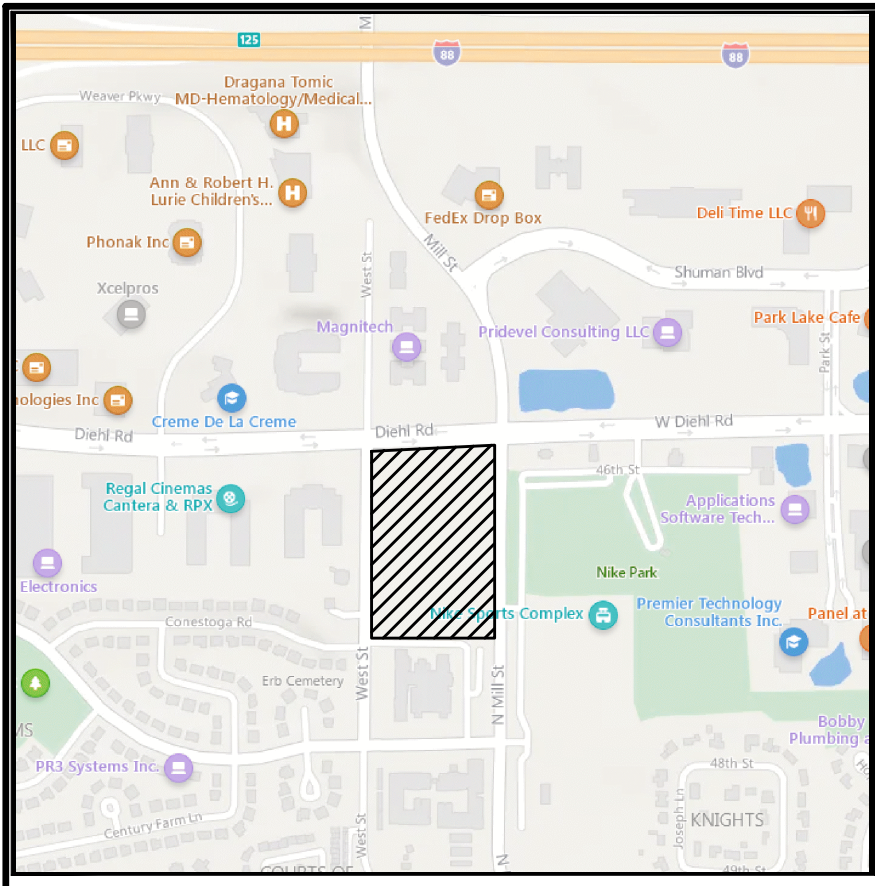


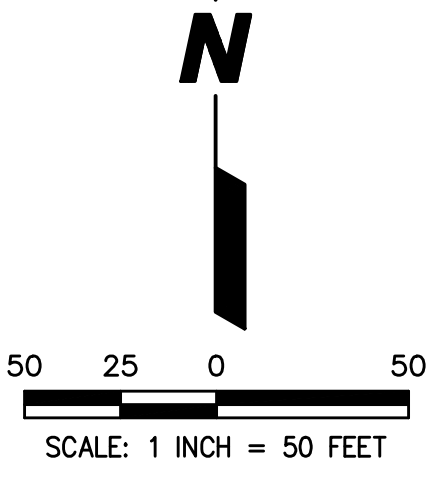
