

PRELIMINARY ENGINEERING PLAN
FOR
EVERLY TRACE

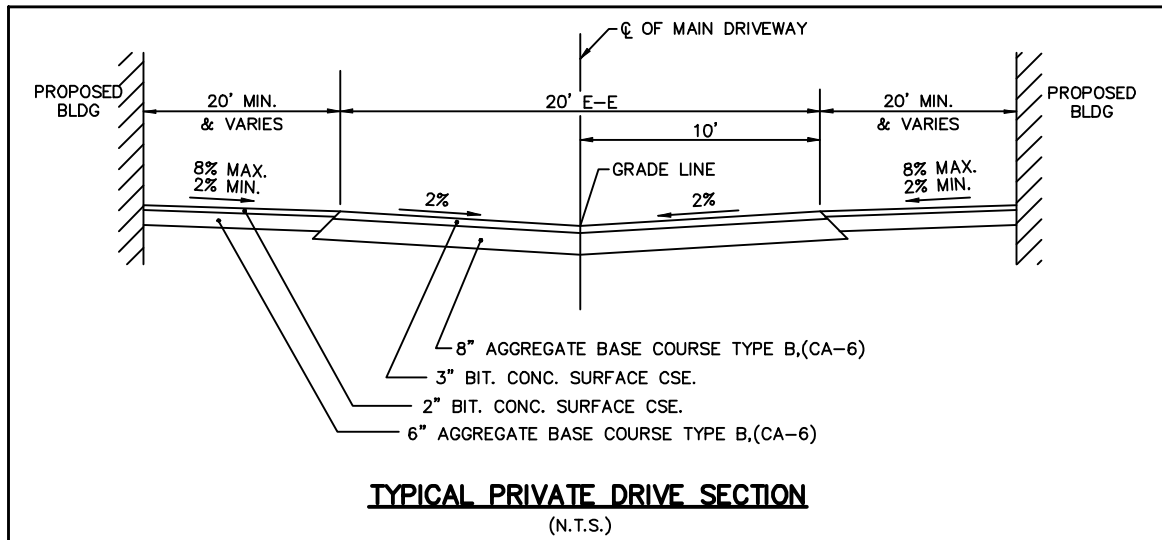
