SCALE: 1"=60'
0 30 60 120

N

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LTF.NVL01

SHEET 1

SCALE: 1" = 60'

DATE: 1/26/2024

DRAWN BY: DC

PROJ. ASSOC.: GTB

PROJ. MGR.: TEC

PROPOSED LIFE TIME/TOWER COURT RESIDENCES DEVELOPMENT

CITY OF NAPERVILLE, ILLINOIS

COLOR RENDERING

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 ph:847.634.5550 fx:847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
1-26-2024	REVISED PER CLIENT DIRECTION	DC
7-10-2023	REVISED PER CLIENT DIRECTION	DC

PARALLEL AND PERPENDICULAR TO NORTH PROPERTY LINE UNLESS OTHERWISE NOTED.

103rd STREET

N 89°01'29" E 752.96'

20' P.U. & D.E. & B.S.L.

10' P.U. & D.E., SIDEWALK & INGRESS-EGRESS EASEMENT

45' P.U. & D.E. & B.S.L.

N 57°03'34" E 61.42'

N 01°53'36" W 141.62'

35' P.U. & D.E. B.S.L.

N 01°43'14" W 348.20'

ALICE LANE

ILLINOIS ROUTE 59

N 03°09'26" E 272.88'

20' P.U. & D.E. & B.S.L.

PROPOSED 2 STORY BUILDING 105,000 S.F.

POOL AND DECK (BY OTHERS)

PICKLEBALL COURTS (BY OTHERS)

TRANSFORMER PAD

TRASH ENCLOSURE

S 89°01'29" W 655.00'

TOWER COURT

S 00°59'52" E 654.89'

S 00°59'52" E 588.32'

EXISTING WATER TOWER

EXISTING WATER STORAGE TANK

S 23°09'02" E 73.35'

PROPOSED 10' PERIMETER EASEMENT

PROPOSED WET BOTTOM/WETLAND STORMWATER DETENTION
REQ. VOL. = 14.5 AC-FT
PROV. VOL. = 14.5 AC-FT
HWL = 667.7, NWL = 661.7

N 00°59'31" W 134.50'

S 89°01'29" W 114.29'

R=62.00' L=121.21'

S 89°01'29" W 57.52'

PROPOSED LOT LINE

10' P.U. & D.E.

EXISTING BUILDING

S 00°59'52" E 477.78'

OUTLOT 1
4.46 ACRES

PROPOSED BUILDING
F.F.=671.00

EXISTING BERM TO REMAIN

10' P.U. & D.E.

S 88°57'41" W 740.04'

N 01°35'12" W 481.91'

ROYAL MEWS CIRCLE

20' P.U. & D.E. & B.S.L.

0 30 60 120
SCALE: 1"=60'

DRAWN BY	REVISIONS	DATE
AMO	01-26-24 REVISED PER CITY REVIEW	

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manhardcom

SOUTH FORTY DEVELOPMENT

CITY OF NAPERVILLE, ILLINOIS

PRELIMINARY OVERALL SITE DEVELOPMENT PLAN

PROJ. MGR.:	TEC
PROJ. ASSOC.:	GTB
DRAWN BY:	MH
DATE:	08-23-23
SCALE:	1"=60'

SHEET 1 OF 1

LTFNVIL01

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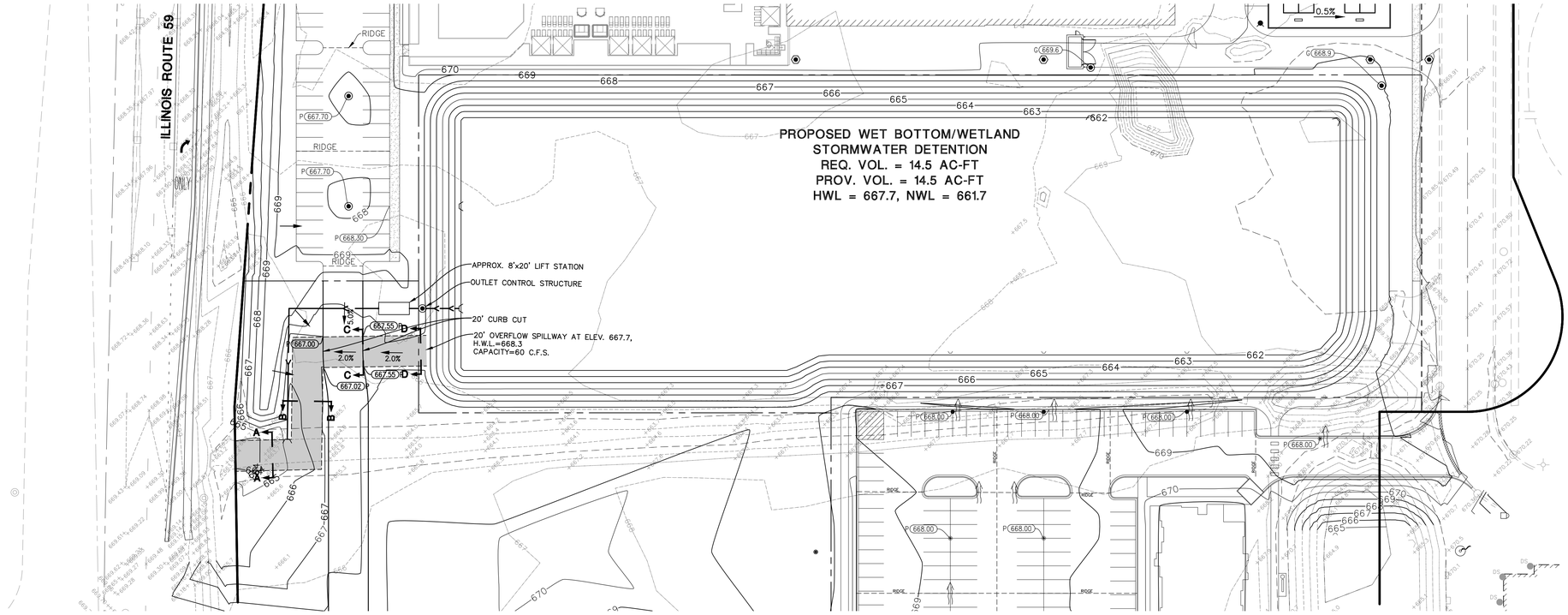
January 24, 2024 - 12:44 Data Name: P:\Naperville\Engr\Civil\Preliminary\Plan Set\SITE.dwg Updated By: tcostin



N

0 20 40 80

SCALE: 1"=40'

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
P	PROPOSED PAVEMENT ELEVATION
RIDGE	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE

DRAWN BY

REVISIONS

DATE

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SOUTH FORTY DEVELOPMENT

CITY OF NAPERVILLE, ILLINOIS

PRELIMINARY SITE DEVELOPMENT PLAN

PROJ. MGR.:	TEC
PROJ. ASSOC.:	AMO
DRAWN BY:	TEC
DATE:	08-23-23
SCALE:	1"=40'

SHEET

1 OF 1

LTFNVIL01

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January 10, 2024 - 10:43 Data Name: P:\1Proj\01\Vlg\Engr\preliminary\Plan Set\GRADING.dwg Updated By: ADipperman