



ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

PROPOSED CONCRETE DRIVEWAY APRON SHALL BE:

- 8" PORTLAND CEMENT CONCRETE, CLASS PV
- 4" COMPACTED CA-6 AGGREGATE BASE COURSE

APPROVED ASPHALT DRIVEWAY PAVEMENT SECTION FOR THE DEVELOPMENT SHALL BE:

- 1 1/2" HOT MIX ASPHALT SURFACE COURSE, IL-9.5
- 2 1/4" HOT MIX ASPHALT BINDER COURSE, IL-19.0
- 10" AGGREGATE BASE COURSE TYPE B (CA-6)

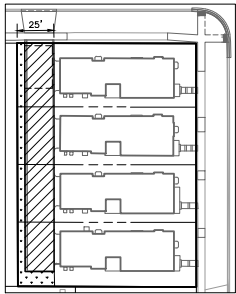
- PUBLIC SIDEWALK CONSTRUCTION SHALL CONFORM TO CITY OF NAPERVILLE STANDARD DETAILS 590.15 DOWNTOWN STREETSCAPE TYPE-STANDARD CORNER, 590.30 SIDEWALK, 590.31 SIDEWALK CONSTRUCTION AND 590.32 CURB RAMPS. NOTE THAT THE STANDARD CORNER SHALL BE CONCRETE ONLY.
- PAVEMENT PATCHING FOR UTILITY INSTALLATIONS SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL FOR UTILITY TRENCH PAVING SECTION (FLEXIBLE PAVEMENTS) DETAIL 590.13 AND SECTION A-A WEBSTER STREET, SHEET C501.
- THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB VARIES IN HEIGHT.
- FOR PROPOSED BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.
- THE PROPOSED CANTILEVER, CHIMNEY AND COVERED PORCH SHALL BE COMPLIANT WITH MUNICIPAL CODE 6-2-3-3 "PERMITTED OBSTRUCTIONS IN REQUIRED YARDS".

SITE DATA

- GROSS AREA = 20,213 SQUARE FEET (0.464 ACRES)
- NET AREA = 20,213 SQUARE FEET (0.464 ACRES)
- NO. OF LOTS = 4
- CURRENT ZONING = TU (SINGLE-FAMILY, TRANSITIONAL USE DISTRICT)
- PROPOSED ZONING = TU (SINGLE-FAMILY, TRANSITIONAL USE DISTRICT)

- EXISTING SETBACKS:
- FRONT YARD (WEBSTER ST.) = 15.00 FEET
 - CORNER SIDE YARD (VAN BUREN AVE.) = 10.00 FEET
 - INTERIOR SIDE YARD = 6.00 FEET
 - REAR YARD = 25.00 FEET

