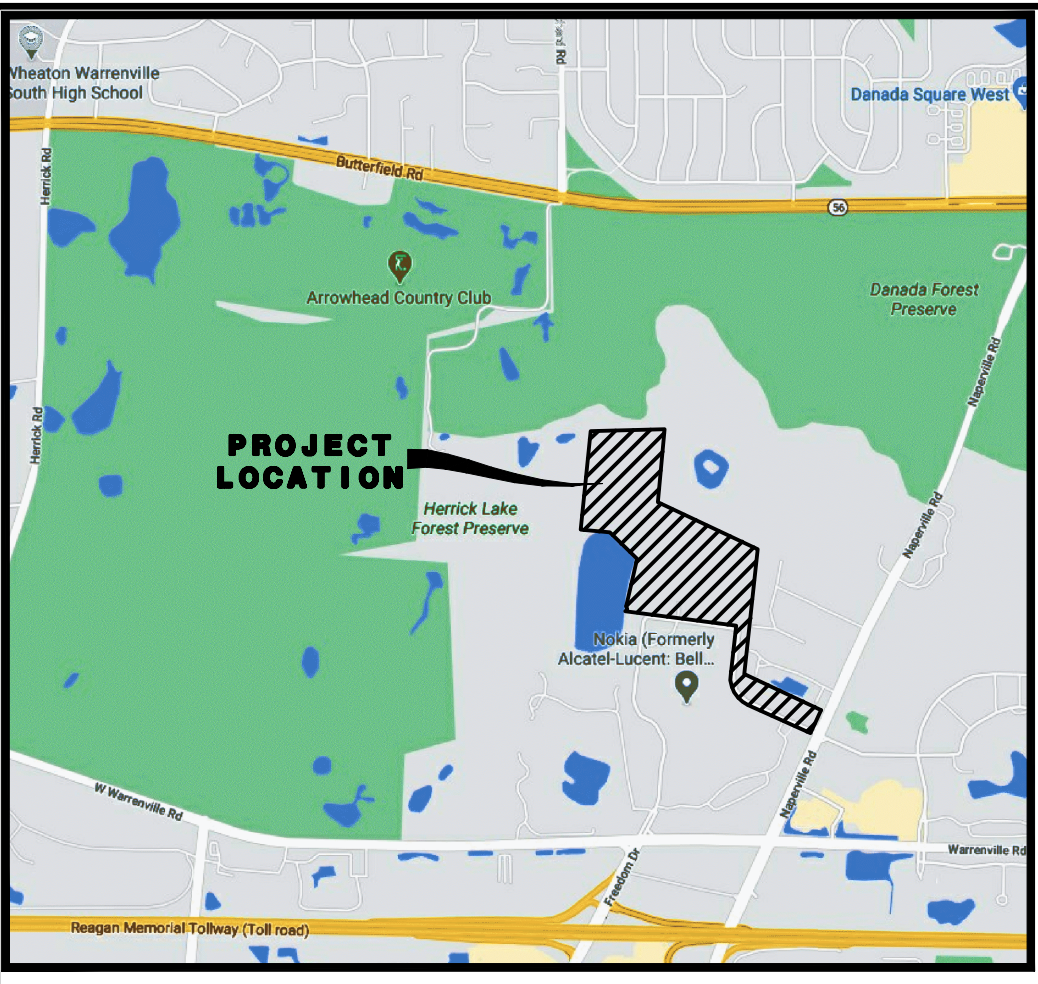


# PRELIMINARY ENGINEERING PLAN FOR NAPER COMMONS

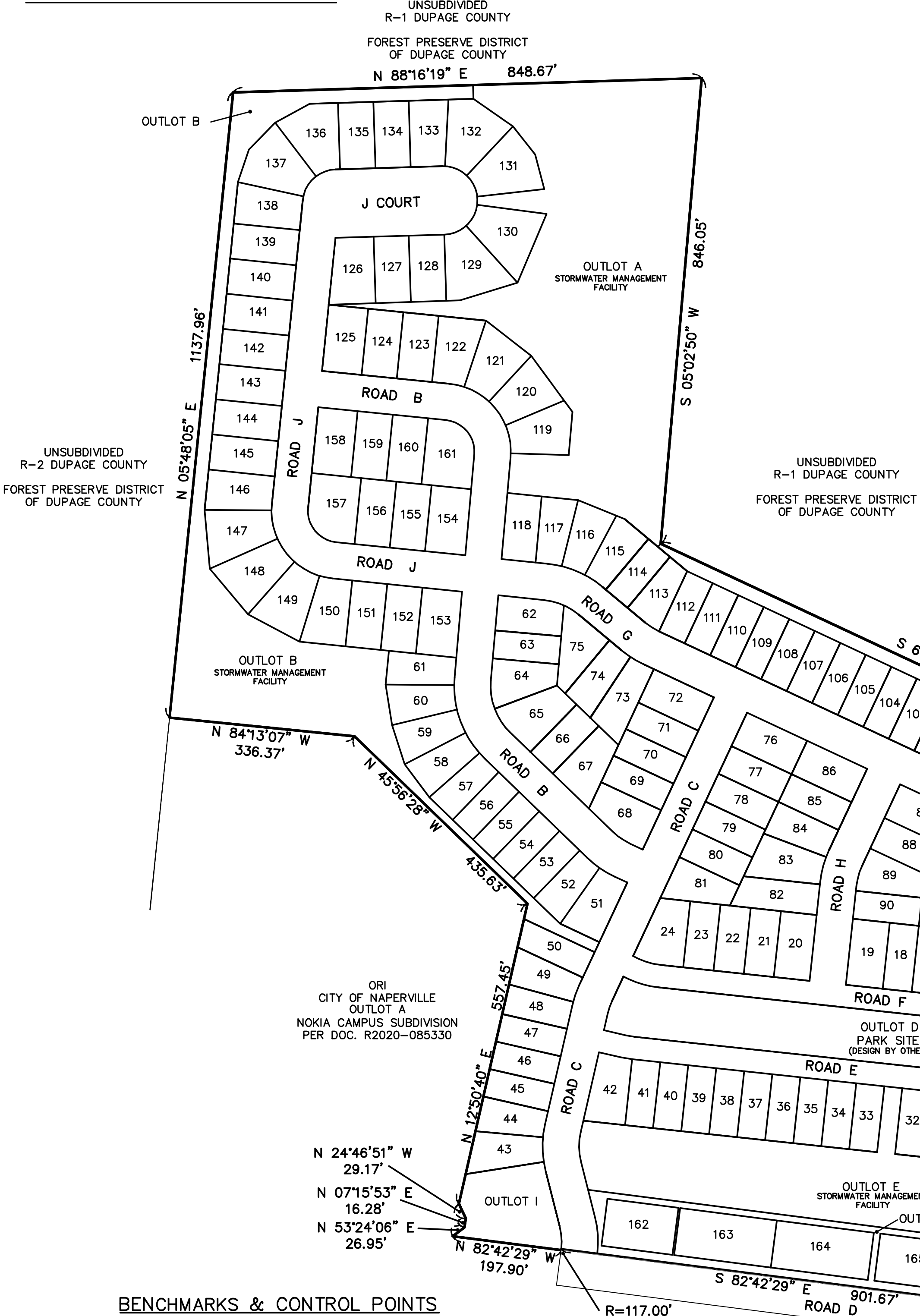
## PARCEL DESCRIPTION

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.

150 75 0 150  
SCALE: 1" = 150'



## LOCATION MAP



## SITE DATA

A. TOTAL AREA	64.71 AC. ±
B. PROPOSED ZONING	R2 PUD
C. INTERNAL R.O.W.	11.76 AC. ±
D. STORMWATER/WETLAND PRESERVATION/Common AREA	20.31 AC. ±
E. PARK SITE	2.06 AC. ±
F. P.U.D OPEN SPACE CALCULATION	36.61%
<b>G. RESIDENTIAL UNITS:</b>	
TOWNHOMES (TOWNHOMES)	66
FRONT SETBACK	20 FT.
CORNER SIDE YARD SETBACK	15 FT.
SIDE YARD SETBACK	12 FT.
REAR YARD SETBACK	25 FT.
<b>BUILDING SEPARATION</b>	
FRONT TO FRONT	61 FT.
REAR TO REAR	60 FT.
SIDE TO SIDE	12 FT.
REAR TO SIDE	35 FT.
FRONT TO SIDE	50 FT.
<b>MEADOWS (51' X 120' LOTS)</b>	
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	6 FT.
INTERIOR SIDE YARD SETBACK - RANCH HOMES	5 FT.
REAR YARD SETBACK	25 FT.
<b>ESTATES (64' X 120' LOTS)</b>	
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.
<b>H. TOTAL UNITS</b>	
I. GROSS DENSITY	3.51 DU/AC.
<b>J. LOT AREA</b>	
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	153,998 S.F.
TOTAL	1,332,322 S.F.
<b>K. TOWNHOME GUEST PARKING</b>	
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 SEWERS 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 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=780.31 NAVD88

NGS MONUMENT 0167 (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 23.0 FT. SOUTH OF THE CENTERLINE OF EASTBOUND WARRENVILLE ROAD. THE MONUMENT IS A 3.5 INCH BRASS DISK ON THE EAST END OF A RETAINING WALL ALONG THE SOUTH SIDE OF WARRENVILLE ROAD. THE MONUMENT IS 3.0 FT ABOVE ROAD GRADE.  
ELEVATION=759.89 NAVD88

