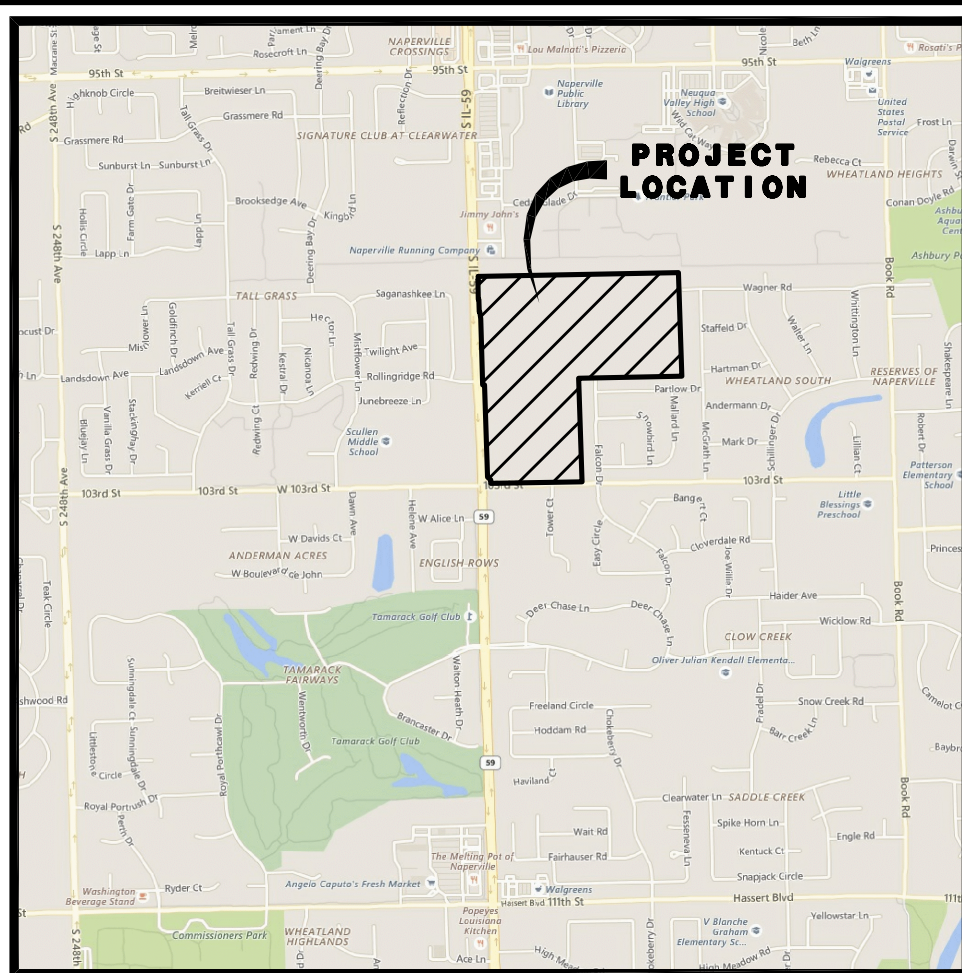


PRELIMINARY ENGINEERING PLAN FOR WAGNER FARMS

PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



LOCATION MAP

BENCHMARKS/CONTROL POINTS

ELEVATION REFERENCE MARKS

RM1-NAPERVILLE SURVEY MON. #1503. BERNSTEN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (8') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. ELEVATION=670.06 (NAVD 88)

RM2-NAPERVILLE SURVEY MON. #1002. BERNSTEN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (24') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. ELEVATION=667.49 (NAVD 88)

(HELD ABOVE BENCHMARKS AS THE BASIS OF VERTICAL DATUM FOR PROJECT)

CP 102 - CROSS CUT IN TOP OF CURB ADJACENT TO FIRE HYDRANT AT END OF FALCON DRIVE ON WEST SIDE OF ROAD. ELEV: 664.395 NAVD 88

CP 113 - CUT CROSS IN CENTERLINE HEADWALL OF TRIPLE 21" RCP AT THE NORTHEAST CORNER OF ROUTE 59 & 103RD STREET. ELEV: 668.19 NAVD88

CP 104 - CUT CROSS IN CENTERLINE OF THE END OF THE CONCRETE WALK AT SOUTHEAST CORNER OF SITE. ELEV: 668.25 NAVD88

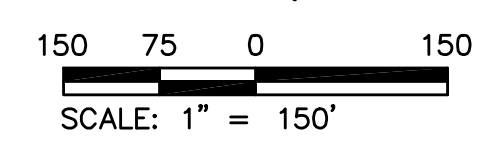
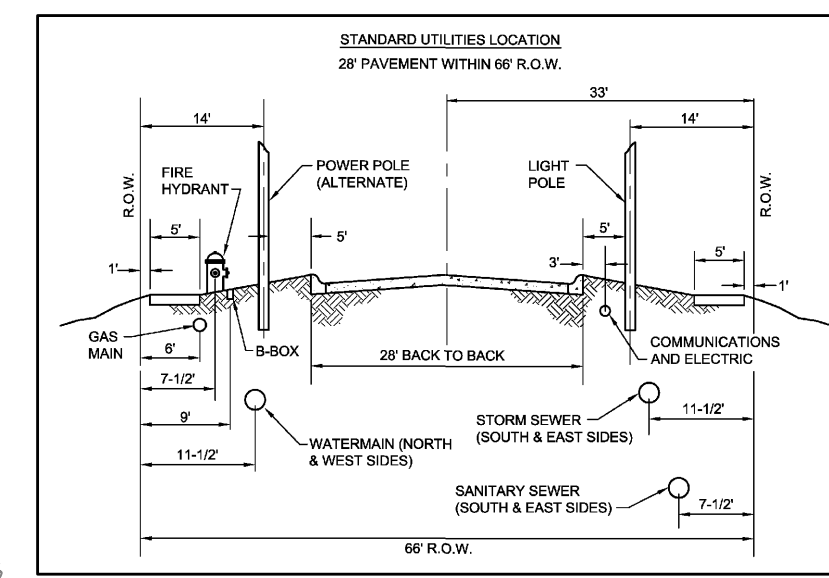
SITE DATA

