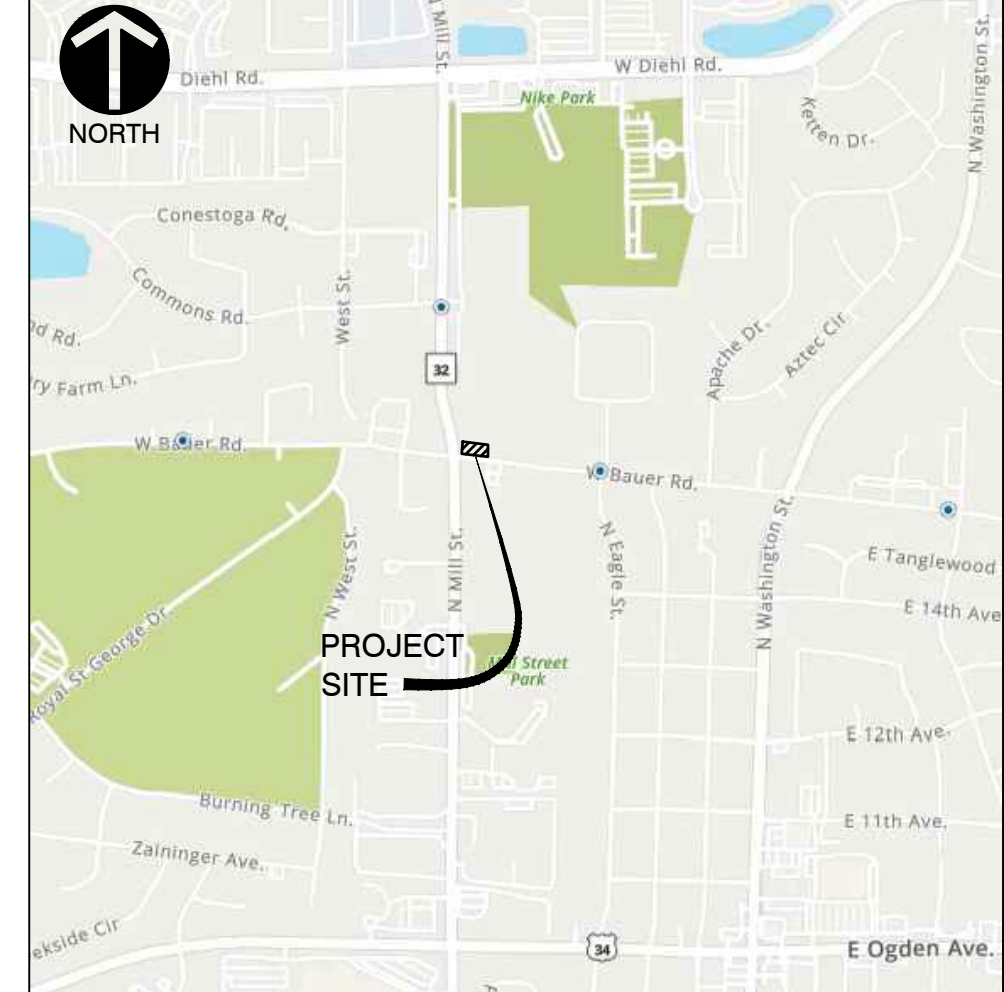


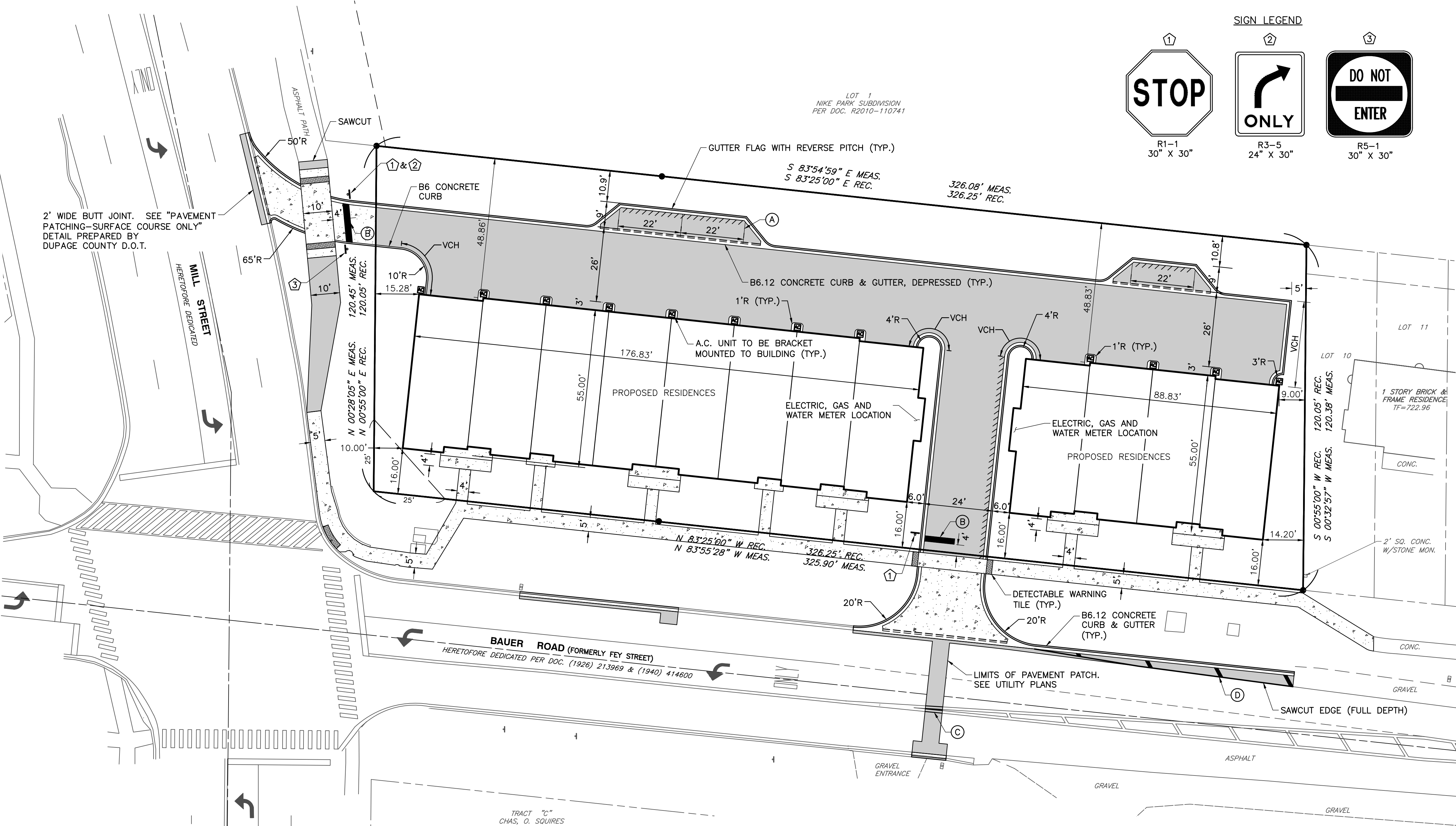
