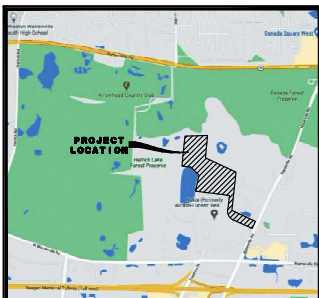
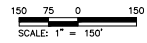


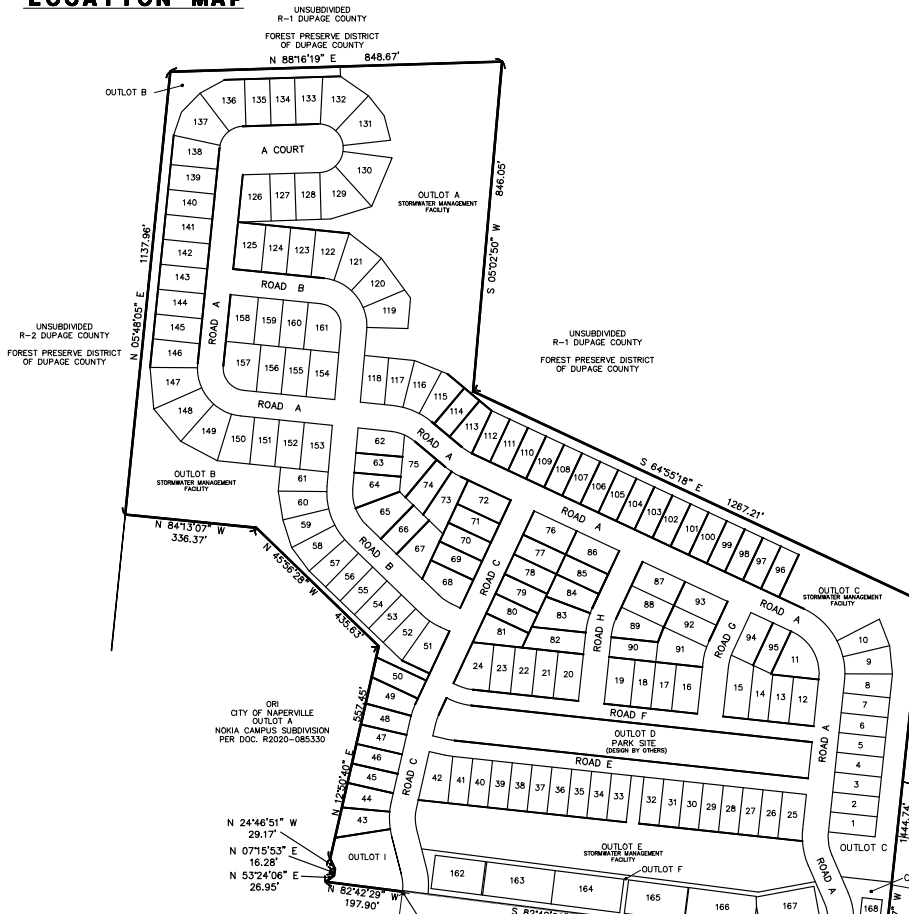
PRELIMINARY ENGINEERING PLAN FOR NAPER COMMONS

PARCEL DESCRIPTION

LOT 4 IN NOKIA CAMPUS SUBDIVISION, BEING A SUBDIVISION IN PART OF THE NORTH 1/2 OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 10 EAST AND THE SOUTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 6, 2020 AS DOCUMENT R2020-085330, IN DUPAGE COUNTY, ILLINOIS.