A. TOTAL AREA	114.28 AC. ±	100%
B. PROPOSED ZONING	R2	
C. EXTERNAL R.O.W. (103RD STREET) (ROUTE 59)	2.04 AC. ±	1.79%
D. INTERNAL R.O.W.	0.68 AC. ±	
E. COMMON OPEN SPACE (STORMWATER MANAGEMENT/OPEN SPACE & LANDSCAPE BUFFERS)	23.98 AC. ±	20.98%
F. CHURCH SITE	21.94 AC. ±	19.20%
G. NET RESIDENTIAL (DETACHED)	8.05 AC. ±	7.04%
H. NO. OF LOTS (DETACHED)	58.27 AC. ±	312
I. MINIMUM LOT SIZE	6,838 S.F.	50.99%
J. MAXIMUM LOT SIZE	20,065 S.F.	
K. AVERAGE LOT SIZE	8,146 S.F.	
L. FRONT YARD SETBACK	25 FT.	
M. CORNER SIDE YARD SETBACK	15 FT.	
N. INTERIOR SIDE YARD SETBACK	6' MIN. W/COMBINED 16' TOTAL	
O. REAR YARD SETBACK	25 FT.	
P. GROSS MODIFIED DENSITY	2.78 DU/AC.	

LEGEND

EXISTING PROPOSED DESCRIPTION

- MANHOLE
- CATCH BASIN
- INLET
- CLEANOUT
- SLOPE INLET BOX
- HEADWALL
- END SECTION
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- VALVE & BOX
- WATER VALVE IN VAULT
- FIRE HYDRANT
- CONTOURS
- ELEVATIONS
- STREET LIGHT
- WATERMAIN PROTECTION
- SILT FENCE INLET PROTECTOR
- TEMPORARY STRAW BALE DITCH CHECK
- SILT FENCE DITCH CHECK
- RIP-RAP
- OVERFLOW ROUTE



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 VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.

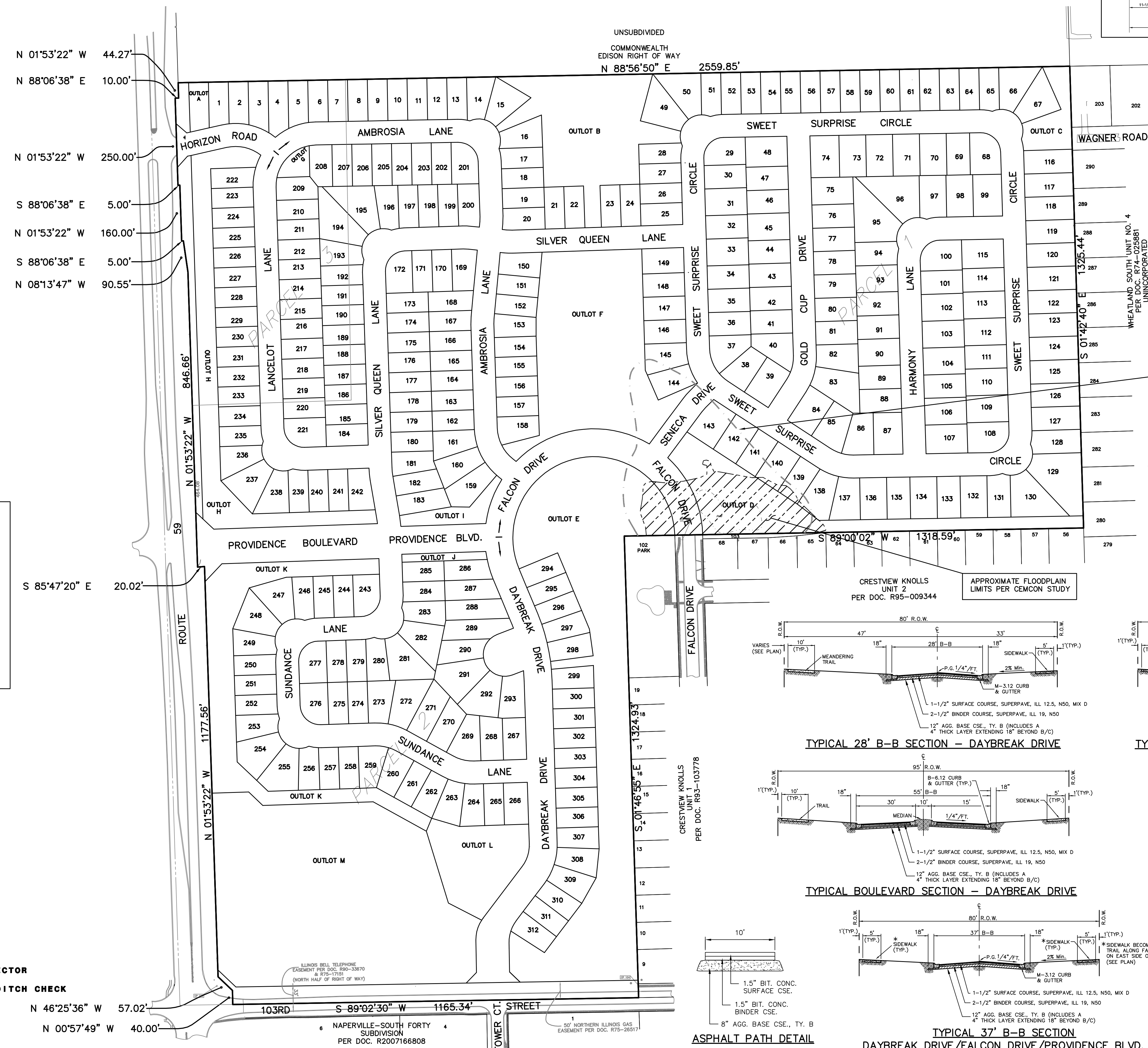
UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.

