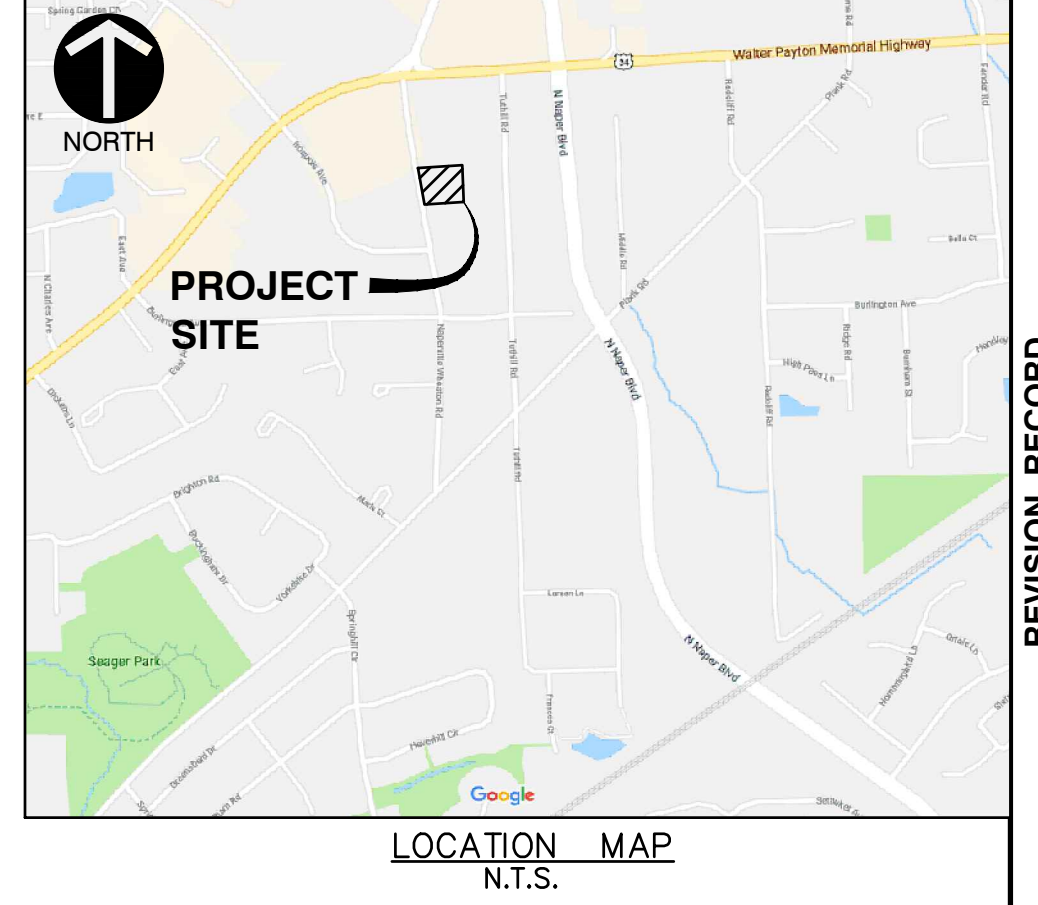




NORTH

SITE PLAN NAPERVILLE WHEATON TOWNHOMES

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



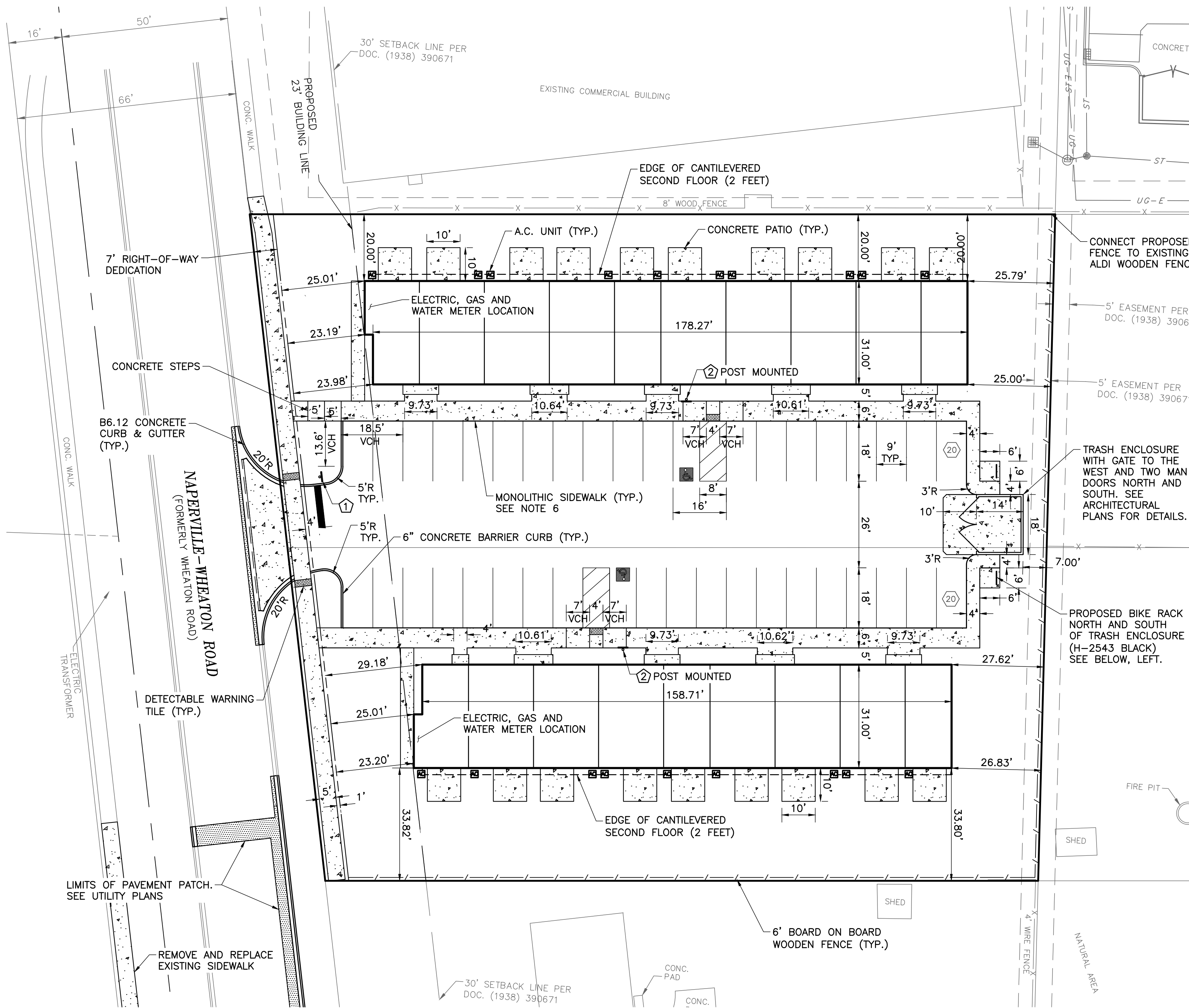