### CONTROL POINTS:

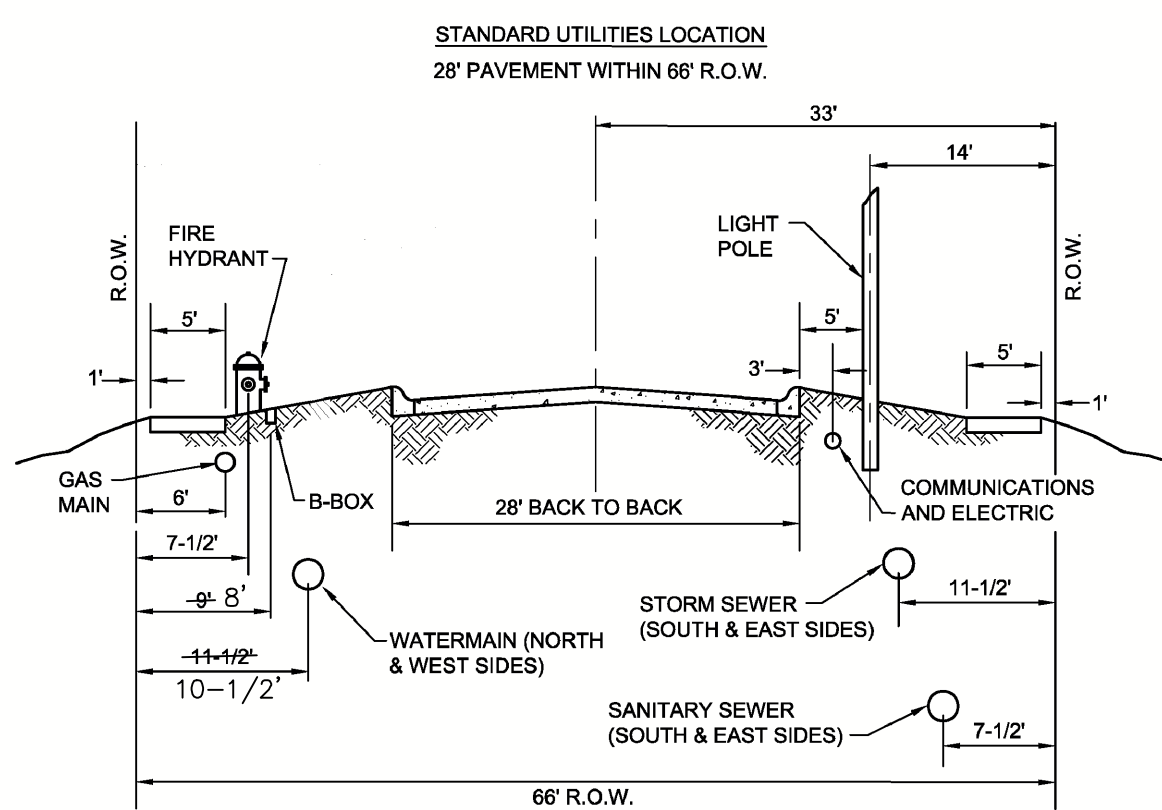
CP #110: SET '+' IN CONCRETE ISLAND LOCATED AT THE NORTHWEST CORNER OF THE INTERSECTION OF NAPERVILLE ROAD AND LUCENT DRIVE.  
NORTHING: 1874302.77  
EASTING: 1043669.52  
ELEVATION: 738.67 NAVD88

CP #112: SET '+' 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

## LEGEND

### EXISTING PROPOSED DESCRIPTION

		<b>MANHOLE</b>
		<b>CATCH BASIN</b>
		<b>INLET</b>
		<b>CLEANOUT</b>
		<b>SLOPE INLET BOX</b>
		<b>HEADWALL</b>
		<b>END SECTION</b>
		<b>STORM SEWER</b>
		<b>SANITARY SEWER</b>
		<b>WATERMAIN</b>
		<b>VALVE &amp; BOX</b>
		<b>WATER VALVE IN VAULT</b>
		<b>FIRE HYDRANT</b>
		<b>CONTOURS</b>
		<b>ELEVATIONS</b>
		<b>STREET LIGHT</b>
		<b>WATERMAIN PROTECTION</b>
		<b>SILT FENCE INLET PROTECTOR</b>
		<b>TEMPORARY STRAW BALE DITCH CHECK</b>
		<b>SILT FENCE DITCH CHECK</b>
		<b>RIP-RAP</b>
		<b>PROPOSED OVERFLOW ROUTE</b>
		<b>EXISTING OVERFLOW ROUTE</b>
		<b>ONEWAY PAVEMENT STRIPE</b>
		<b>INDICATES DIRECTION OF RUNOFF</b>
		<b>FEMA FLOODPLAIN LIMITS</b>



