

UTILITY AND GOVERNING AGENCY CONTACTS

PROJECT TEAM

SURVEYOR
COMPASS SURVEYING
2631 GINGER WOODS PARKWAY, SUITE 100
AURORA, IL 60502
TEL: (630) 820-9100
EMAIL: DWALTER@CLSURVEYING.COM
CONTACT: DANIEL W. WALTER, P.L.S



ELEVATION = 707.90

C0.0



VICINITY MAP
NO SCALE

LEGAL DESCRIPTION (AS SURVEYED)

LOT 2 IN BARBAROTTA'S SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 2002 AS DOCUMENT NUMBER R2002-355159, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE WESTERMOST SOUTHWEST CORNER OF SAID LOT 2, BEING ALSO THE NORTHWEST CORNER OF LOT 1 IN SAID BARBAROTTA'S SUBDIVISION; THENCE NORTH 00 DEGREES 04 MINUTES 27 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 140.13 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE NORTH 89 DEGREES 05 MINUTES 38 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 441.70 FEET TO A LINE PARALLEL WITH AND 71.00 FEET EAST AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID LOT 1 IN BARBAROTTA'S SUBDIVISION; THENCE SOUTH 00 DEGREES 10 MINUTES 27 SECONDS WEST ALONG SAID PARALLEL LINE, 292.39 FEET TO THE SOUTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 03 MINUTES 55 SECONDS WEST ALONG SAID SOUTH LINE, 67.01 FEET TO AN ANGLE POINT IN SAID SOUTH LINE; THENCE SOUTH 86 DEGREES 23 MINUTES 29 SECONDS WEST ALONG SAID SOUTH LINE, 4.02 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1 IN BARBAROTTA'S SUBDIVISION; THENCE NORTH 00 DEGREES 10 MINUTES 27 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 142.43 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89 DEGREES 05 MINUTES 57 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 370.08 FEET TO THE POINT OF BEGINNING; IN DUPAGE COUNTY, ILLINOIS.

ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY

BENCHMARKS

REFERENCE BENCHMARK:
CITY OF NAPERVILLE STATION NUMBER 104
DATE: MAY08
ELEVATION = 703.93

SITE BENCHMARKS:

SITE BENCHMARK #1
TAG BOLT ON FIRE HYDRANT EAST ALONG THE SOUTH SIDE OF AUDREY AVENUE NEAR SOUTHWEST CORNER OF SITE.
ELEVATION = 711.61
SITE BENCHMARK #2
TAG BOLT ON 2ND FLOOR HYDRANT EAST ALONG THE SOUTH SIDE OF AUDREY AVENUE FROM ILLINOIS ROUTE 59.
ELEVATION = 709.90
SITE BENCHMARK #3
NORTHEAST CORNER BOLT ON FIRE HYDRANT ALONG THE NORTH SIDE OF AUDREY AVENUE AND WEST OF THE SOUTHEAST CORNER OF SITE.
ELEVATION = 707.83
SITE BENCHMARK #4
NORTHWEST CORNER BOLT ON FIRE HYDRANT ALONG THE NORTH SIDE OF AUDREY AVENUE AND EAST OF THE SOUTHEAST CORNER OF SITE.
ELEVATION = 707.90

UTILITY CONTACTS

CABLE
COMCAST (FINITY) - MARTHA GIERAS
224-229-5862
MARTHA.GIERAS@CABLE.COMCAST.COM
ELECTRIC
COMED
DESIGN
-PRIVATELY FUNDED
PRTI@JUSCOLL.COM
DESIGN - PUBLICLY FUNDED
PLANSUBMITTALSANDMAPREQUESTS@EKLONCORP.COM
GAS
NICHOLAS
312-388-2362
GASMAPS@NICOR.COM
COMMUNICATIONS
AT&T / DISTRIBUTION
011623@ATT.COM
ASTOUND - WILLIAM NG
877-368-1344
WILLIAM.NG@ASTOUND.COM
EVERESTREAM GLO HOLDING CO - GIS TEAM
224-423-2909 X GND ESPOSITO
UTILITYREVIEW@EVERESTREAM.NET
LEVEL 3 (LUMEN) - NETWORK RELOCATIONS
877-368-1344
NATIONALRELOC@CENTURYLINK.COM
MCI-VERIZON
INVESTIGATIONS@VERIZON.COM
VERIZON WIRELESS - NATIONAL FACILITY LOCATE
800-624-9675XOPTION 3
WATER / SANITARY / STORM
CITY OF AURORA - MIKE HOUSTON
331-254-2028
HOUSTON@AURORA-IL.ORG
DUPAGE COUNTY DOT - JEREMY LEE
630-407-8500
JEREMY.LEE@DUPAGECOUNTY.GOV
CITY OF NAPERVILLE - PATRICK SAMEK
630-420-8060
SAMEK@NAPERVILLE.IL.US

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

AREA SUMMARY

(TO HEAVY LINES)
198,898 SQUARE FEET
OR
4.566 ACRES
(BASED ON MEASURED VALUES)

STRIPED PARKING DATA

REGULAR SPACES = 0
ACCESSIBLE SPACES = 0
TOTAL SPACES = 0

LINE LEGEND

--- LIMITS OF LAND PER
--- LEGAL DESCRIPTION
--- ADJACENT LAND
--- PARCEL LINE
--- EASEMENT LINE
--- CENTERLINE
--- BUILDING SETBACK LINE
--- SECTION LINE
--- EXISTING CONTOUR

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
TF = TOP OF FOUNDATION
FF = FINISHED FLOOR
FES = FLARED END SECTION
VCP = VITRIFIED CLAY PIPE
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE
RCP = REINFORCED CONCRETE PIPE
CMP = CORRUGATED METAL PIPE
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
N = NORTH
S = SOUTH
E = EAST
W = WEST
A = ARC LENGTH
R = RADIUS
CH = CHORD
CB = CHORD BEARING
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
BC = BACK OF CURB
BDC = BACK OF DEPRESSION
FL = FLOW LINE
C = CONCRETE
P = PAVEMENT
G = GRAVEL
EW = EDGE OF WALK
TW = TOP OF WALL
TP = TOP OF PIPE
IE = INVERT ELEVATION
PL = PROPERTY LINE
DS = DOWN SPOUT
S.F. = SQUARE FEET
SL = SHORE LINE
TSF = TRANSFORMER
B = PAVERS

LEGEND

● FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
■ CONCRETE MONUMENT
+ CROSS IN CONCRETE
⊙ MANHOLE
⊙ STORM STRUCTURE
⊙ SANITARY MANHOLE
⊙ CLEANOUT
⊙ FLARED END SECTION
⊙ TRANSFORMER PAD
⊙ ELECTRIC MANHOLE
⊙ ELECTRIC BOX
⊙ ELECTRIC PEDESTAL
⊙ ELECTRIC MARKER
⊙ ELECTRIC METER
⊙ UTILITY POLE
⊙ UTILITY POLE W/LIGHT
⊙ GUY POLE
⊙ OVERHEAD TRAFFIC SIGNAL
⊙ TRAFFIC SIGNAL MANHOLE
⊙ LIGHT
⊙ LIGHT POLE
⊙ HAND HOLE
⊙ VALVE VAULT
⊙ FIRE HYDRANT
⊙ IRRIGATION CONTROL VALVE
⊙ POST INDICATOR VALVE
⊙ SIAMASE WATER CONNECTION
⊙ WATER MARKER
⊙ WATER METER
⊙ WATER BOX
⊙ B/BOX
⊙ SPRINKLER CONTROL VALVE
⊙ SPRINKLER MANHOLE
⊙ TELEPHONE NETWORK INTERFACE
⊙ TELEPHONE MARKER
⊙ TELEPHONE PEDESTAL
⊙ CABLE TELEVISION PEDESTAL
⊙ CONTROL BOX
⊙ WETLAND FLAG
⊙ GAS METER
⊙ GAS VALVE
⊙ GAS MARKER
⊙ DOWN SPOUT
⊙ BORING HOLE
⊙ MONITORING WELL
⊙ GATE POST
⊙ BOLLARD POLE
⊙ SIGN
⊙ FLAG POLE
⊙ MAILBOX
⊙ SANITARY SEWER
⊙ STORM SEWER
⊙ WATER MAIN
⊙ GAS MAIN
⊙ ELECTRIC LINE
⊙ OVERHEAD WIRES
⊙ COMMUNICATION LINE
⊙ CONIFEROUS TREE
⊙ W/APPROX. DIAMETER
⊙ DECIDUOUS TREE
⊙ W/APPROX. DIAMETER
⊙ MS-MULTI-STEM
⊙ (DRIP LINE SHOWN IS APPROXIMATE)
⊙ TREE LINE
⊙ ELEVATION
⊙ BITUMINOUS PAVEMENT
⊙ CONCRETE SURFACE
⊙ DEPRESSION CURB
⊙ GRAVEL SURFACE
⊙ LANDSCAPE AREA
⊙ STONE SURFACE
⊙ DETECTABLE TACTILE WARNING SURFACE
⊙ BRICK PAVERS
⊙ WOOD FENCE
⊙ CHAIN LINK FENCE
⊙ METAL FENCE
⊙ METAL GUARDRAIL
⊙ OVERHEAD TRAFFIC ARM

