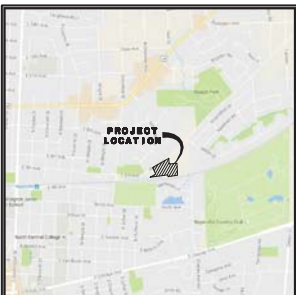


PRELIMINARY ENGINEERING PLAN FOR COLUMBIA PARK TOWNES

PART OF THE NORTHEAST 1/4 OF SECTION 18,
TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS



LOCATION MAP

BENCHMARKS
ELEVATION REFERENCE MARKS:
CITY OF NAPERVILLE SURVEY MONUMENT STATION NO. 700 LOCATED NEAR THE SOUTHWEST CORNER OF U.S. ROUTE 34 AND COLUMBIA STREET DESCRIBED AS A BERNSTEIN 30 TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH CRAGGED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.
ELEV. = 724.84 NAVD83

PROJECT ELEVATION REFERENCE MARKS
CR2100-SET "X" IN CONCRETE CURB CORNER ON THE SOUTH SIDE OF PLANK ROAD AT THE ENTRANCE TO THE CELL TOWER SITE LOCATED AT S. S. PLANK ROAD.
NORTHING: 186334.14
EASTING: 1039292.25
ELEVATION: 729.12 NAVD83

CR2100-SET "X" IN CONCRETE SIDEWALK ON NORTH SIDE OF PLANK ROAD 25' EAST OF EAST EDGE OF DRIVEWAY LOCATED AT 585 PLANK ROAD.
NORTHING: 186336.79
EASTING: 1039277.23
ELEVATION: 733.29 NAVD83

NOTES

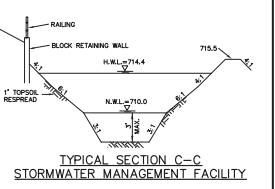
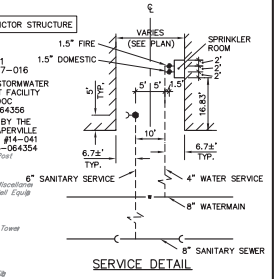
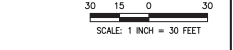
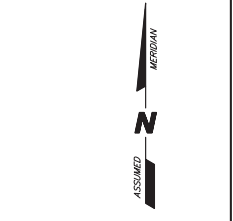
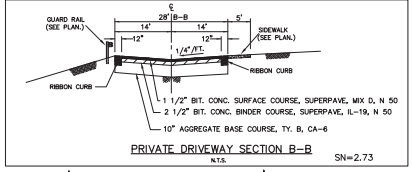
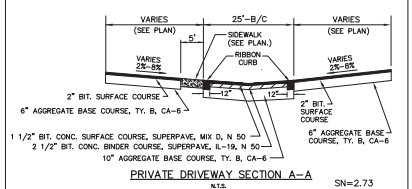
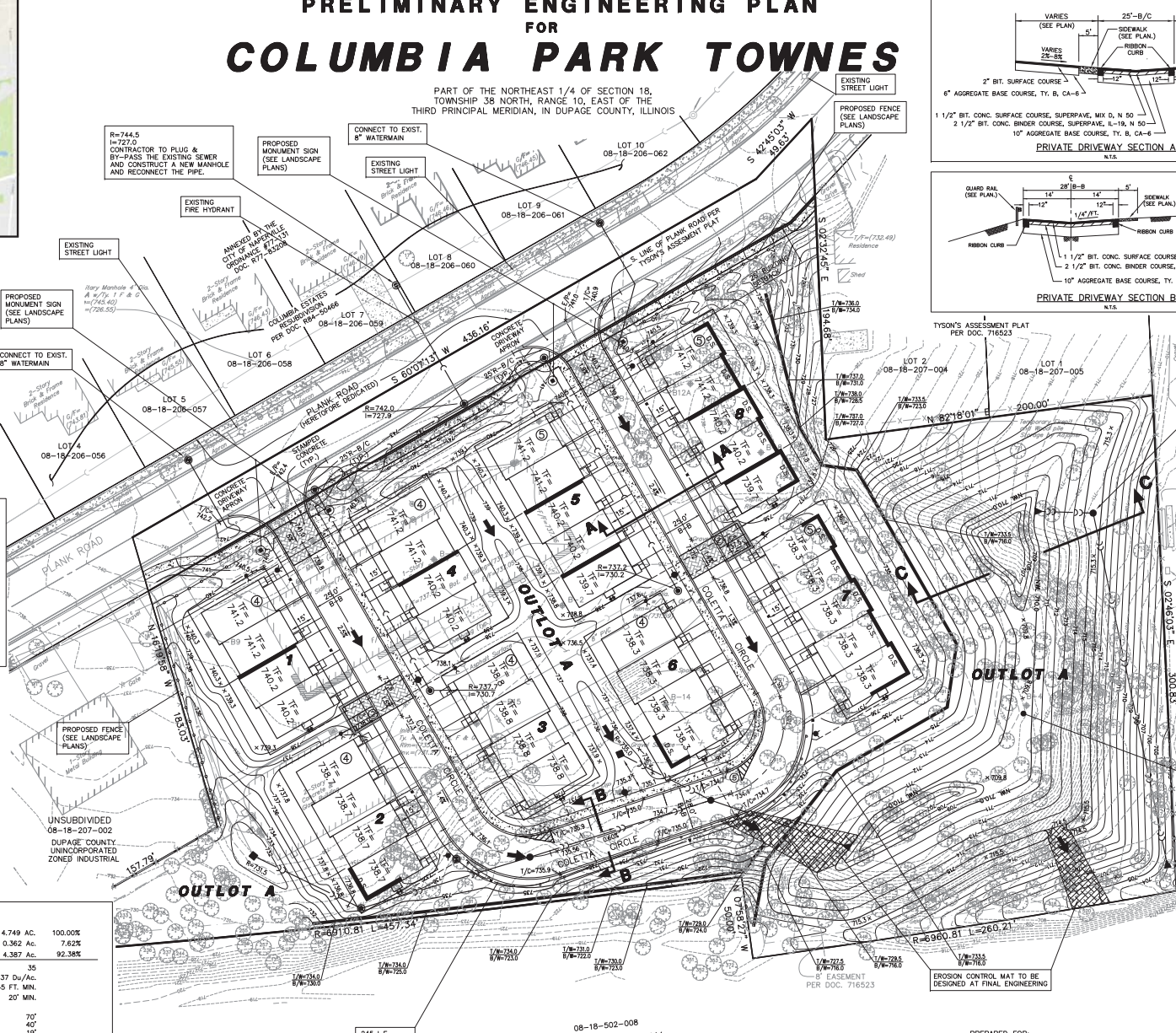
ALL UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE COUNTY REQUIREMENTS.
UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.
A BLANKET STYLE STORMWATER MANAGEMENT EASEMENT WILL BE GRANTED ON ALL STORMWATER MANAGEMENT AREAS.
APPROPRIATE SIGNAGE AND STRIPING WILL BE PROVIDED WITH THE FINAL ENGINEERING PLANS.
EXISTING WELL AND SEPTIC FIELD SHALL BE ABANDONED IN ACCORDANCE WITH THE REQUIREMENTS OF DUPAGE COUNTY DEPARTMENT OF HEALTH.
SANITARY SEWER CLEANOUT RISERS SHALL BE ENCLOSED IN A CLEANOUT BOX EXPOSED OR APPROVED EQUAL.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
(Symbol)	(Symbol)	BENCHMARK
(Symbol)	(Symbol)	GATOR BASIN
(Symbol)	(Symbol)	RALEIGH
(Symbol)	(Symbol)	GRASSY
(Symbol)	(Symbol)	ROCKEY
(Symbol)	(Symbol)	WOOD SCOTCH
(Symbol)	(Symbol)	STONE
(Symbol)	(Symbol)	SANITARY LINES
(Symbol)	(Symbol)	WATERMAIN
(Symbol)	(Symbol)	VALVE & BOX
(Symbol)	(Symbol)	WATER VALVE IN TUB
(Symbol)	(Symbol)	FIRE HYDRANT
(Symbol)	(Symbol)	CONCRETE
(Symbol)	(Symbol)	ELEVATION
(Symbol)	(Symbol)	STREET LIGHT
(Symbol)	(Symbol)	RIP-RAP
(Symbol)	(Symbol)	STORMWATER
(Symbol)	(Symbol)	STORMWATER
(Symbol)	(Symbol)	STORMWATER

