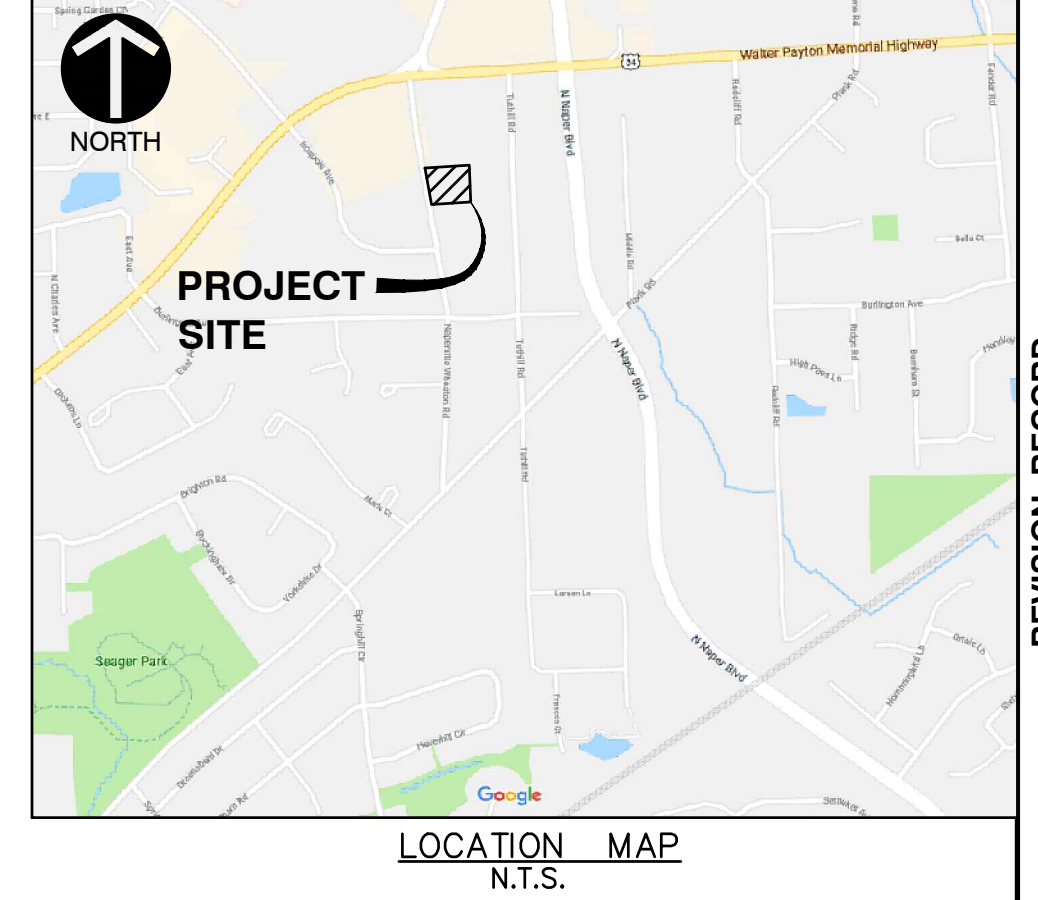




# SITE PLAN NAPERVILLE WHEATON TOWNHOMES

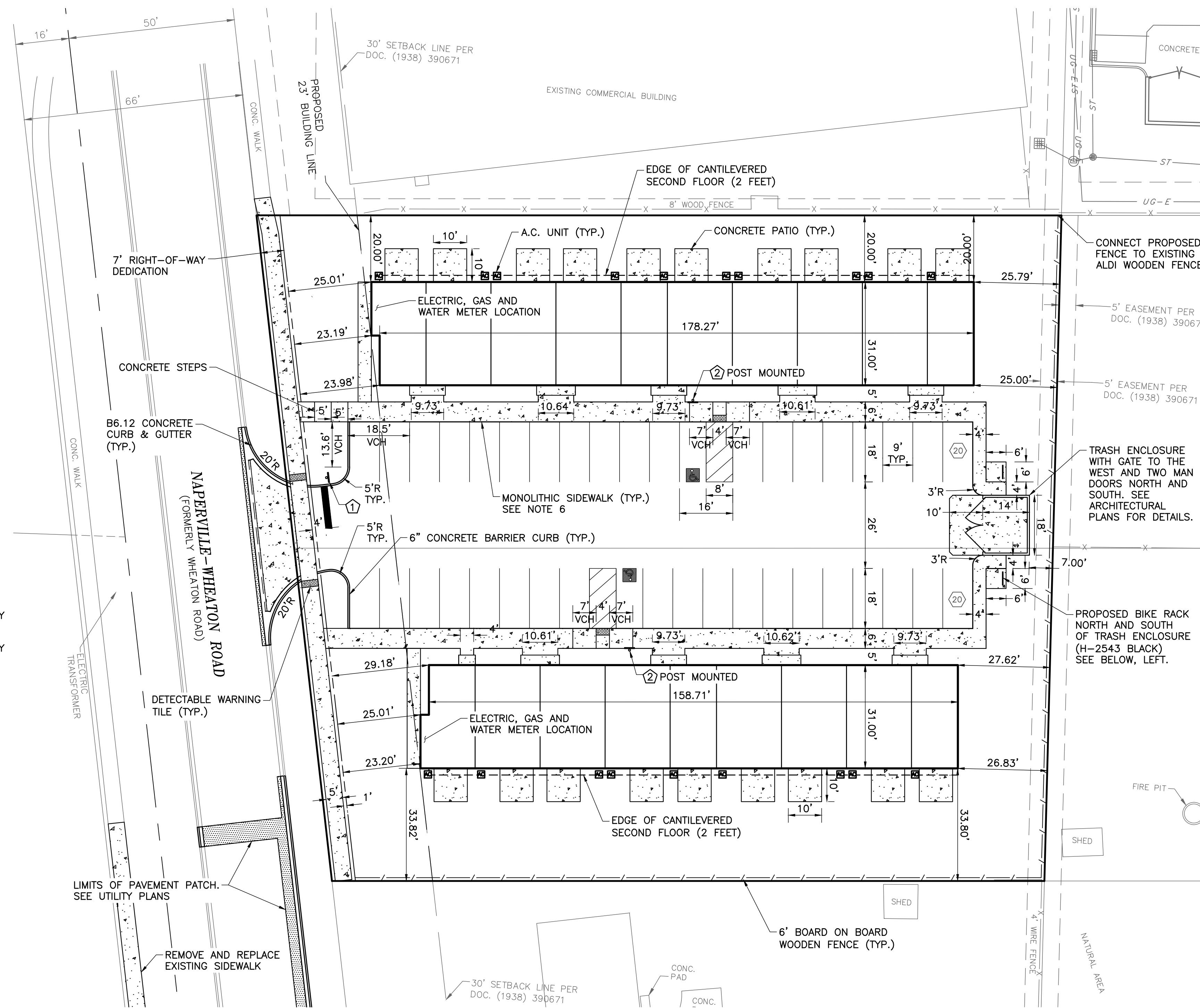
ADDRESSES: 55275 AND 55311 NAPERVILLE ROAD  
P.I.N. 08-08-106-009  
08-08-106-010



- SITE PLAN NOTES:**
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB AND FACE OF MONOLITHIC SIDEWALK.
  - FOR PROPOSED BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
  - ON-SITE AND PUBLIC HANDICAP RAMP DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 424001.
  - PAVEMENT MARKINGS SHALL BE AS FOLLOWS:
    - ACCESSIBLE PARKING SPACE - AS DETAILED ON ACCESSIBLE PARKING SPACE MARKINGS AND HANDICAPPED PAINTED SYMBOL.
    - PARKING SPACES - YELLOW PAINT, 4" WIDE.
    - STOP BAR - WHITE PAINT, 24" WIDE.
  - 'VCH' INDICATES VARIABLE CURB HEIGHT. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB VARIES IN HEIGHT.
  - THE LIMITS OF THE 6-FOOT WIDE MONOLITHIC SIDEWALK IN FRONT OF BOTH BUILDINGS SHALL BE FROM THE PROPOSED 6" CONCRETE BARRIER CURB WEST TO THE EAST EDGE OF THE PARKING LOT AND THE 4-FOOT WIDE NORTH-SOUTH SIDEWALK CONNECTING TO THE TRASH ENCLOSURE.