GENERAL NOTES

- THIS SURVEY IS BASED ON THE LEGAL DESCRIPTION AND EASEMENTS OF RECORD AS IDENTIFIED IN TITLE COMMITMENT NUMBER 25N1701606W1F ISSUED BY CHICAGO TITLE INSURANCE COMPANY HAVING AN EFFECTIVE DATE OF AUGUST 18, 2025. THE LEGAL DESCRIPTION WAS PREPARED BY THE SURVEYOR.
- THE BASIS OF BEARINGS FOR THIS SURVEY IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), ZONE 1201 (ILLINOIS EAST)
- THIS SITE FALLS WITHIN OTHER AREAS: ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DEFINED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBERS 17043C0139J AND 17043C0227J, BOTH HAVING A REVISED DATE OF AUGUST 1, 2019.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS, AND IS BASED ON FIELD WORK PERFORMED ON 09/04/2025.
- THE SURVEYOR CONTACTED J.V.L.L.E. FOR A DESIGN STAGE REQUEST FOR THIS SITE WHICH WAS ASSIGNED A DIG NUMBER OF X252401005. INQUIRIES WERE SENT OUT TO THE VARIOUS UTILITY COMPANIES REQUESTING MAPS AND/OR ATLASSES OF THEIR RESPECTIVE FACILITIES. THE INFORMATION RECEIVED TO DATE IS SHOWN HEREON.
- THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM OBSERVED FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR AND MARKINGS PROVIDED BY A THIRD-PARTY. DUE TO THE UNCERTAINTY AND LIMITATIONS INHERENT TO LOCATING UNDERGROUND UTILITY FACILITIES FOR NON-CONSTRUCTION PURPOSES INCLUDING THOSE THAT ARE PLASTIC, NON-CONDUCTIVE, OR OTHERWISE UNABLE TO BE LOCATED, THERE MAY BE BURIED UTILITIES WITHIN THE SURVEY AREA THAT ARE NOT DETECTED. THE SURVEY SHOWS OBSERVED INDICATIONS OF UTILITIES BASED ON THIRD-PARTY UTILITY MARKS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED OBSERVED STRUCTURES AND MARKINGS; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.
- IN ACCORDANCE WITH TABLE A ITEMS 6(A) AND 6(B), A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR.
- ADJOINING OWNER INFORMATION SHOWN HEREON IS FROM AVAILABLE TAX RECORDS.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES BASED ON INFORMATION RECEIVED FROM THE CONTROLLING JURISDICTION AT THE TIME OF THE SURVEY. NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
- IN ACCORDANCE WITH TABLE A ITEM 18, NO PLOTTABLE OFFSITE APPURTENANT EASEMENTS WERE DISCLOSED IN SCHEDULE A OF THE TITLE COMMITMENT.

NOTES

REGARDING SCHEDULE A:

THE SURVEY OF PART OF LOT 2 IN BARBAROTTA'S SUBDIVISION IS SHOWN HEREON. THE LEGAL DESCRIPTION WAS PREPARED BY THE SURVEYOR.

REGARDING SCHEDULE B:
SCHEDULE B EXCEPTIONS C, D, E, X, G, H, I, Y, J, K, F, O, R, U AND L ARE NOT SURVEY RELATED AND THEREFORE NOT SHOWN.

M PUBLIC ROADS SHOWN HEREON.

N THERE WERE NO DRAINAGE TILE MARKINGS OBSERVED. DITCHES ARE BASED ON OBSERVATIONS AT THE TIME OF THE SURVEY. THERE WERE NO RECORDED EASEMENTS IDENTIFIED IN THE TITLE COMMITMENT REGARDING THESE ITEMS. NOT PLOTTABLE.

P BUILDING LINE PER THE PLAT OF WALTER BERGER'S THIRD SUBDIVISION RECORDED AS DOCUMENT NUMBER R1960-968459, ON THE WEST 40 FEET OF LOT 2, IS NOT ON THE SURVEYED PROPERTY. SHOWN HEREON.

Q 10 FOOT UTILITY EASEMENT ON THE EAST LINE OF LOT 8 IN WALTER BERGER'S THIRD SUBDIVISION, UNDERLYING LOT 2 IN BARBAROTTA'S SUBDIVISION, IS LOCATED WEST OF AND NOT ON THE SURVEYED PROPERTY. SHOWN HEREON.

S NOTE APPENDED TO THE PLAT OF BARBAROTTA'S SUBDIVISION THAT "THERE SHALL BE NO DIRECT ACCESS TO ILLINOIS ROUTE 59 FROM LOTS 1 AND 2. ACCESS TO BE PROVIDED VIA AUDREY AVENUE, WHICH HAS DIRECT ACCESS TO ILLINOIS ROUTE 59". THE SURVEYED SITE DOES NOT ABUT ILLINOIS ROUTE 59. ILLINOIS ROUTE 59 AND AUDREY AVENUE ARE SHOWN HEREON.

T COVENANTS AND RESTRICTIONS CONTAINED IN PLAT OF SUBDIVISION DOCUMENT NO. R2002-355159, RELATING TO A STORMWATER MANAGEMENT EASEMENT LOCATED ON LOT 1, NOT ON THE SURVEYED PROPERTY. SHOWN HEREON.

V EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF BARBAROTTA'S SUBDIVISION RECORDED DECEMBER 20, 2002 AS DOCUMENT NUMBER R2002-355159 IS LOCATED ON THE SURVEYED SITE AS SHOWN HEREON.

W BUILDING LINE AS LABELLED ON THE PLAT OF BARBAROTTA'S SUBDIVISION RECORDED DECEMBER 20, 2002 AS DOCUMENT NUMBER R2002-355159, ALONG THE EAST LINE SURVEYED PROPERTY AS SHOWN HEREON.

SCHEDULE B EXCEPTIONS

- M RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS AND THE MUNICIPALITY IN AND TO THAT PART OF THE LAND, IF ANY, TAKEN OR USED FOR ROAD PURPOSES, TOGETHER WITH UTILITY RIGHTS THEREIN.
- N RIGHTS OF WAY FOR DRAINAGE TILES, DITCHES, FEEDERS, LATERALS AND UNDERGROUND PIPES, IF ANY.
- P BUILDING LINE(S) AS SHOWN ON THE PLAT OF WALTER BERGER'S THIRD SUBDIVISION RECORDED AS DOCUMENT NUMBER R1960-968459, AFFECTING THE WEST 40 FEET OF THE LAND.
(AFFECTS UNDERLYING LAND AND OTHER PROPERTY)
- Q EASEMENT FOR PUBLIC UTILITIES, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF WALTER BERGER'S THIRD SUBDIVISION RECORDED AS DOCUMENT NUMBER R1960-968459, OVER THE FOLLOWING: 40 FEET.
(AFFECTS UNDERLYING LAND AND OTHER PROPERTY)
- S NOTE APPENDED TO THE PLAT OF BARBAROTTA'S SUBDIVISION THAT "THERE SHALL BE NO DIRECT ACCESS TO ILLINOIS ROUTE 59 FROM LOTS 1 AND 2. ACCESS TO BE PROVIDED VIA AUDREY AVENUE, WHICH HAS DIRECT ACCESS TO ILLINOIS ROUTE 59".
- T COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS) CONTAINED IN PLAT OF SUBDIVISION RECORDED DECEMBER 20, 2002 AS DOCUMENT NO. R2002-355159, RELATING TO STORMWATER MANAGEMENT WHICH DOES NOT CONTAIN A REVERSIONARY OR FOREFEITURE CLAUSE.
- V EASEMENT FOR PUBLIC UTILITIES AND DRAINAGE, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF BARBAROTTA'S SUBDIVISION RECORDED DECEMBER 20, 2002 AS DOCUMENT NUMBER R2002-355159.
- W BUILDING LINE(S) AS SHOWN ON THE PLAT OF BARBAROTTA'S SUBDIVISION RECORDED DECEMBER 20, 2002 AS DOCUMENT NUMBER R2002-355159.

SURVEYOR'S CERTIFICATION

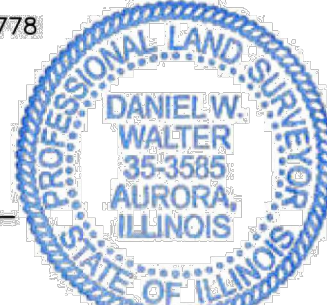
TO: CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 8, 9, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 4, 2025.

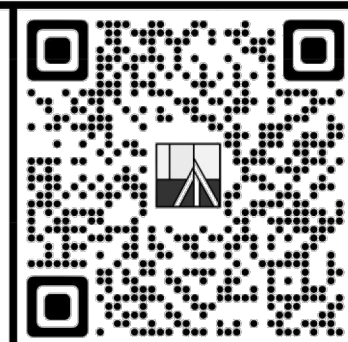
COMPASS SURVEYING LTD.
PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION NO. 184-002778
LICENSE EXPIRES 4/30/2027

DATE OF PLAT OR MAP: OCTOBER 6, 2025

BY: *Daniel W. Walter*
DANIEL W. WALTER
IL PROFESSIONAL LAND SURVEYOR NO. 3585
LICENSE EXPIRES 11/30/26



J:\PDATA\2025 PROJECTS\25.0236\25.0236-01 ALTA\25.0236-01-LTS-TOPO.DWG



UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN ARE BASED ON FIELD EVIDENCE AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR AND MARKINGS PROVIDED BY A THIRD-PARTY. DUE TO THE UNCERTAINTY AND LIMITATIONS INHERENT TO LOCATING UNDERGROUND UTILITY FACILITIES FOR NON-CONSTRUCTION PURPOSES INCLUDING THOSE THAT ARE PLASTIC, NON-CONDUCTIVE, OR OTHERWISE UNABLE TO BE LOCATED, THERE MAY BE BURIED UTILITIES WITHIN THE SURVEY AREA THAT ARE NOT DETECTED. THE SURVEY SHOWS OBSERVED INDICATIONS OF UTILITIES BASED ON THIRD-PARTY UTILITY MARKS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED OBSERVED STRUCTURES AND MARKINGS; HOWEVER, HE HAS NOT PHYSICALLY LOCATED THE UNDERGROUND LINES.