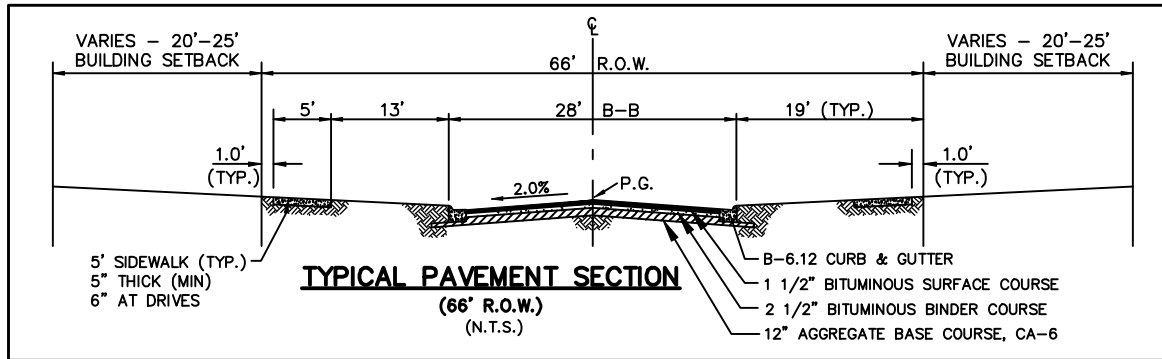
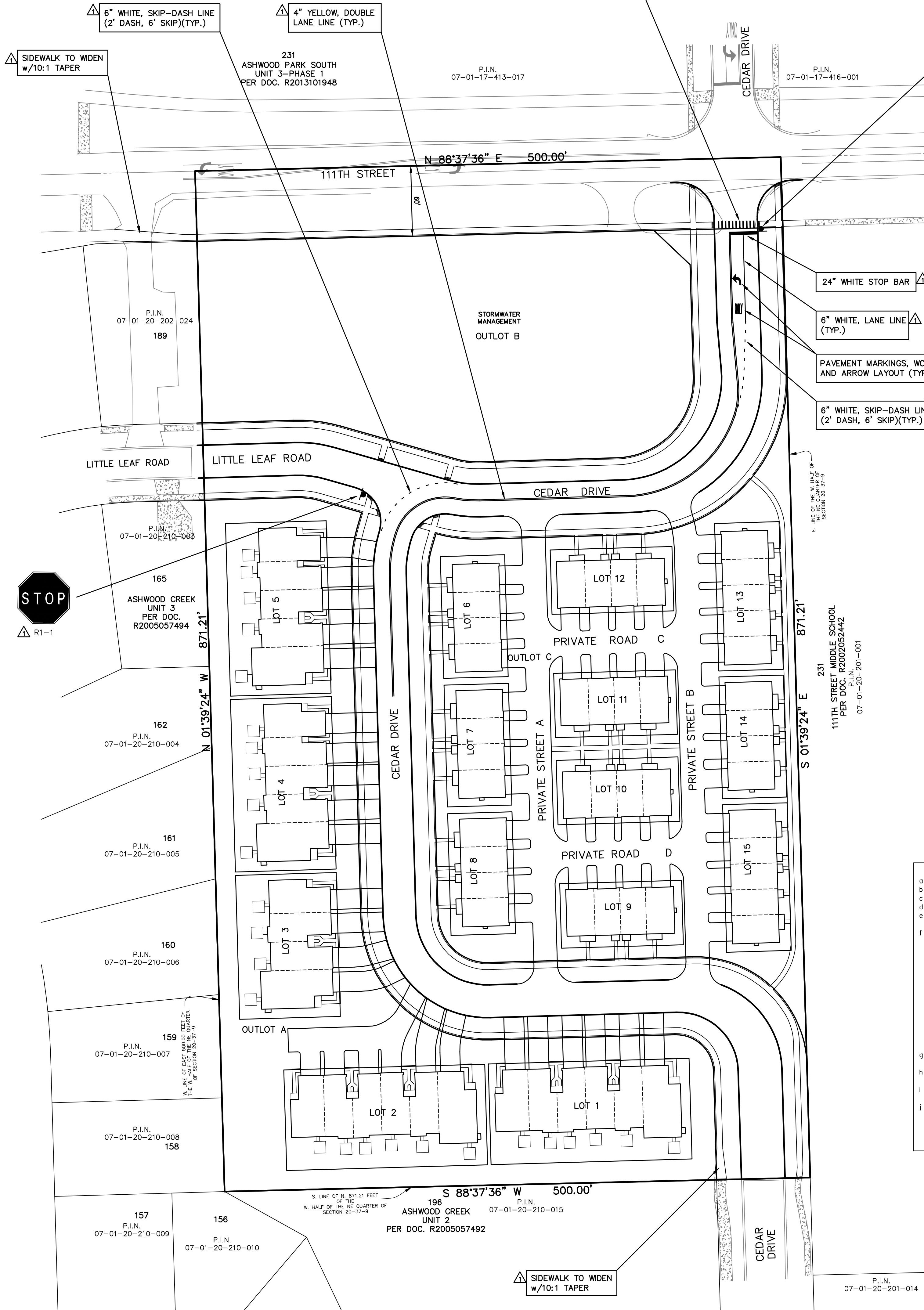
LEGAL/PARCEL DESCRIPTION

