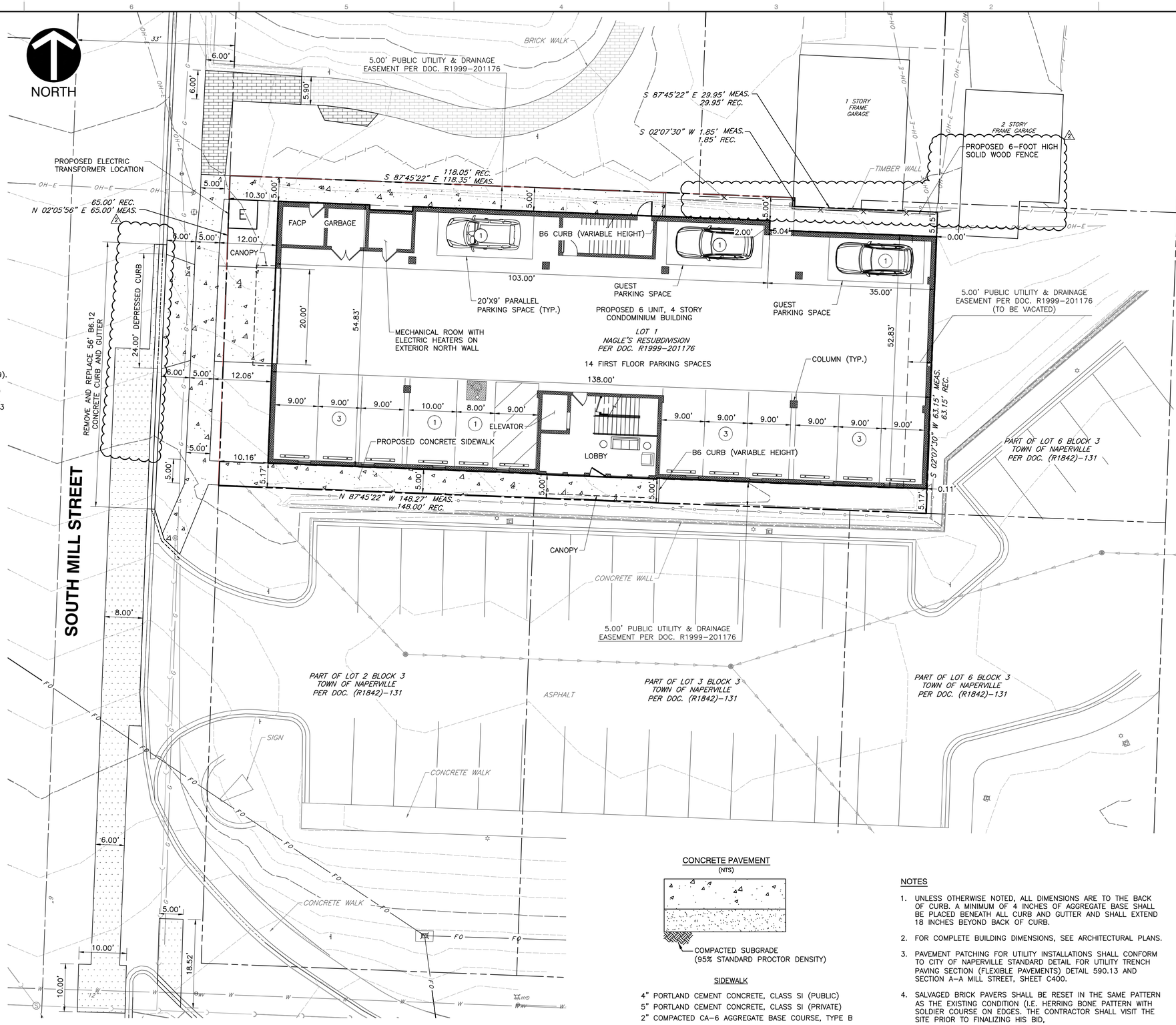

SITE DATA

GROSS AREA	= 9,583 SQUARE FEET (0.220 ACRES)
NET AREA	= 9,583 SQUARE FEET (0.220 ACRES)
NUMBER OF LOTS	= 1
NUMBER OF RESIDENTIAL UNITS	= 6
PARKING REQUIRED	
(2.25 SPACES PER UNIT)	= 13.5 => 14 SPACES
PARKING SPACES PROVIDED	= 14
PROPOSED ZONING	= B5 – SECONDARY DOWNTOWN DISTRICT
YARD REQUIREMENTS:	
FRONT YARD	= 5 FEET
CORNER SIDE YARD	= 5 FEET
INTERIOR SIDE YARD	= NONE IF SUBDIVISIONS FOR WHICH FINAL PLATS WERE APPLIED FOR PRIOR TO FEBRUARY 18, 2003 (LOT 1 NAGLE'S RESUBDIVISION RECORDED SEPTEMBER 20, 1999).
REAR YARD	= NONE IF THE REAR LOT LINE ABUTS PROPERTY LOCATED IN A BUSINESS DISTRICT FOR SUBDIVISIONS WHICH FINAL PLATS WERE APPLIED FOR PRIOR TO FEBRUARY 18, 2003 (LOT 1 NAGEL'S RESUBDIVISON RECORDED SEPTEMBER 20, 1999).

FLOOR AREA RATIO (FAR) CALCULATIONS

SITE AREA	**9,583**	**SF**
GROUND FLOOR	902	SF
TOTAL GROUND FLOOR	**902**	**SF**
2ND FLOOR (LESS BALCONIES)	7,501	SF
3RD FLOOR (LESS BALCONIES)	7,501	SF
4TH FLOOR (LESS BALCONIES)	7,501	SF
TOTAL OCCUPIED AREA	**22,503**	**SF**
GROUND FLOOR & OCCUPIED FLOORS	**23,405**	**SF**
FAR	**2.44**	

REFERENCE

1. EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON MAY 14, 2025 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. (CEC).
2. FIELD DATUM: US SURVEY FOOT, CITY OF NAPERVILLE DATUM NAVD 88.
3. 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.

CONCRETE PAVEMENT

(NTS)

SIDEWALK

4" PORTLAND CEMENT CONCRETE, CLASS SI (PUBLIC)
5" PORTLAND CEMENT CONCRETE, CLASS SI (PRIVATE)
2" COMPACTED CA-6 AGGREGATE BASE COURSE, TYPE B