LOCATION MAP



SITE DATA	
A. TOTAL AREA	64.71 AC. ±
B. PROPOSED ZONING	R2 PUD
C. INTERNAL R.O.W.	11.75 AC. ±
D. STORMWATER/WETLAND PRESERVATION/Common Area	20.51 AC. ±
E. PARK SITE	2.06 AC. ±
F. P.U.D. OPEN SPACE CALCULATION	36.61%
G. RESIDENTIAL UNITS:	
TOWNHOMES (TOWNHOMES)	66
FRONT SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
SIDE YARD SETBACK	12 FT.
REAR YARD SETBACK	25 FT.
BUILDING SEPARATION	
FRONT TO FRONT	61 FT.
REAR TO REAR	60 FT.
SIDE TO SIDE	12 FT.
REAR TO SIDE	35 FT.
FRONT TO SIDE	60 FT.
MEADOWS (51' X 120' LOTS)	118
MINIMUM LOT SIZE	6,120 S.F.
AVERAGE LOT SIZE	6,841 S.F.
MAXIMUM LOT SIZE	9,464 S.F.
FRONT YARD SETBACK	20/25 FT.
MINIMUM 20' WHERE SHOWN ON PLAN	
MINIMUM 25' WHERE SHOWN ON PLAN	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK - RANCH HOMES	6 FT.
INTERIOR SIDE YARD SETBACK	8 FT.
REAR YARD SETBACK	25 FT.
ESTATES (64' X 120' LOTS)	43
MINIMUM LOT SIZE	7,680 S.F.
AVERAGE LOT SIZE	8,630 S.F.
MAXIMUM LOT SIZE	10,927 S.F.
FRONT YARD SETBACK	20/25 FT.
MINIMUM 20' WHERE SHOWN ON PLAN	
MINIMUM 25' WHERE SHOWN ON PLAN	
CORNER SIDE YARD SETBACK	15 FT.
INTERIOR SIDE YARD SETBACK	7 FT.
REAR YARD SETBACK	25 FT.
H. TOTAL UNITS	227
I. GROSS DENSITY	3.51 DU/AC.
J. LOT AREA	
REQUIRED	
6,000 S.F. PER SINGLE FAMILY DETACHED	966,000 S.F.
4,000 S.F. PER SINGLE FAMILY ATTACHED	264,000 S.F.
TOTAL	1,230,000 S.F.
PROVIDED	
SINGLE FAMILY DETACHED	1,178,324 S.F.
SINGLE FAMILY ATTACHED	153,996 S.F.
TOTAL	1,332,320 S.F.
K. TOWNHOME GUEST PARKING	17
REQUIRED	17
PROVIDED	17

- ### 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.
 - STORMWATER STORAGE TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE COUNTY REQUIREMENTS.
 - 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.
 - ANY TRAILS NOT IN PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.
 - 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.

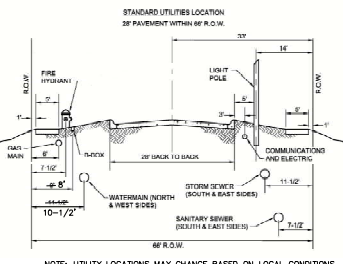
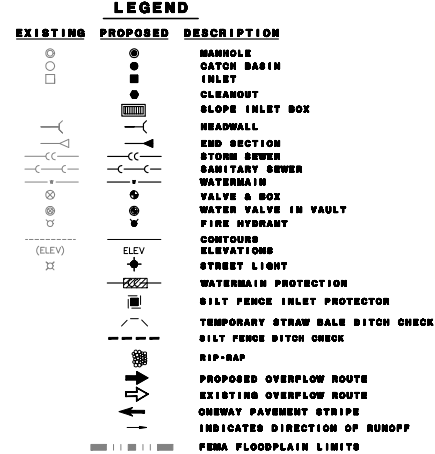
BENCHMARKS & CONTROL POINTS

ELEVATION REFERENCE MARK:
 NAPERVILLE SURVEY MON. #703, BERNSTEIN 30 TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (87) IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 4" PVC PIPE WITH BRAC & ALUMINUM ACCESS ROPE.
 ELEVATION=780.31 (NAVD 88)

NGS MONUMENT 016Z (PID DK3215): THE STATION IS LOCATED ALONG THE SOUTH SIDE OF WARRENVILLE ROAD, EAST OF THE "T" INTERSECTION WITH WASHINGTON STREET. THE STATION IS 70.2 FT. WEST OF A LIGHT POLE, 39.4 FT. NORTHWEST OF AN ELECTRIC TRANSFORMER BOX, AND 2.3 FT. SOUTH OF THE CENTERLINE OF EASTBOUND WARRENVILLE ROAD. THE MONUMENT IS 4 3/8 INCH BRASS DISK ON THE EAST END OF A RETAINING WALL ALONG THE SOUTH SIDE OF WARRENVILLE ROAD. ELEVATION=759.89 NAVD88