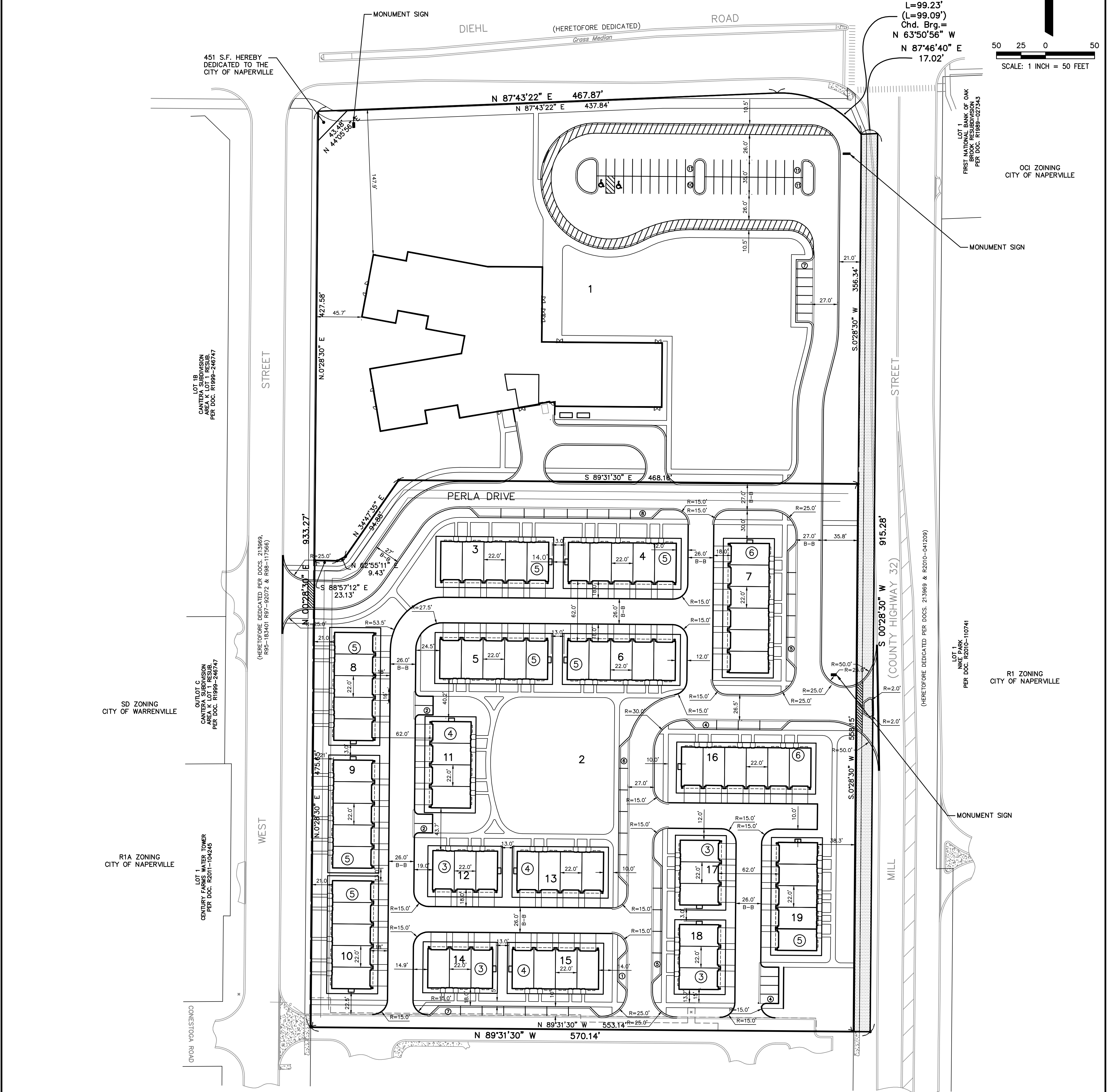
PRELIMINARY SITE PLAN FOR THE PROSPERITA & ORION STEM SCHOOL