LOCATION MAP
N.T.S.

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



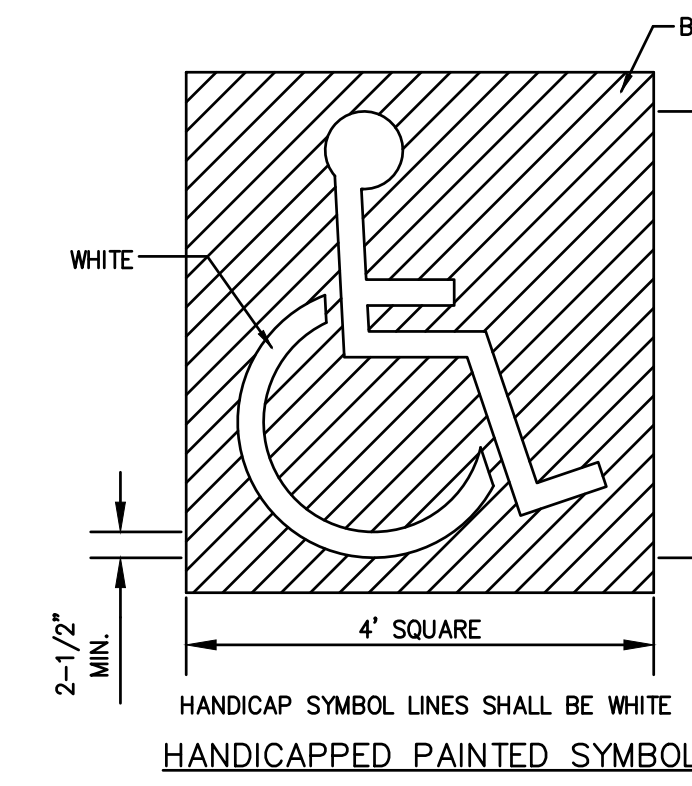
Upscale stylish look. Easy to secure your bike.

