

- 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
 5. THERE WILL BE NO SEPARATE STAND ALONE REFUSE AREAS. EACH UNIT WILL HOUSE THE INDIVIDUAL REFUSE AND RECYCLE BINS IN THE GARAGES.

ZONING DATA TABLE

ZONING	REQUIRED	PROPOSED
R2	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 S.F.
PAVED AREAS:	34,897 S.F.
DRIVEWAY: (PERMEABLE PAVERS, NOT INCLUDED)	8,207 S.F.
PORCHES:	2,905 S.F.
WALKS:	4,381 S.F.
WALKS: (PERMEABLE PAVERS, NOT INCLUDED)	930 S.F.
GAZEBO:	625 S.F.
TOTAL PROPOSED IMPERVIOUS AREA:	89,998 S.F.

EXISTING CONDITIONS:

BUILDING:	26,366 S.F.
CONCRETE:	4,341 S.F.
PARKING LOT:	45,274 S.F.
PORCH:	847 S.F.
PATIO:	601 S.F.
TOTAL EXISTING IMPERVIOUS AREA:	77,429 S.F.

TO REMAIN:
 PORCH: 708 S.F.
 MANSION: 2,808 S.F.

IMPERVIOUS AREA CONSTRUCTED AFTER 1992: 4,561 S.F.

CREDIT FOR EXISTING CONDITIONS TO BE REMOVED: 69,352 S.F.

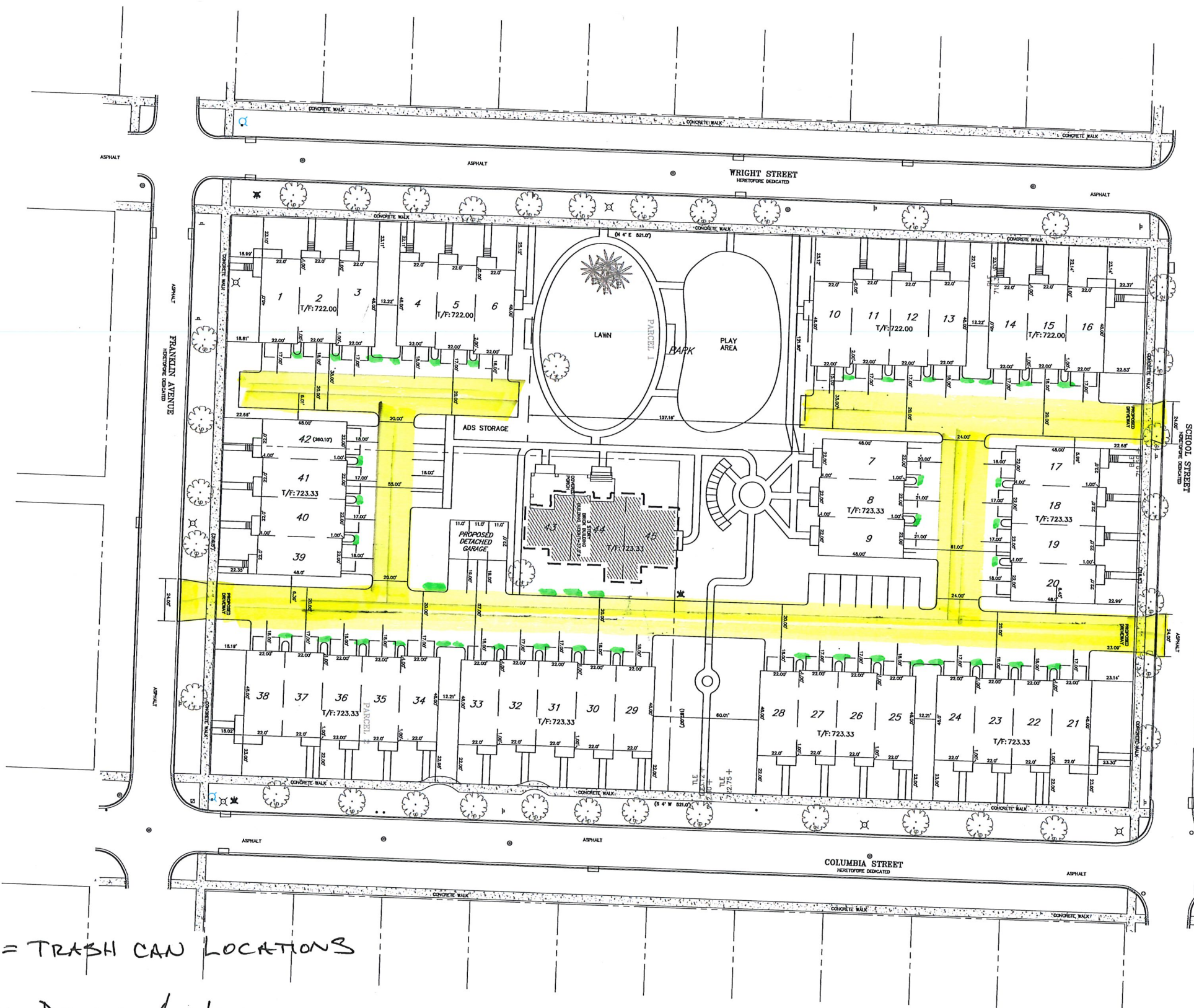
NET NEW IMPERVIOUS AREA: 89,998 S.F. - 69,352 S.F. = 20,646 S.F.

SINCE 20,646 S.F. < 25,000 S.F., NO STORMWATER DETENTION IS REQUIRED.

VCBMP REQUIREMENTS:
 NEW IMPERVIOUS CONSTRUCTED AFTER APRIL 23, 2013 = 89,998 S.F.
 VOL. REQ. = 89,998 S.F. x $\frac{1.25 \text{ in}}{12 \text{ in/ft}}$ = 9,375 C.F.

ADDITIONAL 2,160 CF OF STORAGE REQUIRED TO COMPENSATE EXISTING DETENTION ON SITE; WOODS AND ASSOCIATES 1984
 (ASSUMING 36% VOID RATIO FOR STONE)

BMP VOLUME PROVIDED: (ADS STORAGE)
 CHAMBERS PROVIDED: 63
 END CAPS PROVIDED: 14
 STONE: 12" ABOVE, 9" BELOW, 6" SPACING, 6" PERIMETER
 APPROXIMATE VOLUME = 11,655 C.F.
 APPROXIMATE DIMENSIONS = 69' LONG, 46' WIDE, 5.5' HEIGHT



= TRASH CAN LOCATIONS
 = DRIVE AISLES

REVISIONS:

DATE	BY	DESCRIPTION
8/14/20	KF	CITY COMMENTS
9/02/20	KF	LAYOUT REVISIONS

DRAWN BY: CNB
 CHECKED BY: NAV
 APPROVED BY: NAV



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**RAM WEST CAPITAL LLC
 IN PARTNERSHIP WITH
 DJK CUSTOM HOMES**

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

**GEOMETRY PLAN
 HERITAGE PLACE
 NAPERVILLE, ILLINOIS**

SCALE: 1" = 30'
 DATE: 07/29/2020
 JOB NO: W20052
 SHEET 4 OF 8