

## SITE DATA

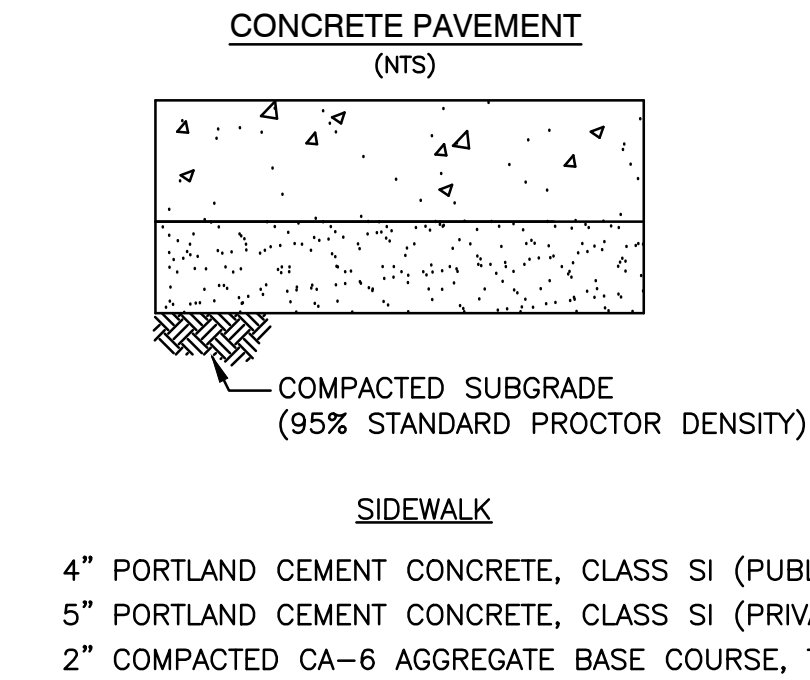
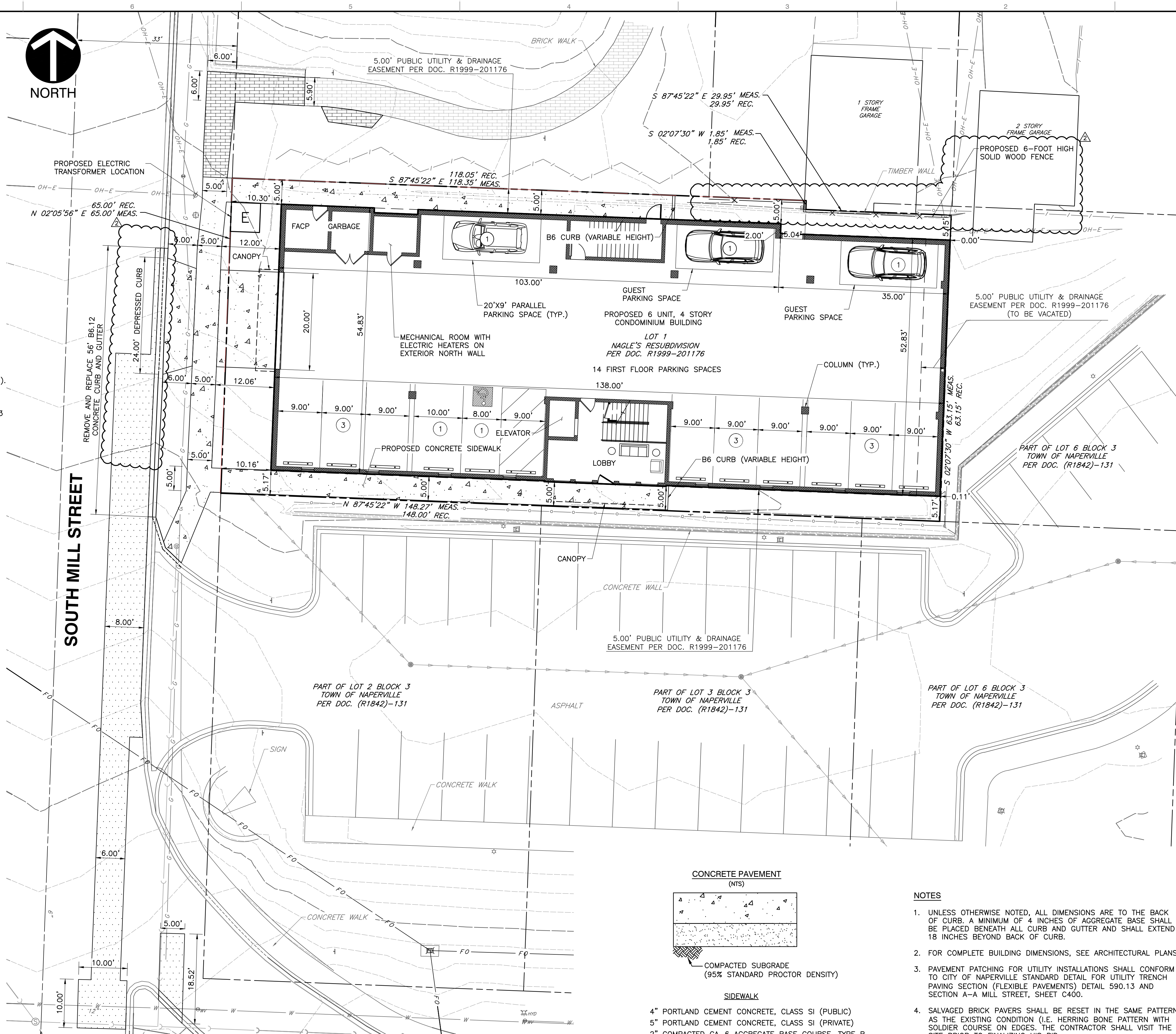
GROSS AREA	= 9,583 SQUARE FEET (0.220 ACRES)
NET AREA	= 9,583 SQUARE FEET (0.220 ACRES)
NUMBER OF LOTS	= 1
NUMBER OF RESIDENTIAL UNITS	= 6
PARKING REQUIRED	
(2.25 SPACES PER UNIT)	= 13.5 => 14 SPACES
PARKING SPACES PROVIDED	= 14
PROPOSED ZONING	= B5 - SECONDARY DOWNTOWN DISTRICT
YARD REQUIREMENTS:	
FRONT 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 NAGLE'S RESUBDIVISION 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

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



## NOTES

- 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.
- FOR COMPLETE BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
- 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.
- 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.
- A MAXIMUM NUMBER OF SIX (6) RESIDENTIAL UNITS IS PROPOSED

## DRIVEWAY, SIDEWALK THROUGH DRIVEWAY APRON AND APRON

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

CITY PROJECT NO. DEV-0114-2025

SCALE IN FEET  
0 10 20

## SITE PLAN

DRAWING NO.

CV01

SHEET 1 OF 1

## REVISION RECORD

NO.	DATE	DESCRIPTION
1	11/19/2025	BUILDING LAYOUT AND CITY REVIEW (08/14/2025)
2	12/19/2025	CHANGES PER CITY REVIEW DATED 12/09/2025

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222 SOUTH MILL STREET  
NAPERVILLE, ILLINOIS 60540

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