



- 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

ZONING DATA TABLE		
	REQUIRED	PROPOSED
ZONING	R2	R2
FRONT YARD SETBACK	25'	15'
INTERIOR SIDEYARD	6'	6'
CORNER SIDEYARD	15'	15'
REAR YARD	25'	25'
MIN LOT WIDTH	50'	50'
MIN LOT AREA	4,000 S.F.	3,515 S.F.
MAX. HEIGHT	3 STORIES (40')	3 STORIES (40')

PROJECT AREA: 165,223.34 S.F. (3.793 ACRES)

STORMWATER DATA TABLE

PROPOSED CONDITIONS:

BUILDINGS:	47,190.0 S.F.
PAVED AREAS:	45,447.9 S.F.
DRIVEWAY PERMEABLE PAVERS:(NOT INCLUDED)	2,000.0 S.F.
PORCHES:	3,065.0 S.F.
WALKS:(PERMEABLE PAVERS, NOT INCLUDED)	7,046.8 S.F.
GAZEBO:	625.0 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	94,327.9 S.F.

EXISTING CONDITIONS:

BUILDING:	26,366.0 S.F.
CONCRETE:	4,341.0 S.F.
PARKING LOT:	45,274.0 S.F.
PORCH	847.0 S.F.
PATIO:	601.0 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	77,429.0 S.F.

TO REMAIN:

PORCH:	708.0 S.F.
MANSION:	2,808.0 S.F.

IMPERVIOUS AREA CONSTRUCTED AFTER APRIL 23, 2013: 4,561.0 S.F.

CREDIT FOR EXISTING CONDITIONS TO BE REMOVED: 69,352.0 S.F.

NET NEW IMPERVIOUS AREA: 94,327.9 S.F.–69,352.0 S.F.=24,975.9 S.F.

SINCE 24,975.9 S.F.< 25,000.0 S.F., NO STORMWATER DETENTION IS REQUIRED.

VCBMP REQUIREMENTS:

NET NEW IMPERVIOUS = 21,460 S.F.
VOL. REQ. = 21,460 S.F. x 1.25in = 2,235 C.F.
12 in./FT.
(ASSUMING 36% VOID RATIO FOR STONE)

BMP VOLUME PROVIDED:(ADS STORAGE)
CHAMBERS PROVIDED:12
END CAPS PROVIDED:8
STONE:12" ABOVE, 9" BELOW, 6" SPACING, 6" PERIMETER
APPROXIMATE VOLUME= 2,358 C.F.
APPROXIMATE DIMENSIONS= 35' LONG, 28' WIDE, 5.5' HEIGHT

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DRAWN BY: KF
CHECKED BY: NAV
APPROVED BY: NAV



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RAM WEST CAPITAL LLC
IN PARTNERSHIP WITH
DJK CUSTOM HOMES

TITLE:

SITE PLAN
HERITAGE PLACE
NAPERVILLE, ILLINOIS

SCALE: 1"=30'
DATE: 08/07/2020
JOB NO: W20052
SHEET 1 OF 1