- 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

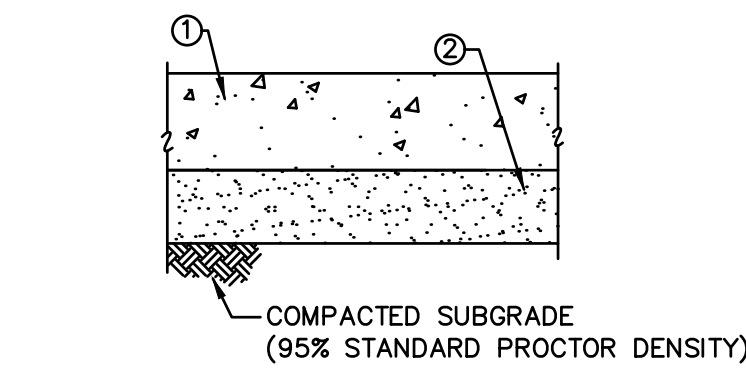
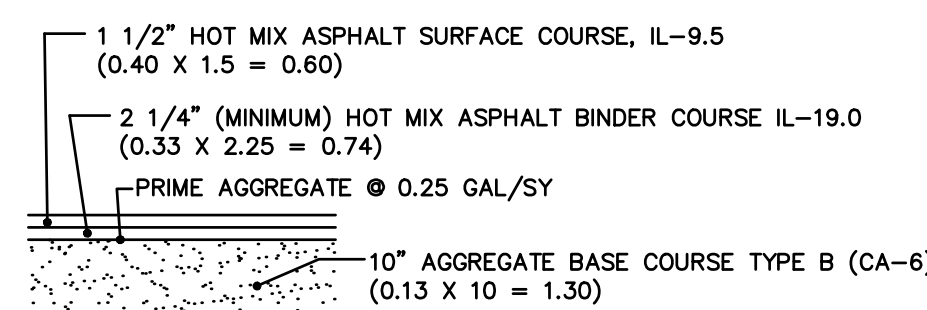
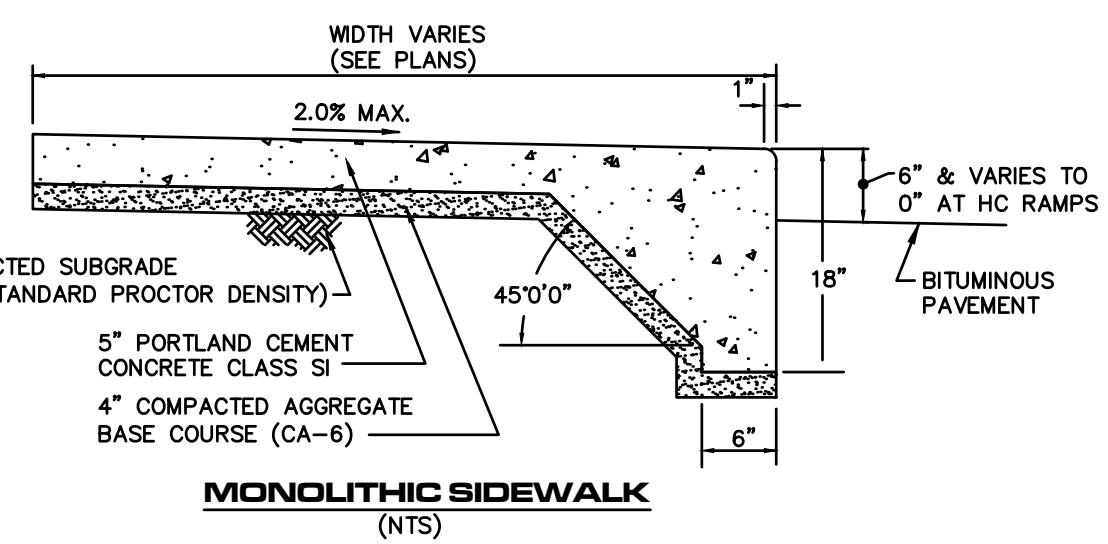
* Galvanized and Black only