NOTE: UTILITY LOCATIONS MAY CHANGE BASED ON LOCAL CONDITIONS

### PREPARED FOR:

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



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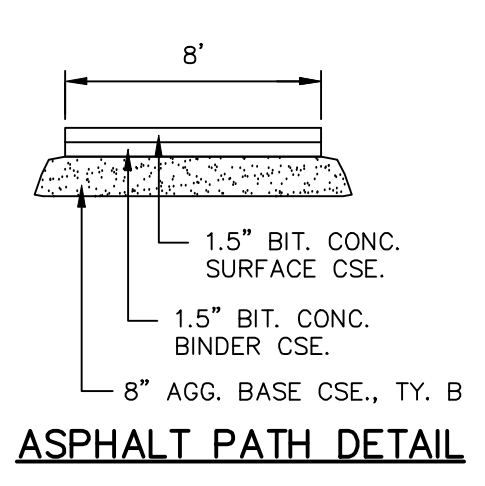
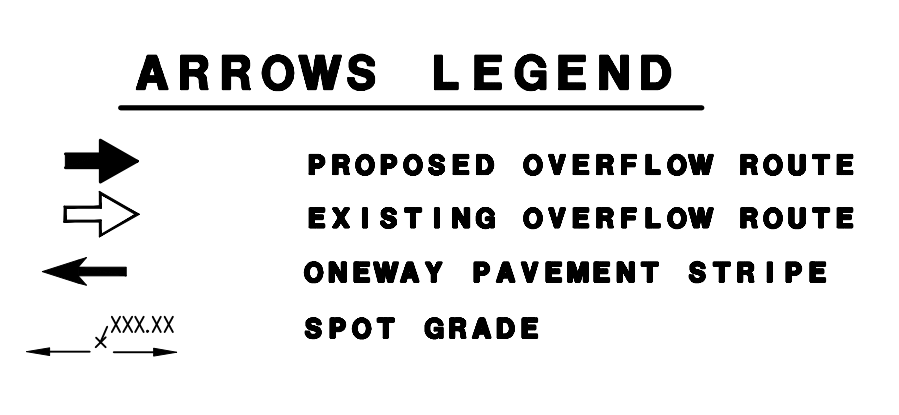
