

CONCEPTUAL SITE IMPROVEMENT PLANS FOR THE NEW CHARLESTOWNE MALL ST. CHARLES, ILLINOIS THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, LLC

**F021
THE NEW CHARLESTOWNE MALL
9/19/13**

LEGEND (JACOB AND HEFNER ASSOCIATES, INC.)

PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	SITE VALVE W/W/VALVE	
	STREET LIGHT W/W/VALVE	
	SIDEWALK DIRECTION	
	CURB	
	SALT FENCE	
	ROAD SIGN	
	UNDERGROUND ELECTRIC	
	UNDERGROUND GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRAINWAY	
	TOP OF FOUNDATION	
	GARAGE FLOOR, AT REAR OF GARAGE	
	TOP OF CURB, DEPRESSED	
	TOP OF RETAINING WALL	
	RR FOR STRUCTURES	
	RISE FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
	TRANSFORMER	
	FENCE LINE	
	CURVED LINE	
	FORCE MAIN	
	UNDERGROUND TELEPHONE	
	OVERHEAD ELECTRIC	
	GAS LINE	



LOCATION MAP

CHARLESTOWNE MALL
3800 E MAIN ST
ST CHARLES, KANE COUNTY, IL

NOTES

- EXISTING CONDITIONS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.
- SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/26/1990, PREPARED BY THE SEAR-BROWN GROUP, RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP, REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1988, PREPARED BY THE SEAR-BROWN GROUP, PRESSION GAS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES, CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC., LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 7/08/1988, PREPARED BY THE SEAR-BROWN GROUP, AND KOLE'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

CONTACTS:

APPLICANT KRAUSZ COMPANIES, INC. SC 3800 MAIN HOLDING, LLC CONTACT: DAVID E. PYLE 44 MONTGOMERY ST, SUITE 3300 SAN FRANCISCO, CA 94104 (P) (415) 732-9600 (F) (415) 732-5889	CITY OF ST. CHARLES DEVELOPMENT ENGINEERING DIVISION CONTACT: CHRISTOPHER TIEDT, P.E. 2 E. MAIN ST ST. CHARLES, IL 60174 (P) (630) 443-3077 (F) (630) 377-4062
CONSULTING ENGINEER JACOB & HEFNER ASSOCIATES, INC. CONTACT: BILL BEHNE, P.E. 1910 S. HIGHLAND AVENUE, SUITE 100 LOMBARD, IL 60148 (P) (630) 652-4600 (F) (630) 652-4601	PLANNING DIVISION CONTACT: RUSSELL COLBY 2 E. MAIN ST ST. CHARLES, IL 60174 (P) (630) 762-9225 (F) (630) 377-4062

No.	Description	Date
1	ISSUED FOR REVIEW	9/19/13
REVISIONS		

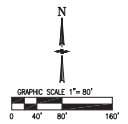
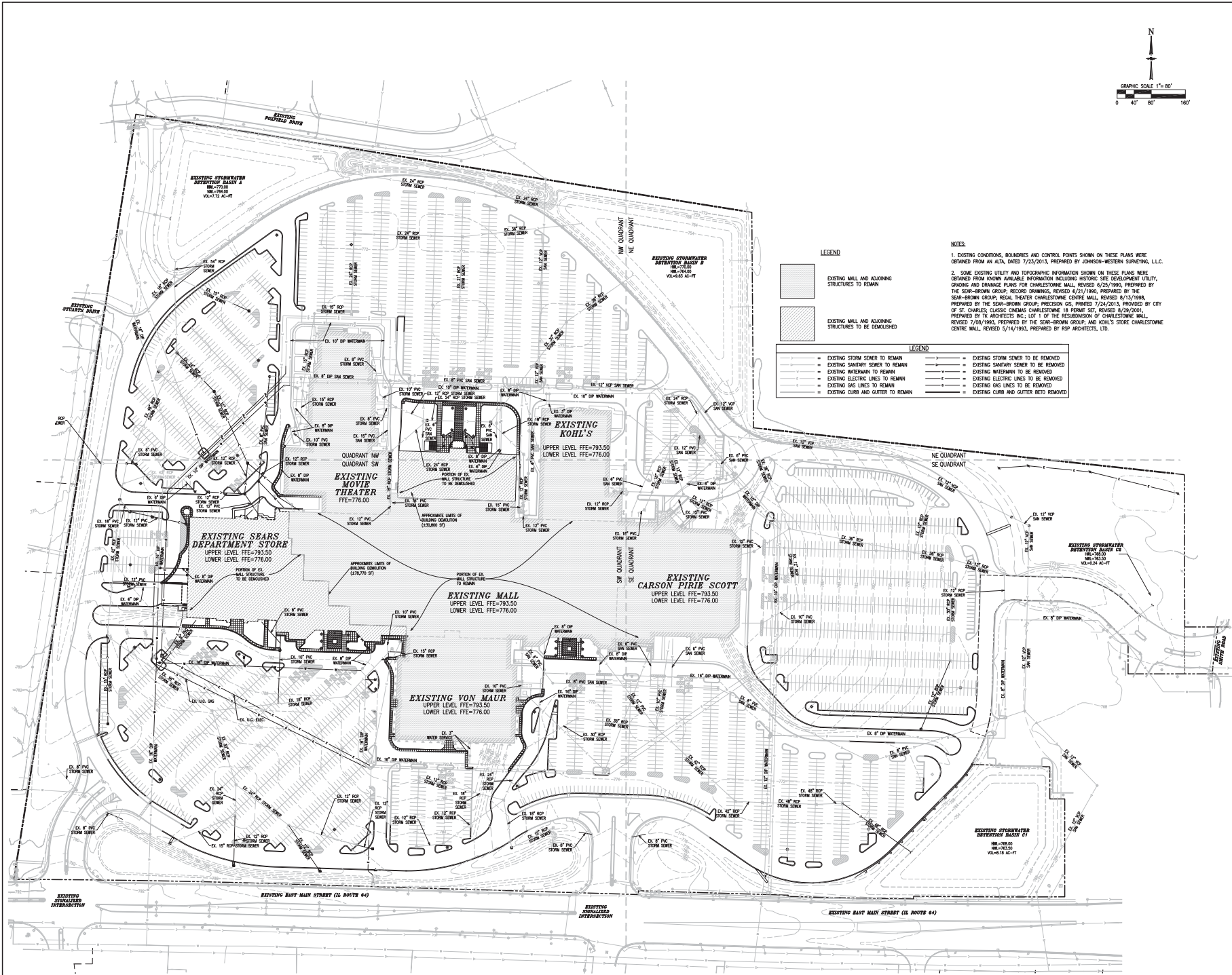
DRAWING INDEX

SHEET	TITLE
C1.0	COVER SHEET
C2.0	OVERALL EXISTING CONDITIONS PLAN
C2.1	PAVEMENT DEMOLITION PLAN NE QUADRANT
C2.2	PAVEMENT DEMOLITION PLAN SE QUADRANT
C2.3	PAVEMENT DEMOLITION PLAN SW QUADRANT
C2.4	PAVEMENT DEMOLITION PLAN NW QUADRANT
C2.5	UTILITY DEMOLITION PLAN NE QUADRANT
C2.6	UTILITY DEMOLITION PLAN SE QUADRANT
C2.7	UTILITY DEMOLITION PLAN SW QUADRANT
C2.8	UTILITY DEMOLITION PLAN NW QUADRANT
C3.0	OVERALL PROPOSED SITE PLAN
C3.1	PROPOSED PAVING PLAN NE QUADRANT
C3.2	PROPOSED PAVING PLAN SE QUADRANT
C3.3	PROPOSED PAVING PLAN SW QUADRANT
C3.4	PROPOSED PAVING PLAN NW QUADRANT
C4.0	OVERALL GRADING PLAN
C4.1	GRADING PLAN NE QUADRANT
C4.2	GRADING PLAN SE QUADRANT
C4.3	GRADING PLAN SW QUADRANT
C4.4	GRADING PLAN NW QUADRANT
C5.0	OVERALL UTILITY PLAN
C5.1	UTILITY PLAN NE QUADRANT
C5.2	UTILITY PLAN SE QUADRANT
C5.3	UTILITY PLAN SW QUADRANT
C5.4	UTILITY PLAN NW QUADRANT

MUNICIPALITY: ST CHARLES
COUNTY: KANE
TOWNSHIP: 40N
RANGE: 8E
SECTION: 25



JACOB & HEFNER ASSOCIATES, INC.
ENGINEERS · SURVEYORS
1910 South Highland Avenue, Suite 100
Lombard, Illinois 60148
(630) 652-4600 FAX (630) 652-4601
WWW.JACOBANDHEFNER.COM



LEGEND

- EXISTING MALL AND ADJOINING STRUCTURES TO REMAIN
- EXISTING MALL AND ADJOINING STRUCTURES TO BE DEMOLISHED
- EXISTING STORM SEWER TO REMAIN
- EXISTING SANITARY SEWER TO REMAIN
- EXISTING WATERMAIN TO REMAIN
- EXISTING ELECTRIC LINES TO REMAIN
- EXISTING GAS LINES TO REMAIN
- EXISTING CURB AND OUTER BETO. REMOVED
- EXISTING STORM SEWER TO BE REMOVED
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING WATERMAIN TO BE REMOVED
- EXISTING ELECTRIC LINES TO BE REMOVED
- EXISTING GAS LINES TO BE REMOVED
- EXISTING CURB AND OUTER BETO. REMOVED

NOTES:

1. EXISTING CONDITIONS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN A.C.T. DATED 7/23/2011, PREPARED BY JOHNSON-WESTON SURVING, L.L.C.
2. SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP, RECORD DRAWINGS, REVISED 8/21/1990, PREPARED BY THE SEAR-BROWN GROUP, REGAL THEATER CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP, PRECISION GAS, PAVED 7/24/2011, PROVIDED BY CITY OF ST. CHARLES, CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY W ARCHITECTS INC., LOT 114 OF THE REDEVELOPMENT OF CHARLESTOWNE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP, AND KOHL'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

LEGEND

- EXISTING STORM SEWER TO BE REMOVED
- EXISTING SANITARY SEWER TO BE REMOVED
- EXISTING WATERMAIN TO BE REMOVED
- EXISTING ELECTRIC LINES TO BE REMOVED
- EXISTING GAS LINES TO BE REMOVED
- EXISTING CURB AND OUTER BETO. REMOVED

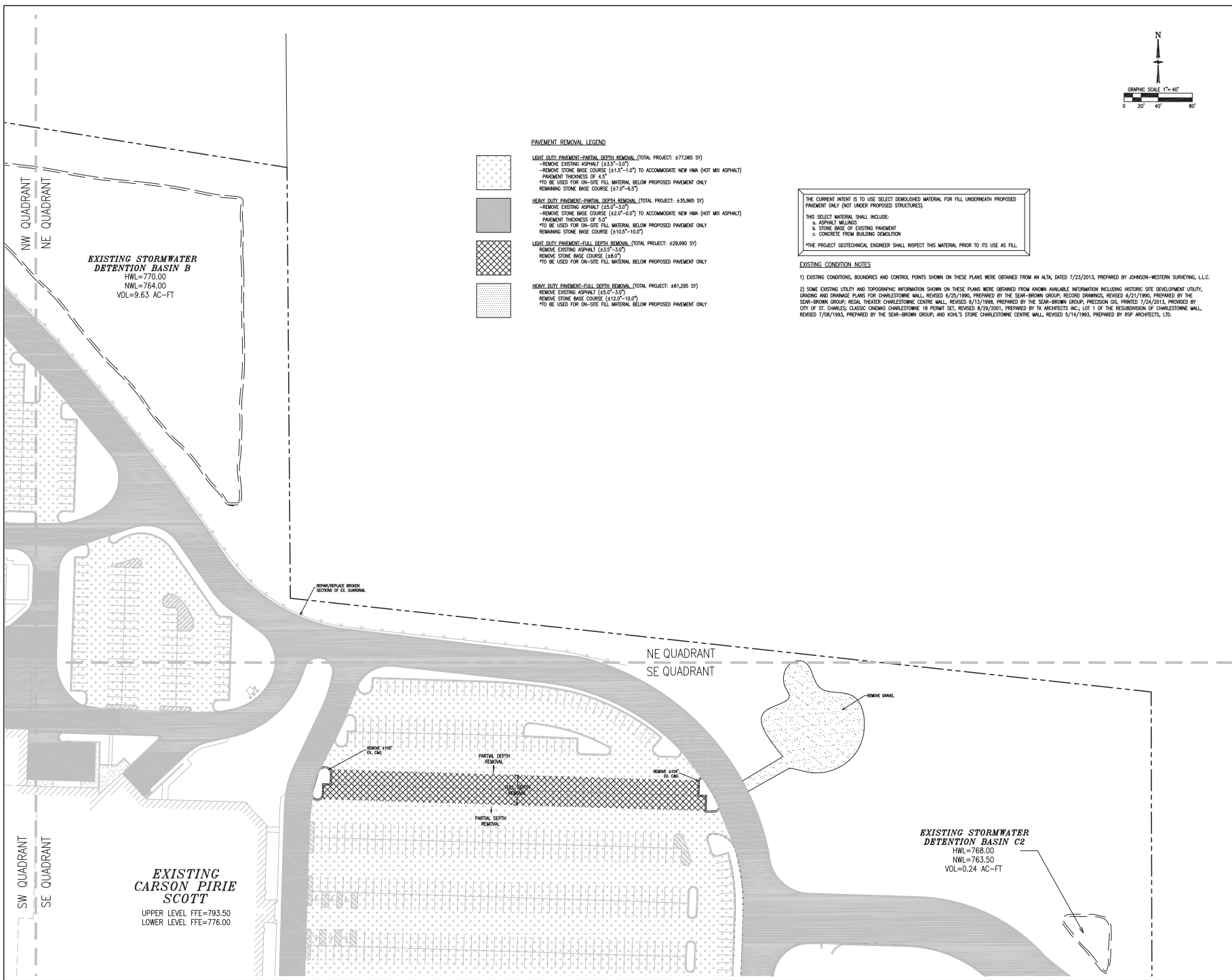
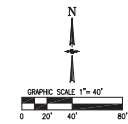
OVERALL EXISTING CONDITIONS PLAN

THE NEW CHARLESTOWNE MALL
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEPNER ASSOCIATES, INC.
ENGINEERS - SURVEYORS
1400 S. Main Street, Suite 100
St. Charles, IL 62278
TEL: (618) 682-4000
FAX: (618) 682-4001

THE KRAUSZ COMPANIES, INC.
SC 3800 MAIN, ILL.

1"=80'
F021
C2.0



PAVEMENT REMOVAL LEGEND

- LIGHT DUTY PAVEMENT-PARTIAL DEPTH REMOVAL (TOTAL PROJECT: 877,085 SY)**
 -REMOVE EXISTING ASPHALT (8.35'-3.0')
 -REMOVE STONE BASE COURSE (8.15'-1.0') TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT)
 PAVEMENT THICKNESS OF 4.5'
 *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
 REMAINING STONE BASE COURSE (8.10'-8.5')
- HEAVY DUTY PAVEMENT-PARTIAL DEPTH REMOVAL (TOTAL PROJECT: 35,065 SY)**
 -REMOVE EXISTING ASPHALT (8.50'-3.0')
 -REMOVE STONE BASE COURSE (8.20'-0.0') TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT)
 PAVEMENT THICKNESS OF 5.0'
 *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
 REMAINING STONE BASE COURSE (8.10'-10.0')
- LIGHT DUTY PAVEMENT-FULL DEPTH REMOVAL (TOTAL PROJECT: 429,690 SY)**
 REMOVE EXISTING ASPHALT (8.35'-3.0')
 REMOVE STONE BASE COURSE (8.80')
 *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
- HEAVY DUTY PAVEMENT-FULL DEPTH REMOVAL (TOTAL PROJECT: 441,295 SY)**
 REMOVE EXISTING ASPHALT (8.50'-3.0')
 REMOVE STONE BASE COURSE (8.10'-10.0')
 REMOVE STONE BASE COURSE (8.10'-10.0')
 *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

THE CURRENT INTENT IS TO USE SELECT DEMOLISHED MATERIAL FOR FILL UNDERNEATH PROPOSED PAVEMENT ONLY (NOT UNDER PROPOSED STRUCTURES).

THIS SELECT MATERIAL SHALL INCLUDE:

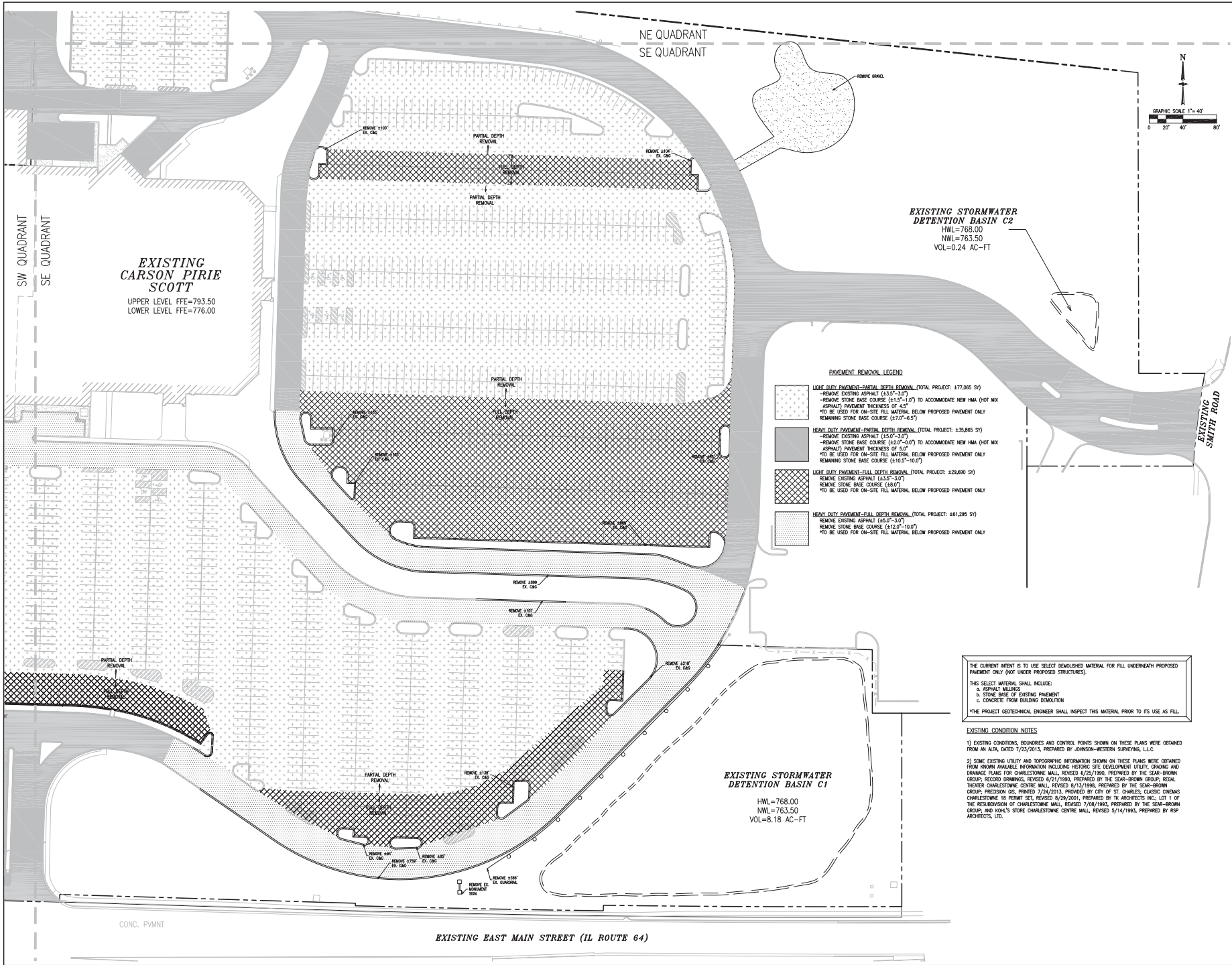
- a. ASPHALT MILLINGS
- b. STONE BASE OF EXISTING PAVEMENT
- c. CONCRETE FROM BUILDING DEMOLITION

*THE PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT THIS MATERIAL PRIOR TO ITS USE AS FILL.

