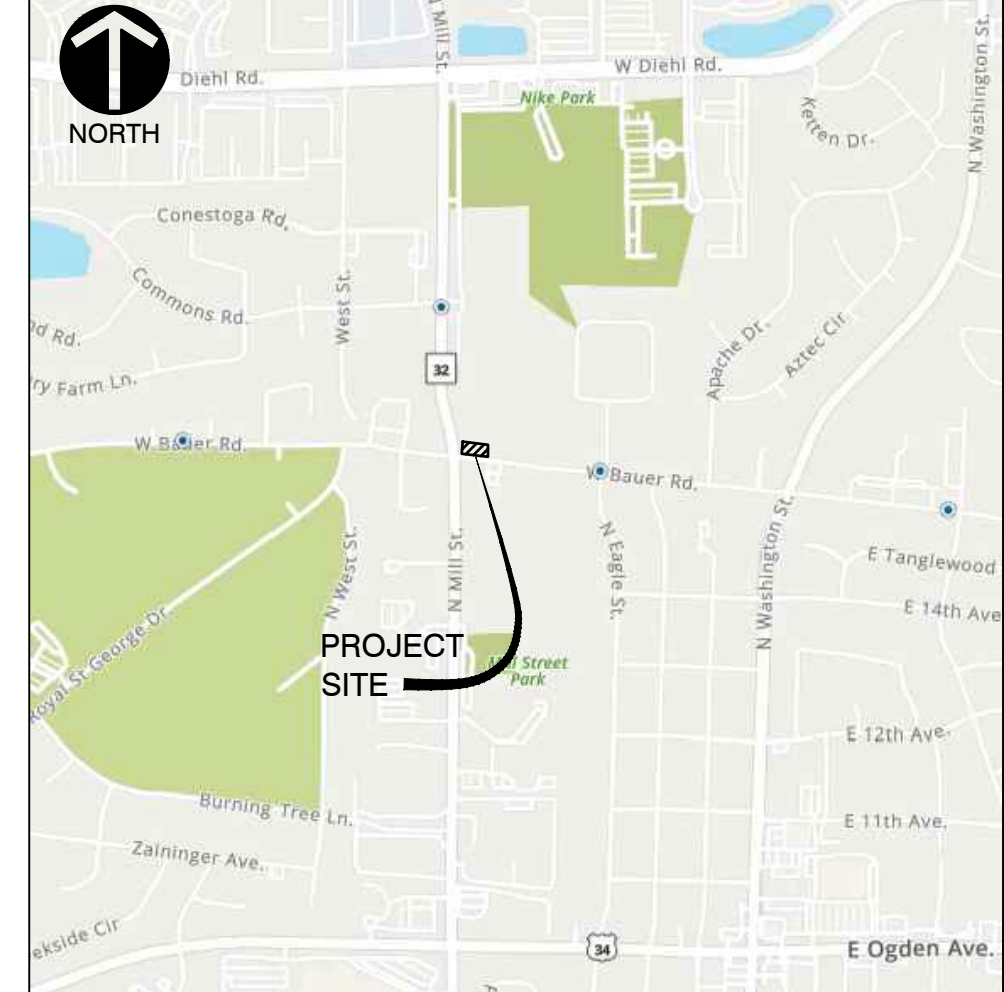


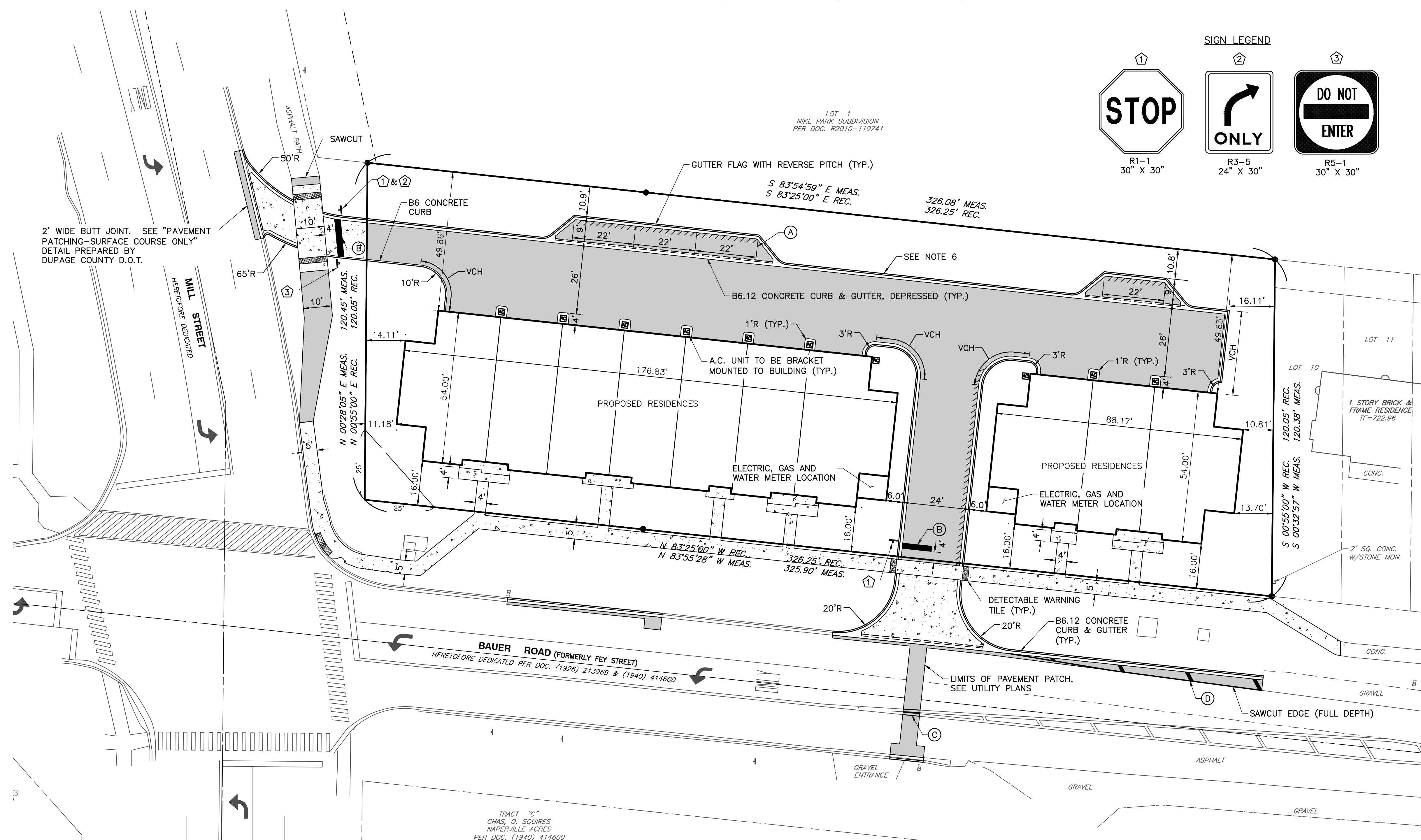