OVERALL PARCEL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR HARBORCHASE OF NAPERVILLE RECORDED AS DOCUMENT R2014-088045 SAID POINT ALSO BEING ON THE EAST LINE OF WEST STREET DEDICATED PER DOCUMENTS R95-183401, R97-92072 AND R98-117566; THENCE NORTH 0 DEGREES 28 MINUTES 30 SECONDS EAST 933.27 FEET ALONG SAID EAST LINE OF WEST STREET TO A POINT ON THE SOUTH LINE OF LAND CONVEYED TO THE COUNTY OF DUPAGE FOR DIEHL ROAD BY WARRANTY DEED RECORDED JULY 14, 1989 AS DOCUMENT R89-084247; THENCE NORTH 87 DEGREES 43 MINUTES 22 SECONDS EAST 467.87 FEET ALONG SAID SOUTH LINE TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY 99.23 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 100.0 FEET AND A CHORD BEARING NORTH 63 DEGREES 50 MINUTES 56 SECONDS WEST; THENCE NORTH 87 DEGREES 46 MINUTES 40 SECONDS EAST 17.02 FEET TO A POINT ON THE WESTERLY LINE OF MILL STREET (COUNTY HIGHWAY 32) DEDICATED PER DOCUMENTS 213969 AND R2010-041209; THENCE SOUTH 0 DEGREES 28 MINUTES 30 SECONDS WEST 915.28 FEET ALONG SAID WESTERLY LINE TO THE NORTHEAST CORNER OF LOT 1 IN THE AFOREMENTIONED HARBORCHASE OF NAPERVILLE; THENCE NORTH 89 DEGREES 31 MINUTES 30 SECONDS WEST 570.14 ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



LOCATION MAP



SD ZONING
CITY OF WARRENVILLE

R1A ZONING
CITY OF NAPERVILLE

R3 ZONING
DUPAGE COUNTY

OCI ZONING
CITY OF NAPERVILLE

R1 ZONING
CITY OF NAPERVILLE

LOT 1
HARBORCHASE OF NAPERVILLE SUBDIVISION
PER DOC. R2014-088045
OCI ZONING
CITY OF NAPERVILLE

SITE DATA	
A. TOTAL AREA	12.35 AC. ±
B. SCHOOL SITE	5.01 AC. ±
1. PROPOSED ZONING	OCI
2. BUILDING SQUARE FOOTAGE	44,000 S.F.
3. PARKING STALLS PROVIDED	50
4. F.A.R.	0.201
C. RESIDENTIAL AREA	7.20 AC. ±
1. PROPOSED ZONING	OCI/CONDITIONAL USE
2. UNITS	76
3. LOT AREA	304,000 S.F.
REQUIRED (4,000 S.F. X 76)	313,632 S.F.
4. SETBACKS	
FRONT YARD SETBACK	20 FT.
CORNER SIDE YARD	20 FT.
INTERIOR SIDE YARD	10 FT.
6. BUILDING SEPARATION	
REAR TO REAR	62' (GARAGE DOOR TO GARAGE DOOR)
SIDE TO SIDE	13'
SIDE TO FRONT	40'
SIDE TO REAR	50'
7. PARKING REQUIRED	171
8. PARKING PROVIDED	152
GARAGE	152
DRIVEWAY	152
SURFACE	44
TOTAL	348
D. MILL STREET R.O.W. DEDICATION	0.36 AC. ±
E. WEST STREET R.O.W. DEDICATION	0.01 AC. ±

PREPARED FOR:
VRUTTHI LLC
3644 WHITE EAGLE DRIVE
NAPERVILLE, ILLINOIS 60564
(630) 803-5768

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 904426 FILE NAME: PREOVER
DRAWN BY: PRP FLD. BK. / PG. NO.: -----
COMPLETION DATE: 09-21-22 JOB NO.: 904.426
XREF : TOPO PROJECT MANAGER : RWB
REV: 09-27-22/KMS, 09-30-22/KMS, 12-13-22/KMS,
01-23-23/KMS, 02-14-23/KMS