ALL SANITARY SERVICE CONNECTIONS TO SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING.

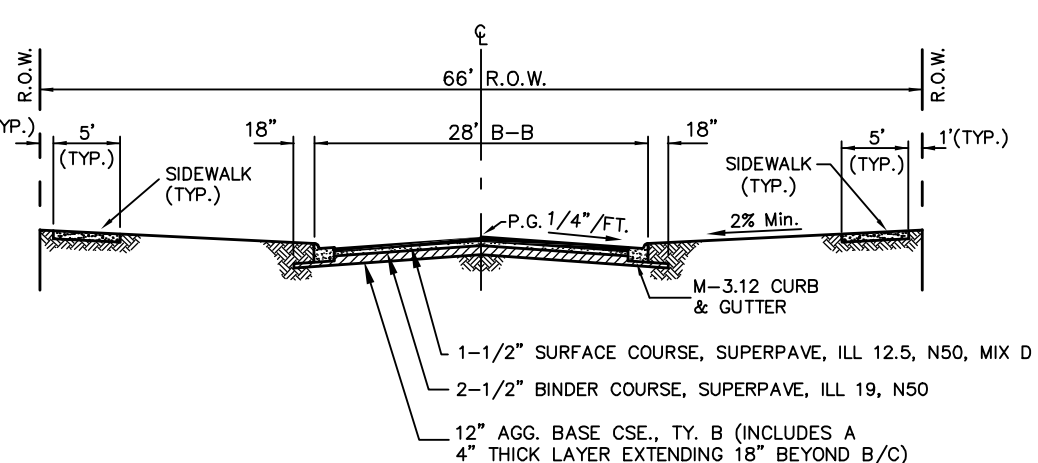
ANY TRAILS NOT IN PUBLIC RIGHT-OF-WAY WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION.

APPROPRIATE SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE FINAL ENGINEERING PLANS.

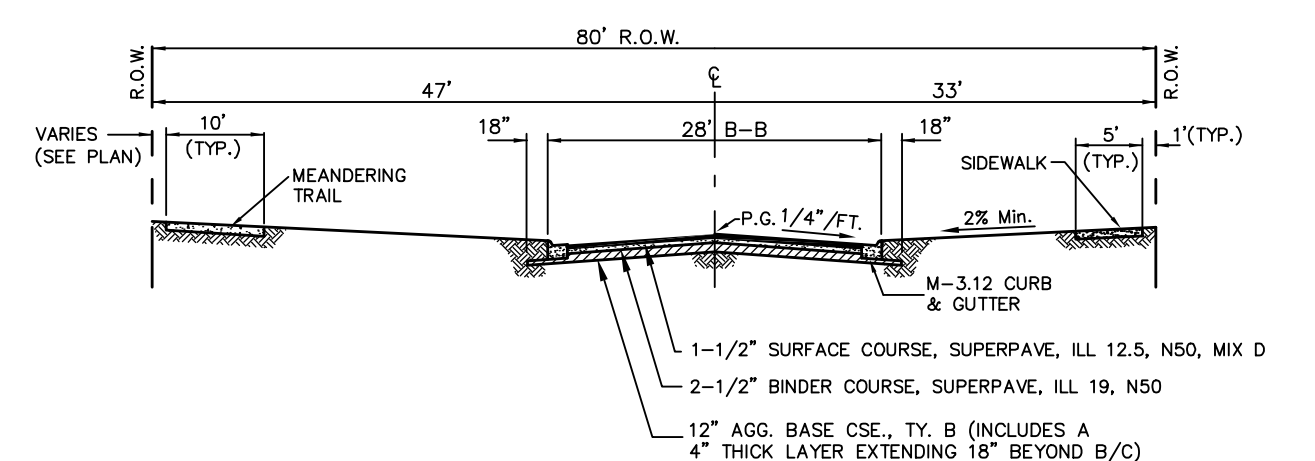
ANY EXISTING WELL AND SEPTIC FIELDS SHALL BE ABANDONED ACCORDING TO COUNTY HEALTH DEPARTMENT.