EXISTING CONDITION NOTES

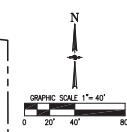
- 1) EXISTING CONDITIONS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.
- 2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTONE MALL, REVISED 8/29/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAINAGE, REVISED 8/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTONE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION OS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CHINA'S CHARLESTONE 18 POINT SET, REVISED 8/29/2001, PREPARED BY TR ARCHITECTS INC; LOT 11 OF THE REDEVELOPMENT OF CHARLESTONE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTONE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

PAVEMENT DEMOLITION PLAN NE QUADRANT THE NEW CHARLESTONE MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS	JACOB & HEFNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1000 N. 1st Street, Suite 100 St. Charles, IL 62275-1000 TEL: (636) 662-4000 FAX: (636) 662-4001
THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, ILL.	1" = 40' F021 C2.1







EXISTING CARSON PIRIE SCOTT
 UPPER LEVEL FFE=793.50
 LOWER LEVEL FFE=776.00

NE QUADRANT
 SE QUADRANT



EXISTING STORMWATER DETENTION BASIN C2
 HWL=768.00
 NWL=763.50
 VOL=0.24 AC-FT

- PAVEMENT REMOVAL LEGEND**
- 
 LIGHT DUTY PAVEMENT-PARTIAL DEPTH REMOVAL (TOTAL PROJECT: 877,065 SY)
 -REMOVE EXISTING ASPHALT (13.5'-10.7')
 -REMOVE STONE BASE COURSE (11.5'-10.7') TO ACCOMMODATE NEW HMA (NOT MIX ASPHALT PAVEMENT THICKNESS OF 4.5")
 *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY REMAINING STONE BASE COURSE (11.0'-10.7')
 - 
 HEAVY DUTY PAVEMENT-PARTIAL DEPTH REMOVAL (TOTAL PROJECT: 438,865 SY)
 -REMOVE EXISTING ASPHALT (15.0'-10.7')
 -REMOVE STONE BASE COURSE (12.0'-10.7') TO ACCOMMODATE NEW HMA (NOT MIX ASPHALT PAVEMENT THICKNESS OF 5.0")
 *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY REMAINING STONE BASE COURSE (11.5'-10.7')
 - 
 LIGHT DUTY PAVEMENT-FULL DEPTH REMOVAL (TOTAL PROJECT: 129,690 SY)
 REMOVE EXISTING ASPHALT (13.5'-10.7')
 REMOVE STONE BASE COURSE (15.0")
 *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
 - 
 HEAVY DUTY PAVEMENT-FULL DEPTH REMOVAL (TOTAL PROJECT: 181,295 SY)
 REMOVE EXISTING ASPHALT (15.0'-10.7')
 REMOVE STONE BASE COURSE (15.0")
 *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

THE CURRENT INTENT IS TO USE SELECT DEMOLISHED MATERIAL FOR FILL UNDERNEATH PROPOSED PAVEMENT ONLY (NOT UNDER PROPOSED STRUCTURES).

THIS SELECT MATERIAL SHALL INCLUDE:

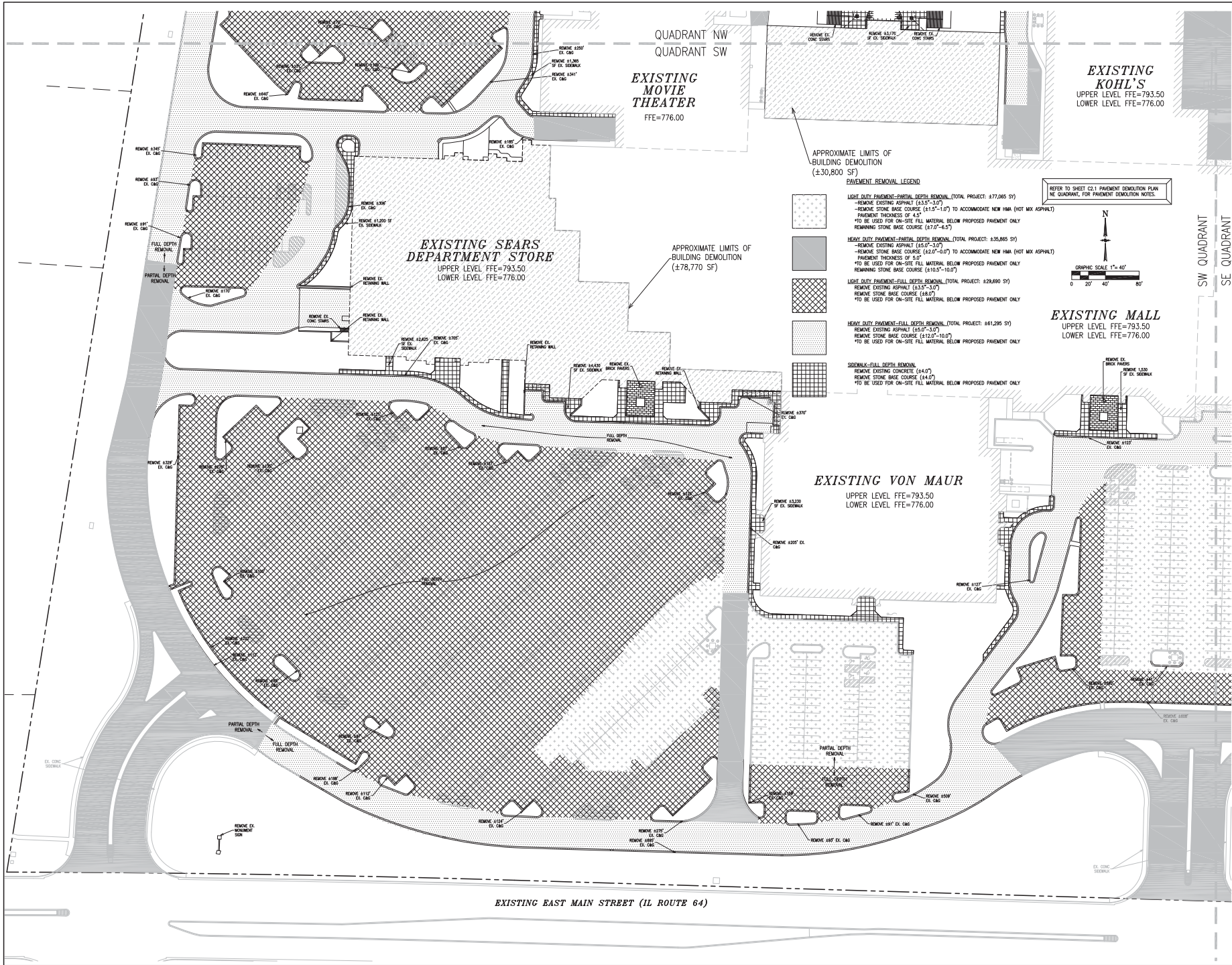
- a. ASPHALT MELTING
- b. STONE BASE OF EXISTING PAVEMENT
- c. CONCRETE FROM BUILDING DEMOLITION

*THE PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT THIS MATERIAL PRIOR TO ITS USE AS FILL.

EXISTING STORMWATER DETENTION BASIN C1
 HWL=768.00
 NWL=763.50
 VOL=8.18 AC-FT

- EXISTING CONDITION NOTES**
- 1) EXISTING CONDITIONS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN A.L.S. DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, LLC.
 - 2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTONE MALL, REVISION 8/25/1998, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISION 8/21/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISION 8/13/1988, PREPARED BY THE SEAR-BROWN GROUP; PRECISION C&S, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CHENAS CHARLESTONE 16 PERMIT SET, REVISION 8/29/2001, PREPARED BY IK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTONE MALL, REVISION 7/08/1983, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTONE CENTRE MALL, REVISION 5/14/1983, PREPARED BY RSP ARCHITECTS, LTD.

PAVEMENT DEMOLITION PLAN SE QUADRANT THE NEW CHARLESTONE MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS	JACOB & HEPNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1401 N. 14th Avenue, Suite 108 Lombard, IL 60148-3900 TEL: (630) 662-4000 FAX: (630) 662-4001
THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, ILL.	1"=40' F021 C2.2



QUADRANT NW
QUADRANT SW

EXISTING MOVIE THEATER
FFE=776.00

EXISTING KOHL'S
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING SEARS DEPARTMENT STORE
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

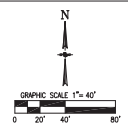
APPROXIMATE LIMITS OF BUILDING DEMOLITION
(±30,800 SF)

APPROXIMATE LIMITS OF BUILDING DEMOLITION
(±30,800 SF)

PAVEMENT REMOVAL LEGEND

- LIGHT DUTY PAVEMENT-PARTIAL DEPTH REMOVAL (TOTAL PROJECT: 277,085 SY)**
 - REMOVE EXISTING ASPHALT (13.15'-3.07')
 - REMOVE STONE BASE COURSE (11.5'-1.07') TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT)
 - PAVEMENT THICKNESS OF 4.5"
 - *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
 - REMAINING STONE BASE COURSE (12.0'-6.5')
- HEAVY DUTY PAVEMENT-PARTIAL DEPTH REMOVAL (TOTAL PROJECT: 236,865 SY)**
 - REMOVE EXISTING ASPHALT (15.07'-3.07')
 - REMOVE STONE BASE COURSE (12.07'-0.07') TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT)
 - PAVEMENT THICKNESS OF 5.0"
 - *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
 - REMAINING STONE BASE COURSE (14.07'-10.07')
- LIGHT DUTY PAVEMENT-FULL DEPTH REMOVAL (TOTAL PROJECT: 229,690 SY)**
 - REMOVE EXISTING ASPHALT (13.15'-3.07')
 - REMOVE STONE BASE COURSE (18.07')
 - *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
- HEAVY DUTY PAVEMENT-FULL DEPTH REMOVAL (TOTAL PROJECT: 861,295 SY)**
 - REMOVE EXISTING ASPHALT (15.07'-3.07')
 - REMOVE STONE BASE COURSE (12.07'-10.07')
 - *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
- SPERMAL-FULL DEPTH REMOVAL**
 - REMOVE EXISTING CONCRETE (14.07')
 - REMOVE STONE BASE COURSE (14.07')
 - *TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY

REFER TO SHEET C0.1 PAVEMENT DEMOLITION PLAN
NE QUADRANT, FOR PAVEMENT DEMOLITION NOTES.



EXISTING MALL
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING VON MAUR
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING EAST MAIN STREET (IL ROUTE 64)

PAVEMENT DEMOLITION PLAN SW QUADRANT THE NEW CHARLESTOWN MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS	SW QUADRANT SE QUADRANT THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, ILL. 1" = 40' F021 C2.3
JACOB & HEPNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1000 N. W. 10th Avenue, Suite 100 Lakeland, FL 34601 PHONE: (813) 942-4000 FAX: (813) 942-4001	

THE CURRENT INTENT IS TO USE SELECT DEMOLISHED MATERIAL FOR FILL UNDERNEATH PROPOSED PAVEMENT ONLY (NOT UNDER PROPOSED STRUCTURES).

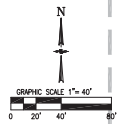
THIS SELECT MATERIAL SHALL INCLUDE:

- a. ASPHALT MILLINGS
- b. STONE BASE OF EXISTING PAVEMENT
- c. CONCRETE FROM BUILDING DEMOLITION

*THE PROJECT GEOTECHNICAL ENGINEER SHALL INSPECT THIS MATERIAL PRIOR TO ITS USE AS FILL.

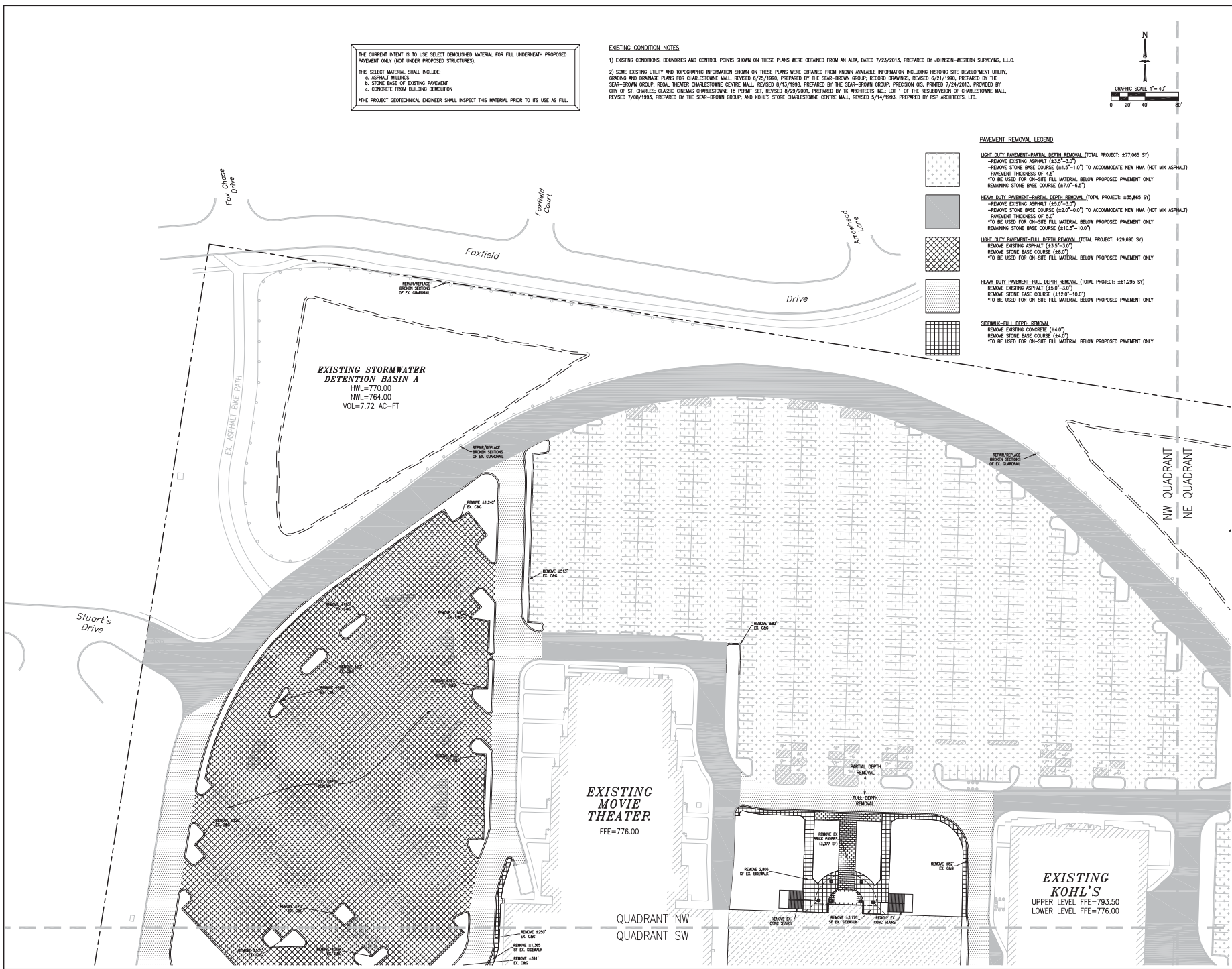
EXISTING CONDITION NOTES

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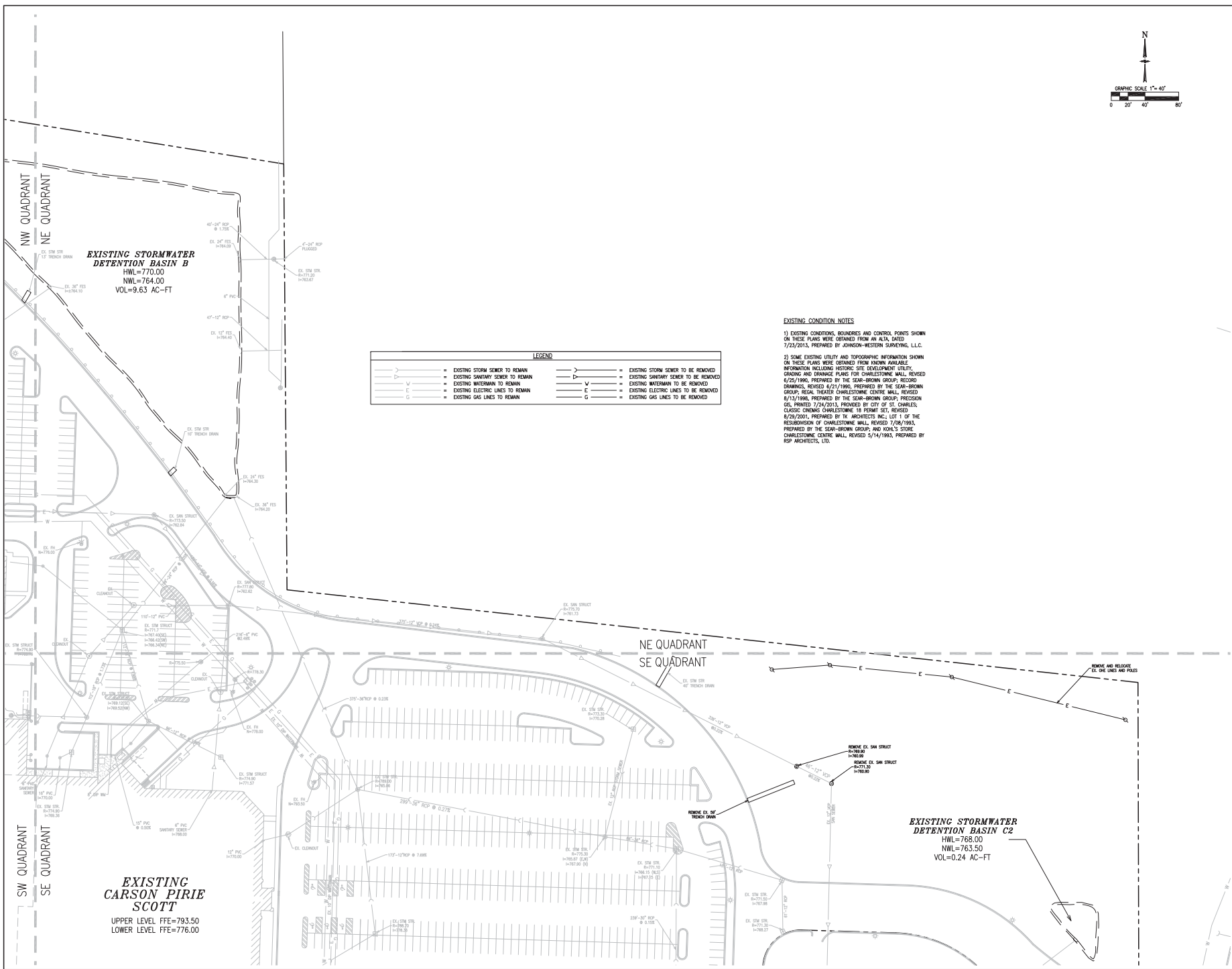
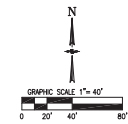