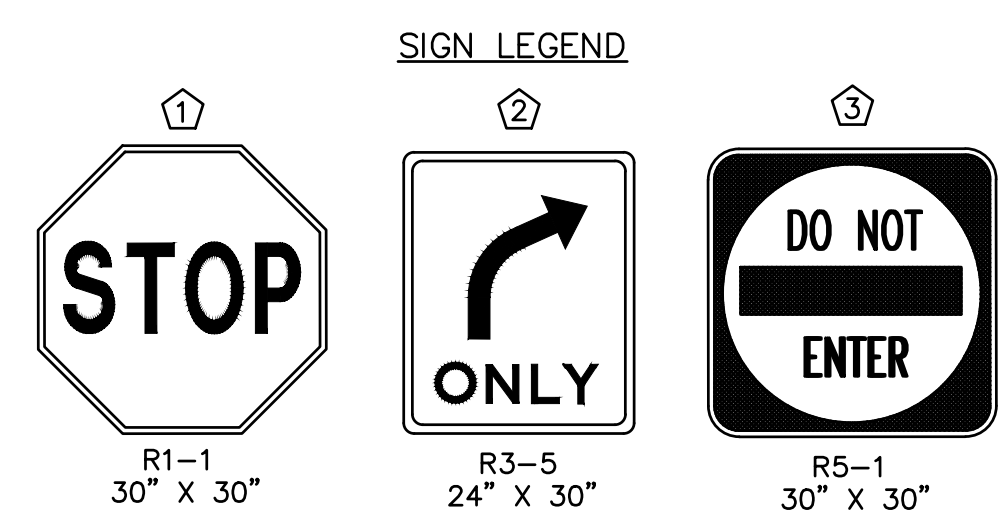