CONTROL POINTS:
 CP #110: SET "4" IN CONCRETE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NAPERVILLE ROAD AND LUCENT DRIVE.
 NORTHING: 1874302.77
 EASTING: 1043669.52
 ELEVATION: 738.67 NAVD88

CP #112: SET "4" IN THE TOP OF THE EAST SIDE OF THE CONCRETE CURB LOCATED JUST WEST OF THE SALT DOME LOCATED ON THE SUBJECT SITE.
 NORTHING: 1875549.24
 EASTING: 1041733.77
 ELEVATION: 742.88 NAVD88



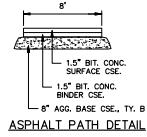
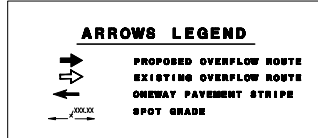
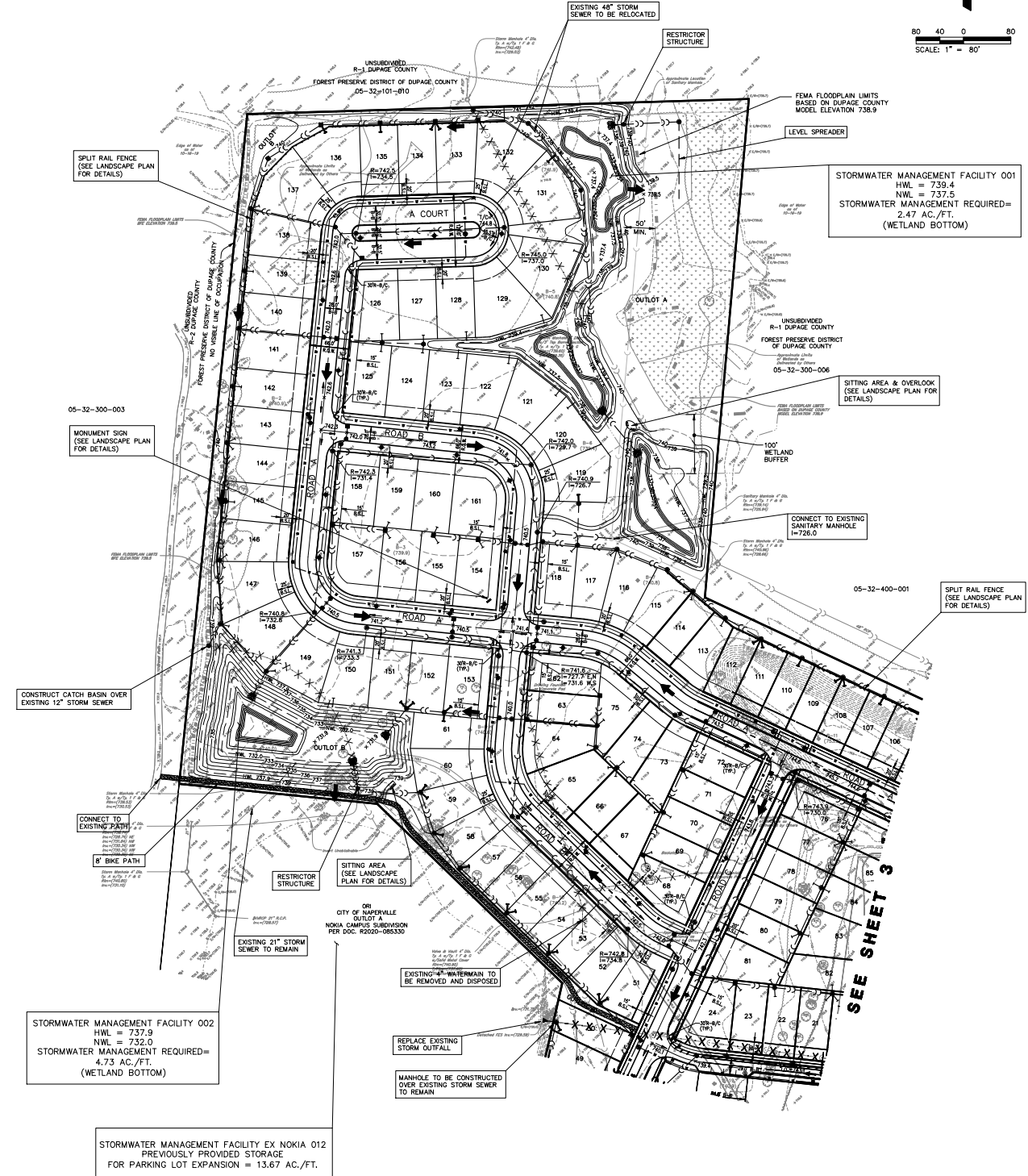
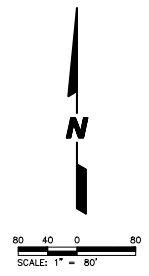
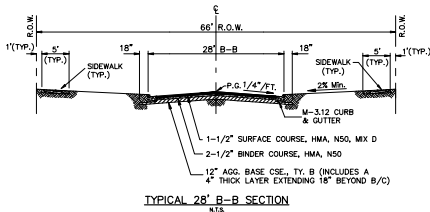
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 DRAWN BY: LAL FLD. BRG. / PD. NO.: NOTES
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 XREF: TOPO PROJECT MANAGER: CRM