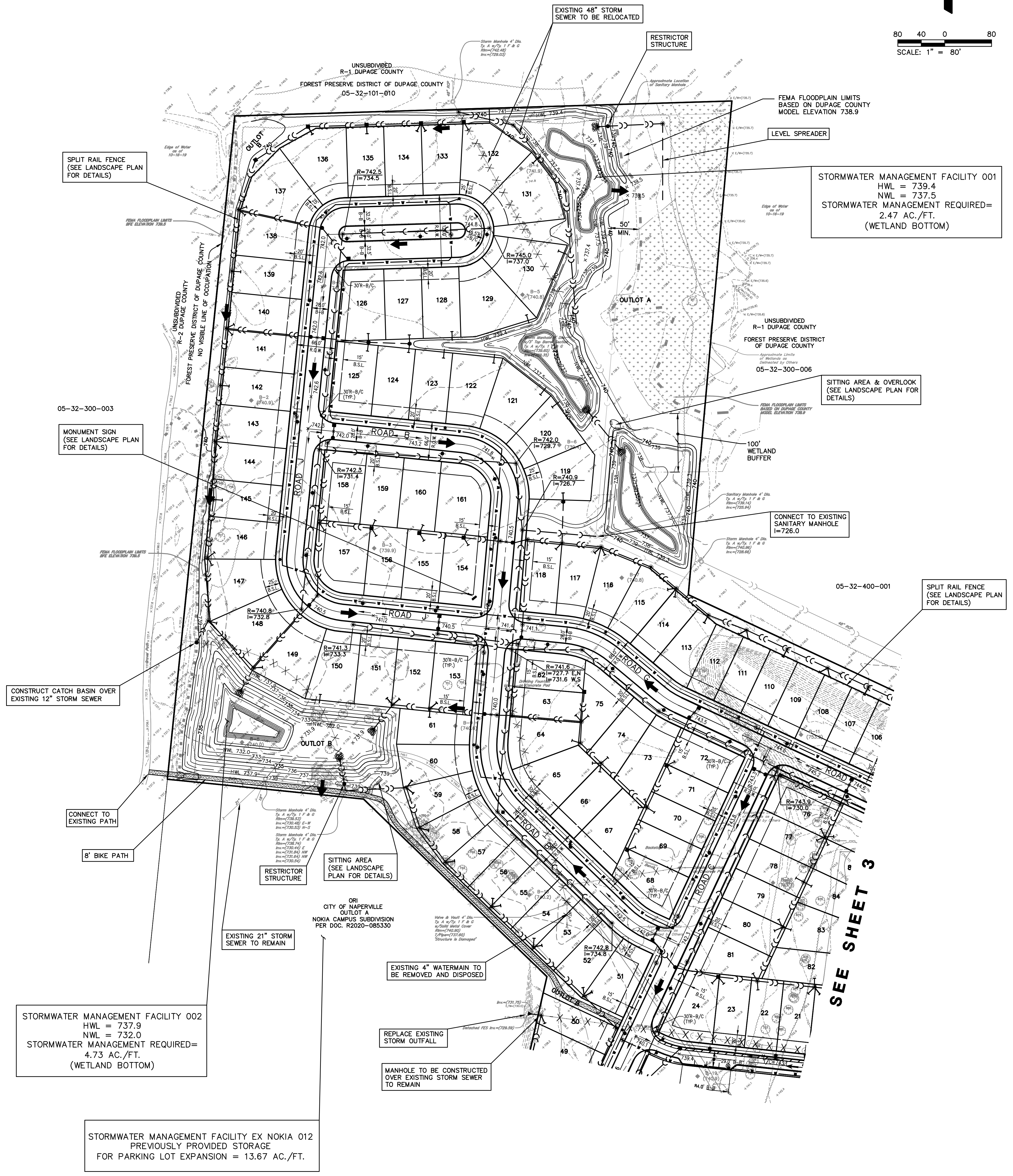
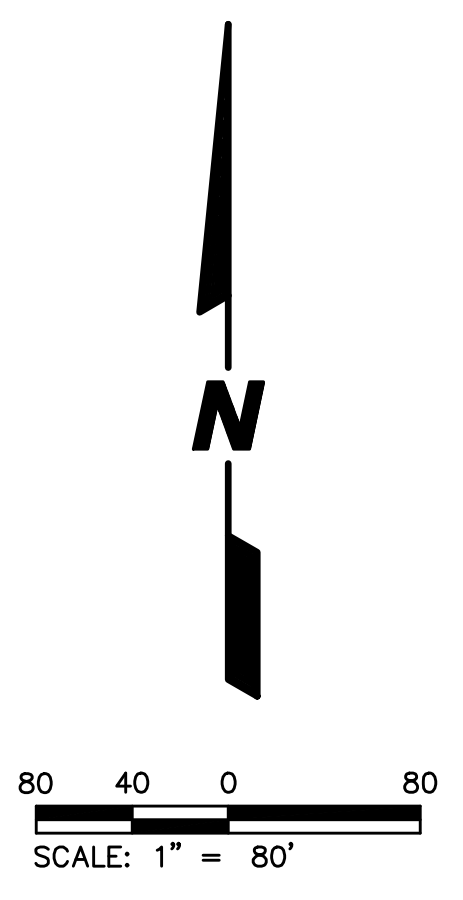
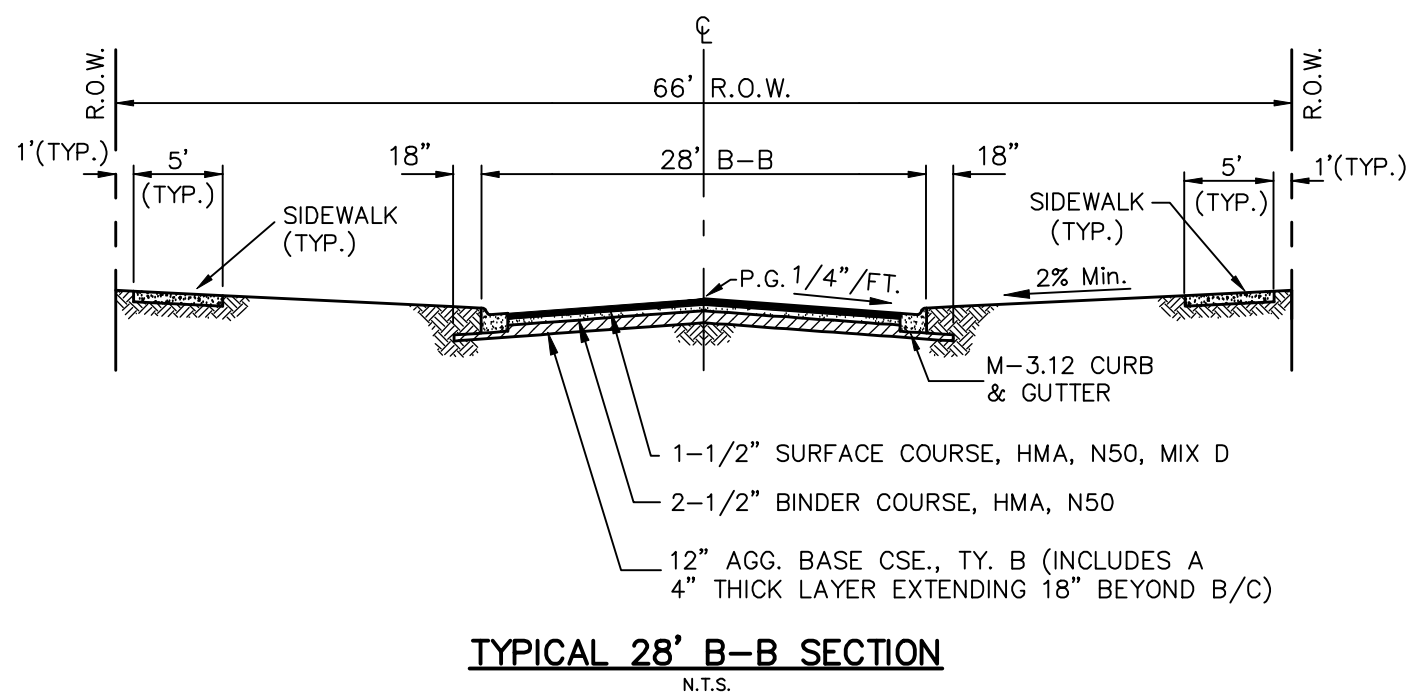
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9675  
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COMPLETION DATE: 09-14-20 JOB NO.: 402.138  
XREF: TOPO PROJECT MANAGER: CRM

