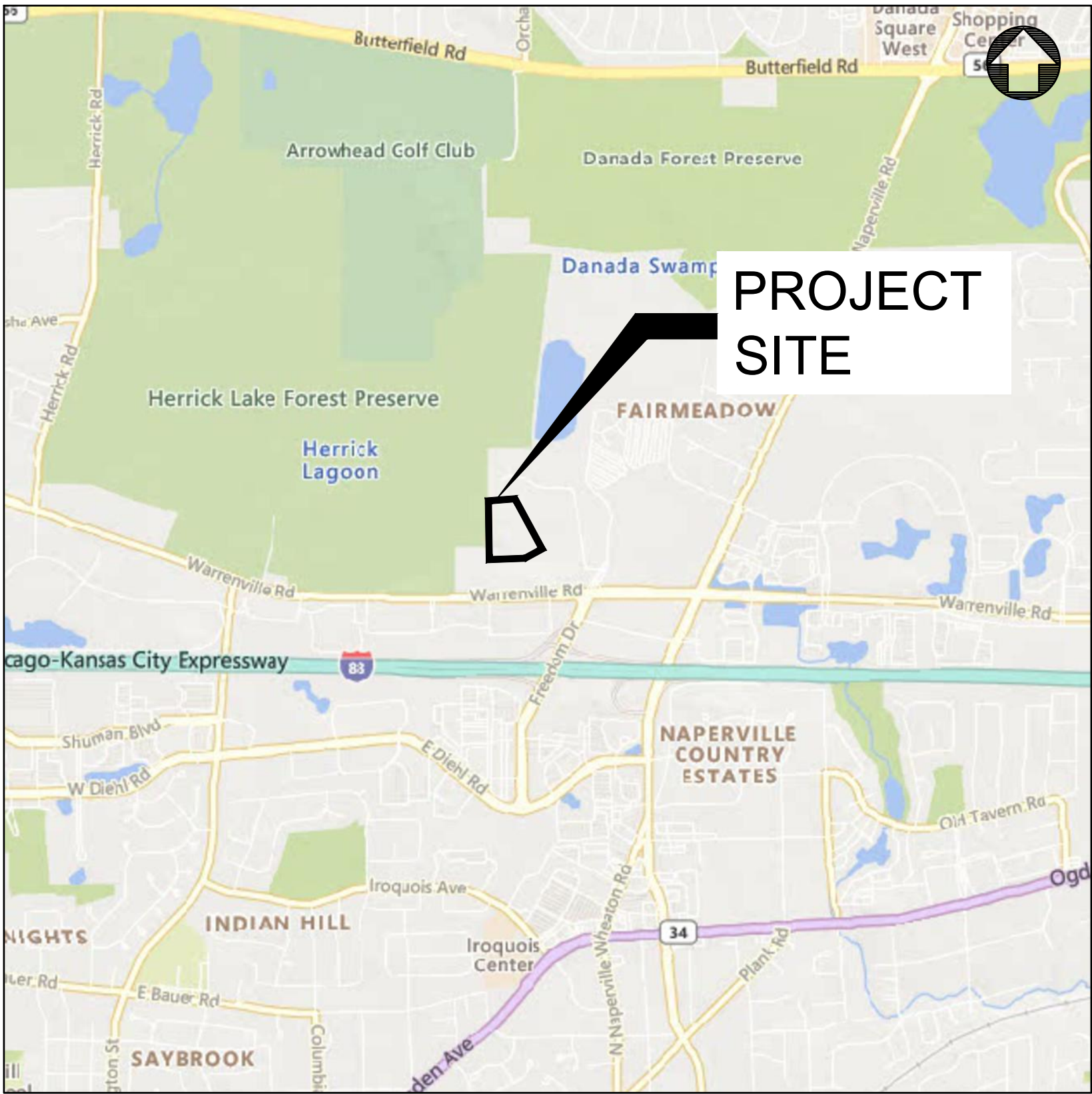


PRELIMINARY ENGINEERING FOR

# NORTHWOODS OF NAPERVILLE

1151 WARRENVILLE ROAD, NAPERVILLE, IL 60563

LOCATION MAP



SECTION 5, TOWNSHIP 38N, RANGE 10E

| SHEET INDEX  |                                       |                   |
|--------------|---------------------------------------|-------------------|
| SHEET NUMBER | SHEET TITLE                           | SHEET DESCRIPTION |
| 1            | Cover Sheet                           | C0.0              |
| 2            | Existing Conditions & Demolition Plan | C1.0              |
| 3            | Site Dimensional & Paving Plan        | C2.0              |
| 4            | Grading & Drainage Plan               | C3.0              |
| 5            | Soil Erosion Control Plan             | C4.0              |
| 6            | Utility Plan                          | C5.0              |

| EXISTING LEGEND |                       | PROPOSED LEGEND |                             |
|-----------------|-----------------------|-----------------|-----------------------------|
|                 | EXISTING TREE         |                 | CURB & GUTTER               |
|                 | CURB & GUTTER         |                 | REVERSE PITCH CURB & GUTTER |
|                 | EXISTING BUILDING     |                 | DEPRESSED CURB & GUTTER     |
|                 | PCC SIDEWALK          |                 | PROPOSED BUILDING           |
|                 | GAS SERVICE           |                 | PCC SIDEWALK                |
|                 | ELECTRIC SERVICE      |                 | STANDARD DUTY PAVEMENT      |
|                 | STORM SEWER           |                 | HEAVY DUTY PAVEMENT         |
|                 | SANITARY SEWER        |                 | GAS SERVICE                 |
|                 | WATER MAIN            |                 | ELECTRIC SERVICE            |
|                 | CABLE LINE            |                 | STORM SEWER                 |
|                 | OVERHEAD UTILITY LINE |                 | SANITARY SEWER              |
|                 | COMMUNICATION LINE    |                 | WATER MAIN                  |