DATE	BY	BOOK	CHECKED BY	DRAWN BY	DATE
10-06-25	PC JC	635 PG 64	RHM		
NO.	REVISIONS				

Kimley»Horn
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WARRENVILLE, ILLINOIS 60555
WWW.KIMLEY-HORN.COM

PROJECT
2915 Audrey Avenue
Naperville

COMPASS SURVEYING LTD.
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60002
PHONE: (630) 820-9100 FAX: (630) 825-7620 EMAIL: ADMIN@CCLSURVEYING.COM

SCALE: 1" = 50'

V0.0

PROJ. NO: 25.0236-01

LINE LEGEND

- LIMITS OF LAND PER
- LEGAL DESCRIPTION
- ADJACENT LAND
- PARCEL LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING CONTOUR

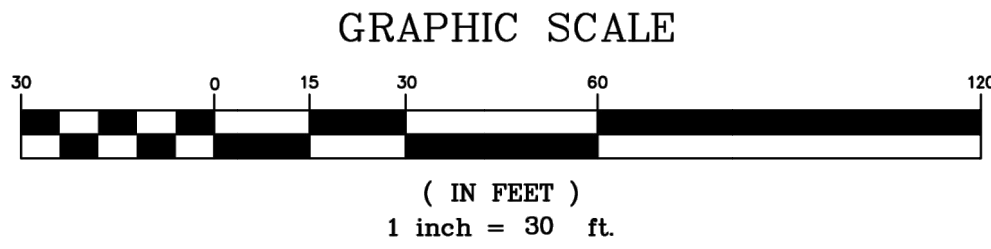
ABBREVIATIONS

- O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
- TF = TOP OF FOUNDATION
- F = FINISHED FLOOR
- FES = FLARED END SECTION
- VCP = VITRIFIED CLAY PIPE
- DIP = DUCTILE IRON PIPE
- PVC = POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- (R) = RECORD BEARING OR DISTANCE
- (M) = MEASURED BEARING OR DISTANCE
- (C) = CALCULATED BEARING OR DISTANCE
- (D) = DEED BEARING OR DISTANCE
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- A = ARC LENGTH
- R = RADIUS
- CH = CHORD
- CB = CHORD BEARING
- U.S.L. = BUILDING SETBACK LINE
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- P.U.E. = PUBLIC UTILITY EASEMENT
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
- BC = BACK OF CURB
- BDC = BACK OF DEPRESSED
- FL = FLOW LINE
- C = CONCRETE
- P = PAVEMENT
- G = GRAVEL
- EW = EDGE OF WALK
- TW = TOP OF WALL
- TP = TOP OF PIPE
- IE = INVERT ELEVATION
- PL = PROPERTY LINE
- DS = DOWN SLOUT
- S.F. = SQUARE FEET
- SL = SHORE LINE
- TSF = TRANSFORMER
- B = PAVERS

LEGEND

- FOUND 7/8" O.D.I.P. UNLESS OTHERWISE NOTED (HELD LOCATION)
- CONCRETE MONUMENT
- CROSS IN CONCRETE
- MANHOLE
- STORM STRUCTURE
- SANITARY MANHOLE
- CLEANOUT
- FLARED END SECTION
- TRANSFORMER PAD
- ELECTRIC MANHOLE
- ELECTRIC BOX
- ELECTRIC PEDESTAL
- ELECTRIC MARKER
- ELECTRIC METER
- UTILITY POLE
- UTILITY POLE W/LIGHT
- UTILITY POLE W/TSF
- GUY POLE
- OVERHEAD TRAFFIC SIGNAL
- TRAFFIC SIGNAL MANHOLE
- LIGHT
- LIGHT POLE
- HAND HOLE
- VALVE VAULT
- FIRE HYDRANT
- IRRIGATION CONTROL VALVE
- POST INDICATOR VALVE
- SAMESE WATER CONNECTION
- WATER MARKER
- WATER METER
- VALVE BOX
- B/BOX
- SPRINKLER CONTROL VALVE
- TELEPHONE MANHOLE
- TELEPHONE NETWORK INTERFACE
- COMMUNICATION MARKER
- TELEPHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- CONTROL BOX
- WETLAND FLAG
- GAS METER
- GAS VALVE
- GAS MARKER
- DOWN SPOUT
- BORING HOLE
- MONITORING WELL
- GATE POST
- BOLLARD POLE
- SIGN
- FLAG POLE
- MAILBOX
- SANITARY SEWER
- WATER MAIN
- GAS MAIN
- ELECTRIC LINE
- OVERHEAD WIRES
- COMMUNICATION LINE
- CONIFEROUS TREE W/APPROX. DIAMETER
- DECIDUOUS TREE W/APPROX. DIAMETER
- M=MULTI-STEM (DRIP LINE SHOWN IS APPROXIMATE)
- TREE LINE
- ELEVATION
- BITUMINOUS PAVEMENT
- CONCRETE SURFACE
- DEPRESSED CURB
- GRAVEL SURFACE
- LANDSCAPE AREA
- STONE SURFACE
- DETECTABLE TACTILE WARNING SURFACE
- BRICK PAVERS
- WOOD FENCE
- CHAIN LINK FENCE
- METAL FENCE
- METAL GUARDRAIL
- OVERHEAD TRAFFIC ARM

ALTA/NSPS LAND TITLE
AND TOPOGRAPHIC SURVEY



UTILITY STATEMENT

THE UNDERSIGNED SURVEYOR HAS MADE A VISUAL FIELD SURVEY AND EXISTING DRAWINGS, MAPS AND RECORDS SUPPLIED TO SURVEYOR. THE SURVEYOR MAKES NO WARRANTY AS TO THE ACCURACY OF THE SURVEY. ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR NOT, ARE SHOWN AS THEY ARE IN THE EXACT LOCATION AND DEPTH AS SHOWN ON THE SURVEY. THE SURVEYOR HAS POSSIBLE FROM AVAILABLE INFORMATION. THE SURVEYOR HAS PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

DATE: 10-08-25
BY: [Signature]
BOOK 635 PG 64
CHECKED BY: [Signature]
DRAWN BY: RHM
PC: JC
NO.

CLIENT
Kimley»Horn
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINDFELD ROAD
WARRENVILLE, ILLINOIS 60555
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PROJECT
2915 Audrey Avenue
Naperville

COMPASS
SURVEYING LTD
ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING
2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60012
PHONE: (630) 820-9100 FAX: (630) 825-7620 EMAIL: ADMIN@CLSURVEYING.COM

SCALE: 1" = 30'

V0.1

PROJ. NO.: 25.0236-01

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1.	CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.	7.	CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.	12.	UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL 'JULIE' (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTICE OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND DIRECTED BY THE GOVERNING MUNICIPALITY. ALL DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED IN ADDITION TO THE CONTRACT PRICE. NOTICE TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
2.	CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.	8.	EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.		
3.	THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL OF THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.	9.	THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.		
4.	THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES. WHERE POSSIBLE, MEASURE AND FIELD LOCATIONS OF UTILITIES. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.	10.	CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.	13.	USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
5.	IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER TO MINIMIZE THE TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.	11.	EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AGAINST FURTHER DAMAGE DURING DEMOLITION OPERATIONS. THE CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH F-A-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO PROCTOR DENSITY WITHIN 90% OF THE PROCTOR DENSITY OF 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.	14.	COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF EXISTING STRUCTURES WITH APPROVED GRADES. SHOW ON CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LESTONITE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. CONTRACTOR IS TO LOCATE AND REMOVE ALL EXISTING MATERIALS, INCLUDING ALL LAYERS OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING "9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY. DEPRESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
6.	QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.				



WARNING: CONTRACTOR TO
VERIFY PRESENCE AND EXACT
LOCATION OF ALL UTILITIES
PRIOR TO CONSTRUCTION.

