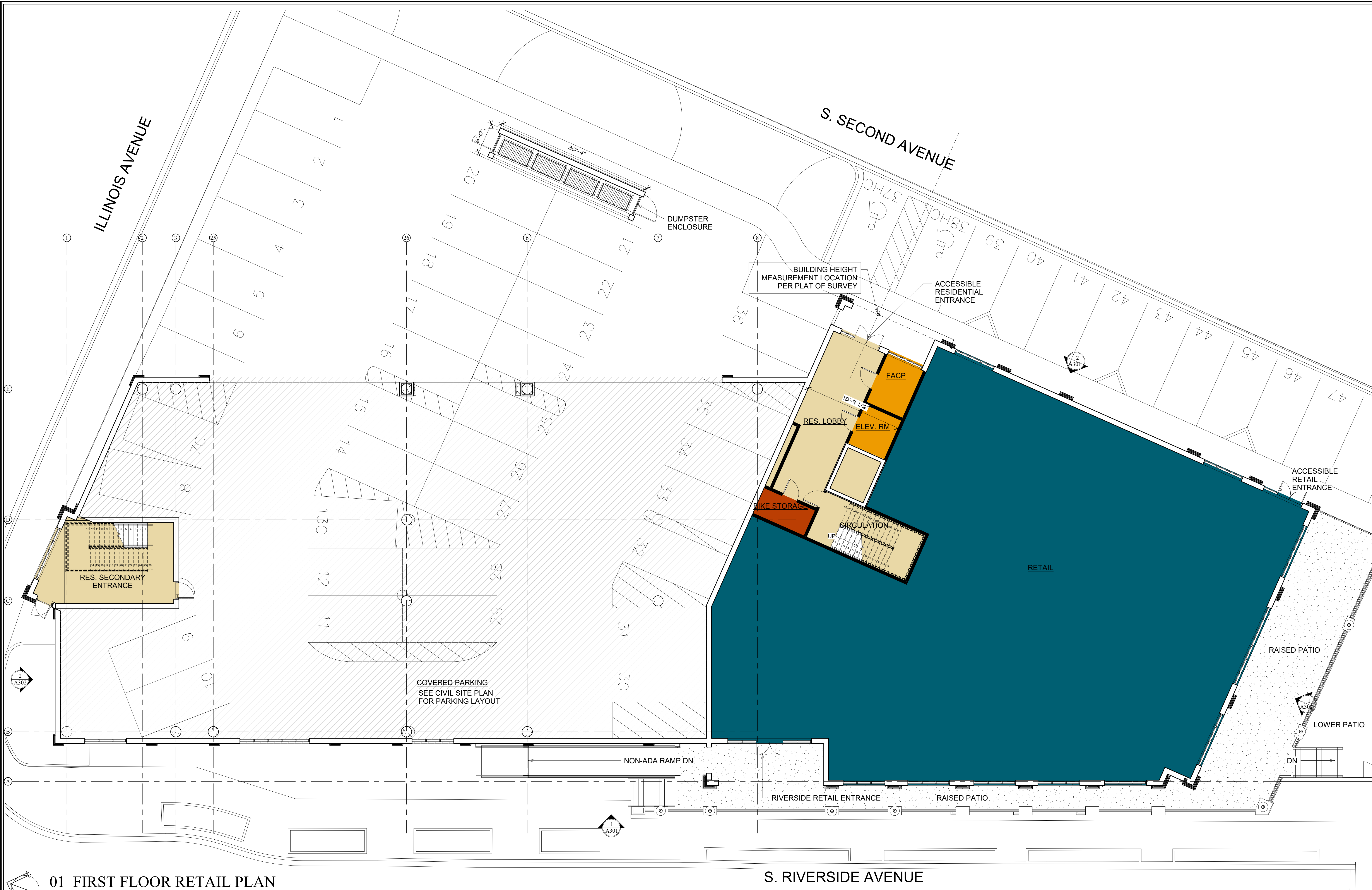
# RIVER EAST LOFTS ST. CHARLES, ILLINOIS PRELIMINARY LANDSCAPE PLAN

NO.	DATE	REVISIONS
2	06.21.2022	
1	04.13.2022	

DATE: 3.22.2022  
PROJECT NO.: WBK2201  
DRAWN: CLE  
CHECKED: REO  
SHEET NO.

