

PRELIMINARY ENGINEERING PLANS

4TH AVENUE & LOOMIS STREET

NAPERVILLE, ILLINOIS

OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

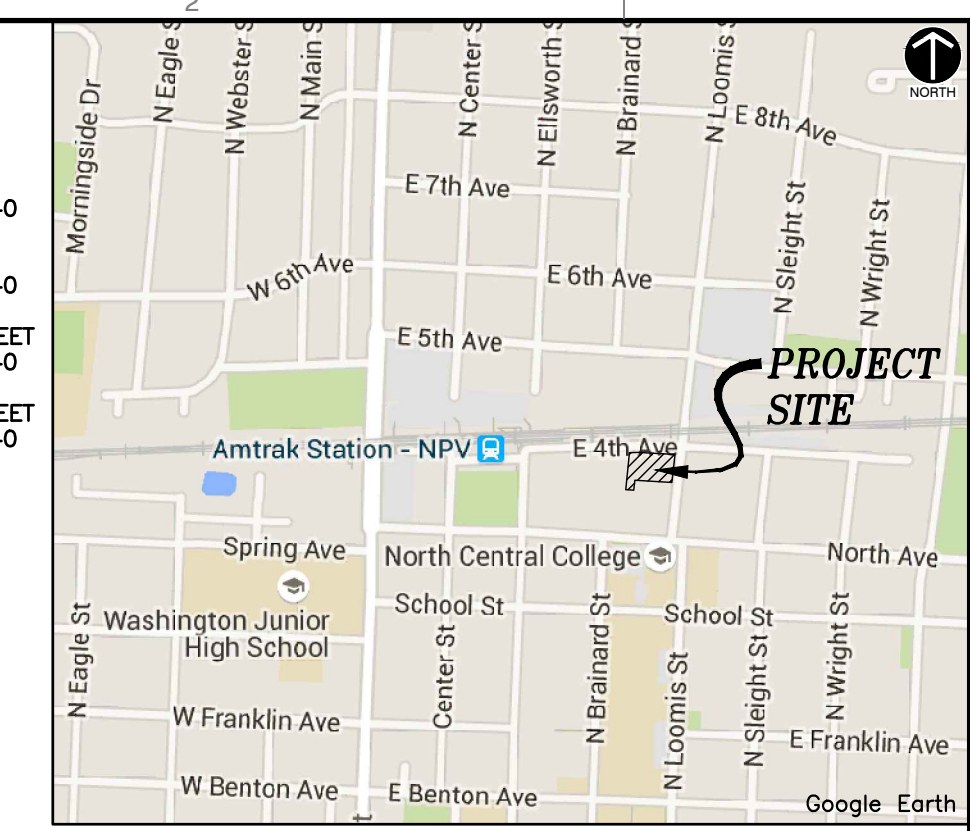
PIN: 08-18-131-014
08-18-131-015
08-18-131-016
08-18-131-017

ADDRESS: 252 E. 4TH AVENUE
NAPERVILLE, IL 60540

262 E. 4TH AVENUE
NAPERVILLE, IL 60540

333 N. LOOMIS STREET
NAPERVILLE, IL 60540

329 N. LOOMIS STREET
NAPERVILLE, IL 60540



VICINITY MAP
N.T.S.