BRIDGE CAPITAL PARTNERS, INC.
THE ATLAS DEVELOPMENT
2839 AUDREY AVE
NAPERVILLE, IL 60540

ORIGINAL ISSUE:
10/17/25
KHA PROJECT NO
268929000
SHEET NUMBER

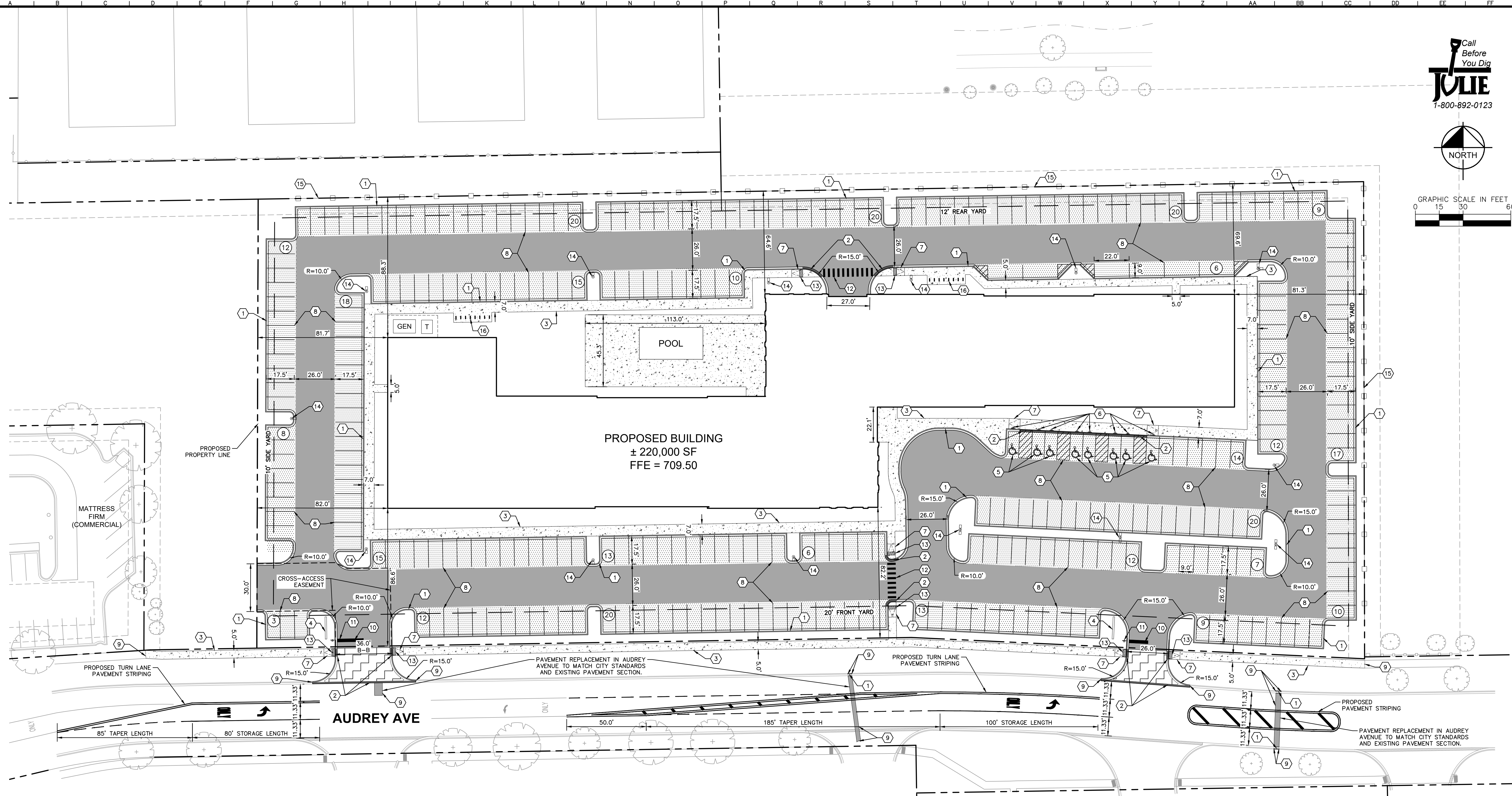
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24201 WINFELD ROAD, SUITE 600
WARRENVILLE, IL 60555
PHONE: 630-487-5550

SCALE:	AS NOTED
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[illegible]

Drawing name: K:\GIS_LDE\268929000_Bridge_OP_Audrey Ave Multifamily_Naperville_IL_V Design\CAD\PlanSheets\ Preliminary Engineering\ C2.0 Dec 15, 2025 10:42am by: Taylor Westenhoff
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NORTH

0

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GRAPHIC SCALE IN FEET

- ### GENERAL NOTES
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

ZONING SUMMARY

EXISTING ZONING: B-2 COMMUNITY SHOPPING CENTER DISTRICT
PROPOSED ZONING: OCI OFFICE, COMMERCIAL AND INSTITUTIONAL DISTRICT

EXISTING USE: VACANT LAND
PROPOSED USE: CONDITIONAL USE - MULTI-FAMILY RESIDENTIAL

PROPOSED LOT AREA: 4.57 AC

REQUIRED FAR: 1.5 MAX.
PROPOSED FAR: 1.1

REQUIRED SETBACKS:
FRONT YARD: 20 FEET
SIDE YARD: 10 FEET
REAR YARD: 12 FEET*

PROPOSED BUILDING SETBACKS:
FRONT: 82.2 FEET MIN.
SIDE: 81.3 FEET MIN.
REAR: 64.6 FEET MIN.

*WHERE ADJACENT TO R3A PUD

MAXIMUM BUILDING HEIGHT: 43 FEET
PROPOSED BUILDING HEIGHT: 57 FEET (VARIANCE)

MAXIMUM DENSITY: 1 UNIT PER 2,600 SF, 76 UNITS
PROPOSED DENSITY: 236 UNITS (VARIANCE)

PROPOSED UNIT COUNT

STUDIO UNITS:	77 UNITS
1 BED UNITS:	133 UNITS
2 BED UNITS:	26 UNITS
TOTAL UNITS PROPOSED:	236 UNITS
TOTAL BEDROOMS PROPOSED:	262 BEDROOMS

PARKING SUMMARY

PARKING SPACES REQUIRED (PER CITY REQUIREMENTS)	= 531 SPACES
2.25 SPACES PER UNIT	
PARKING SPACES REQUIRED (REQUESTED VARIANCE)	= 321 SPACES
1 SPACE PER BEDROOM	
0.25 SPACES PER UNIT	
STANDARD PARKING SPACES PROVIDED	= 313 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 8 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 8 SPACES
TOTAL PARKING SPACES PROVIDED	= 321 SPACES
BICYCLE PARKING REQUIRED	= 32 SPACES
(10% OF VEHICLE PARKING REQUIREMENTS)	
BICYCLE PARKING PROVIDED	= 32 SPACES

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT (1.5" SURFACE / 3.0" BINDER / 8.0" AGGREGATE)
	HEAVY DUTY ASPHALT PAVEMENT (1.5" SURFACE / 3.0" BINDER / 12.0" AGGREGATE)
	CONCRETE SIDEWALK (5.0" PCC / 4.0" AGGREGATE)
	HEAVY DUTY CONCRETE (8.0" PCC / 4.0" AGGREGATE)
	CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER

- ### KEY NOTES
- B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
 - DEPRESSED CURB AND GUTTER
 - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 - MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
 - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 - ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8 & R7-1101, SEE DETAILS)
 - ACCESSIBLE RAMP (SEE DETAILS)
 - 4" WIDE PAINTED SOLID LINE, TYP.
 - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 24" WIDE STOP BAR, TYP. (SEE DETAILS)
 - STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
 - CROSSWALK STRIPING
 - ADA DETECTABLE WARNING STRIP
 - LIGHT POLE, TYP. (SEE PLANS BY OTHERS FOR DETAILS)
 - ADD 6'-FT SCREEN FENCE
 - BIKE RACK, TYP.

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SITE PLAN

BRIDGE CAPITAL PARTNERS, INC.
THE ATLAS DEVELOPMENT
2839 AUDREY AVE
NAPERVILLE, IL 60540

ORIGINAL ISSUE:

10/17/25

KHA PROJECT NO.

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SHEET NUMBER

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CITY COMMENTS

REVISIONS

DATE

BY

12/15/25

TRW

Drawing name: K:\GIS_LDE\268929000_Bridge_OP_Audrey Ave Multicompany_Naperville, IL\Design\CAD\PlanSheets\Preliminary Engineering\C3.0 - GRADING & DRAINAGE PLAN.dwg C3.0 Dec 15, 2025 10:42am by: Taylor Westerhoff
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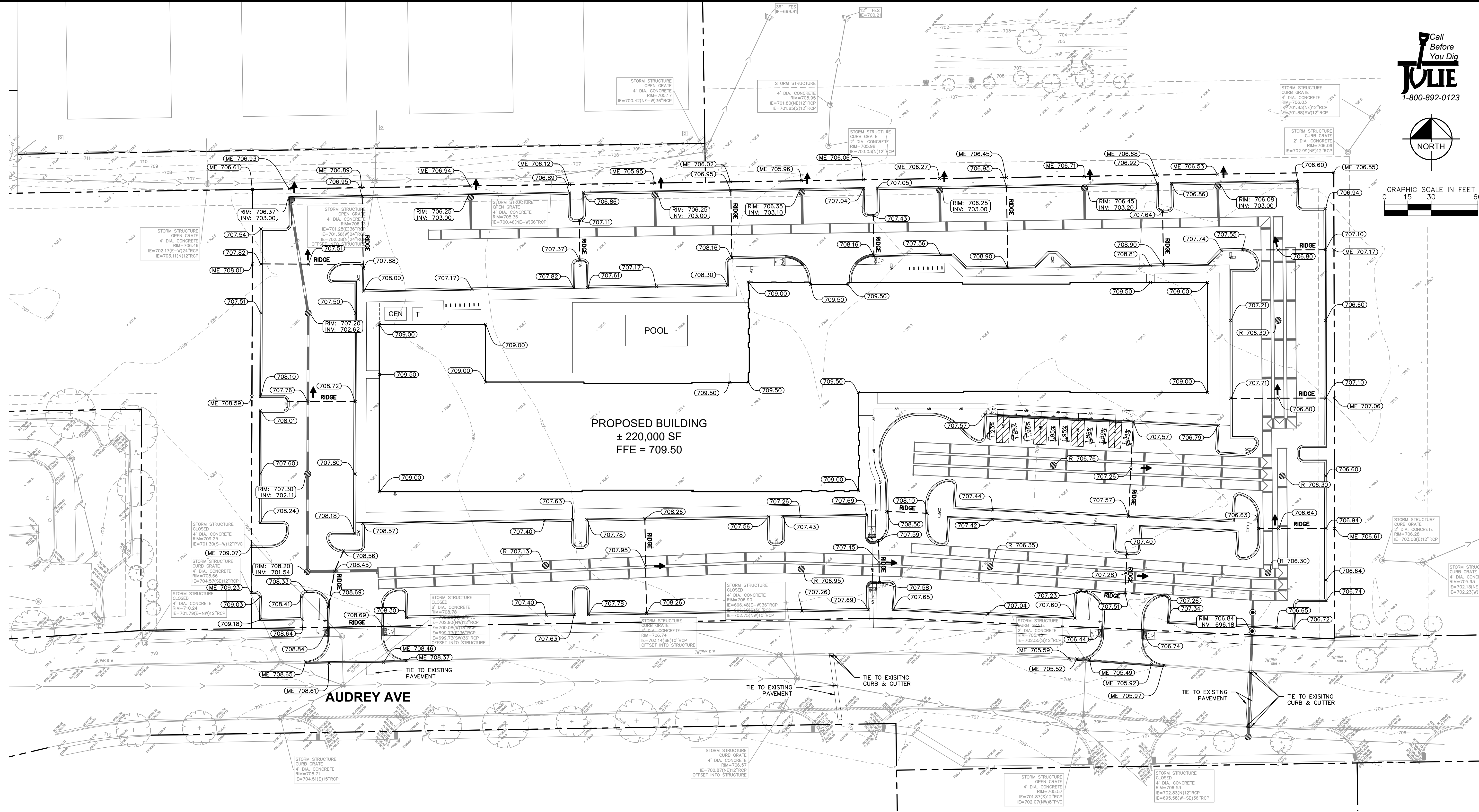
GRAPHIC SCALE IN FEET