THE NORTH 871.21 FEET (MEASURED ALONG THE EAST LINE) OF THE EAST 500.00 FEET (MEASURED ALONG THE NORTH LINE) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



50 25 0 50
SCALE: 1 INCH = 50 FEET

LOCATION MAP



NOTES

- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.
- ALL SANITARY SERVICE CONNECTIONS TO SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING.
- APPROPRIATE SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE FINAL ENGINEERING PLANS.
- ANY EXISTING WELL AND SEPTIC FIELDS SHALL BE ABANDONED ACCORDING TO COUNTY HEALTH DEPARTMENT. DOCUMENTATION TO BE PROVIDED TO THE CITY.
- ELECTRIC FACILITIES SHALL BE INSTALLED PURSUANT TO SECTION 8-1C-3 OF THE CITY OF NAPERVILLE MUNICIPAL CODE, WHICH REQUIRES A CONSTRUCTION FEE PAYMENT FOR INSTALLATION OF ELECTRIC FACILITIES.
- DPU-E REQUIRES A MINIMUM 5' OF SEPARATION BETWEEN ITS ELECTRIC FACILITIES AND ANY FIRE HYDRANTS, STORM DRAINS, STORM SEWERS, WATER MAINS, GAS MAINS, ETC. THAT RUN PARALLEL TO ITS FACILITIES. A MINIMUM 5' OF SEPARATION BETWEEN ITS ELECTRIC FACILITIES AND NEW TREES. LARGER TREES HAVE LARGER ROOT SYSTEMS AND WILL REQUIRE A LARGER CLEARANCE.
- NO TREES, SHRUBS, OR OBSTACLES WILL BE ALLOWED WITHIN 10' OF THE FRONT, OR WITHIN 5' OF THE SIDES/REAR OF THE TRANSFORMER, OR WITHIN 5' OF UNDERGROUND CABLE. CONCRETE FILLED PIPE BOLLARDS SHALL BE INSTALLED IF THE TRANSFORMER IS IN AN AREA WHERE THERE IS VEHICULAR MOVEMENT.
- THE CUSTOMER SHALL BE SOLELY RESPONSIBLE AT ALL TIMES TO MAINTAIN A SUITABLE APPROACH TO THE METER LOCATION, WITH NO OBSTRUCTIONS WITHIN FOUR (4') FEET OF THE FRONT AND TWO (2') FEET OF THE SIDES OF THE METER. PER NAPERVILLE SERVICE RULES AND POLICIES 22.2.F.
- CLEARANCE TO TRANSFORMER PAD MUST BE 5' FROM ALL SIDES, 10' FROM FRONT, AND THE AREA ABOVE MUST BE COMPLETELY CLEAR OF OBSTRUCTION. TRANSFORMER PAD MUST MAINTAIN MINIMUM CLEARANCE OF 20' FROM EGRESS POINTS. UPDATE TRANSFORMER PAD LOCATIONS TO ACCOMMODATE THESE CLEARANCES. PER DPU-E SPECIFICATION C10-2130 AND C30-0016.
- ALL STORM SEWER TO BE SIZED AT TIME OF FINAL ENGINEERING.

SITE DATA

a). TOTAL AREA	10 AC. ±
b). PROPOSED ZONING	OC1
c). 111TH STREET DEDICATION	0.69 AC. ±
d). INTERNAL R.O.W. DEDICATION	2.35 AC. ±
e). OPEN SPACE (STORMWATER MANGEMENT/COMMON AREA)	3.05 AC. ±/30.5%
f). RESIDENTIAL UNITS: TOWNES (SINGLE FAMILY ATTACHED)	68
MINIMUM FRONT YARD SETBACK	20 FT.
MINIMUM CORNER SIDE YARD SETBACK	20 FT.
MINIMUM REAR YARD SETBACK	15 FT.
BUILDING SEPARATION	
FRONT TO FRONT	90 FT.
SIDE TO REAR	45 FT.
SIDE TO SIDE	15 FT.
g). F.A.R.	0.569
h). GROSS DENSITY	6.8 DU/AC.
i). OFF STREET PARKING REQUIRED	153 SPACES
j). OFF STREET PARKING PROVIDED	
GARAGE	136 SPACES
DRIVEWAYS	136 SPACES
TOTAL :	272 SPACES

BENCHMARK\CONTROL POINTS

ELEVATION REFERENCE MARK:

NAPERVILLE GIS MONUMENT #1500: BERNSTEN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (12") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER, LOCATED IN THE SOUTHWEST QUADRANT OF TH INTERSECTION OF 111TH STREET AND ROYAL PORTHCRAWL DRIVE APPROXIMATELY 51 FEET SOUTH OF THE CENTERLINE OF 111TH STREET AND 51 FEET WEST OF THE CENTERLINE OF ROYAL PORTHCRAWL DRIVE. ELEVATION: 660.81 NAVD 88

CONTROL POINTS:

CP #103: SET '+' IN SIDEWALK ON EAST SIDE OF CEDAR ROAD NEAR SOUTHEAST CORNER OF SUBJECT SITE, APPROXIMATELY 36 FEET EAST OF THE CENTERLINE OF CEDAR ROAD AND APPROXIMATELY 81 SEET SOUTH OF THE SOUTH LINE OF HTE SUBJECT SITE.
NORTHING: 1825151.57
EASTING: 1012777.13
ELEVATION: 683.07 NAVD88