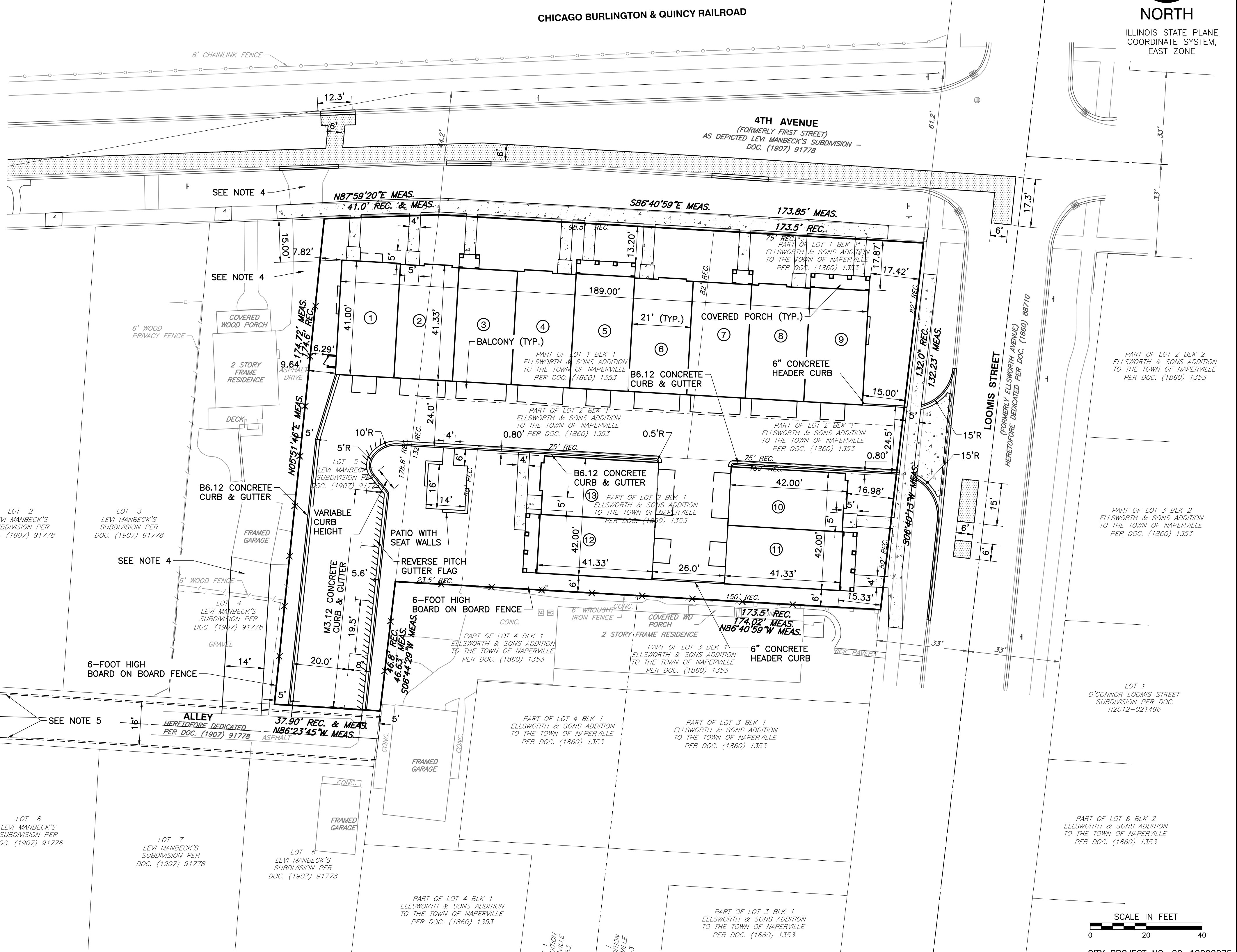


NORTH
ILLINOIS STATE PLANE
COORDINATE SYSTEM,
EAST ZONE

LEGEND	
	BOUNDARY PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING FENCE LINE
	EXISTING WOOD FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING CABLE LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF WALL ELEVATION
	TOP OF CURB ELEVATION
	FLOWLINE OF CURB ELEVATION
	PROPOSED FORCE MAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED STORM PIPE
	PROPOSED ELECTRIC
	PROPOSED GAS LINE
	PROPOSED COMMUNICATION LINE
	PROPOSED CURB & GUTTER
	EMERGENCY SURFACE OVERLAND FLOW ROUTE
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED EDGE OF UNPAVED DRIVE
	PROPOSED GRAVEL DRIVE
	PROPOSED CONCRETE
	PROPOSED STRIPING
	PROPOSED PAVEMENT SHOULDER
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	PROPOSED BUILDING
	PROPOSED FENCE
	GUIDE RAIL
	TREE LINE
	PROPOSED TRENCH BACKFILL
	SANITARY MANHOLE
	CLEANOUT
	STORM SEWER RIPRAP
	FLARED END SECTION
	STORM INLET
	STORM CATCH BASIN (CURB LID)
	STORM CATCH BASIN (ROUND LID)
	STORM MANHOLE
	WATER VALVE VAULT
	WATER VALVE BOX
	FIRE HYDRANT
	ELECTRIC CONTROL CABINET (ABOVE GRADE)
	ELECTRIC HANDHOLE
	TRANSFORMER
	ELECTRIC METER
	LIGHT STANDARD
	UTILITY POLE
	TELEPHONE PULL BOX (FLUSH WITH GRADE)
	TELEPHONE BOX/CABINET (ABOVE GRADE)
	CABLE MANHOLE
	FIBER OPTIC BOX/CABINET (ABOVE GRADE)
	FIBER OPTIC MANHOLE
	MANHOLE (UNKNOWN)
	TRAFFIC MANHOLE
	MONITORING WELL
	GAS LINE MARKER

NOTES:

- REFER TO THE PRELIMINARY PLAT OF SUBDIVISION, PREPARED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC., FOR BEARING AND DISTANCES FOR THE BOUNDARY, PROPOSED LOTS AND PROPOSED EASEMENTS.
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- THE PROPOSED CONCRETE DRIVEWAY APRON SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL FOR TYPICAL COMMERCIAL DRIVEWAY PAVEMENT 590.05. THE ASPHALT DRIVEWAY PAVEMENT SECTION SHALL BE:
 - 1 1/2" HOT MIX ASPHALT SURFACE COURSE, IL-9.5
 - 2 1/4" HOT MIX ASPHALT BINDER COURSE, IL-19.0
 - 10" AGGREGATE BASE COURSE TYPE B (CA-6)
- THE EXISTING SHARED DRIVEWAY APRON AND DRIVEWAY WILL BE REMOVED WITH A NEW DRIVEWAY CONSTRUCTED FROM THE ALLEY. A DEMOLITION PLAN WILL BE PREPARED DURING FINAL ENGINEERING THAT WILL CLEARLY DEFINE ALL REMOVAL ITEMS.
- PROPOSED ASPHALT ALLEY WITH 6-INCH WIDE CONCRETE HEADER CURB AS SHOWN ON "SITE IMPROVEMENT PLANS - 2009 ALLEY RECONSTRUCTION - ELLSWORTH STREET (4TH AVENUE) ALLEY" PREPARED BY RIDGELINE CONSULTANTS, LLC DATED OCTOBER 14, 2009 WILL BE CONSTRUCTED BY OTHERS AT A FUTURE DATE. PROPOSED DRIVEWAY IMPROVEMENTS FOR THIS SUBJECT DEVELOPMENT AND NEIGHBOR TO THE WEST SHALL EXTEND SOUTH TO THE EXISTING ALLEY PAVEMENT.



SITE DATA	
GROSS AREA	= 29,892 SQUARE FEET (0.686 ACRES)
NET AREA	= 29,892 SQUARE FEET (0.686 ACRES)
NO. OF LOTS	= 1
CURRENT ZONING	= R2 (SINGLE FAMILY & LOW DENSITY MULTI-FAMILY RESIDENCE DISTRICT)
PROPOSED ZONING	= R2 WITH VARIANCE (SINGLE FAMILY & LOW DENSITY MULTI-FAMILY RESIDENCE DISTRICT)
PROPOSED SETBACKS:	
FRONT YARD (4TH AVE.)	= 15.00 FEET
CORNER SIDE YARD (LOOMIS ST.)	= 15.00 FEET
INTERIOR SIDE YARD	= 6.00 FEET
REAR YARD	= 25.00 FEET
BUILDING AREA:	= 11,212 SQUARE FEET
NUMBER OF RESIDENTIAL UNITS:	= 13
DENSITY (13 UNITS/0.686 AC.)	= 18.95 UNITS/ACRE

- BENCH MARKS:**
- REFERENCE BENCHMARK:
- NAPERVILLE MONUMENT #1506: BERNSTEIN 3D MONUMENT AT THE SOUTHWEST CORNER OF NAPERVILLE NORTH HIGH SCHOOL. SAID MONUMENT IS 87± NORTH OF 5TH AVENUE AND 35.5± FEET WEST OF THE CENTERLINE OF MILL STREET. ELEVATION= 690.91 (NAVD 88)
- SITE BENCHMARKS:
- CROSS CUT IN NORTH CURBLINE OF 4TH AVENUE OPPOSITE THE NORTHEAST CORNER OF THE ALLEY ENTRANCE. SAID CROSS IS 13.5 FEET SOUTHWEST OF STREETLIGHT STANDARD. ELEVATION: 718.18
 - CROSS CUT IN NORTH SIDEWALK OF 4TH AVENUE ALONG THE CHICAGO BURLINGTON & QUINCY RAILROAD 154± FEET WEST OF THE INTERSECTION OF 4TH AVENUE AND LOOMIS STREET. SAID CROSS IS 15± FEET NORTHWEST OF 2ND POWER POLE WEST OF LOOMIS STREET. ELEVATION: 719.41
 - CROSS CUT IN EAST EDGE OF WEST SIDEWALK OF LOOMIS STREET 203± FEET SOUTH OF THE INTERSECTION OF 4TH AVENUE AND LOOMIS STREET. SAID CROSS IS ALONG THE NORTH EDGE OF DRIVEWAY FOR 325 LOOMIS STREET. ELEVATION: 719.37

LEGAL DESCRIPTION

LOT 5 IN LEVI MANBECK'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1907, AS DOCUMENT NO. 91778, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH LINE OF SAID LOT 1, 75 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 1; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 1 AND 2, 82 FEET MORE OR LESS, TO A POINT 50 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 2, 75 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2, 50 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE WEST 23.5 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 2 AND LOT 1, 132 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE EASTERLY ON THE NORTHERLY LINE OF LOT 1, 98.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:

THE EAST 75 FEET OF LOT 1 AND THE EAST 75 FEET OF THE NORTH 16 FEET OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:

THE EAST 150 FEET OF THE SOUTH 50 OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

NO.	DATE	DESCRIPTION
1	1/10/2020	REVISED PER CITY REVIEW DATED 08/08/2020

BRIDGE STREET PROPERTIES, LLC

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
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PRELIMINARY ENGINEERING - DIMENSION PLAN