**SITE DATA**

GROSS BOUNDARY AREA	= 45,490 SQUARE FEET (1.044 ACRES)
R.O.W DEDICATION	= 1,408 SQUARE FEET (0.032 ACRES)
NET AREA	= 44,082 SQUARE FEET (1.012 ACRES)
NUMBER OF LOTS	= 1
CURRENT ZONING	= R3A (MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT)
PROPOSED ZONING	= R3A (MEDIUM DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT)
PROPOSED SETBACKS:	
FRONT YARD (WEST)	= 23 FEET
SIDE YARD (NORTH)	= 18 FEET
SIDE YARD (SOUTH)	= 31 FEET
REAR YARD (EAST)	= 25 FEET
BUILDING AREA:	= 10,527 SQUARE FEET
NUMBER OF RESIDENTIAL UNITS:	
TWO BEDROOM	= 6
THREE BEDROOM	= 13
TOTAL	= 19
PARKING PROVIDED:	
19 UNITS x 2 SPACES/UNIT	= 38 SPACES
VISITOR	= 2 SPACES
TOTAL	= 40 SPACES



**WAVE BIKE RACKS**

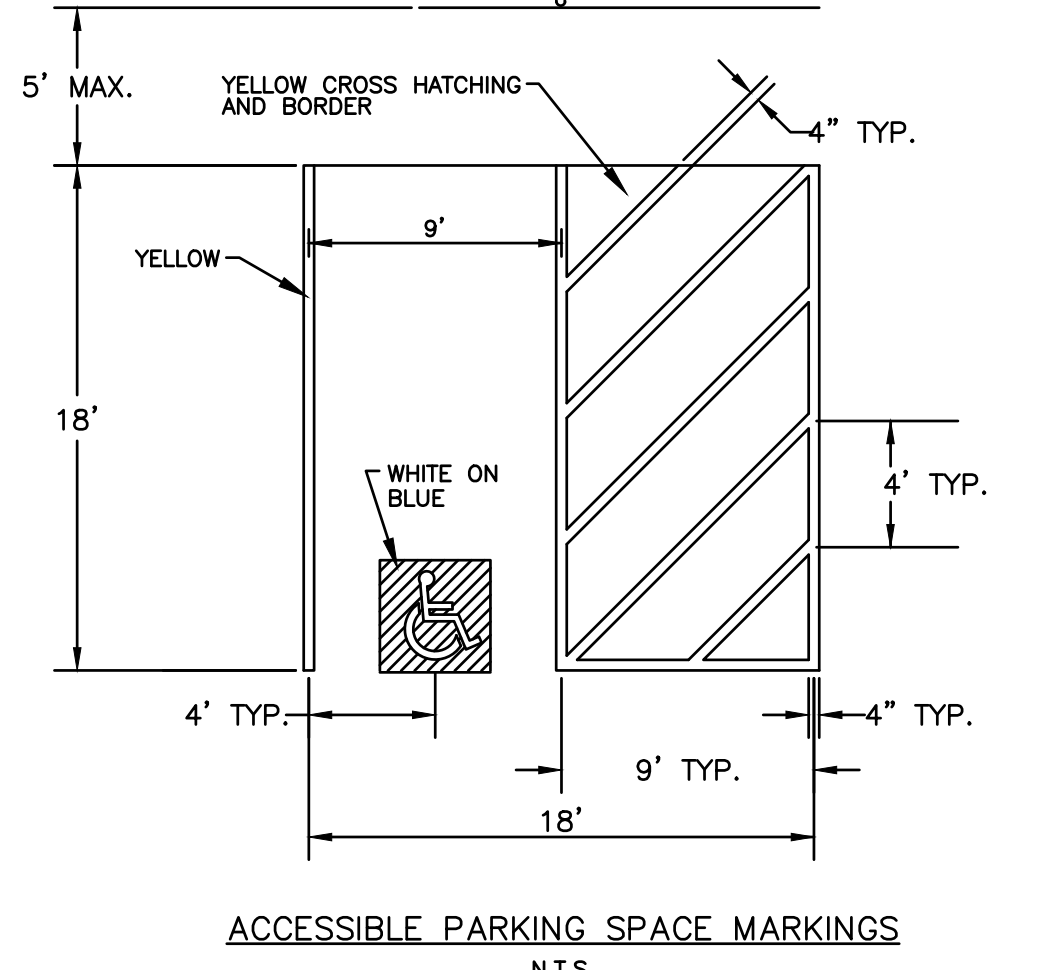