PAVEMENT REMOVAL LEGEND

- LIGHT DUTY PAVEMENT-FULL DEPTH REMOVAL (TOTAL PROJECT: 377,065 SY)
-REMOVE EXISTING ASPHALT (13.5'-3.0')
-REMOVE STONE BASE COURSE (11.5'-0.7') TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT) PAVEMENT THICKNESS OF 4.5"
*TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
REMAINING STONE BASE COURSE (11.0'-4.5')
- HEAVY DUTY PAVEMENT-FULL DEPTH REMOVAL (TOTAL PROJECT: 435,865 SY)
-REMOVE EXISTING ASPHALT (15.0'-3.0')
-REMOVE STONE BASE COURSE (12.0'-0.7') TO ACCOMMODATE NEW HMA (HOT MIX ASPHALT) PAVEMENT THICKNESS OF 5.0"
*TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
REMAINING STONE BASE COURSE (11.0'-7.0')
- LIGHT DUTY PAVEMENT-FILL DEPTH REMOVAL (TOTAL PROJECT: 229,890 SY)
REMOVE EXISTING ASPHALT (13.5'-3.0')
REMOVE STONE BASE COURSE (14.0')
*TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
- HEAVY DUTY PAVEMENT-FILL DEPTH REMOVAL (TOTAL PROJECT: 161,295 SY)
REMOVE EXISTING ASPHALT (15.0'-3.0')
REMOVE STONE BASE COURSE (11.0'-10.5')
*TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY
- SIDEWALK-FILL DEPTH REMOVAL
REMOVE EXISTING CONCRETE (4.40')
REMOVE STONE BASE COURSE (4.40')
*TO BE USED FOR ON-SITE FILL MATERIAL BELOW PROPOSED PAVEMENT ONLY



PAVEMENT DEMOLITION PLAN NEW QUADRANT THE NEW CHARLESTONE MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS	JACOB & HEPNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1000 N. Main Street, Suite 100 St. Charles, IL 62458 PHONE: (618) 682-4000 FAX: (618) 682-4001	THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, ILL. C.	1" = 40' F021 C2.4
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**EXISTING STORMWATER
DETECTION BASIN B**
HWL=770.00
VOL=9.63 AC-FT

**EXISTING
CARSON PIRIE
SCOTT**
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

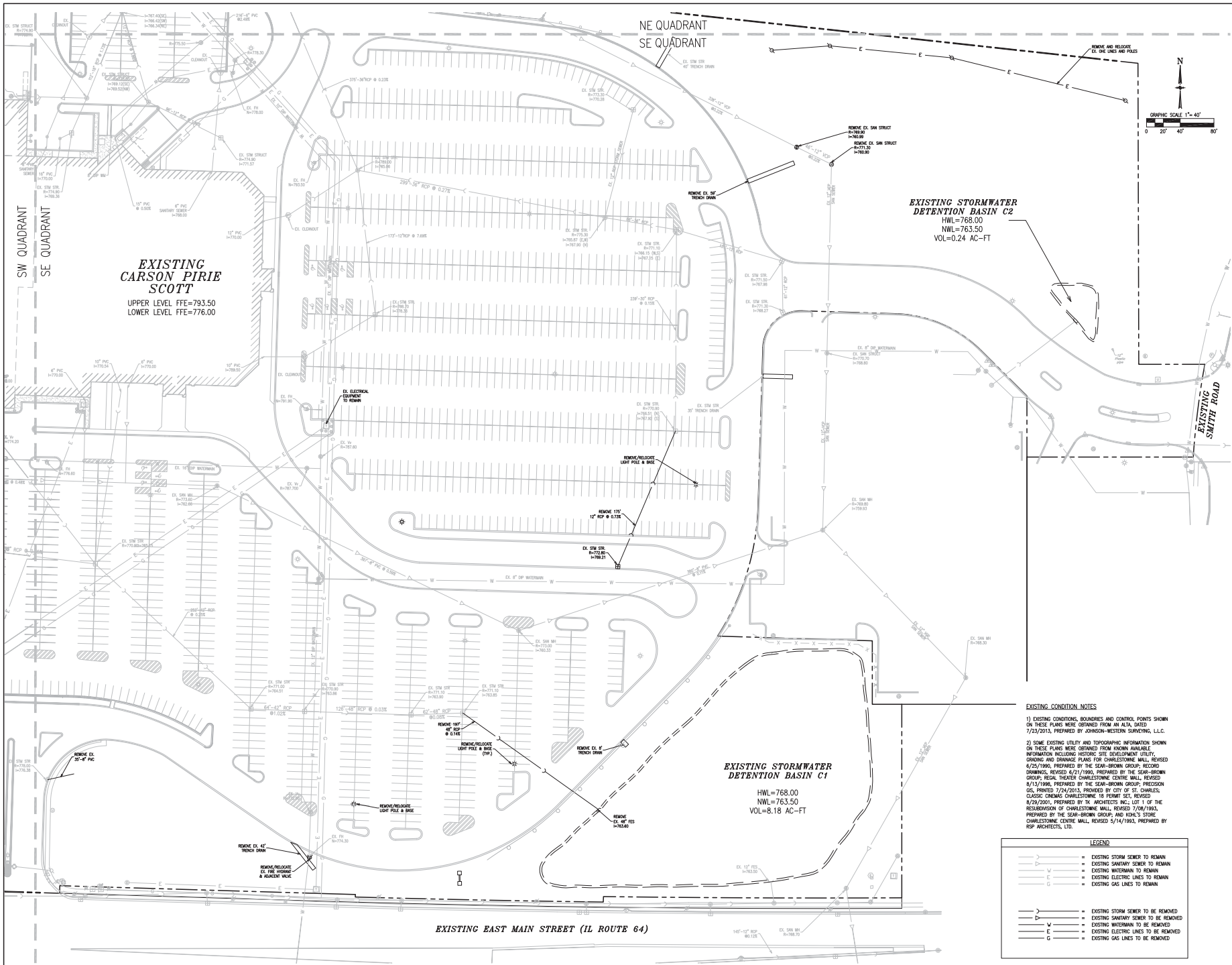
LEGEND

	= EXISTING STORM SEWER TO REMAIN		= EXISTING STORM SEWER TO BE REMOVED
	= EXISTING SANITARY SEWER TO REMAIN		= EXISTING SANITARY SEWER TO BE REMOVED
	= EXISTING WATERMAIN TO REMAIN		= EXISTING WATERMAIN TO BE REMOVED
	= EXISTING ELECTRIC LINES TO REMAIN		= EXISTING ELECTRIC LINES TO BE REMOVED
	= EXISTING GAS LINES TO REMAIN		= EXISTING GAS LINES TO BE REMOVED

EXISTING CONDITION NOTES

- 1) EXISTING CONDITIONS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-HESTER SURVEYING, L.L.C.
- 2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTONE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REAR THEATER CHARLESTONE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CHINA CHARLESTONE, 18 FEMME SET, REVISED 8/29/2001, PREPARED BY TX ARCHITECTS INC.; LOT 1 OF THE REDEVELOPMENT OF CHARLESTONE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTONE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

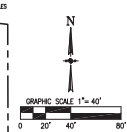
<p>UTILITY DEMOLITION PLAN NE QUADRANT THE NEW CHARLESTONE MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS</p>	<p>JACOB & HEFNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1000 N. 14th Street, Suite 100 St. Charles, IL 62278-4000 PH: (618) 682-4000 FAX: (618) 682-4000</p>	<p>THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, ILL.</p>
<p>1" = 40'</p>		
<p>F021</p>		
<p>C2.5</p>		



EXISTING CARSON PIRIE SCOTT
 UPPER LEVEL FFE=793.50
 LOWER LEVEL FFE=776.00

EXISTING STORMWATER DETENTION BASIN C2
 HWL=768.00
 NWL=763.50
 VOL=0.24 AC-FT

EXISTING STORMWATER DETENTION BASIN C1
 HWL=768.00
 NWL=763.50
 VOL=8.18 AC-FT



- EXISTING CONDITION NOTES**
- 1) EXISTING CONDITIONS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.
 - 2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTONE MALL, REVISED 6/25/1993, PREPARED BY THE SEAR-BROWN GROUP; RECORD CHANGES, REVISED 8/21/1993, PREPARED BY THE SEAR-BROWN GROUP; REAL THEATER CHARLESTONE CENTRE MALL, REVISED 8/13/1993, PREPARED BY THE SEAR-BROWN GROUP; PRECISION OS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CHINA CHARLESTONE 15 PERMIT SET, REVISED 8/29/2004, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE REDEMPTION OF CHARLESTONE MALL, REVISED 7/09/1993, PREPARED BY THE SEAR-BROWN GROUP AND KONG'S STORE; CHARLESTONE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

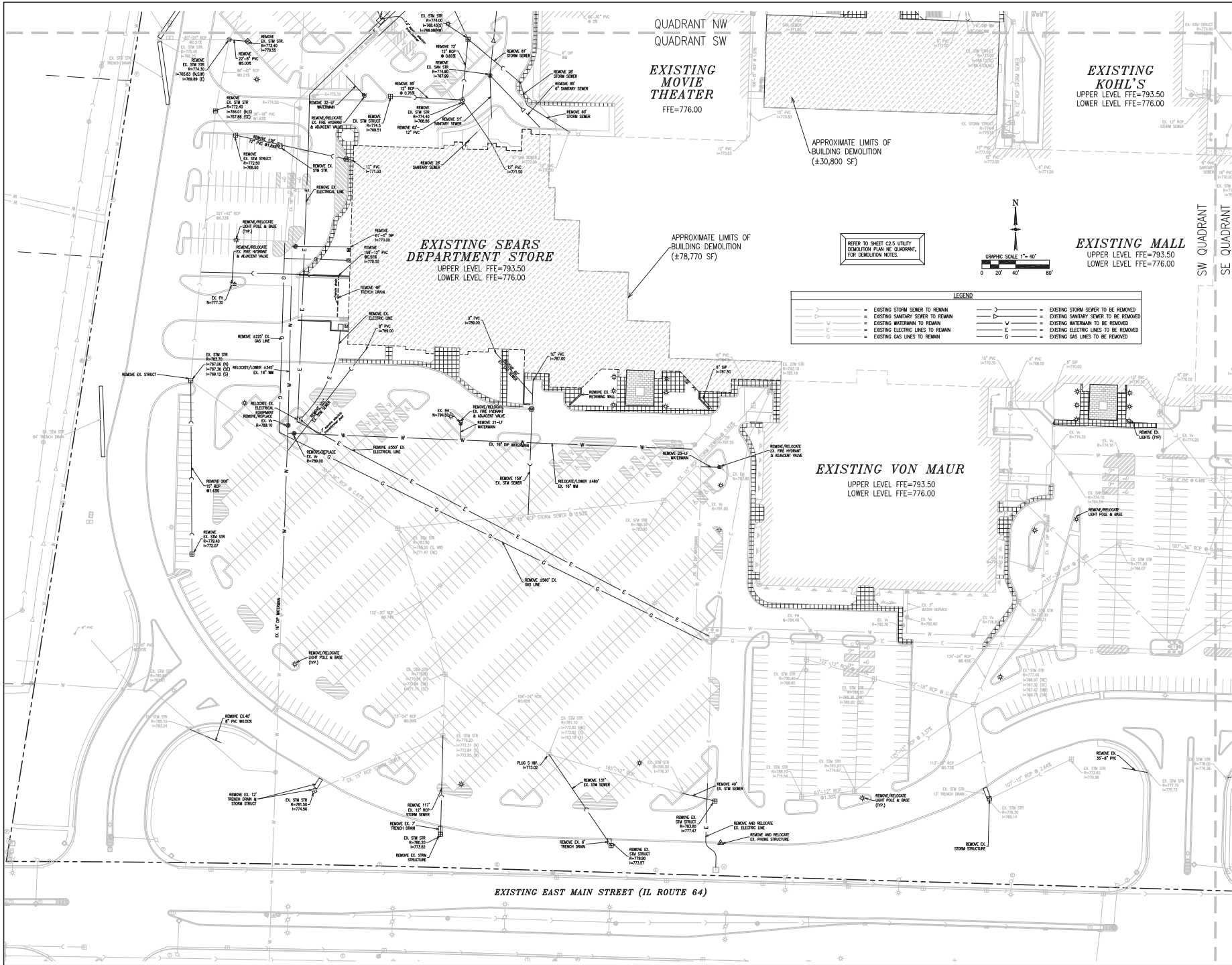
LEGEND	
	EXISTING STORM SEWER TO REMAIN
	EXISTING SANITARY SEWER TO REMAIN
	EXISTING WATERMAIN TO REMAIN
	EXISTING ELECTRIC LINES TO REMAIN
	EXISTING GAS LINES TO REMAIN
	EXISTING STORM SEWER TO BE REMOVED
	EXISTING SANITARY SEWER TO BE REMOVED
	EXISTING WATERMAIN TO BE REMOVED
	EXISTING ELECTRIC LINES TO BE REMOVED
	EXISTING GAS LINES TO BE REMOVED

UTILITY DEMOLITION PLAN
 SE QUADRANT
 THE NEW CHARLESTONE MALL
 3800 E. MAIN STREET
 ST. CHARLES, ILLINOIS

JACOB & HEPNER ASSOCIATES, INC.
 ARCHITECTS - SURVEYORS
 1000 N. 14th Street, Suite 100
 St. Charles, IL 62256
 TEL: (618) 452-4000
 FAX: (618) 452-4001

THE KRAUSZ COMPANIES, INC.
 SC 3800 MAIN, ILL. C.

1" = 40'
 F021
 C2.6



QUADRANT NW
QUADRANT SW

EXISTING MOVIE THEATER
FFE=776.00

EXISTING KOHL'S
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

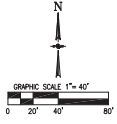
EXISTING SEARS DEPARTMENT STORE
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING MALL
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

APPROXIMATE LIMITS OF BUILDING DEMOLITION
(±78,770 SF)

APPROXIMATE LIMITS OF BUILDING DEMOLITION
(±30,800 SF)

REFER TO SHEET C2.5 UTILITY DEMOLITION PLAN IN QUADRANTS, FOR DEMOLITION NOTES.



LEGEND

—	EXISTING STORM SEWER TO REMAIN	—	EXISTING STORM SEWER TO BE REMOVED
—	EXISTING SANITARY SEWER TO REMAIN	—	EXISTING SANITARY SEWER TO BE REMOVED
—	EXISTING WATERMAIN TO REMAIN	—	EXISTING WATERMAIN TO BE REMOVED
—	EXISTING ELECTRIC LINES TO REMAIN	—	EXISTING ELECTRIC LINES TO BE REMOVED
—	EXISTING GAS LINES TO REMAIN	—	EXISTING GAS LINES TO BE REMOVED

UTILITY DEMOLITION PLAN
SW QUADRANT
SE QUADRANT

THE NEW CHARLESTOWN MALL
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES, INC.
ENGINEERS - SURVEYORS
1000 N. 1st St., Suite 100
St. Charles, IL 62205
TEL: (618) 452-4000
FAX: (618) 452-4001

THE KRAUSZ COMPANIES, INC.
SC 3800 MAIN, ILL.