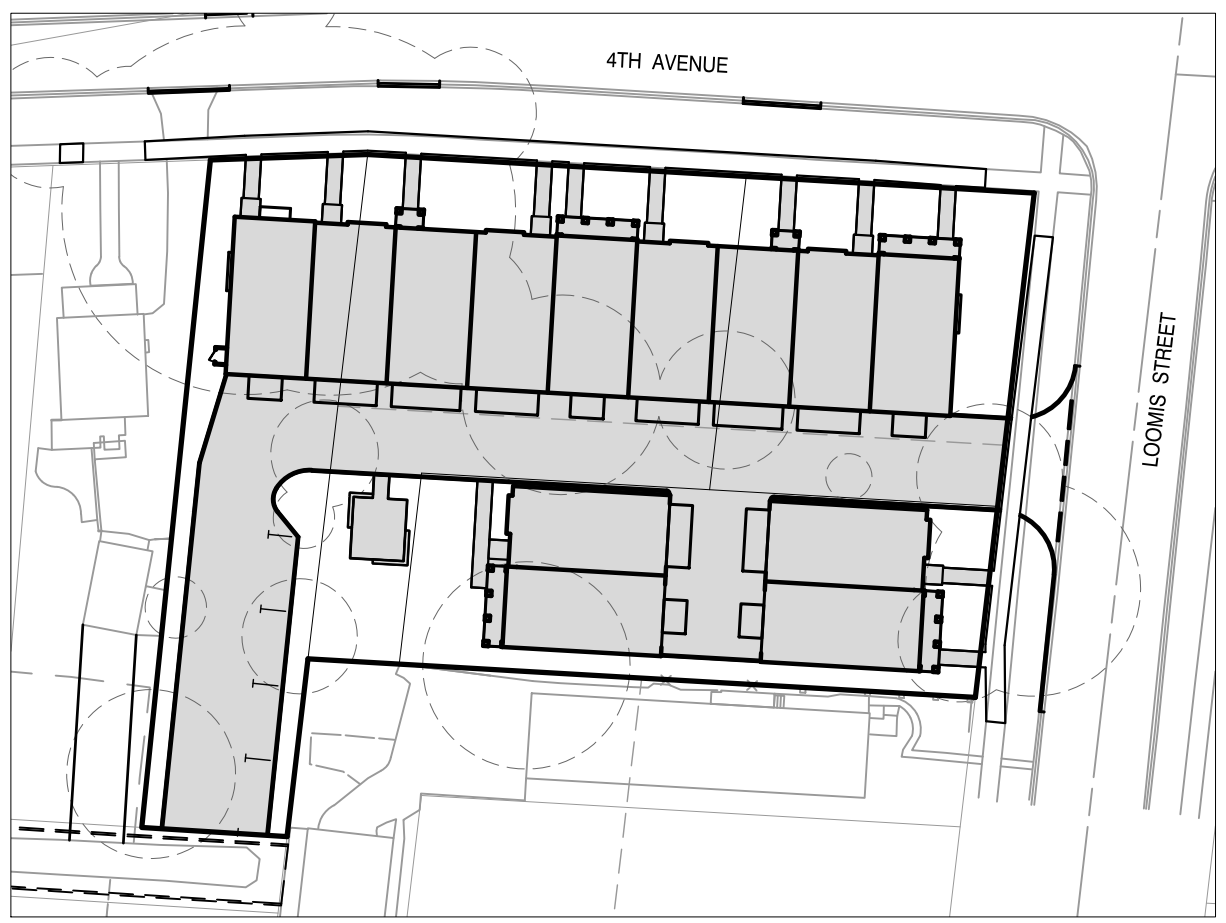
DATE: 08/18/2020 DRAWN BY: JGC
PROJECT NO: AS SHOWN CHECKED BY: 302-736
APPROVED BY: JGC

