



- NOTES:**
1. ALL INTERNAL SIDEWALKS ARE 4' WIDE.
 2. ALL FRONT PORCH PATIOS ARE 11' X 5'
 3. ALL D-WAY ISLANDS ARE 4' WIDE
 4. SEE PRELIMINARY ENGINEERING PLAN FOR ALL UNDERGROUND UTILITY INFORMATION
 5. THERE WILL BE NO SEPARATE STAND ALONE REFUSE AREAS. EACH UNIT WILL HOUSE THE INDIVIDUAL REFUSE AND RECYCLE BINS IN THE GARAGES.
 6. SIDEWALK CONNECTION BETWEEN THE TWO PARKS IS REQUIRED TO BE CONSTRUCTED AS PART OF THIS PROJECT.
 7. OUTLOT B AND C SHALL BE FINE GRADED AND SEEDED. ALL OTHER IMPROVEMENTS SHALL BE REMOVED FROM THE OUTLOTS.

ZONING DATA TABLE		
	REQUIRED	PROPOSED
ZONING	R2	R2
FRONT YARD SETBACK	25'	22'
INTERIOR SIDEYARD	6'	6'
CORNER SIDEYARD	15'	18'
REAR YARD	25'	25'
MIN LOT AREA	4,000 S.F.	4,028 S.F.
MAX. HEIGHT	3 STORIES (40')	3.5 STORIES (40')

PROJECT AREA: 165,158 S.F. (3.792 ACRES)

STORMWATER DATA TABLE

PROPOSED CONDITIONS:	
BUILDINGS:	44,213 S.F.
PAVED AREAS:	35,372 S.F.
DRIVEWAY: (PERMEABLE PAVERS, NOT INCLUDED)	4,502 S.F.
PORCHES:	2,684 S.F.
WALKS:	6,160 S.F.
GAZEBO:	625 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	89,054 S.F.

EXISTING CONDITIONS:

BUILDING:	26,366 S.F.
CONCRETE:	4,341 S.F.
PARKING LOT:	45,274 S.F.
PORCH:	847 S.F.
PATIO:	601 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	77,429 S.F.

TO REMAIN:

PORCH:	708 S.F.
MANSION:	2,808 S.F.

IMPERVIOUS AREA CONSTRUCTED AFTER 1992: 4,561 S.F.

CREDIT FOR EXISTING CONDITIONS TO BE REMOVED: 69,352 S.F.

NET NEW IMPERVIOUS AREA: 89,054 S.F. - 69,352 S.F. = 19,702 S.F.

SINCE 19,702 S.F. < 25,000 S.F., NO STORMWATER DETENTION IS REQUIRED.

VCBMP REQUIREMENTS:

NEW IMPERVIOUS CONSTRUCTED AFTER APRIL 23, 2013 = 89,054 S.F.
VOL. REQ. = 89,054 S.F. x 1.25in. = 9,276 C.F.
12 in./FT.

ADDITIONAL 2,160 CF OF STORAGE REQUIRED TO COMPENSATE EXISTING DETENTION ON SITE; WOODS AND ASSOCIATES 1984

(ASSUMING 36% VOID RATIO FOR STONE)

BMP VOLUME PROVIDED: (ADS STORAGE)
CHAMBERS PROVIDED: 56
END CAPS PROVIDED: 14
STONE: 12" ABOVE, 9" BELOW, 6" SPACING, 6" PERIMETER
APPROXIMATE VOLUME= 12,028 C.F.
APPROXIMATE DIMENSIONS= 69' LONG, 46' WIDE, 5.5' HEIGHT

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

REVISIONS:				
DATE	BY	DESCRIPTION	DATE	BY
8/14/20	KF	CITY COMMENTS	10/13/20	KF
9/18/20	KF	CITY COMMENTS		
9/24/20	KF	CITY COMMENTS		
10/7/20	KF	CITY COMMENTS		

DRAWN BY: CNB
CHECKED BY: NAV
APPROVED BY: NAV



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**RAM WEST CAPITAL LLC
IN PARTNERSHIP WITH
DJK CUSTOM HOMES**

TITLE:

**GEOMETRY PLAN
HERITAGE PLACE
NAPERVILLE, ILLINOIS**

SCALE: 1"=30'
DATE: 07/29/2020
JOB NO: W20052
SHEET 4 OF 9