**PRELIMINARY SITE PLAN FOR
THE PROSPERITA & ORION STEM SCHOOLS
CITY OF NAPERVILLE PROJECT NO.: 22-10000097**

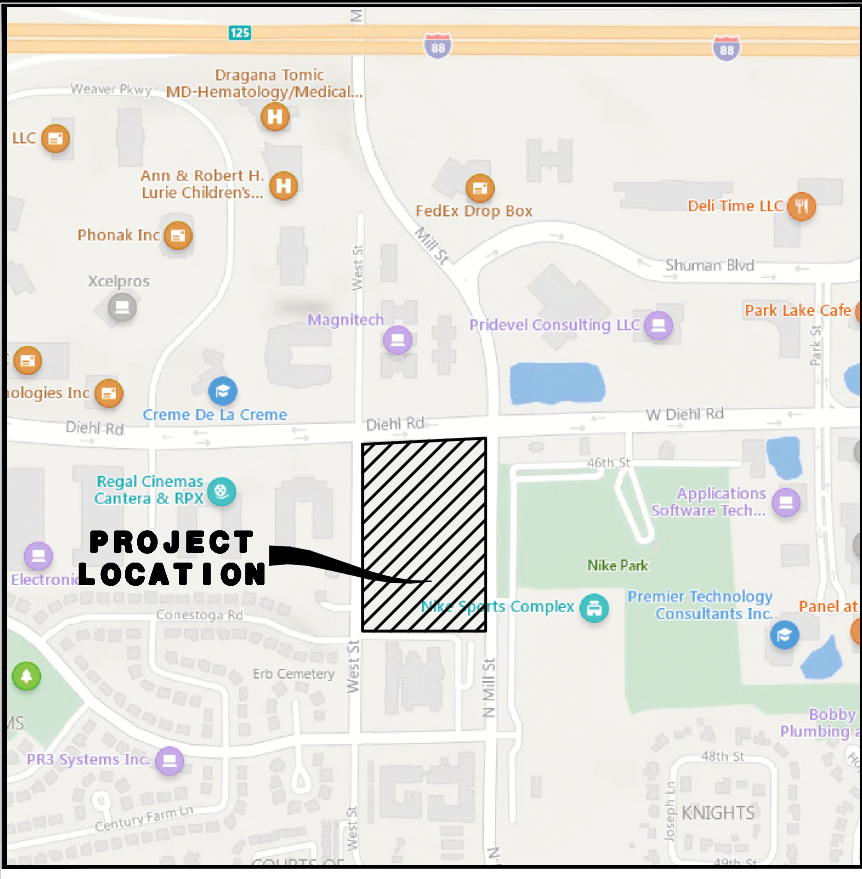
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PRELIMINARY SITE PLAN FOR THE PROSPERITA TOWNHOMES