- BUILDING AREA:
- NUMBER OF RESIDENTIAL UNITS: = 4
 - DENSITY (4 UNITS/0.464 AC.) = 8.62 UNITS/ACRE

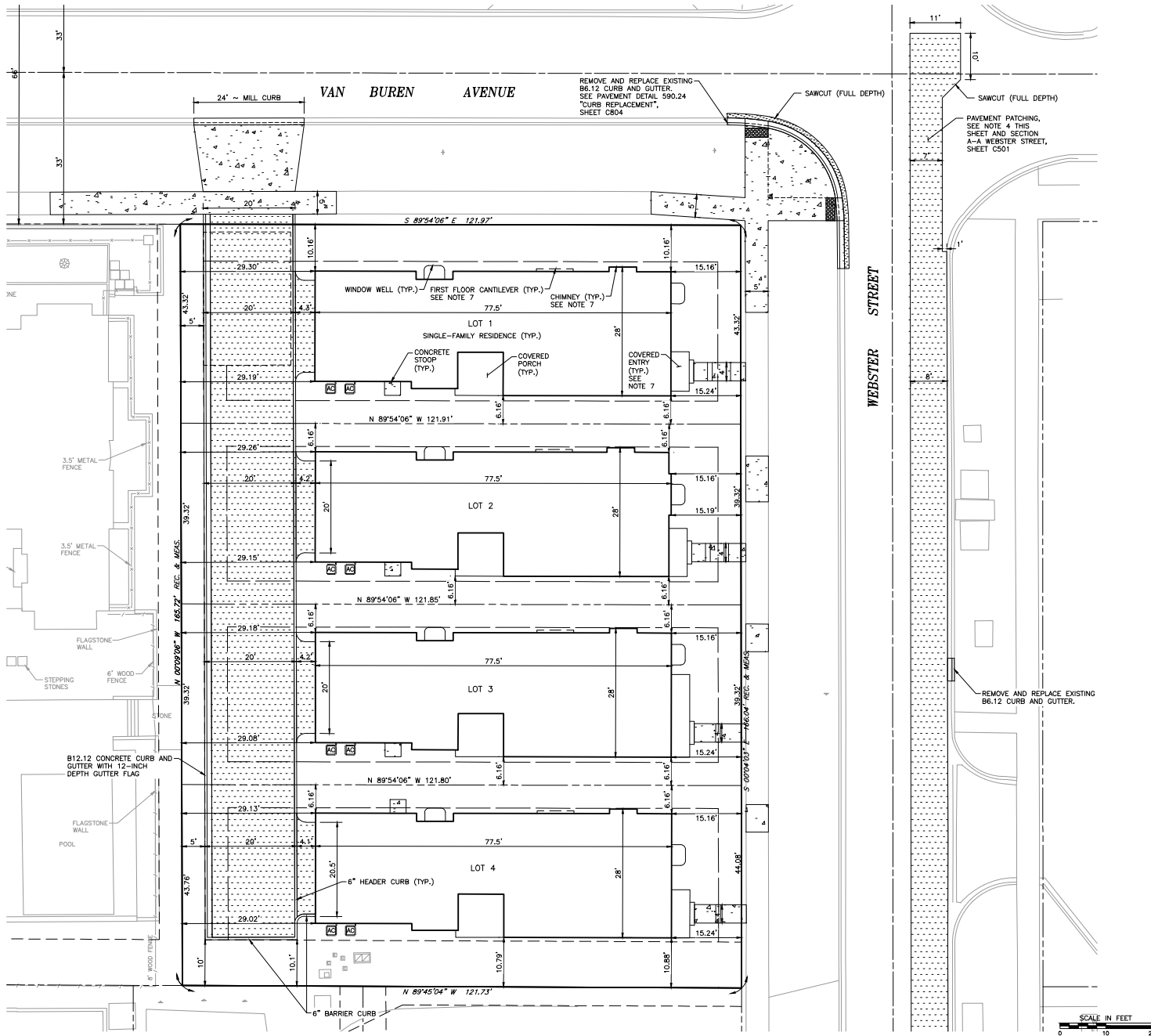


REAR YARD EXHIBIT
1"=40'

- REQUIRED 25' REAR YARD = 4,144 S.F.
- IMPROVEMENTS CONSTRUCTED IN THE REAR YARD (DRIVEWAY) = 3,114 S.F.
- REAR YARD AREA MINUS IMPROVEMENT AREA 4,144 - 3,114 = 1,030 S.F.
- REAR YARD LOT COVERAGE = 75% (3,114/4,144)

REFERENCE

- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON MARCH 4-5, 2024 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
- 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.



NO.	DATE	REVISION RECORD
1		ISSUED FOR PERMIT
2		REVISION
3		REVISION
4		REVISION

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TRIFOX PROPERTIEZ, LLC
LOTS 2 AND 3 THE LAUREL SUBDIVISION
204 AND 212 WEST VAN BUREN AVENUE
NAPERVILLE, ILLINOIS 60540

DIMENSION PLAN	
DATE:	APRIL 10, 2024 (DRAWN BY: JDC)
DWG. SCALE:	1"=10' (CHECKED BY: JDC)
PROJECT NO.:	341-007
APPROVED BY:	JDC

DRAWING NO. **C200**
SHEET 7 OF 16

EXHIBIT C