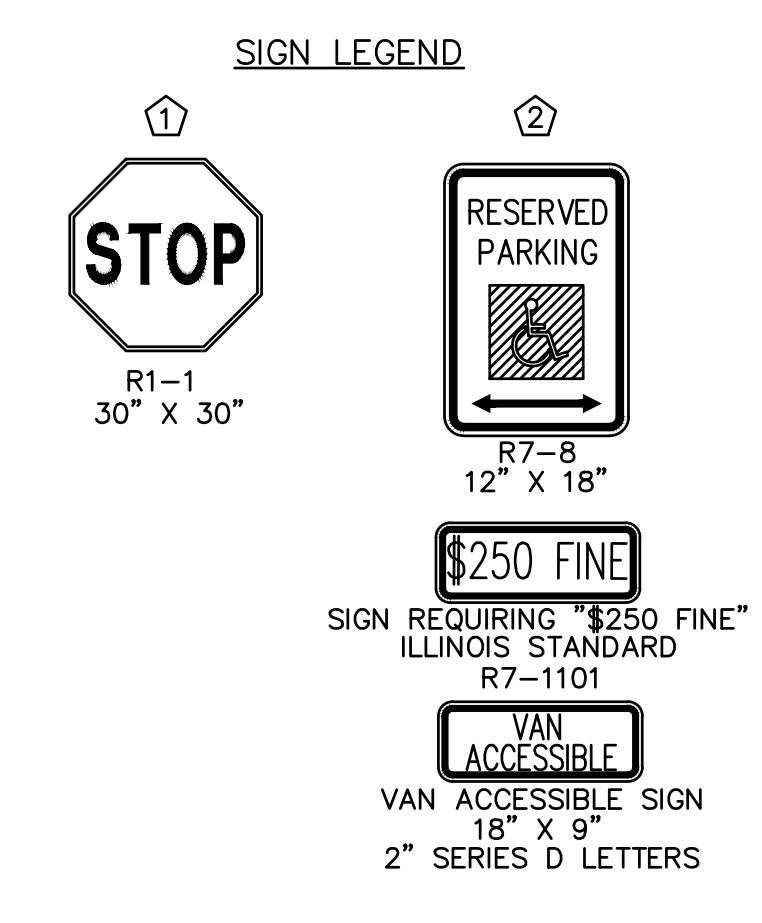
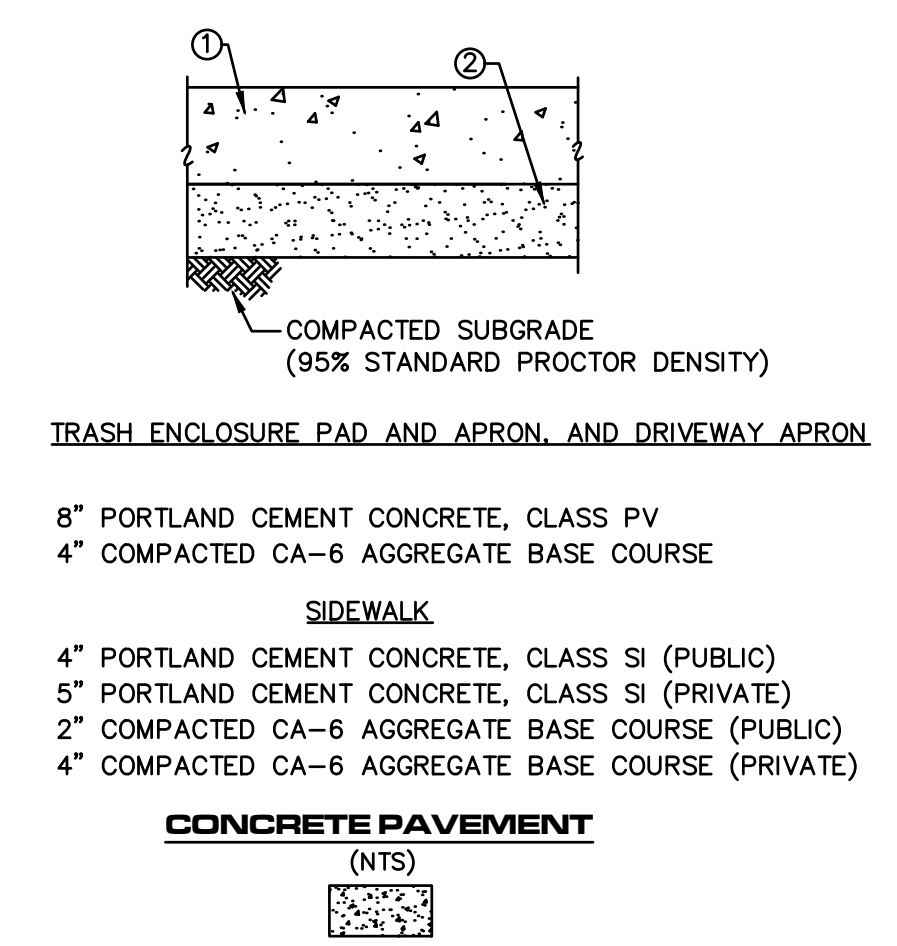
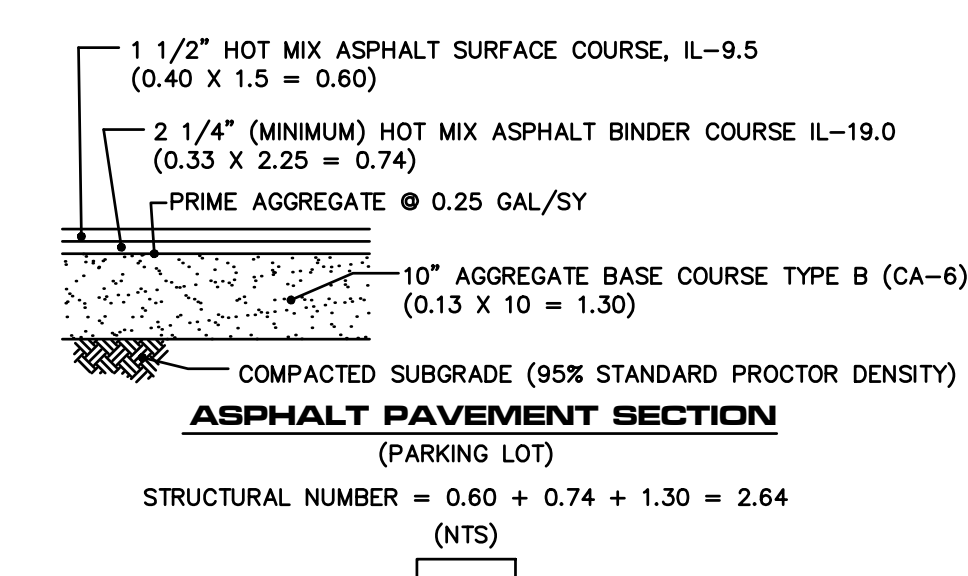
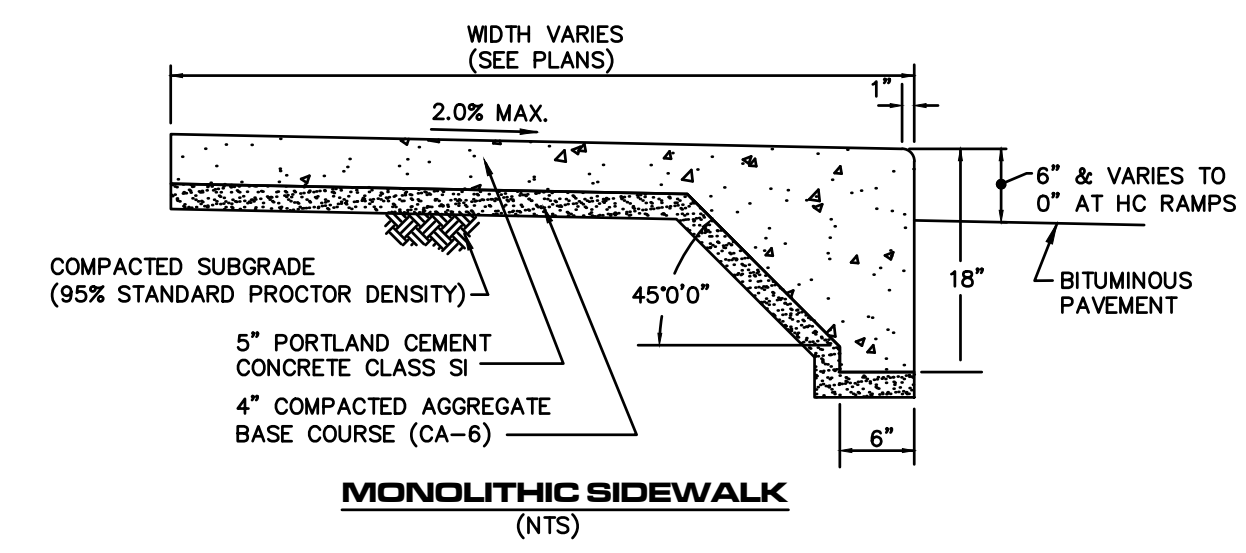
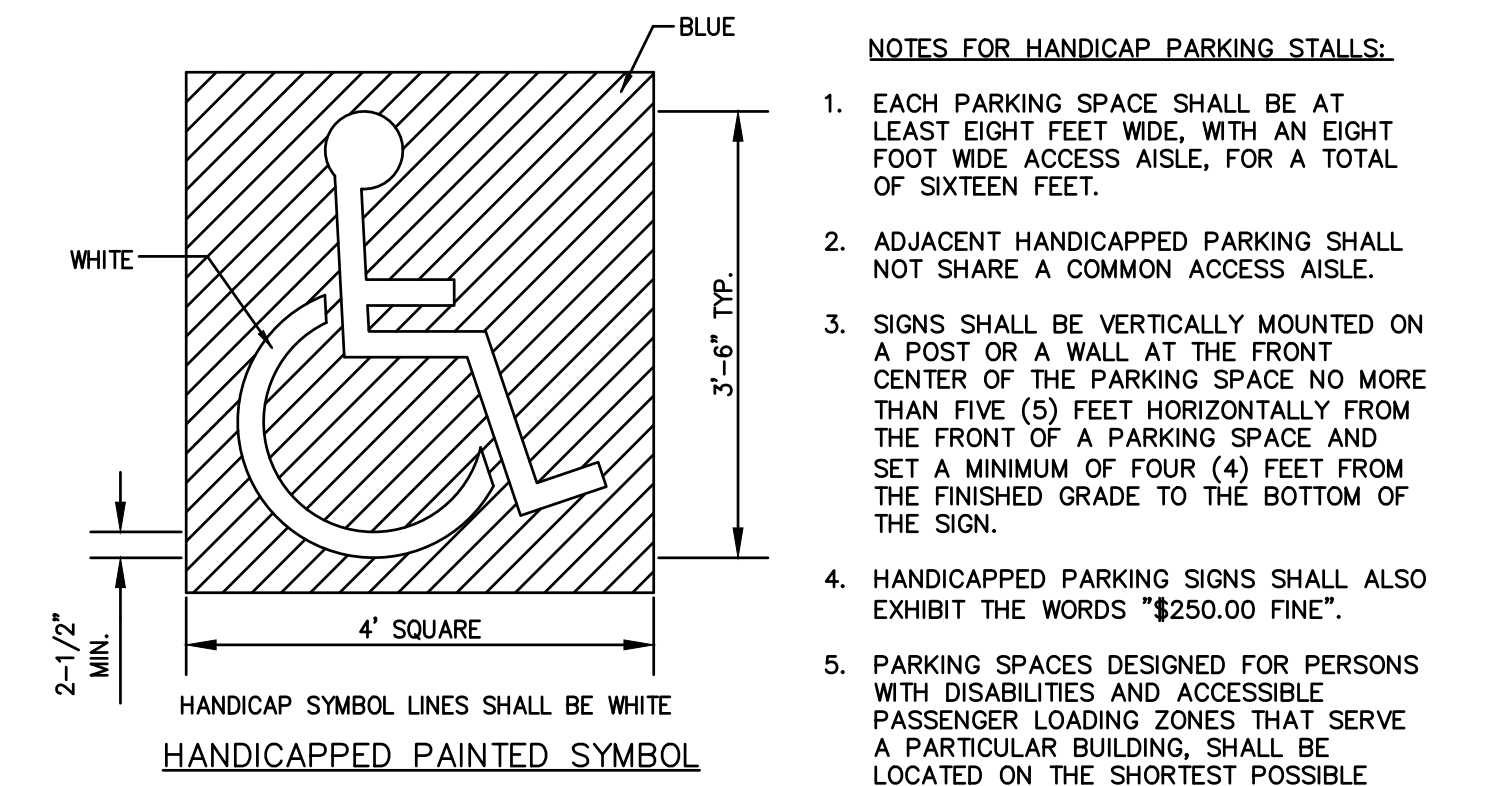
Upscale stylish look. Easy to secure your bike.