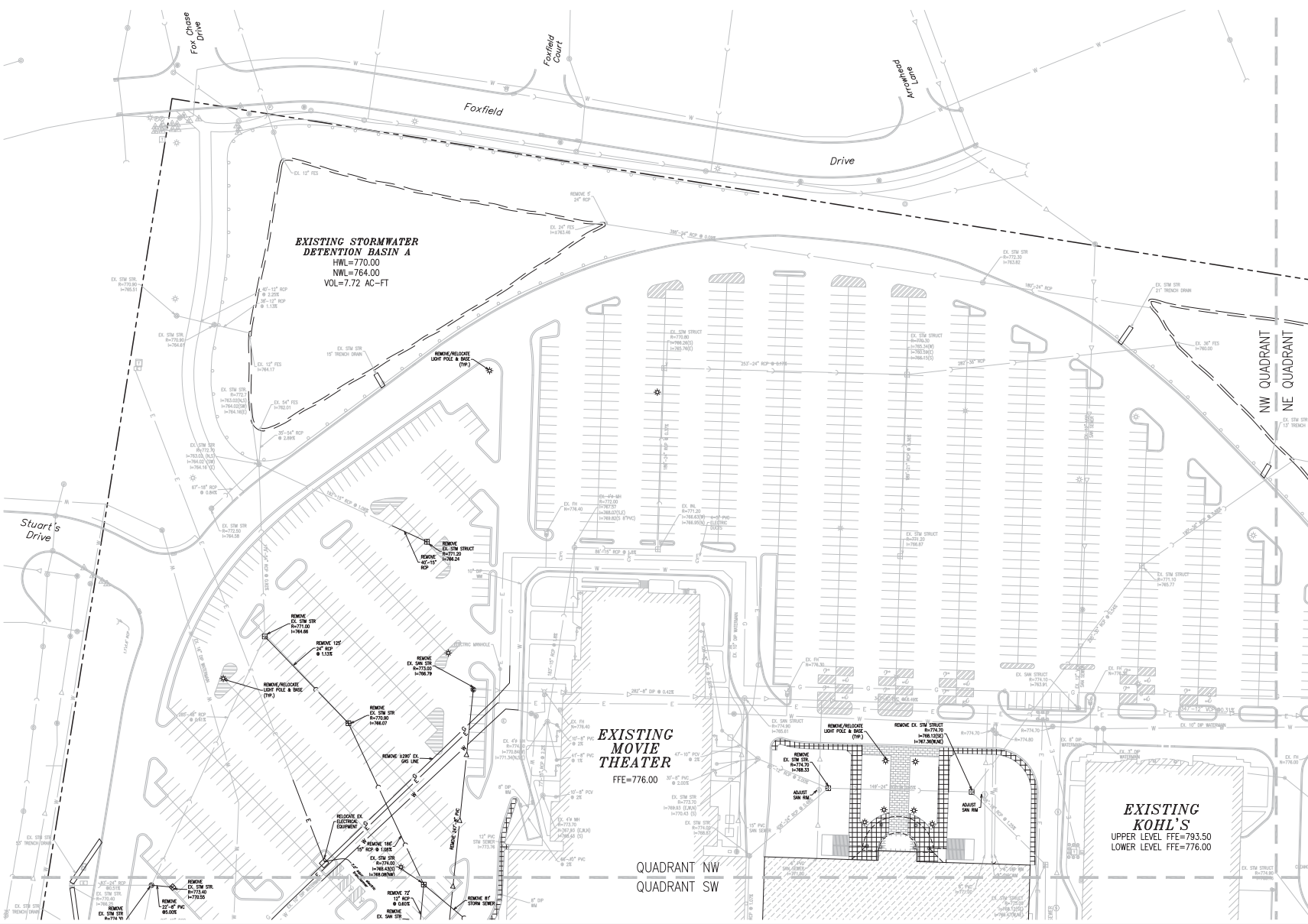
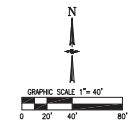
1"=40'
F021
C2.7

LEGEND	
	= EXISTING STORM SEWER TO REMAIN
	= EXISTING SANITARY SEWER TO REMAIN
	= EXISTING WATERMAIN TO REMAIN
	= EXISTING ELECTRIC LINES TO REMAIN
	= EXISTING GAS LINES TO REMAIN
	= EXISTING STORM SEWER TO BE REMOVED
	= EXISTING SANITARY SEWER TO BE REMOVED
	= EXISTING WATERMAIN TO BE REMOVED
	= EXISTING ELECTRIC LINES TO BE REMOVED
	= EXISTING GAS LINES TO BE REMOVED

EXISTING CONDITION NOTES

1) EXISTING CONDITIONS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.

2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTONE MALL, REVISED 8/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; RETAIL THEATER CHARLESTONE CENTRE MALL, REVISED 6/13/1990, PREPARED BY THE SEAR-BROWN GROUP; PROVISION GAS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMA CHARLESTONE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTONE MALL, REVISED 7/28/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTONE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

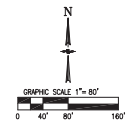


UTILITY DEMOLITION PLAN
NW QUADRANT
THE NEW CHARLESTONE MALL
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

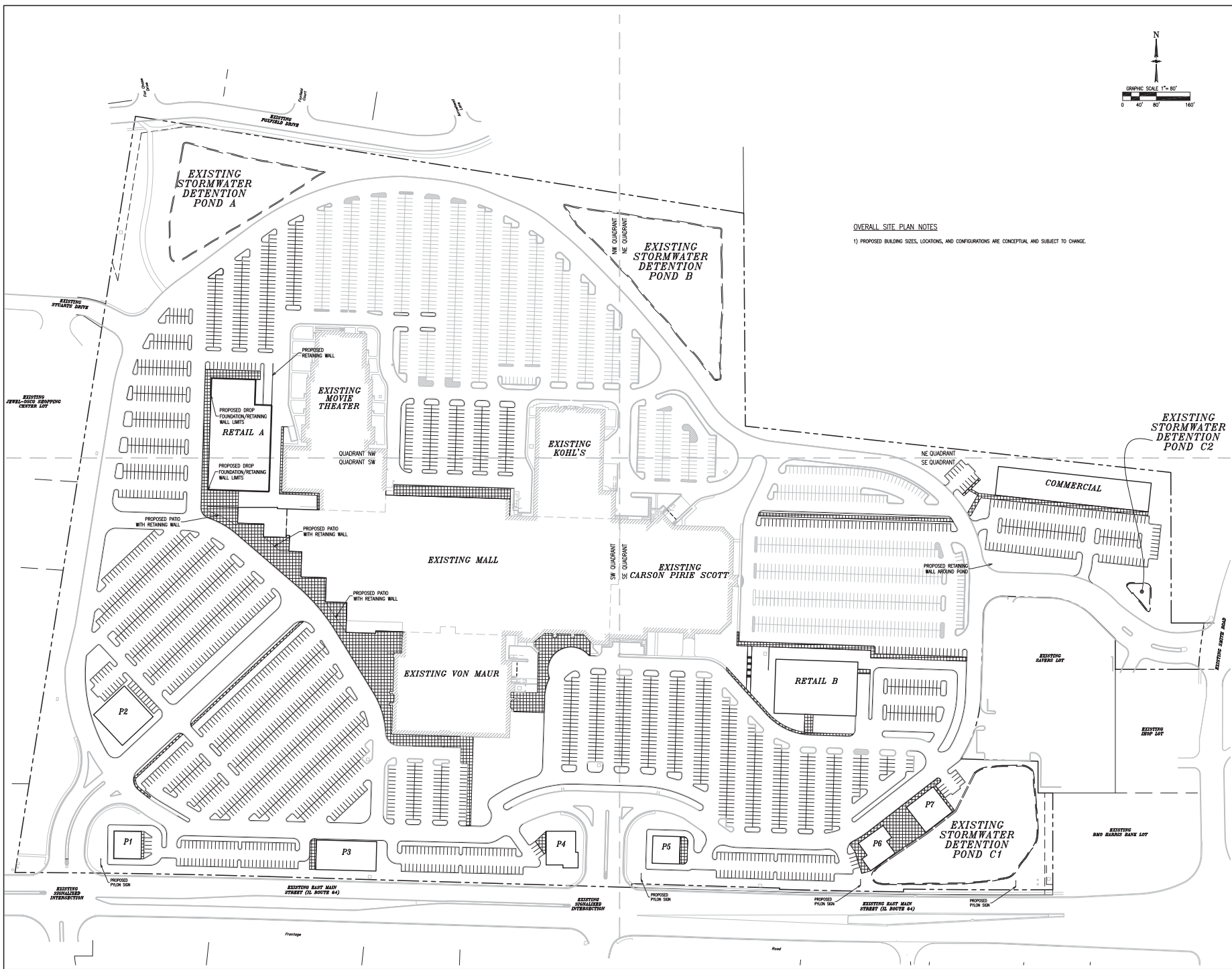
JACOB & HEFNER ASSOCIATES, INC.
ENGINEERS - SURVEYORS
1000 N. Main Street, Suite 100
St. Charles, IL 62275
TEL: (618) 452-4000
FAX: (618) 452-4001

THE KRAUSZ COMPANIES, INC.
SC 3800 MAIN, ILL. C.

1" = 40'
F021
C2.8



OVERALL SITE PLAN NOTES
 1) PROPOSED BUILDING SIZES, LOCATIONS, AND CONFIGURATIONS ARE CONCEPTUAL AND SUBJECT TO CHANGE.

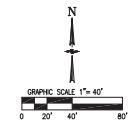
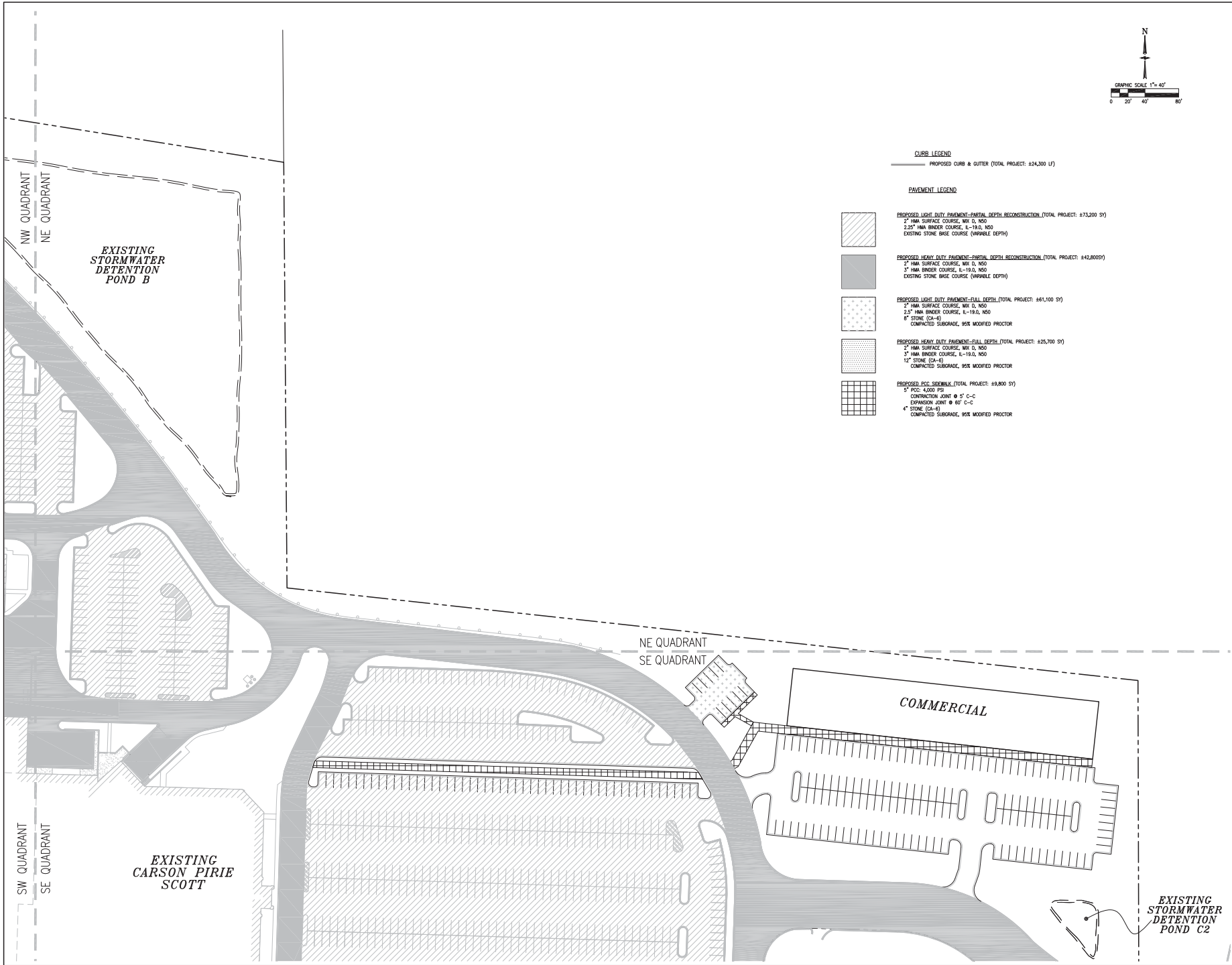


OVERALL PROPOSED SITE PLAN
 THE NEW CHARLESTOWNE MALL
 3800 E. MAIN STREET
 ST. CHARLES, ILLINOIS

JACOB & HEFFNER ASSOCIATES, INC.
 ENGINEERS - SURVEYORS
 1100 S. WASHINGTON ST., SUITE 100
 ST. CHARLES, ILLINOIS 62206
 TEL: (618) 682-8000
 FAX: (618) 682-8001

THE KRAUSZ COMPANIES, INC.
 SC 3800 MAIN, ILL.






1"=80'
 F021
 C3.0



CURB LEGEND

PROPOSED CURB & GUTTER (TOTAL PROJECT: 224,300 LF)

PAVEMENT LEGEND

- 
 PROPOSED LIGHT DUTY PAVEMENT-PARTIAL DEPTH RECONSTRUCTION (TOTAL PROJECT: 473,200 SY)
 2" HMA SURFACE COURSE, MIX D, NSO
 2.25" HMA BINDER COURSE, L-19.0, NSO
 EXISTING STONE BASE COURSE (VARIABLE DEPTH)
- 
 PROPOSED HEAVY DUTY PAVEMENT-PARTIAL DEPTH RECONSTRUCTION (TOTAL PROJECT: 442,800SY)
 2" HMA SURFACE COURSE, MIX D, NSO
 3" HMA BINDER COURSE, L-19.0, NSO
 EXISTING STONE BASE COURSE (VARIABLE DEPTH)
- 
 PROPOSED LIGHT DUTY PAVEMENT-FULL DEPTH (TOTAL PROJECT: 461,100 SY)
 2" HMA SURFACE COURSE, MIX D, NSO
 2.25" HMA BINDER COURSE, L-19.0, NSO
 8" STONE (CA-6)
 COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- 
 PROPOSED HEAVY DUTY PAVEMENT-FULL DEPTH (TOTAL PROJECT: 425,700 SY)
 2" HMA SURFACE COURSE, MIX D, NSO
 3" HMA BINDER COURSE, L-19.0, NSO
 12" STONE (CA-6)
 COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- 
 PROPOSED PCC SIDEWALK (TOTAL PROJECT: 49,800 SY)
 5" PCC 4,000 PSI
 CONSTRUCTION JOINT @ 5' C-C
 EXPANSION JOINT @ 60' C-C
 4" STONE (CA-4)
 COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED PAVING PLAN
NE QUADRANT
THE NEW CHARLESTOWNE MALL
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES, INC.
 ENGINEERS - SURVEYORS
 1000 N. W. 14th Avenue, Suite 100
 Fort Lauderdale, FL 33311
 TEL: (954) 467-4000
 FAX: (954) 467-4001

THE KRAUSZ COMPANIES, INC.
 SC 3800 MAIN, ILL.