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GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 4:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

- | | |
|----------------------------------|--------------|
| FL = FLOW LINE | —XXX— |
| TC = TOP OF CURB | ---XXX--- |
| ME = MATCH ELEVATION | RIDGE |
| R = RIM ELEVATION | |
| PROPOSED CONTOUR | |
| EXISTING CONTOUR | |
| RIDGE LINE | |
| SLOPE AND FLOW DIRECTION | |
| 100-YEAR OVERLAND OVERFLOW ROUTE | |
| PROPOSED SWALE | |
| REVERSED PITCH CURB AND GUTTER | |
| ACCESSIBLE ROUTE | AR |

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BRIDGE CAPITAL PARTNERS, INC.

THE ATLAS DEVELOPMENT

2839 AUDREY AVE

NAPERVILLE, IL 60540

REVISIONS	DATE	BY
12/15/25	TRW	

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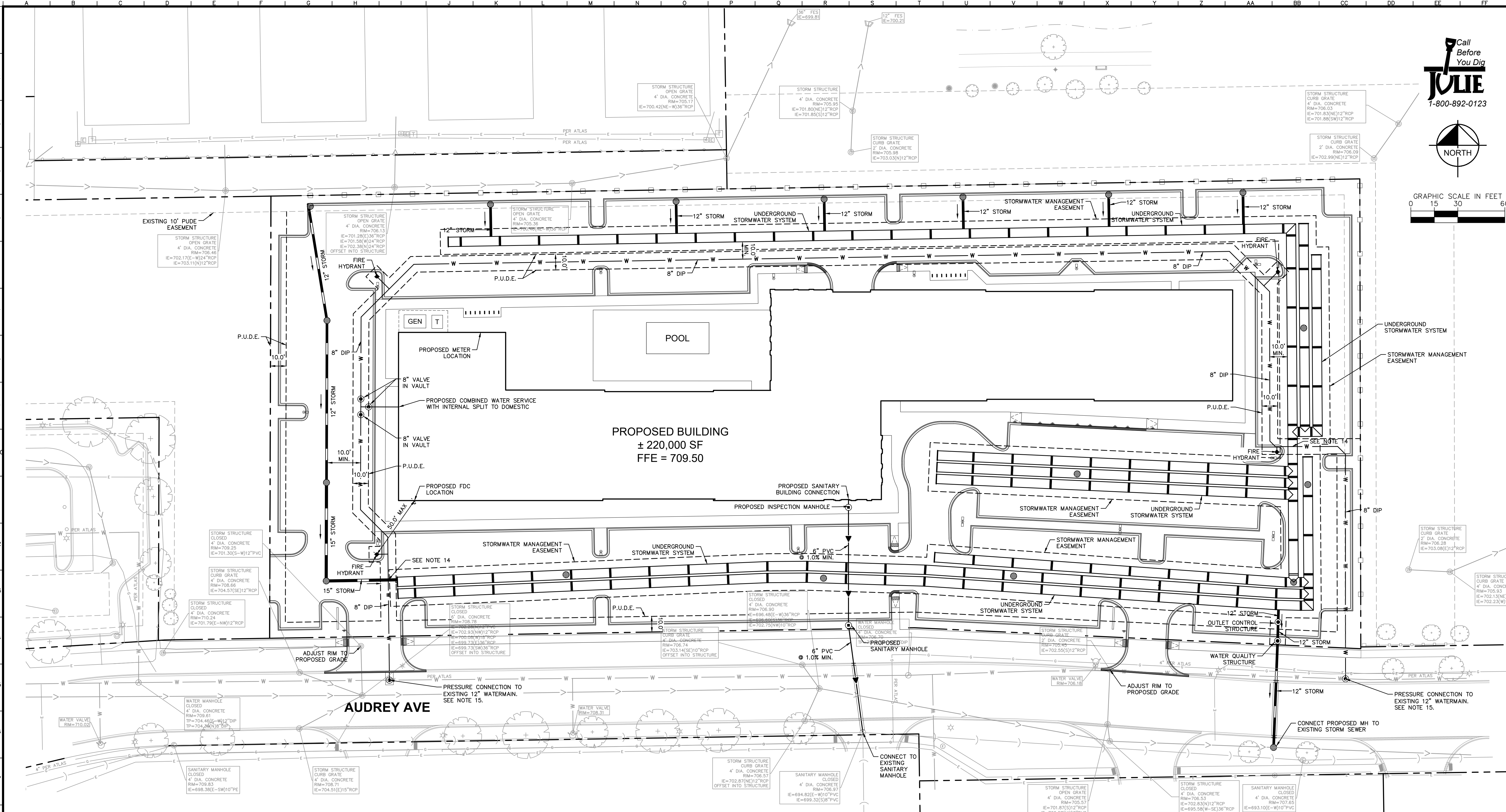
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C3.0

Drawing name: K:\S_LDE\26892000_Bridge OP Audrey Ave MultiUtility_Naperville_IL\2 Design\CAD\PlanSheets\Utility Engineering\C4.0 - UTILITY PLAN.dwg C4.0 Dec 15, 2025 10:42am by: Taylor Westenhoff
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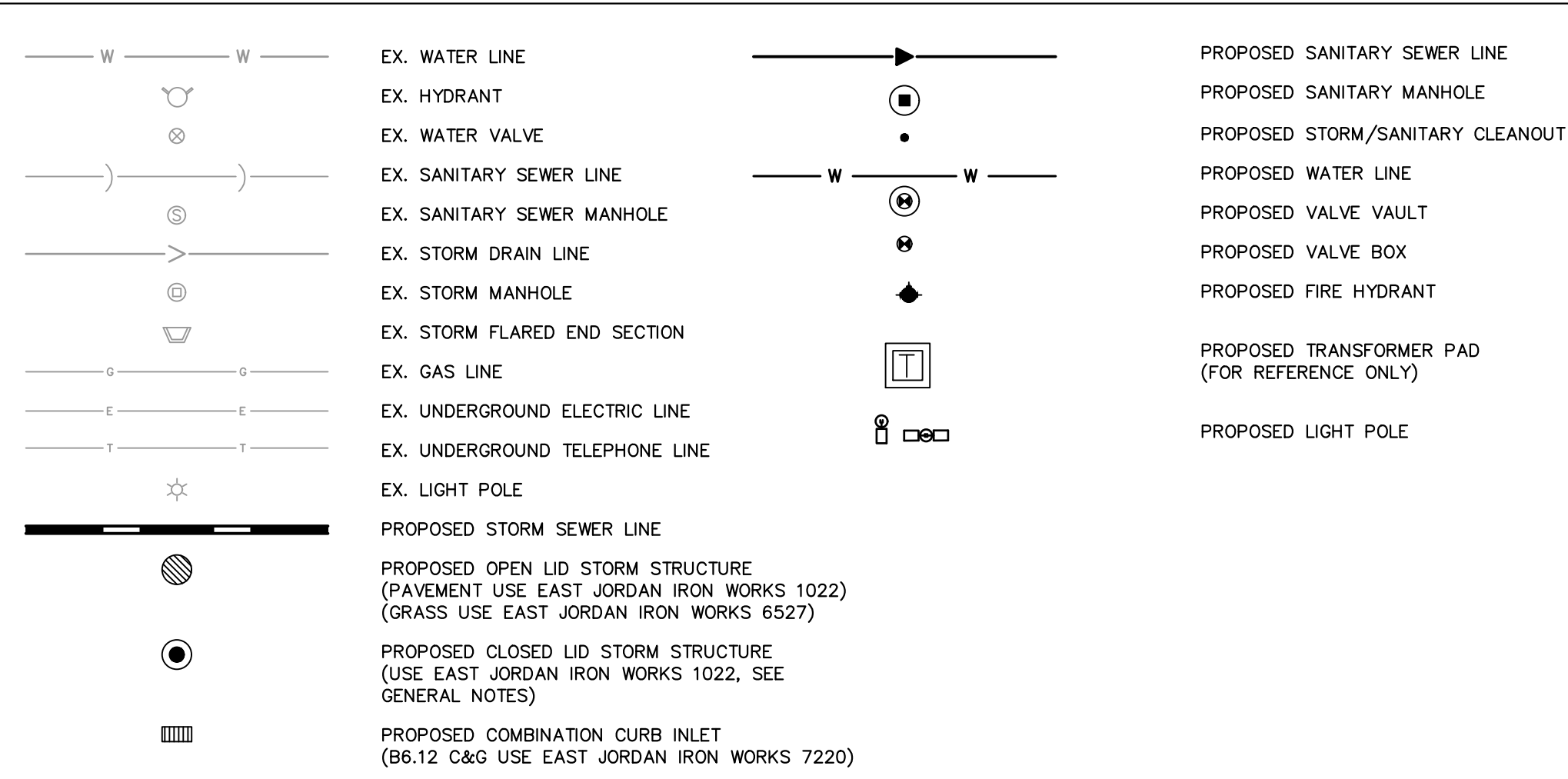
NORTH