DRAWING NO. **C100**

CITY PROJECT NO. 20-10000075 SHEET 1 OF 3



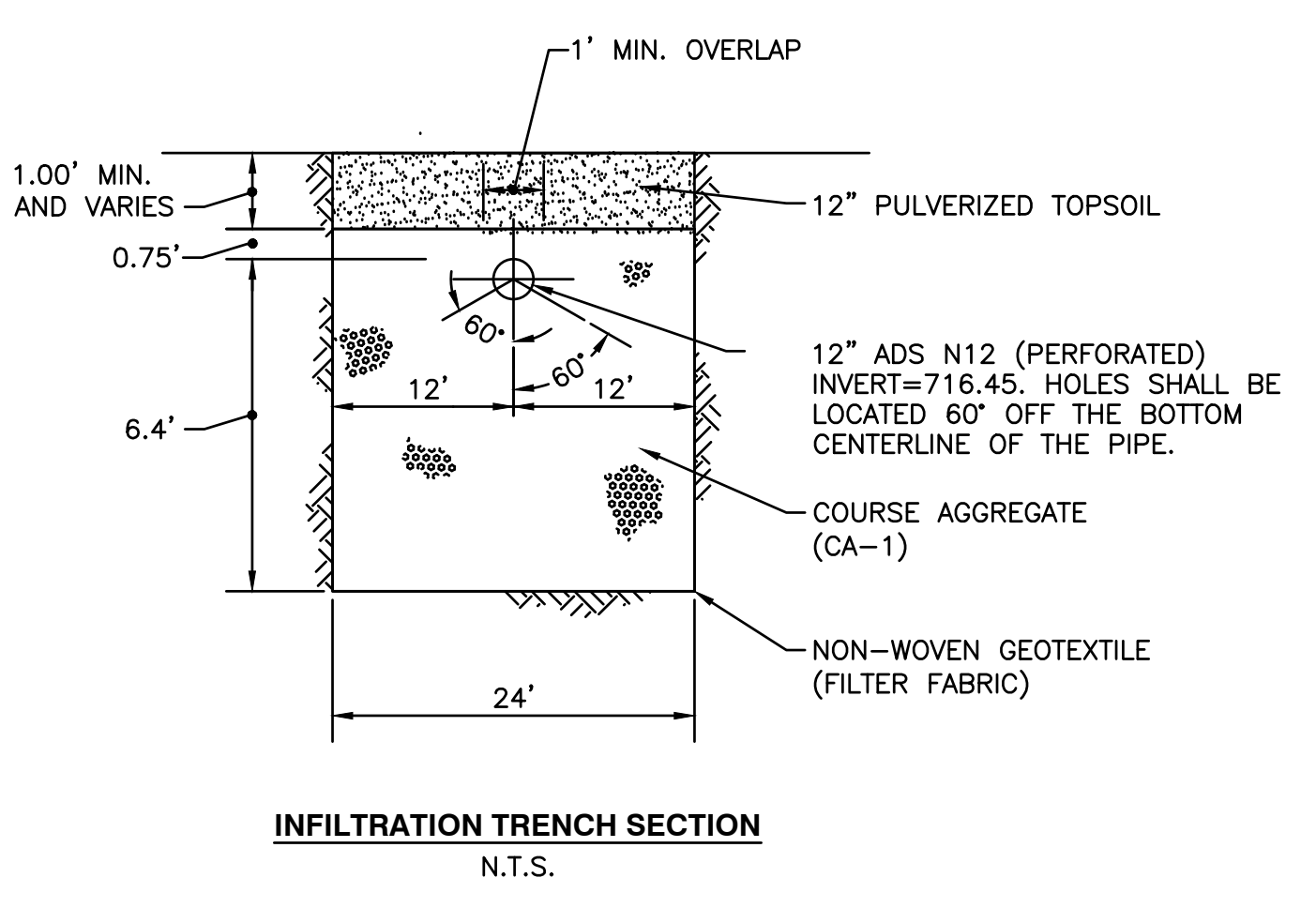
EXISTING PERVIOUS/IMPERVIOUS CONDITIONS
1"=50'



