

**SECTION A-A**  
(LOOKING NORTH)

**GENERAL NOTES:**  
 1. THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TILE SURVEY (PROJECT DATED 02/28/17) PREPARED BY: COMPASS SURVEYING LTD 2631 GINGER WOODS PARKWAY, STE 100, AURORA, IL 60502 (630) 820-9100  
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

**ON SITE PARKING DATA**  
 EXISTING PARKING SPACES REMOVED = 8  
 PR. PARKING (BASEMENT & PRIVATE GARAGES) = 38 SPACES

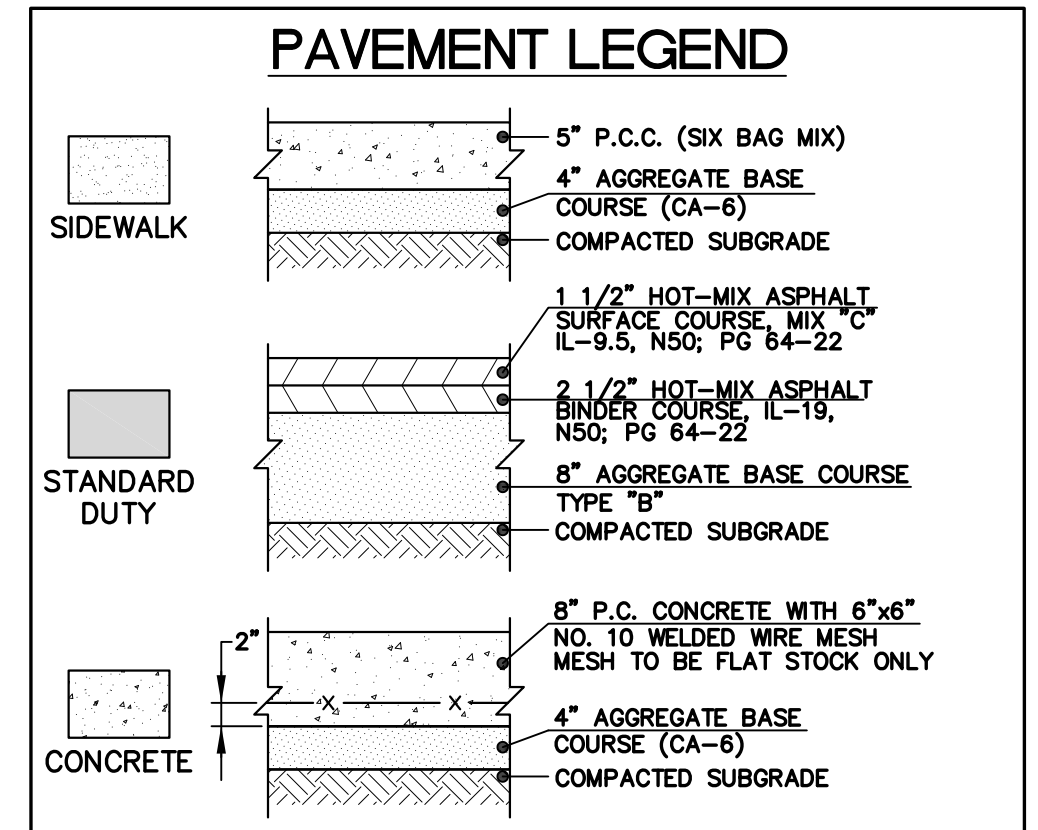
**SITE DATA**  
 LOT AREA = 24,804 S.F. (0.569 AC.)  
 EXISTING IMPERVIOUS AREA = 14,214 S.F. (0.326 AC.)  
 PROPOSED IMPERVIOUS AREA = 23,725 S.F. (0.545 AC.)