SITE ANALYSIS

A. TOTAL AREA	4.749 AC.	100.00%
B. EXTERIOR R.O.W. (PLANK ROAD)	0.362 AC.	7.62%
C. RESIDENTIAL	4.387 AC.	92.38%
1). ATTACHED SINGLE FAMILY UNITS	35	
2). GROSS DENSITY (C1/A)	7.37 DU/AC.	
3). BUILDING HEIGHT	45 FT. MIN.	
4). BUILDING SETBACK (PLANK ROAD)	20' MIN.	
5). BUILDING SEPARATION		
a). FRONT TO FRONT (MIN.)	70'	
b). BACK TO BACK (MIN.)	40'	
c). SIDE TO SIDE (MIN.)	19'	
6). NUMBER OF PARKING STALLS REQUIRED	9	
7). NUMBER OF PARKING STALLS PROVIDED	9	
a). OFF STREET PARKING		
8). BUILDING ENVELOPE (LOTS 1-8)	1.07 AC.	24.4%(C8/C)
9). COMMON AREA/OPEN SPACE/WALKWAYS/ STORMWATER MANAGEMENT FACILITY (OUTLOT A)	3.32 AC.	75.6%(C9/C)



STORMWATER MANAGEMENT FACILITY
N.W.L. = 710.0
N.W.L. = 714.4
STORMWATER STORAGE REQUIRED = 1.88 AC./FT.
STORMWATER STORAGE PROVIDED AT OVERFLOW = 1.88 AC./FT.

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1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
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DISC NO.: 402089 FILE NAME: PRE0VR
DRAWN BY: LAL FLD BK. / PD. NO.: BK/PG.
COMPLETION DATE: 12-02-16 JOB NO.: 402.089
XREF: TOPO PROJECT MANAGER: CRM
REVISED: 01-25-17/LAL
REVISED: 02-24-17/LAL PER CITY MEMO 2/17/17
REVISED: 03-31-17/LAL PER CITY MEMO 3/27/17
PRELIMINARY ENGINEERING PLAN FOR COLUMBIA PARK TOWNES
CITY OF NAPERVILLE PROJECT NO. 16-10006174
PREENG
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