GRAPHIC SCALE IN FEET
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UTILITY NOTES

- ALL WATER LINES $\geq 3"$ SHALL BE DUCTILE IRON PIPE, CLASS 52.
- ALL SANITARY SEWER LINES SHALL BE PVC MEETING ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
- CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
- ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
- CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
- CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
- PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITY, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
- CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
- CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
- ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
- SEE ARCHITECTURAL PLANS FOR EXACT UTILITY CONNECTION LOCATIONS AT BUILDING.
- STORMWATER FACILITIES MUST BE FUNCTIONAL BEFORE BUILDING CONSTRUCTION BEGINS IF REQUIRED BY AUTHORITY HAVING JURISDICTION.
- NO MORE THAN 12 INCHES OF VERTICAL ADJUSTMENT MAY BE MADE USING THE MINIMUM PRACTICAL NUMBER OF INDIVIDUAL RINGS. ALL RINGS SHALL BE HIGH DENSITY POLYETHYLENE PLASTIC (HDPE), RECYCLED RUBBER, HIGH DENSITY EXPANDING POLYSTYRENE, EXPANDING POLYPROPYLENE (EPP), OR OTHER MATERIAL AS APPROVED BY THE CITY ENGINEER. PRECAST CONCRETE RINGS, BRICKS, ROCKS, SMS OR CONCRETE BLOCKS ARE NOT ALLOWED.
- A MINIMUM OF 18" VERTICAL SEPARATION IS REQUIRED BETWEEN WATER MAINS AND SEWERS. IF THE SEWER WILL PASS OVER THE WATER MAIN, CASING PIPE OR WMQ SEWER PIPE IS REQUIRED.
- CONTRACTOR TO VERIFY EXISTING WATERMAIN SIZE, LOCATION, AND DEPTH IN FIELD PRIOR TO ORDERING MATERIALS.

UTILITY LEGEND

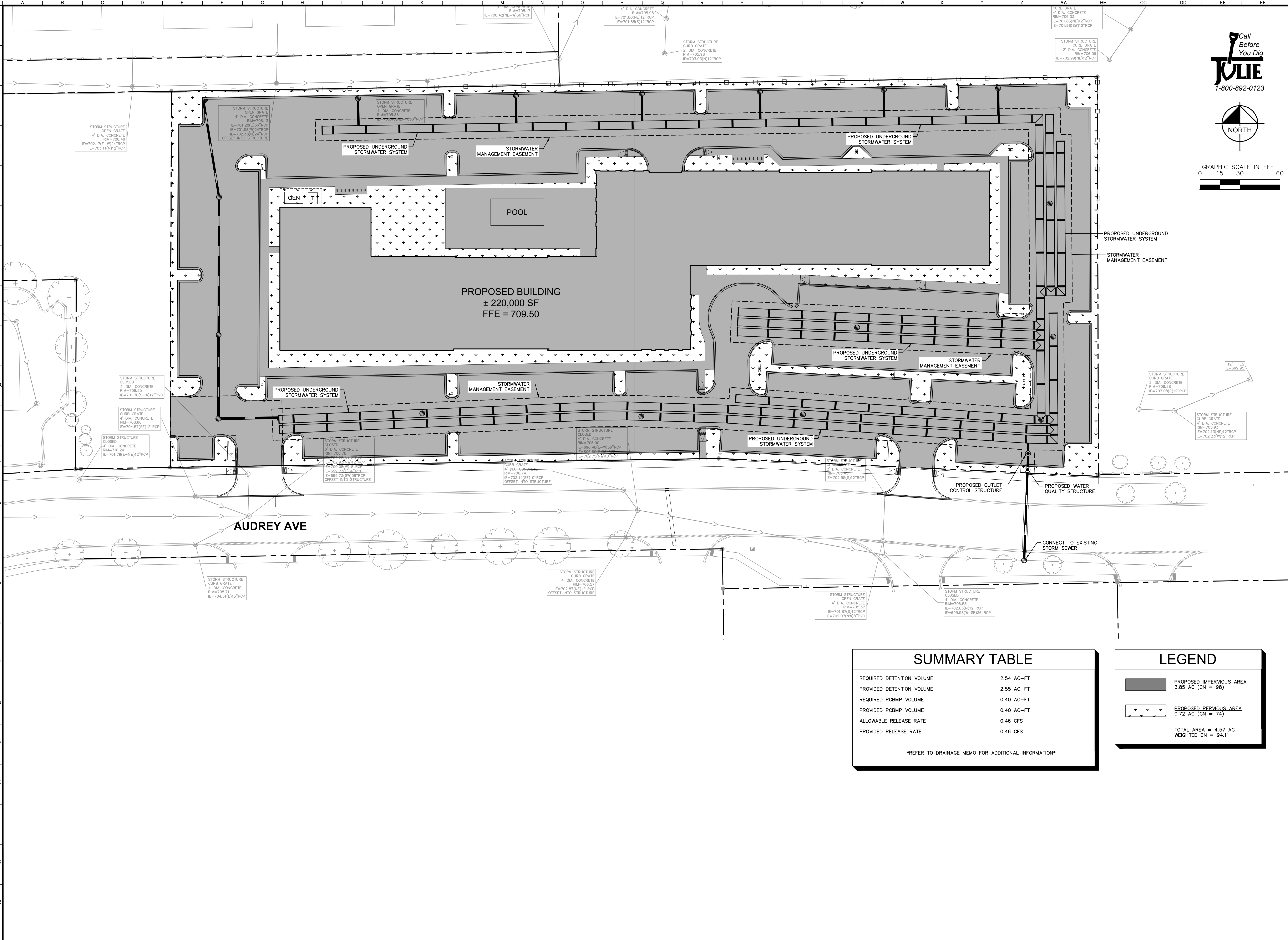


DEPARTMENT OF PUBLIC UTILITIES - ELECTRIC GENERAL NOTES

- THE DEVELOPER SHALL SUPPLY THE DPU-E ENGINEER WITH CATALOG CUTS FOR ALL CT/METER EQUIPMENT (INCLUDING BUT NOT LIMITED TO METER SOCKETS, PT CABINET, CT CABINET, DISCONNECT CABINET) AND TRANSFORMER PAD/VAULT. THE CATALOG CUTS SHALL BE APPROVED BY DPU-E PRIOR TO PURCHASING. THE CT/METER CABINET SHALL BE TOP FED. CT/METER EQUIPMENT ARE LONG LEAD TIME ITEMS AND DPU-E SHALL NOT BE HELD RESPONSIBLE FOR DELAYS RESULTING FROM NON-COMPLIANT CT/METER EQUIPMENT. PLEASE PROVIDE NAME AND CONTACT INFORMATION FOR ELECTRICAL CONTRACTOR FOR THIS PROJECT.
- DPU-E WILL PROVIDE, INSTALL, AND MAINTAIN THE TRANSFORMERS, ALL PRIMARY (15KV) CABLE AND CONDUIT, AND THE METERS AND INSTRUMENT TRANSFORMERS. DPU-E WILL ALSO MAKE THE FINAL CONNECTIONS IN THE TRANSFORMERS ONCE THE INSPECTION IS COMPLETE AND THE BUILDING IS READY TO BE ENERGIZED. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING, INSTALLING, AND MAINTAINING THE TRANSFORMER PAD/VAULT, ALL SERVICE LATERAL (480V) CABLE AND CONDUIT. THE SERVICE ENTRANCE EQUIPMENT INCLUDING THE CT/METER CABINET AND ALL BANKED METER SOCKETS.
- THE DEVELOPER SHALL COORDINATE SITE CONSTRUCTION WITH DPU-E TO ALLOW ELECTRICAL FACILITIES TO BE INSTALLED PRIOR PAVING AND CURBING. DPU-E REQUIRES 30 WORKING DAYS ADVANCE WRITTEN NOTICE PRIOR TO PAVEMENT INSTALLATION TO ALLOW FOR THE INSTALLATION OF ELECTRICAL FACILITIES. GRADE ELEVATION MUST BE WITHIN 4" OF FINAL GRADING BEFORE ELECTRICAL FACILITIES CAN BE INSTALLED.
- ELECTRIC FACILITIES SHALL BE INSTALLED PURSUANT TO SECTION 8-10-3 OF THE CITY OF NAPERVILLE MUNICIPAL CODE, WHICH REQUIRES A CONSTRUCTION FEE PAYMENT FOR INSTALLATION OF ELECTRICAL FACILITIES.
- AT ALL TIMES, THE CUSTOMER SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING A SUITABLE APPROACH TO THE METER LOCATION, WITH NO OBSTRUCTIONS WITHIN FOUR (4) FEET OF THE FRONT AND TWO (2) FEET OF THE SIDES OF THE METER. PER NAPERVILLE SERVICE RULES AND POLICIES 22.2.F.
- CLEARANCE TO TRANSFORMER PAD SHALL BE 5' FROM ALL SIDES, 10' FROM FRONT, AND THE AREA ABOVE MUST BE COMPLETELY CLEAR OF OBSTRUCTION. NO TREES, SHRUBS, OR OTHER OBSTACLES WILL BE ALLOWED WITHIN THIS AREA. TRANSFORMER PAD SHALL MAINTAIN MINIMUM CLEARANCE OF 20' FROM EGRESS POINTS. PER DPU SPECIFICATIONS C10-2130 AND C30-0016.
- TO HAVE AN EXISTING SERVICE DISCONNECTED CALL THE CITY DISPATCH OFFICE AT 630-420-6187. PLEASE ALLOW AT LEAST 24 HOURS NOTICE. METERS AND METER SEALS ARE TO BE REMOVED ONLY BY DPU-E PERSONNEL. THE LOCATION AND TYPE OF NEW OR REPLACEMENT METER RELATED EQUIPMENT MUST BE PRE-APPROVED IN WRITING BY DPU-E. AN ELECTRIC SERVICE MUST BE INSPECTED BY THE DEVELOPMENT SERVICES TEAM ELECTRICAL INSPECTOR PRIOR TO CONNECTION.
- LABEL ALL METER SOCKETS WITH THE COMPLETE ADDRESS IN 1" LETTERS USING PERMANENT STICKERS. IN MULTIPLE METER BANKS, THE COMPLETE ADDRESS MAY BE ON THE DISCONNECT SWITCH AND THE SUITE NUMBERS ON THE METER SOCKETS. THE ELECTRICAL SERVICE EQUIPMENT WILL NOT PASS INSPECTION WITHOUT APPROPRIATE ADDRESS LABELING.
- APPROVAL OF METERING EQUIPMENT BY DPU-E DOES NOT REMOVE YOUR RESPONSIBILITY TO COMPLY WITH THE LATEST VERSION OF THE NATIONAL ELECTRICAL CODE AS ADOPTED BY THE CITY OF NAPERVILLE. DETERMINATION OF COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE WILL BE MADE BY THE TRANSPORTATION, ENGINEERING AND DEVELOPMENT DEPARTMENT.
- A CUSTOMER'S GROUNDING CONDUCTOR SHALL NOT BE CONNECTED TO DPU-E DISTRIBUTION EQUIPMENT.
- DPU-E WILL INSTALL AND ENERGIZE ALL METERS IN A MULTIPLE METER BANK AT ONE TIME, PROVIDED ALL METER SOCKETS PASS INSPECTION. IN THE EVENT OF AN INCOMPLETE INSTALLATION, ONLY THE INSPECTED AND APPROVED EQUIPMENT SHALL BE ENERGIZED AND A METER INSTALLED. INDIVIDUAL TENANT PERMITS WILL BE REQUIRED FOR INSTALLATION OF THE OTHER METERS IN THE METER BANK.