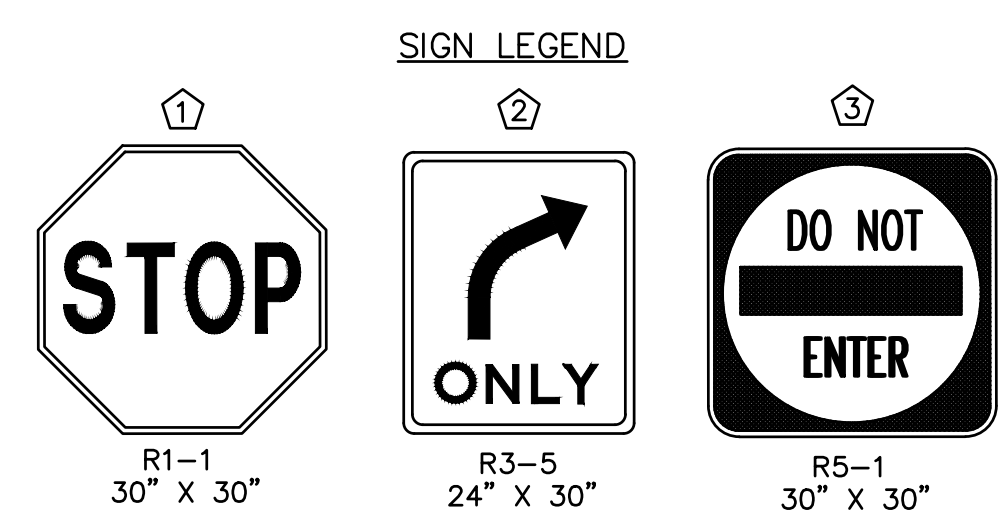