L100





01 FIRST FLOOR RETAIL PLAN  
SCALE: 1/8" = 1'-0"

NOTE: SEE CIVIL DRAWINGS  
FOR SITE PLAN DETAILS

**1ST FLOOR AREAS**  
 GROSS AREA: 7,798 S.F.  
 NET RETAIL AREA: 6,422 S.F.  
 NET RESIDENTIAL AREA: 1,376 S.F.  
 COVERED PARKING: 8,473 S.F.



1 02 2ND FLOOR  
SCALE: 1/8" = 1'-0"

**2ND FLOOR AREAS (14 UNITS)**  
GROSS AREA: 16,054 S.F.  
NET RES. UNITS: 13,743 S.F.  
COMMON AREA: 2,247 S.F.  
UTILITY AREA: 64 S.F.



**03 3RD FLOOR**  
SCALE: 1/8" = 1'-0"  
NORTH

**3RD FLOOR AREAS (14 UNITS)**  
GROSS AREA: 16,055 S.F.  
NET RES. UNITS: 13,745 S.F.  
COMMON AREA: 2,246 S.F.  
UTILITY AREA: 64 S.F.



**04 4TH FLOOR**  
SCALE: 1/8" = 1'-0"  
NORTH

**4TH FLOOR AREAS (14 UNITS)**  
GROSS AREA: 15,014 S.F.  
NET RES. UNITS: 13,049 S.F.  
COMMON AREA: 1,901 S.F.  
UTILITY AREA: 64 S.F.



1 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/8" = 1'-0"

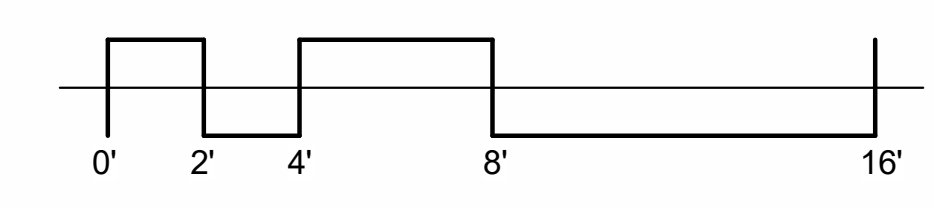




1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"





RENDERED 3D VIEW LOOKING NORTHEAST:

PROJECT:  
21021

RIVER EAST LOFTS  
NEW CONSTRUCTION  
216-218 SOUTH RIVERSIDE AVENUE  
ST. CHARLES, ILLINOIS 60174

**BÂTIR**  
DESIGN • BUILD • SUSTAINABLE SOLUTIONS  
BÂTIR ARCHITECTURE, LTD.  
1121 E. MAIN ST. SUITE 220, ST. CHARLES, IL 60174  
PHONE: 630-433-5109 • FAX: 630-513-9919  
WWW.BATIRARCH.COM

3D VIEW

ISSUED:  
06-22-2022  
PUD APP SUBMITTAL

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BATIR ARCHITECTURE, LTD.

SCALE  
UNLESS NOTED OTHERWISE

A303



RENDERED 3D VIEW LOOKING SOUTHEAST:

PROJECT:  
21021

RIVER EAST LOFTS  
NEW CONSTRUCTION  
216-218 SOUTH RIVERSIDE AVENUE  
ST. CHARLES, ILLINOIS 60174

**BÂTIR**  
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PHONE: 630-513-5109 • FAX: 630-513-5919  
WWW.BATIRARCH.COM

3D VIEW

ISSUED:  
06-22-2022  
PUD APP SUBMITTAL

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SCALE  
UNLESS NOTED OTHERWISE

A304



RENDERED BIRD'S EYE VIEW LOOKING WEST:

PROJECT:  
21021

RIVER EAST LOFTS  
NEW CONSTRUCTION  
216-218 SOUTH RIVERSIDE AVENUE  
ST. CHARLES, ILLINOIS 60174

**BÂTIR**  
DESIGN • BUILD • SUSTAINABLE SOLUTIONS  
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SCALE  
UNLESS NOTED OTHERWISE