|                 | FIBER OPTIC LINE      |                 | FENCE                       |
|                 | FENCE                 |                 | STORM STRUCTURE             |
|                 | STORM STRUCTURE       |                 | DOWNSPOUT CONNECTION        |
|                 | SANITARY MANHOLE      |                 | SANITARY MANHOLE            |
|                 | CLEANOUT              |                 | CLEANOUT                    |
|                 | WATER METER           |                 | WATER METER                 |
|                 | VALVE VAULT           |                 | VALVE VAULT                 |
|                 | VALVE BOX             |                 | VALVE BOX                   |
|                 | HYDRANT               |                 | HYDRANT                     |
|                 | GAS METER             |                 | GAS METER                   |
|                 | ELECTRIC METER        |                 | ELECTRIC METER              |
|                 | PARKING LOT LIGHT     |                 | PARKING LOT LIGHT           |
|                 | UTILITY POLE          |                 | FLOW ARROW                  |
|                 | GUY WIRE              |                 | OVERLAND FLOOD ROUTE        |
|                 | TRANSFORMER           |                 | TOP OF SIDEWALK GRADE       |
|                 | FIBER OPTIC BOX       |                 | TOP OF CURB GRADE           |
|                 | FIBER OPTIC PEDESTAL  |                 | PAVEMENT GRADE              |
|                 | CABLE PEDESTAL        |                 | GROUND GRADE                |
|                 | PHONE PEDESTAL        |                 | MAJOR CONTOUR               |
|                 | ELECTRIC PEDESTAL     |                 | MINOR CONTOUR               |
|                 | MAJOR CONTOUR         |                 |                             |
|                 | MINOR CONTOUR         |                 |                             |

BENCHMARK INFORMATION  
SOURCE BENCHMARK:  
DUPAGE COUNTY 0167  
NGS PID: DK3215  
(BRASS DISC)  
ELEVATION: 759.889 (NAVD 88')  
(N 41° 48.535' W 088° 08.335')