**GROSS BUILDING CALCULATIONS:**  
 BASEMENT LEVEL = 17,775 SF  
 STREET LEVEL = 18,609 SF  
 SECOND LEVEL = 16,921 SF  
 THIRD LEVEL = 16,682 SF  
 FOURTH LEVEL = 16,682 SF  
 TOTAL = 86,669 SF

**FAR CALCULATIONS:**  
 BASEMENT LEVEL (PARKING) = 0 SF  
 STREET LEVEL (COMMERCIAL) = 11,828 SF  
 SECOND LEVEL (RESIDENTIAL) = 16,921 SF  
 THIRD LEVEL (RESIDENTIAL) = 16,682 SF  
 FOURTH LEVEL (RESIDENTIAL) = 16,682 SF  
 TOTAL = 62,113 SF

LOT AREA = 24,804 SF  
 PROPOSED FAR = 2.50  
 MAXIMUM DWELLING UNITS = 18

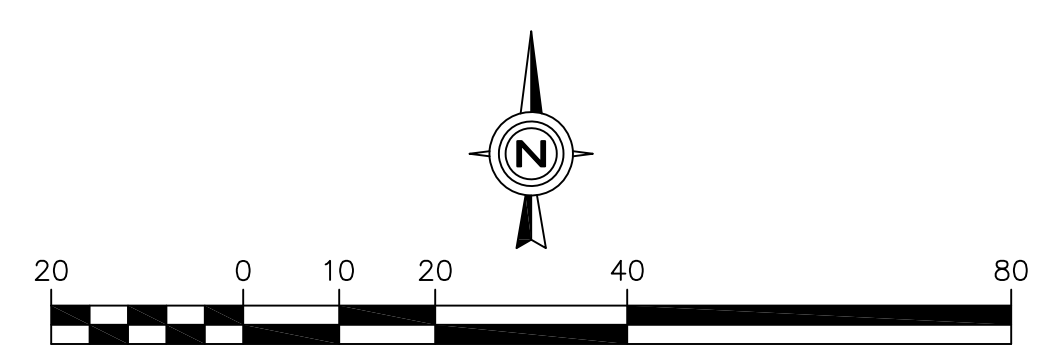
**GEOMETRIC PLAN NOTES:**  
 1. PROPOSED IMPROVEMENTS ARE PARALLEL AND PERPENDICULAR TO THE WESTERN PROPERTY LINE.  
 2. ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.  
 3. SEE ARCH. PLANS FOR EXACT BUILDING DIMENSIONS.  
 4. ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.  
 5. WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.



**NOTES:**  
 1. REFERENCE I.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION) SECTION 406 FOR BINDER & SURFACE COURSES AND SECTION 351 FOR AGGREGATE BASE COURSE.  
 2. THE APPLICATION RATES FOR THE PRIME COAT AND TACK COAT ARE TO BE 0.30 AND 0.10 GALLONS PER SQUARE YARD, RESPECTIVELY.  
 3. SEE PROJECT SPECIFICATIONS FOR SUBGRADE COMPACTION.  
 4. ALL CONCRETE FLATWORK TO INCLUDE A JOINTING PATTERN SUBMITTAL TO THE CONSTRUCTION MANAGER. CONTRACTOR TO STAY AS CLOSE TO 9'x9' SQUARE PANELS IN LARGE CONCRETE FLATWORK AREAS AS POSSIBLE.  
 5. FOR SIDEWALKS, PROVIDE TOOLED JOINTS AT 5' O.C., CONTRACTION JOINTS AT 15' O.C., EXPANSION JOINTS AT 45' O.C.  
 6. PROVIDE AN EXPANSION JOINT ADJACENT TO ALL STRUCTURES. THESE JOINTS SHOULD BE SEALED WITH A TOOL-FINISHED SILICONE SEALANT PER I.D.O.T. STANDARD.

**DIMENSION LEGEND**

F = FACE	FNC = FENCE
FND = FOUNDATION	R = RADIUS
B = BACK	C = CENTER
E = EDGE	PL = PROPERTY LINE



**GEOMETRIC PLAN**

DATE	7/18/18
PER BUILDING AND SITE REVISIONS	9/18/18
PER CITY REVIEW	10/31/18
PER CITY REVIEW	12/06/18
NO. REVISIONS	12/27/18
PER CITY REVIEW	02/19/19

Prepared For:  
 Great Central Properties III, LLC  
 1255 Bond Street, Suite 111  
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 CENTRAL PARK PLACE  
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Prepared By:  
  
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CHECKED BY: B. PERRY	PROJECT NO.: 17-019
DESIGN BY: M. HANSEN	
DRAWN BY: K.P., M.H.	
DATE: JUNE 22, 2018	
SCALE: 1" = 20'	

**GEOMETRIC PLAN**  
**C-2**