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 11-18-20/LAL REVISED PER 2020-11-03 CITY COMMENTS
 12-11-20/LAL REVISED OPEN SPACE CALC. PER PREPUD OPEN SPACE DRN
 01-20-21/LAL REVISED PER PLUM COMMISSION MEETING 1/20
 02-09-21/LAL REVISED PER 2021-01-29 CITY COMMENTS
 03-18-21/LAL REVISED PER PLUM COMMISSION MEETING 3/18
 03-18-21/LAL REVISED PER 2021-03-11 CITY COMMENTS

PRELIMINARY ENGINEERING PLAN FOR NAPER COMMONS
 CITY OF NAPERVILLE PROJECT NO. 20-100008
 SHEET 1 OF 4
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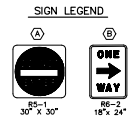
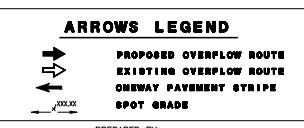
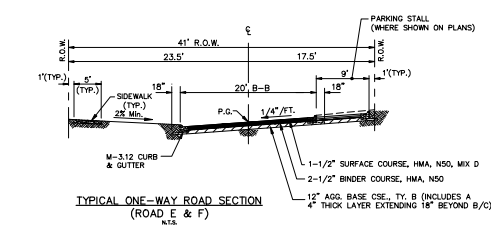
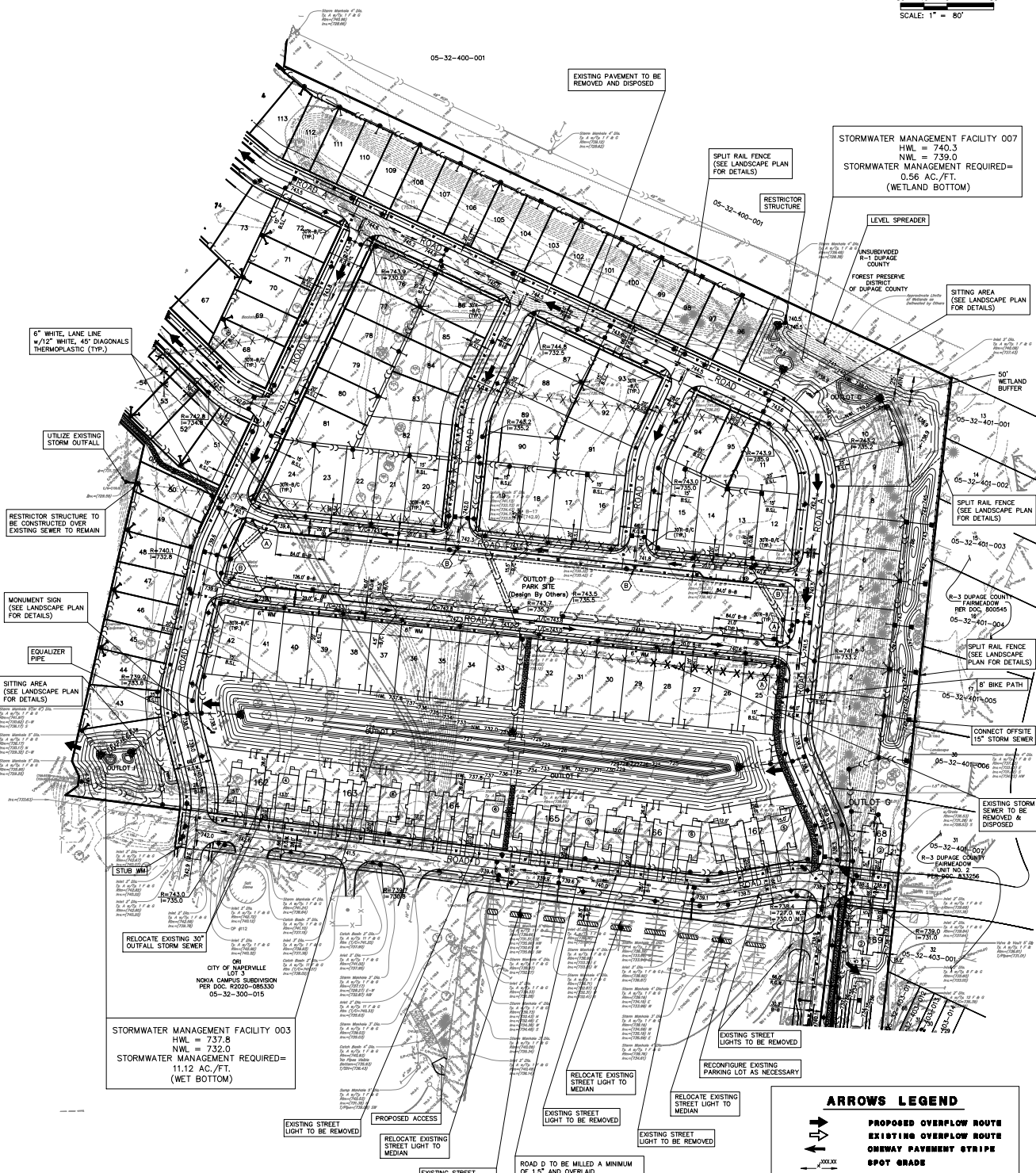
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 ▲ 01-20-21/LAL: REVISED PER PLAN COMMISSION MEETING 11/16
 ▲ 02-01-21/LAL: REVISED PER 2021-01-29 CITY COMMENTS
 ▲ 02-19-21/LAL: REVISED PER PLAN COMMISSION MEETING 2/6
 ▲ 03-15-21/LAL: REVISED PER 2021-03-11 CITY COMMENTS

PRELIMINARY ENGINEERING PLAN FOR NAPER COMMONS
CITY OF NAPERVILLE PROJECT NO.: 20-1000008
 SHEET 2 OF 4
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LAST FILE CHECKED: 7/2/2025 BY: CELIA LUMBERS



80 40 0 80
SCALE: 1" = 80'