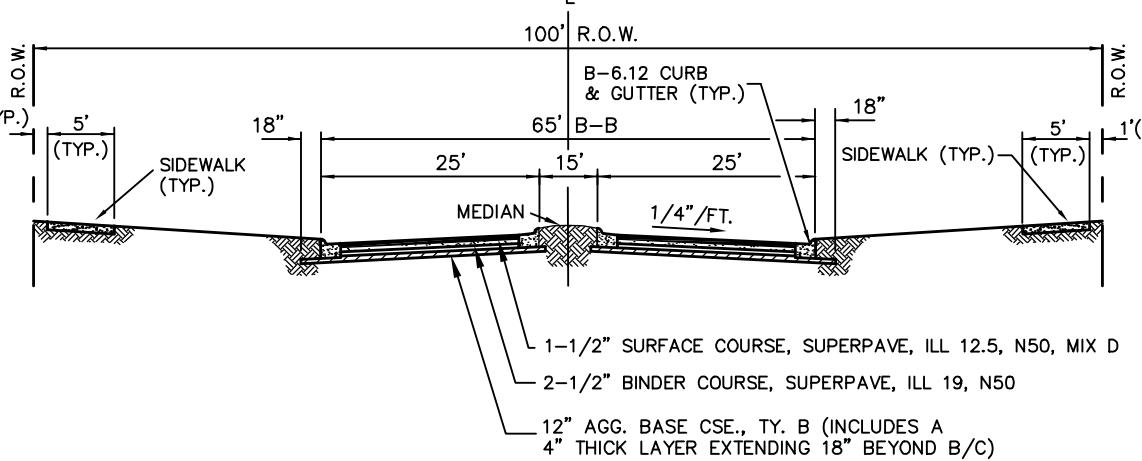
APPROXIMATE LIMITS OF PROPOSED ZONE A PER PRELIMINARY FIRM MAP 170213 0030 G



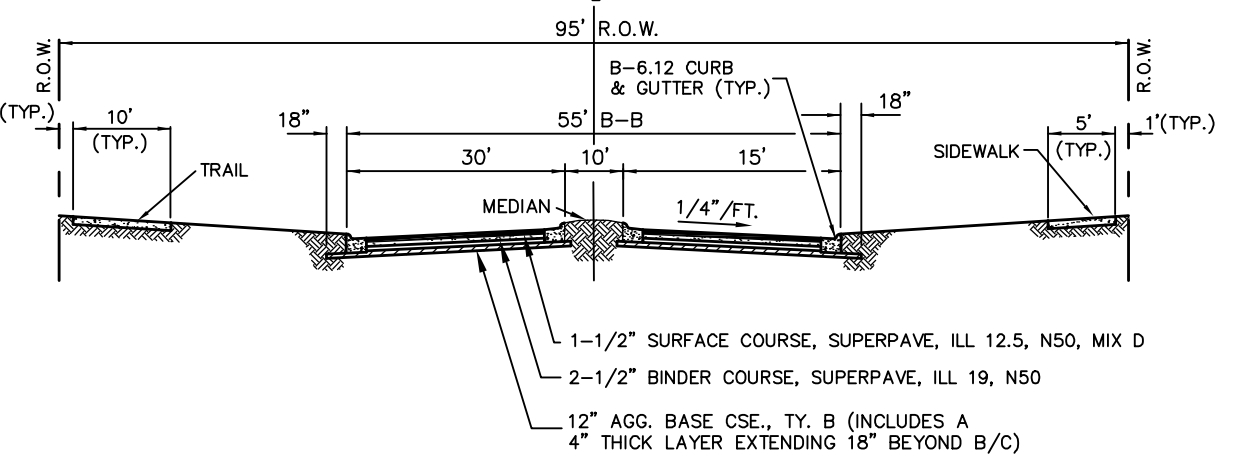
TYPICAL 28' B-B SECTION



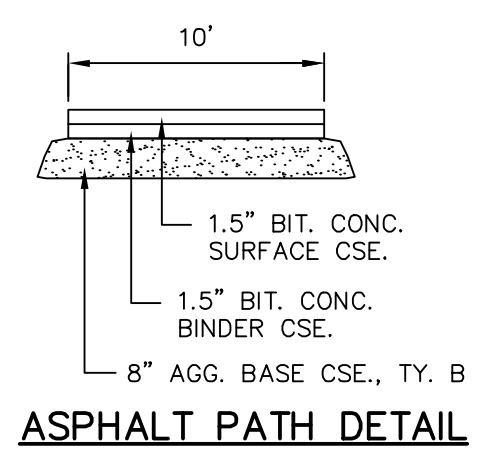
TYPICAL 28' B-B SECTION - DAYBREAK DRIVE