CP #137: SET '+' IN SIDEWALK AT NORTHEAST CORNER OF 11TH STREET AND CEDAR ROAD APPROXIMATELY 48 FEET NORTH OF THE CENTERLINE OF 111TH STREET AND APPROXIMATELY 39 FEET EAST OF THE CENTERLINE OF CEDAR ROAD.
NORTHING: 1826151.64
EASTING: 1012752.50
ELEVATION: 679.43 NAVD88

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		FOREMAIN
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT - ACUITY 23 W, 3000K LED 23' MH
		WATERMAIN PROTECTION
		RIP-RAP
		OVERFLOW ROUTE

PREPARED FOR:
BRIDGE STREET PROPERTIES
P.O. BOX 5726
NAPERVILLE, ILLINOIS 60567
(630) 281-4085



PREPARED BY:
CEMCON, Ltd.

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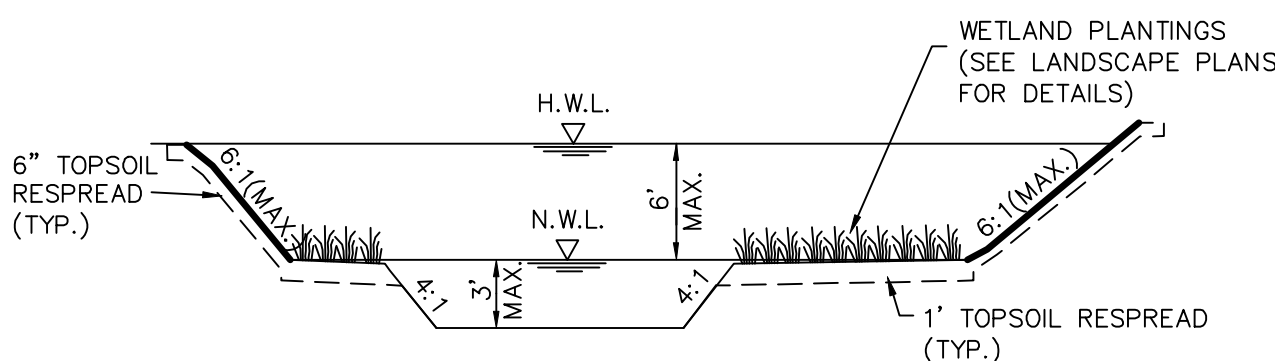
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COMPLETION DATE: 01-14-2025 JOB NO.: 847.020
XREF : ENG-TOPO PROJECT MANAGER : CRM
04-30-25/LAL REVISED PER CITY COMMENTS DATED 3/18/25
05-20-25/LAL REVISED PER CITY COMMENTS DATED 5/19/25