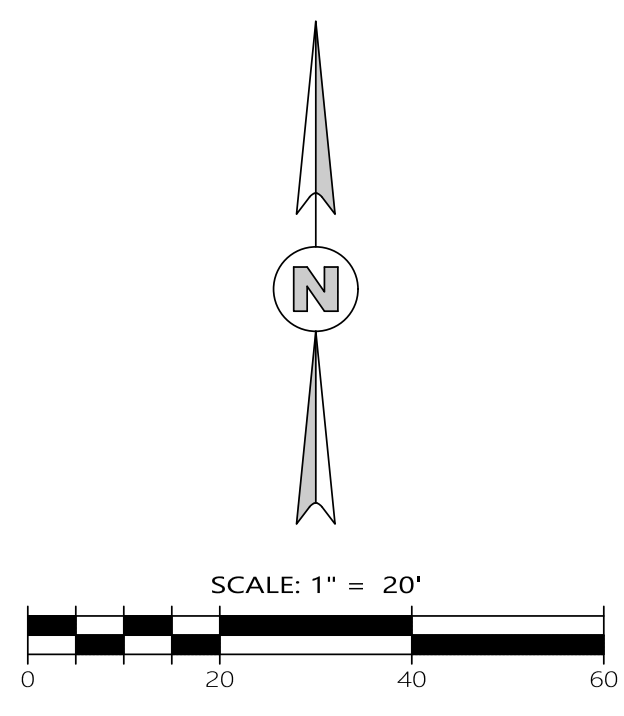
A305

OWNER: STC MORSE, LLC  
 ADDRESS: 1 E MAIN STREET  
 CITY, STATE, ZIP: ST. CHARLES, IL 60174

# PRELIMINARY PLAT OF SUBDIVISION RIVER EAST LOFTS SUBDIVISION



LOCATION MAP  
 NOT TO SCALE

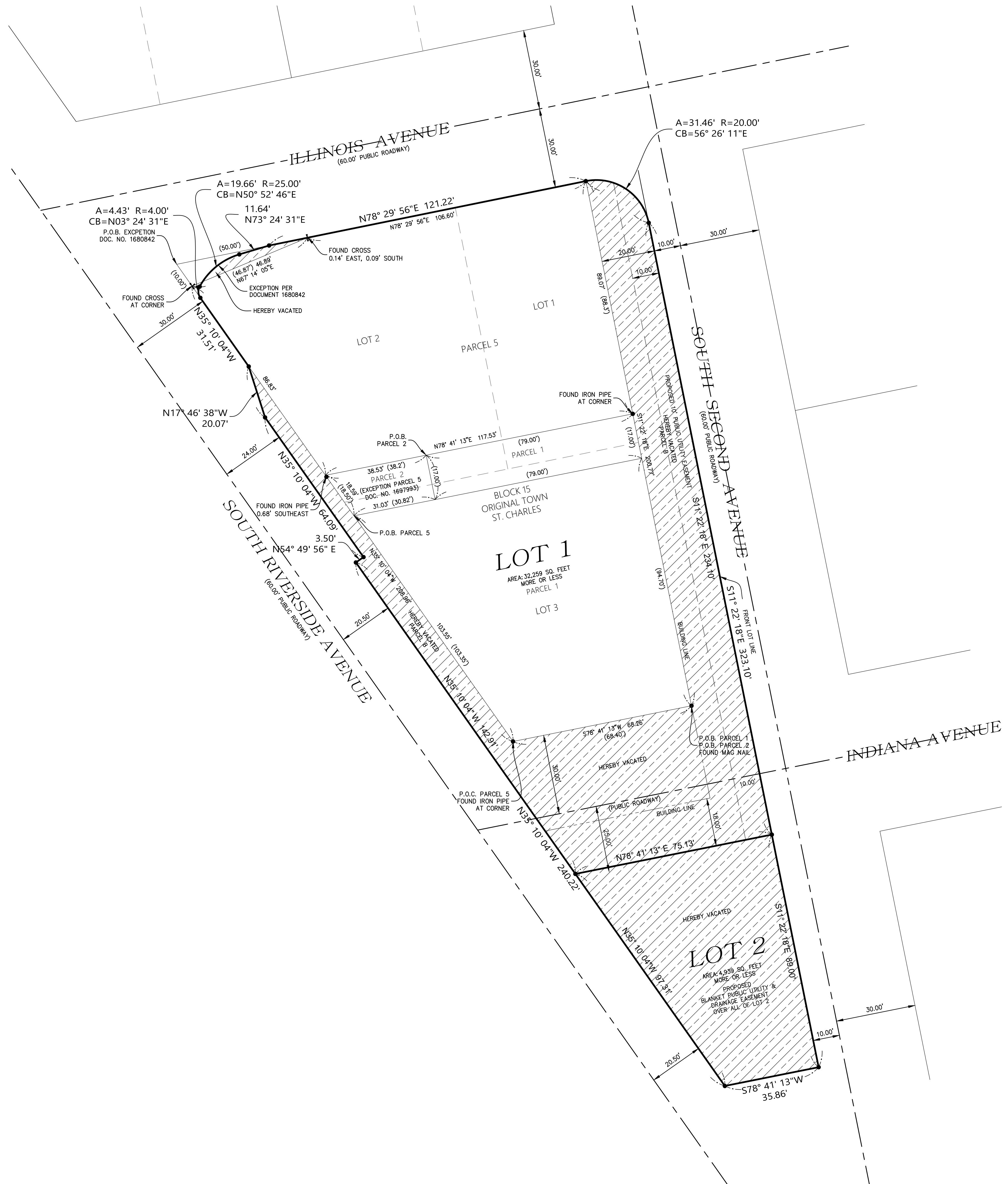


**BASIS OF BEARINGS:**  
 BEARINGS SHOWN HEREON BASED ON  
 ILLINOIS STATE PLANE COORDINATES,  
 ZONE EAST, N.A.D. 1983

**AREA SUMMARY**  
 (TO HEAVY LINES)  
 37,198 SQUARE FEET  
 OR 0.854 ACRES  
 MORE OR LESS

**LEGEND**

	PARCEL LIMITS
	SECTION LINE
	RIGHT OF WAY LINE
	EASEMENT
	BUILDING SETBACK LINE
	CENTER LINE OF RIGHT OF WAY
	ROADWAY HEREBY VACATED
	P.O.C. POINT OF COMMENCEMENT
	P.O.B. POINT OF BEGINNING



PROJECT NUMBER	DATE	DESIGNED BY	SCALE	CHECKED BY	DATE	FIELD MARK COMPLETED
210224	6/29/2022	CHUCK HANON	1" = 20'	CHUCK HANON	6/21/2022	DATE N/A

NO.	DESCRIPTION	DATE
1	FILED PUBLIC UTILITY EASEMENT	
2	FILED PUBLIC UTILITY EASEMENT	
3	FILED PUBLIC UTILITY EASEMENT	
4	FILED PUBLIC UTILITY EASEMENT	
5	FILED PUBLIC UTILITY EASEMENT	
6	FILED PUBLIC UTILITY EASEMENT	
7	FILED PUBLIC UTILITY EASEMENT	
8	FILED PUBLIC UTILITY EASEMENT	
9	FILED PUBLIC UTILITY EASEMENT	
10	FILED PUBLIC UTILITY EASEMENT	