1" = 40'
 F021
 C3.1

EXISTING
STORMWATER
DETENTION
POND C2

COMMERCIAL

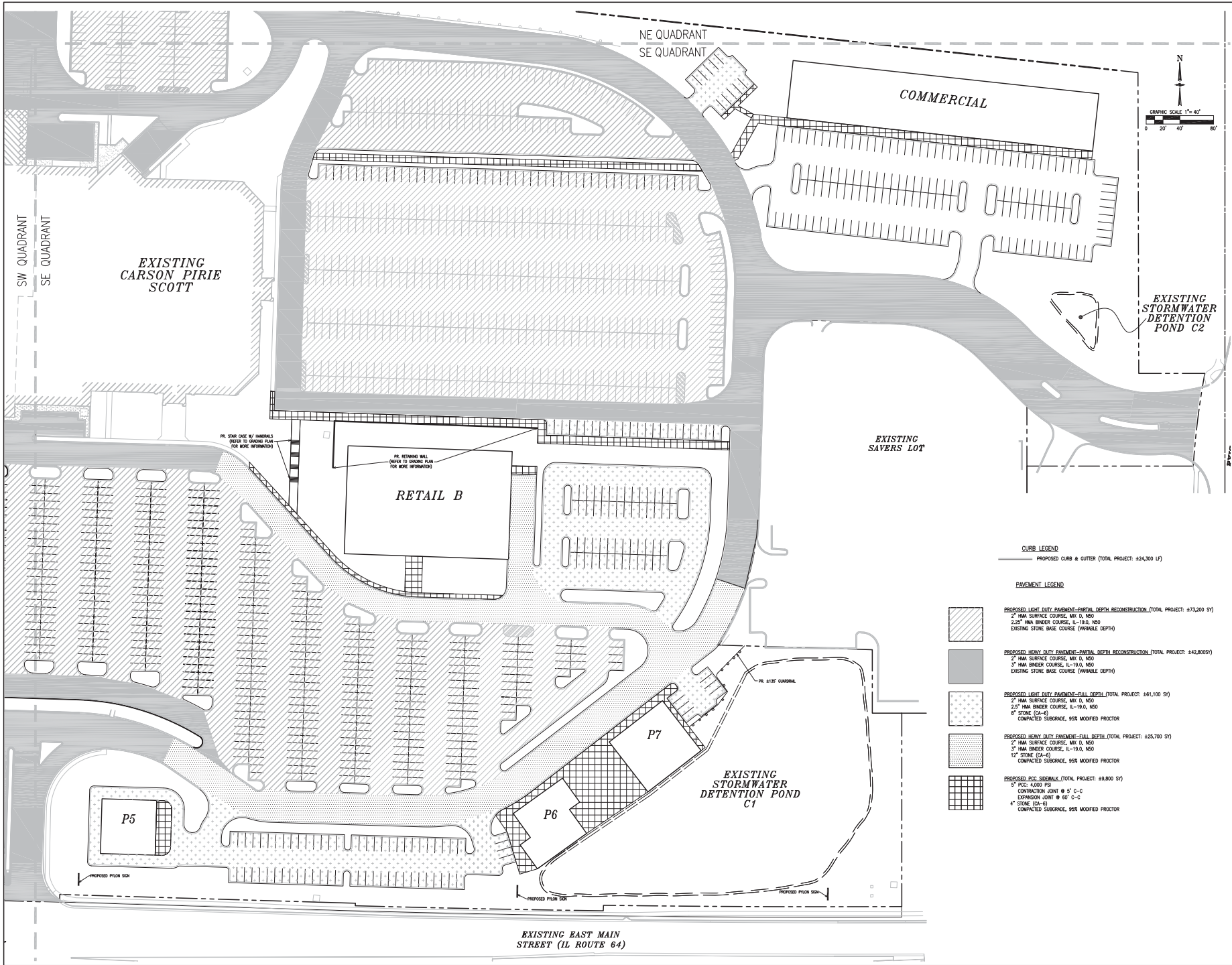
EXISTING
STORMWATER
DETENTION
POND B

EXISTING
CARSON PIRIE
SCOTT

NE QUADRANT
SE QUADRANT

NW QUADRANT
NE QUADRANT

SW QUADRANT
SE QUADRANT



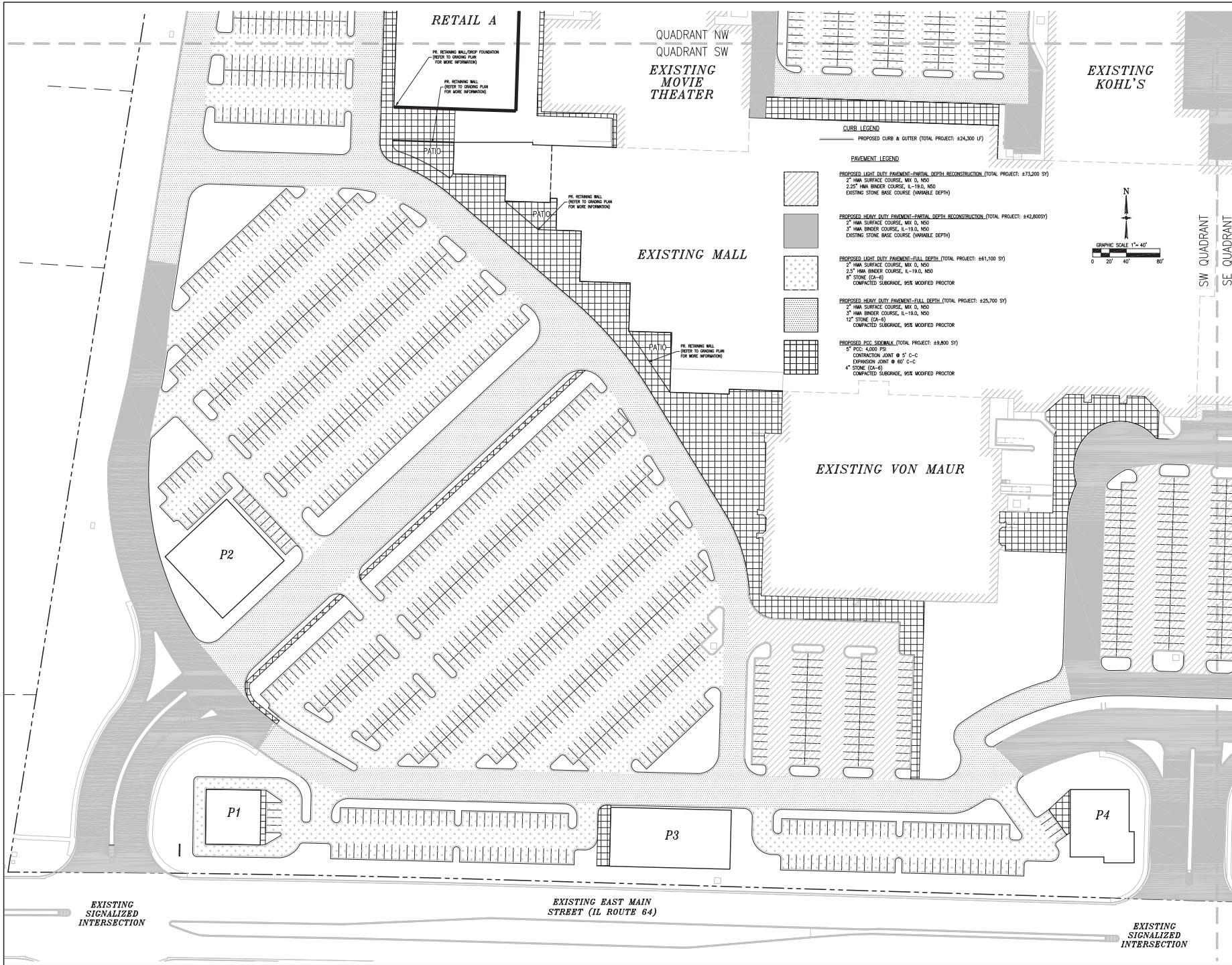
PROJECT NO.	1000000000
DATE	08/14/2014
DESIGNED BY	JACOB & HEFNER ASSOCIATES, INC.
CHECKED BY	JACOB & HEFNER ASSOCIATES, INC.
APPROVED BY	JACOB & HEFNER ASSOCIATES, INC.

PROPOSED PAVING PLAN
SE QUADRANT
THE NEW CHARLESTOWNE MALL
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES, INC.
ENGINEERS - SURVEYORS
10000 N. STATE ST. SUITE 100
ST. CHARLES, ILL. 62205
TEL: (636) 667-4000
FAX: (636) 667-4001

THE KRAUSZ COMPANIES, INC.
SC 3800 MAIN, ILL.
1" = 40'
F021
C3.2

- CURB LEGEND**
- PROPOSED CURB & GUTTER (TOTAL PROJECT: 124,300 LF)
- PAVEMENT LEGEND**
- PROPOSED LIGHT DUTY PAVEMENT-PARTIAL DEPTH RECONSTRUCTION (TOTAL PROJECT: 473,200 SY)
 - 2" HMA SURFACE COURSE, MIX C, NSO
 - 2.25" HMA BINDER COURSE, I-19A, NSO
 - EXISTING STONE BASE COURSE (VARIABLE DEPTH)
 - PROPOSED HEAVY DUTY PAVEMENT-PARTIAL DEPTH RECONSTRUCTION (TOTAL PROJECT: 142,800SY)
 - 2" HMA SURFACE COURSE, MIX C, NSO
 - 3" HMA BINDER COURSE, I-19A, NSO
 - EXISTING STONE BASE COURSE (VARIABLE DEPTH)
 - PROPOSED LIGHT DUTY PAVEMENT-FULL DEPTH (TOTAL PROJECT: 161,100 SY)
 - 2" HMA SURFACE COURSE, MIX C, NSO
 - 2.2" HMA BINDER COURSE, I-19A, NSO
 - 8" STONE (CA-6)
 - COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - PROPOSED HEAVY DUTY PAVEMENT-FULL DEPTH (TOTAL PROJECT: 125,700 SY)
 - 2" HMA SURFACE COURSE, MIX C, NSO
 - 3" HMA BINDER COURSE, I-19A, NSO
 - 12" STONE (CA-6)
 - COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
 - PROPOSED PCC SIDEWALK (TOTAL PROJECT: 19,800 SY)
 - 5" PCC, 4000 PSI
 - CONTRACTION JOINT @ 5' C-C
 - EXPANSION JOINT @ 60' C-C
 - 4" STONE (CA-6)
 - COMPACTED SUBGRADE, 95% MODIFIED PROCTOR



RETAIL A

PR. RETAINING WALL/GRIP FOUNDATION
(REFER TO GRADING PLAN
FOR MORE INFORMATION)

PATIO

QUADRANT NW
QUADRANT SW
**EXISTING
MOVIE
THEATER**

**EXISTING
KOHL'S**

CURB LEGEND
PROPOSED CURB & GUTTER (TOTAL PROJECT: 824,300 LF)

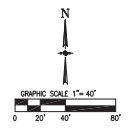
PAVEMENT LEGEND
PROPOSED LIGHT DUTY PAVEMENT-FULL DEPTH RECONSTRUCTION (TOTAL PROJECT: 873,000 SY)
2" HMA SURFACE COURSE, MX D, N50
2.25" HMA BINDER COURSE, L-19.0, N50
EXISTING STONE BASE COURSE (VARIABLE DEPTH)

PROPOSED HEAVY DUTY PAVEMENT-FULL DEPTH RECONSTRUCTION (TOTAL PROJECT: 142,800SY)
2" HMA SURFACE COURSE, MX D, N50
3" HMA BINDER COURSE, L-19.0, N50
EXISTING STONE BASE COURSE (VARIABLE DEPTH)

PROPOSED LIGHT DUTY PAVEMENT-FULL DEPTH (TOTAL PROJECT: 861,100 SY)
2" HMA SURFACE COURSE, MX D, N50
2.5" HMA BINDER COURSE, L-19.0, N50
8" STONE (2A-6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED HEAVY DUTY PAVEMENT-FULL DEPTH (TOTAL PROJECT: 226,700 SY)
2" HMA SURFACE COURSE, MX D, N50
3" HMA BINDER COURSE, L-19.0, N50
12" STONE (2A-6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR

PROPOSED PCC SIDEWALK (TOTAL PROJECT: 49,800 SY)
5" PCC: 4,000 PSI
CONSTRUCTION JOINT @ 5' C-C
EXPANSION JOINT @ 60' C-C
4" STONE (2A-6)
COMPACTED SUBGRADE, 95% MODIFIED PROCTOR



EXISTING MALL

EXISTING VON MAUR

P2

P1

P3

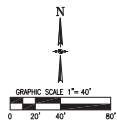
P4

**EXISTING
SIGNALIZED
INTERSECTION**

**EXISTING EAST MAIN
STREET (IL ROUTE 64)**

**EXISTING
SIGNALIZED
INTERSECTION**

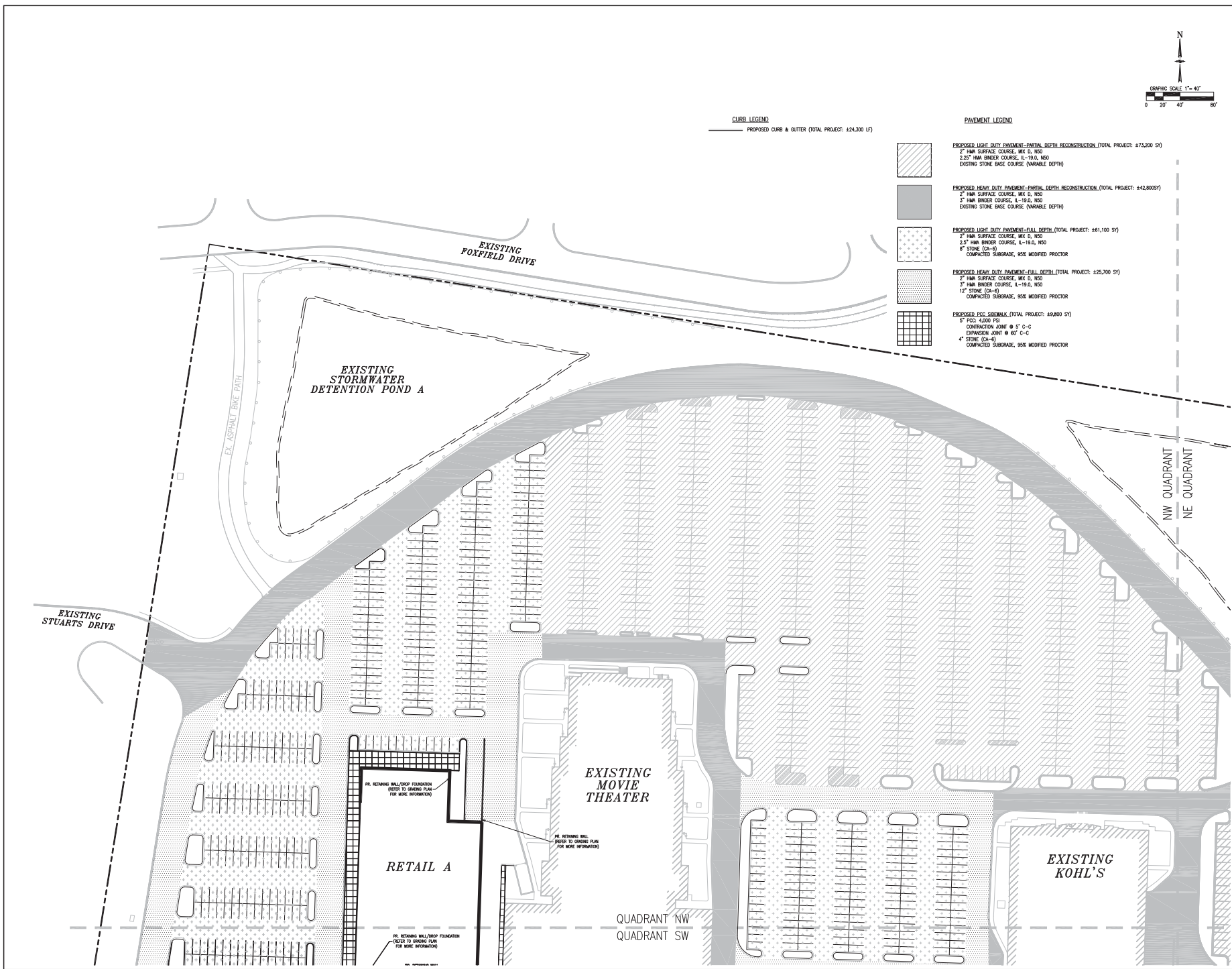
<p>PROPOSED PAVING PLAN SW QUADRANT THE NEW CHARLESTOWNE MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS</p>	<p>JACOB & HEFFNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1000 N. W. 14th Avenue, Suite 100 Lawrenceville, GA 30046 TEL: (770) 962-4000 FAX: (770) 962-4001</p>	<p>THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, LLC.</p>
<p>1" = 40'</p>	<p>F021</p>	<p>C3.3</p>



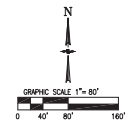
CURB LEGEND
 PROPOSED CURB & GUTTER (TOTAL PROJECT: 124,300 LF)

PAVEMENT LEGEND

- PROPOSED LIGHT DUTY PAVEMENT-PARTIAL DEPTH RECONSTRUCTION (TOTAL PROJECT: 873,200 SY)
 2" HMA SURFACE COURSE, MIX D, NSO
 2.25" HMA BINDER COURSE, IL-19.0, NSO
 EXISTING STONE BASE COURSE (VARIABLE DEPTH)
- PROPOSED HEAVY DUTY PAVEMENT-PARTIAL DEPTH RECONSTRUCTION (TOTAL PROJECT: 142,800SY)
 2" HMA SURFACE COURSE, MIX D, NSO
 3" HMA BINDER COURSE, IL-19.0, NSO
 EXISTING STONE BASE COURSE (VARIABLE DEPTH)
- PROPOSED LIGHT DUTY PAVEMENT-FULL DEPTH (TOTAL PROJECT: 161,100 SY)
 2" HMA SURFACE COURSE, MIX D, NSO
 2.25" HMA BINDER COURSE, IL-19.0, NSO
 6" STONE (CA-6)
 COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- PROPOSED HEAVY DUTY PAVEMENT-FULL DEPTH (TOTAL PROJECT: 125,700 SY)
 2" HMA SURFACE COURSE, MIX D, NSO
 3" HMA BINDER COURSE, IL-19.0, NSO
 12" STONE (CA-6)
 COMPACTED SUBGRADE, 95% MODIFIED PROCTOR
- PROPOSED PCC SIDEWALK (TOTAL PROJECT: 119,800 SY)
 5" PCC 4,000 PSI
 CONTRACTION JOINT @ 5' C-C
 EXPANSION JOINT @ 60' C-C
 4" STONE (CA-6)
 COMPACTED SUBGRADE, 95% MODIFIED PROCTOR



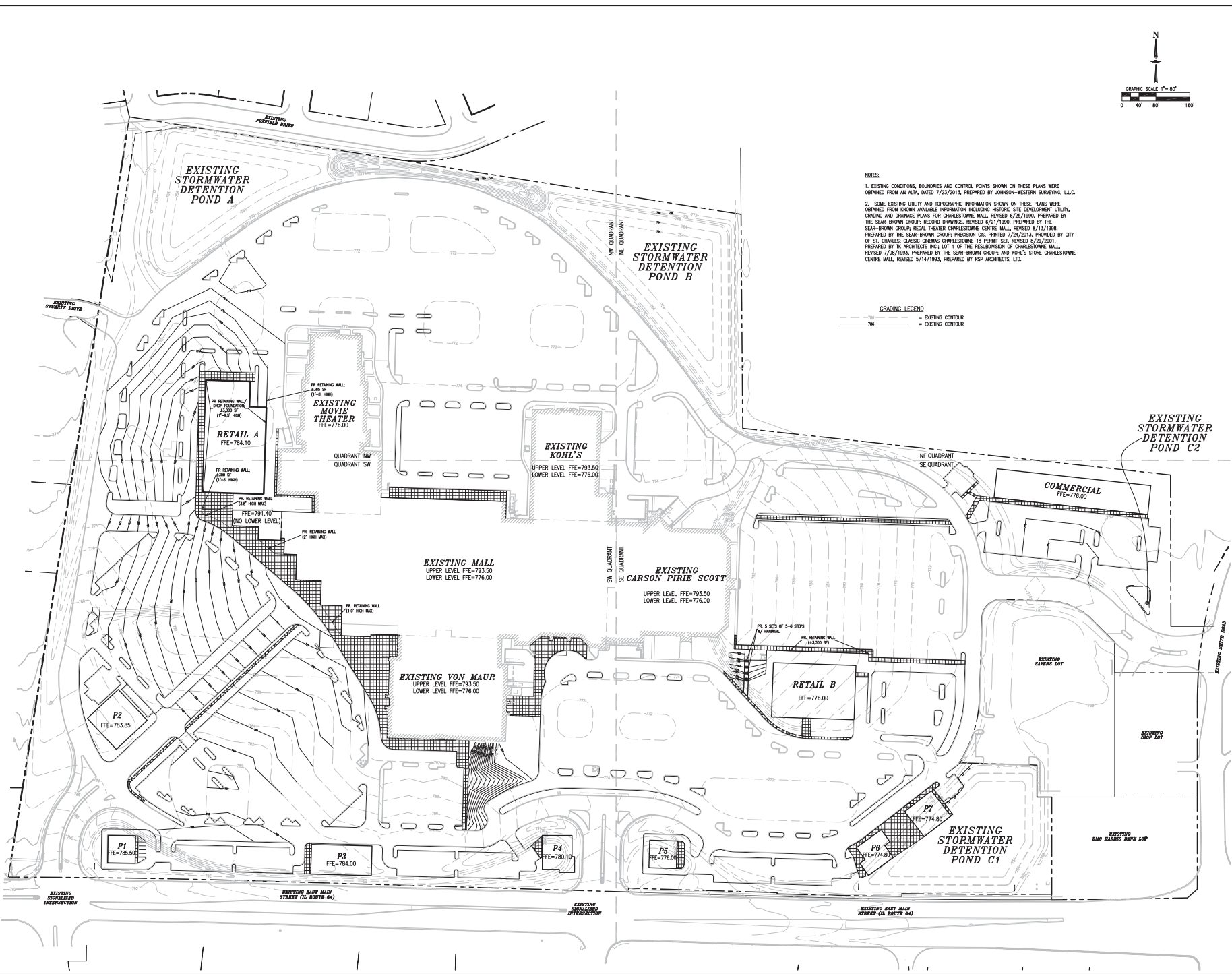
PROPOSED PAVING PLAN NW QUADRANT THE NEW CHARLESTOWNE MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS	JACOB & HEFNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1000 N. W. 14th Avenue, Suite 100 Fort Lauderdale, FL 33304 TEL: (954) 462-4000 FAX: (954) 462-4001
THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, LLC.	1" = 40' F021 C3.4