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

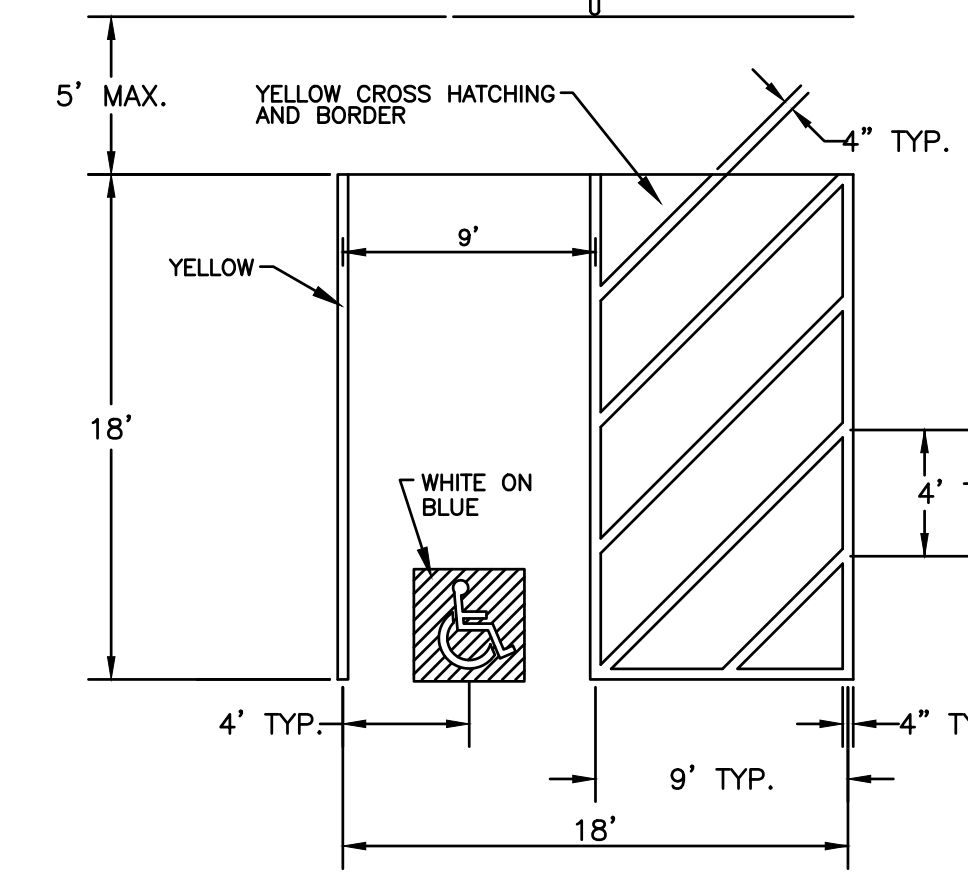
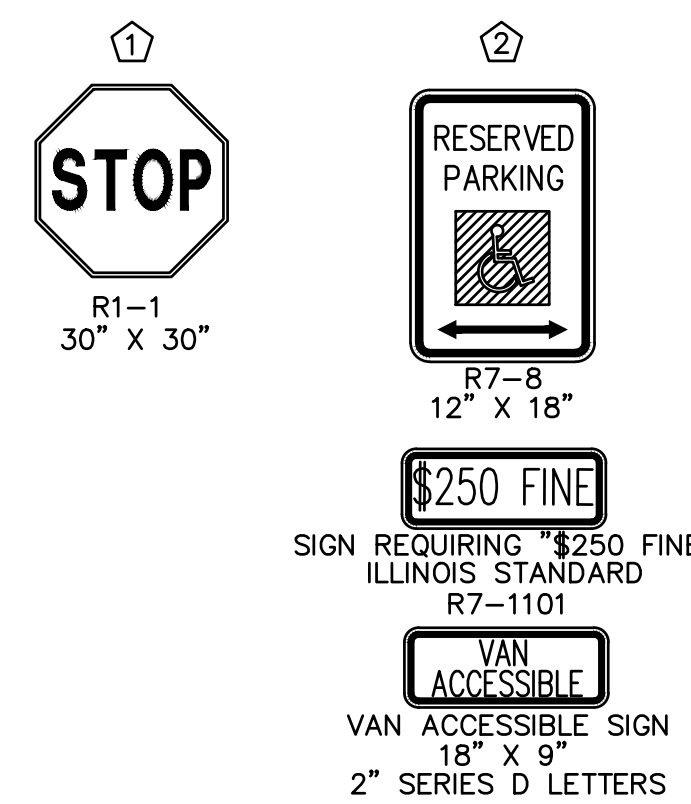


NOTES FOR HANDICAP PARKING STALLS:

- EACH PARKING SPACE SHALL BE AT LEAST EIGHT FEET WIDE, WITH AN EIGHT FOOT WIDE ACCESS AISLE, FOR A TOTAL OF SIXTEEN FEET.
- ADJACENT HANDICAPPED PARKING SHALL NOT SHARE A COMMON ACCESS AISLE.
- SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FOUR (4) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.
- HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "\$250.00 FINE".
- PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING.
- IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.



SIGN LEGEND



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

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630-963-6026 - 877-963-6026
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NAPERVILLE WHEATON TOWNHOMES
NAPERVILLE WHEATON LLC
127 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

SITE PLAN

DRAWING NO.: **CV01**
DATE: JANUARY 13, 2023
DRAWN BY: MAJ
CHECKED BY: JGC
PROJECT NO.: 190-089-AV00
APPROVED BY: JGC

SHEET 1 OF 1

SCALE IN FEET
0 20 40

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