CONTACTS

| DEVELOPER                  | ENGINEER                  | SURVEYOR                   |
|----------------------------|---------------------------|----------------------------|
| M/I HOMES OF CHICAGO, LLC  | CAGE ENGINEERING, INC.    | THOMSON SURVEYING, LTD.    |
| SCOTT BARENBRUGGE          | FREDERICK W. THAETE, P.E. | WALTER LUTZ, P.L.S.        |
| 2135 CITY GATE LN, STE 620 | 2200 CABOT DR, STE 325    | 9575 W HIGGINS RD, STE 850 |
| NAPERVILLE, IL 60563       | LISLE, IL 60532           | ROSEMONT, IL 60018         |
| 630.328.2716               | 630.598.0007              | 847.318.9790               |

2200 CABOT DRIVE  
SUITE 325  
LISLE, IL 60532  
P: 630.598.0007  
WWW.CAGECIVIL.COM

**CAGE**  
CIVIL ENGINEERING

FREDERICK W. THAETE  
062-055940  
LICENSED PROFESSIONAL ENGINEER  
ILLINOIS

REVISIONS

|   |            |                 |
|---|------------|-----------------|
| 1 | 3/5/2025   | PER CITY REVIEW |
| 2 | 12/27/2024 | PER CITY REVIEW |

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M/I HOMES OF CHICAGO, LLC  
**NORTHWOODS OF NAPERVILLE**  
1151 WARRENVILLE ROAD  
NAPERVILLE, IL 60563

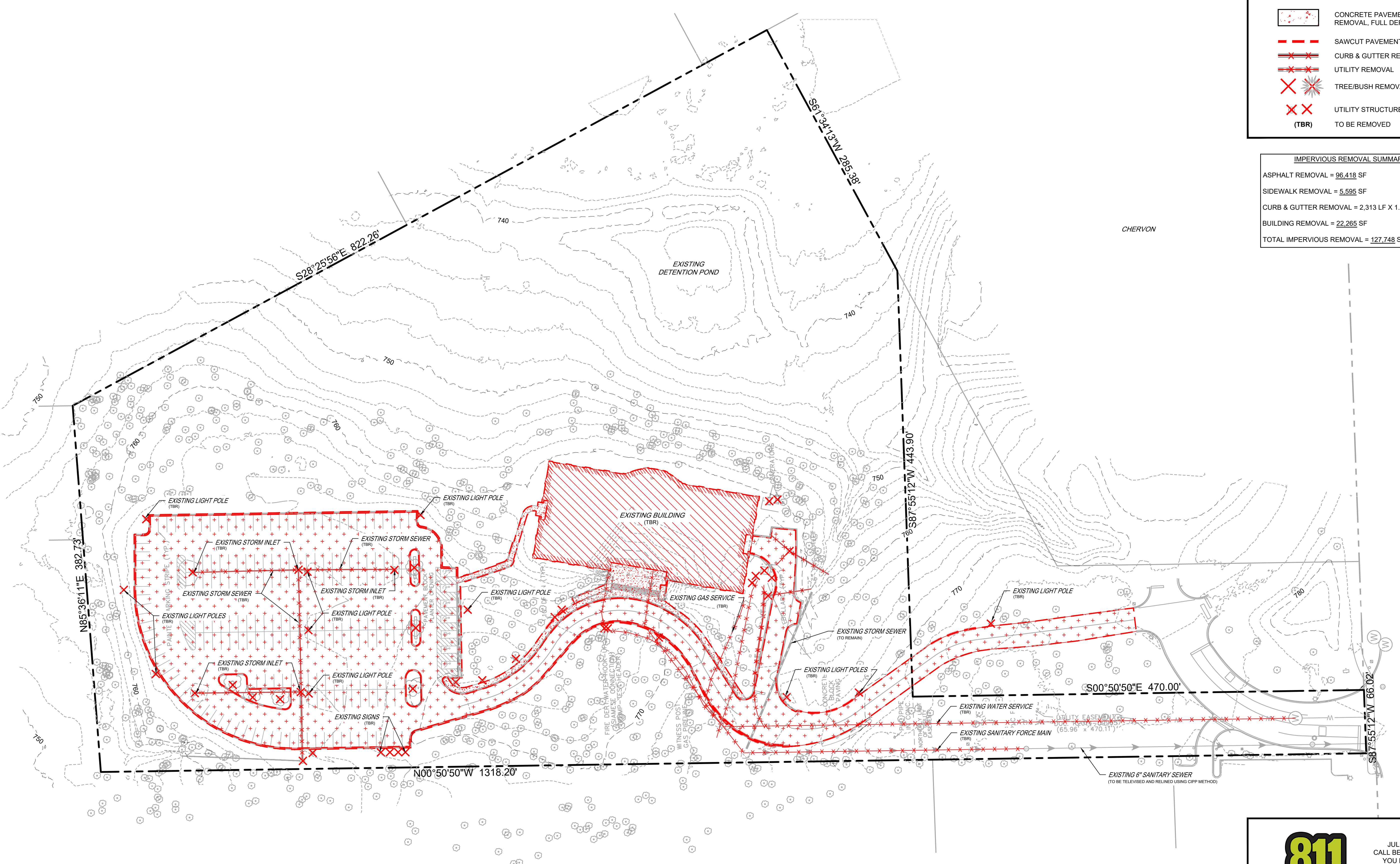
PROJ NO: 240255  
ENG: DJB  
DATE: 11/08/2024