- 10-16-20/LAL: REVISED PER 2020-10-05 CITY COMMENTS
- 11-18-20/LAL: REVISED PER 2020-11-03 CITY COMMENTS
- 12-11-20/LAL: REVISED OPEN SPACE CALC. PER PREPUD OPEN SPACE EXH
- 01-20-21/LAL: REVISED PER PLAN COMMISSION MEETING 12/16
- 02-01-21/LAL: REVISED PER 2021-01-29 CITY COMMENTS
- 02-19-21/LAL: REVISED PER PLAN COMMISSION MEETING 2/6

PRELIMINARY ENGINEERING PLAN FOR NAPER COMMONS  
CITY OF NAPERVILLE PROJECT NO.: 20-1000098  
SHEET 1 OF 4  
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**PRELIMINARY ENGINEERING PLAN FOR NAPER COMMONS**  
CITY OF NAPERVILLE PROJECT NO. 20-1000088  
SHEET 2 OF 4

PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
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(847) 230-5400

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80 40 0 80  
SCALE: 1" = 80'

05-32-400-001

EXISTING PAVEMENT TO BE REMOVED AND DISPOSED

SPLIT RAIL FENCE (SEE LANDSCAPE PLAN FOR DETAILS)

RESTRICTOR STRUCTURE

STORMWATER MANAGEMENT FACILITY 007  
HWL = 740.3  
NWL = 739.0  
STORMWATER MANAGEMENT REQUIRED = 0.56 AC./FT. (WETLAND BOTTOM)

LEVEL SPREADER

UNSUBDIVIDED R-1 DUPAGE COUNTY FOREST PRESERVE DISTRICT OF DUPAGE COUNTY

SITTING AREA (SEE LANDSCAPE PLAN FOR DETAILS)

50' WETLAND BUFFER

6" WHITE, LANE LINE w/12" WHITE, 45° DIAGONALS THERMOPLASTIC (TYP.)