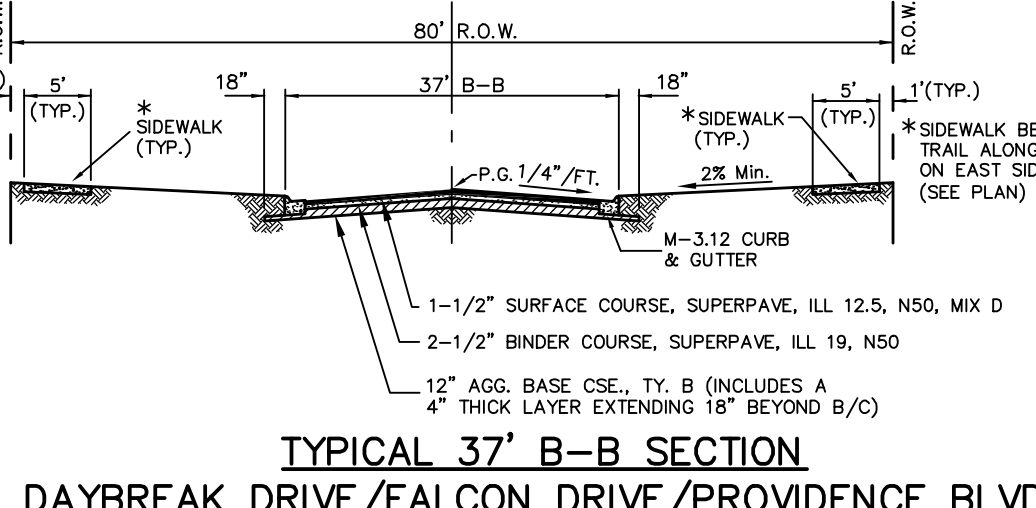
TYPICAL BOULEVARD SECTION - PROVIDENCE BOULEVARD



TYPICAL BOULEVARD SECTION - DAYBREAK DRIVE



ASPHALT PATH DETAIL



TYPICAL 37' B-B SECTION
DAYBREAK DRIVE/FALCON DRIVE/PROVIDENCE BLVD.

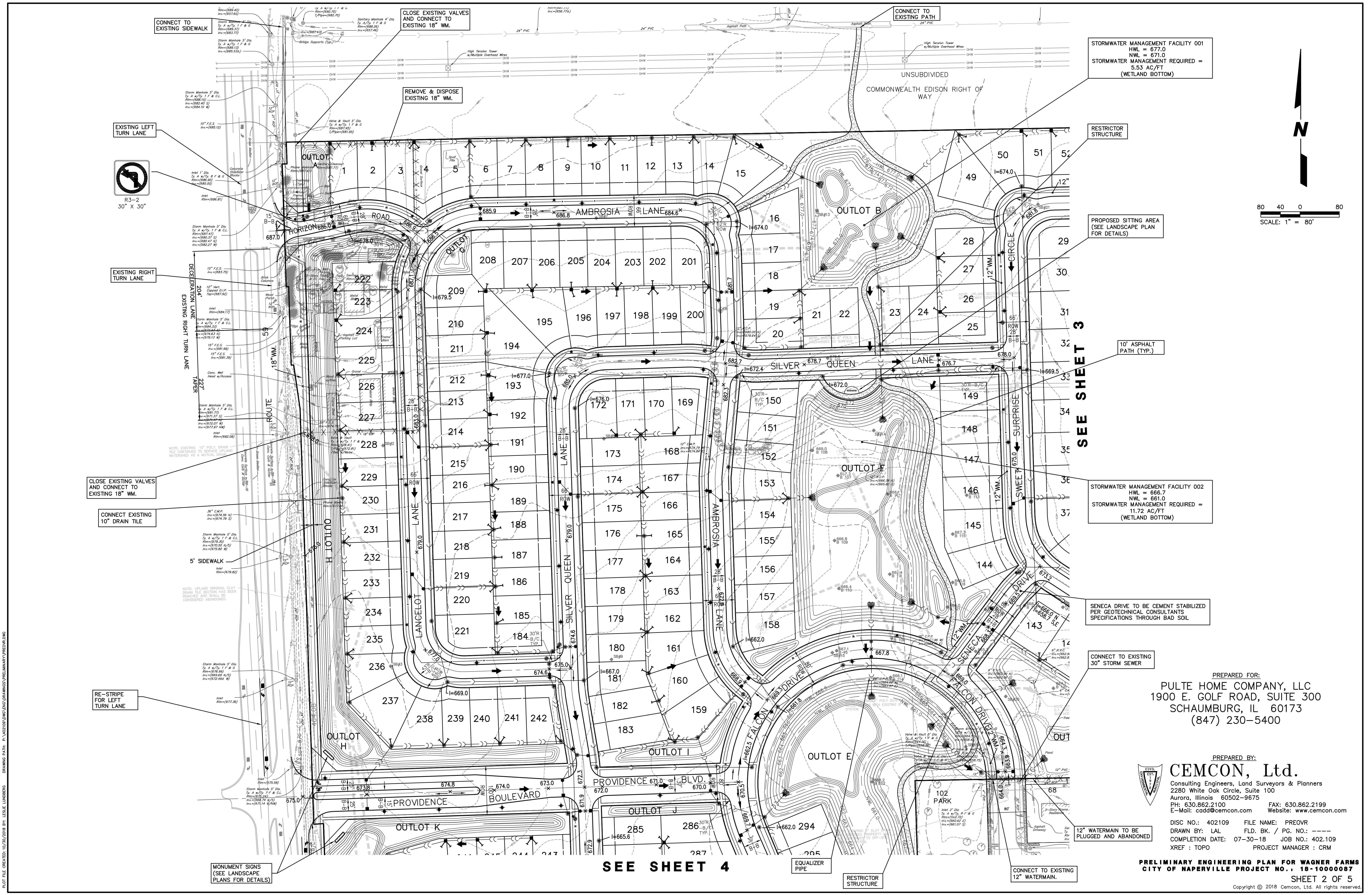
PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
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E-Mail: cadd@cemcon.com Website: www.cemcon.com

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COMPLETION DATE: 07-30-18 JOB NO.: 402.109
XREF: TOPO PROJECT MANAGER: CRM
10-12-18/LAL: REVISED PER CITY REVIEW COMMENTS DATED 9/5/18

PRELIMINARY ENGINEERING PLAN FOR WAGNER FARMS
CITY OF NAPERVILLE PROJECT NO. 18-10000087
SHEET 1 OF 5
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80 40 0 80
SCALE: 1" = 80'

STORMWATER MANAGEMENT FACILITY 001
HWL = 677.0
NLW = 671.0
STORMWATER MANAGEMENT REQUIRED =
5.53 AC/FT
(WETLAND BOTTOM)

PROPOSED SITTING AREA
(SEE LANDSCAPE PLAN
FOR DETAILS)

10' ASPHALT
PATH (TYP.)