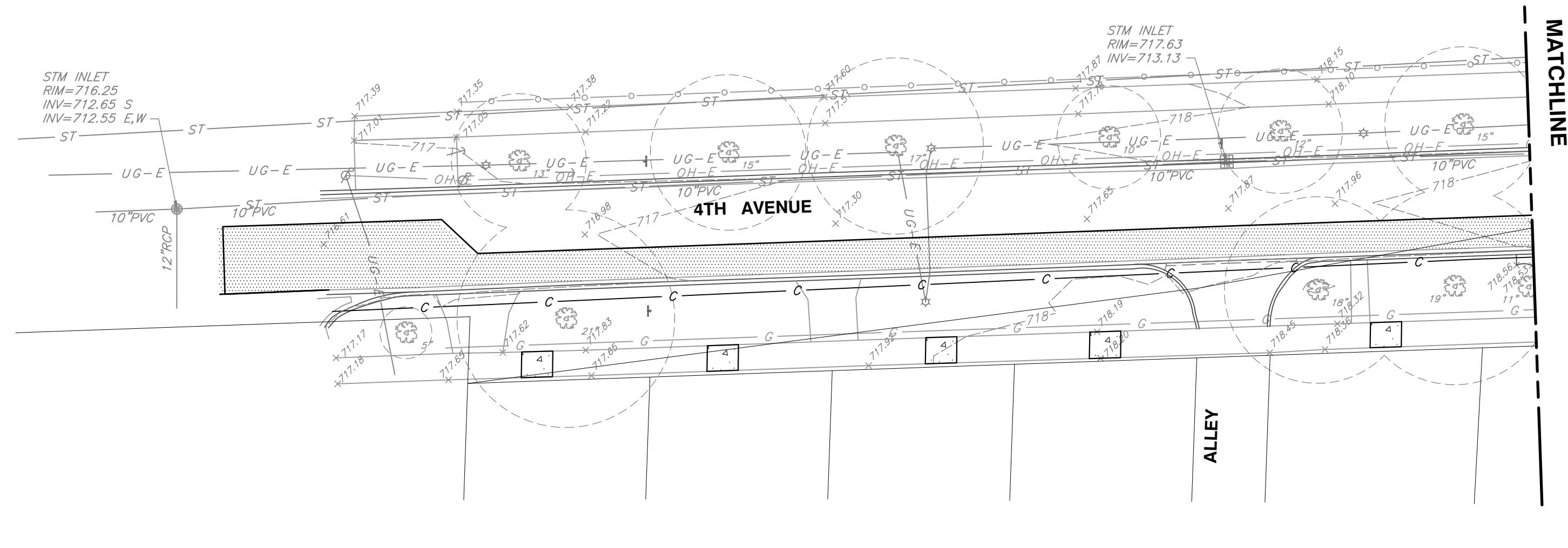
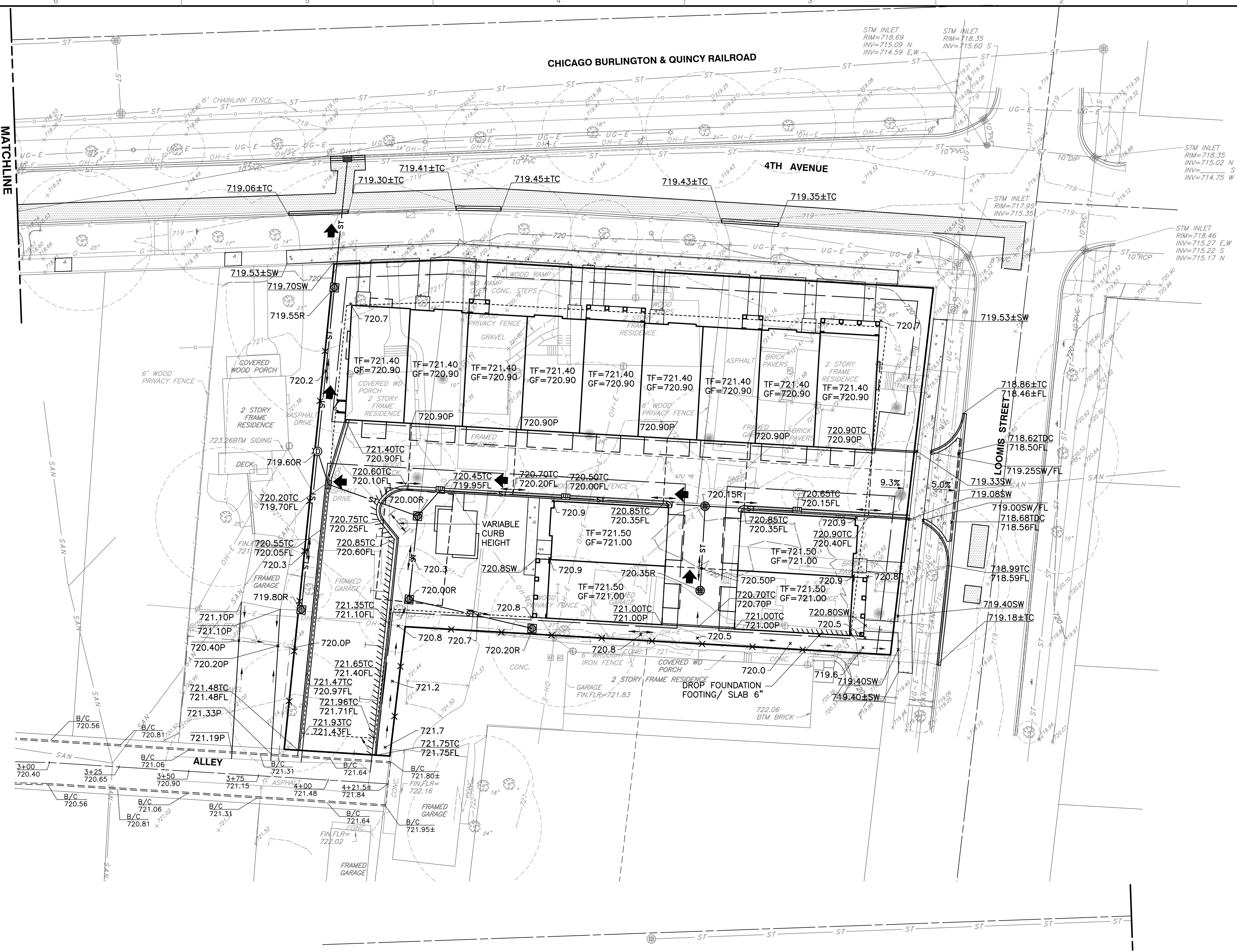
PROPOSED PERVIOUS/IMPERVIOUS CONDITIONS
1"=50'

PERVIOUS/IMPERVIOUS CALCULATIONS:			
	IMPERVIOUS AREA	PERVIOUS AREA	PROJECT AREA
EXISTING	9,994 S.F.	19,898 S.F.	29,892 S.F.
PROPOSED	21,496 S.F.	8,396 S.F.	29,892 S.F.
DIFFERENCE	11,502 S.F.		