UTILIZE EXISTING STORM OUTFALL

RESTRICTOR STRUCTURE TO BE CONSTRUCTED OVER EXISTING SEWER TO REMAIN

MONUMENT SIGN (SEE LANDSCAPE PLAN FOR DETAILS)

EQUALIZER PIPE

SITTING AREA (SEE LANDSCAPE PLAN FOR DETAILS)

STUB WM

RELOCATE EXISTING 30" OUTFALL STORM SEWER

STORMWATER MANAGEMENT FACILITY 003  
HWL = 737.8  
NWL = 732.0  
STORMWATER MANAGEMENT REQUIRED = 11.12 AC./FT. (WET BOTTOM)

ORI  
CITY OF NAPERVILLE  
NOKIA CAMPUS SUBDIVISION  
PER DOC. R2020-085330  
05-32-300-015

OUTLOT D  
PARK SITE  
(Design By Others) R=743.5  
R=743.7  
I=735.5

SPLIT RAIL FENCE (SEE LANDSCAPE PLAN FOR DETAILS)

R-3 DUPAGE COUNTY FAIRMADOW PER DOC. 800545 18' 05-32-401-004

SPLIT RAIL FENCE (SEE LANDSCAPE PLAN FOR DETAILS)

8' BIKE PATH

CONNECT OFFSITE 15" STORM SEWER

EXISTING STORM SEWER TO BE REMOVED & DISPOSED

R-3 DUPAGE COUNTY FAIRMADOW PER DOC. 833256

EXISTING STORM SEWER TO BE REMOVED & DISPOSED

R=739.0  
I=731.0

EXISTING STORM SEWER TO BE REMOVED & DISPOSED

EXISTING STREET LIGHTS TO BE REMOVED

RECONFIGURE EXISTING PARKING LOT AS NECESSARY

RELOCATE EXISTING STREET LIGHT TO MEDIAN

RELOCATE EXISTING STREET LIGHT TO MEDIAN

EXISTING STREET LIGHT TO BE REMOVED

EXISTING STREET LIGHT TO BE REMOVED

ROAD D TO BE MILLED A MINIMUM OF 1.5" AND OVERLAID

EXISTING STREET LIGHT TO BE REMOVED

RELOCATE EXISTING STREET LIGHT TO MEDIAN

EXISTING STREET LIGHT TO BE REMOVED

EXISTING STREET LIGHT TO BE REMOVED

PROPOSED ACCESS

RELOCATE EXISTING STREET LIGHT TO MEDIAN

EXISTING STREET LIGHT TO BE REMOVED

**ARROWS LEGEND**

- PROPOSED OVERFLOW ROUTE
- EXISTING OVERFLOW ROUTE
- ONEWAY PAVEMENT STRIPE
- SPOT GRADE

PREPARED BY:



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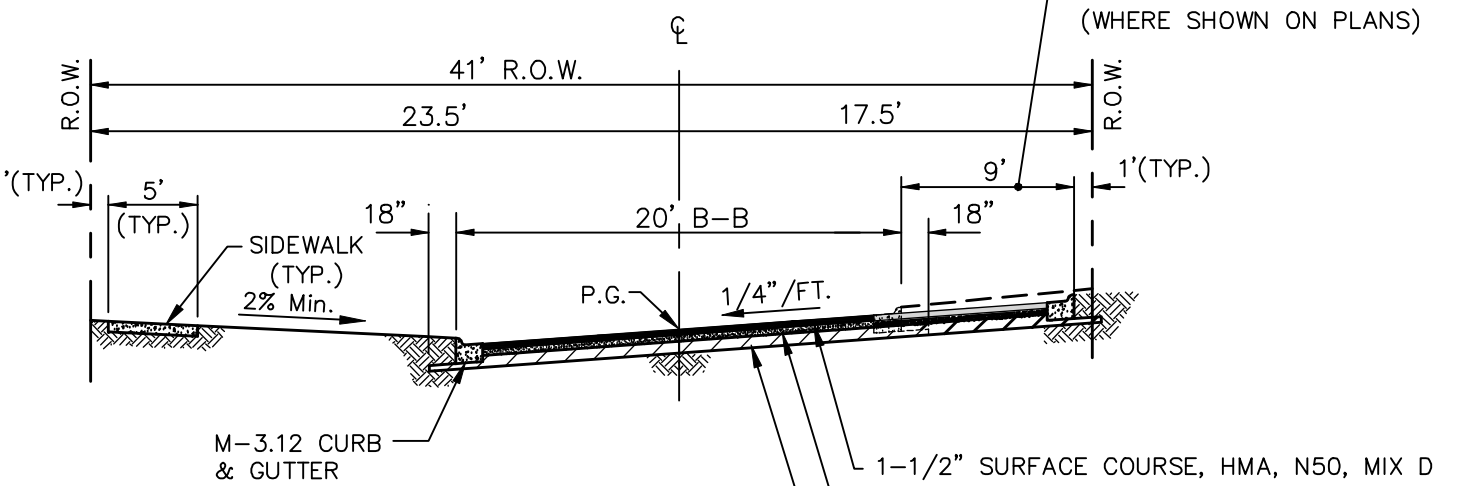
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**PRELIMINARY ENGINEERING PLAN FOR NAPER COMMONS**  
CITY OF NAPERVILLE PROJECT NO. 20-1000088  
SHEET 3 OF 4