STORMWATER MANAGEMENT FACILITY 002
HWL = 666.7
NLW = 661.0
STORMWATER MANAGEMENT REQUIRED =
11.72 AC/FT
(WETLAND BOTTOM)

SENECA DRIVE TO BE CEMENT STABILIZED
PER GEOTECHNICAL CONSULTANTS
SPECIFICATIONS THROUGH BAD SOIL

CONNECT TO EXISTING
30" STORM SEWER

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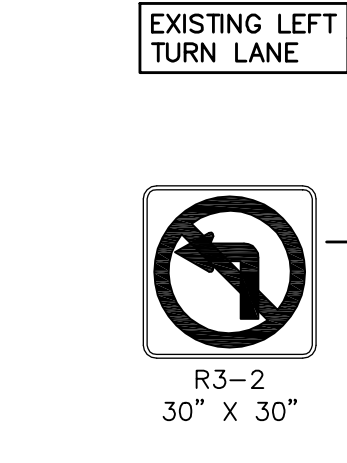
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PRELIMINARY ENGINEERING PLAN FOR WAGNER FARMS
CITY OF NAPERVILLE PROJECT NO. 18-10000087

SHEET 2 OF 5

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CLOSE EXISTING VALVES
AND CONNECT TO
EXISTING 18" WM.

CONNECT EXISTING
10" DRAIN TILE

RE-STRIPE
FOR LEFT
TURN LANE

MONUMENT SIGNS
(SEE LANDSCAPE
PLANS FOR DETAILS)

SEE SHEET 4

SEE SHEET 3

12" WATERMAIN TO BE
PLUGGED AND ABANDONED

CONNECT TO EXISTING
12" WATERMAIN.

RESTRICTOR
STRUCTURE

EQUALIZER
PIPE



SEE SHEET 2

SENECA DRIVE TO BE CEMENT STABILIZED PER GEOTECHNICAL CONSULTANTS SPECIFICATIONS THROUGH BAD SOIL

RESTRICTOR STRUCTURE

RE-GRADE AREA FOR REQUIRED 2.90 AC-FT OF COMPENSATORY STORAGE

CONNECT TO EXISTING 12" WATERMAIN.

CONNECT EXISTING 4" DRAIN TILE

CONNECT TO EXISTING PATH

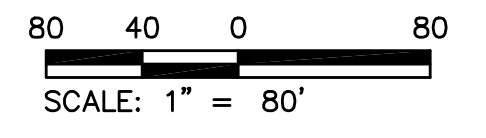
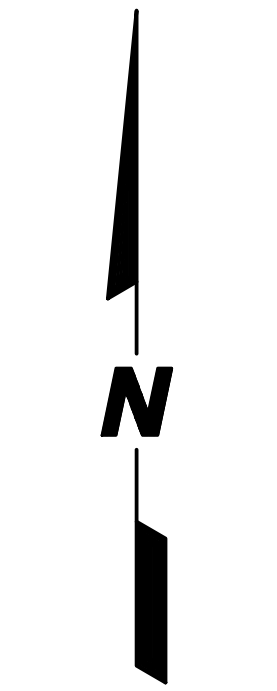
10' ASPHALT PATH (TYP.)

CONNECT TO EXISTING 12" WATERMAIN.