SITE PLAN MILL AND BAUER TOWNHOMES

P.I.N.: 07-12-226-002
07-12-209-022
ADDRESS: 27W280 BAUER ROAD
NAPERVILLE, IL 60563



| NO. | DATE | DESCRIPTION |
|-----|------------|--|
| 1 | 03/21/2023 | REVISION PER CITY REVIEW, DATED 02/14/2023 |



2' WIDE BUTT JOINT. SEE "PAVEMENT PATCHING-SURFACE COURSE ONLY" DETAIL PREPARED BY DUPAGE COUNTY D.O.T.

- SITE PLAN NOTES:**
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF SIDEWALK OR PROPERTY LINE.
 - FOR PROPOSED BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
 - PUBLIC HANDICAP RAMP DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 424001.
 - ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE AS FOLLOWS:
 - (A) PARKING SPACES - 4" SOLID YELLOW
 - (B) STOP LINE - 24" SOLID WHITE
 - (C) CENTERLINE - (2) 4" SOLID YELLOW (11" C-C)
 - (D) EDGELINE - 4" SOLID, WHITE WITH 12" SOLID WHITE (20" C-C) AT 45'
 - "VCH" INDICATES VARIABLE CURB HEIGHT. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB VARIES IN HEIGHT.
 - TRASH/RECYCLE CONTAINERS SHALL BE PLACED ADJACENT TO THE GARAGE DOOR IN THE 3' AREA BETWEEN THE GARAGE DOOR AND 26' DRIVE AISLE.

SITE DATA

GROSS BOUNDARY AREA = 45,490 SQUARE FEET (1.044 ACRES)

NUMBER OF LOTS = 1

CURRENT ZONING = R3 (SINGLE-FAMILY RESIDENCE DISTRICT, DUPAGE COUNTY)

PROPOSED ZONING = TU (TRANSITION USE DISTRICT)

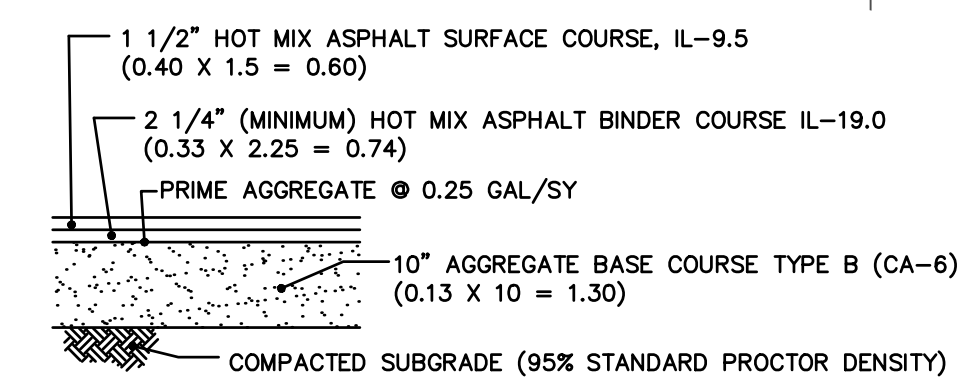
| PROPOSED SETBACKS: | REQUIRED (TU) | PROPOSED |
|---------------------------|---------------|------------|
| FRONT YARD (SOUTH) | = 15 FEET | 16 FEET |
| INTERIOR SIDE YARD (EAST) | = 6 FEET | 9 FEET |
| REAR YARD (NORTH) | = 25 FEET | 48.83 FEET |
| CORNER SIDE YARD (WEST) | = 10 FEET | 10 FEET |