**SIGN LEGEND**

- DO NOT ENTER  
R5-1  
30" X 30"
- ONE WAY  
R6-2  
18" X 24"

PREPARED FOR:





PULTE HOME COMPANY, LLC  
1900 E. GOLF ROAD, SUITE 300  
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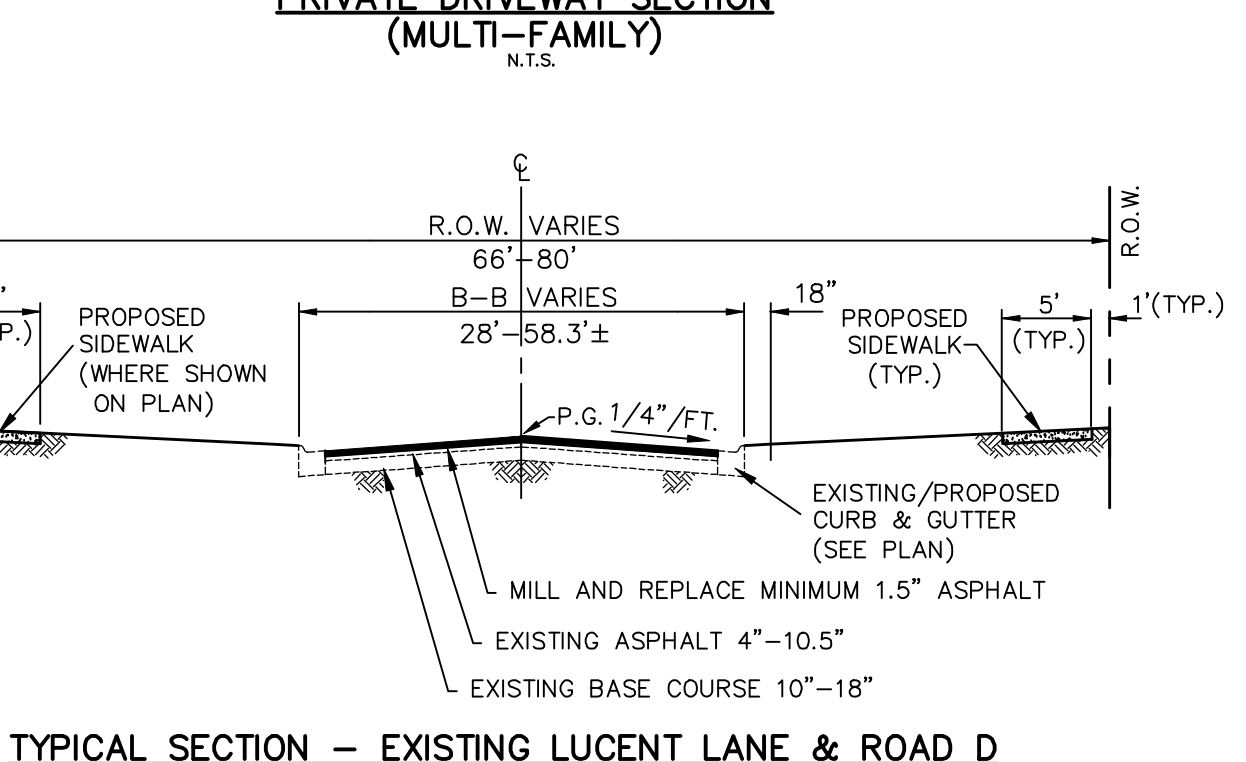
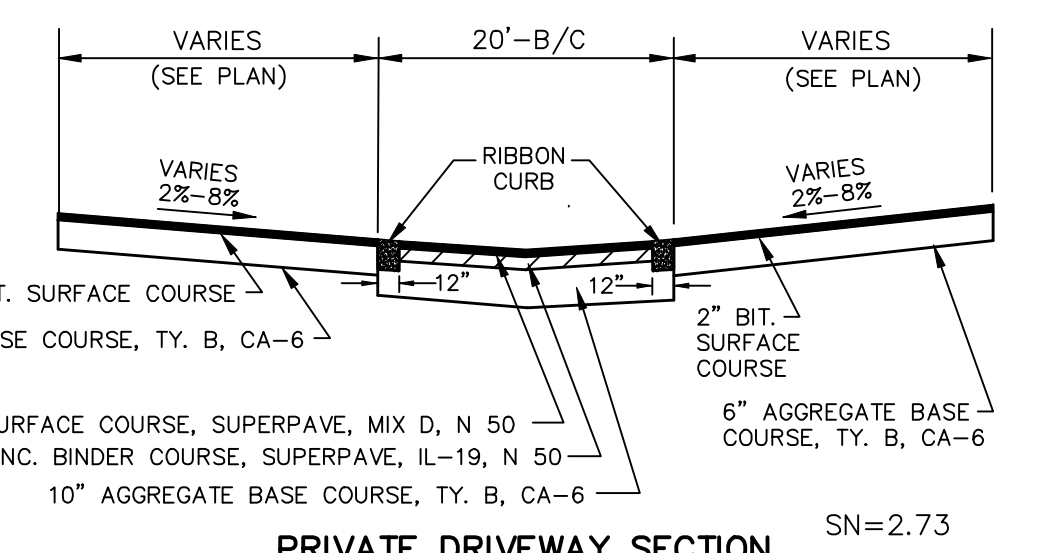
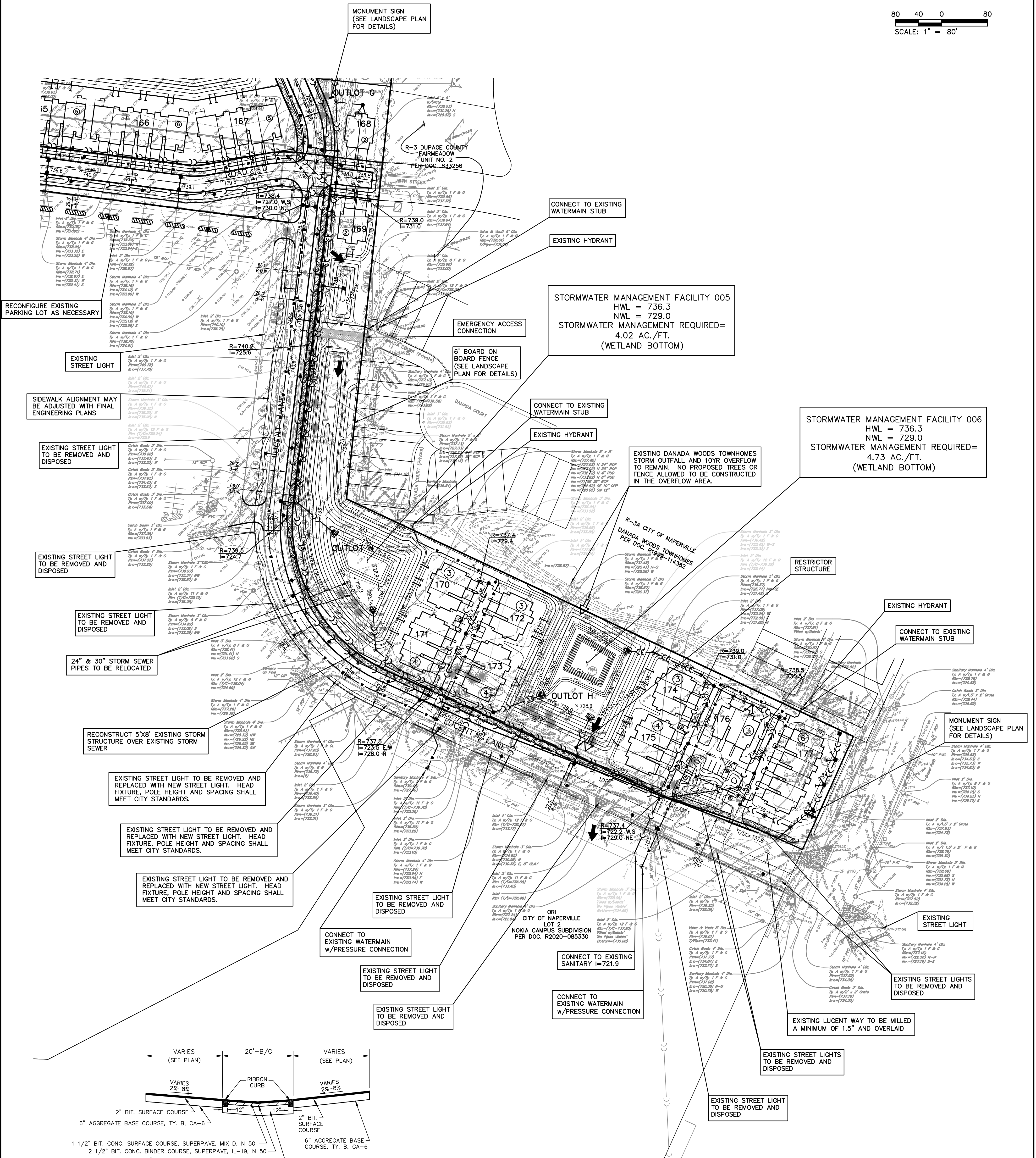
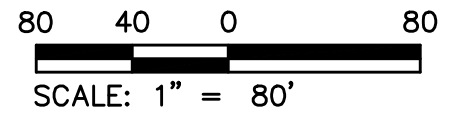


TYPICAL ONE-WAY ROAD SECTION (ROAD E & F)  
N.T.S.

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**ARROWS LEGEND**

-  PROPOSED OVERFLOW ROUTE
-  EXISTING OVERFLOW ROUTE
-  ONEWAY PAVEMENT STRIPE
-  SPOT GRADE



PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
 1900 E. GOLF ROAD, SUITE 300  
 SCHAUMBURG, IL 60173  
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**PRELIMINARY ENGINEERING PLAN FOR NAPER COMMONS**  
**CITY OF NAPERVILLE PROJECT NO. 20-1000088**  
 SHEET 4 OF 4

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