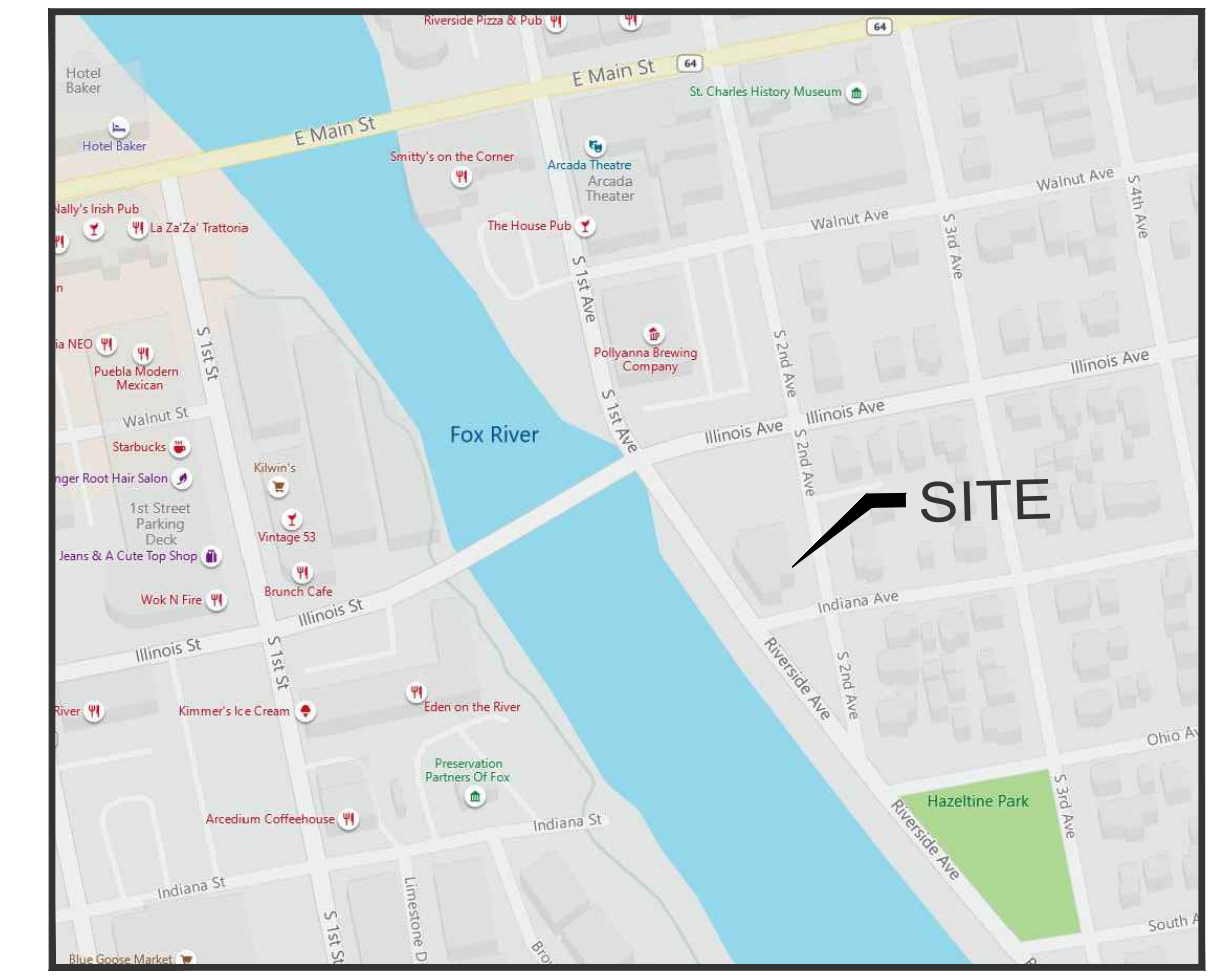
**DESIGNER:**  
**WBK ENGINEERING**  
 116 WEST MAIN STREET, SUITE 201  
 ST. CHARLES, ILLINOIS 60174  
 (630) 443-7755

**REGIONAL LAND SERVICES**  
 9512 FOWLER ROAD  
 ROCHELLE, ILLINOIS 61068  
 PHONE: (618) 559-2260

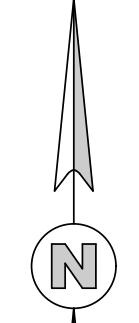
PROJECT NUMBER: 210224
DATE: 7/1/2022
SHEET: 1 OF 2
DRAWING NUMBER: PLAT

OWNER: STC MORSE, LLC  
ADDRESS: 1 E MAIN STREET  
CITY, STATE, ZIP: ST. CHARLES, IL 60174

# PRELIMINARY PLAT EXHIBIT RIVER EAST LOFTS SUBDIVISION



LOCATION MAP  
NOT TO SCALE



SCALE: 1" = 20'