SITE PLAN MILL AND BAUER TOWNHOMES

P.I.N.: 07-12-226-002
07-12-209-022
ADDRESS: 27W280 BAUER ROAD
NAPERVILLE, IL 60563



NO.	DATE	DESCRIPTION
1	03/11/2023	REVISION PER CITY REVIEW, DATED 02/13/2023
2	04/03/2023	REVISION PER CLIENT REVIEW

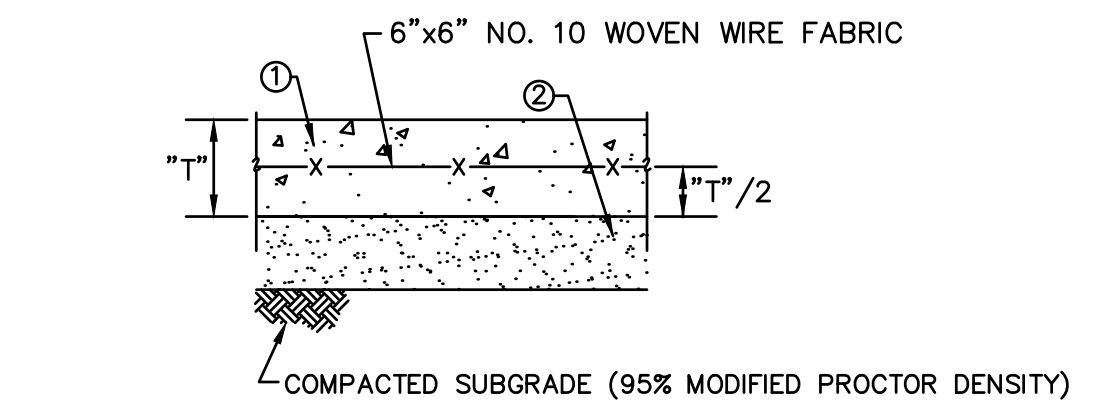
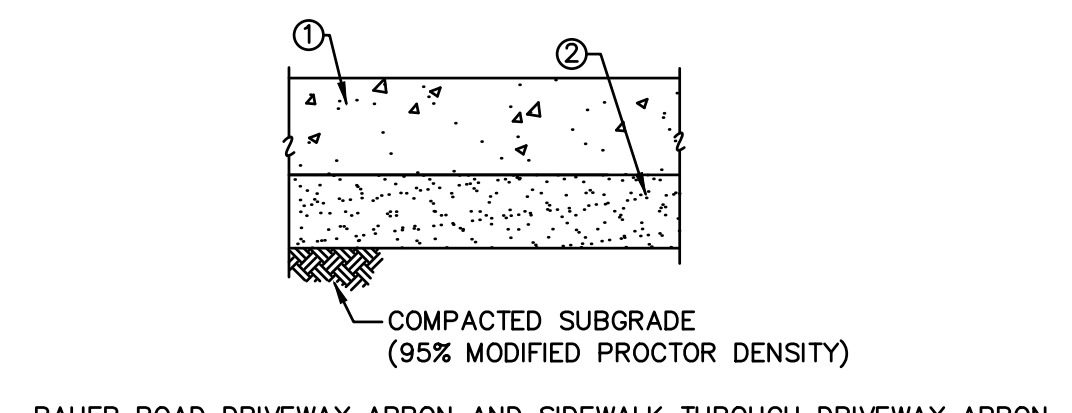
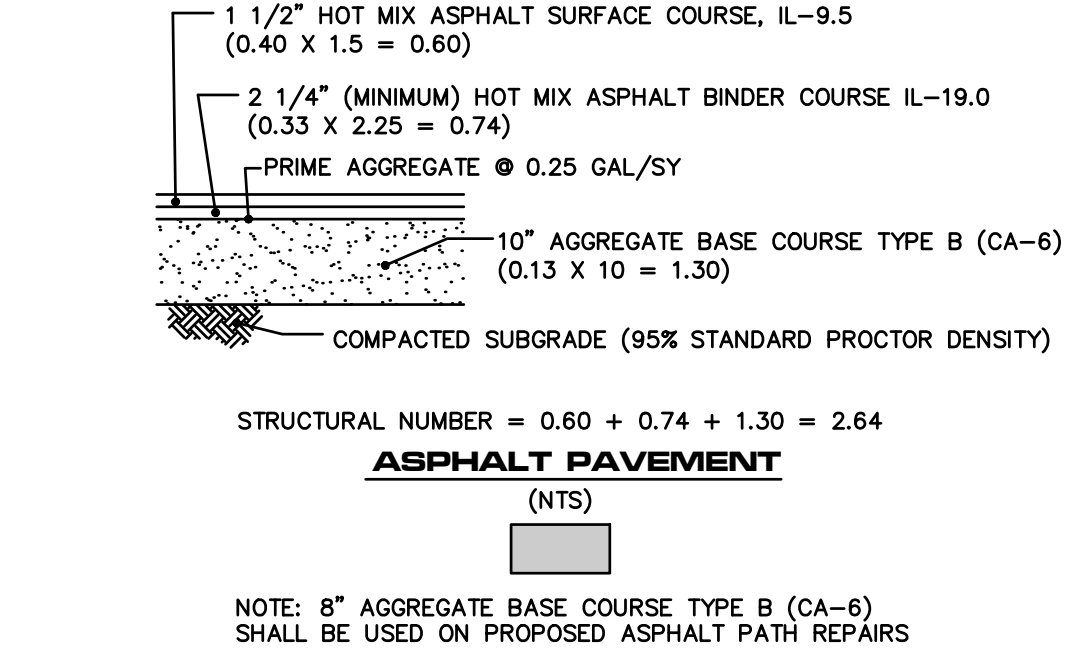