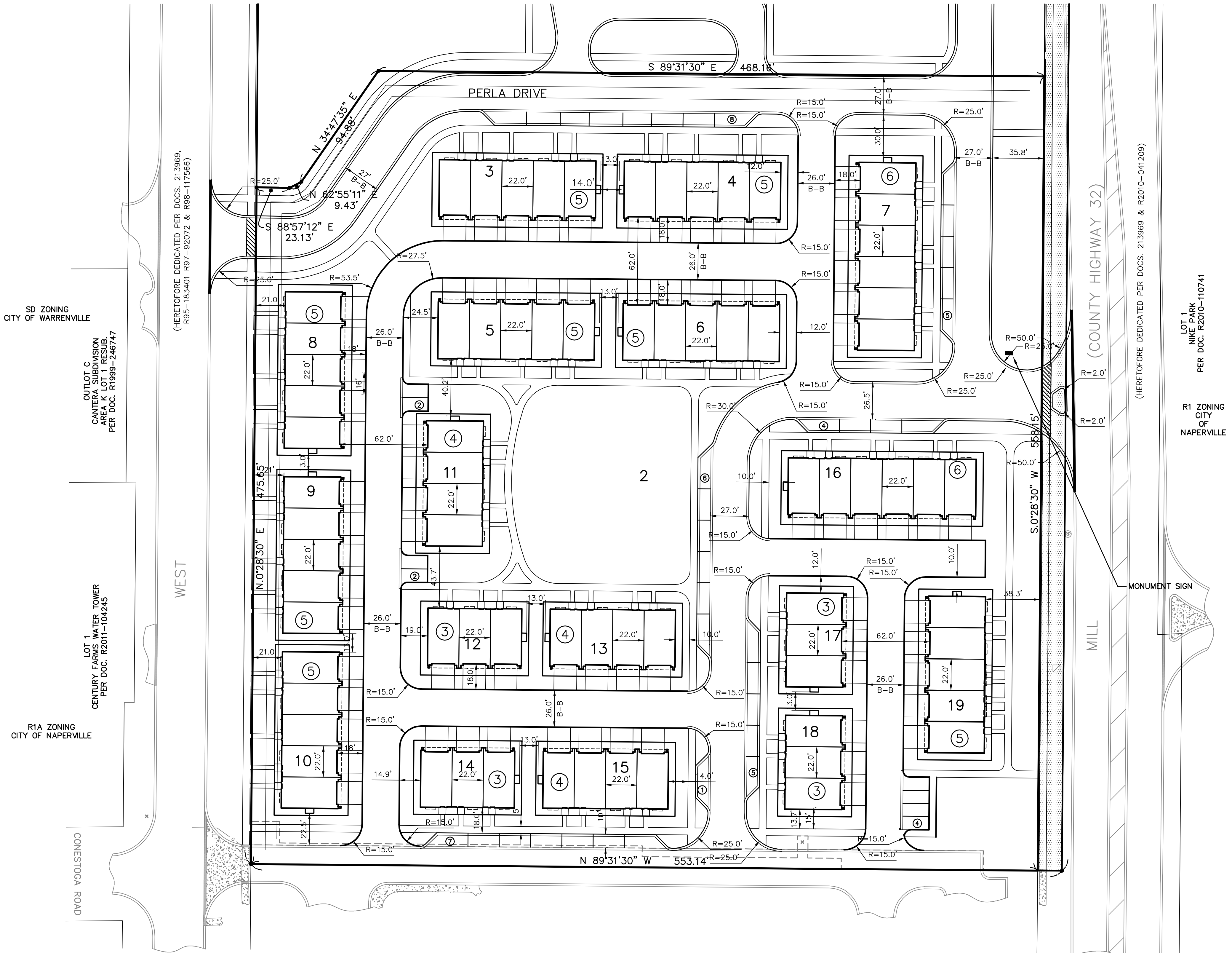
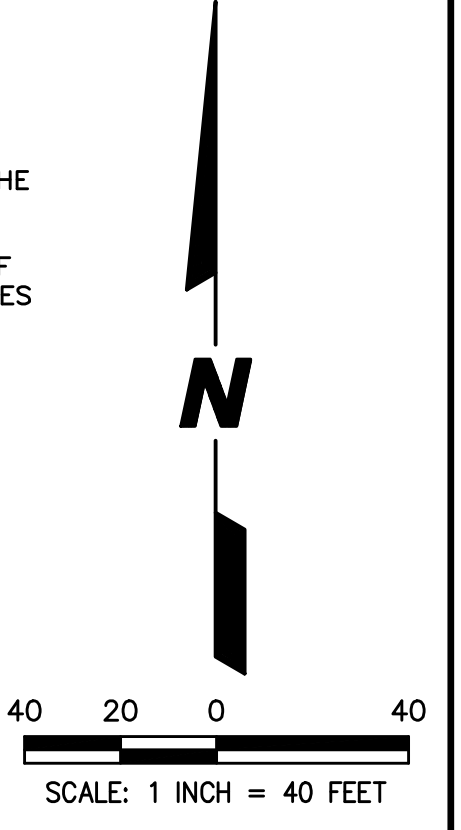
PROPOSED LOT 2 DESCRIPTION