SHEET TITLE  
**COVER SHEET**

SHEET NUMBER  
**C0.0**  
1 OF 6








**DEMOLITION LEGEND**

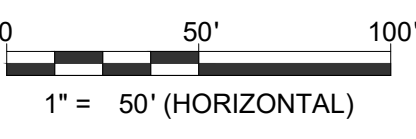
- BUILDING DEMOLITION
- BITUMINOUS PAVEMENT REMOVAL, FULL DEPTH
- CONCRETE PAVEMENT / SIDEWALK REMOVAL, FULL DEPTH
- SAWCUT PAVEMENT, FULL DEPTH
- CURB & GUTTER REMOVAL
- UTILITY REMOVAL
- TREE/BUSH REMOVAL
- UTILITY STRUCTURE REMOVAL (TBR)
- TO BE REMOVED

**IMPERVIOUS REMOVAL SUMMARY**

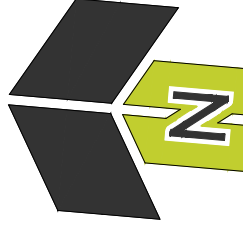
ASPHALT REMOVAL = 96,418 SF  
SIDEWALK REMOVAL = 5,595 SF  
CURB & GUTTER REMOVAL = 2,313 LF X 1.5 = 3,470 SF  
BUILDING REMOVAL = 22,265 SF  
TOTAL IMPERVIOUS REMOVAL = 127,748 SF



JULIE  
CALL BEFORE  
YOU DIG  
**811**



0 50' 100'  
1" = 50' (HORIZONTAL)