BUILDING AREA: = 14,226 SQUARE FEET

NUMBER OF RESIDENTIAL UNITS: = 12

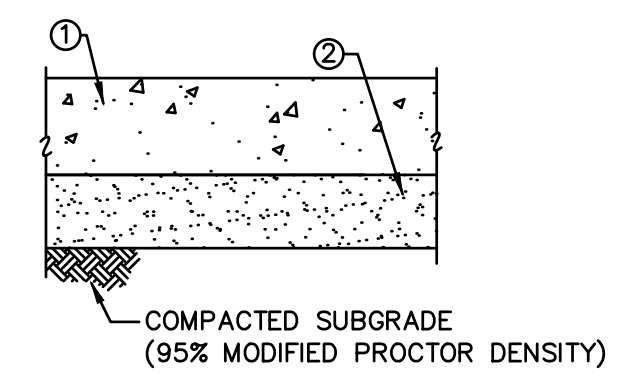
PARKING PROVIDED:

| | |
|--------------------------------------|-------------|
| 12 UNITS x 2 SPACES/UNIT (IN GARAGE) | = 24 SPACES |
| VISITOR | = 3 SPACES |
| TOTAL | = 27 SPACES |



STRUCTURAL NUMBER = 0.60 + 0.74 + 1.30 = 2.64
ASPHALT PAVEMENT
(NTS)

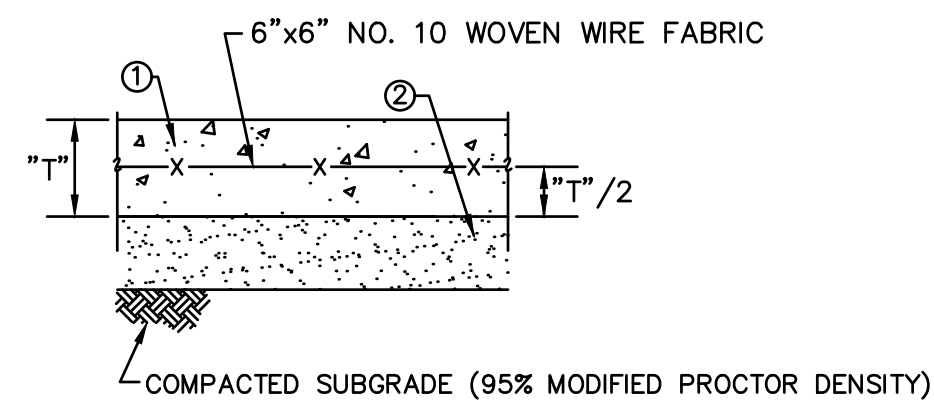
NOTE: 8" AGGREGATE BASE COURSE TYPE B (CA-6) SHALL BE USED ON PROPOSED ASPHALT PATH REPAIRS



BAUER ROAD DRIVEWAY APRON AND SIDEWALK THROUGH DRIVEWAY APRON

- 8" PORTLAND CEMENT CONCRETE, CLASS PV
 - 4" COMPACTED CA-6 AGGREGATE BASE COURSE
- SIDEWALK**
- 4" PORTLAND CEMENT CONCRETE, CLASS SI (BAUER ROAD)
 - 5" PORTLAND CEMENT CONCRETE, CLASS SI (PRIVATE AND MILL STREET)
 - 2" COMPACTED CA-6 AGGREGATE BASE COURSE (PUBLIC)
 - 4" COMPACTED CA-6 AGGREGATE BASE COURSE (PRIVATE)