12" WATERMAIN TO BE PLUGGED AND ABANDONED

CONSTRUCT MH OVER EXIST. 12" SAN. SEWER INV. = 652.8

12" WATERMAIN TO BE PLUGGED AND ABANDONED



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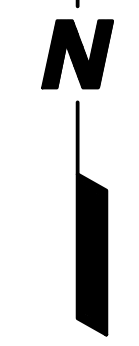
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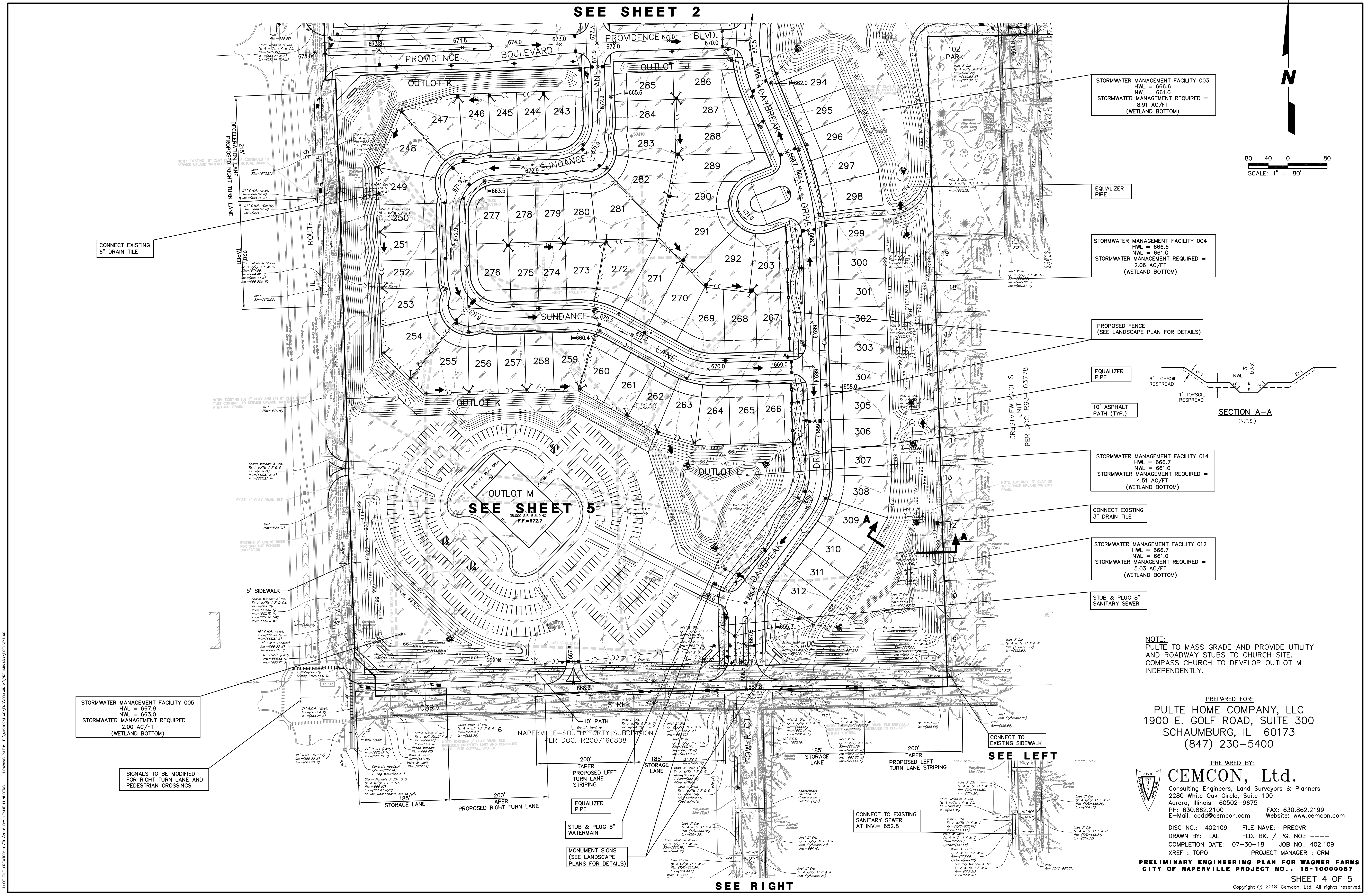
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CITY OF NAPERVILLE PROJECT NO.: 18-1000087

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SEE SHEET 2



80 40 0 80
SCALE: 1" = 80'



STORMWATER MANAGEMENT FACILITY 003
HWL = 666.6
NWL = 661.0
STORMWATER MANAGEMENT REQUIRED =
8.91 AC/FT
(WETLAND BOTTOM)

STORMWATER MANAGEMENT FACILITY 004
HWL = 666.6
NWL = 661.0
STORMWATER MANAGEMENT REQUIRED =
2.06 AC/FT
(WETLAND BOTTOM)

STORMWATER MANAGEMENT FACILITY 014
HWL = 661.0
NWL = 661.0
STORMWATER MANAGEMENT REQUIRED =
4.51 AC/FT
(WETLAND BOTTOM)

STORMWATER MANAGEMENT FACILITY 012
HWL = 666.7
NWL = 661.0
STORMWATER MANAGEMENT REQUIRED =
5.03 AC/FT
(WETLAND BOTTOM)

STORMWATER MANAGEMENT FACILITY 005
HWL = 667.9
NWL = 663.0
STORMWATER MANAGEMENT REQUIRED =
2.00 AC/FT
(WETLAND BOTTOM)

NOTE:
PULTE TO MASS GRADE AND PROVIDE UTILITY
AND ROADWAY STUBS TO CHURCH SITE.
COMPASS CHURCH TO DEVELOP OUTLOT M
INDEPENDENTLY.

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SCHAUMBURG, IL 60173
(847) 230-5400