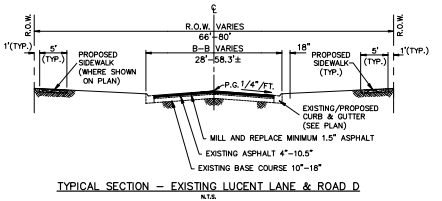
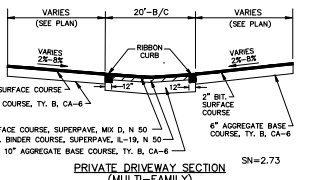
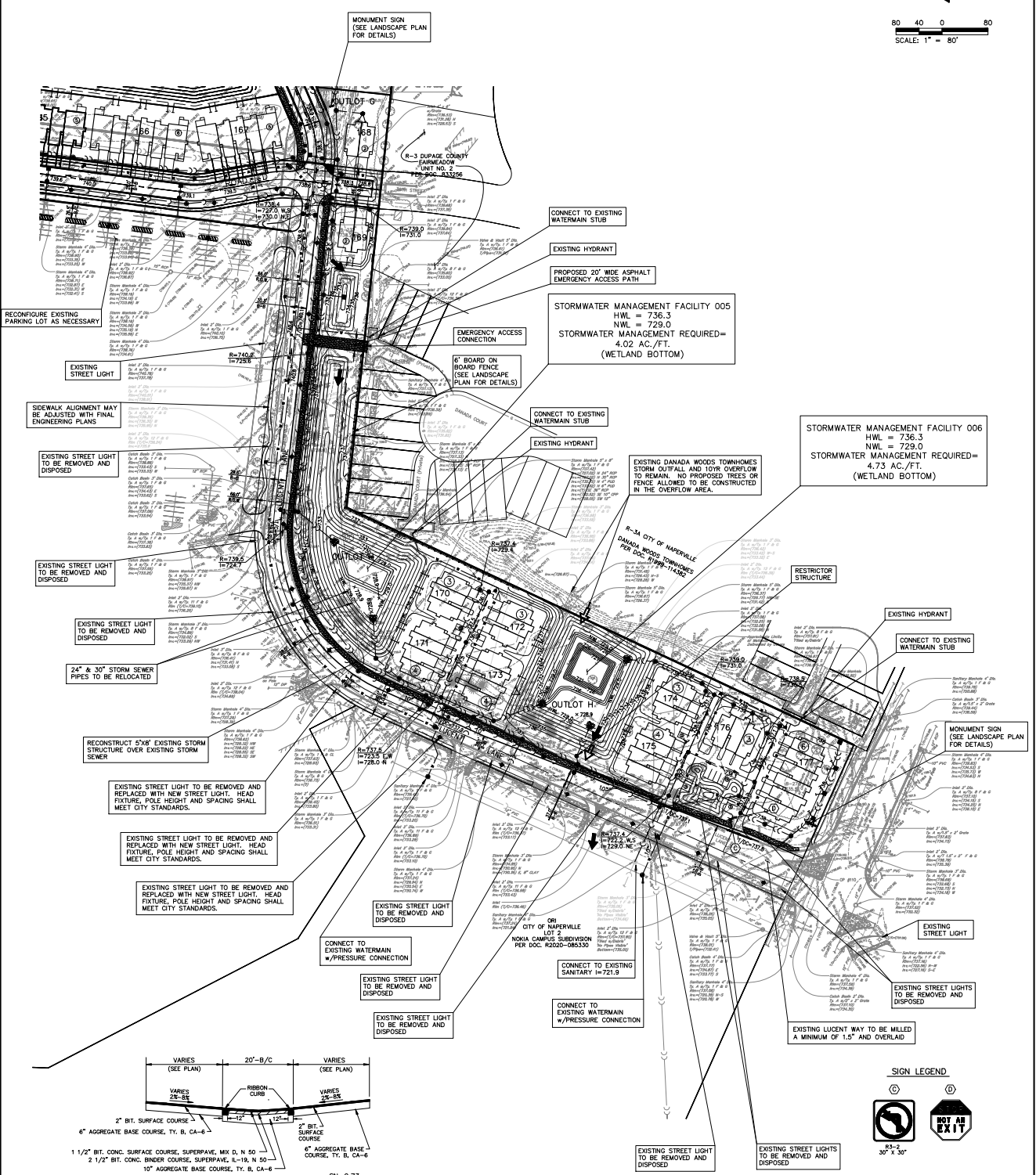
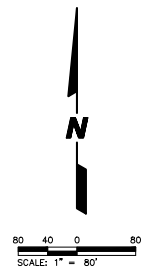
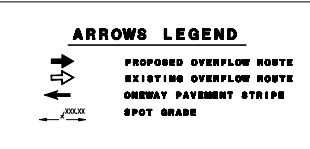
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03-10-21/LAL REVISED PER 2021-03-11 CITY COMMENTS

PRELIMINARY ENGINEERING PLAN FOR PAPER COMMONS
CITY OF NAPERVILLE PROJECT NO.: 20-1008008
SHEET 3 OF 4
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