DRIVEWAY, SIDEWALK THROUGH DRIVEWAY APRON AND APRON

8" PORTLAND CEMENT CONCRETE, CLASS SI
4" COMPACTED CA-6 AGGREGATE BASE COURSE, TYPE B

NOTES

1. UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB. A MINIMUM OF 4 INCHES OF AGGREGATE BASE SHALL BE PLACED BENEATH ALL CURB AND GUTTER AND SHALL EXTEND 18 INCHES BEYOND BACK OF CURB.
2. FOR COMPLETE BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
3. PAVEMENT PATCHING FOR UTILITY INSTALLATIONS SHALL CONFORM TO CITY OF NAPERVILLE STANDARD DETAIL FOR UTILITY TRENCH PAVING SECTION (FLEXIBLE PAVEMENTS) DETAIL 590.13 AND SECTION A-A MILL STREET, SHEET C400.
4. SALVAGED BRICK PAVERS SHALL BE RESET IN THE SAME PATTERN AS THE EXISTING CONDITION (I.E. HERRING BONE PATTERN WITH SOLDIER COURSE ON EDGES. THE CONTRACTOR SHALL VISIT THE SITE PRIOR TO FINALIZING HIS BID,
5. A MAXIMUM NUMBER OF SIX (6) RESIDENTIAL UNITS IS PROPOSED

CITY PROJECT NO. DEV-0114-2025

SCALE IN FEET 0 10 20

REVISION RECORD

NO	DATE	DESCRIPTION
1	11/18/2025	REVISIONS LATEST AND CITY REVIEW (06/16/2025)
2	12/15/2025	CHANGES PER CITY REVIEW DATED 12/08/2025

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Suite 200
Naperville, IL 60563
Ph: 630.963.6026
www.cecinc.com

Civil & Environmental Consultants, Inc.

LAKEWEST CUSTOM HOMES, LTD.
222 SOUTH MILL STREET
NAPERVILLE, ILLINOIS 60540

SITE PLAN

DATE:	JULY 22, 2025
DRAWN BY:	MEO/AB
DWG SCALE:	1" = 10'
CHECKED BY:	JGC
PROJECT NO:	347-491
APPROVED BY:	*JGC

DRAWING NO.: **CV01**

SHEET 1 OF 1

P:\340-099\347-491\-CADD\Dwg\CV01\347491-CV01-SP-01.dwg[SITE PLAN] LS:(12/18/2025 - abanks) - LP: 12/18/2025 11:52 AM