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|  |  |
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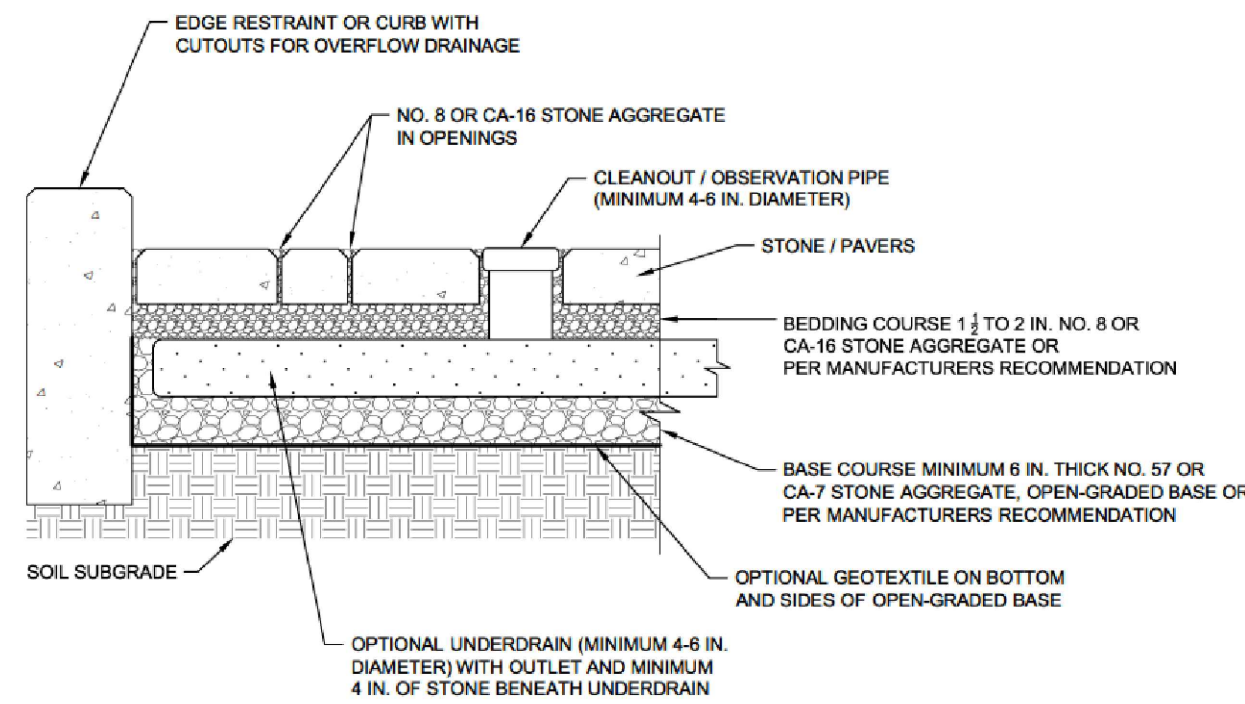
3/8/2025  
PER CITY REVIEW  
2/27/2024  
PER CITY REVIEW