SITE PLAN NOTES:

- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING, EDGE OF SIDEWALK OR PROPERTY LINE.
- FOR PROPOSED BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
- PUBLIC HANDICAP RAMP DETAILS SHALL BE CONSTRUCTED IN ACCORDANCE WITH IDOT STANDARD 424001.
- ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC AND SHALL BE AS FOLLOWS:
 - (A) PARKING SPACES - 4" SOLID YELLOW
 - (B) STOP LINE - 24" SOLID WHITE
 - (C) CENTERLINE - (2) 4" SOLID YELLOW (11" C-C)
 - (D) EDGELINE - 4" SOLID, WHITE WITH 12" SOLID WHITE (20" C-C) AT 45°
- "VCH" INDICATES VARIABLE CURB HEIGHT. THE CONTRACTOR SHALL REVIEW THE PROPOSED GRADING PLAN AND TAKE NOTE WHERE PROPOSED CURB VARIES IN HEIGHT.
- TRASH/RECYCLE CONTAINERS SHALL BE PLACED ADJACENT TO THE NORTH CURBLINE OF THE 26' DRIVE AISLE ON TRASH PICK-UP DAY ONLY.

SITE DATA

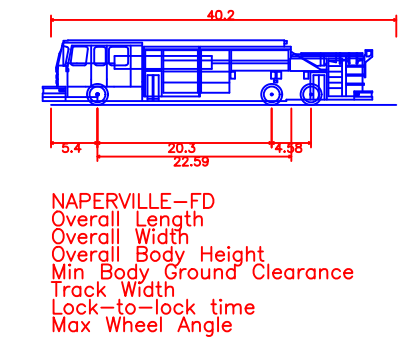
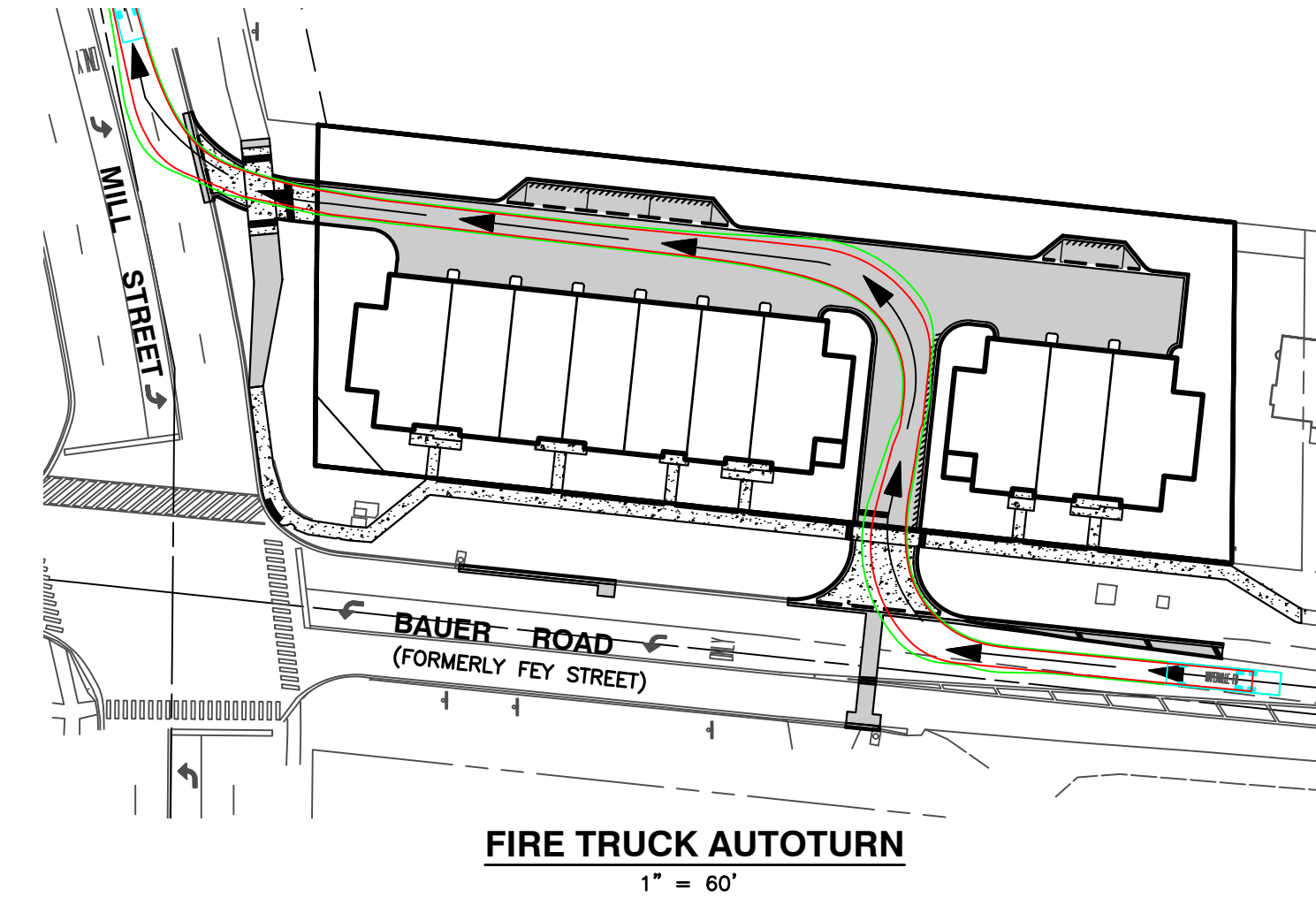
GROSS BOUNDARY AREA	=	39,069 SQUARE FEET (0.897 ACRES)
NUMBER OF LOTS	=	1
CURRENT ZONING	=	R3 (SINGLE-FAMILY RESIDENCE DISTRICT, DUPAGE COUNTY)
PROPOSED ZONING	=	TU (TRANSITION USE DISTRICT)
PROPOSED SETBACKS:		
FRONT YARD (SOUTH)	REQUIRED (TU)	PROPOSED
INTERIOR SIDE YARD (EAST)	= 15 FEET	16 FEET
REAR YARD (NORTH)	= 6 FEET	10.81 FEET
CORNER SIDE YARD (WEST)	= 25 FEET	49.83 FEET
	= 10 FEET	11.18 FEET
BUILDING AREA:	=	13,137 SQUARE FEET
NUMBER OF RESIDENTIAL UNITS:	=	10
PARKING PROVIDED:		