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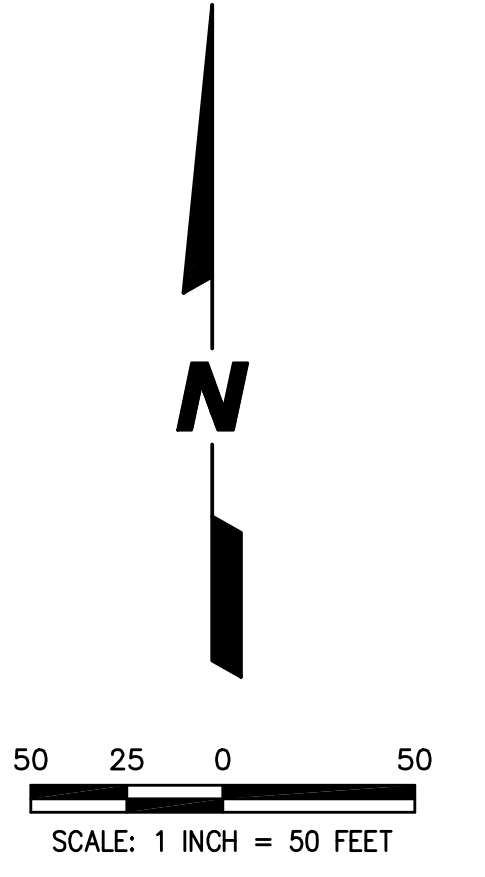
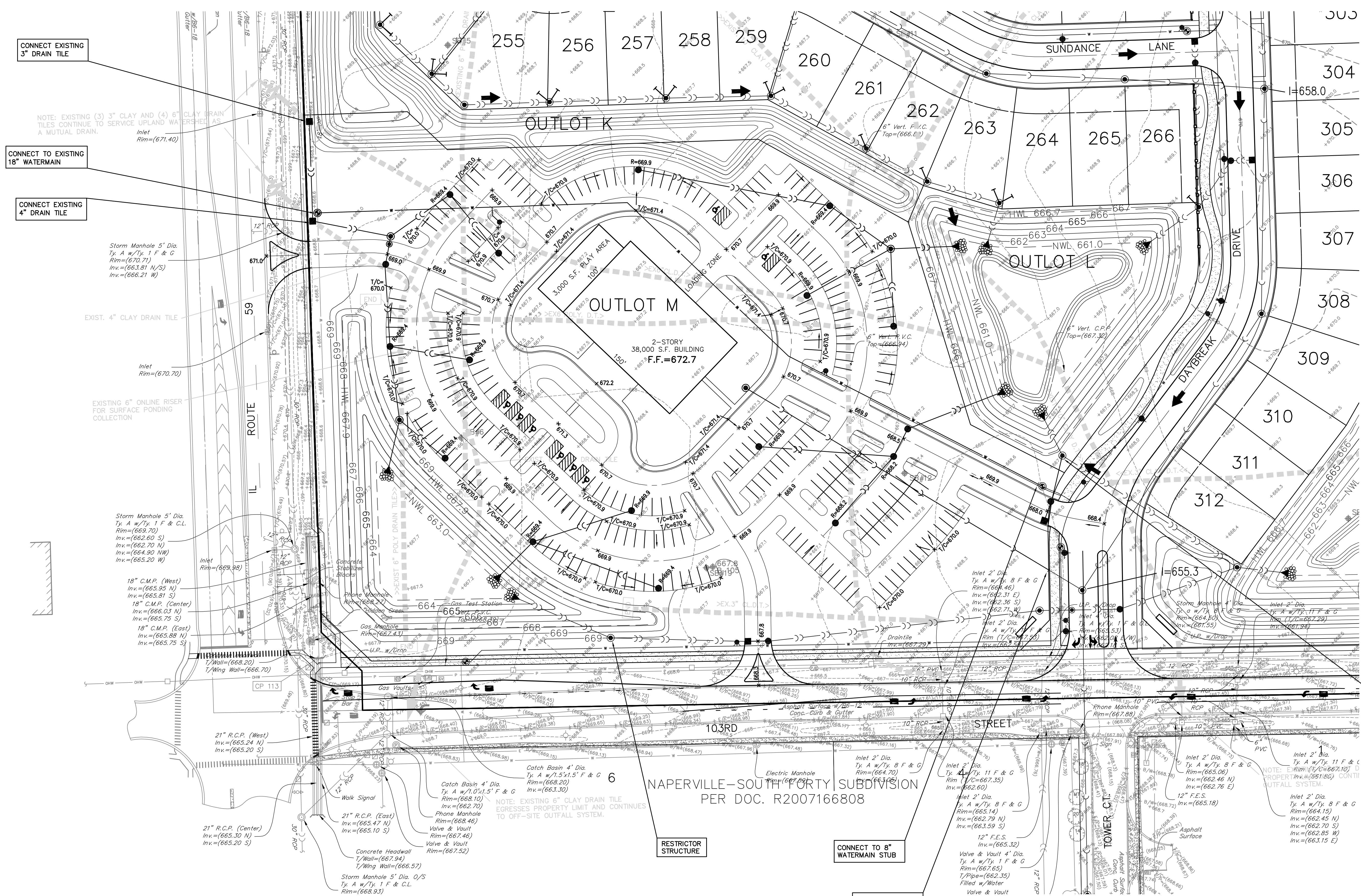
PRELIMINARY ENGINEERING PLAN FOR WAGNER FARMS
CITY OF NAPERVILLE PROJECT NO. 18-10000087

SHEET 4 OF 5

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SEE SHEET 4



SEE SHEET 4

SITE DATA	
A. TOTAL AREA	8.05 Ac.
PARKING REQUIREMENTS	
B. TOTAL AREA FIRST FLOOR:	28,000 S.F.
WORSHIP CENTER:	600 SEATS
PARKING REQUIRED:	200 SPACES
CAFE:	5,000 S.F.
PARKING REQUIRED:	20 SPACES
TOTAL AREA SECOND FLOOR: 10,000 S.F.	
OFFICES:	10,000 S.F.
PARKING REQUIRED:	33 SPACES
TOTAL PARKING REQUIRED: 253 SPACES	
TOTAL PARKING PROVIDED: 307	
PARKING SURPLUS: 54 SPACES	

NOTE:
 PULTE TO MASS GRADE AND PROVIDE UTILITY AND ROADWAY STUBS TO CHURCH SITE. COMPASS CHURCH TO DEVELOP OUTLOT M INDEPENDENTLY.

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PRELIMINARY ENGINEERING PLAN FOR WAGNER FARMS
CITY OF NAPERVILLE PROJECT NO. 18-10000087

SHEET 5 OF 5

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DETENTION REQUIRED
 IMPERVIOUS AREA = 5.10 Ac.
 (w/10% EXTRA)
 CURVE NO. 89.0
 DETENTION REQUIRED = 3.50 Ac.Ft.

DETENTION PROVIDED ON-SITE = 2.00 Ac.Ft.
 SITE DETENTION PROVIDED IN SHARED BASIN = 1.50 Ac.Ft.

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