COVER SHEET
PRELIMINARY ENGINEERING PLAN FOR EVERLY TRACE
CITY OF NAPERVILLE PROJECT NO.: DEV-0010-2025
SHEET 1 OF 3

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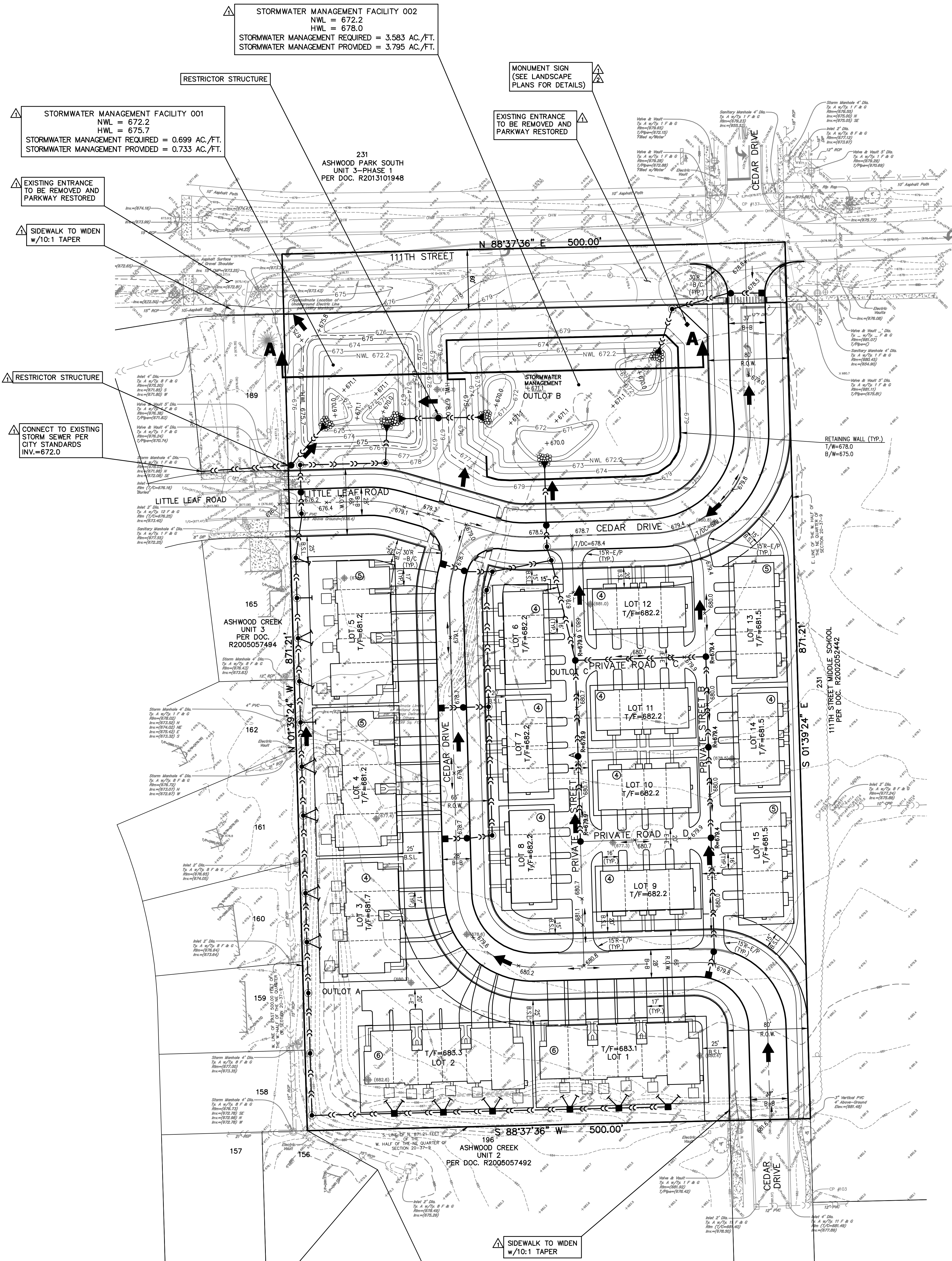
PRELIMINARY ENGINEERING - GRADING PLAN

FOR
EVERLY TRACE



TYPICAL SECTION A-A
STORMWATER MANAGEMENT FACILITY
N.T.S.

50 25 0 50
SCALE: 1 INCH = 50 FEET



PREPARED BY:

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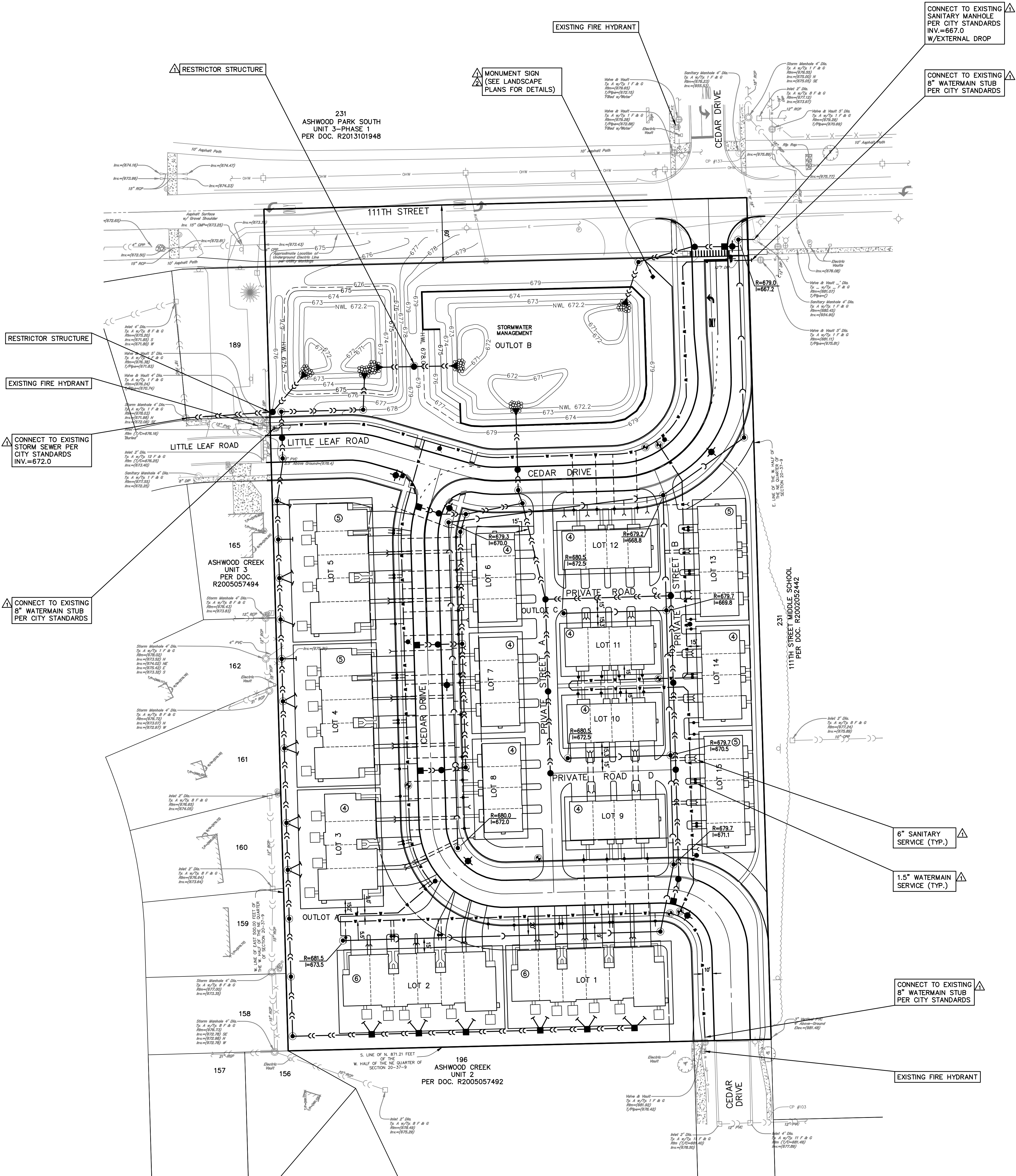
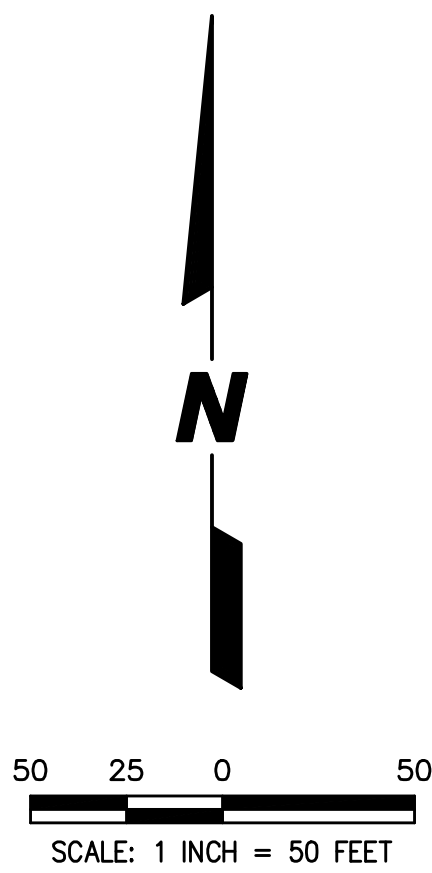
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GRADING PLAN
PRELIMINARY ENGINEERING PLAN FOR EVERLY TRACE
CITY OF NAPERVILLE PROJECT NO. DEV-0010-2025
SHEET 2 OF 3

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PRELIMINARY ENGINEERING - UTILITY PLAN
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UTILITY PLAN
PRELIMINARY ENGINEERING PLAN FOR EVERLY TRACE
CITY OF NAPERVILLE PROJECT NO. DEV-0010-2025
SHEET 3 OF 3

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