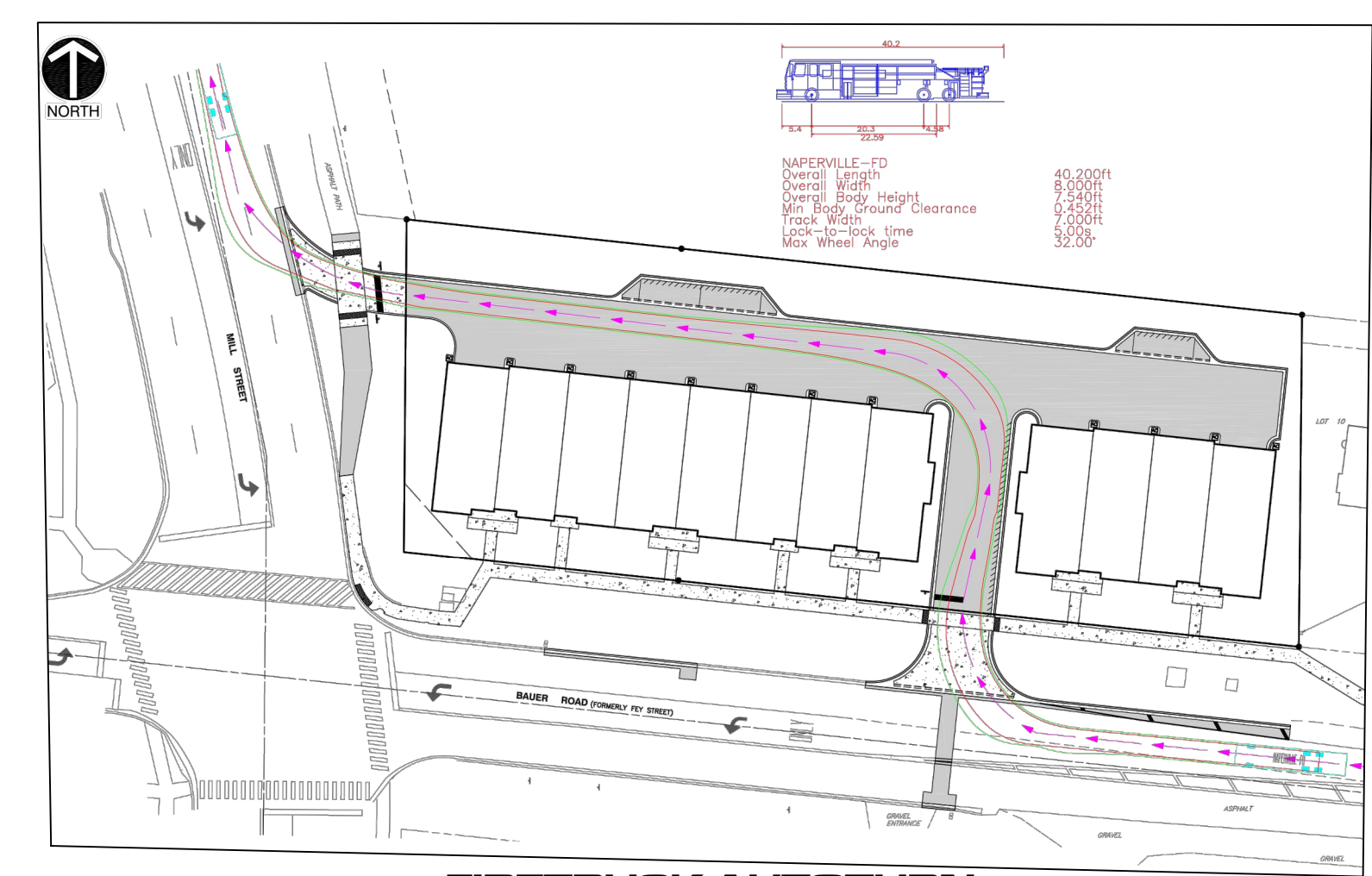
CONCRETE PAVEMENT
(NTS)



CONCRETE PAVEMENT (MILL STREET APRON AREA)

- ① 8" PORTLAND CEMENT CONCRETE, CLASS PV
- ② 8" COMPACTED CA-6 (GRADE 8) AGGREGATE BASE COURSE

CONCRETE PAVEMENT (MILL STREET APRON AREA)
(NTS)



FIRETRUCK AUTOTURN
1" = 60'



A:\1300-0001\1306-6551-CAD\DWG\1306-6551-01-10-2023-10:29 AM

- REFERENCE**
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
 - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinco.com

MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

SITE PLAN

DATE: JANUARY 16, 2023 | DRAWN BY: MAJ | JGC
DWG SCALE: 1" = 20' | CHECKED BY: JGC | 326-656-0002
PROJECT NO.: 1306-6551-01
APPROVED BY: JGC

DRAWING NO.: **CV01**

SHEET 1 OF 1