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UTILITY PLAN				
BRIDGE CAPITAL PARTNERS, INC. THE ATLAS DEVELOPMENT 2839 AUDREY AVE NAPERVILLE, IL 60540				
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SUMMARY TABLE		
REQUIRED DETENTION VOLUME	2.54	AC-FT
PROVIDED DETENTION VOLUME	2.55	AC-FT
REQUIRED PCBMV VOLUME	0.40	AC-FT
PROVIDED PCBMV VOLUME	0.40	AC-FT
ALLOWABLE RELEASE RATE	0.46	CFS
PROVIDED RELEASE RATE	0.46	CFS
REFER TO DRAINAGE MEMO FOR ADDITIONAL INFORMATION		

LEGEND	
	PROPOSED IMPERVIOUS AREA 3.85 AC (CN = 98)
	PROPOSED PERVIOUS AREA 0.72 AC (CN = 74)
TOTAL AREA = 4.57 AC WEIGHTED CN = 94.11	

Call Before You Dig
JULIE
1-800-892-0123

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

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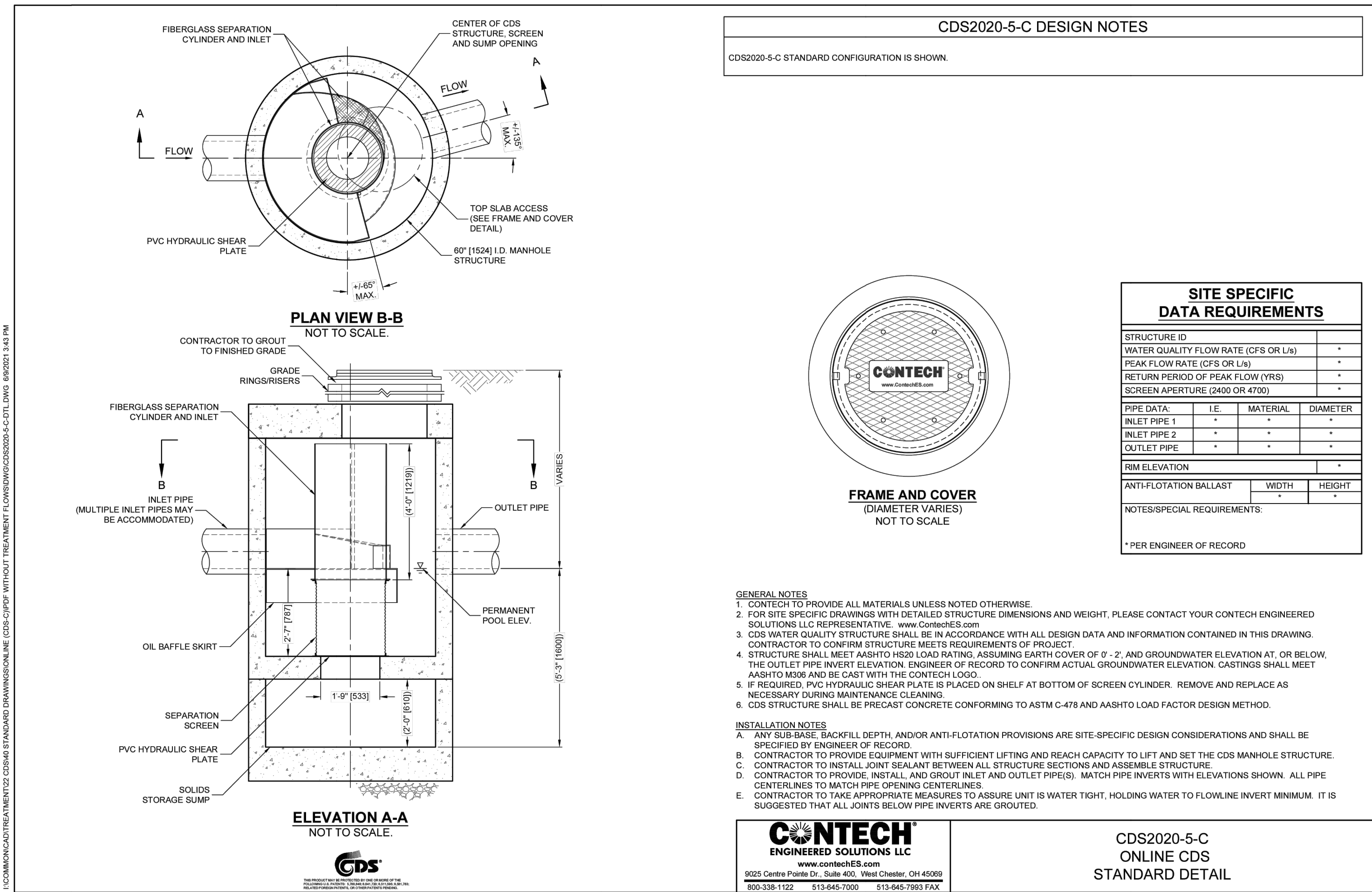
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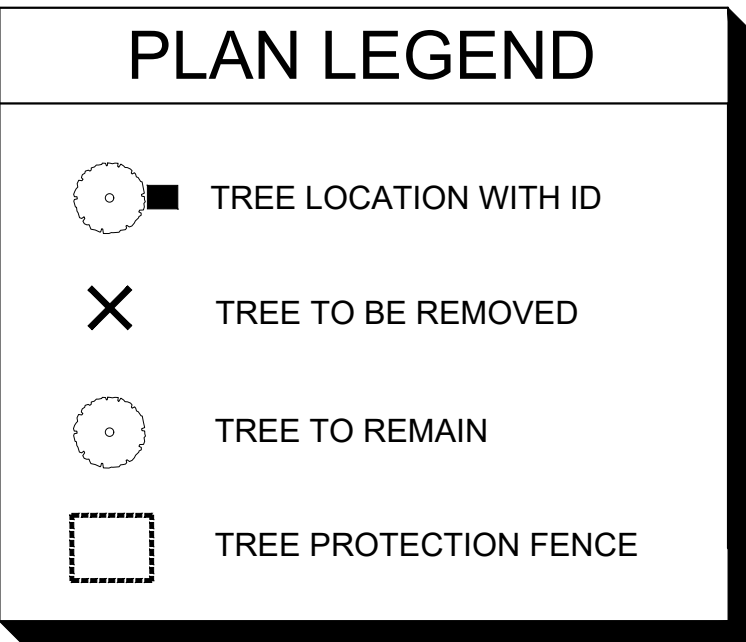
DESIGNED BY: TRW
DRAWN BY: TRW
CHECKED BY: TRE