THAT PART OF NAPER VILLA MANOR SUBDIVISION, RECORDED AS DOCUMENT 2136969, LYING IN THE SOUTH HALF OF SECTION 1 AND THE NORTH HALF OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR HARBORCHASE OF NAPERVILLE RECORDED AS DOCUMENT R2014-088045, SAID POINT ALSO BEING ON THE EAST LINE OF WEST STREET DEDICATED PER DOCUMENTS R95-183401, R97-92072 AND R98-117566; THENCE NORTH 0 DEGREES 28 MINUTES 30 SECONDS EAST 475.65 FEET ALONG SAID EAST LINE; THENCE SOUTH 88 DEGREES 57 MINUTES 12 SECONDS EAST 23.13 FEET; THENCE NORTH 62 DEGREES 55 MINUTES 11 SECONDS EAST 9.43 FEET; THENCE NORTH 34 DEGREES 47 MINUTES 35 SECONDS EAST 94.88 FEET; THENCE SOUTH 89 DEGREES 31 MINUTES 30 SECONDS EAST 468.16 FEET TO A LINE DRAWN PARALLEL WITH AND 17 FEET WESTERLY, AS MEASURED PERPENDICULAR TO, THE WEST LINE OF MILL STREET (COUNTY HIGHWAY 32) DEDICATED PER DOCUMENTS 213969 AND R2010-041209; THENCE SOUTH 0 DEGREES 28 MINUTES 30 SECONDS WEST 588.15 FEET ALONG SAID PARALLEL LINE TO THE NORTHEAST CORNER OF LOT 1 IN AFOREMENTIONED HARBORCHASE OF NAPERVILLE; THENCE NORTH 89 DEGREES 31 MINUTES 30 SECONDS WEST 553.14 FEET ALONG THE NORTH LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



LOCATION MAP



LOT 1
HARBORCHASE OF NAPERVILLE SUBDIVISION
PER DOC. R2014-088045

OCI ZONING
CITY OF NAPERVILLE

SITE DATA	
A. TOTAL AREA	7.20 AC. ±
B. PROPOSED ZONING	OCI/CONDITIONAL USE
C. RESIDENTIAL UNITS	76
D. LOT AREA	
REQUIRED (4,000 S.F. X 76)	304,000 S.F.
PROVIDED	313,632 S.F.
E. SETBACKS	
FRONT YARD SETBACK	20 FT.
CORNER SIDE YARD	20 FT.
INTERIOR SIDE YARD	10 FT.
F. BUILDING SEPARATION	
REAR TO REAR	62' (GARAGE DOOR TO GARAGE DOOR)
SIDE TO SIDE	13'
SIDE TO FRONT	40'
SIDE TO REAR	50'
G. PARKING REQUIRED	171
H. PARKING PROVIDED	
GARAGE	152
DRIVEWAY	152
SURFACE	44
TOTAL	348
I. MILL ST. R.O.W. DEDICATION	0.22 AC.

CURB LEGEND	
	B-6.12 CURB & CUTTER
	MOUNTABLE CURB
	CARRIAGE CURB
	DEPRESSED CURB

LINE LEGEND	
	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
	EXISTING EASEMENT LINE (Dashed Dotted Line)
	CENTERLINE (Single Dashed Lines)
	EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)

BENCHMARKS

NAPERVILLE BM 526 - FLANGE ENCASED ROD LOCATED NEAR THE SOUTHEAST CORNER OF THE INTERSECTION OF OXFORD LANE AND 75TH STREET.

ELEVATION = 681.48 (NAVD 88)

NAPERVILLE BM 1506 - FLANGE ENCASED ROD LOCATED NEAR THE NORTHWEST CORNER OF THE INTERSECTION OF MILL STREET AND 5TH AVENUE.

ELEVATION = 690.61 (NAVD 88)

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**PRELIMINARY SITE PLAN FOR
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