NOTES:

- EXISTING CONDITIONS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.
- SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM UNKNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTONE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REAL THEATER CHARLESTONE CENTRE MALL, REVISED 6/13/1990, PREPARED BY THE SEAR-BROWN GROUP; PRECISION GIS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CHARLES CHARLESTONE 18 POINT SET, REVISED 8/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTONE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTONE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

GRADING LEGEND
 - - - - - EXISTING CONTOUR
 ———— EXISTING CONTOUR

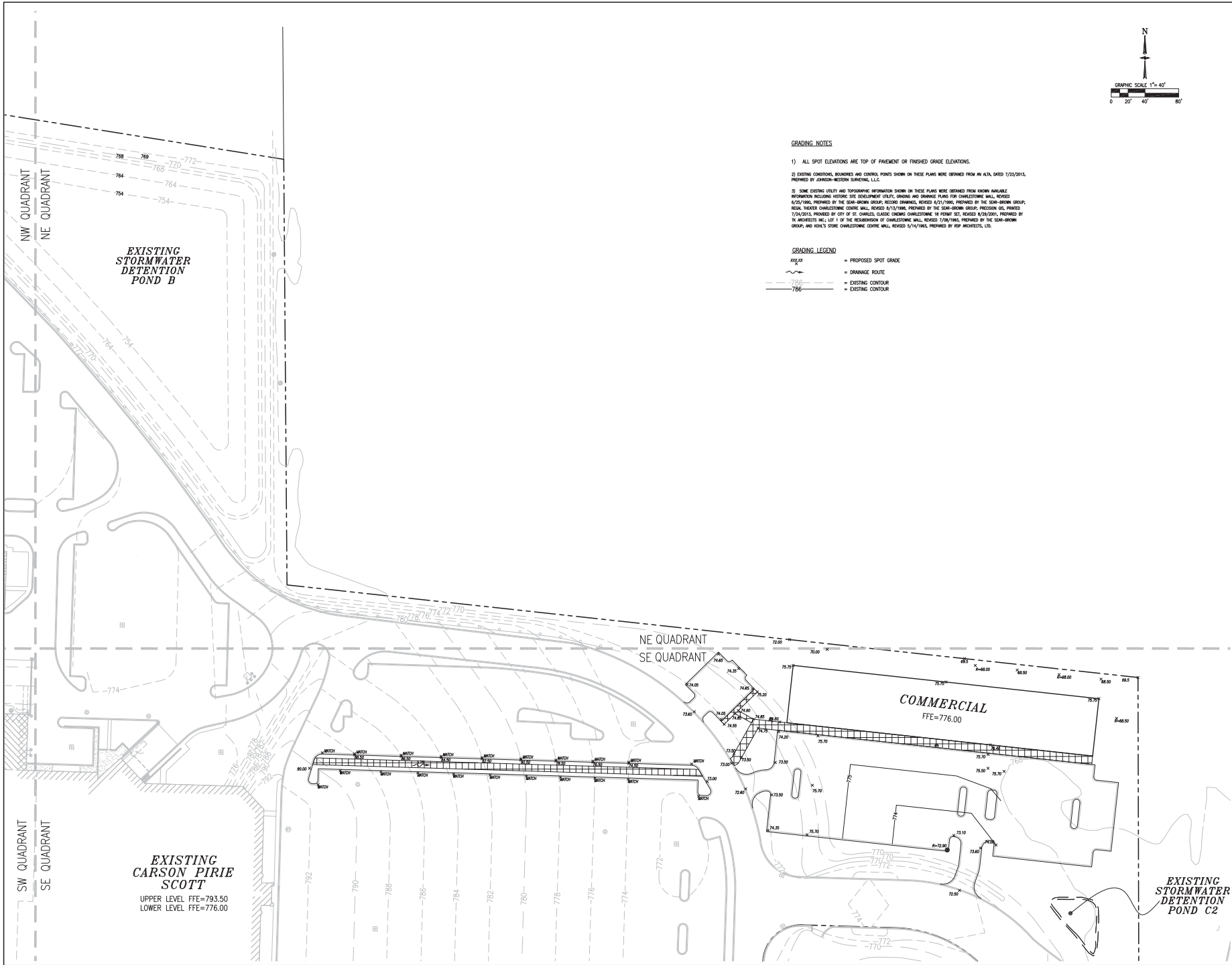


OVERALL GRADING PLAN
 THE NEW CHARLESTONE MALL
 3800 E. MAIN STREET
 ST. CHARLES, ILLINOIS

JACOB & HEFFNER ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 1000 N. 1st Street, Suite 100
 St. Charles, IL 62256-1000
 TEL: (630) 652-4000
 FAX: (630) 652-4001

THE KRAUSZ COMPANIES, INC.
 SC 3800 MAIN, ILL. C.

1"=80'
 F021
 C4.0



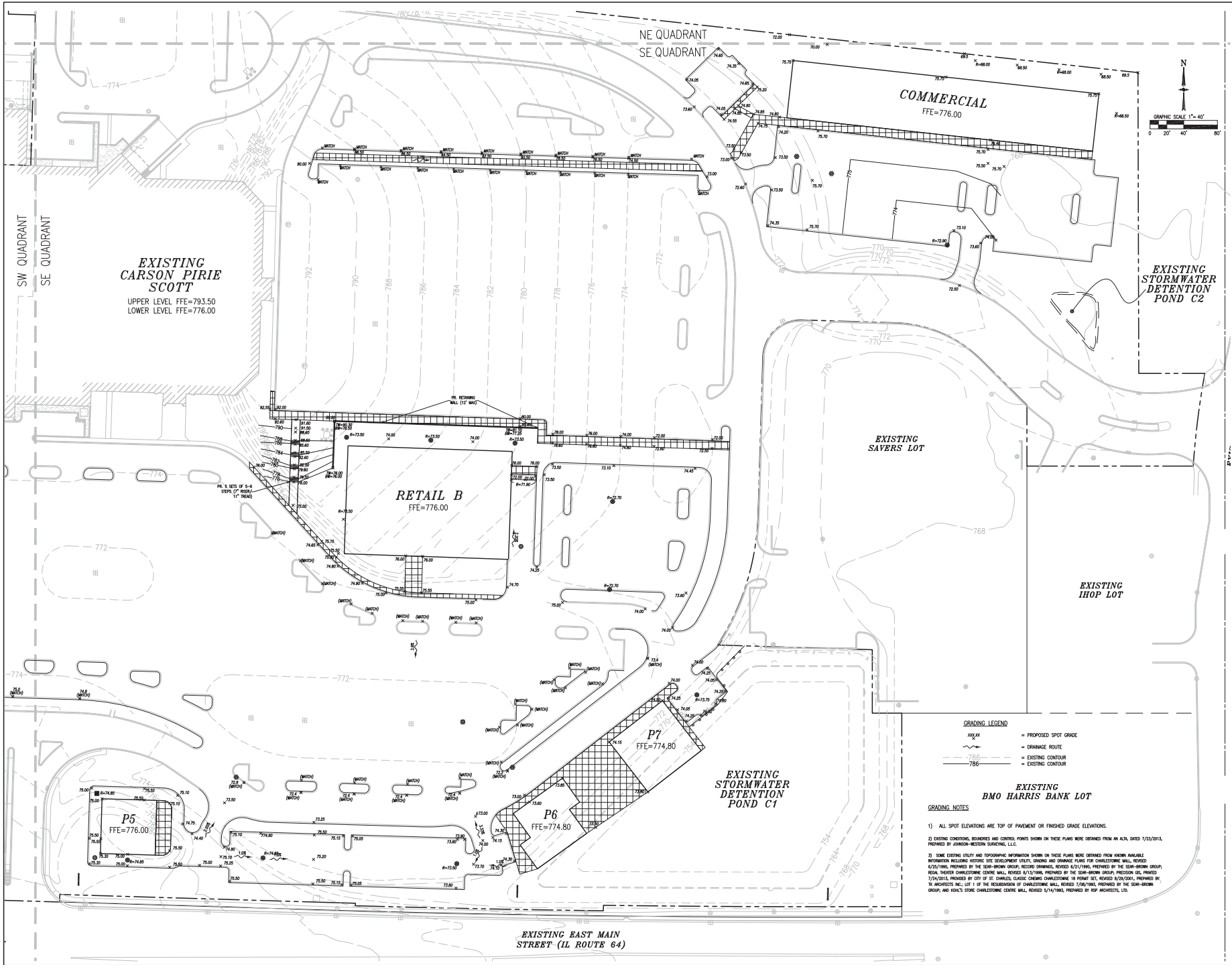
GRADING NOTES

- 1) ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
- 2) EXISTING CONTOURS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, LLC.
- 3) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT, UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/27/2008, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 8/21/2008, PREPARED BY THE SEAR-BROWN GROUP; REAL TRACER CHARLESTOWNE CENTRE WALL, REVISED 8/13/2008, PREPARED BY THE SEAR-BROWN GROUP; PROVISION G&S, PRINTED 7/24/2008, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CHANGING CONDUCTIONS IN STREET SET, REVISED 8/20/2008, PREPARED BY TR. ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE MALL, REVISED 3/28/2008, PREPARED BY THE SEAR-BROWN GROUP; AND KNOX'S STORE CHARLESTOWNE CENTRE WALL, REVISED 3/24/2008, PREPARED BY RSP ARCHITECTS, LTD.

GRADING LEGEND

- = PROPOSED SPOT GRADE
- = DRAINAGE ROUTE
- = EXISTING CONTOUR
- = EXISTING CONTOUR

<p>GRADING PLAN NE QUADRANT</p> <p>THE NEW CHARLESTOWNE MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS</p>	<p>JACOB & HEFNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1000 N. 14th Street, Suite 100 St. Charles, IL 62278-4000 TEL: (618) 462-4000 FAX: (618) 462-4001</p>
<p>THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, ILL.</p>	
<p>1" = 40'</p> <p>F021</p> <p>C4.1</p>	

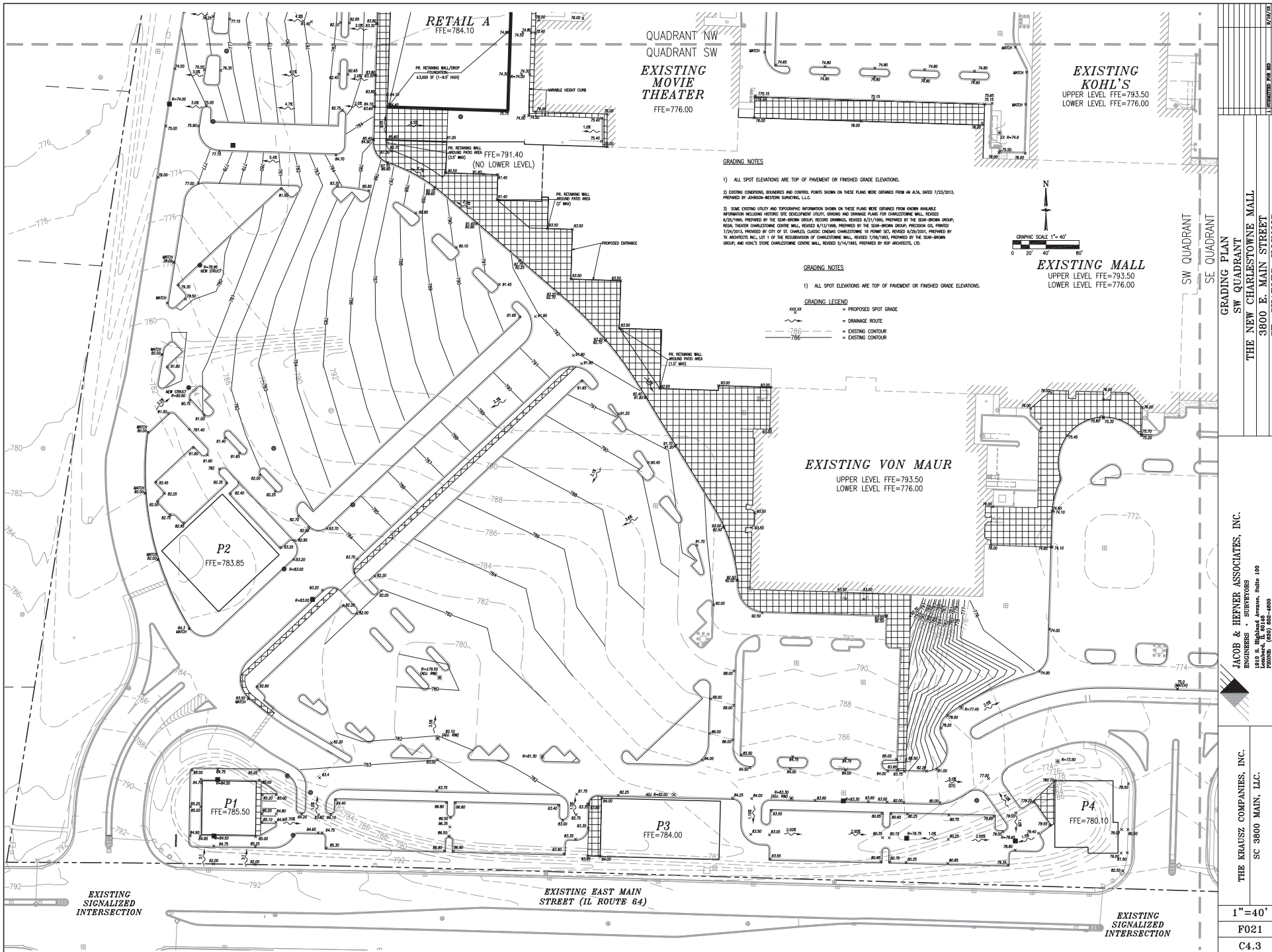


GRADING PLAN SE QUADRANT THE NEW CHARLESTOWN MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS	
JACOB & HEFNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1000 N. 14th Street, Suite 100 St. Charles, IL 62278-1000 FAX: (618) 682-4001	THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, ILL.
1" = 40' F021 C4.2	1" = 40' F021 C4.2

- GRADING LEGEND**
- = PROPOSED SPOT GRADE
 - = DRAINAGE ROUTE
 - = EXISTING CONTOUR
 - = EXISTING CONTOUR

GRADING NOTES

- 1) ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
- 2) EXISTING CONTOURS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN ALTA, DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.
- 3) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT, UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWN MALL, REVISED 6/20/10, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 4/27/10, PREPARED BY THE SEAR-BROWN GROUP; RECORD SHEETS CHARLESTOWN CONCISE MALL, REVISED 8/13/10, PREPARED BY THE SEAR-BROWN GROUP; PROVISION GEL, PRINTED 7/24/08, PROVIDED BY CITY OF ST. CHARLES, CLASSIC CHANGING CHARLESTOWN 18 FRONT ROW, REVISED 10/20/08, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE REDEVELOPMENT OF CHARLESTOWN MALL, REVISED 7/26/1994, PREPARED BY THE SEAR-BROWN GROUP; AND HOTEL'S STORE CHARLESTOWN CONCISE MALL, REVISED 5/14/1994, PREPARED BY TSP ARCHITECTS, LTD.



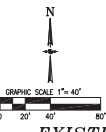
RETAIL A
FFE=784.10

QUADRANT NW
QUADRANT SW
EXISTING
MOVIE
THEATER
FFE=776.00

EXISTING
KOHL'S
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

GRADING NOTES

- 1) ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
- 2) EXISTING CONDITIONS, BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN A.S.L. DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.
- 3) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT (SD) GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, DATED 4/25/1981, PREPARED BY THE SEAR-BROWN GROUP; RECORDS REVISIONS, DATED 4/21/1981, PREPARED BY THE SEAR-BROWN GROUP; RECORD, TOWN OF CHARLESTOWNE CENTER MALL, DATED 4/13/1981, PREPARED BY THE SEAR-BROWN GROUP; RECORDS, DATED 7/24/2011, PROVIDED BY CITY OF ST. CHARLES, CLASSIC CINEMAS CHARLESTOWNE 18 POINT SCL, REVISED 4/29/2005, PREPARED BY THE ARCHITECTS INC., LOT 1 OF THE REDEVELOPMENT OF CHARLESTOWNE MALL, REVISED 7/26/1981, PREPARED BY THE SEAR-BROWN GROUP; AND A.S.L.'S DATED CHARLESTOWNE CENTER MALL, REVISED 5/14/1981, PREPARED BY RSP ARCHITECTS, L.L.C.



EXISTING MALL
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

GRADING NOTES

- 1) ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.

GRADING LEGEND

- SPOT ELEVATION = PROPOSED SPOT GRADE
- = DRAINAGE ROUTE
- - - - - = EXISTING CONTOUR
- = EXISTING CONTOUR

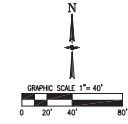
THE NEW CHARLESTOWNE MALL
 3800 E. MAIN STREET
 ST. CHARLES, ILLINOIS

GRADING PLAN
 SW QUADRANT
 THE NEW CHARLESTOWNE MALL
 3800 E. MAIN STREET
 ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES, INC.
 ENGINEERS - SURVEYORS
 1100 N. W. 14th Avenue, Suite 100
 Fort Lauderdale, FL 33304
 PHONE (954) 462-4600
 FAX (954) 462-4601

THE KRAUSZ COMPANIES, INC.
 SC 3800 MAIN, ILL.