21,496 S.F. x 1.25 IN. x (1FT./12IN.) = 2,238 CU.FT. OF RUNOFF
 2,238 CU.FT. x (1 CU.FT. OF STONE/0.36 VOID SPACE) = 6,217 CU.FT. OF STONE
 ASSUME 24 FT. TRENCH WIDTH AND 40' LENGTH
 6,217/(24 x 40) = 6.4 FT DEPTH



INFILTRATION TRENCH SECTION
N.T.S.



NO.	DATE	DESCRIPTION
1	10/06/2020	REVISED PER CITY REVIEW DATED 09/09/2020

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BRIDGE STREET PROPERTIES, LLC
4TH AVENUE AND LOOMIS STREET
NAPERVILLE, ILLINOIS 60540

PRELIMINARY ENGINEERING - GRADING PLAN

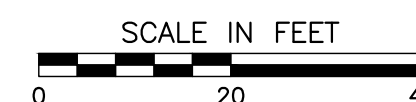
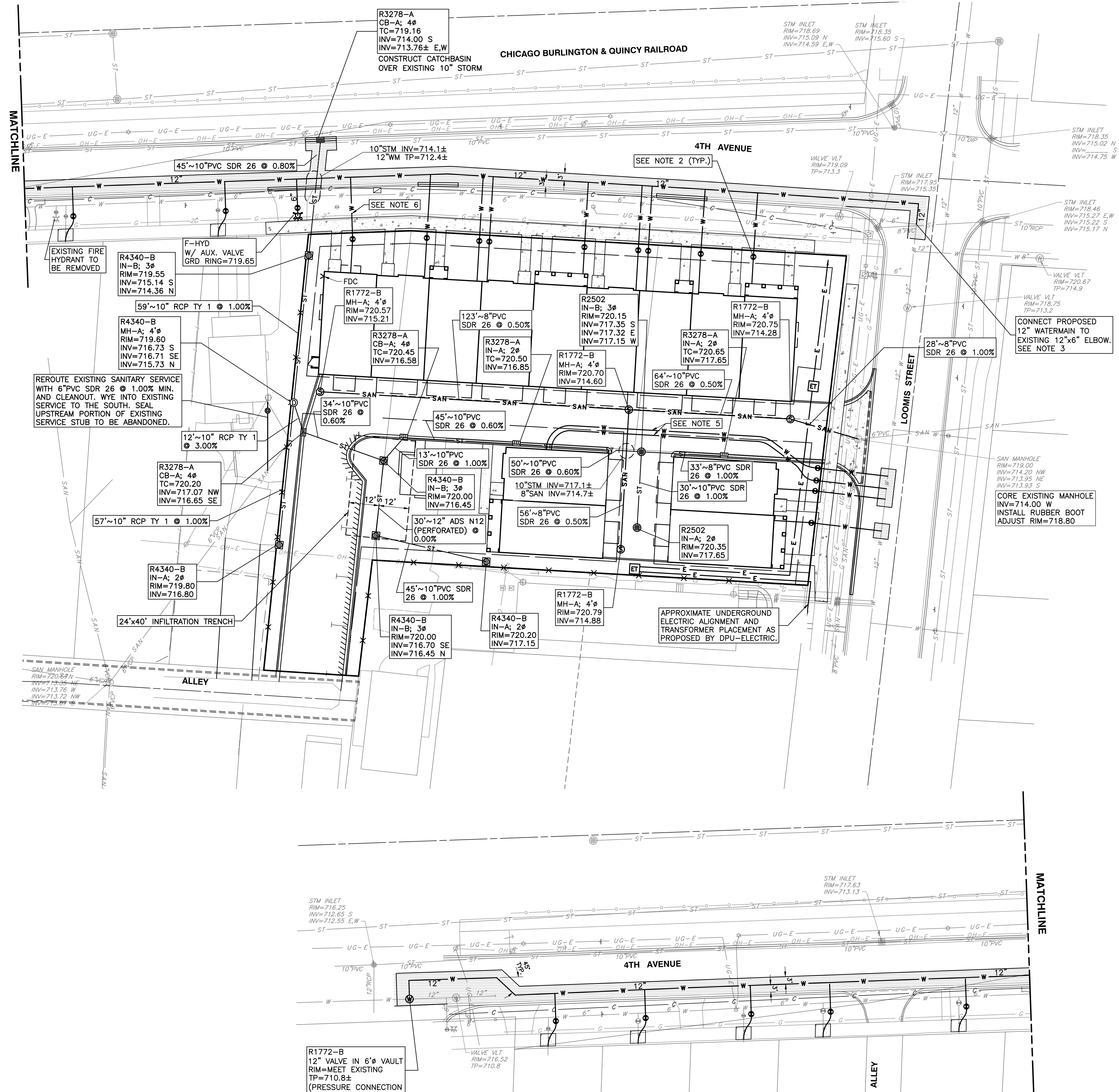
DATE: 08/18/2020 DRAWN BY: SRH
 DWG SCALE: AS SHOWN CHECKED BY: JGC
 PROJECT NO: 302-736
 APPROVED BY: JGC