BRIDGE CAPITAL PARTNERS, INC.
THE ATLAS DEVELOPMENT
2839 AUDREY AVE
NAPERVILLE, IL 60540

ORIGINAL ISSUE:
10/17/25
KHA PROJECT NO.
268929000
SHEET NUMBER
C5.0

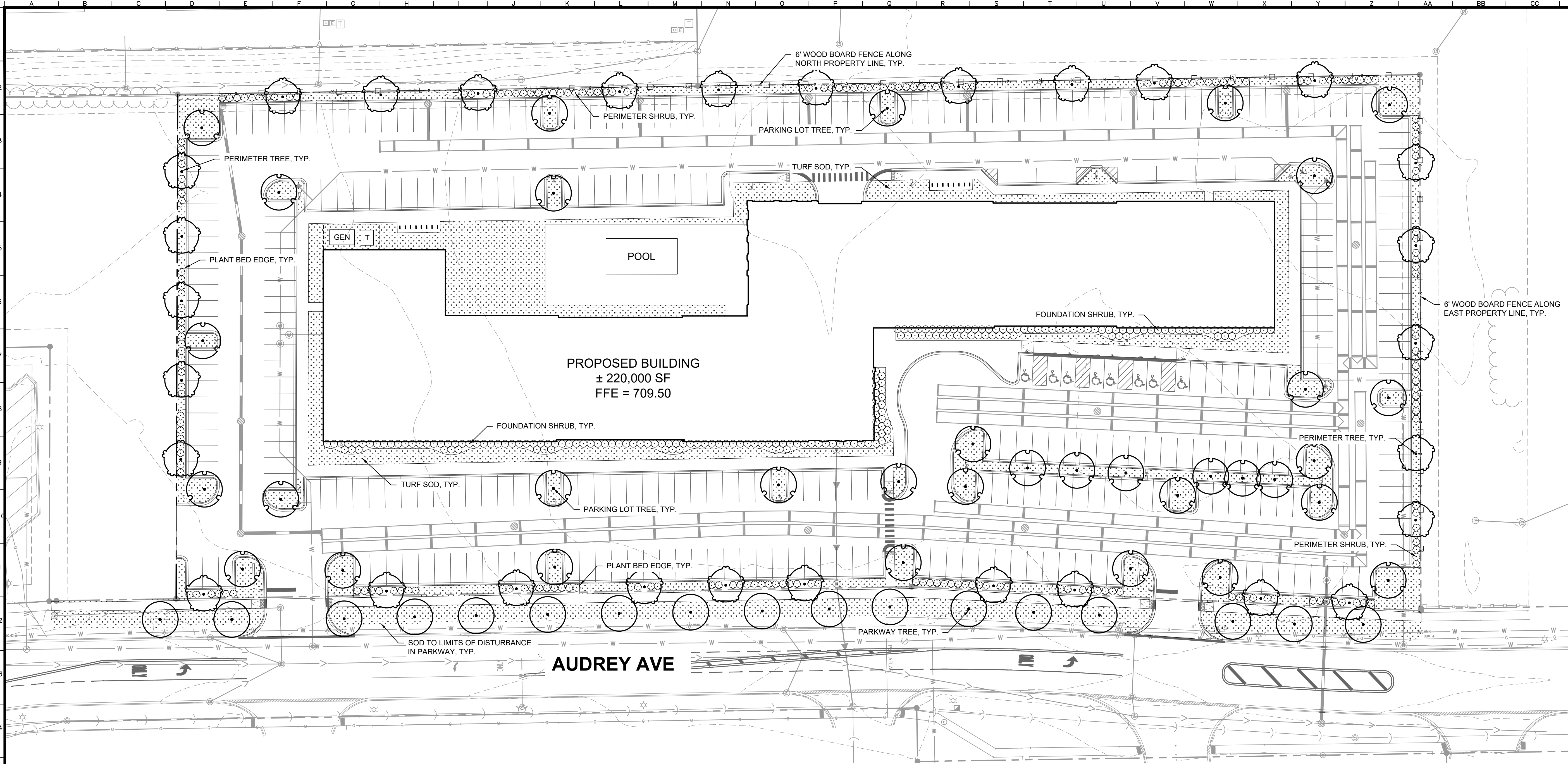






TREE HEALTH: 1- POOR CONDITION (WORST) , 5- EXCELLENT CONDITION (BEST)

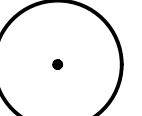
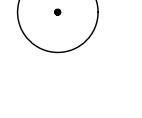
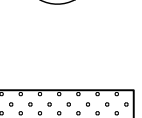
Drawing name: I:\GIS_LDEV\268929000_Bridge_07_Audrey Ave MultiFamily_Naperville\12_Design\CAO\PlanSheets\L2-200 LANDSCAPE PLAN.dwg PLAN Dec 15, 2025 10:42am by: Taylor Westerhoff
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WOOD FENCE DETAIL



CONCEPT PLANT SCHEDULE

	PARKWAY TREE	17
	PERIMETER TREE	30
	PARKING LOT TREE	34
	FOUNDATION SHRUB	193
	PERIMETER SHRUB	221
	TURF SOD	

LANDSCAPE CODE

NAPERVILLE, IL - LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
SECTION 5-10-3 LANDSCAPING AND SCREENING		
TITLE 5-10-3-3 PARKWAY LANDSCAPING: PARKWAY TREES SHALL BE EVENLY SPACED AT NOT MORE THAN 40 FEET APART.	AUDREY AVE PARKWAY = 644.85 LF 644.85 LF / 40 LF = 16.12 17 PARKWAY TREES REQUIRED ALONG AUDREY AVE	17 PARKWAY TREES PROVIDED
TITLE 5-10-3-4 PERIMETER LANDSCAPING: PERIMETER TREES SHALL BE SPACED AT THE EQUIVALENT OF NOT MORE THAN 70 FEET APART ALONG ALL PROPERTY LINES.	NORTH PROPERTY LINE = 695 LF 695 LF / 70 LF = 9.93 10 PERIMETER TREES REQUIRED ALONG THE NORTH	10 PERIMETER TREES PROVIDED
	EAST PROPERTY LINE = 300 LF 300 LF / 70 LF = 4.29 5 PERIMETER TREES REQUIRED ALONG THE EAST	5 PERIMETER TREES PROVIDED
	SOUTH PROPERTY LINE = 697 LF 697 LF / 70 LF = 9.96 10 PERIMETER TREES REQUIRED ALONG THE SOUTH	10 PERIMETER TREES PROVIDED
	WEST PROPERTY LINE = 282 LF 282 LF / 70 LF = 4.03 5 PERIMETER TREES REQUIRED ALONG THE WEST	5 PERIMETER TREES PROVIDED
TITLE 5-10-3-4.2.1 FOUNDATION LANDSCAPING: FOUNDATION PLANTINGS SHALL CONSIST OF A MINIMUM RATIO OF 1 PLANT FOR EVERY 3 LINEAR FEET OF BUILDING LENGTH.	TOTAL BUILDING LENGTH (SOUTH) = 596 LF 596 LF / 3 LF = 198.67 199 FOUNDATION PLANTINGS REQUIRED	199 FOUNDATION PLANTINGS PROVIDED
TITLE 5-10-3-5.2.4.1 INTERIOR PARKING LOT LANDSCAPING: A LANDSCAPE ISLAND SHALL BE PROVIDED AT THE END OF PARKING ROWS AND SO THAT NO MORE THAN 20 PARKING SPACES ARE LOCATED IN ANY ROW (130 SF MIN. AREA). 1 SHADE TREE SHALL BE PROVIDED FOR EVERY LANDSCAPE ISLAND (130 SF MIN. AREA).	TOTAL PARKING ISLANDS = 34 34 PARKING LOT TREES REQUIRED	34 PARKING LOT TREES PROVIDED
TITLE 5-10-3-5.2.3.2 PERIMETER PARKING LOT LANDSCAPING ACROSS FROM NONRESIDENTIAL PROPERTY: WHERE A PARKING LOT IS LOCATED ACROSS A DEDICATED PUBLIC RIGHT-OF-WAY FROM PROPERTY ZONED FOR NONRESIDENTIAL USE, LANDSCAPING SHALL BE PROVIDED ACROSS 50% OF THE PARKING LOT PERIMETER.	TOTAL SOUTH PERIMETER = 697 LF 697 LF / 50% = 348.5 349 LF OF LANDSCAPING BUFFER REQUIRED ACROSS SOUTH PROPERTY LINE	350 LF LANDSCAPING BUFFER PROVIDED
	TOTAL NORTH PERIMETER = 695 LF 695 LF / 50% = 347.5 348 LF OF LANDSCAPING BUFFER REQUIRED ACROSS NORTH PROPERTY LINE	350 LF LANDSCAPING BUFFER PROVIDED
TITLE 5-10-3-5.2.4.1 PERIMETER PARKING LOT LANDSCAPING ABUTTING RESIDENTIAL PROPERTY: WHERE A PARKING LOT IS LOCATED ADJACENT TO A PROPERTY ZONED FOR RESIDENTIAL USE, A 6 FT OPAQUE WOOD FENCE SHALL BE PROVIDED ACROSS 100% OF THE PARKING PERIMETER, AND LANDSCAPING SHALL BE PROVIDED ACROSS 50% OF THE PARKING LOT, CONSISTING OF 50% EVERGREEN VEGETATION.	TOTAL EAST PERIMETER = 300 LF 300 LF / 50% = 150 150 LF OF LANDSCAPING BUFFER REQUIRED ACROSS EAST PROPERTY LINE	154 LF LANDSCAPING BUFFER PROVIDED
	TOTAL WEST PERIMETER = 282 LF 282 LF / 50% = 141 141 LF OF LANDSCAPING BUFFER REQUIRED ACROSS WEST PROPERTY LINE	145 LF LANDSCAPING BUFFER PROVIDED

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SCALE: AS NOTED	DESIGNED BY: TRW
DRAWN BY: TRW	CHECKED BY: TRE

LANDSCAPE PLAN

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