10 UNITS x 2 SPACES/UNIT (IN GARAGE)	=	20 SPACES
VISITOR	=	4 SPACES
TOTAL	=	24 SPACES



- ### REFERENCE
- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON OCTOBER 31, 2022 BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
 - FIELD DATUM: ILLINOIS STATE PLANE NSRS 2011, EAST ZONE- US SURVEY FOOT CITY OF NAPERVILLE DATUM NAVD 88.
 - UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON FIELD OBSERVATIONS, ATLAS MAPS PROVIDED BY THE CITY OF NAPERVILLE AND THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY OF NAPERVILLE.

- ### CONCRETE PAVEMENT (NTS)
- ① 8" PORTLAND CEMENT CONCRETE, CLASS PV
 - ② 8" COMPACTED CA-6 (GRADE 8) AGGREGATE BASE COURSE

- ### CONCRETE PAVEMENT (MILL STREET APRON AREA) (NTS)
- ① 8" PORTLAND CEMENT CONCRETE, CLASS PV
 - ② 8" COMPACTED CA-6 (GRADE 8) AGGREGATE BASE COURSE



NAPERVILLE-FD
Overall Length: 40.00ft
Overall Width: 8.25ft
Overall Body Height: 6.25ft
Min. Body Ground Clearance: 2.00ft
Track Width: 2.00ft
Lock-to-lock time: 32.00s
Max. Wheel Angle: 32.00°



Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinco.com

MILL AND BAUER, LLC
MILL AND BAUER TOWNHOMES
27W280 BAUER ROAD
NAPERVILLE, ILLINOIS 60563

SITE PLAN

DATE: JANUARY 16, 2023 | DRAWN BY: MAJ | JGC
DWG SCALE: 1" = 20' | CHECKED BY: JGC | 326-656.0002
PROJECT NO.:
APPROVED BY: JGC

DRAWING NO.: **CV01**

SHEET 1 OF 1

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