1"=40'
F021
C4.3

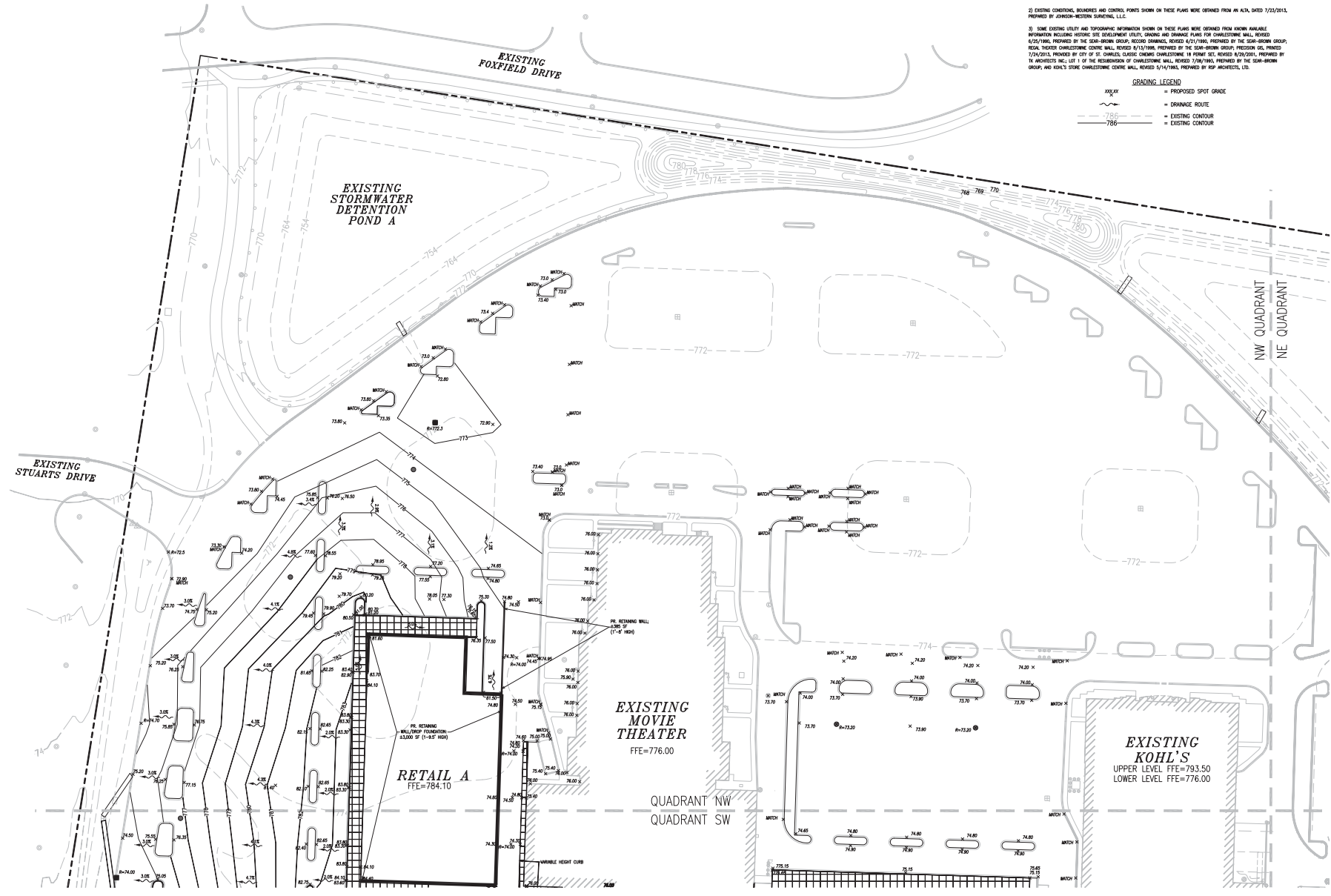


GRADING NOTES

- 1) ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT OR FINISHED GRADE ELEVATIONS.
- 2) EXISTING CONDITIONAL BOUNDARIES AND CONTROL POINTS SHOWN ON THESE PLANS WERE OBTAINED FROM AN A.L.S. DATED 7/23/2013, PREPARED BY JOHNSON-WESTERN SURVEYING, L.L.C.
- 3) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITIES, GRADING AND DRAINAGE PLANS FOR CHARLESTONE WALL, REVISED 8/25/1960, PREPARED BY THE SOAR-BROWN GROUP; RECORD DRAWINGS, REVISED 4/21/1960, PREPARED BY THE SOAR-BROWN GROUP; FINAL STORE CHARLESTONE CENTRE WALL, REVISED 5/13/1960, PREPARED BY THE SOAR-BROWN GROUP; RECORD SET, REVISED 8/29/2000, PREPARED BY THE ARCHITECTS INC.; LOT 1 OF THE REVISIONS OF CHARLESTONE WALL, REVISED 7/20/1960, PREPARED BY THE SOAR-BROWN GROUP; AND KOHL'S STORE CHARLESTONE CENTRE WALL, REVISED 5/14/1960, PREPARED BY RSP ARCHITECTS, L.L.C.

GRADING LEGEND

	= PROPOSED SPOT GRADE
	= DRAINAGE ROUTE
	= EXISTING CONTOUR
	= EXISTING CONTOUR

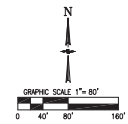


GRADING PLAN
NW QUADRANT
THE NEW CHARLESTOWNE MALL
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES, INC.
 ENGINEERS - SURVEYORS
 1000 N. W. 14th Avenue, Suite 100
 Fort Lauderdale, FL 33309
 TEL: (954) 562-4000
 FAX: (954) 562-4001

THE KRAUSZ COMPANIES, INC.
 SC 3800 MAIN, ILL.

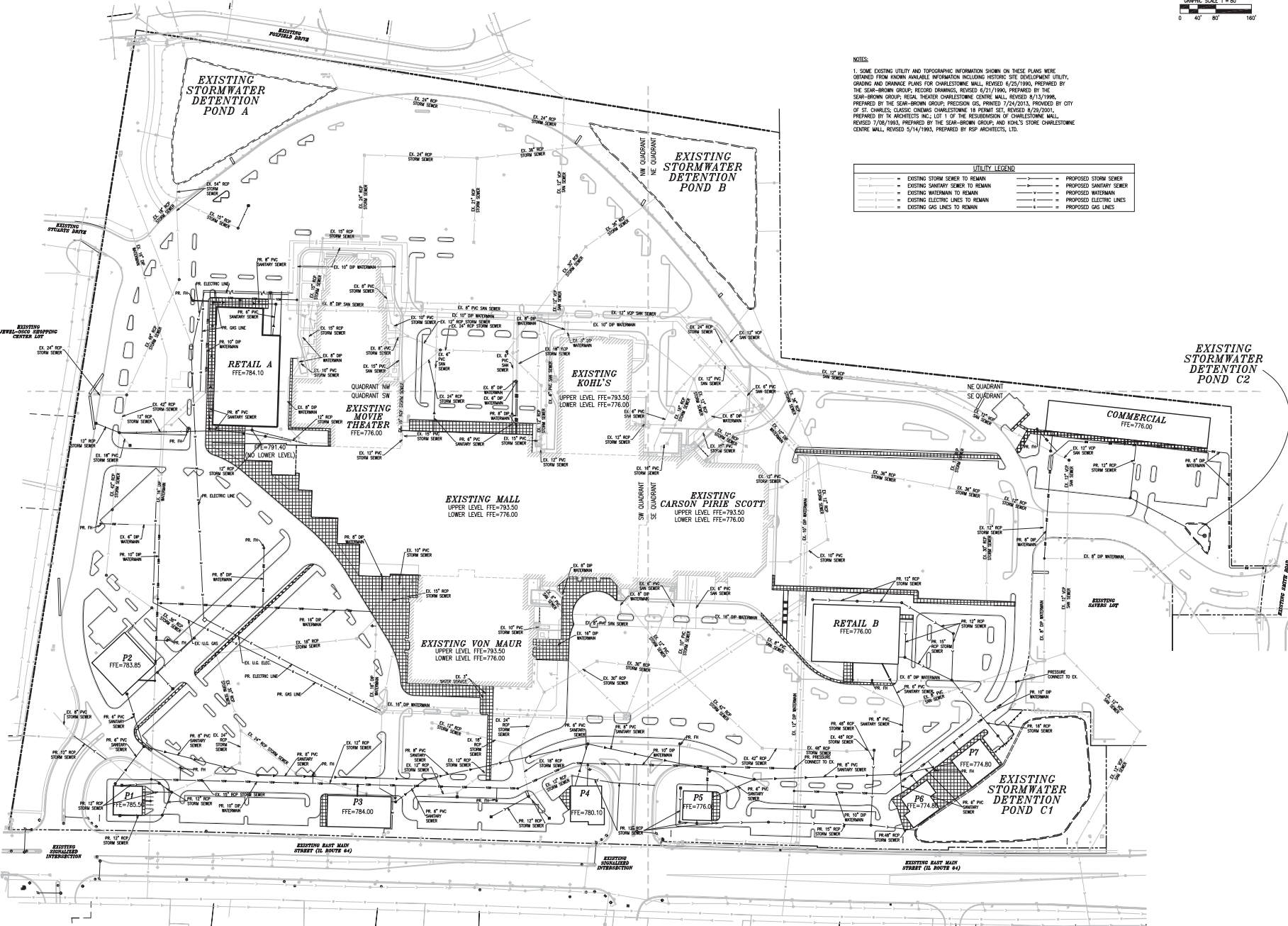
1" = 40'
 F021
 C4.4



NOTES:

1. SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY DRAWING AND GRADING PLANS FOR CHARLESTONE WALL, REVISED 6/23/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 8/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTONE CENTRE WALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRESSION GAS, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTONE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY TR ARCHITECTS INC. LOT 1 OF THE REDEVELOPMENT OF CHARLESTONE WALL, REVISED 7/06/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTONE CENTRE WALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

UTILITY LEGEND	
	EXISTING STORM SEWER TO REMAIN
	EXISTING SANITARY SEWER TO REMAIN
	EXISTING WATERMAIN TO REMAIN
	EXISTING ELECTRIC LINES TO REMAIN
	EXISTING GAS LINES TO REMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	PROPOSED ELECTRIC LINES
	PROPOSED GAS LINES

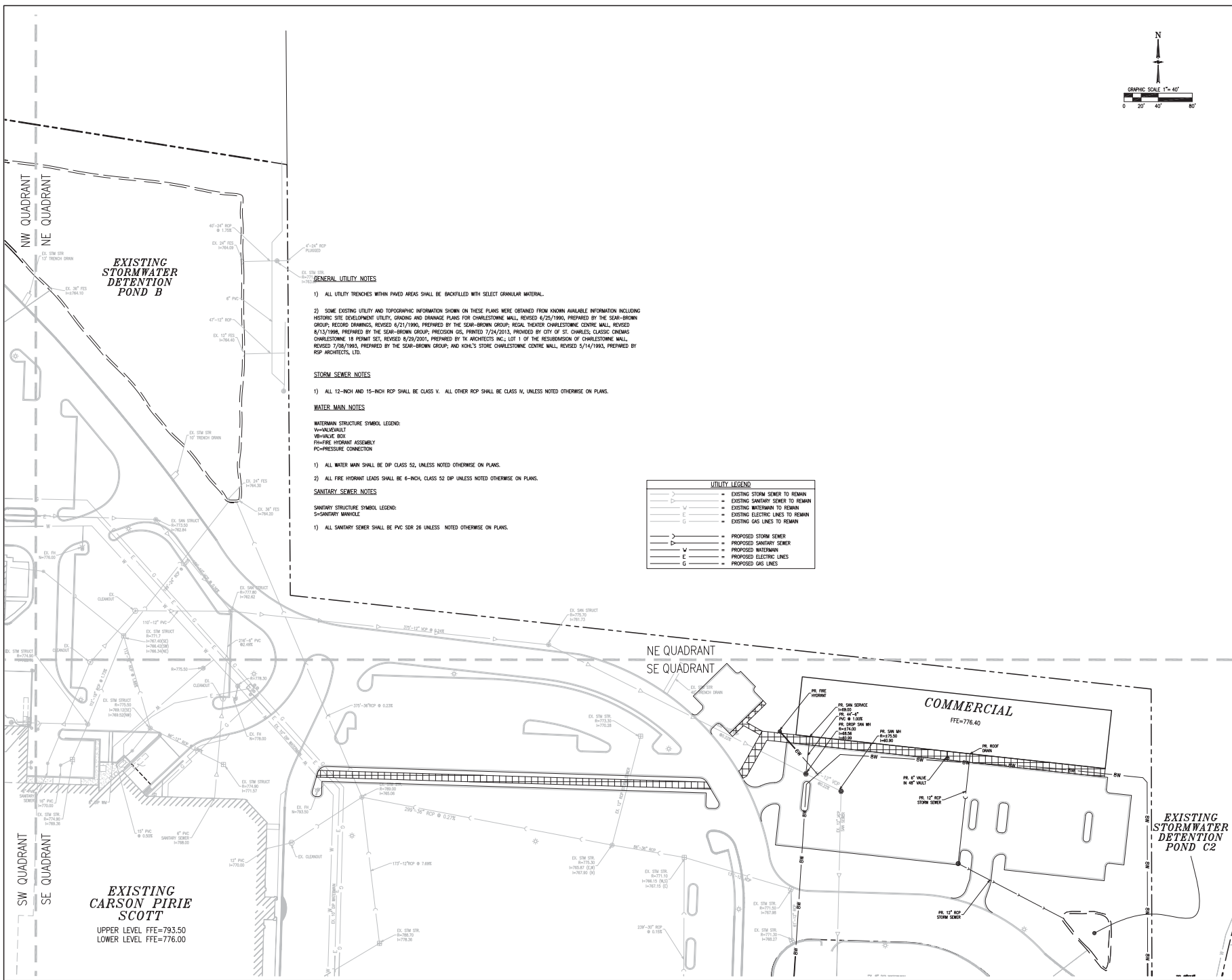
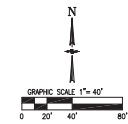


OVERALL UTILITY PLAN
 THE NEW CHARLESTOWNE MALL
 3800 E. MAIN STREET
 ST. CHARLES, ILLINOIS

JACOB & HEPNER ASSOCIATES, INC.
 ENGINEERS - SURVEYORS
 1400 S. MAIN STREET, SUITE 100
 ST. CHARLES, ILLINOIS 62205
 FAX: (636) 652-4001

THE KRAUSZ COMPANIES, INC.
 SC 3800 MAIN, ILL. C.

1"=80'
 F021
 C5.0



GENERAL UTILITY NOTES

- 1) ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL.
- 2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GROUND AND DRAINAGE PLANS FOR CHARLESTONE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTONE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRECISION DC, PRINTED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES, CLASSIC CINEMAS CHARLESTONE 18 POINT SET, REVISED 8/20/2001, PREPARED BY TV ARCHITECTS INC.; LOT 1 OF THE REDEVELOPMENT OF CHARLESTONE MALL, REVISED 7/08/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTONE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

STORM SEWER NOTES

- 1) ALL 12-INCH AND 15-INCH RCP SHALL BE CLASS V. ALL OTHER RCP SHALL BE CLASS IV, UNLESS NOTED OTHERWISE ON PLANS.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:
 W=VALVE/VAULT
 WB=VALVE BOX
 FH=FIREFE HYDRANT ASSEMBLY
 PC=PRESSURE CONNECTION

- 1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON PLANS.
- 2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DIP UNLESS NOTED OTHERWISE ON PLANS.

SANITARY SEWER NOTES

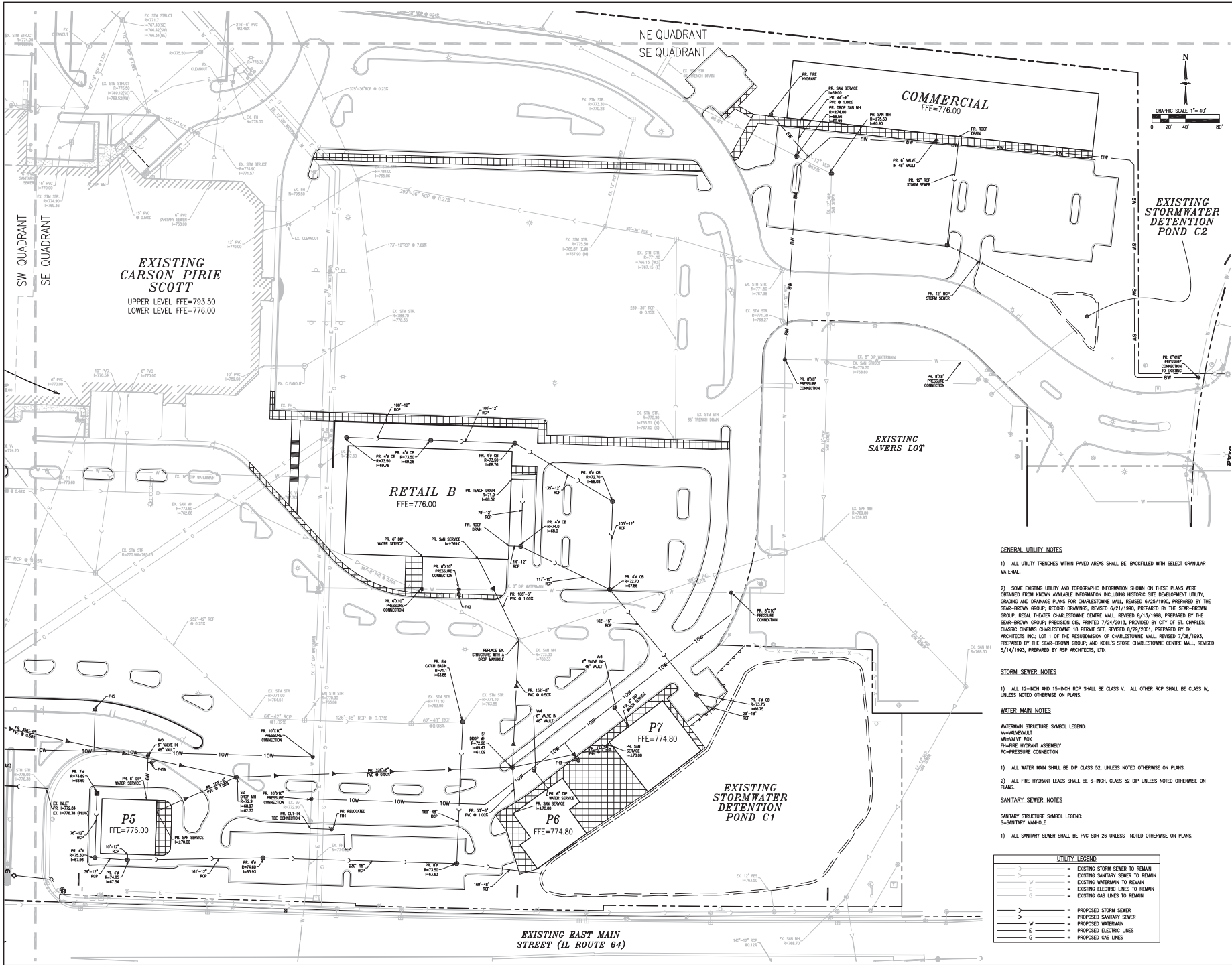
SANITARY STRUCTURE SYMBOL LEGEND:
 S=SANITARY MANHOLE

- 1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS.