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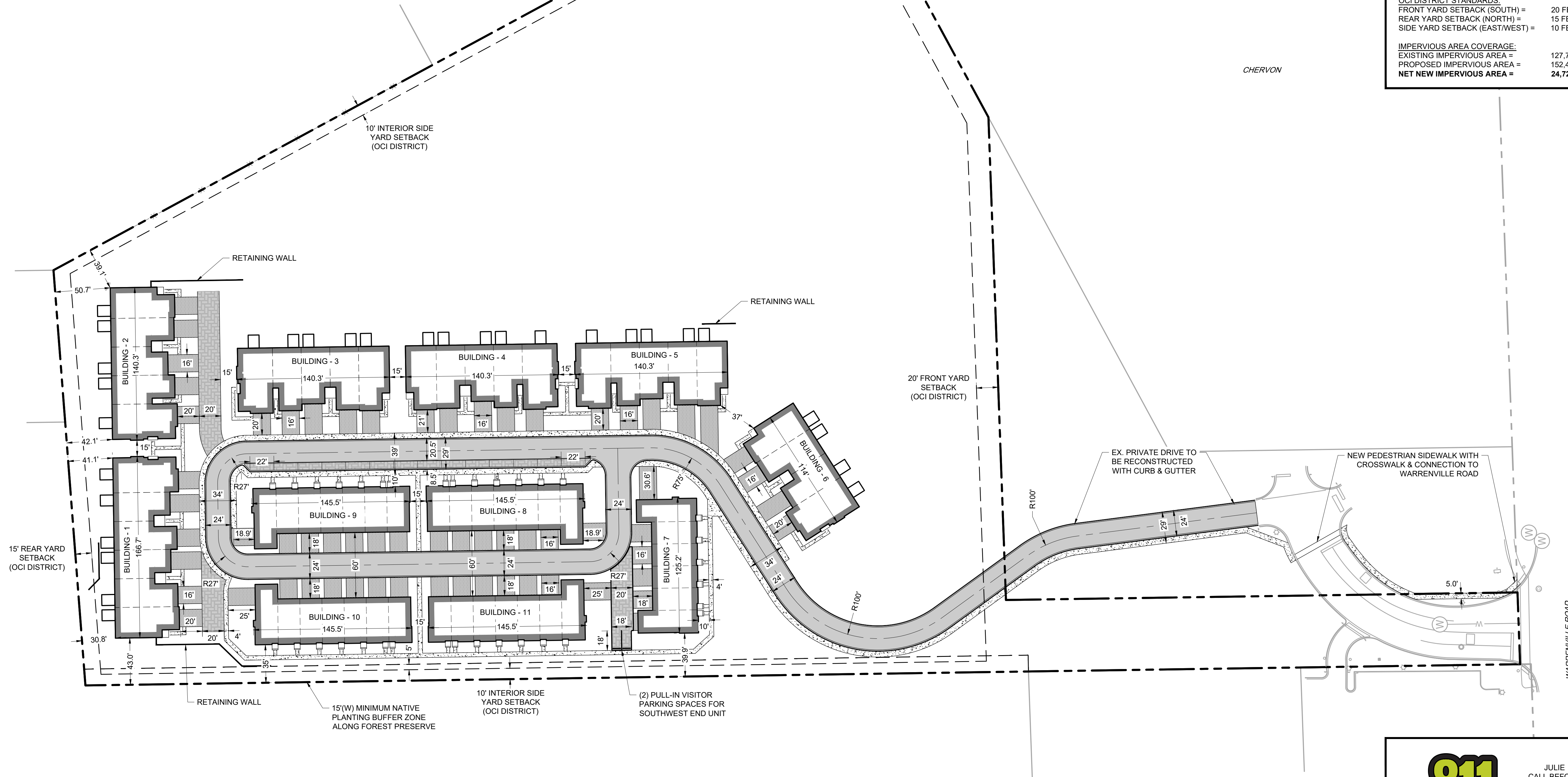
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PROJ NO: 240255  
ENG: DJB  
DATE: 11/08/2024  
SHEET TITLE  
**EXISTING CONDITIONS & DEMOLITION PLAN**  
SHEET NUMBER  
**C1.0**  
2 OF 6





PERMEABLE PAVER TYPICAL DETAIL



**PAVEMENT LEGEND**

- CURB & GUTTER
- PROPOSED BUILDING
- PRIVATE PCC SIDEWALK
- DRIVEWAY ASPHALT PAVEMENT
- PERMEABLE PAVERS
- PRIVATE ROADWAY ASPHALT PAVEMENT

**SITE DATA SUMMARY**

TOTAL PROPERTY AREA = 12.18 ACRES

FRONT-LOAD TOWNHOME UNITS = 30  
REAR-LOAD TOWNHOME UNITS = 34  
**TOTAL PROPOSED TOWNHOME UNITS = 64**

OCI DISTRICT STANDARDS:  
FRONT YARD SETBACK (SOUTH) = 20 FEET  
REAR YARD SETBACK (NORTH) = 15 FEET  
SIDE YARD SETBACK (EAST/WEST) = 10 FEET

IMPERVIOUS AREA COVERAGE:  
EXISTING IMPERVIOUS AREA = 127,748 SF  
PROPOSED IMPERVIOUS AREA = 152,473 SF  
**NET NEW IMPERVIOUS AREA = 24,725 SF**

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PROJ NO: 240255  
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SHEET TITLE  
SITE DIMENSIONAL & PAVING PLAN  
SHEET NUMBER  
**C2.0**

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**811**