DRAWING NO. **C200**



UTILITY NOTES:

1. THE PROPOSED SANITARY SERVICES (NOT SHOWN) SHALL BE 6" PVC SDR 26 @ 1.00% MINIMUM WITH CLEANOUTS IN THE GARAGE.
2. THE PROPOSED WATER SERVICES SHALL BE 1-1/2" TYPE "K" COPPER PUSHED BENEATH EXISTING TREES, CURB AND GUTTER, AND PAVEMENT (WHERE REQUIRED) AND SHALL BE USED FOR DOMESTIC AND FIRE SERVICE FOR EACH INDIVIDUAL UNIT.
3. A PROPOSED 12-INCH WATERMAIN EXTENSION SHALL BE CONSTRUCTED FROM THE NORTHEAST CORNER OF THE ELLSWORTH STATION APARTMENTS TO THE INTERSECTION OF 4TH AVENUE AND LOOMIS STREET. SUGGESTED CONSTRUCTION SEQUENCE IS SUMMARIZED AS FOLLOWS:
 - PRESSURE TAP EXISTING 12" WATERMAIN WEST OF FIRE HYDRANT ASSEMBLY AND VALVE VAULT CONSTRUCTED AS PART OF THE ELLSWORTH STATION APARTMENTS.
 - INSTALL 12" WATERMAIN WEST TO EAST WITHIN THE 4TH AVENUE RIGHT OF WAY. PROVIDE MECHANICAL CAP NEAR THE EXISTING 12" BY 6" ELBOW LOCATED SOUTH OF THE 4TH AND LOOMIS INTERSECTION.
 - PRESSURE TEST 12" WATERMAIN.
 - ISOLATE EXISTING 12" BY 6" ELBOW BY USING THE FOUR EXISTING VALVES NORTH, SOUTH, EAST, AND WEST (INCLUDES NORTH VALVE AT 5TH AND LOOMIS). REMOVE 12" BY 6" ELBOW AND MAKE CONNECTION. OPEN PRESSURE CONNECTION VALVE AND FLUSH WEST TO EAST OUT OF EXISTING FIRE HYDRANT LOCATED SOUTH OF THE 4TH AND LOOMIS INTERSECTION.
 - CONNECT EXISTING WATER SERVICES WEST OF DEVELOPMENT FROM EXISTING B.BOXES TO NEWLY INSTALLED 12" WATERMAIN. INSTALL NEW SERVICES FOR DEVELOPMENT.
 - ABANDON EXISTING 6" WATERMAIN IN PLACE. REMOVE EXISTING VALVE VAULT AND MID-BLOCK FIRE HYDRANT.
4. EXISTING WATER SERVICES MADE OF LEAD WILL REQUIRE REPLACEMENT FROM THE B.BOX TO HOUSE.
5. 1 1/2" WATER SERVICES FOR UNITS 12 AND 13 SHALL BE INSTALLED IN A COMMON TRENCH WITH A MINIMUM 2 FEET OF HORIZONTAL SEPARATION. THE WATER SERVICE FOR UNIT 12 (SOUTH UNIT) SHALL BE INSTALLED IN A 4-INCH SLEEVE 5 FEET BENEATH THE SLAB OF UNIT 13 (NORTH UNIT).
6. A 4-INCH DIAMETER DUCTILE IRON PIPE WITH A 4-INCH VALVE IN VALVE BOX WILL PROVIDE BOTH DOMESTIC SERVICE FOR UNIT 1 AND FIRE PROTECTION FOR UNITS 1 THROUGH 9.



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1	10/06/2020	REVISED PER CITY REVIEW DATED 08/06/2020

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BRIDGE STREET PROPERTIES, LLC
4TH AVENUE AND LOOMIS STREET
NAPERVILLE, ILLINOIS 60540

PRELIMINARY ENGINEERING - UTILITY PLAN

DATE: 08/18/2020 DRAWN BY: SRH
 DWG SCALE: AS SHOWN CHECKED BY: JGC
 PROJECT NO: 302-736
 APPROVED BY: JGC

DRAWING NO: **C300**

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