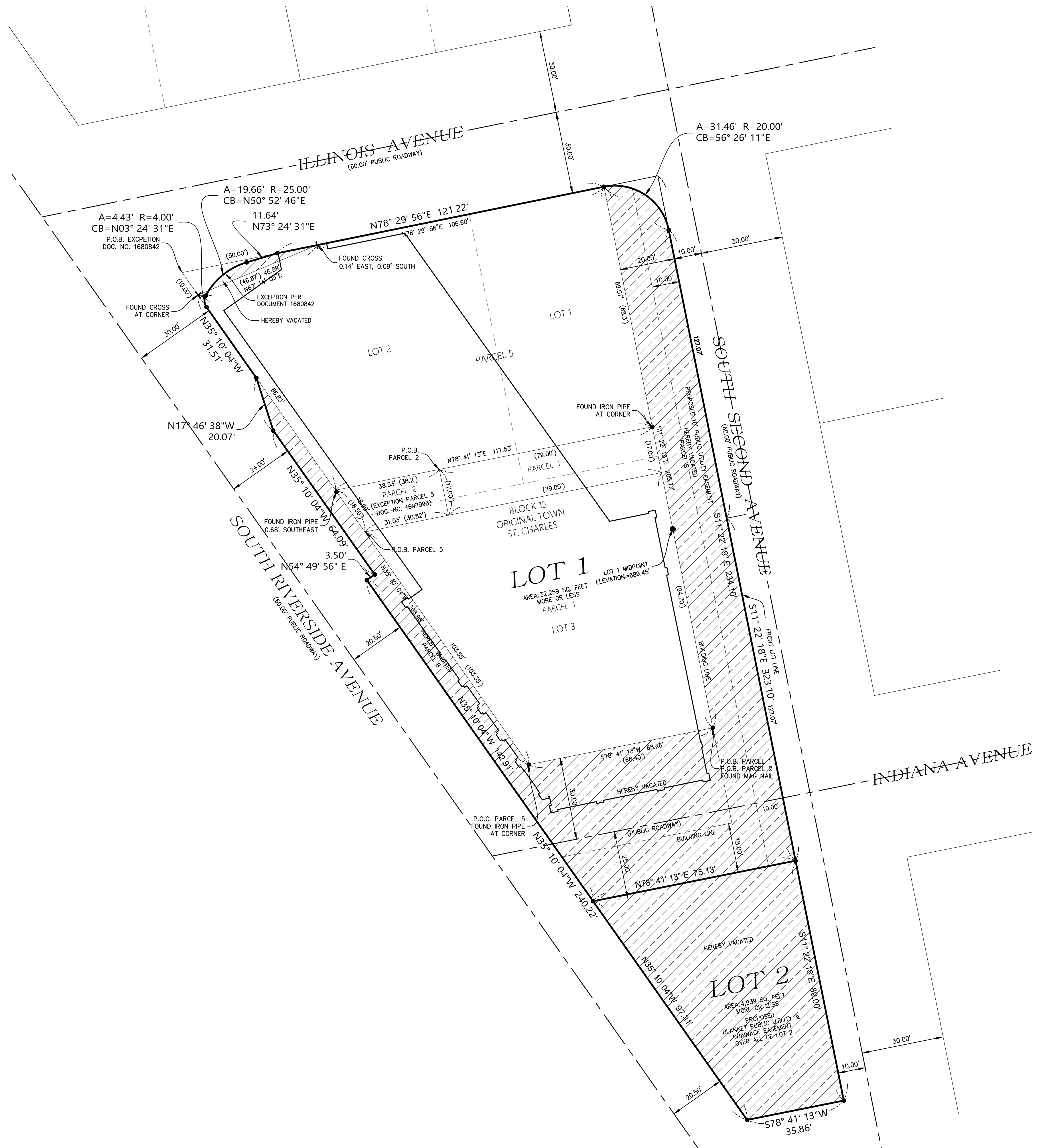


**BASIS OF BEARINGS:**  
BEARINGS SHOWN HEREON BASED ON  
ILLINOIS STATE PLANE COORDINATES,  
ZONE EAST, N.A.D. 1983

**AREA SUMMARY**  
(TO HEAVY LINES)  
37,198 SQUARE FEET  
OR 0.854 ACRES  
MORE OR LESS

### LEGEND

- PARCEL LIMITS
- SECTION LINE
- RIGHT OF WAY LINE
- EASEMENT
- BUILDING SETBACK LINE
- CENTER LINE OF RIGHT OF WAY
- ROADWAY HEREBY VACATED
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING



PROJECT NUMBER:	210224	DATE:	6/29/2022
SCALE:	1" = 20'	CHECKED BY:	RJD
DESIGNED BY:	CHUCK HANON	DATE:	6/2/2022
PROJECT ADDRESS:	216 & 218 S RIVERSIDE AVENUE	DATE:	N/A
CITY, STATE, ZIP:	ST. CHARLES, IL 60174	DATE:	N/A

REV	DATE	DESCRIPTION
4	4/10/2022	EASEMENTS ADDED
3	3/2/2022	REVISED BOUNDARY
2	3/2/2022	UPDATED LEGAL
1	3/2/2022	PRELIMINARY
0	3/2/2022	ISSUED

**DESIGNER:**  
**WBK ENGINEERING**  
116 WEST MAIN STREET, SUITE 201  
ST. CHARLES, ILLINOIS 60174  
(630) 443-7755

**REGIONAL LAND SERVICES**  
9512 FOWLER ROAD  
ROCHELLE, ILLINOIS 61068  
PHONE: (618) 559-2260

PROJECT NUMBER: 210224  
DATE: 7/1/2022  
SHEET: 2 OF 2  
DRAWING NUMBER:  
EXHIBIT