UTILITY LEGEND	
	EXISTING STORM SEWER TO REMAIN
	EXISTING SANITARY SEWER TO REMAIN
	EXISTING WATERMAIN TO REMAIN
	EXISTING ELECTRIC LINES TO REMAIN
	EXISTING GAS LINES TO REMAIN
	PROPOSED STORM SEWER
	PROPOSED SANITARY SEWER
	PROPOSED WATERMAIN
	PROPOSED ELECTRIC LINES
	PROPOSED GAS LINES

EXISTING CARSON PIRIE SCOTT
 UPPER LEVEL FFE=793.50
 LOWER LEVEL FFE=776.00

UTILITY PLAN NE QUADRANT	
THE NEW CHARLESTONE MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS	
JACOB & HEFNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1000 N. 11th Street, Suite 100 St. Charles, IL 62278-1000 TEL: (618) 682-4000 FAX: (618) 682-4001	
THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, ILL.	
1" = 40'	
F021	
C5.1	



DATE	DESCRIPTION
12/15/11	ISSUED FOR PERMIT
08/20/11	ISSUED FOR PERMIT
08/20/11	ISSUED FOR PERMIT

UTILITY PLAN
SE QUADRANT
THE NEW CHARLESTOWNE MALL
3800 E. MAIN STREET
ST. CHARLES, ILLINOIS

JACOB & HEPNER ASSOCIATES, INC.
ENGINEERS - SURVEYORS
1000 N. 14th Street, Suite 100
St. Charles, IL 62256
TEL: (618) 682-4000
FAX: (618) 682-4001

THE KRAUSZ COMPANIES, INC.
SC 3800 MAIN, ILL.

1" = 40'
F021
C5.2

- GENERAL UTILITY NOTES**
- 1) ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL.
 - 2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTOWNE MALL, REVISED 6/25/1999, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 8/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATRE CHARLESTOWNE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRESSION GAS, PRINTED 7/24/2011, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTOWNE 18 PERMIT SET, REVISED 8/28/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE RESUBDIVISION OF CHARLESTOWNE CENTRE MALL, REVISED 7/04/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KIM'S STORE CHARLESTOWNE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

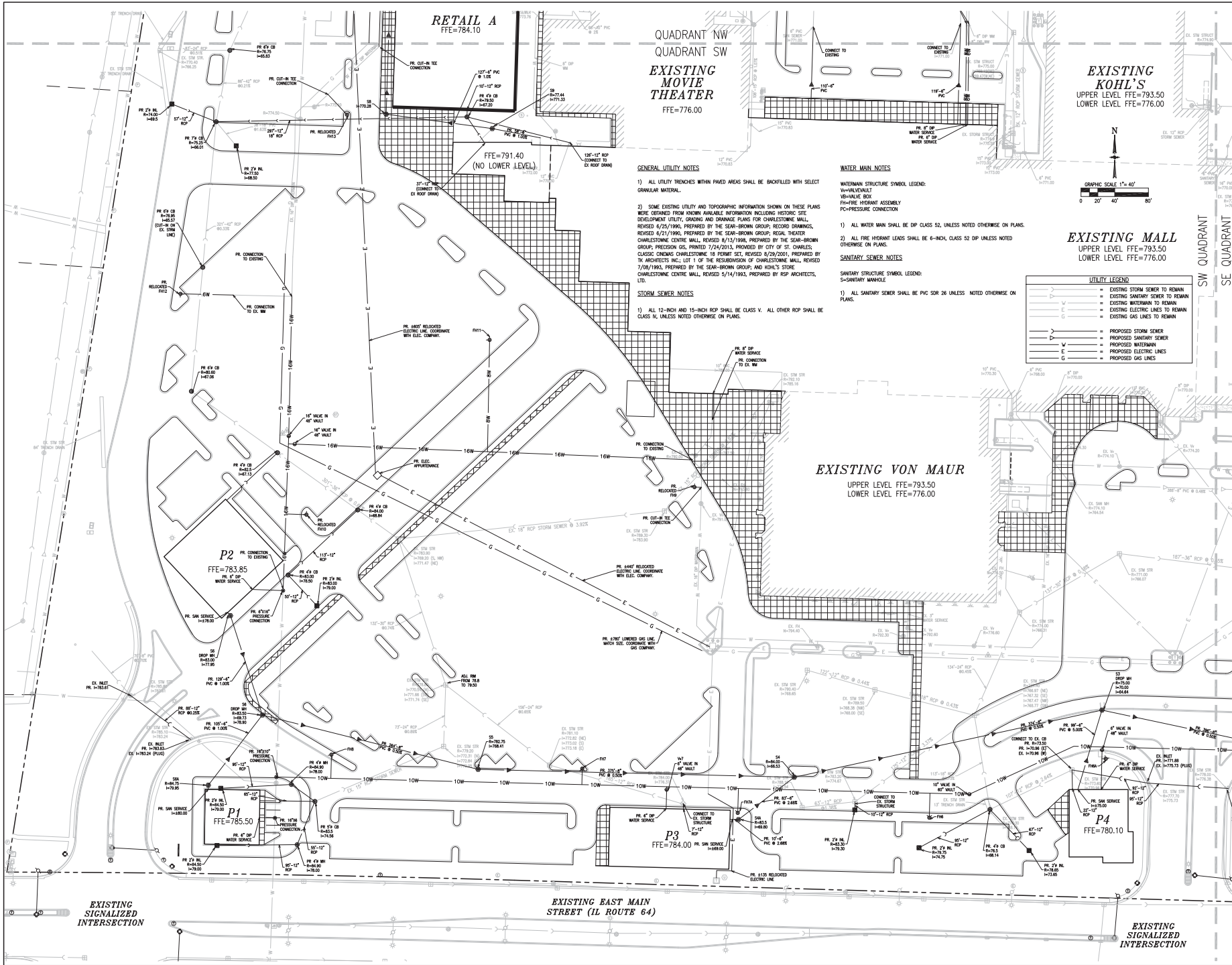
- STORM SEWER NOTES**
- 1) ALL 12-INCH AND 15-INCH RCP SHALL BE CLASS V. ALL OTHER RCP SHALL BE CLASS N, UNLESS NOTED OTHERWISE ON PLANS.

- WATER MAIN NOTES**
- WATERMAIN STRUCTURE SYMBOL LEGEND:
 W=VALVEWELL
 V=VALVE BOX
 FH=FIRE HYDRANT ASSEMBLY
 PC=PRESSURE CONNECTION
- 1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON PLANS.
 - 2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH, CLASS 52 DP UNLESS NOTED OTHERWISE ON PLANS.

- SANITARY SEWER NOTES**
- SANITARY STRUCTURE SYMBOL LEGEND:
 S=SANITARY MANHOLE
- 1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS.

UTILITY LEGEND

	= EXISTING STORM SEWER TO REMAIN
	= EXISTING SANITARY SEWER TO REMAIN
	= EXISTING WATERMAIN TO REMAIN
	= EXISTING ELECTRIC LINES TO REMAIN
	= EXISTING GAS LINES TO REMAIN
	= PROPOSED STORM SEWER
	= PROPOSED SANITARY SEWER
	= PROPOSED WATERMAIN
	= PROPOSED ELECTRIC LINES
	= PROPOSED GAS LINES



RETAIL A
FFE=784.10

QUADRANT NW
QUADRANT SW
EXISTING MOVIE THEATER
FFE=776.00

EXISTING KOHL'S
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING MALL
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

EXISTING VON MAUR
UPPER LEVEL FFE=793.50
LOWER LEVEL FFE=776.00

P2
FFE=783.85

P1
FFE=785.50

P3
FFE=784.00

P4
FFE=780.10

GENERAL UTILITY NOTES

- 1) ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL.
- 2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTONE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAINAGE, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTONE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; PRESSION GAS, DATED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMAS CHARLESTONE 18 PERMIT SET, REVISED 8/29/2001, PREPARED BY THE ARCHITECTS P.C.; LOT 1 OF THE REDEVELOPMENT OF CHARLESTONE MALL, REVISED 7/20/1993, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTONE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

STORM SEWER NOTES

- 1) ALL 12-INCH AND 15-INCH RCP SHALL BE CLASS V. ALL OTHER RCP SHALL BE CLASS III, UNLESS NOTED OTHERWISE ON PLANS.

WATER MAIN NOTES

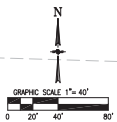
- WATERMAIN STRUCTURE SYMBOL LEGEND:
 W=VALVEWALT
 VB=VALVE BOX
 F=FIRE HYDRANT ASSEMBLY
 PC=PRESSURE CONNECTION
- 1) ALL WATER MAIN SHALL BE DP CLASS 52, UNLESS NOTED OTHERWISE ON PLANS.
 - 2) ALL FIRE HYDRANT SHALL BE 6-INCH, CLASS 52 DP UNLESS NOTED OTHERWISE ON PLANS.

SANITARY SEWER NOTES

- SANITARY STRUCTURE SYMBOL LEGEND:
 S=SANITARY MANHOLE
- 1) ALL SANITARY SEWER SHALL BE PVC 20R 26 UNLESS NOTED OTHERWISE ON PLANS.

UTILITY LEGEND

—	EXISTING STORM SEWER TO REMAIN
—	EXISTING SANITARY SEWER TO REMAIN
—	EXISTING WATERMAIN TO REMAIN
—	EXISTING ELECTRIC LINES TO REMAIN
—	EXISTING GAS LINES TO REMAIN
—	PROPOSED STORM SEWER
—	PROPOSED SANITARY SEWER
—	PROPOSED WATERMAIN
—	PROPOSED ELECTRIC LINES
—	PROPOSED GAS LINES



UTILITY PLAN
 SW QUADRANT
 SE QUADRANT

THE NEW CHARLESTOWNE MALL
 3800 E. MAIN STREET
 ST. CHARLES, ILLINOIS

JACOB & HEFNER ASSOCIATES, INC.
 ENGINEERS - SURVEYORS
 1000 N. 14th Street, Suite 100
 St. Charles, IL 62278
 PHONE: (618) 682-4001
 FAX: (618) 682-4001

THE KRAUSZ COMPANIES, INC.
 SC 3800 MAIN, ILL.

1"=40'
 F021
 C5.3

GENERAL UTILITY NOTES

- 1) ALL UTILITY TRENCHES WITHIN PAVED AREAS SHALL BE BACKFILLED WITH SELECT GRANULAR MATERIAL.
- 2) SOME EXISTING UTILITY AND TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS WERE OBTAINED FROM KNOWN AVAILABLE INFORMATION INCLUDING HISTORIC SITE DEVELOPMENT UTILITY, GRADING AND DRAINAGE PLANS FOR CHARLESTONE MALL, REVISED 6/25/1990, PREPARED BY THE SEAR-BROWN GROUP; RECORD DRAWINGS, REVISED 6/21/1990, PREPARED BY THE SEAR-BROWN GROUP; REGAL THEATER CHARLESTONE CENTRE MALL, REVISED 8/13/1998, PREPARED BY THE SEAR-BROWN GROUP; FREEDOM GAS, PROVIDED 7/24/2013, PROVIDED BY CITY OF ST. CHARLES; CLASSIC CINEMA CHARLESTONE 19 POINT SET, REVISED 6/29/2001, PREPARED BY TK ARCHITECTS INC.; LOT 1 OF THE REDEVELOPMENT OF CHARLESTONE MALL, REVISED 7/09/1983, PREPARED BY THE SEAR-BROWN GROUP; AND KOHL'S STORE CHARLESTONE CENTRE MALL, REVISED 5/14/1993, PREPARED BY RSP ARCHITECTS, LTD.

STORM SEWER NOTES

- 1) ALL 12-INCH AND 15-INCH RCP SHALL BE CLASS V. ALL OTHER RCP SHALL BE CLASS II, UNLESS NOTED OTHERWISE ON PLANS.

WATER MAIN NOTES

WATERMAIN STRUCTURE SYMBOL LEGEND:

W=VALVE/WAULT
 M=VALVE BOX
 FH=FIRE HYDRANT ASSEMBLY
 PC=PRESSURE CONNECTION

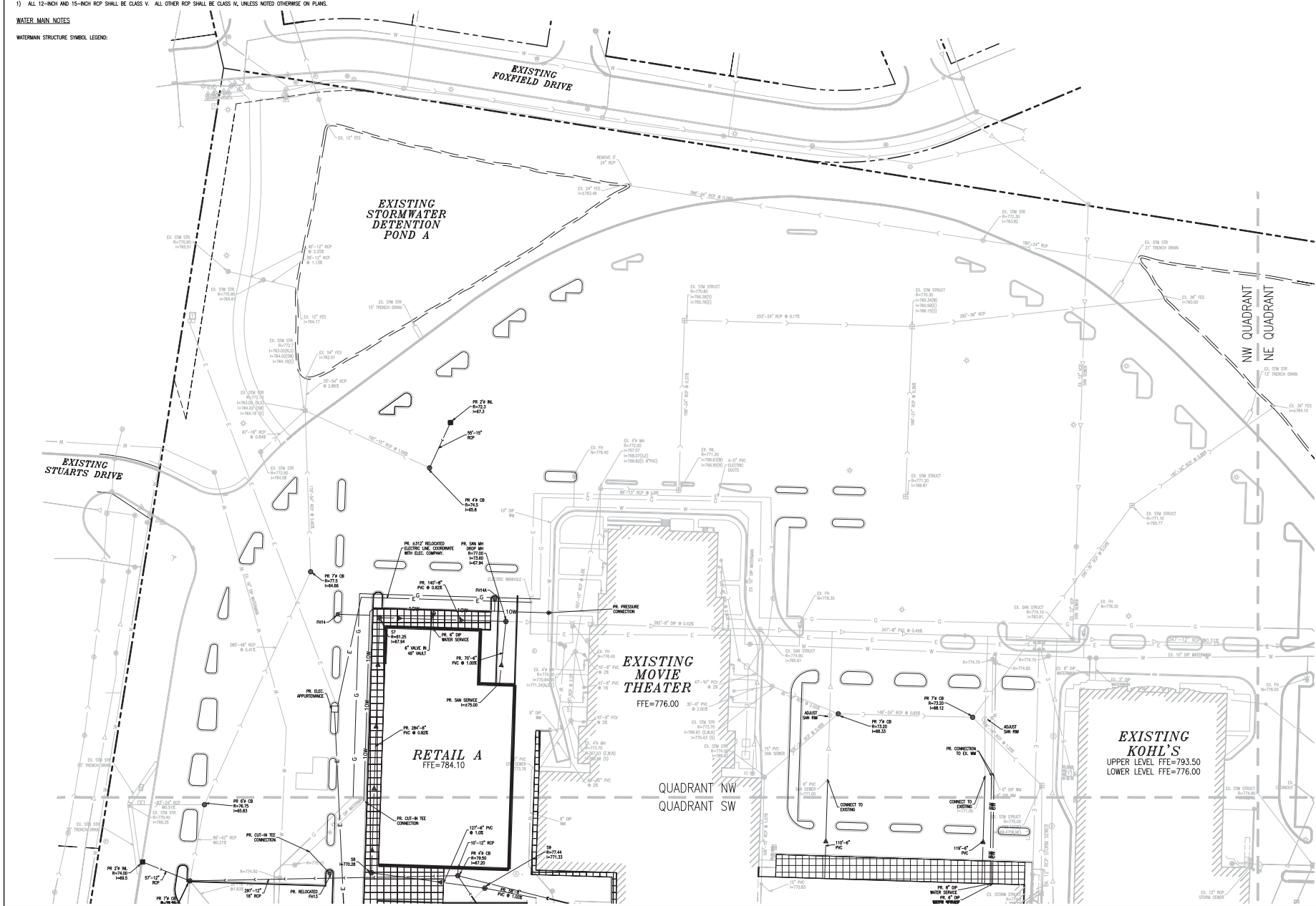
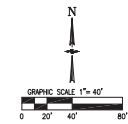
- 1) ALL WATER MAIN SHALL BE DIP CLASS 52, UNLESS NOTED OTHERWISE ON PLANS.
- 2) ALL FIRE HYDRANT LEADS SHALL BE 6-INCH CLASS 52 DIP UNLESS NOTED OTHERWISE ON PLANS.

SANITARY SEWER NOTES

SANITARY STRUCTURE SYMBOL LEGEND:
 S=SANITARY MANHOLE

- 1) ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE ON PLANS.

UTILITY LEGEND	
(Symbol)	EXISTING STORM SEWER TO REMAIN
(Symbol)	EXISTING SANITARY SEWER TO REMAIN
(Symbol)	EXISTING WATERMAIN TO REMAIN
(Symbol)	EXISTING ELECTRIC LINES TO REMAIN
(Symbol)	EXISTING GAS LINES TO REMAIN
(Symbol)	PROPOSED STORM SEWER
(Symbol)	PROPOSED SANITARY SEWER
(Symbol)	PROPOSED WATERMAIN
(Symbol)	PROPOSED ELECTRIC LINES
(Symbol)	PROPOSED GAS LINES



<p>UTILITY PLAN NW QUADRANT THE NEW CHARLESTONE MALL 3800 E. MAIN STREET ST. CHARLES, ILLINOIS</p>	<p>JACOB & HEFNER ASSOCIATES, INC. ENGINEERS - SURVEYORS 1000 N. 10th Street, Suite 100 St. Charles, IL 62276-4000 TEL: (618) 462-4000 FAX: (618) 462-4001</p>
<p>THE KRAUSZ COMPANIES, INC. SC 3800 MAIN, ILL. C.</p>	<p>1" = 40' F021 C5.4</p>