- 10-gauge galvanized steel or attractive powder coating.
- 2 3/8" diameter bar.
- Mounting hardware included.

MODEL NO.	DESCRIPTION	SIZE L x W x H	BIKE CAP.	WT. (LBS.)	PRICE EACH	ADD TO CART
H-2892*	1-Loop	22 x 2 1/2 x 34"	3	27	\$190	Specify Color
H-2543	3-Loop	43 x 2 1/2 x 39"	5	56	360	Specify Color
H-2544	5-Loop	68 x 2 1/2 x 39"	7	80	450	Specify Color

\* Galvanized and Black only. \* SHIPS VIA MOTOR FREIGHT.

MODEL NO.	DESCRIPTION	FITS	PRICE EACH	ADD TO CART
H-2545	Replacement Mounting Hardware	H-2892, H-2543 & H-2544	\$19	1



- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JUNE 7, 2018 BY ROAKE AND ASSOCIATES, INC.
  - FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS).
  - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

**REVISION RECORD**

NO.	DATE	DESCRIPTION
1	08/15/2023	REVISED PER CITY REVIEW, DATED 08/08/23

**Civil & Environmental Consultants, Inc.**  
1230 East Diehl Road, Suite 200 - Naperville, IL 60563  
630-963-6026 - 877-963-6026  
www.cecinc.com

**NAPERVILLE WHEATON TOWNHOMES**  
**NAPERVILLE WHEATON LLC**  
127 AURORA AVENUE  
NAPERVILLE, ILLINOIS 60540

**SITE PLAN**

DATE: JANUARY 13, 2023 DRAWN BY: MAJ JGC  
DWG SCALE: 1" = 20' CHECKED BY: JGC  
PROJECT NO: 190-089-AV00  
APPROVED BY: JGC

DRAWING NO: **CV01**  
SHEET 1 OF 1